

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 701093H

LOCATION OF LAND

PARISH: LYNDHURST
TOWNSHIP:
SECTION:
CROWN ALLOTMENT:
CROWN PORTION: 17 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS 701086E (LOT 5014)
POSTAL ADDRESS: LOT 5014 STABLEFORD DRIVE
(At time of subdivision) CRANBOURNE WEST, 3977.
MGA94 Co-ordinates **E** 346 600
(of approx centre of **N** 5 781 560
land in plan) **ZONE** 55

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

NOTATIONS

LOTS 1 TO 905 & 943 TO 5014 HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTIONS A & B AFFECTING LOTS 906 TO 942 SEE SHEETS 7 TO 10
BUILDING ENVELOPE PLANS ARE LOCATED WITH INST. PS701093H.

OTHER PURPOSE OF PLAN:
REMOVAL OF SEWERAGE EASEMENT E-1 ON PS 701086E AS AFFECTS
MORNINGSIDE BOULEVARD ON THIS PLAN.
REMOVAL OF SEWERAGE EASEMENT E-2 ON PS 701086E AS AFFECTS LOT
941 ON THIS PLAN.

GROUND FOR REMOVAL AND VARIATION:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF 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 9
3.145ha

37 LOTS

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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, E-2	DRAINAGE	SEE PLAN	PS701081Q	CASEY CITY COUNCIL
E-1	SEWERAGE	SEE PLAN	PS701081Q	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS701086E	CASEY CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS701086E	SOUTH EAST WATER CORPORATION
E-4, E-5	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-4, E-6	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	POWERLINE	1.50	THIS PLAN - SECTION 88 ELECT. IND. ACT 2000	SPI ELECTRICITY PTY LTD

SHEET 1 OF 10

ORIGINAL SHEET SIZE A3



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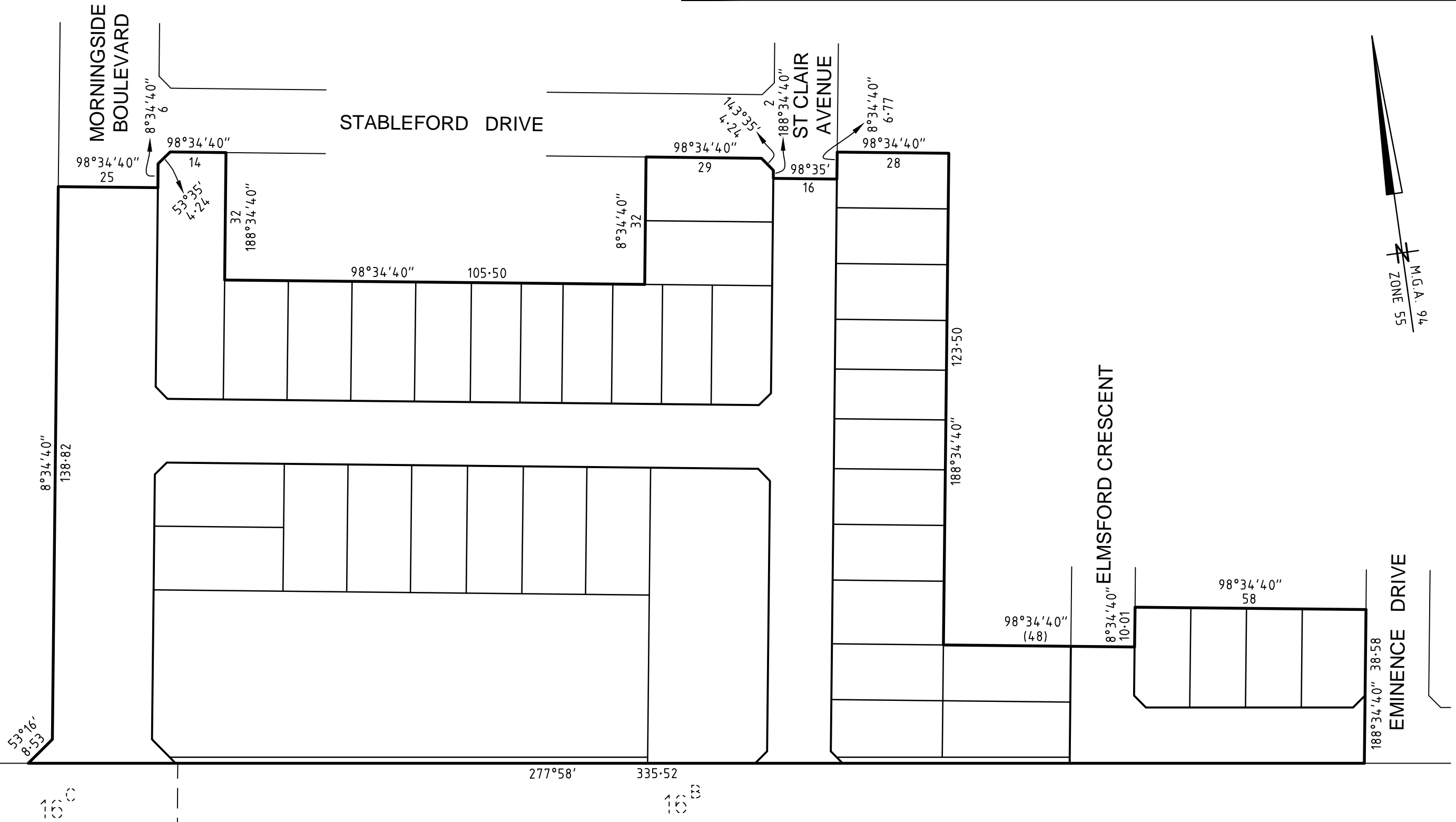
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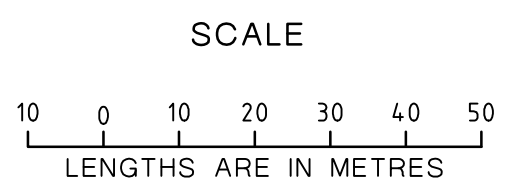
VERSION K

