

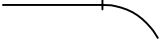
# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 734576A**

Location of Land  
Parish: YUROKE  
Township: -  
Section: 12  
Crown Allotment: T (PART)  
Crown Portion: -  
Title Reference: VOL 11485 FOL 478  
Last Plan Reference: LOT D PS714668H  
Postal Address: HORIZON BOULEVARD  
(at time of subdivision) GREENVALE 3059  
MGA 94 Co-ordinates E 313 600  
(of approx. centre of land in plan) N 5 834 520 Zone: 55

Council Name: HUME CITY COUNCIL  
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1	HUME CITY COUNCIL	This <del>is</del> is not a staged subdivision Planning Permit No. P15280	
		<b>Survey</b> This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 74, 41, 39 & 349 In Proclaimed Survey Area No. 74	
		<b>Depth Limitation</b> DOES NOT APPLY	
		LOTS 1 TO 539 AND A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN	
		AREA OF LAND SUBDIVIDED (EXCLUDING LOT L) - 1.255ha	
		TANGENT POINTS ARE SHOWN THUS: 	
<u>OTHER PURPOSE OF PLAN</u> TO REMOVE THAT PART OF EASEMENT E-4 ON PS714668H NOW CONTAINED IN HORIZON BOULEVARD ON THIS PLAN TO VARY EASEMENT E-4 ON PS714668H TO POSITION SHOWN HEREON			
<u>GROUNDS FOR REMOVAL/VARIATION OF EASEMENT</u> AGREEMENT BY ALL INTERESTED PARTIES			

## Easement Information

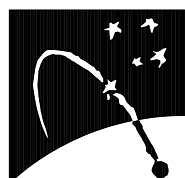
Legend:				
E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT DETAILS				

**AITKEN ASPECT - 5B**

**14 LOTS & BALANCE LOT L**

**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



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /

REF 29817053 03/02/16 VERSION F

DWG 2981705BF

Sheet 1 of 9 sheets

Original sheet size A3

# PLAN OF SUBDIVISION

Plan Number

**PS 734576A**

## 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	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-5	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOTS M & N ON THIS PLAN
E-5	CARRIAGEWAY	SEE DIAG	THIS PLAN	VOL 11322 FOL 175
E-6	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOT N ON THIS PLAN
E-9	CARRIAGEWAY	SEE DIAG	THIS PLAN	VOL 11322 FOL 175
E-10	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-13	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-13	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-14	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-14	CARRIAGEWAY	SEE DIAG	THIS PLAN	VOL 11322 FOL 175

