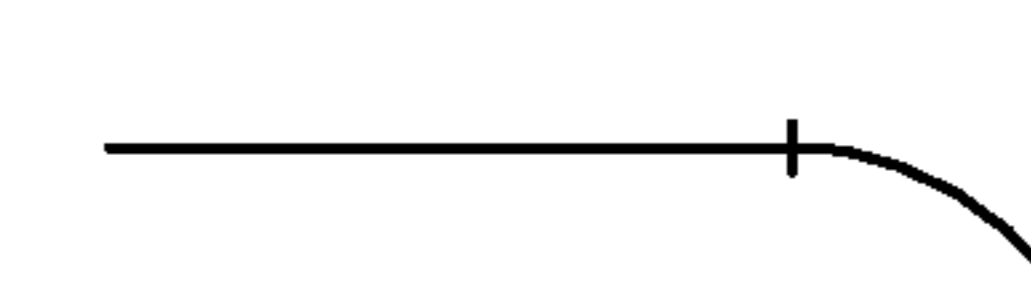



Signed by Council: Hume City Council, Council Ref: S007115, Original Certification: 13/10/2014, Recertification: 27/02/2015, S.O.C.: 28/04/2015

PLAN OF SUBDIVISION	LV use only EDITION 1	Plan Number PS 724874X
Location of Land Parish: YUROKE Township: - Section: 14 (PART) Crown Allotment: - Crown Portion: K & L (PARTS), SECTION 7 U (PART), SECTION 13 Title Reference: VOL 11303 FOL 858 Last Plan Reference: LOT B ON PS636319T Postal Address: 175 JAMES MIRAMS DRIVE (at time of subdivision) ROXBURGH PARK 3064 MGA 94 Co-ordinates E 316250 Zone: 55 (of approx. centre of land in plan) N 5833900	Council Name: HUME CITY COUNCIL Council Ref:	

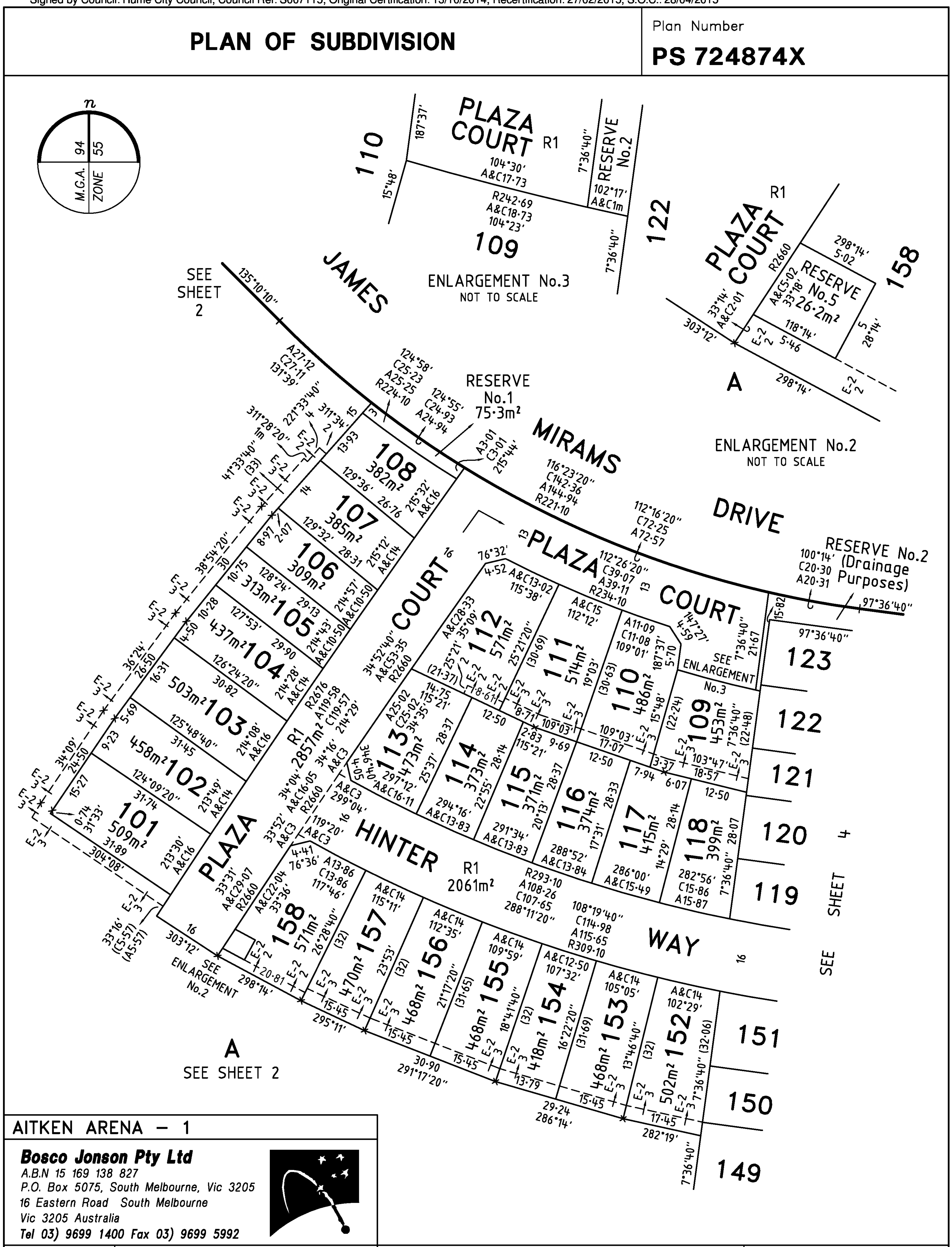
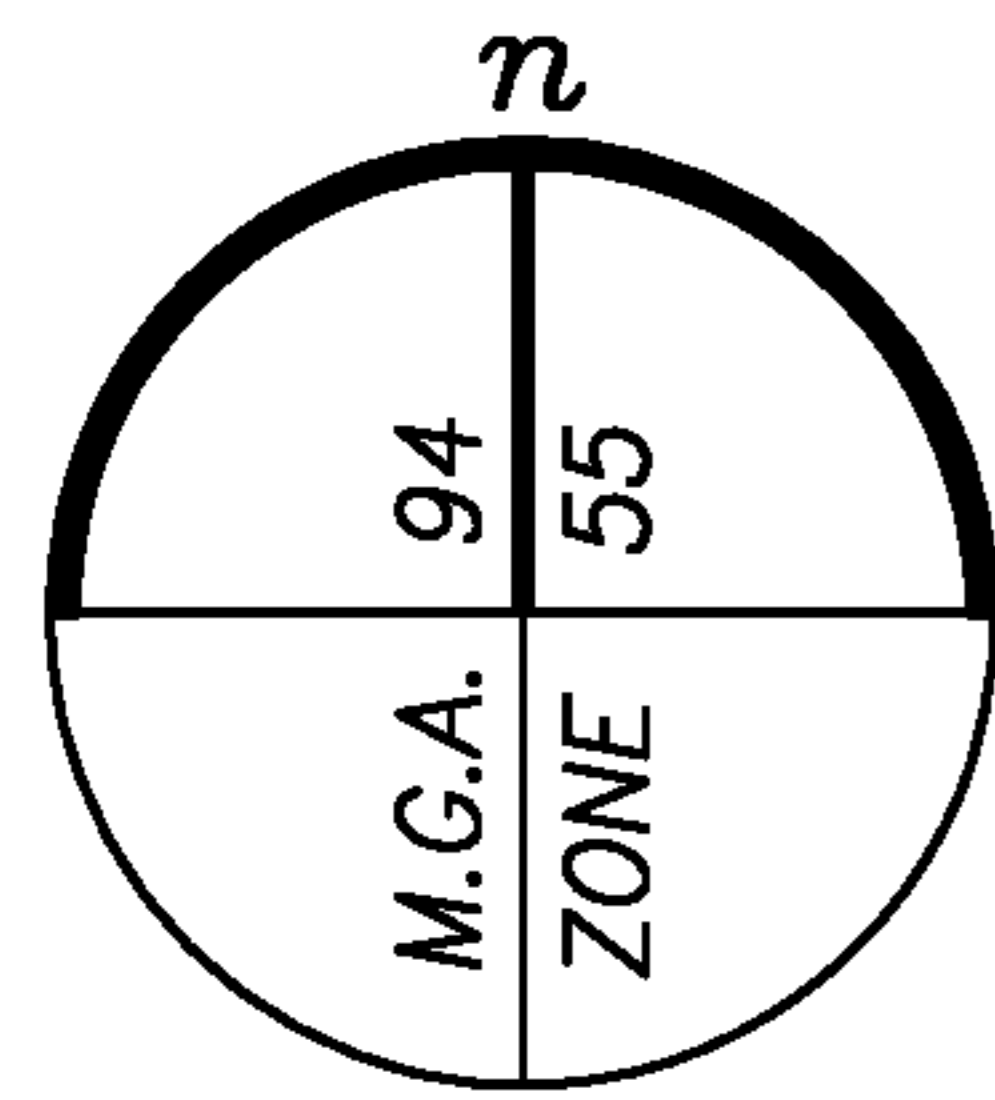
Vesting of Roads and/or Reserves	Notations		
Identifier	Council/Body/Person	Staging	This is is not a staged subdivision Planning Permit No. P17233
ROAD R1	HUME CITY COUNCIL	Survey	This plan is is not based on survey This survey has been connected to permanent marks no(s) 74, 211, 212, 216, 217, 218, 328, 478 In Proclaimed Survey Area No. -
RESERVE No.1	HUME CITY COUNCIL		
RESERVE No.2	HUME CITY COUNCIL		
RESERVE No.3	HUME CITY COUNCIL		
RESERVE No.4	HUME CITY COUNCIL		
RESERVE No.5	JEMENA ELECTRICITY NETWORKS (VIC) LTD	Depth Limitation	DOES NOT APPLY
LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT A) - 3.836ha TANGENT POINTS ARE SHOWN THUS: 			
OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF SEWERAGE EASEMENT E-1 ON PS627062G NOW CONTAINED IN RECREATION STREET ON THIS PLAN. GROUNDS FOR VARIATION OF EASEMENT AGREEMENT BY ALL INTERESTED PARTIES.			