PLAN OF SUBDIVISION

PLAN NUMBER
PS 701093H



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ORIGINAL SCALE
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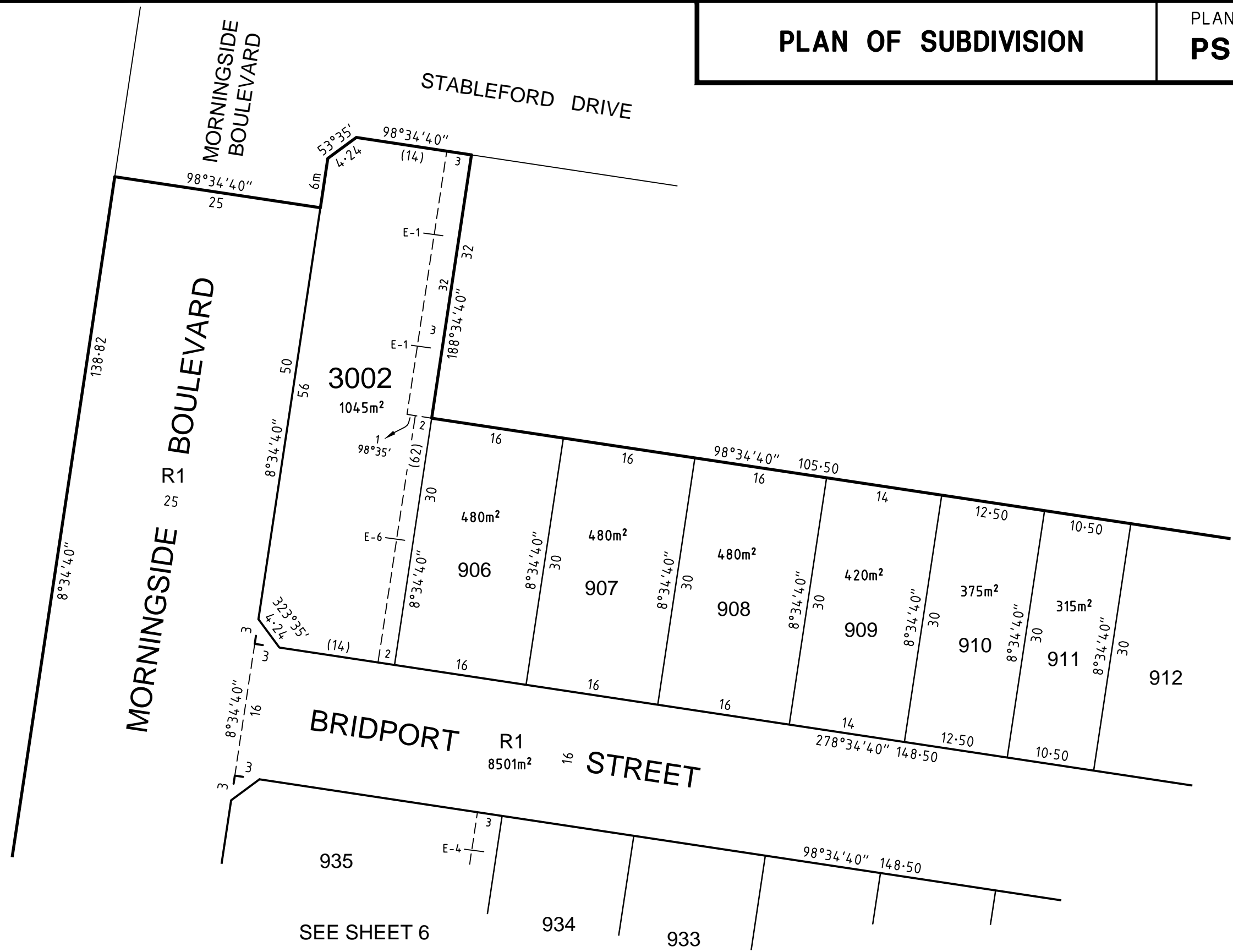
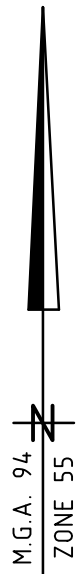
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SHEET 2

