

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 727696E

LOCATION OF LAND

PARISH: LYNDHURST
TOWNSHIP:
SECTION:
CROWN ALLOTMENT:
CROWN PORTION: 17 (PART)

TITLE REFERENCES:

LAST PLAN REFERENCE/S: PS 727695G LOT 5033

POSTAL ADDRESS: AVONBURY CIRCUIT
(At time of subdivision) CRANBOURNE WEST, 3977.

MGA94 Co-ordinates **E** 346 300
(of approx centre of **N** 5781 750
land in plan) **ZONE** 55

COUNCIL NAME: CASEY CITY COUNCIL **REF:**

NOTATIONS

LOTS 1 TO 1500, 1542 TO 3004 AND 3006 TO 5033 HAVE BEEN OMITTED FROM THIS PLAN.
BUILDING ENVELOPE PLANS ARE LOCATED WITH INSTRUMENT PS 727696E.
FOR RESTRICTIONS AFFECTING LOTS 1501 TO 1541 SEE CREATION OF RESTRICTION A ON SHEET 6 AND CREATION OF RESTRICTION B ON SHEETS 7 TO 9.
RESERVES No. 1, 2 & 3 ARE NOT SHOWN TO SCALE ON THIS PLAN.

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CASEY CITY COUNCIL
ROAD R2	CASEY CITY COUNCIL
RESERVE No.1	CASEY CITY COUNCIL
RESERVE No.2	CASEY CITY COUNCIL
RESERVE No.3	CASEY CITY COUNCIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY
STAGING This ~~is~~ is not a staged subdivision.
Planning permit No.
SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.
THIS IS A SPEAR PLAN.

QUARTERS 15
2.764ha

41 LOTS

0069S 15 VER H SPEAR.DWG BC/BC

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS 727695G	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 727695G	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	PS 727695G	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION



Melbourne Survey T 9869 0813 F 9869 0901

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

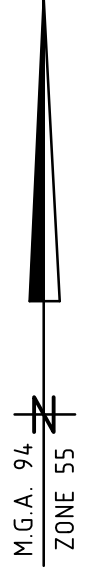
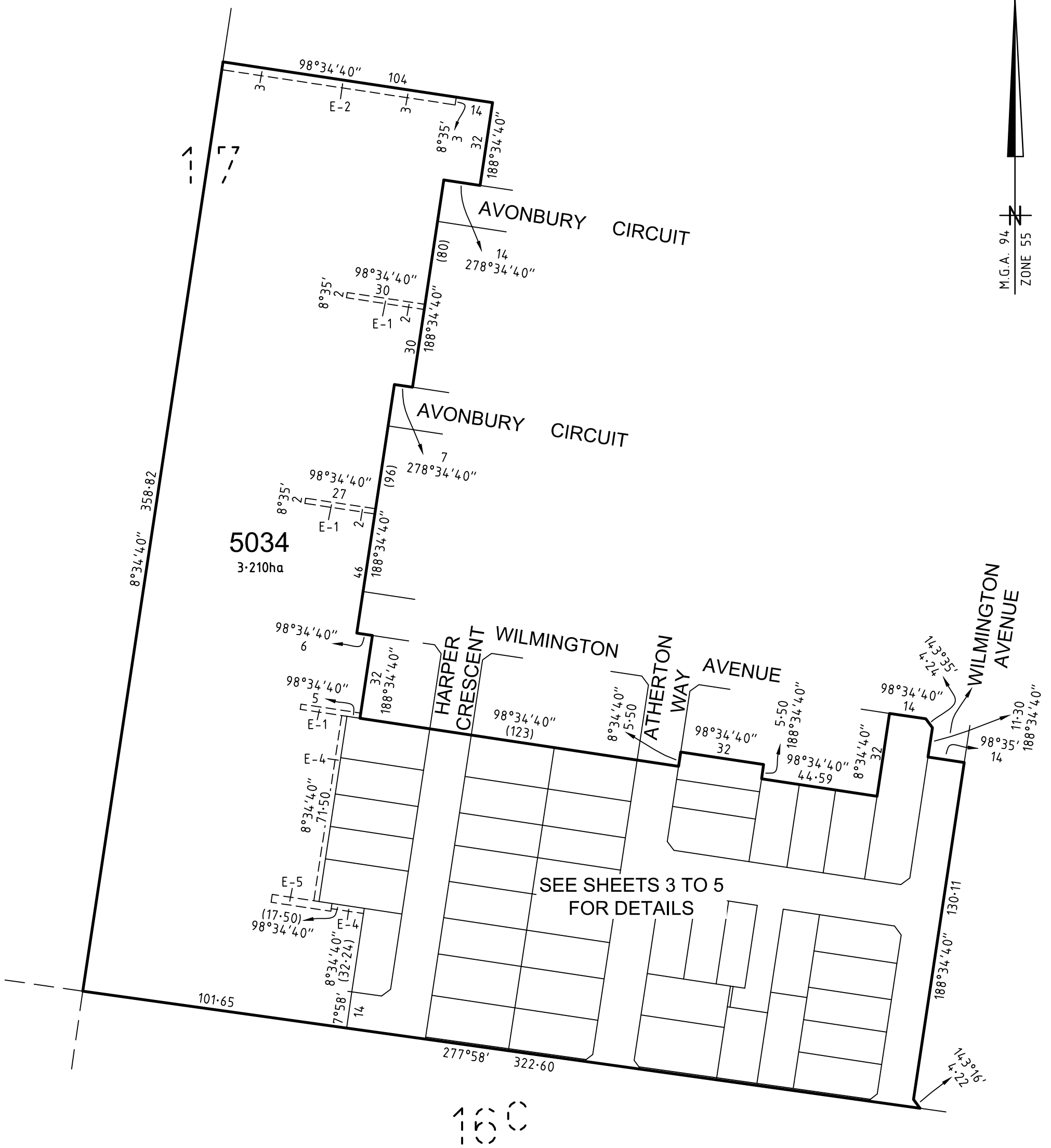
VERSION H