Easement Information				
Legend:	E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement	R - Encumbering Easement (Road)
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG	PS627062G	YARRA VALLEY WATER LIMITED
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	SUPPLY OF WATER BY PIPELINE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE AND FLOODWAY	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SUPPLY OF WATER BY PIPELINE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG	PS627062G	YARRA VALLEY WATER LIMITED
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-8	DRAINAGE AND FLOODWAY	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	DRAINAGE AND FLOODWAY	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	SEWERAGE	SEE DIAG	PS627062G	YARRA VALLEY WATER LIMITED
E-10	DRAINAGE AND FLOODWAY	SEE DIAG	THIS PLAN	HUME CITY COUNCIL

AITKEN ARENA - 1		Sheet 1 of 11 sheets	
58 LOTS AND BALANCE LOT A	LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER	Original sheet size A3	
Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992 	SIGNATURE DIGITALLY SIGNED DATE / /	PLAN REGISTERED	
	REF 29595013 24/10/14 VERSION S		TIME: 6.00pm
	DWG 2959501AS		DATE: 13 / 5 / 2015 A.R.T. Assistant Registrar of Titles

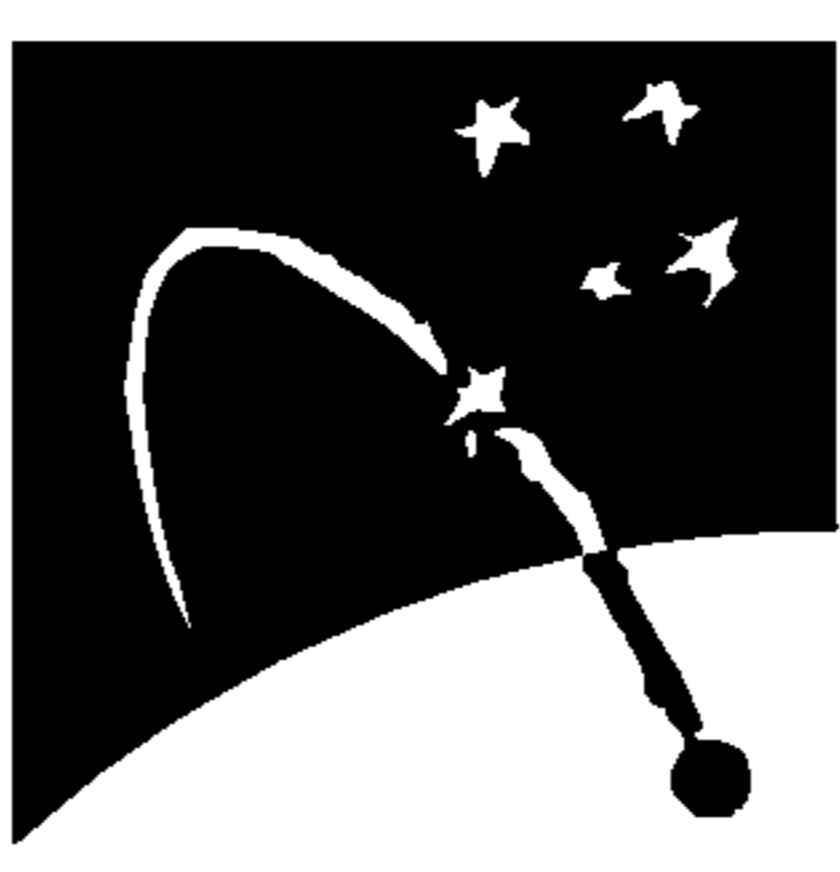
PLAN OF SUBDIVISION

Plan Number
PS 724874X

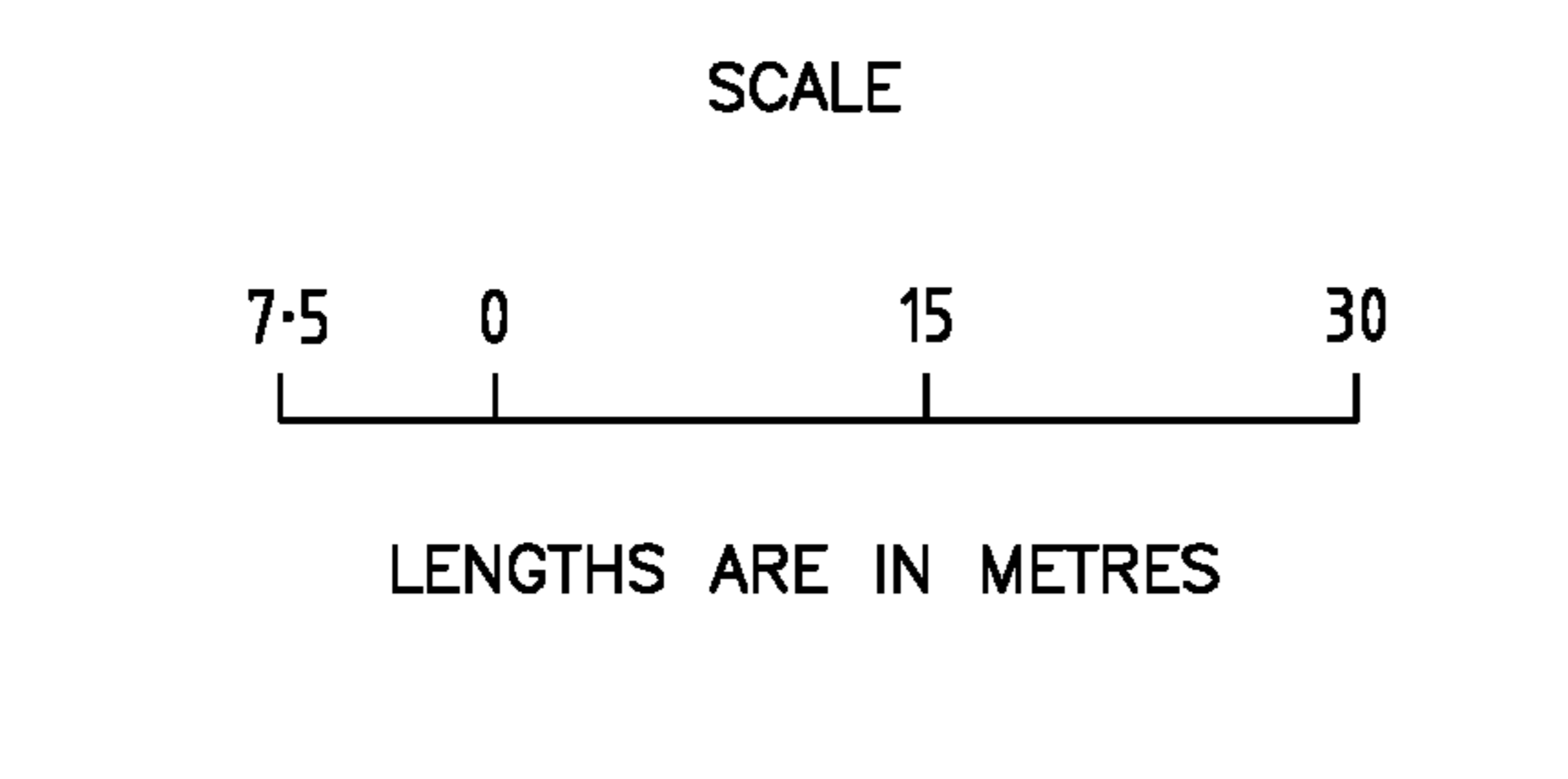


AITKEN ARENA - 1

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ORIGINAL
SCALE
1:750
SHEET SIZE
A3



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

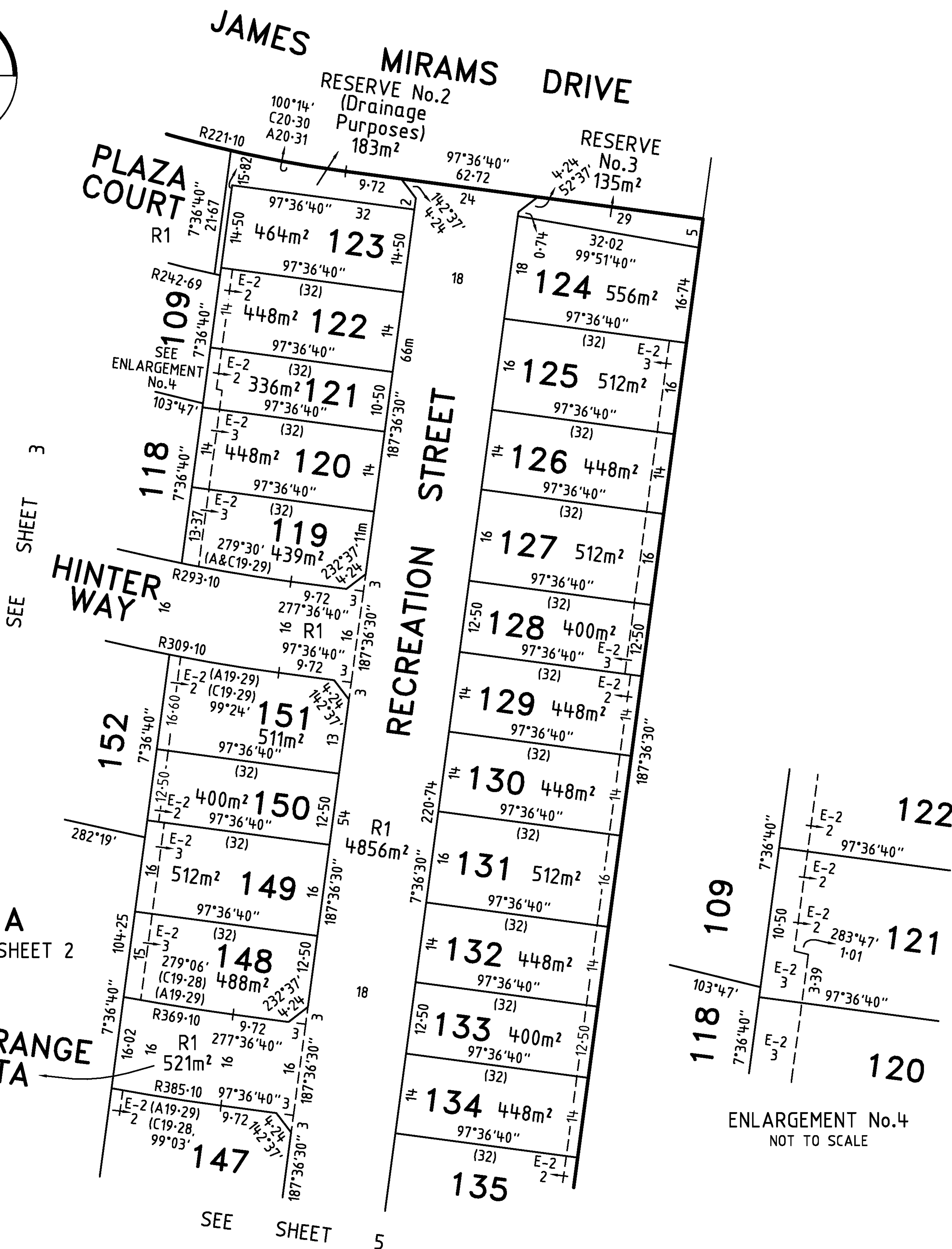
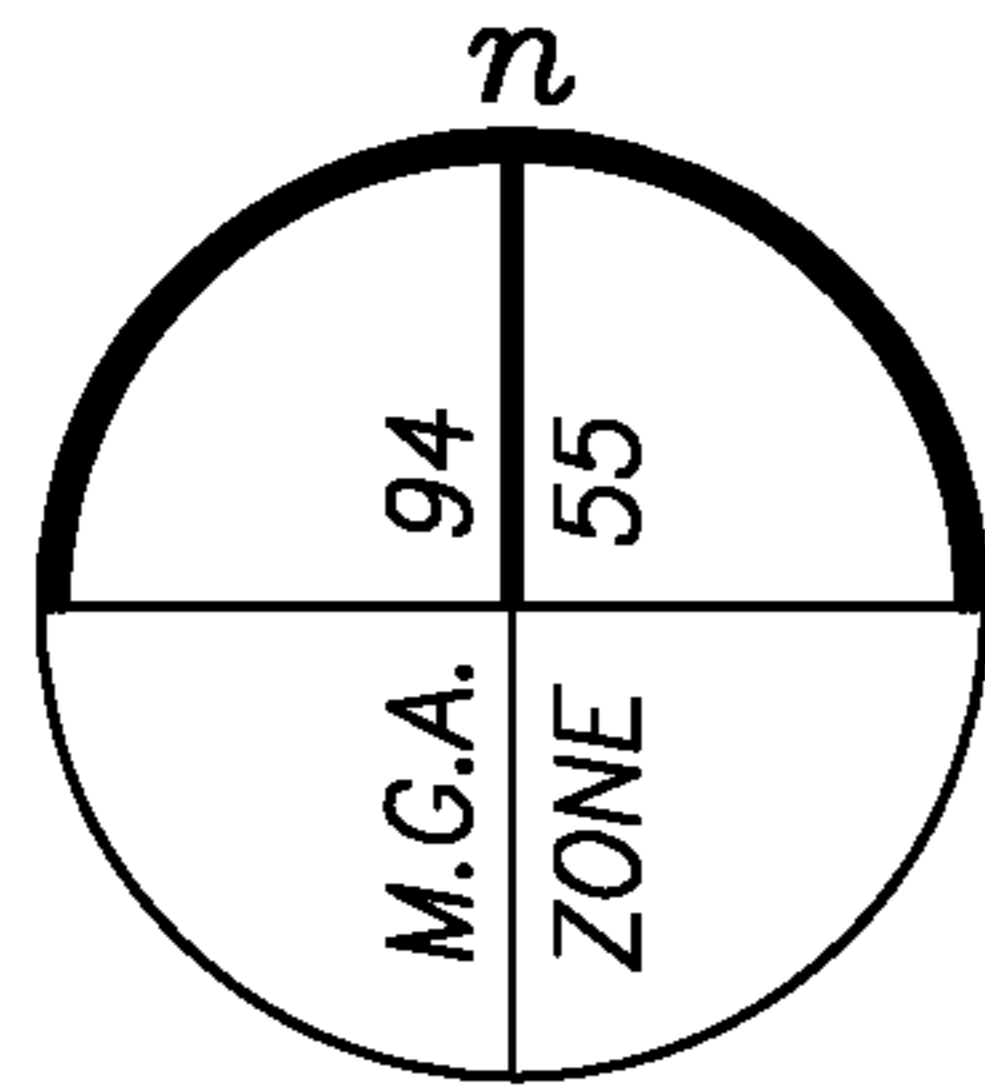
SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595013 24/10/14 VERSION S
 DWG 2959501AS