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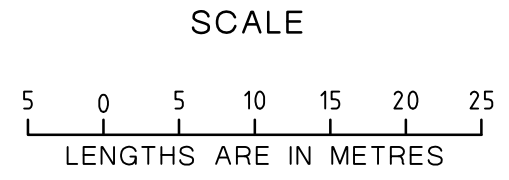
PLAN OF SUBDIVISION

PLAN NUMBER
PS 701093H



SEE SHEET 4

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ORIGINAL SCALE
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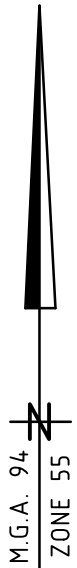
VERSION K

SHEET 3

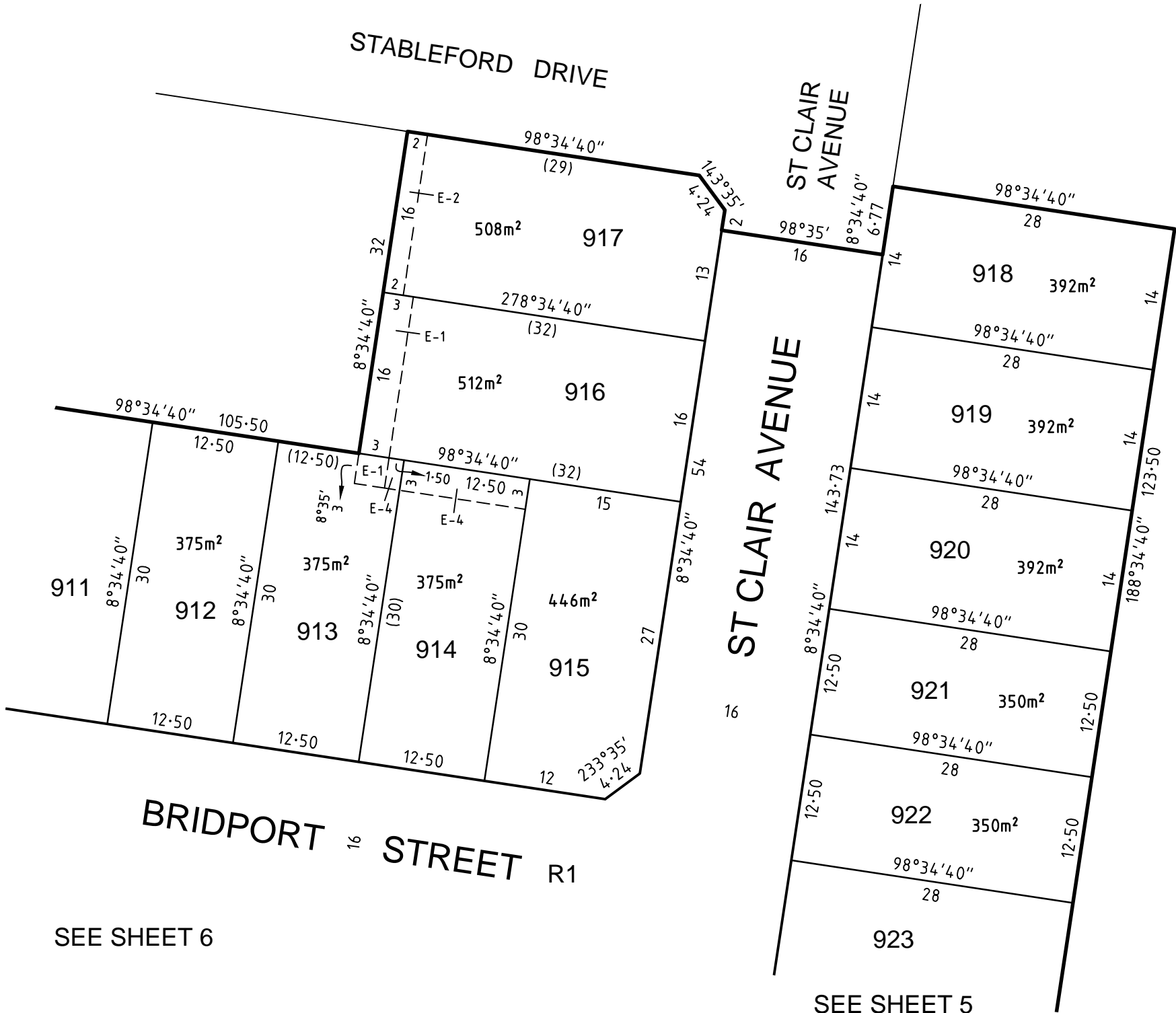
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PLAN OF SUBDIVISION

PLAN NUMBER
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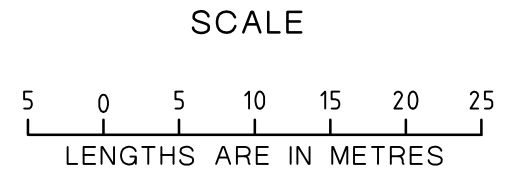
SEE SHEET 3



SEE SHEET 6

SEE SHEET 5

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ORIGINAL SCALE
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SHEET 4
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 701093H