**AITKEN ASPECT – 5B**

Sheet 2

**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



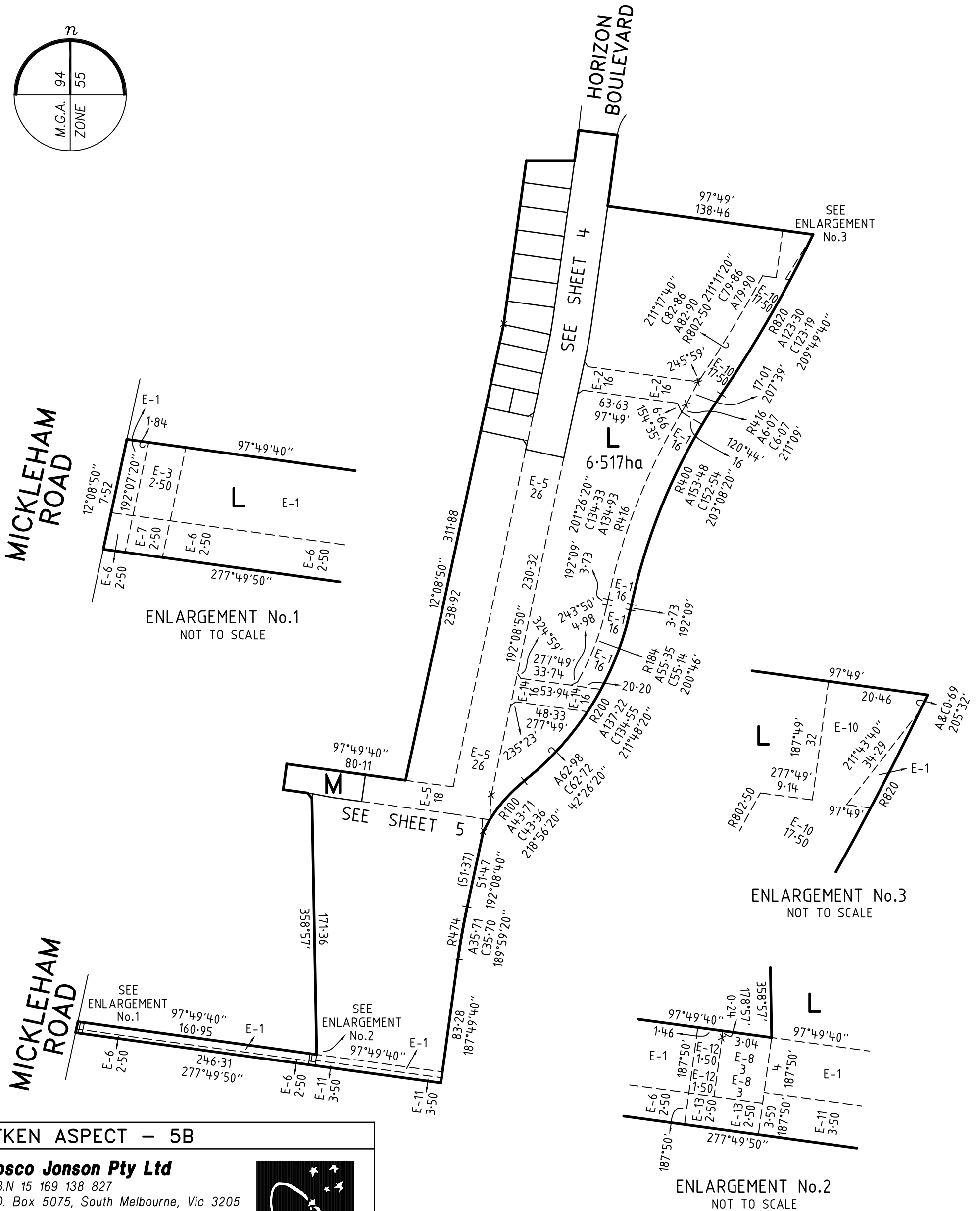
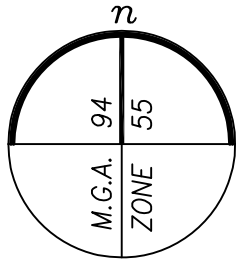
LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
 SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /  
 REF 29817053 03/02/16 VERSION F  
 DWG 2981705BF