SHEET 1 OF 9

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E



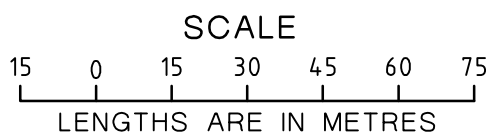
SEE SHEETS 3 TO 5
FOR DETAILS

100

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL
SCALE
1:1500

SHEET 2
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

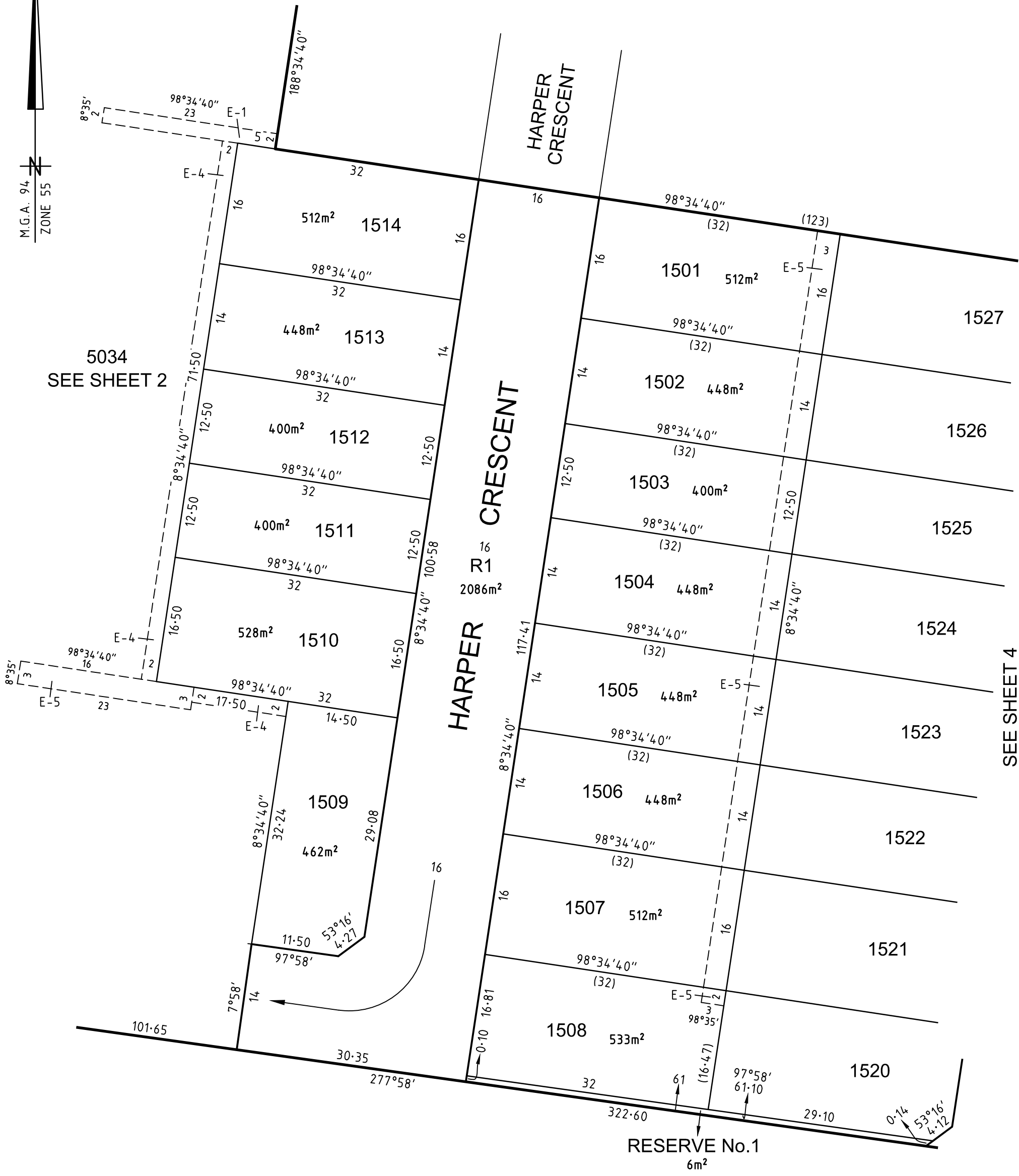
REF 0069s-15

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E

M.G.A. 94
ZONE 55



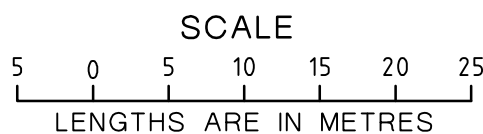
5034
SEE SHEET 2

SEE SHEET 4

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL
SCALE
1:500

SHEET 3
ORIGINAL SHEET SIZE A3

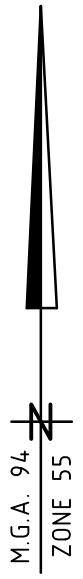
DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E