M.G.A. 94
ZONE 55

SEE SHEET 6

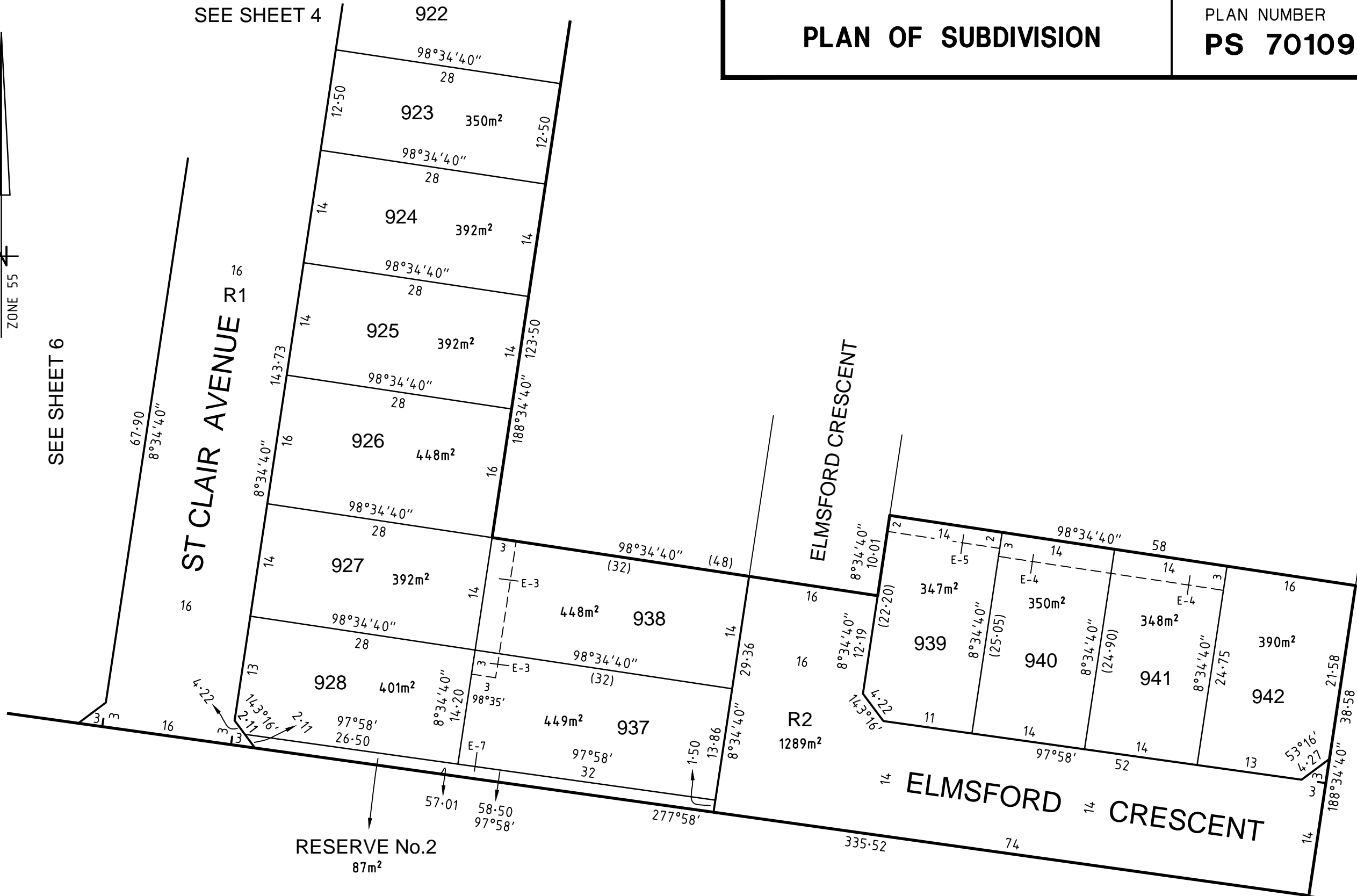
SEE SHEET 4

ST CLAIR AVENUE R1

ELMSFORD CRESCENT

ELMSFORD CRESCENT

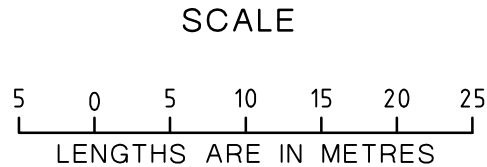
EMINENCE DRIVE



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ORIGINAL SCALE
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VERSION K