Original sheet size A3

# PLAN OF SUBDIVISION

Plan Number

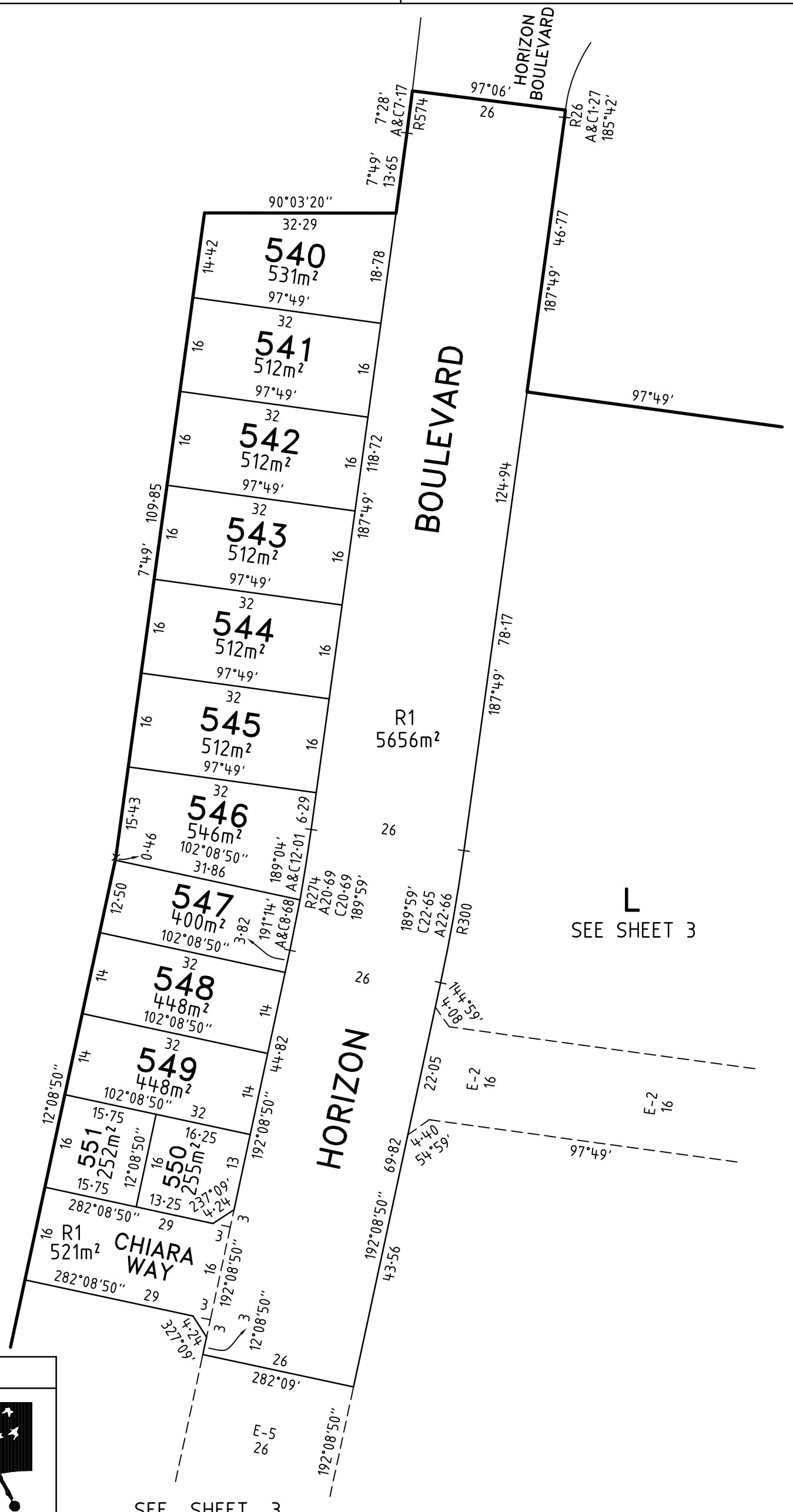
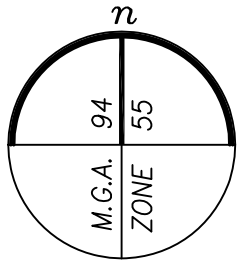
**PS 734576A**



