

LOCATION OF LAND

PARISH: LYNDHURST

TOWNSHIP:

SECTION:

CROWN ALLOTMENT:

CROWN PORTION: 17 (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS 637677K (LOT 5009)

POSTAL ADDRESS: LOT 5009 ELMSFORD CRESCENT
(At time of subdivision) CRANBOURNE WEST, 3977.

MGA Co-ordinates (of approx centre of land in plan)
E 346700
N 5781800
ZONE 55

COUNCIL CERTIFICATION AND ENDORSEMENT

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

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6.
3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

- (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.
- (ii) The requirement has been satisfied.
- (iii) The requirement is to be satisfied in Stage

Council Delegate
Council Seal
Date

Re-certified under Section 11(7) of the Subdivision Act 1988.

Council Delegate
Council Seal
Date

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	SPI ELECTRICITY PTY LTD

NOTATIONS

STAGING This is/is not a staged subdivision.
Planning permit No.

DEPTH LIMITATION DOES NOT APPLY

THIS IS A SPEAR PLAN.

LOTS 1 TO 500, 522 TO 524 & 541 TO 5009 HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTIONS A & B AFFECTING LOTS 501 TO 521 & 525 TO 540
SEE SHEETS 6 TO 9.

BUILDING ENVELOPE PLANS ARE LOCATED WITH INST. PS644311Q.

OTHER PURPOSE OF PLAN:
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-1 ON PS 637677K AS AFFECTS
ELMSFORD CRESCENT, CALLAWAY AVENUE, ST CLAIR AVENUE & MORNINGSIDE
BOULEVARD ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY. 0069s-05A-01.dwg MS

QUARTERS 5A
3.921ha

37 LOTS

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	DRAINAGE	SEE PLAN	PS 637677K	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	PS 637677K	SOUTH EAST WATER LTD
E-3	DRAINAGE	SEE PLAN	PS 637677K	CASEY CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	PS 637677K	SOUTH EAST WATER LTD
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	THIS PLAN - SEC 136 OF THE WATER ACT 1989	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN - SEC 136 OF THE WATER ACT 1989	SOUTH EAST WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	PS 637677K	SOUTH EAST WATER LTD
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL

LRS USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE

LR USE ONLY

PLAN REGISTERED
TIME
DATE

Assistant Registrar of Titles

SHEET 1 OF 9 SHEETS



LICENSED SURVEYOR (PRINT)..... PATRICK RICE

SIGNATURE DIGITALLY SIGNED DATE

REF 0069s-05A VERSION X

DATE

COUNCIL DELEGATE SIGNATURE

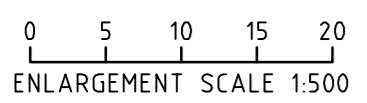
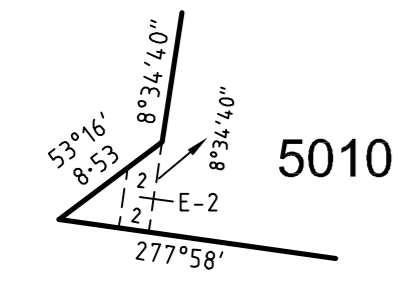
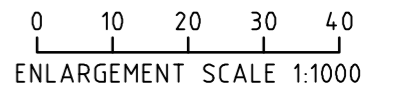
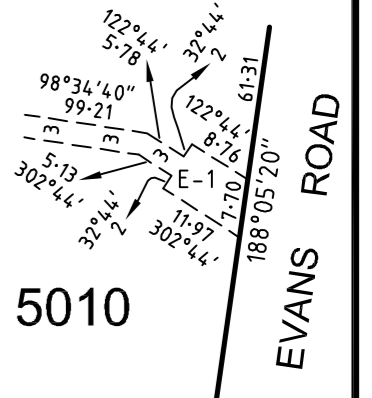
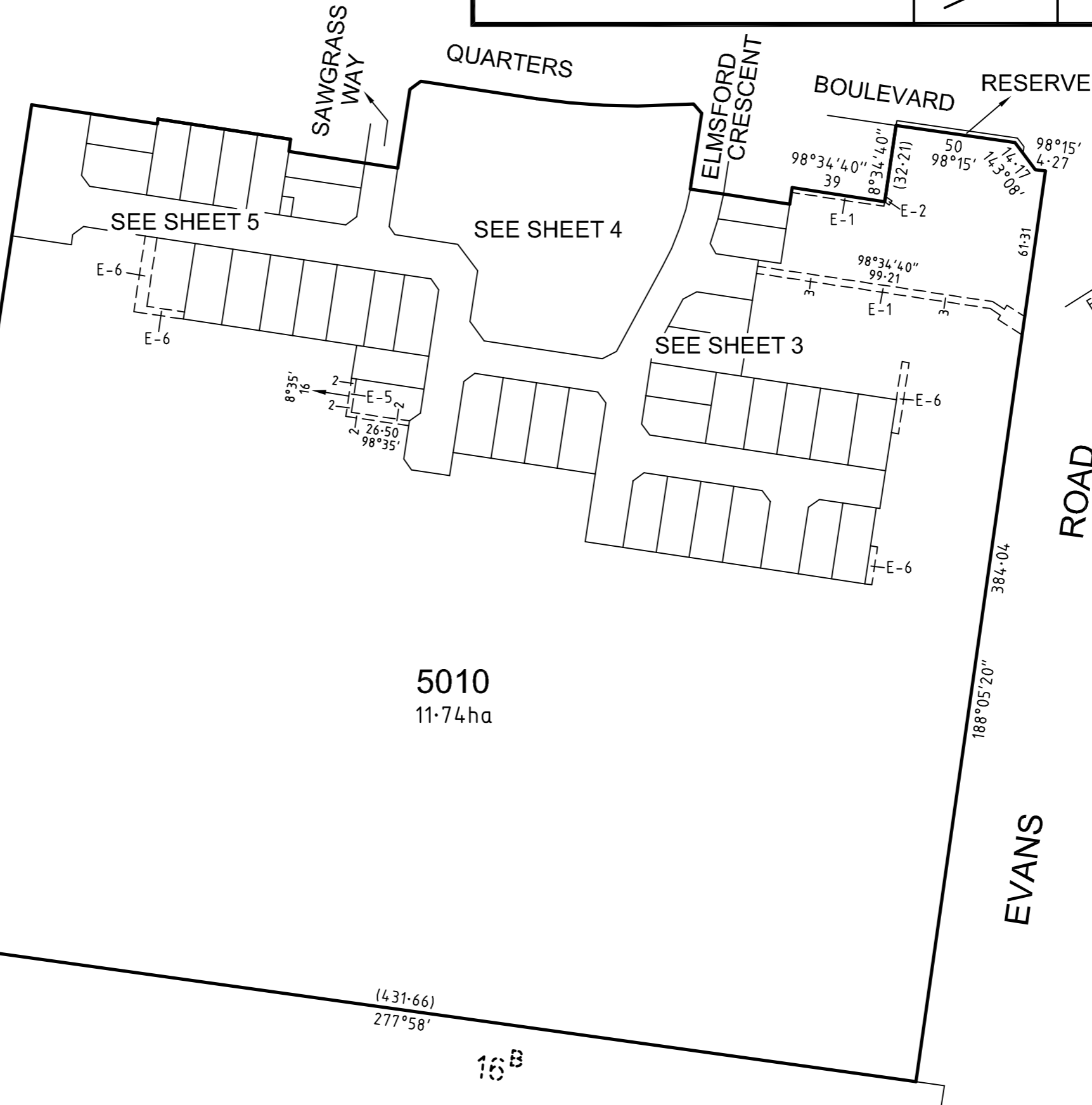
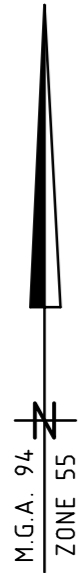
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PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER

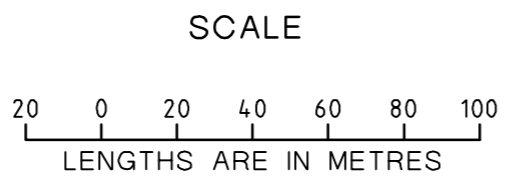
PS 644311Q



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ORIGINAL SCALE SHEET SIZE
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REF **0069s-05A** VERSION **X**