SHEET 5

ORIGINAL SHEET SIZE A3

SEE SHEET 3

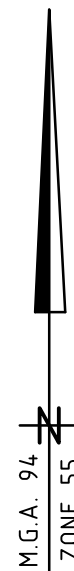
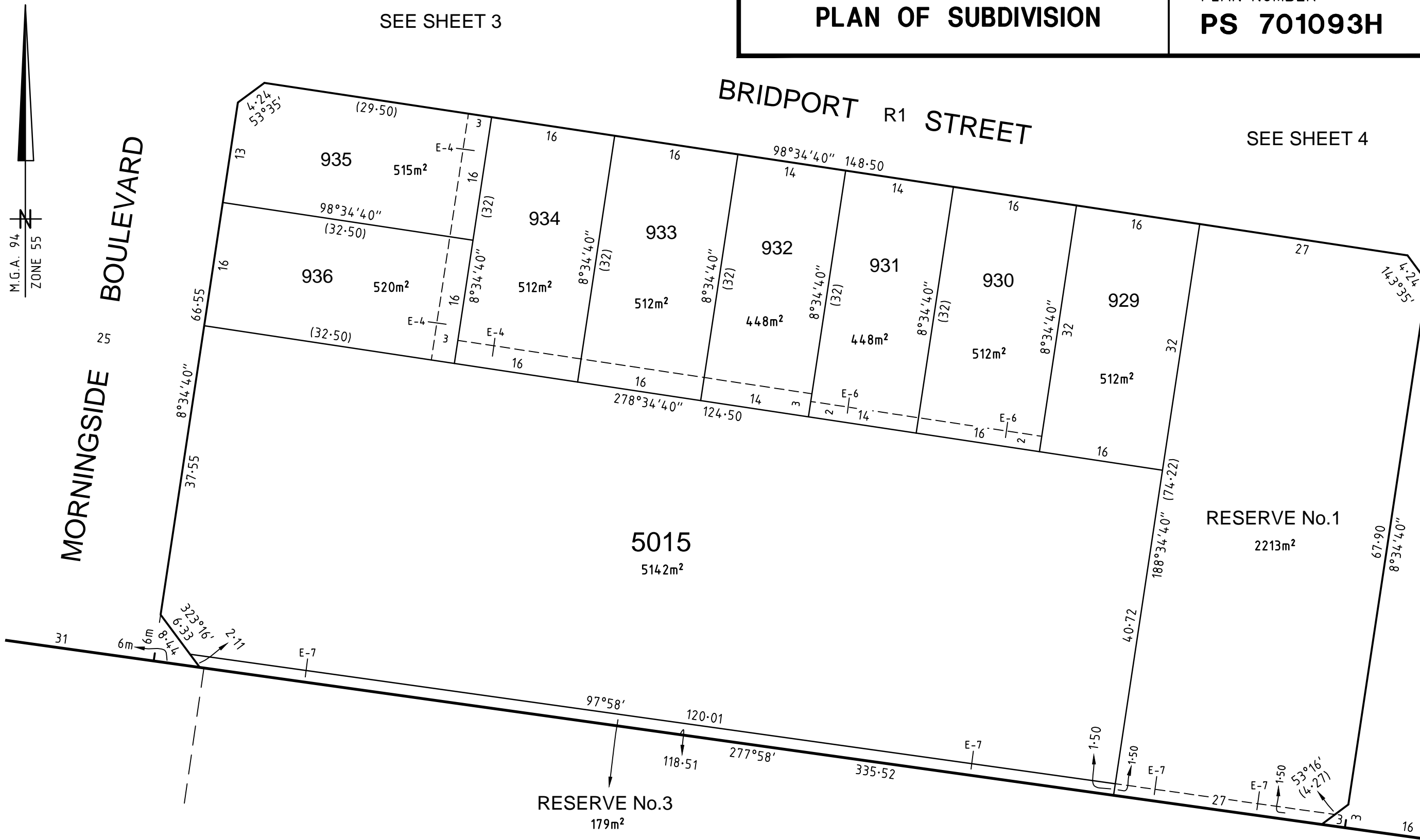
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PLAN NUMBER

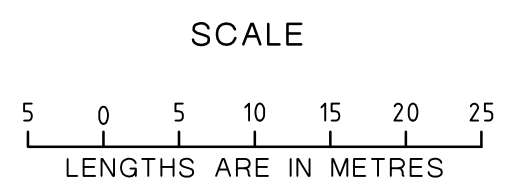
PS 701093H

BRIDPORT R1 STREET

SEE SHEET 4



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ORIGINAL SCALE
1:500

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SHEET 6
ORIGINAL SHEET SIZE A3

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of Plan of Subdivision No.PS701093H (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
906	907
907	906, 908
908	907, 909
909	908, 910
910	909, 911
911	910, 912
912	911, 912
913	912, 914, 916
914	913, 915, 916
915	914, 916
916	913, 914, 915, 917
917	916
918	919
919	918, 920
920	919, 921
921	920, 922
922	921, 923
923	922, 924
924	923, 925

BURDENED LOT No.	BENEFITING LOTS
925	924, 926
926	925, 927
927	926, 928, 938
928	927, 937
929	930
930	929, 931
931	930, 932
932	931, 933
933	932, 934
934	933, 935, 936
935	934, 936
936	934, 935
937	928, 938
938	927, 937
939	940
940	939, 941
941	940, 942
942	941

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 701093H 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 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 7

ORIGINAL SHEET SIZE A3

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CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of Plan of Subdivision No. 701093H (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
906	907
907	906, 908
908	907, 909
909	908, 910
910	909, 911
911	910, 912
912	911, 912
913	912, 914, 916
914	913, 915, 916
915	914, 916
916	913, 914, 915, 917
917	916
918	919
919	918, 920
920	919, 921
921	920, 922
922	921, 923
923	922, 924
924	923, 925

BURDENED LOT No.	BENEFITING LOTS
925	924, 926
926	925, 927
927	926, 928, 938
928	927, 937
929	930
930	929, 931
931	930, 932
932	931, 933
933	932, 934
934	933, 935, 936
935	934, 936
936	934, 935
937	928, 938
938	927, 937
939	940
940	939, 941
941	940, 942
942	941

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;
 - (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.