# PLAN OF SUBDIVISION

Plan Number

## PS 734576A



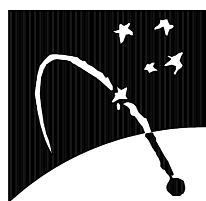
SEE SHEET 3

SEE SHEET 3

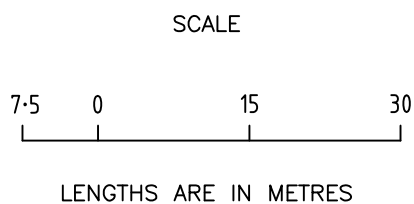
AITKEN ASPECT – 5B

**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  
 1:750  
 SHEET SIZE  
 A3

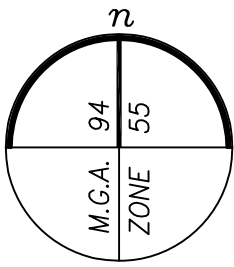


LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

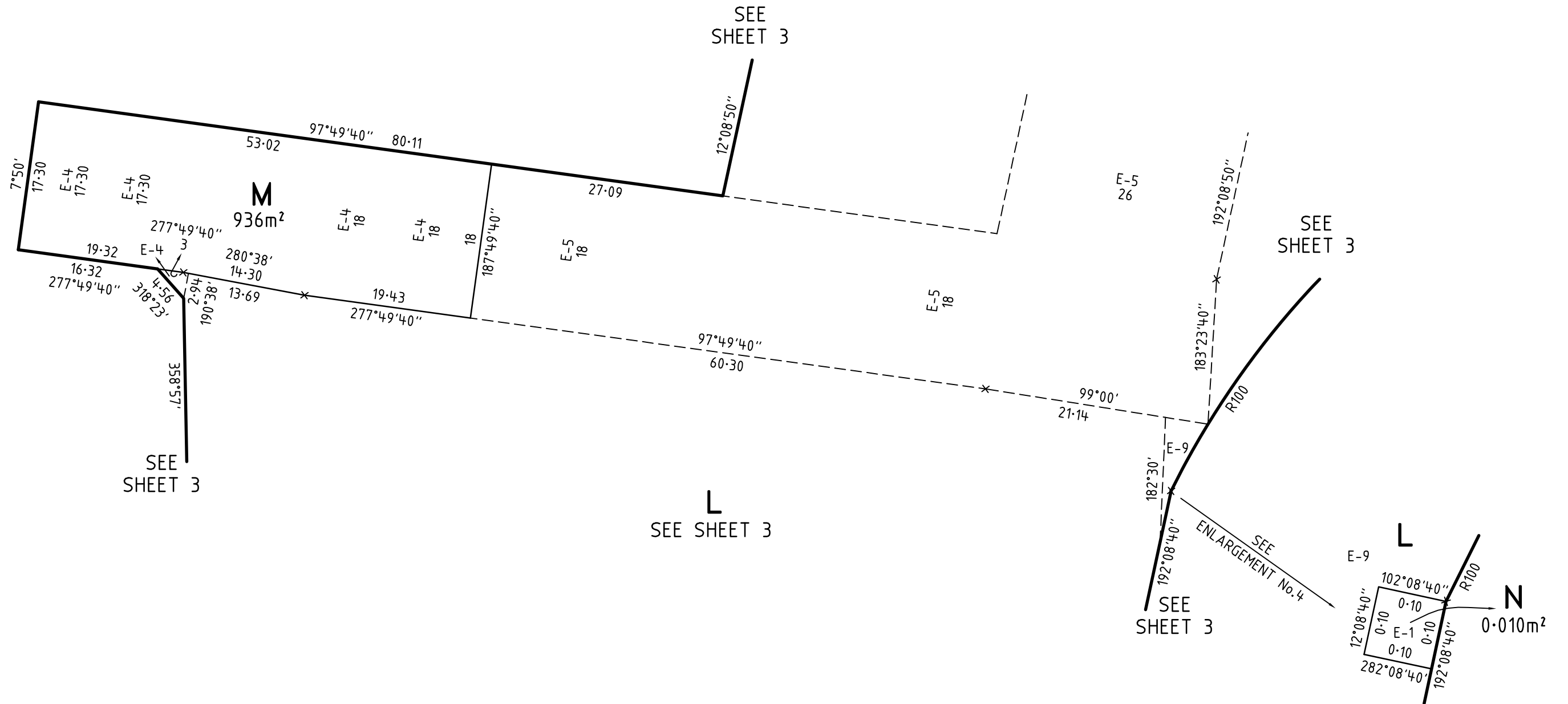
REF 29817053  
 DWG 2981705BF 03/02/16 VERSION F

Sheet 4



# PLAN OF SUBDIVISION

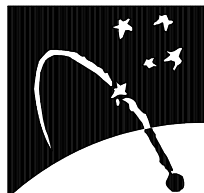
Plan Number  
**PS 734576A**



AITKEN ASPECT – 5B

**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 SHEET SIZE  
1:500 A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29817053 03/02/16 VERSION F  
DWG 2981705BF

Sheet 5

# PLAN OF SUBDIVISION

Plan Number

**PS 734576A**

## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS734576A 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
540	541
541	540, 542
542	541, 543
543	542, 544
544	543, 545
545	544, 546

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
546	545, 547
547	546, 548
548	547, 549
549	548, 550, 551

## 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 Aitken Aspect Design Review Panel in accordance with the Aitken Aspect 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 AA2363, which MCP is incorporated into this Restriction.