SHEET 2
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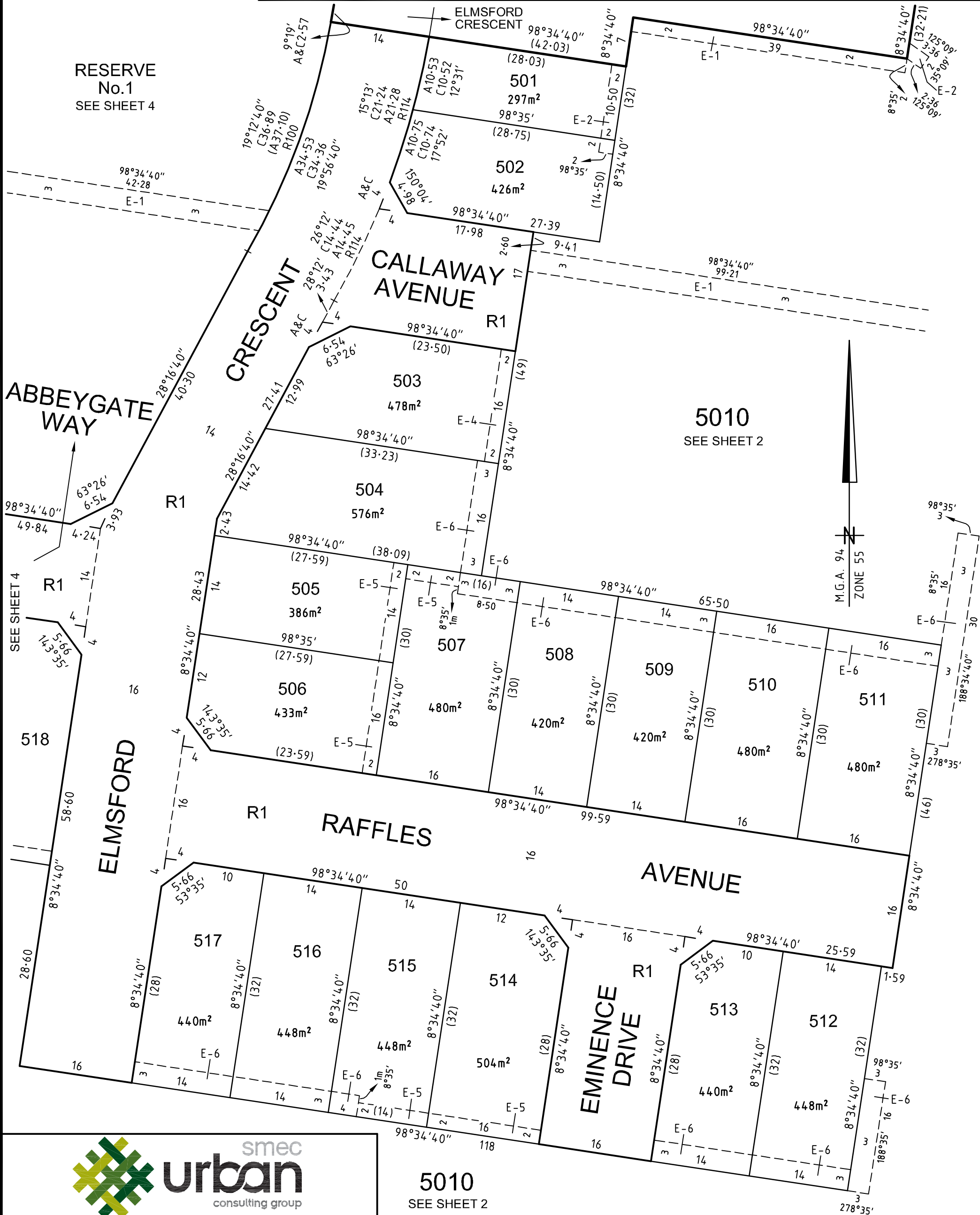
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 644311Q