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ORIGINAL SCALE

SHEET 8

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VERSION K

PLAN OF SUBDIVISION

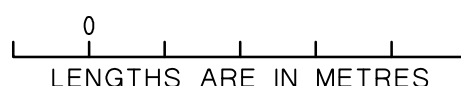
PLAN NUMBER
PS 701093H

2. build or allow to be built a dwelling houses 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.
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.

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SCALE



ORIGINAL
SCALE

SHEET 9

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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.

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SCALE



ORIGINAL
SCALE

SHEET 10

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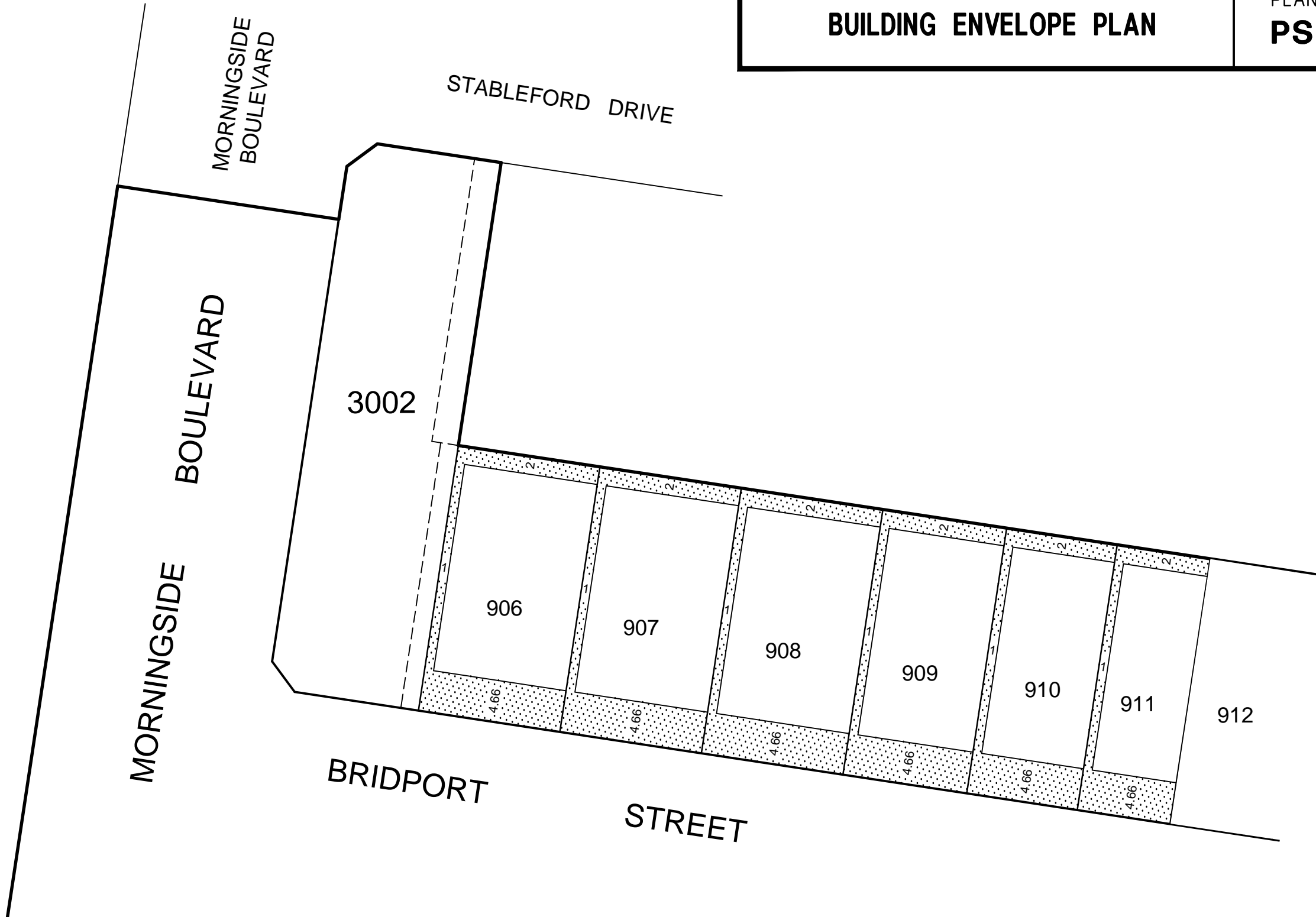
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BUILDING ENVELOPE PLAN


PLAN NUMBER
PS 701093H



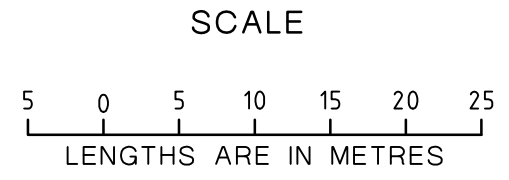
M.G.A. 94
ZONE 55

SEE SHEET 2

SEE SHEET 5

 BUILDING EXCLUSION ZONE

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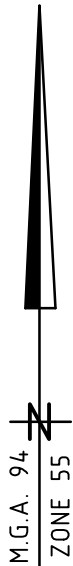
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VERSION K