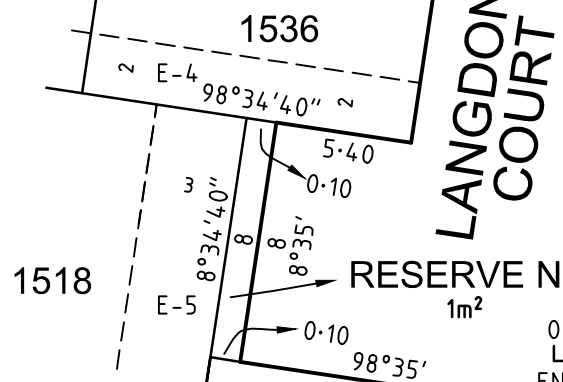
SEE SHEET 3

SEE SHEET 5

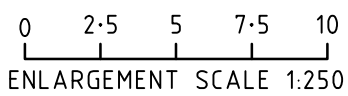


RESERVE No.1

RESERVE No.2
9m²



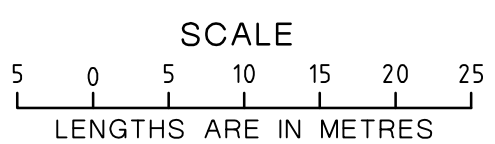
SEE ENLARGEMENT



0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE
1:500

SHEET 4
ORIGINAL SHEET SIZE A3

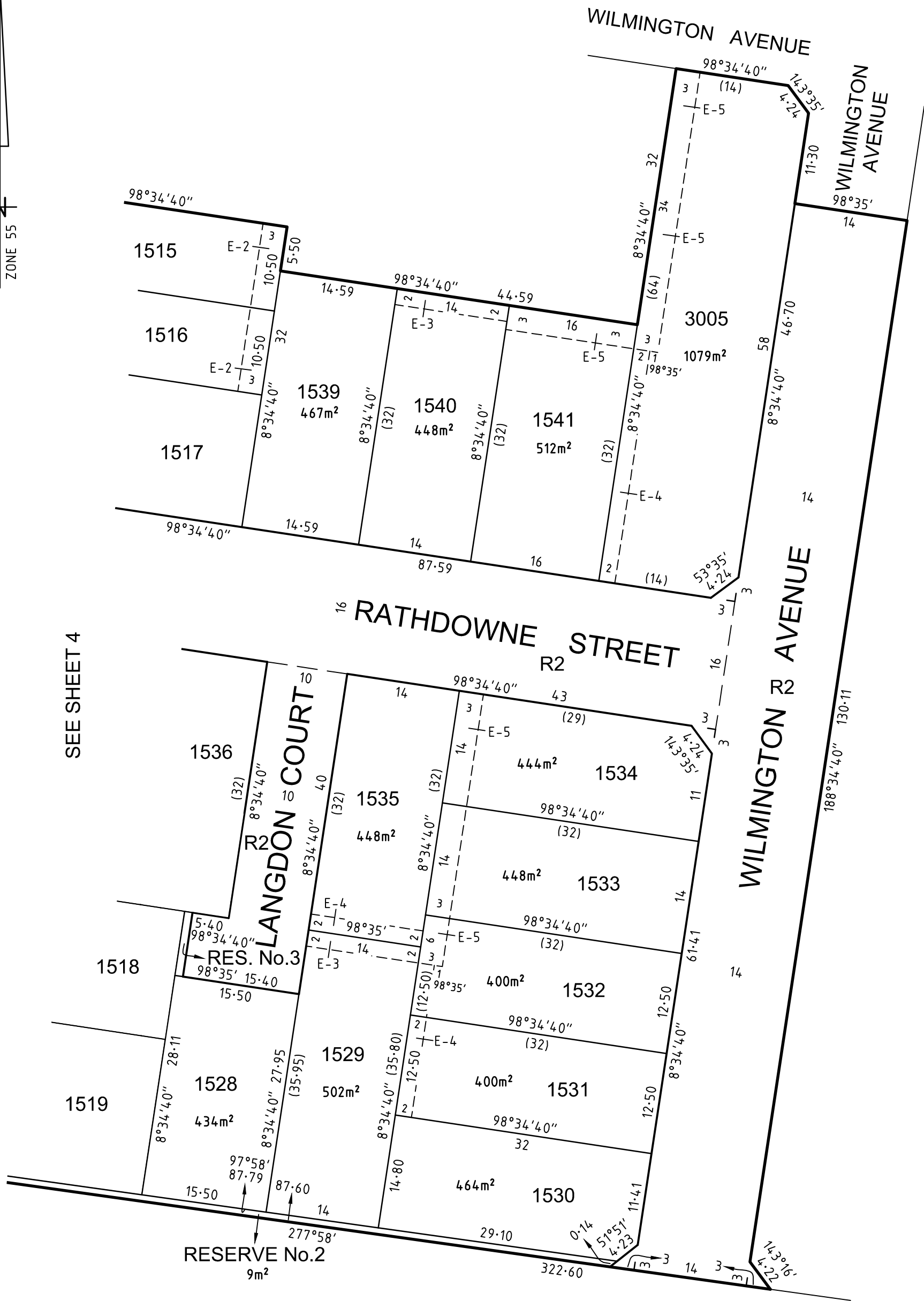
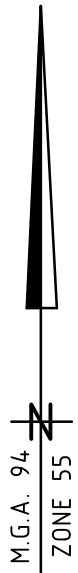
DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E

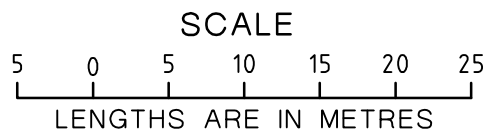


SEE SHEET 4

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE
1:500

SHEET 5
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727696E (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988 (Vic).

BURDENED LOT No.	BENEFITING LOTS
1501	1502, 1527
1502	1501, 1503, 1526
1503	1502, 1504, 1525
1504	1503, 1505, 1524
1505	1504, 1506, 1523
1506	1505, 1507, 1522
1507	1506, 1508, 1521
1508	1507, 1520
1509	1510
1510	1509, 1511
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513
1515	1516, 1539
1516	1515, 1517, 1539
1517	1516, 1539
1518	1519, 1528, 1536, 1537, 1538
1519	1518, 1528
1520	1508, 1521
1521	1507, 1520, 1522

BURDENED LOT No.	BENEFITING LOTS
1522	1506, 1521, 1523
1523	1505, 1522, 1524
1524	1504, 1523, 1525
1525	1503, 1524, 1526
1526	1502, 1525, 1527
1527	1501, 1526
1528	1518, 1519, 1529
1529	1528, 1530, 1531, 1532, 1535
1530	1529, 1531
1531	1529, 1530, 1532
1532	1529, 1531, 1533, 1535
1533	1532, 1534, 1535
1534	1533, 1535
1535	1529, 1532, 1533, 1534
1536	1518, 1537
1537	1518, 1536, 1538
1538	1518, 1537
1539	1515, 1516, 1517, 1540
1540	1539, 1541
1541	1540

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any lot burdened on the Plan of Subdivision except in the case of a Lot with an area less than 250m² shall not-