### Building Envelopes

- (c) 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 sheet 7.

### Single and Double Storey Construction

- (d) 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 sheet 7.

### Fencing

- (e) build or allow to be built on the Lot any fence which is visible from a public area which does not comply with the "Aspect Feature Fencing" requirements in the Aitken Aspect Design Guidelines.

### Garage

- (f) build or allow to be built on the Lot any garage other than in accordance with the garage plans shown in the Schedule on sheet 7.

### Recycled Water

- (g) build or allow to be built on the Lot any dwelling which does not have plumbing for the use of recycled water for toilet flushing, irrigation and external use.

### Design Plans

- (h) 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

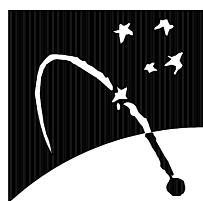
- (i) The restrictions specified in paragraphs (a) to (h) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years from the date of registration.

For the purposes of this restriction "Peet" means Peet Funds Management Limited ACN: 145 992 169 as the responsible entity for Peet Greenvale Syndicate ARSN 160 996 510 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

## AITKEN ASPECT – 5B

### **Bosco Jonson Pty Ltd**

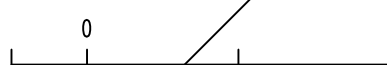
A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3

0  
  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

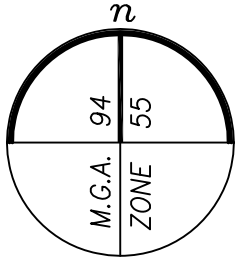
REF 29817053 03/02/16 VERSION F  
 DWG 2981705BF