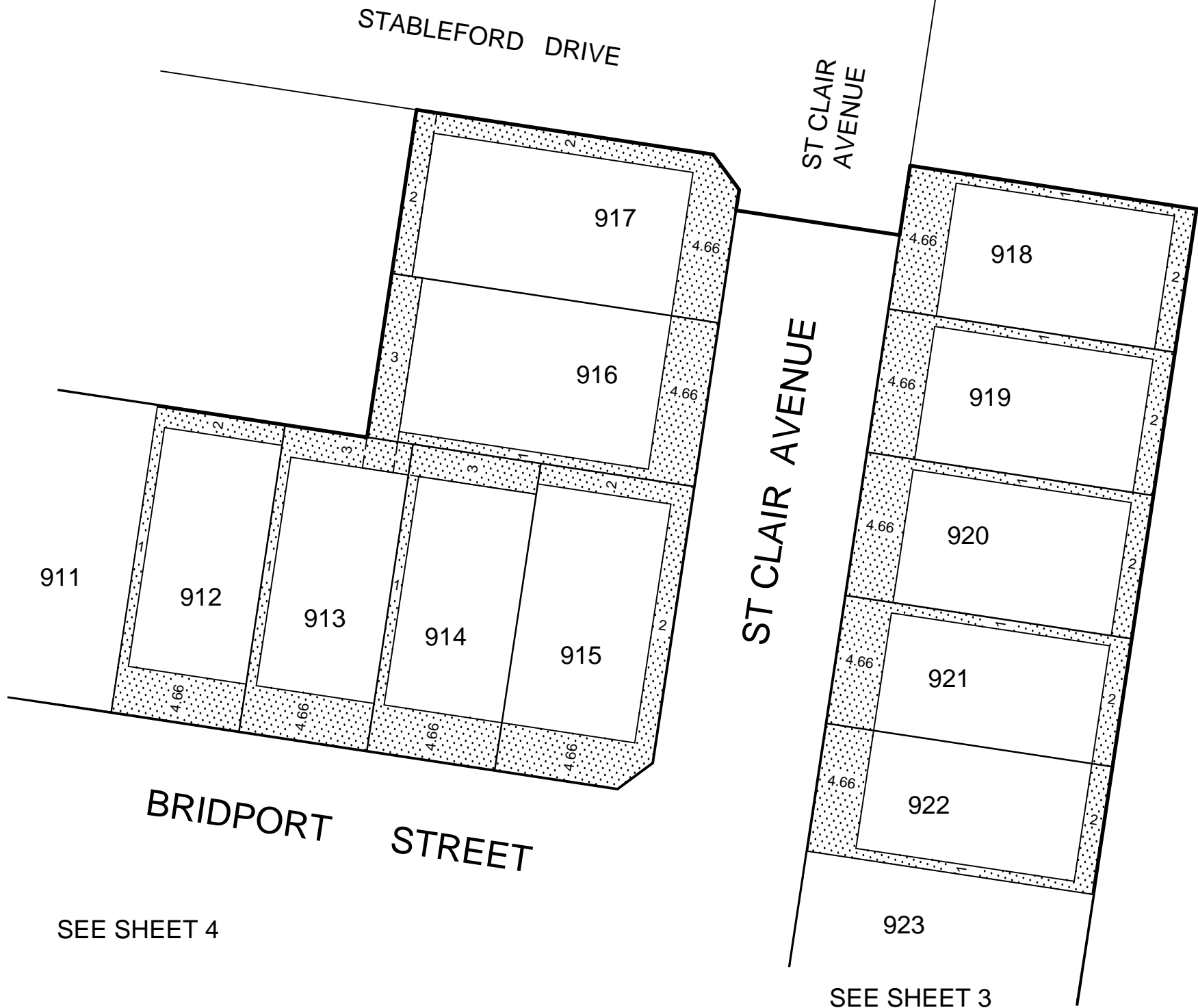
SHEET 1 OF 4
ORIGINAL SHEET SIZE A3

BUILDING ENVELOPE PLAN

PLAN NUMBER
PS 701093H



SEE SHEET 1



SEE SHEET 4

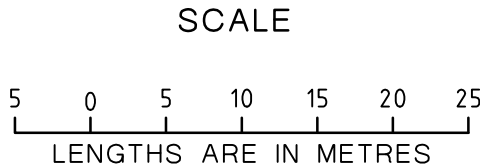
SEE SHEET 3

BUILDING EXCLUSION ZONE

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ORIGINAL SCALE
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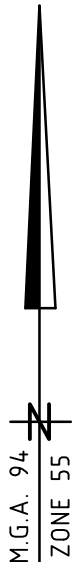
VERSION K