RESERVE
No.1
SEE SHEET 4

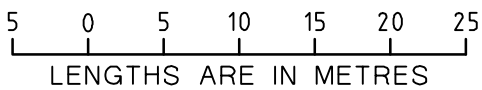


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5010
SEE SHEET 2

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SCALE



ORIGINAL

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SIGNATURE

DATE

REF 0069s-05A

VERSION X

SHEET 3

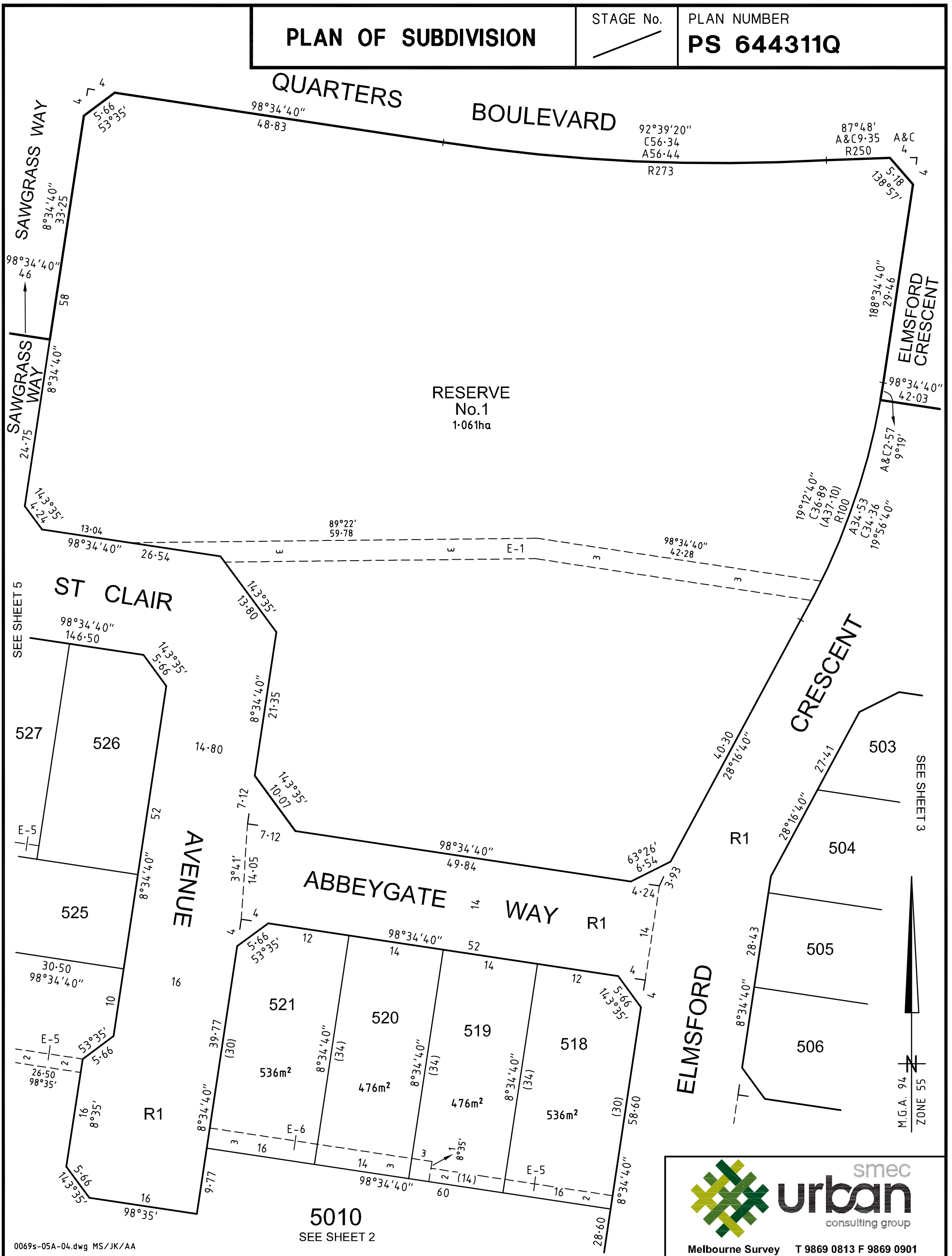
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 644311Q



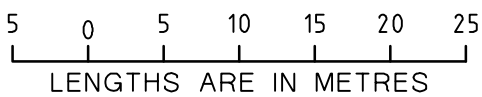
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5010
SEE SHEET 2



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SCALE



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A3

LICENSED SURVEYOR (PRINT).....