Sheet 3

PLAN OF SUBDIVISION

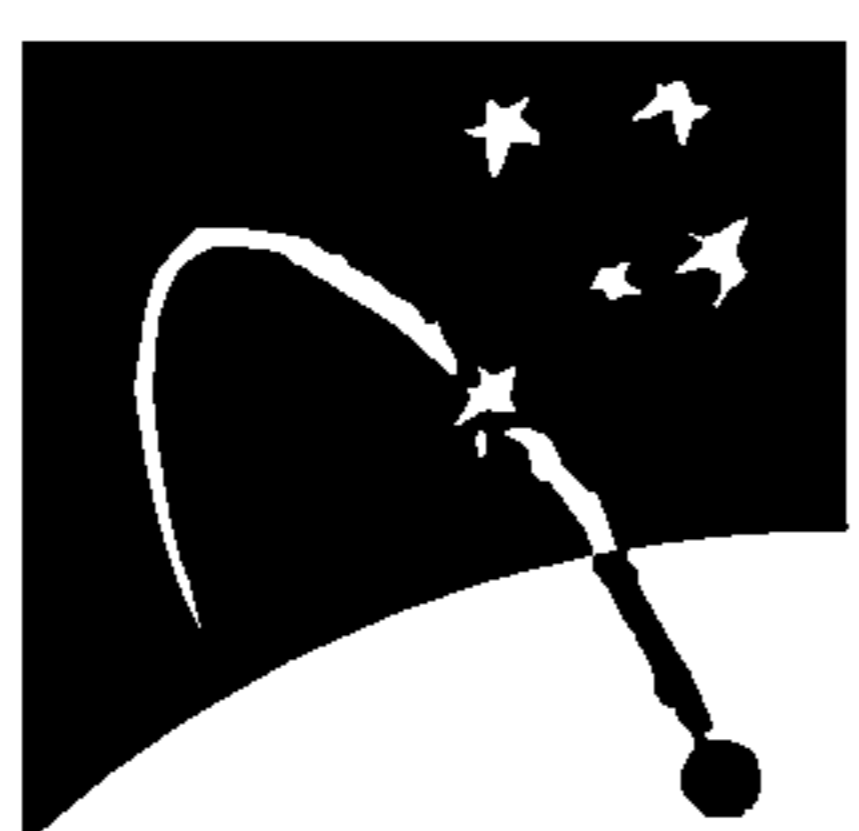
Plan Number
PS 724874X



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ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

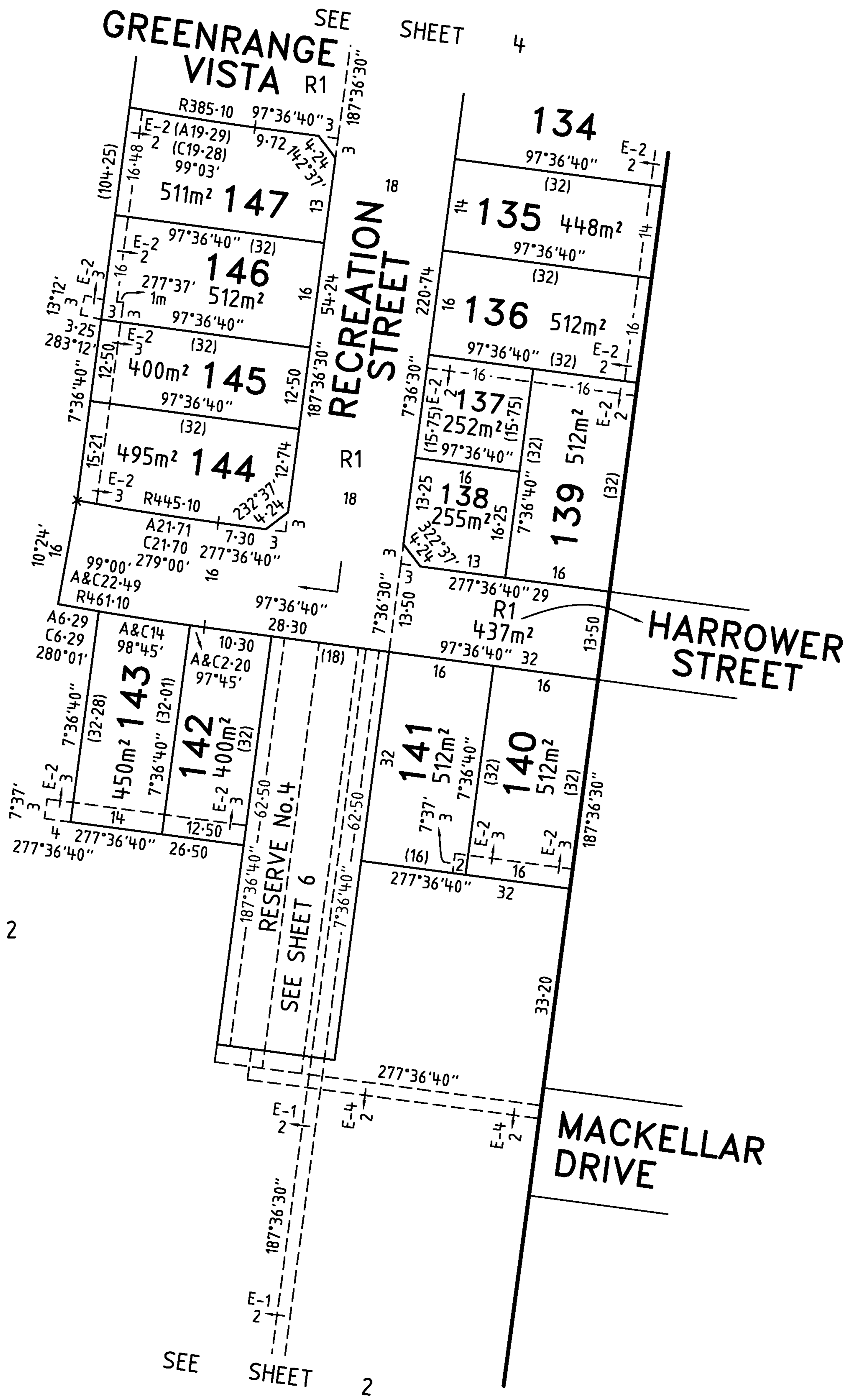
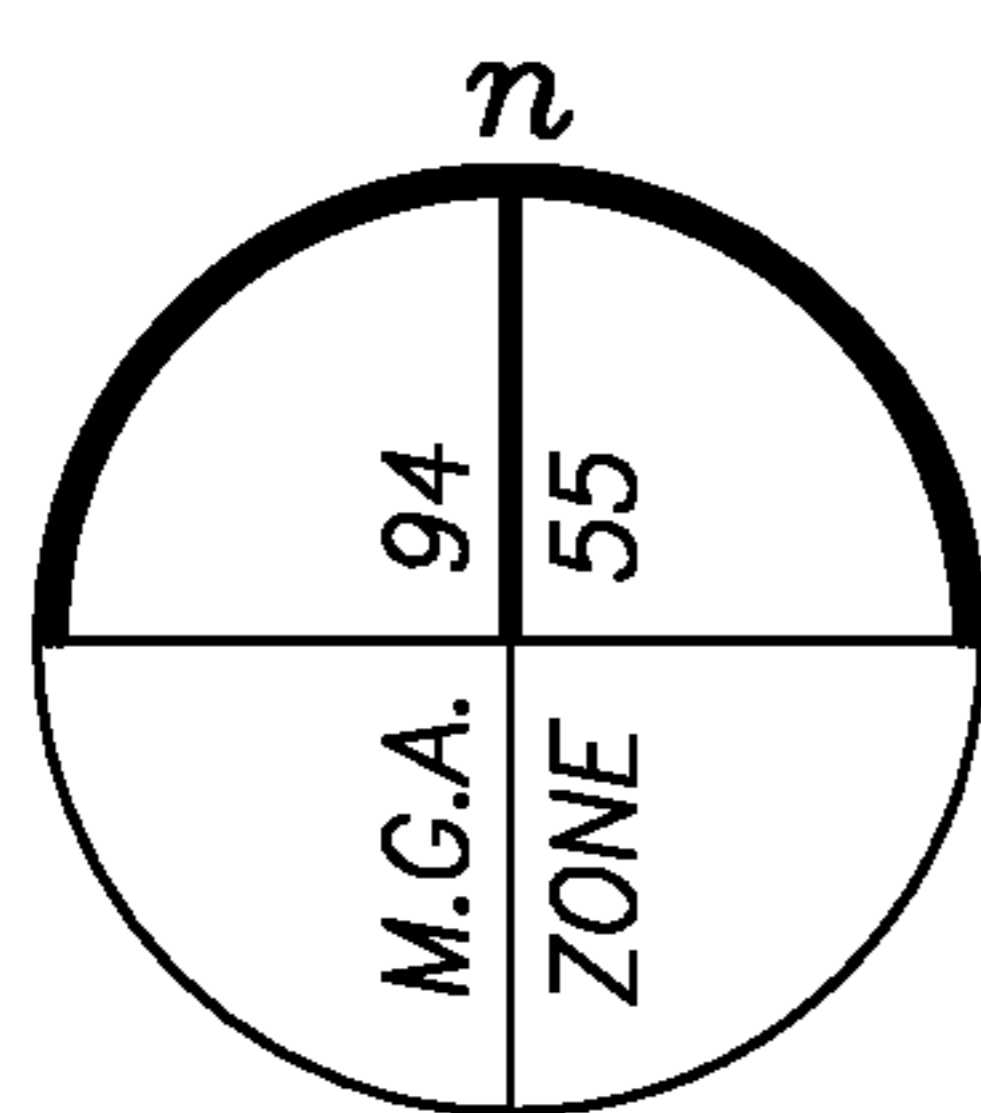
SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595013 24/10/14 VERSION S
DWG 2959501AS