SHEET 2 OF 4
ORIGINAL SHEET SIZE A3

BUILDING ENVELOPE PLAN

PLAN NUMBER
PS 701093H

SEE SHEET 3




SEE SHEET 4

ST CLAIR AVENUE

ELMSFORD CRESCENT

EMINENCE DRIVE

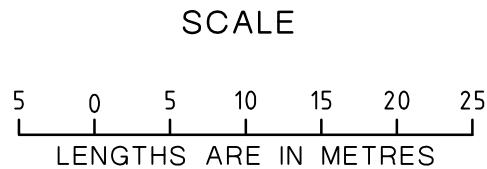
RESERVE No.2

 BUILDING EXCLUSION ZONE

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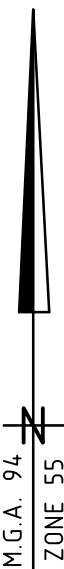
SHEET 3 OF 4
ORIGINAL SHEET SIZE A3

SEE SHEET 1

BUILDING ENVELOPE PLAN

PLAN NUMBER

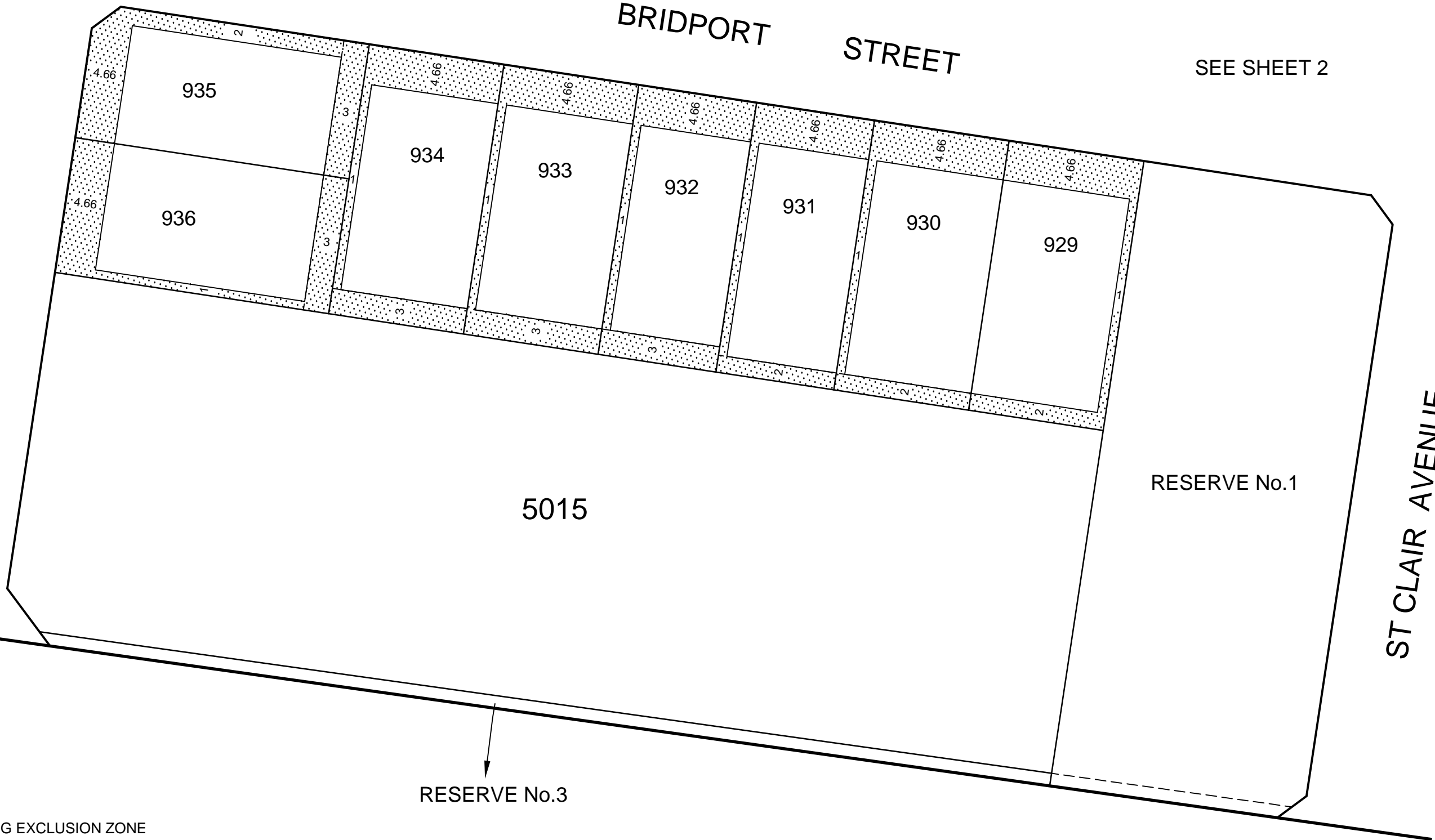
PS 701093H



MORNINGSIDE BOULEVARD

BRIDPORT STREET

SEE SHEET 2



ST CLAIR AVENUE

SEE SHEET 3



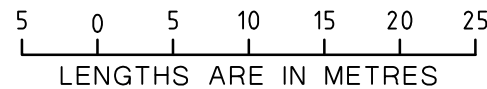
BUILDING EXCLUSION ZONE

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ORIGINAL SCALE
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SHEET 4 OF 4

ORIGINAL SHEET SIZE A3