SIGNATURE

REF **0069s-05A**

DATE

VERSION **X**

SHEET 4

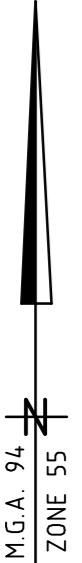
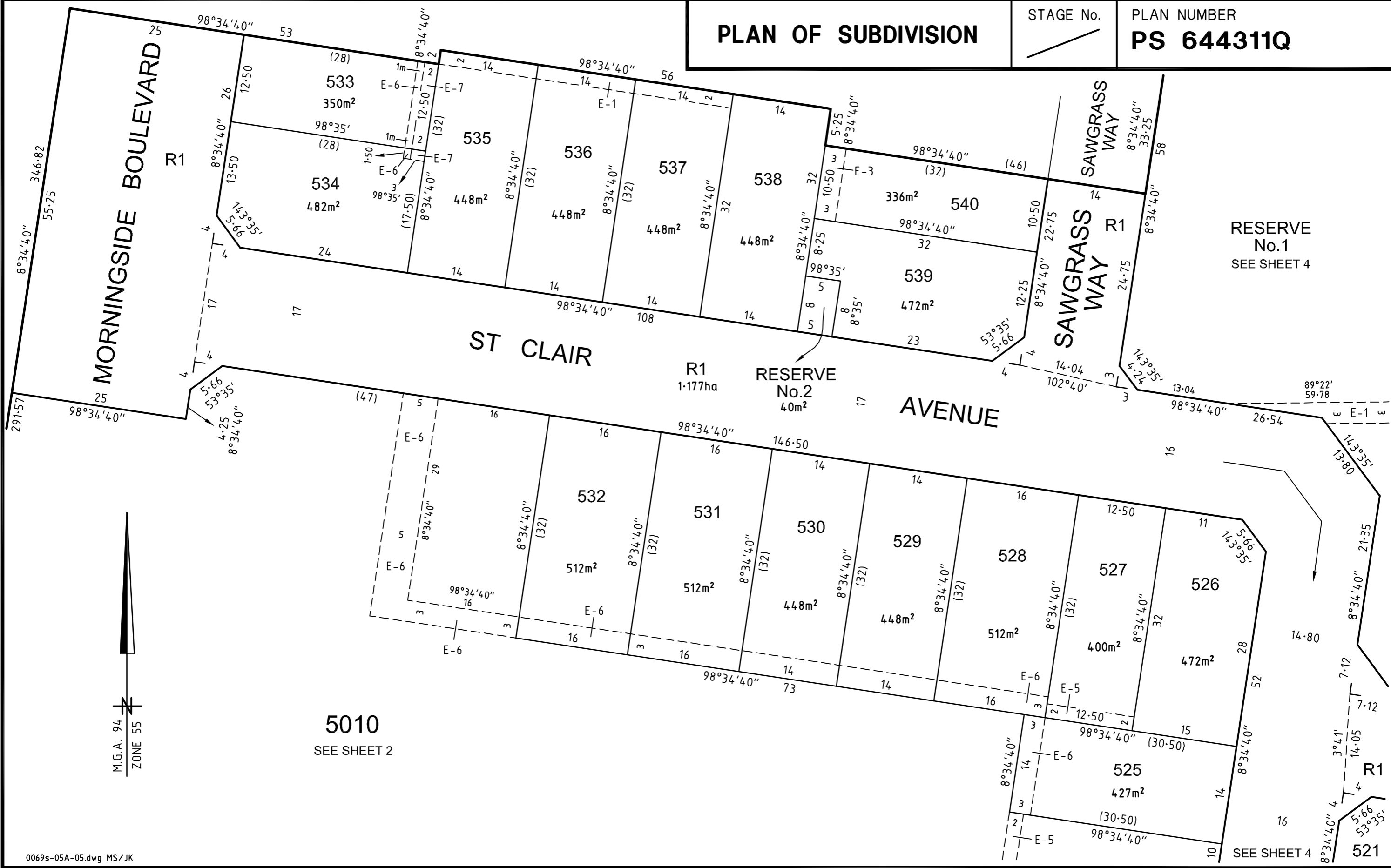
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COUNCIL DELEGATE SIGNATURE

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STAGE No.