Sheet 4

PLAN OF SUBDIVISION

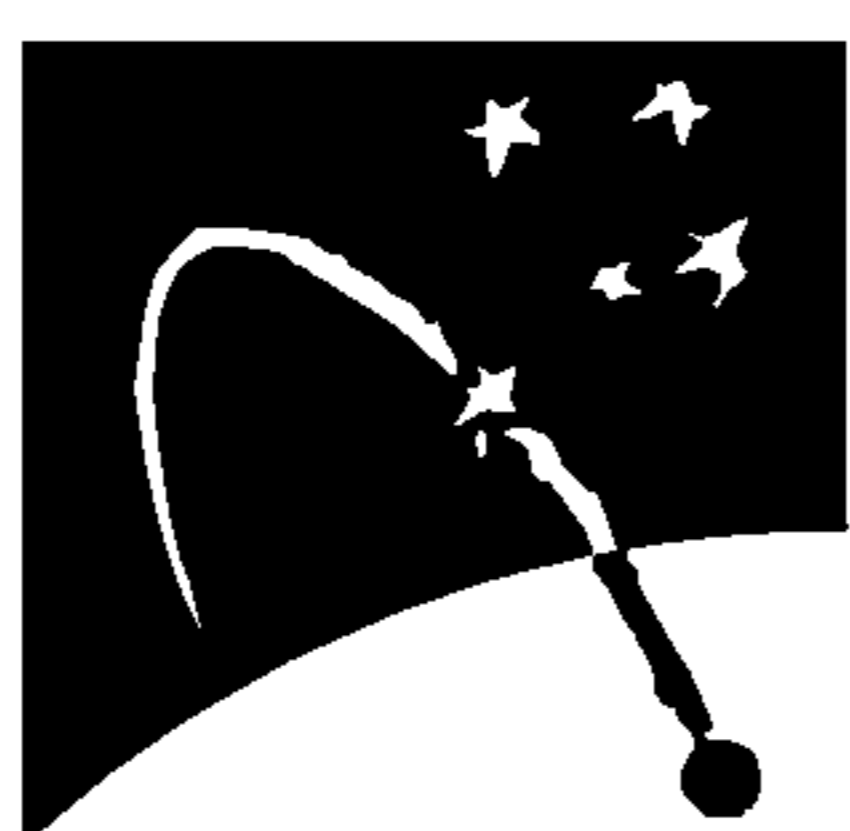
Plan Number
PS 724874X



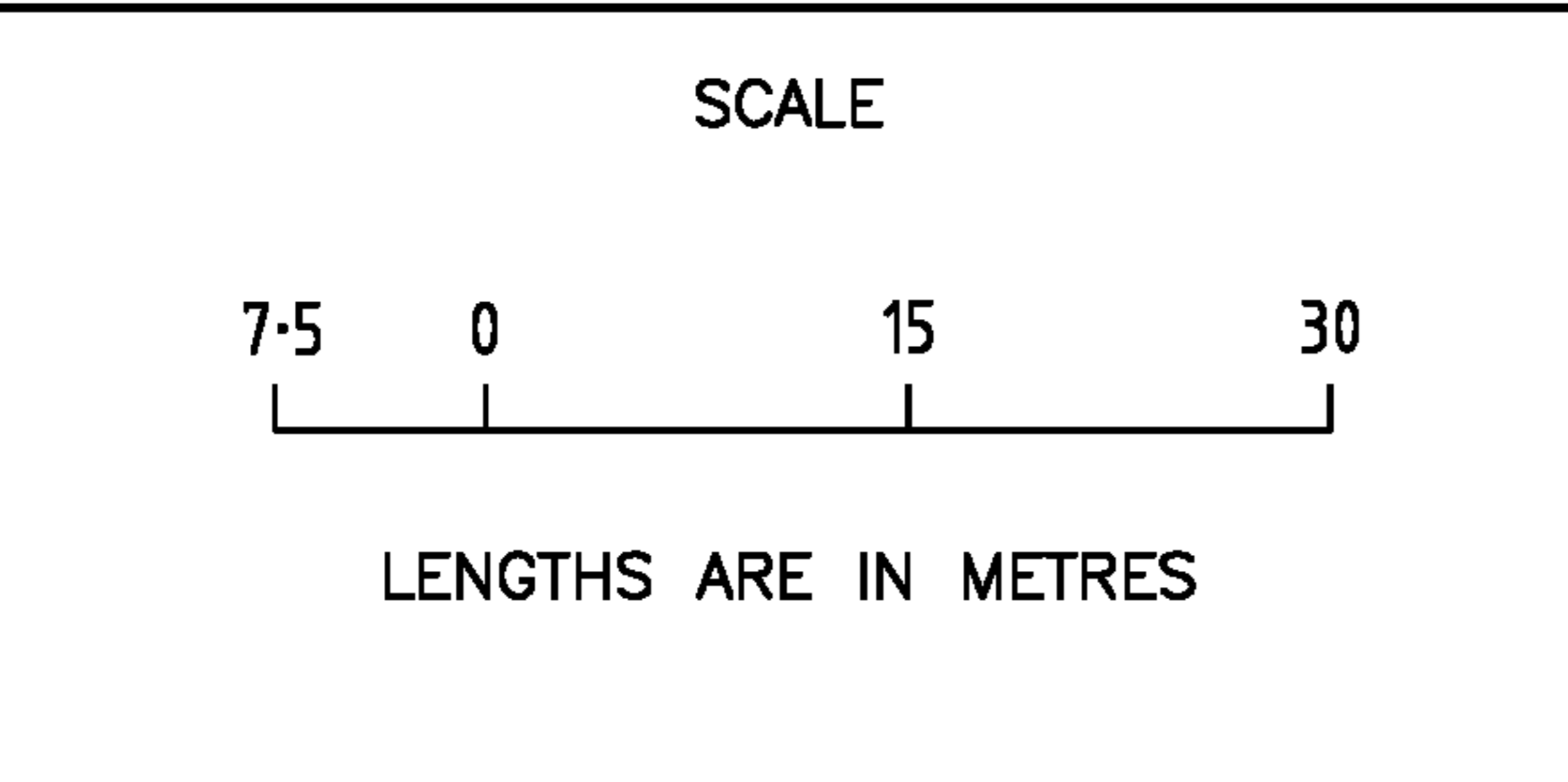
AITKEN ARENA - 1

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Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL	SCALE
SCALE	SHEET SIZE
1:750	A3



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SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595013 24/10/14 VERSION S

DWG 2959501AS

Sheet 5

PLAN OF SUBDIVISION

Plan Number
PS 724874X

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS724874X by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	106, 108
108	107
109	110, 117, 118, 121, 122
110	109, 111, 116, 117
111	110, 112, 114, 115
112	111, 113, 114
113	112, 114
114	111, 112, 113, 115
115	111, 114, 116
116	110, 115, 117
117	109, 110, 116, 118
118	109, 117, 119, 120, 121
119	118, 120
120	118, 119, 121
121	109, 118, 120, 122
122	109, 121, 123
123	122
124	125
125	124, 126
126	125, 127
127	126, 128
128	127, 129
129	128, 130

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
130	129, 131
131	130, 132
132	131, 133
133	132, 134
134	133, 135
135	134, 136
136	135, 137, 139
137	136, 138, 139
138	137, 139
139	136, 137, 138
140	141
141	140
142	143
143	142
144	145
145	144, 146
146	145, 147
147	146
148	149
149	148, 150, 152
150	149, 151, 152
151	150, 152
152	149, 150, 151, 153
153	152, 154
154	153, 155
155	154, 156
156	155, 157
157	156, 158
158	157

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet and in all other instances with the written consent of each and every registered proprietor of a 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:

Design Guidelines and MCP

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the Peet Design Review Panel in accordance with the Arena Design Guidelines.
- (b) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number AA2665, which MCP is incorporated into this Restriction.
- (c) Connect to septic tanks or similar on-site wastewater treatment systems if the lot is within the Greenvale Reservoir Catchment.
- (d) Damage, change, destroy or interfere with the designed purpose of the land shaping, where land shaping sits within a private residential lot.

Building Envelopes

- (e) build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown in the Schedule on sheets 9, 10 & 11.