1. Except with the written consent of the Responsible Authority, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part into the area indicated by the Building Exclusion Zones as shown on the Building Envelope Plan on Inst. PS 727696E of this Plan of Subdivision unless it is:
 - i) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 1.5 metres into the front setback where that setback is greater than 4m
 - ii) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 0.6m metres into the side setback.
2. build or allow to be built on a lot, other than those lots identified as a multi-dwelling lot on the Building Envelope Plan on Inst. PS 727696E of this Plan of Subdivision, more than one private dwelling house together with the usual outbuildings.
3. build or allow to be built a dwelling house or commercial building which does not include fittings and connections to the South East Water recycled pipeline, as specified by South East Water, to allow toilet flushing and garden irrigation for any of the land contained in the Plan of Subdivision.
4. build or allow to be built return fencing which is higher than 1.8m or less than 840mm behind the principal building frontage or build or allow to be built side boundary fencing forward of the main front building line or 9 metres from the principal frontage, which is lesser, except where the side boundary forms the rear boundary of an adjacent lot.
5. on a corner allotment, build or allow to be built, side boundary fencing on the secondary street frontage which is solid fencing with a transparency of less than 30%, greater than 1.2 metres and which exceeds 40% of the secondary street frontage.
6. build or allow to be built a garage without further written consent of the Responsible Authority which:
 - (i) is setback less than 840mm behind the front wall of the dwelling and a minimum of 5.5 metres from the street;
 - (ii) has an opening more than 40% of the lot width unless in the case of a dwelling of 2 or more storeys on a lot with an area between 250 and 300 square metres whereby the garage opening must not exceed 25 percent of the area of the front facade of the dwelling with the area of the front of the facade measured from a 2 dimensional (2D) elevation plan excluding any area of the roof of the dwelling.

Expiry:

The restrictions 6(i) and 6(ii) inclusive do not apply in the event that a Planning Permit has been granted by the Responsible Authority for the development of more than one dwelling on those lots identified as a multi dwelling lot on the Building Envelope Plan on Instrument PS 727696E.

The restrictions specified above in paragraphs (1) to (6) inclusive shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE



ORIGINAL
SCALE

SHEET 6

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E

CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727696E (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988 (Vic).

BURDENED LOT No.	BENEFITING LOTS
1501	1502, 1527
1502	1501, 1503, 1526
1503	1502, 1504, 1525
1504	1503, 1505, 1524
1505	1504, 1506, 1523
1506	1505, 1507, 1522
1507	1506, 1508, 1521
1508	1507, 1520
1509	1510
1510	1509, 1511
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513
1515	1516, 1539
1516	1515, 1517, 1539
1517	1516, 1539
1518	1519, 1528, 1536, 1537, 1538
1519	1518, 1528
1520	1508, 1521
1521	1507, 1520, 1522

BURDENED LOT No.	BENEFITING LOTS
1522	1506, 1521, 1523
1523	1505, 1522, 1524
1524	1504, 1523, 1525
1525	1503, 1524, 1526
1526	1502, 1525, 1527
1527	1501, 1526
1528	1518, 1519, 1529
1529	1528, 1530, 1531, 1532, 1535
1530	1529, 1531
1531	1529, 1530, 1532
1532	1529, 1531, 1533, 1535
1533	1532, 1534, 1535
1534	1533, 1535
1535	1529, 1532, 1533, 1534
1536	1518, 1537
1537	1518, 1536, 1538
1538	1518, 1537
1539	1515, 1516, 1517, 1540
1540	1539, 1541
1541	1540

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Cranbourne Syndicate Ltd ('Peet') or in all other instances with the written consent of each and every registered proprietor of a relevant benefiting lot on the Plan of Subdivision, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision **shall not:**

1. build or allow to be built a dwelling house which is not constructed:
 - (i) to face the primary street frontage;
 - (ii) with an entry which is visible from the primary street;
 - (iii) with an entry with direct access to the house from the primary street frontage;
 - (iv) with a covered entry feature visible from the street frontage;
 - (v) with a variety of material finishes (minimum of two) on the front facade, with no one material comprising more than 80% of the front facade;
 - (vi) with materials incorporated into the front facade returning a minimum of 840mm along the sides of the house;

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE



ORIGINAL
SCALE

SHEET 7

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

1. (cont.)