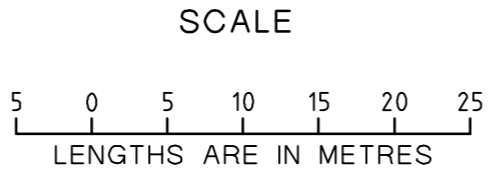
PLAN NUMBER

PS 644311Q



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SEE SHEET 2

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ORIGINAL SCALE SHEET SIZE
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LICENSED SURVEYOR (PRINT).....
SIGNATURE DATE
REF **0069s-05A** VERSION **X**

SHEET 5
DATE
COUNCIL DELEGATE SIGNATURE

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of Plan of Subdivision No. PS644311Q (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
501	502
502	501
503	504
504	503, 505, 507
505	504, 506, 507
506	505, 507
507	504, 505, 506, 508
508	507, 509
509	508, 510
510	509, 511
511	510
512	513
513	512
514	515
515	514, 516
516	515, 517
517	516
518	519
519	518, 520

BURDENED LOT No.	BENEFITING LOTS
520	519, 521
521	520
525	526, 527, 528
526	525, 527
527	525, 526, 528
528	525, 527, 529
529	528, 530
530	529, 531
531	530, 532
532	531
533	534, 535
534	533, 535
535	533, 534, 536
536	535, 537
537	536, 538
538	537, 539, 540
539	538, 540
540	538, 539

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any lot burdened on the Plan of Subdivision **must 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 sheets 1 to 3 on Inst. PS 644311Q of this Plan of Subdivision.
2. build or allow to be built on a lot more than one private dwelling house together with the usual outbuildings.
3. build or allow to be built a dwelling house 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 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;

The restrictions specified above 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.



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SCALE



ORIGINAL SCALE SHEET SIZE
A3

LICENSED SURVEYOR (PRINT).....
SIGNATURE DATE
REF **0069s-05A** VERSION **X**

SHEET 6

DATE
COUNCIL DELEGATE SIGNATURE

CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of Plan of Subdivision No. 644311Q (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
501	502
502	501
503	504
504	503, 505, 507
505	504, 506, 507
506	505, 507
507	504, 505, 506, 508
508	507, 509
509	508, 510
510	509, 511
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512	513
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531	530, 532
532	531
533	534, 535
534	533, 535
535	533, 534, 536
536	535, 537
537	536, 538
538	537, 539, 540
539	538, 540
540	538, 539

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;



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SCALE



ORIGINAL SCALE SHEET SIZE A3

LICENSED SURVEYOR (PRINT).....
 SIGNATURE DATE
 REF 0069s-05A VERSION X

SHEET 7

DATE
 COUNCIL DELEGATE SIGNATURE

1. (cont.)

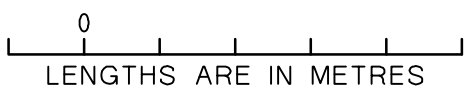
- (vii) with window frame styles, colour and glazing complimenting the overall colour palette of the house;
 - (viii) with any windows on each storey on the front facade having matching head and sill heights;
 - (ix) with any security doors complimentary to the front facade design;
 - (x) with external 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 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.
 11. 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.
 12. 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.



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SCALE



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REF **0069s-05A** VERSION **X**

SHEET 8

DATE
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13. 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.
14. 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;
15. build or allow to be built a carport.
16. build or allow to be built any outbuildings more than 20 square metres in area or more than 2.5 metres in height.
17. 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.
18. 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.
19. build or allow to be built a dwelling house where any exposed plumbing or electrical services are visible from the street.
20. 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.
21. 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.
22. 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).
23. 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.
24. 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 (20) shall cease to burden any lot on the plan of subdivision with effect from 30 June 2018.

The restrictions specified in paragraphs (1) to (24) (inclusive) other than paragraph (20) 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.