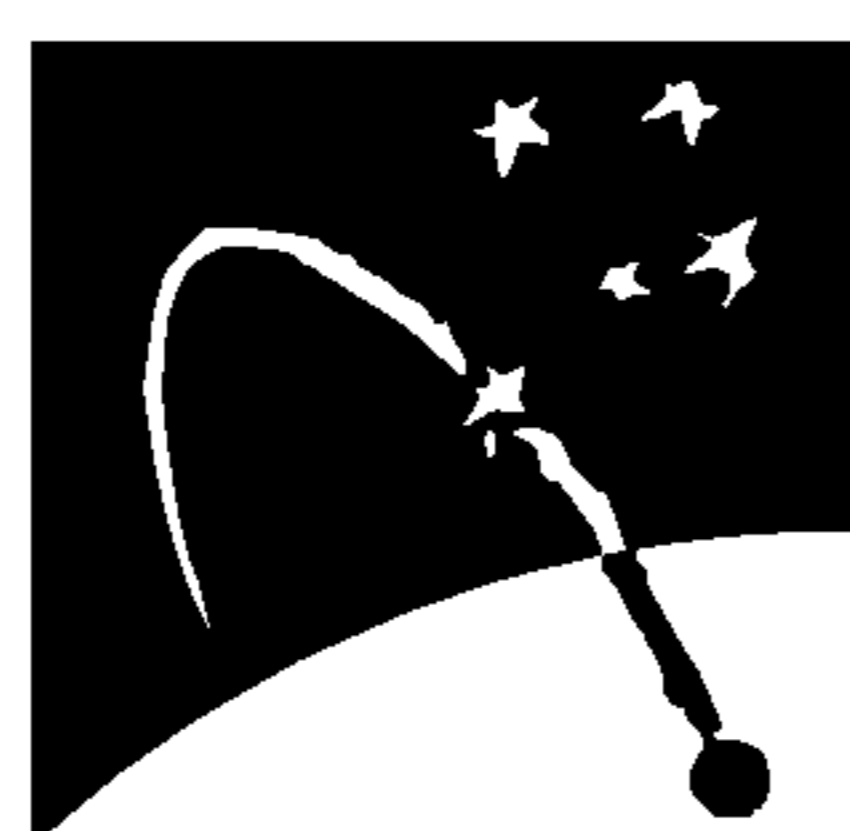
Single and Double Storey Construction

- (f) build or allow to be built on the Lot any building with a rise of any number of levels other than in accordance with the storey plans shown in the Schedule on sheets 9, 10 & 11.

continued

AITKEN ARENA – 1

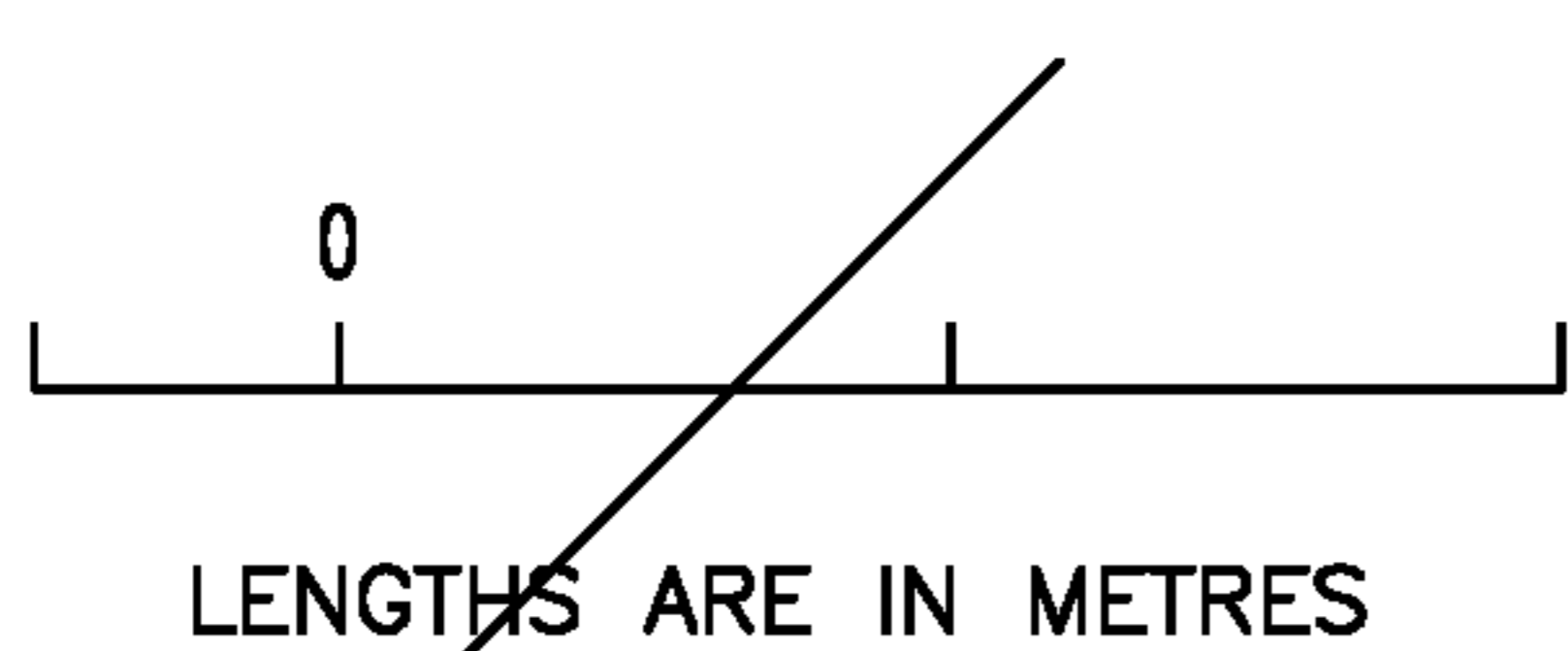
Bosco Jonson Pty Ltd
 A.B.N 15 169 138 827
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE
SHEET SIZE
A3



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595013 24/10/14 VERSION S
 DWG 2959501AS

Sheet 7

PLAN OF SUBDIVISION

Plan Number

PS 724874X

CREATION OF RESTRICTION (CONTINUED)

Fencing

- (g) build or allow to be built on the Lot any fence which is visible from a public area which does not comply with the "Arena Feature Fencing" requirements in the Peet Aitken Design Guidelines.
- (h) in the case of Lots 123 and 124, remove, demolish, alter or fail to maintain (after expiry of any maintenance period by Peet) any stone and timber entry fencing provided by Peet on the Lot.

Garage

- (i) build or allow to be built on the Lot any garage other than in accordance with the Aitken Arena Design Guidelines.

Design Plans

- (j) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Peet and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet in respect of that approval.

Expiry

The restrictions specified in paragraphs (a) to (d) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year from the date of Certificate of Occupancy.

The restriction specified in paragraph (e) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years from the date of Certificate of Occupancy.

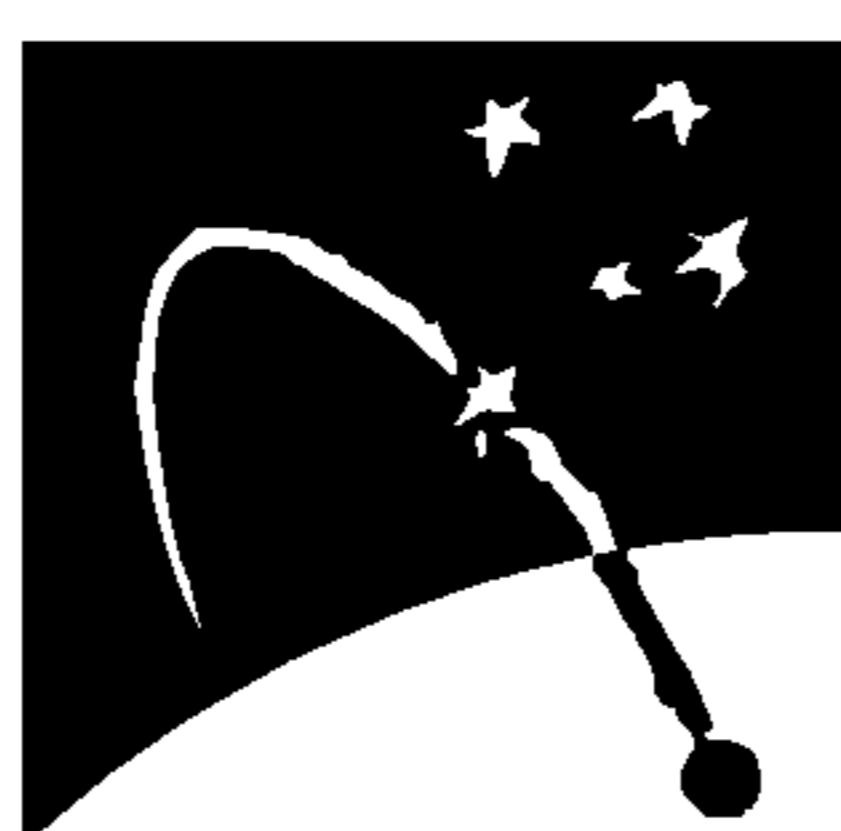
The restrictions specified in paragraphs (f) to (j) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years from the date of registration.

For the purposes of this restriction "Peet" means Peet Greenvale No.2 Pty Ltd ACN: 100 290 677 as the responsible entity or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

AITKEN ARENA – 1

Bosco Jonson Pty Ltd

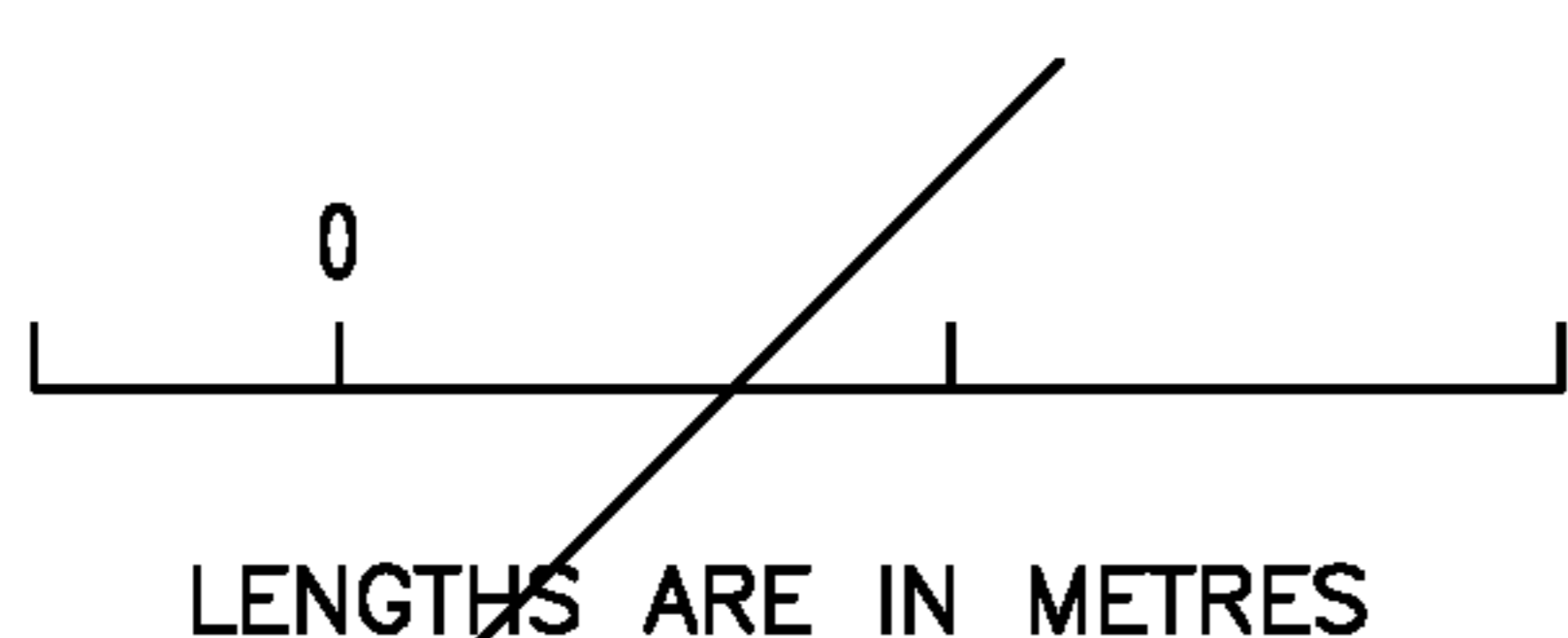
A.B.N 15 169 138 827
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ORIGINAL