- (vii) with window frame styles, colour and glazing complimenting the overall colour palette of the house;
 - (viii) with any windows on each storey on the front facade having matching head and sill heights;
 - (ix) with any security doors complimentary to the front facade design;
 - (x) with external lighting baffled to minimise light intrusion to adjoining neighbours;
 - (xi) cabled and equipped with optic fibre cabling in accordance with the NBN Co In-Home Wiring Guide or as otherwise specified by NBN Co from time to time;
 - (xii) with a roof of metal sheeting or roof tiles (which must complement the style of the dwelling house and match (or be very similar to) the approved colour scheme as listed in the Quarters Design Guidelines and, in the case of roof tiles, be low profile terra-cotta or concrete roof tiles or slates or shingles) and at a pitch not less than 22 degrees for a dwelling house;
 - (xiii) with gable ends (if any) which are contemporary and have no ornate decorations or period detail;
 - (xiv) where on an allotment with eaves, eaves of less than 450mm; and
 - (xv) where on a corner allotment, with a front facade designed to address both the primary and secondary street with a similar scheme.
2. build or allow to be built a dwelling house with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction.
 3. build or allow to be built a dwelling house which is of a period reproduction style.
 4. build or allow to be built a dwelling house with a full face brick facade.
 5. build or allow to be built a dwelling house containing tinted windows or any leadlight or stained glass features.
 6. build or allow to be built a dwelling house, including outbuildings, with external antennas or satellite dishes that are visible from the street, unless not practicable.
 7. on a corner allotment, build or allow to be built, side boundary fencing on the secondary street frontage other than the Quarters Premium fencing as detailed in the Quarters Building Design Guidelines.
 8. build or allow to be built a front fence.
 9. build or allow to be built, side and rear boundary fencing which is higher than 1.8m.
 10. build or allow to be built a dwelling house on a lot with an area greater than 300m without making provision for the planting of a canopy tree of an appropriate species within either the front setback or rear yard, to the satisfaction of Casey City Council.
 11. build or allow to be built more than one driveway on a lot, which driveway must not:
 - (i) cover more than 40% of the overall area of the front yard;
 - (ii) be set less than 300mm off any side boundary;
 - (iii) be circular;
 - (iv) be built from any material other than pavers, exposed aggregate or coloured concrete;
 - (v) be a colour that does not compliment the building;
 - (vi) be constructed other than in accordance with specifications detailed by Casey City Council.
 12. build or allow to be built a letterbox unless it is a low purpose built structure located forward of the dwelling house, compliments the building design and external colour scheme and is located and constructed to Australia Post standards.
 13. build or allow to be built any retaining walls, other than retaining walls that are tapered to the natural topography and compliment the building design and external colour scheme.

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE



ORIGINAL
SCALE

SHEET 8

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 727696E

14. build or allow to be built a dwelling house which does not, prior to occupation, have constructed at least one roofed and fully enclosed garage of a colour and style which compliments the overall design and external colour scheme of the dwelling house.
15. build or allow to be built a garage which:
 - (i) has doors other than panel lift, sectional overhead or tilt;
 - (ii) has a roller door;
16. build or allow to be built a carport.
17. build or allow to be built any outbuildings more than 20 square metres in area or more than 2.5 metres in height.
18. build or allow to be built any outbuildings the design of which is not consistent with the design, colour and material selection of the dwelling house.
19. build or allow to be built any meter enclosures other than where the location, design and colour is complimentary to the overall design of the dwelling house.
20. build or allow to be built a dwelling house where any exposed plumbing or electrical services are visible from the street.
21. commence, carry out, erect, construct or alter any development on the lot without applicable plans and specifications (including finishes schedules) being first prepared and submitted to and approved by Peet and then only in compliance with any condition (consistent with any restrictions effecting the lot) imposed by Peet in respect of that approval.
22. fail to fit proper internal window furnishings to windows viewable from public areas within 3 months of occupancy and must not allow or erect sheets, blankets or similar materials for use as internal window furnishings for which window furnishing is not their primary use.
23. allow any plant or machinery or any recreation vehicle or commercial motor vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the lot between the building line and the front boundary or on the nature strip or footpath (unless left or parked on the designated driveway or where left or parked during the normal course of business by a visiting tradesperson).
24. erect, permit or allow to be erected or to remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
25. allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the lot.

The restriction specified in paragraph (21) shall cease to burden any lot on the plan of subdivision with effect from 30 June 2018.

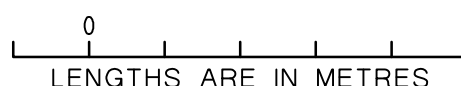
The restrictions specified in paragraphs (1) to (25) (inclusive) other than paragraph (21) shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE



ORIGINAL
SCALE

SHEET 9

ORIGINAL SHEET SIZE A3

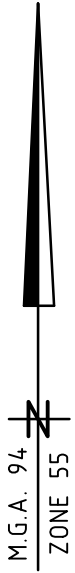
DIGITALLY SIGNED BY LICENSED SURVEYOR:PATRICK RICE.....