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SCALE



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SHEET 9

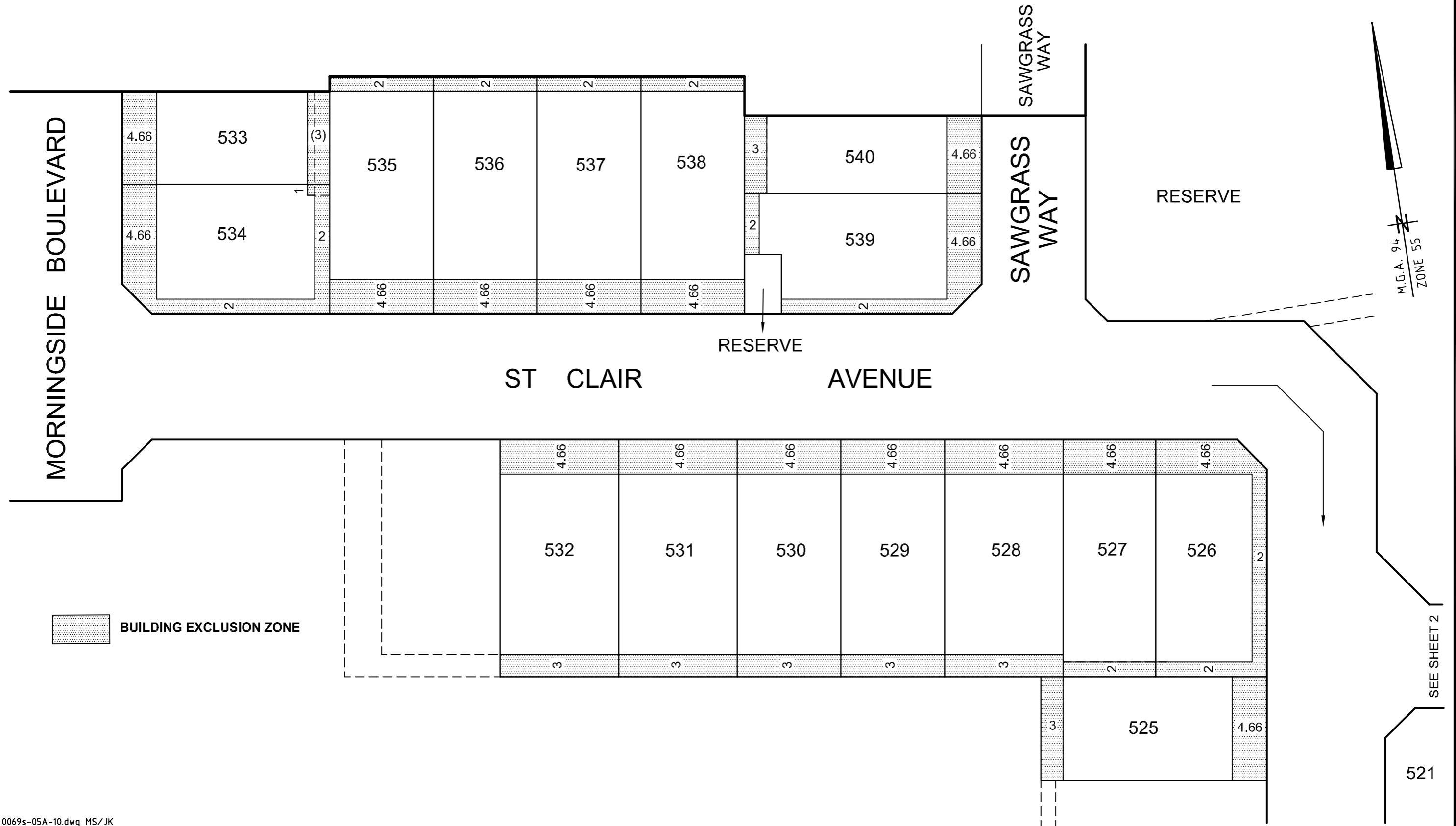
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BUILDING ENVELOPE PLAN