Sheet 6

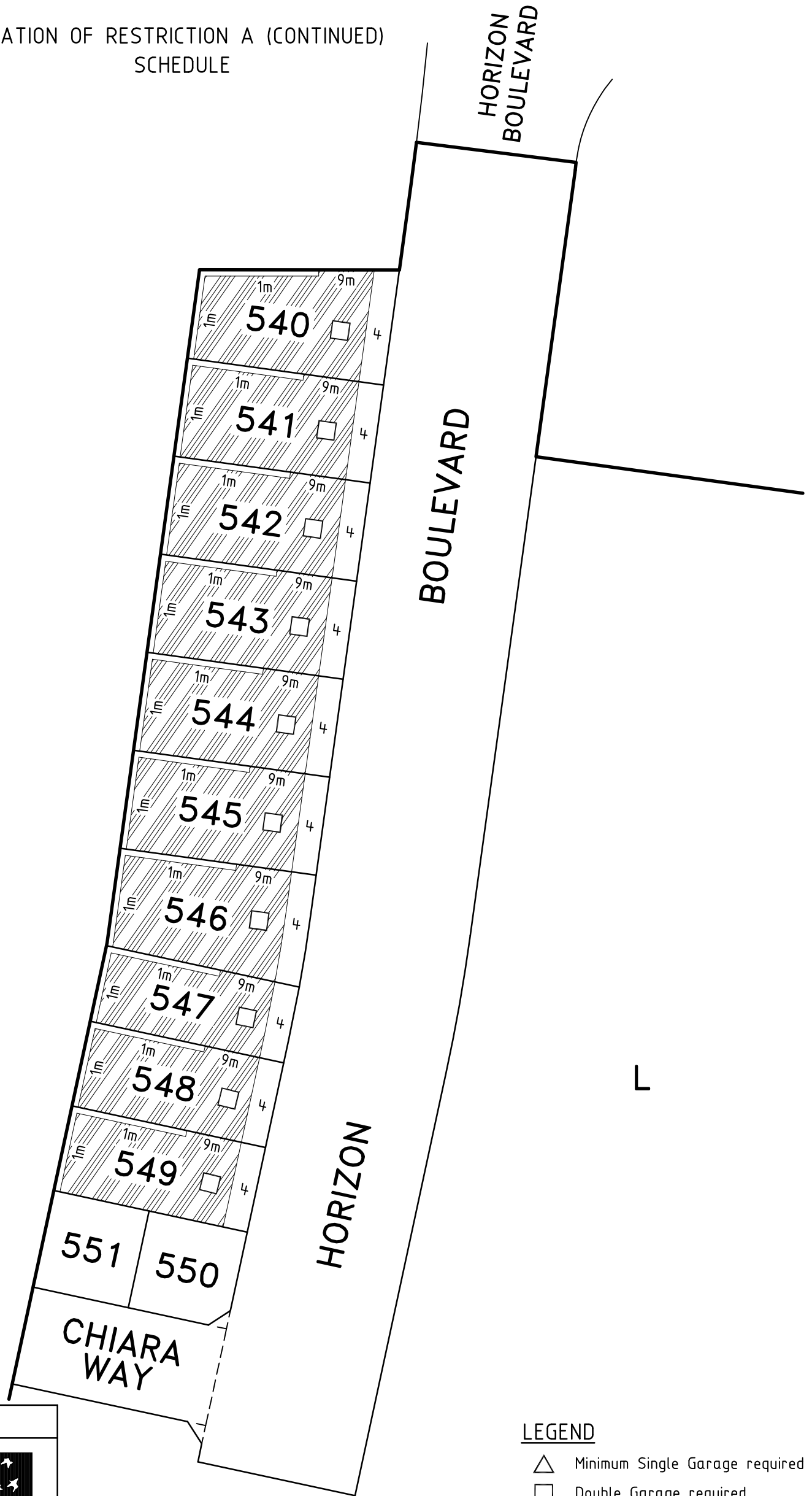
# PLAN OF SUBDIVISION

Plan Number

**PS 734576A**



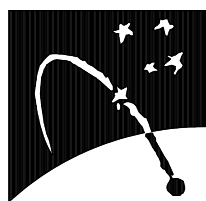
## CREATION OF RESTRICTION A (CONTINUED) SCHEDULE



AITKEN ASPECT – 5B

**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

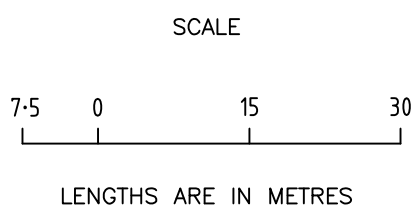


### LEGEND

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

ORIGINAL  
SCALE  
1:750

SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

REF 29817053 03/02/16 VERSION F  
DWG 2981705BF

Sheet 7

# PLAN OF SUBDIVISION

Plan Number

**PS 734576A**

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS734576A 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
550	549, 551
551	549, 550

## 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

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the Aitken Aspect Design Review Panel in accordance with the Aitken Aspect Design Guidelines.

### Building Envelopes

- (b) except with the written consent of the Hume City Council, 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 outside the area indicated by the building envelopes as shown on the Building Envelope Plan at sheet 9 and profile diagrams on PS734576A of the Plan of Subdivision unless it is an encroachment by eaves, balconies, bay windows, open verandas, porches, porticos or pergolas by no more than 1.5 metres into the front setback to a maximum height of 6.9 metres and by no more than 1.0 metre into the side setback to a maximum height of 6.9 metres.

### Design Plans

- (c) build or allow to be built any building with a height exceeding 10 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 12 metres.
- (d) build or allow to be built a garage and/or carport which is set back between 3.9 metres and 5 metres of the front boundary.
- (e) build or allow to be built a dwelling with a private open space area of less than 25 square metres and a width of less than 3 metres to the side or rear of the dwelling.
- (f) build or allow to be built a dwelling house together with the usual outbuildings which exceed total site coverage of 75 percent.
- (g) 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 the Aitken Aspect Design Review Panel and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Limited in respect of that approval.

### Expiry

- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect 10 years from the date of registration.
- (i) the restrictions in paragraphs b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole dwelling on the Lot.