REF 0069s-15

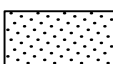
VERSION H

BUILDING ENVELOPE PLAN

PLAN NUMBER
PS 727696E



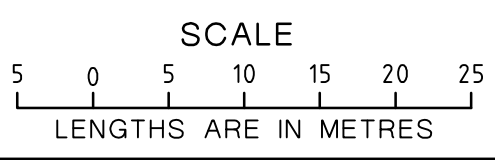
SEE SHEET 2

 BUILDING EXCLUSION ZONE
* multi-dwelling lot subject to further planning approval

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE
1:500

SHEET 1 OF 3
ORIGINAL SHEET SIZE A3

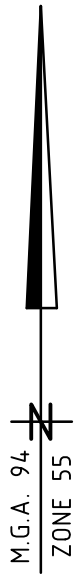
DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

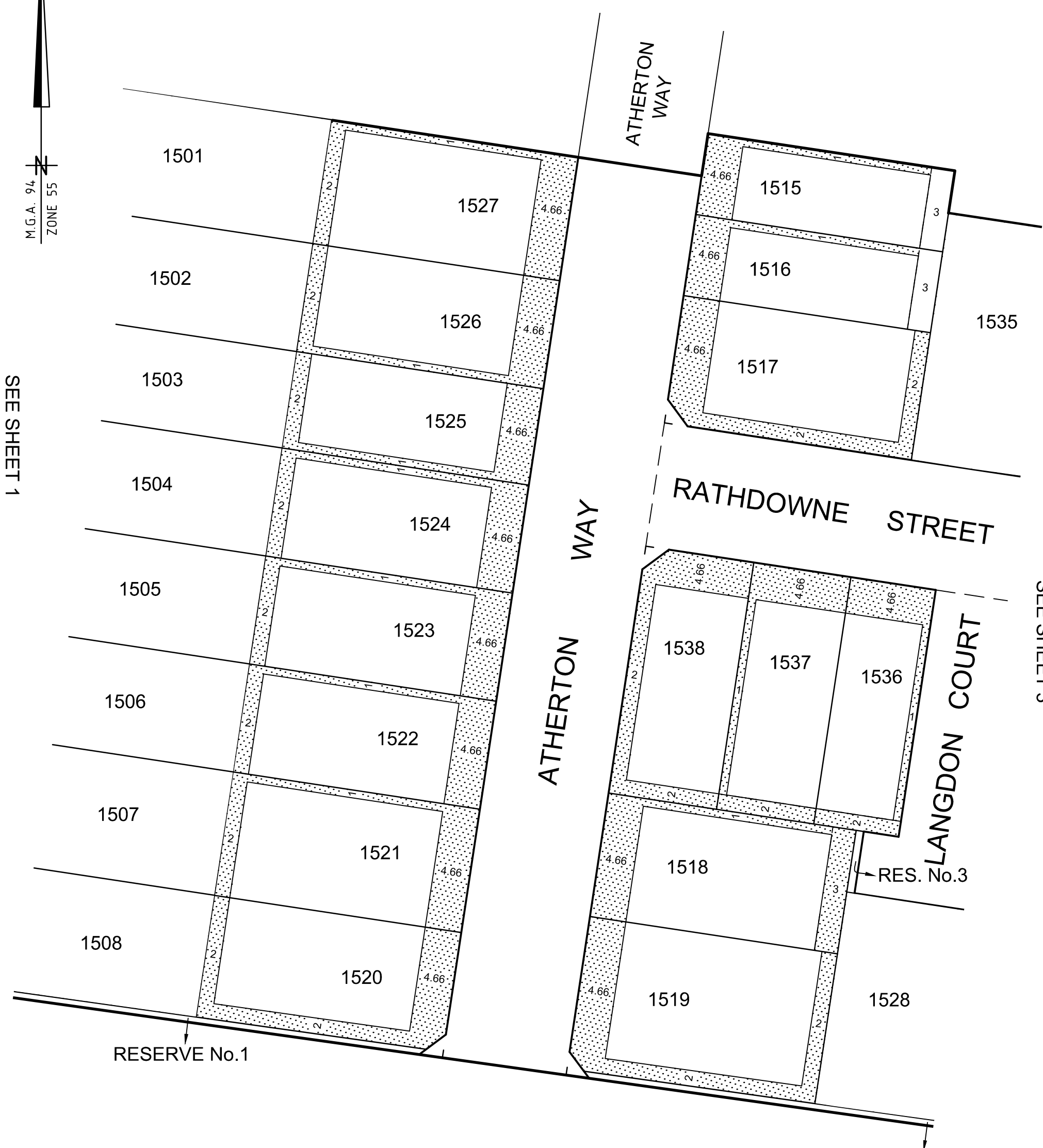
VERSION H

BUILDING ENVELOPE PLAN


PLAN NUMBER
PS 727696E



SEE SHEET 1



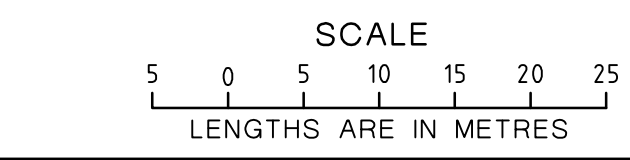
SEE SHEET 3

 BUILDING EXCLUSION ZONE
* multi-dwelling lot subject to further planning approval