SCALE

SCALE SHEET SIZE
 A3



Sheet 8

LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

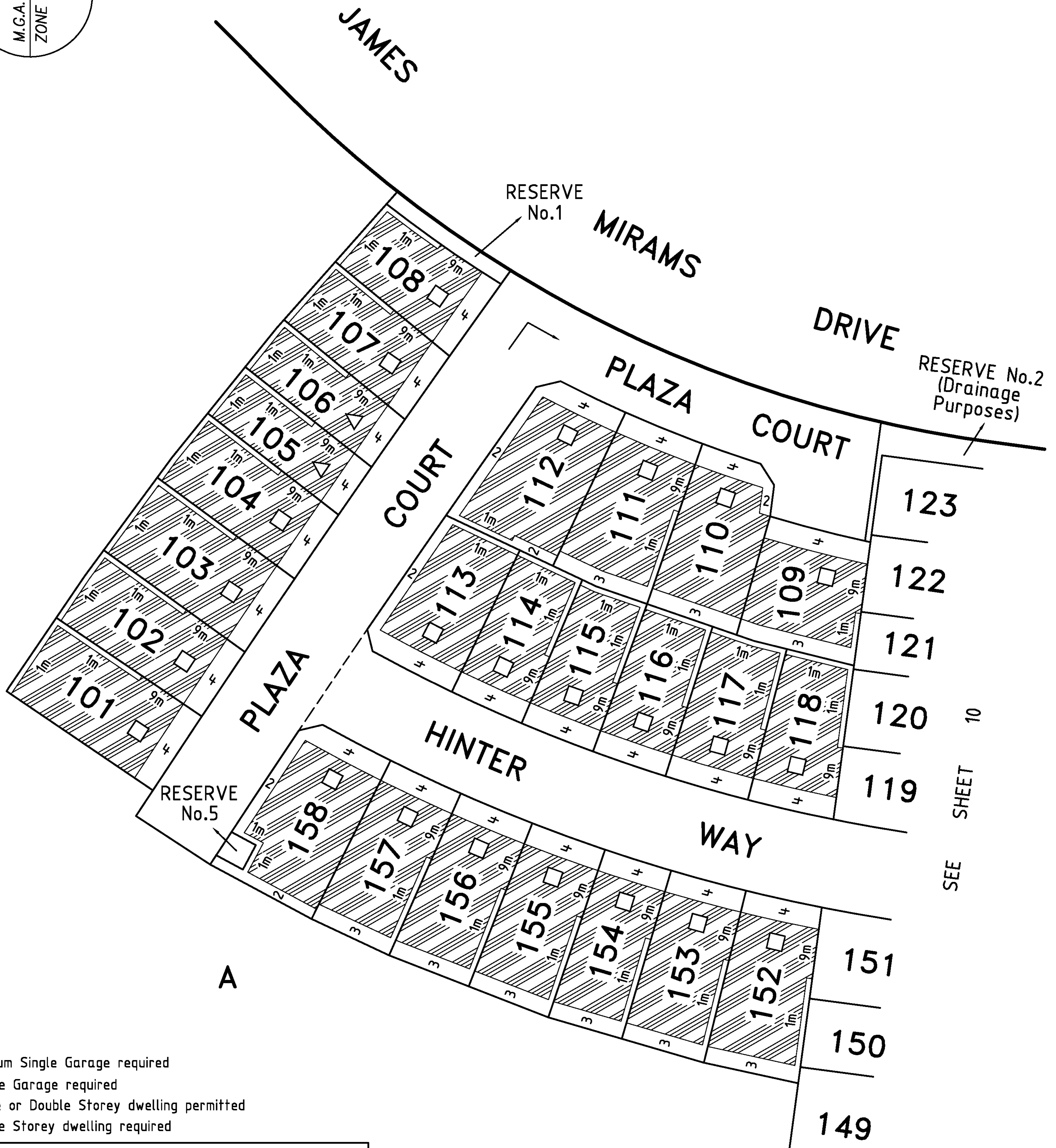
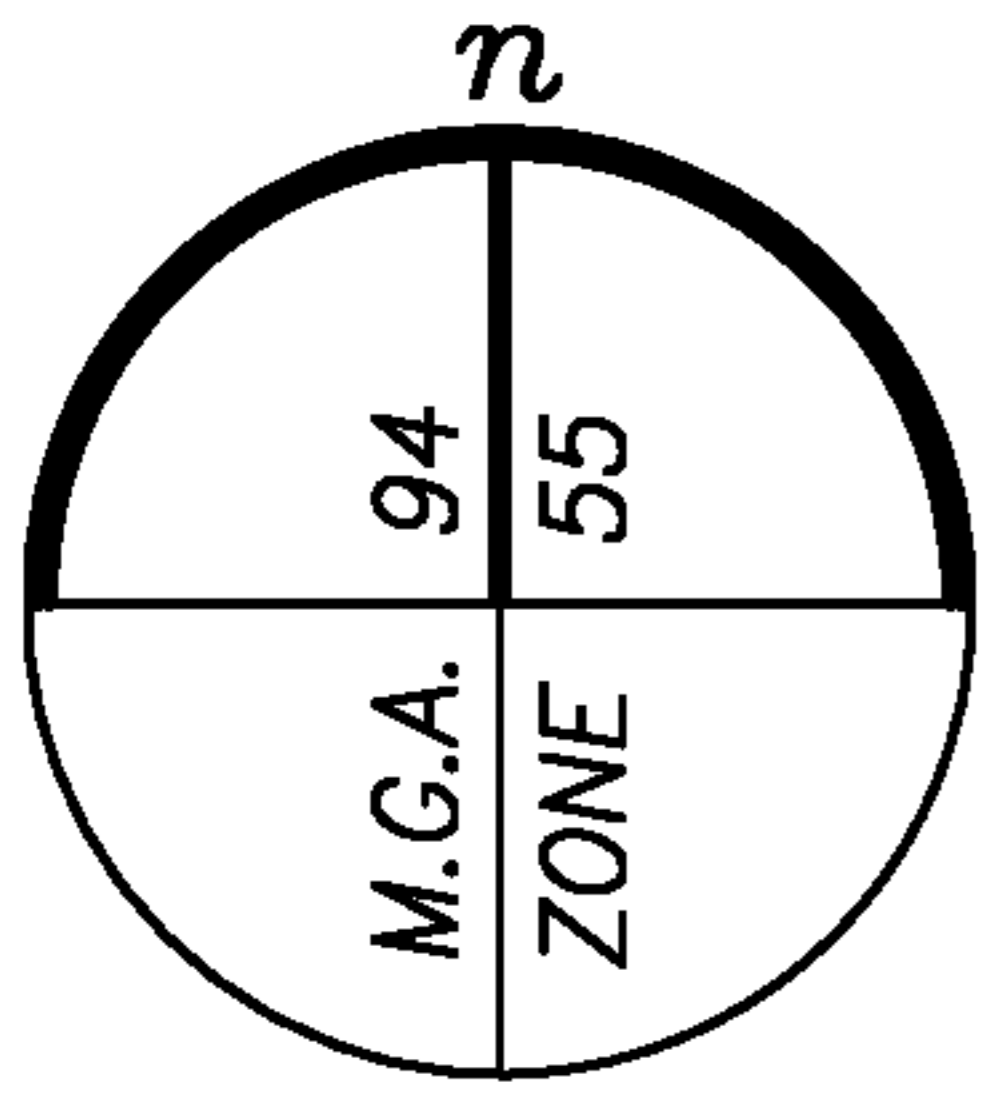
SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595013 24/10/14 VERSION S
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PLAN OF SUBDIVISION

Plan Number
PS 724874X

CREATION OF RESTRICTION (Continued) SCHEDULE



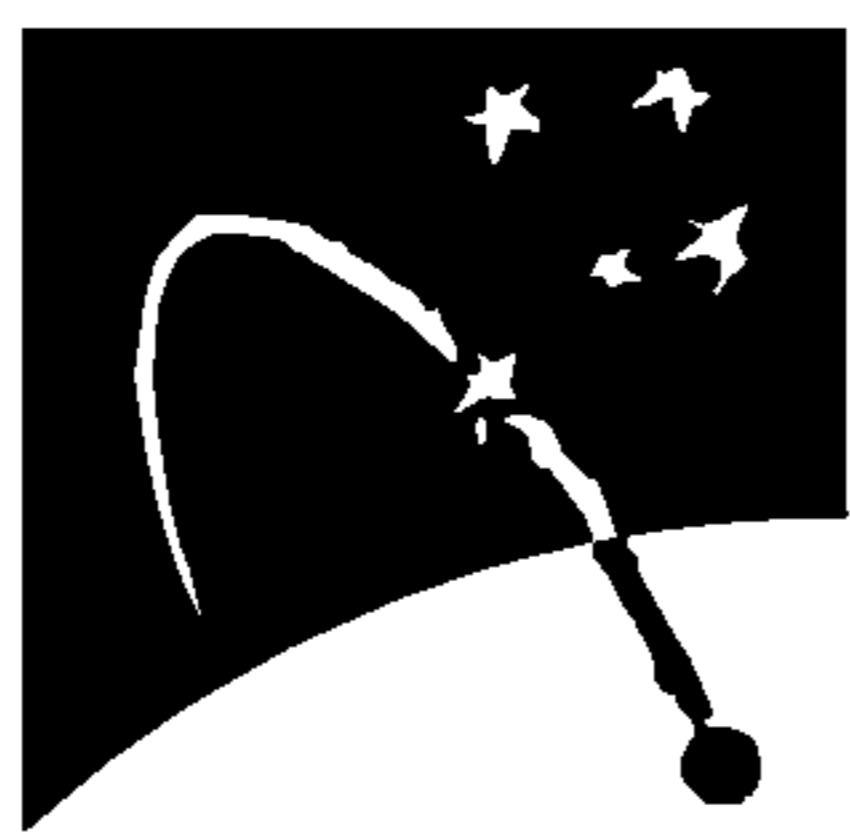
LEGEND

- △ Minimum Single Garage required
- Double Garage required
- ▨ Single or Double Storey dwelling permitted
- ⊠ Double Storey dwelling required