STAGE No. /

PLAN NUMBER

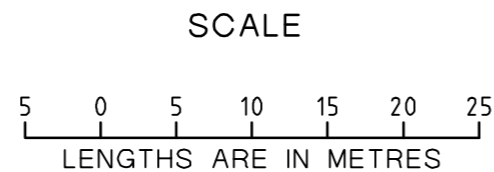
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SHEET 1 OF 3
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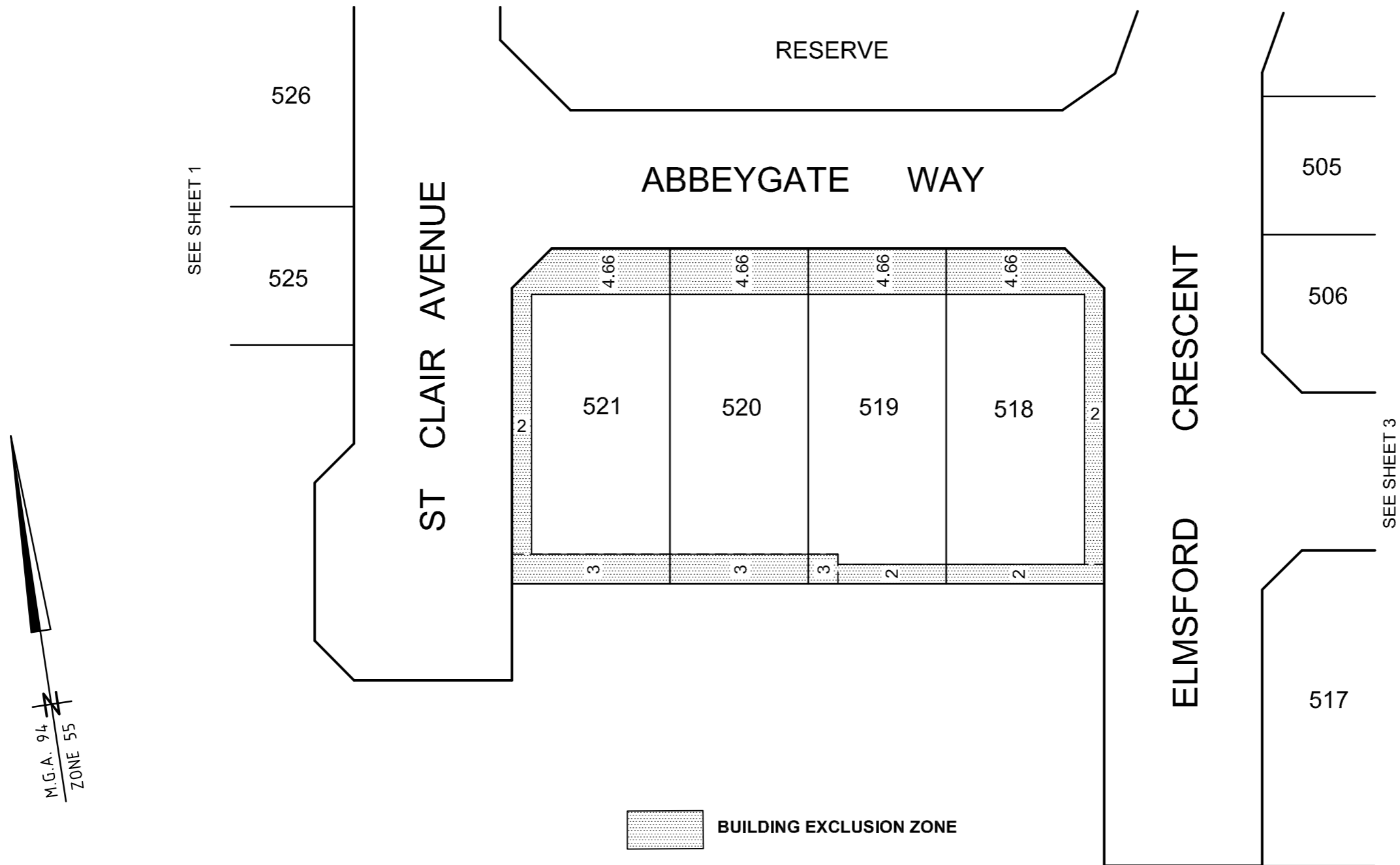
SEE SHEET 2

BUILDING ENVELOPE PLAN

STAGE No.

PLAN NUMBER

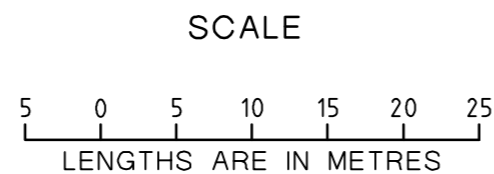
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ORIGINAL SCALE SHEET SIZE
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SIGNATURE DATE
REF 0069s-05A VERSION X

SHEET 2 OF 3
DATE
COUNCIL DELEGATE SIGNATURE

BUILDING ENVELOPE PLAN

STAGE No.

PLAN NUMBER

PS 644311Q

ELMSFORD
CRESCENT

RESERVE

CALLAWAY
AVENUE

CRESCENT

M.G.A. 94
ZONE 55

 BUILDING EXCLUSION ZONE

SEE SHEET 2

518

ELMSFORD

RAFFLES

AVENUE

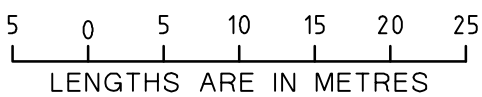
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DRIVE



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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET
1:500 SIZE
A3

LICENSED SURVEYOR (PRINT).....

SIGNATURE

DATE

REF 0069s-05A

VERSION X

SHEET 3 OF 3

DATE
COUNCIL DELEGATE SIGNATURE