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE
1:500

SHEET 2 OF 3
ORIGINAL SHEET SIZE A3

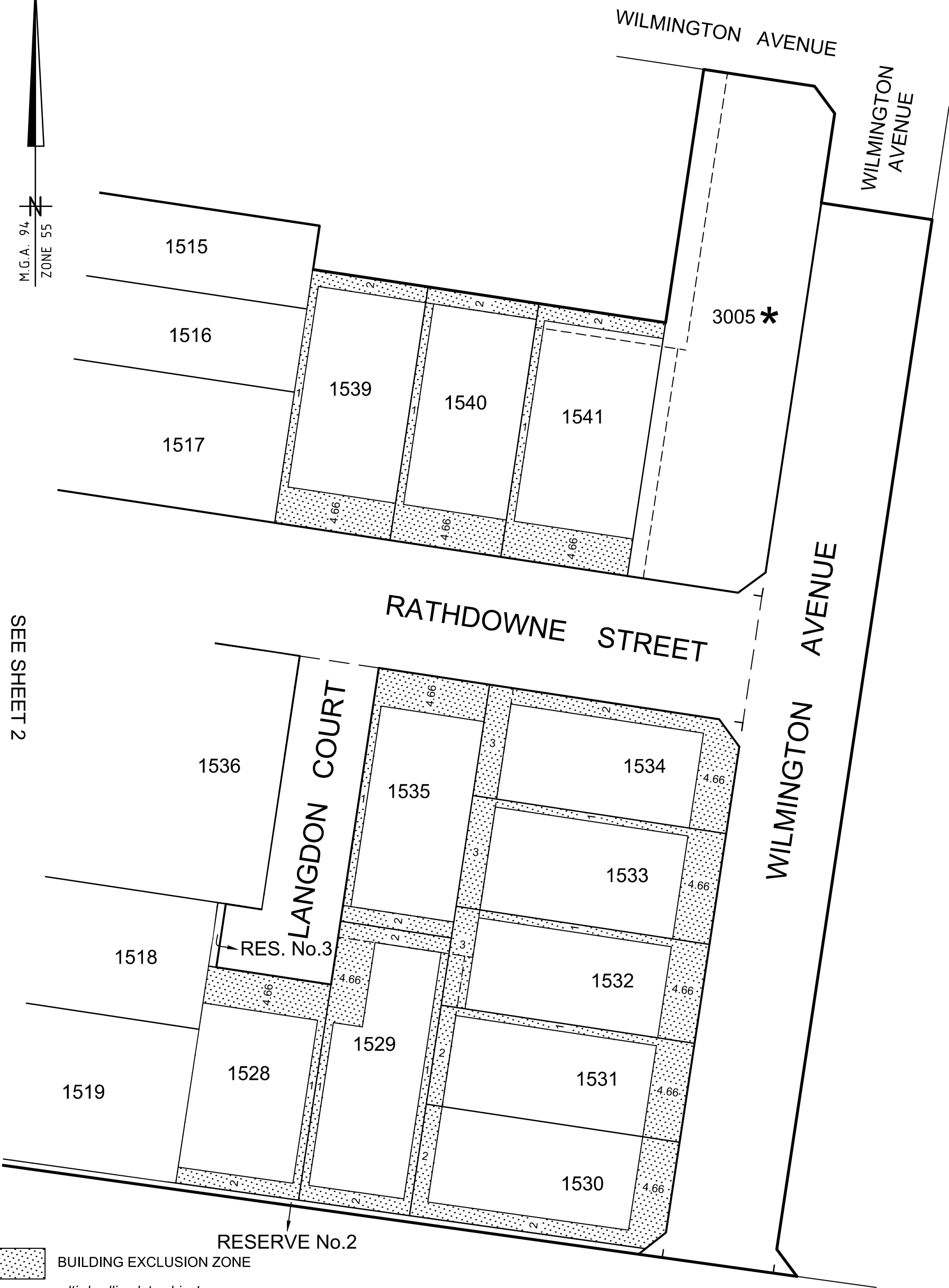
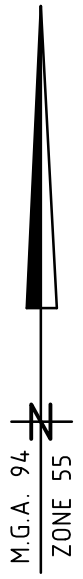
DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H

BUILDING ENVELOPE PLAN

PLAN NUMBER
PS 727696E



SEE SHEET 2

 BUILDING EXCLUSION ZONE

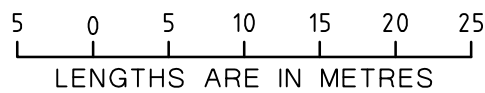
* multi-dwelling lot subject to further planning approval

0069S 15 VER H SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE



LENGTHS ARE IN METRES

ORIGINAL
SCALE
1:500

SHEET 3 OF 3

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069s-15

VERSION H