AITKEN ARENA - 1

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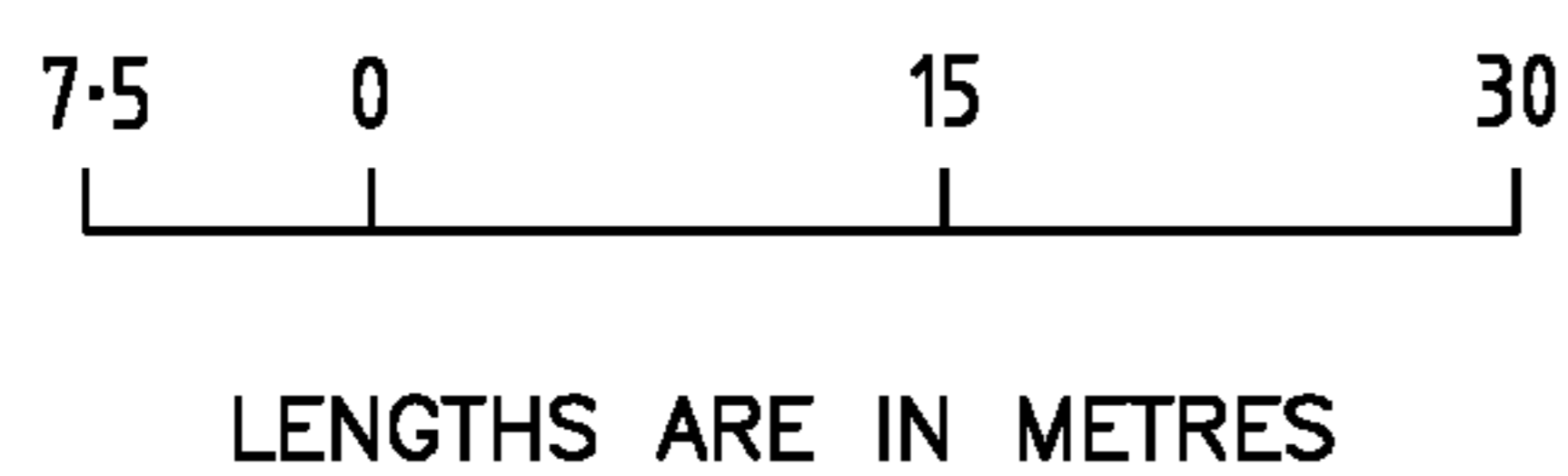
NOTE

THE BUILDING ENVELOPE OF LOT 112 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



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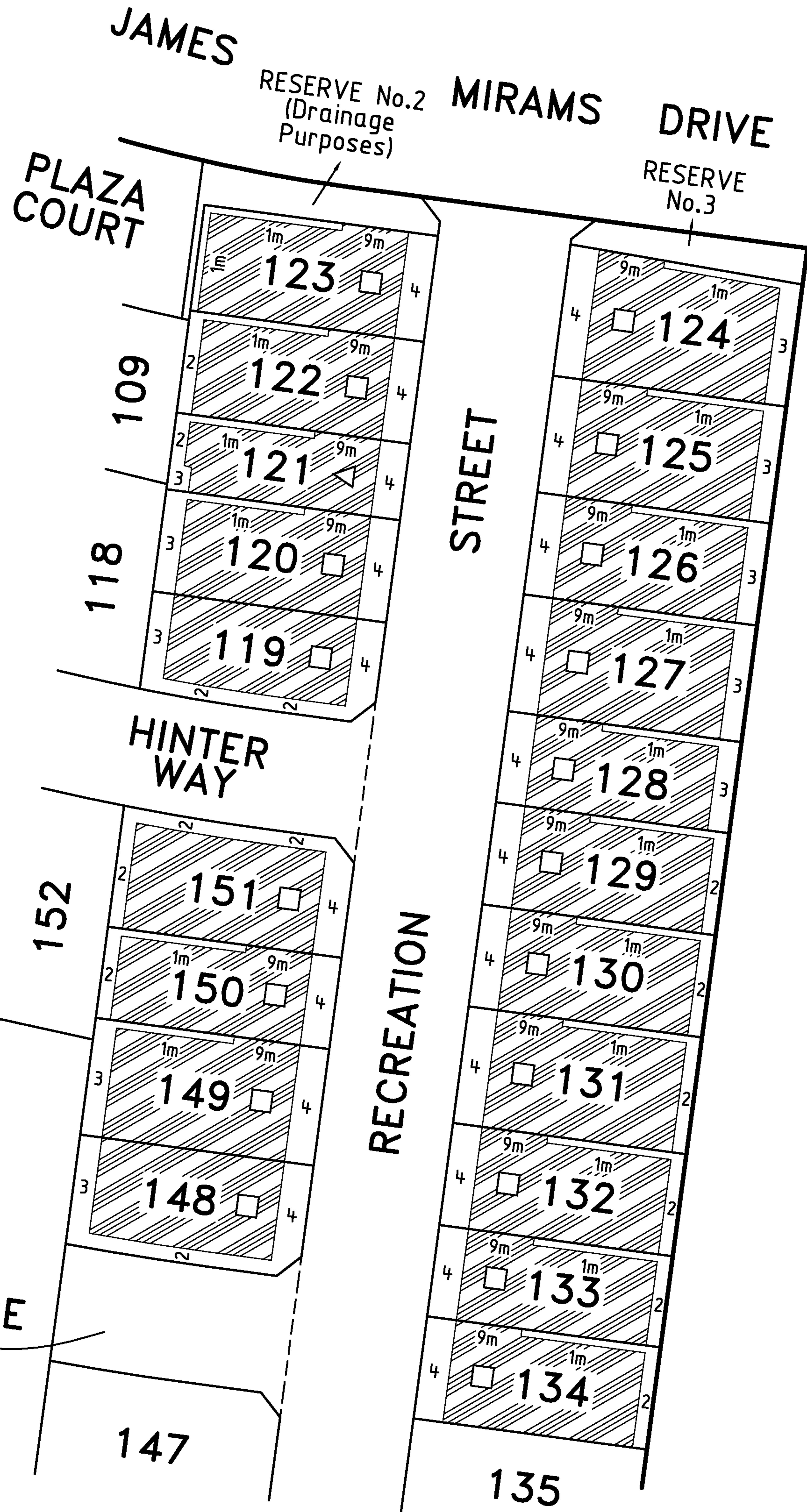
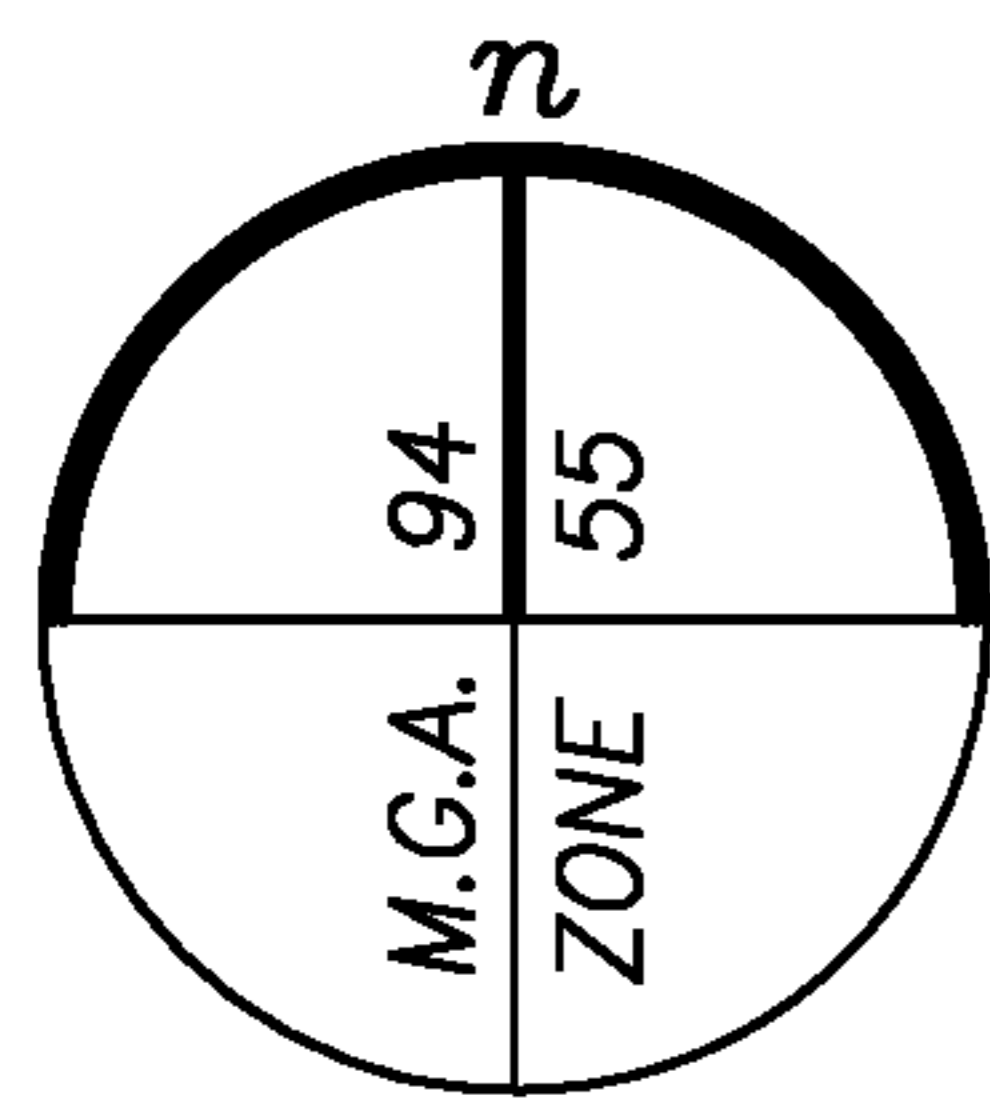
REF 29595013 24/10/14 VERSION S
DWG 2959501AS

Sheet 9

PLAN OF SUBDIVISION

Plan Number
PS 724874X

CREATION OF RESTRICTION (Continued) SCHEDULE



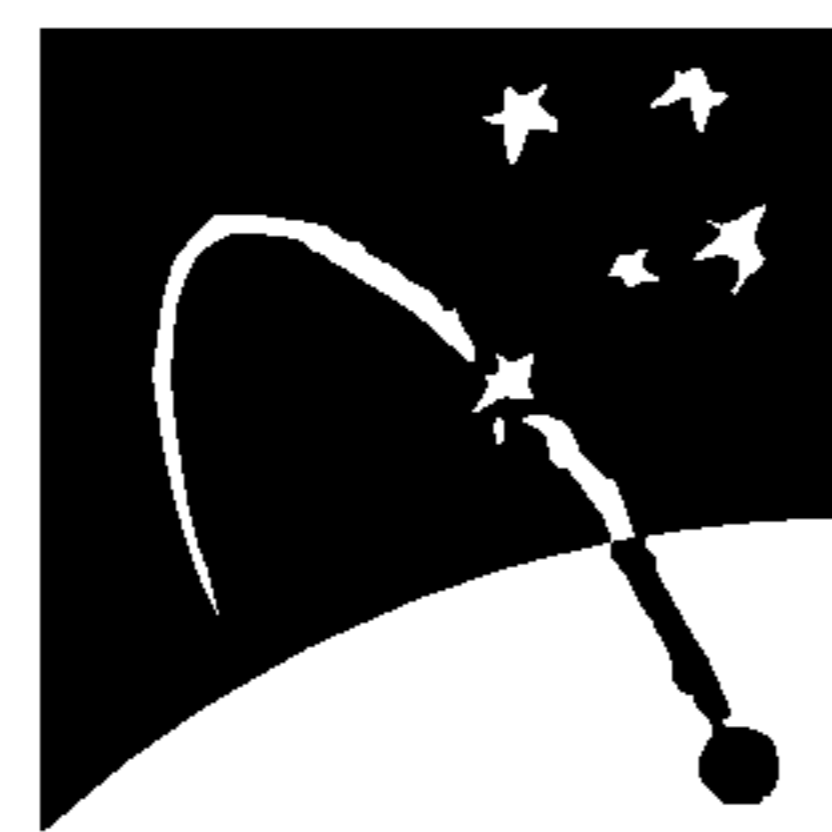
SEE SHEET 9

SEE SHEET 11

NOTE
THE BUILDING ENVELOPE OF LOT 121 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

AITKEN ARENA - 1

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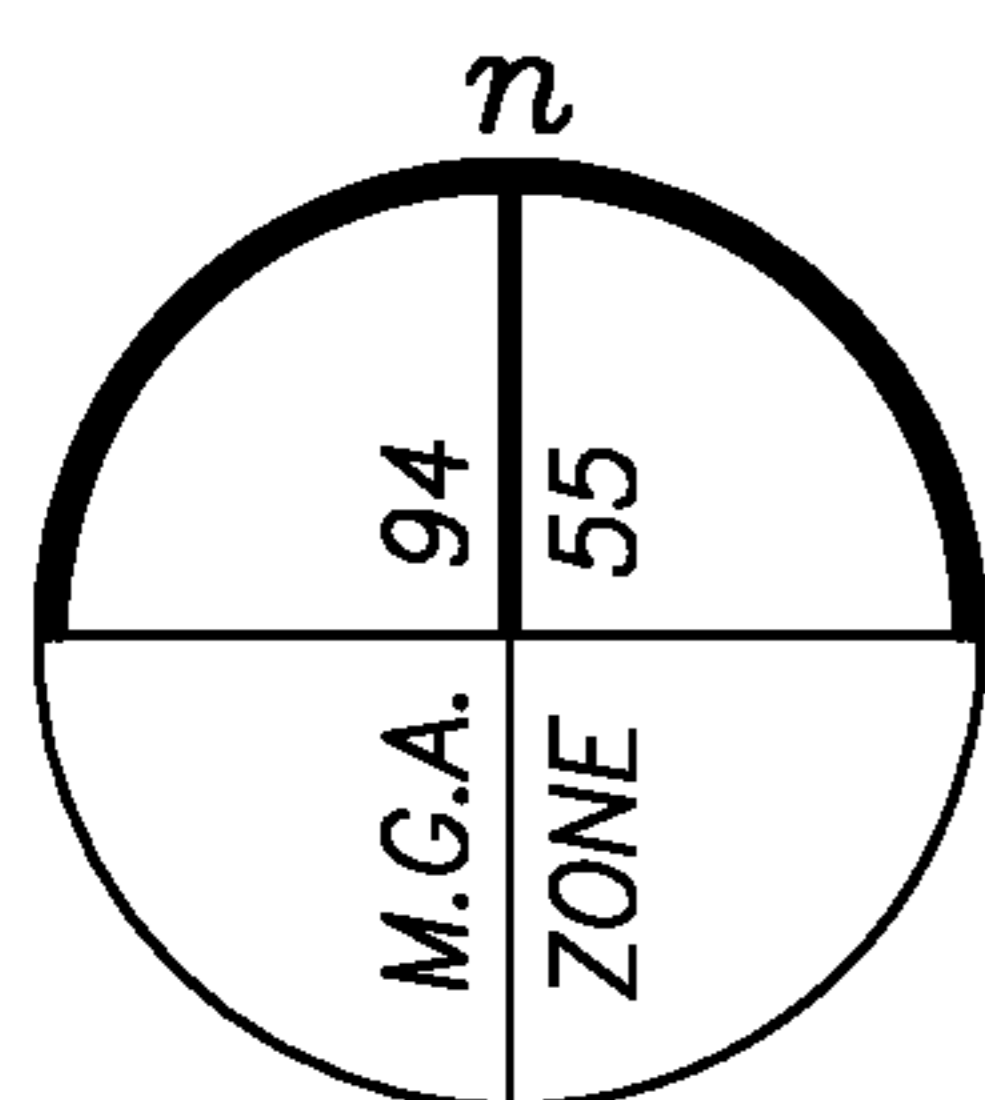
- LEGEND**
- Minimum Single Garage required
 - Double Garage required
 - Single or Double Storey dwelling permitted
 - Double Storey dwelling required

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER		Sheet 10
SCALE	SHEET SIZE	7.5 0 15 30		SIGNATURE DIGITALLY SIGNED DATE / /		
1:750	A3	LENGTHS ARE IN METRES		REF 29595013 24/10/14 VERSION S DWG 2959501AS		

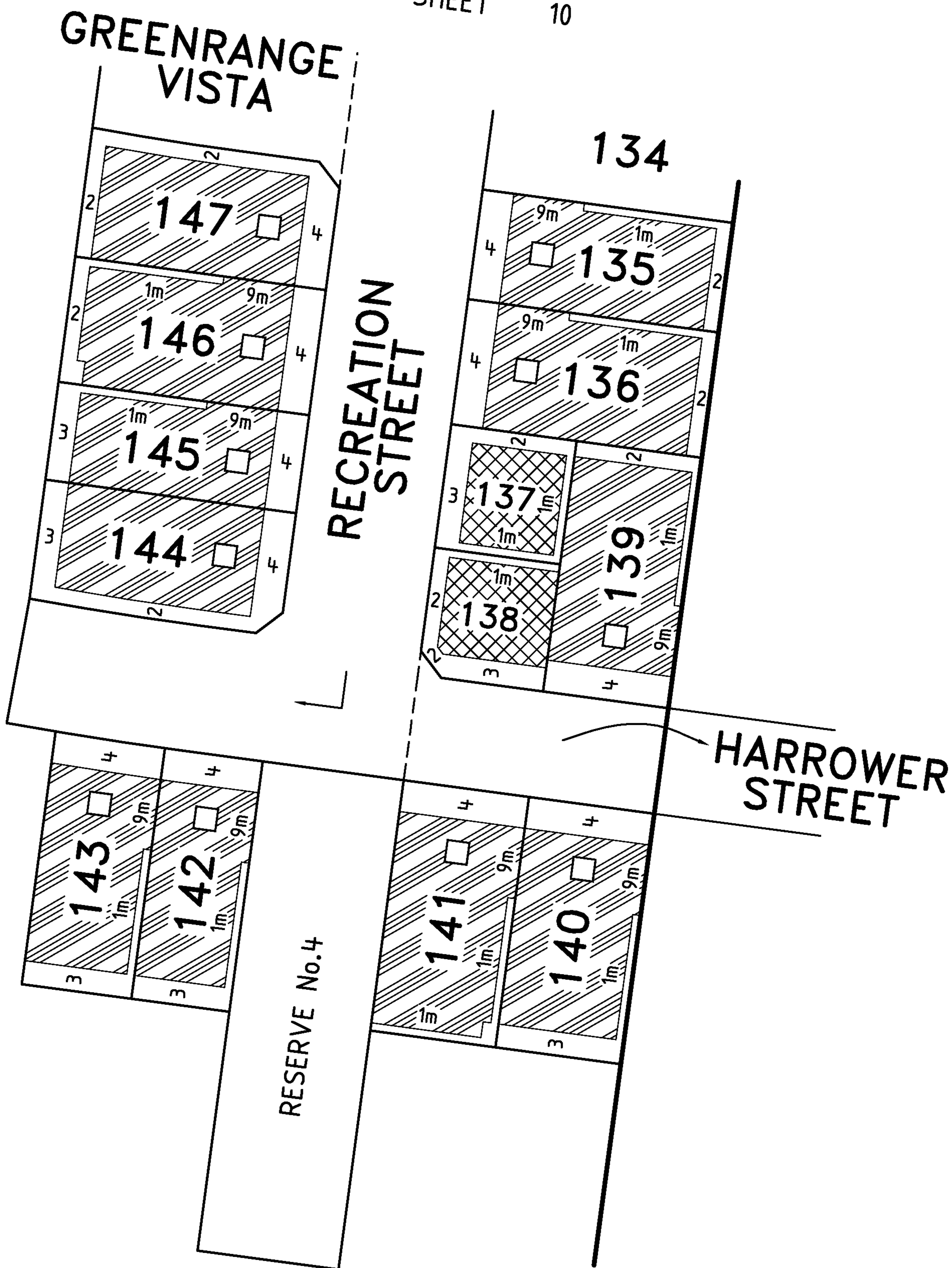
PLAN OF SUBDIVISION

Plan Number
PS 724874X

CREATION OF RESTRICTION (Continued) SCHEDULE



SEE SHEET 10



A

NOTE

THE BUILDING ENVELOPES OF LOTS 141 AND 146 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

AITKEN ARENA – 1

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LEGEND

- △ Minimum Single Garage required
- Double Garage required
- ▨ Single or Double Storey dwelling permitted
- ⊠ Double Storey dwelling required

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595013 24/10/14 VERSION S
DWG 2959501AS

Sheet 11



Plan of Subdivision PS724874X
Certifying a New Version of an Existing Plan (Form 11)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S046760V
Plan Number: PS724874X
Responsible Authority Name: Hume City Council
Responsible Authority Reference Number 1: S007115
Surveyor's Plan Version: S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 13/10/2014

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

- Has been made and the requirement has not been satisfied at Certification
- Has been made and the requirement has been satisfied for: this plan at Statement of Compliance (Document updated 28/04/2015)

Digitally signed by Council Delegate: Michelle Hutchings
Organisation: Hume City Council
Date: 27/02/2015