## AITKEN ASPECT – 5B

### **Bosco Jonson Pty Ltd**

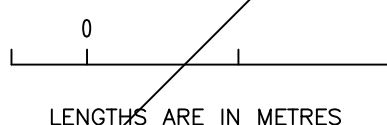
A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



Sheet 8

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

REF 29817053 03/02/16 VERSION F  
 DWG 2981705BF

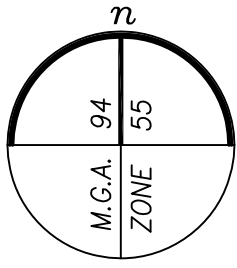


# PLAN OF SUBDIVISION

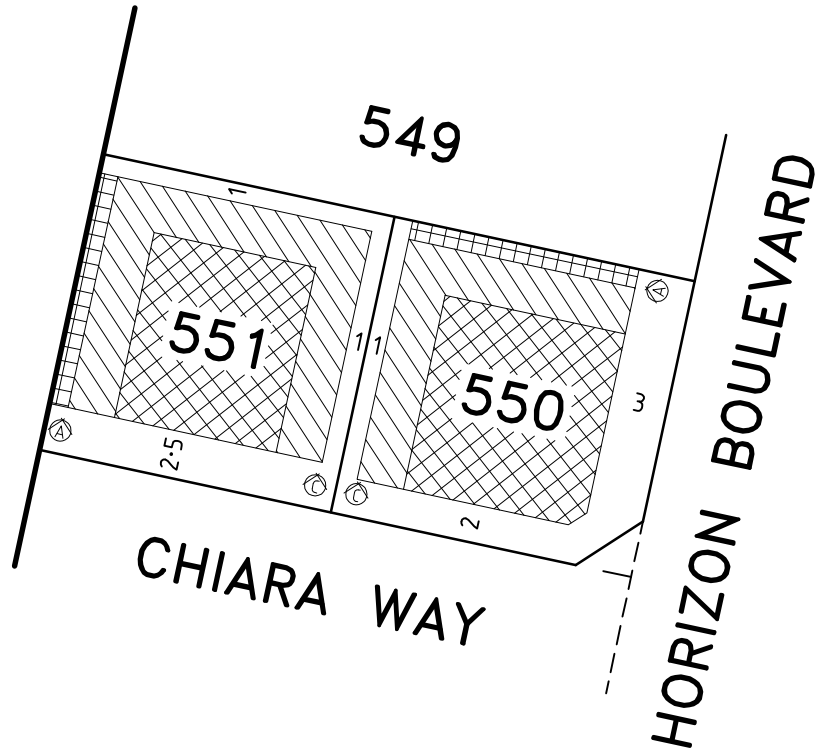
Plan Number

**PS 734576A**

## CREATION OF RESTRICTION B (CONTINUED) SCHEDULE



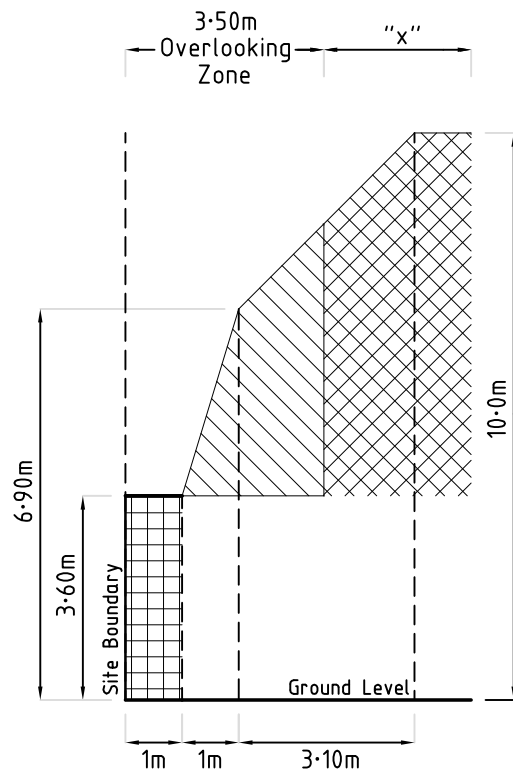
### BUILDING ENVELOPES SCALE 1:400



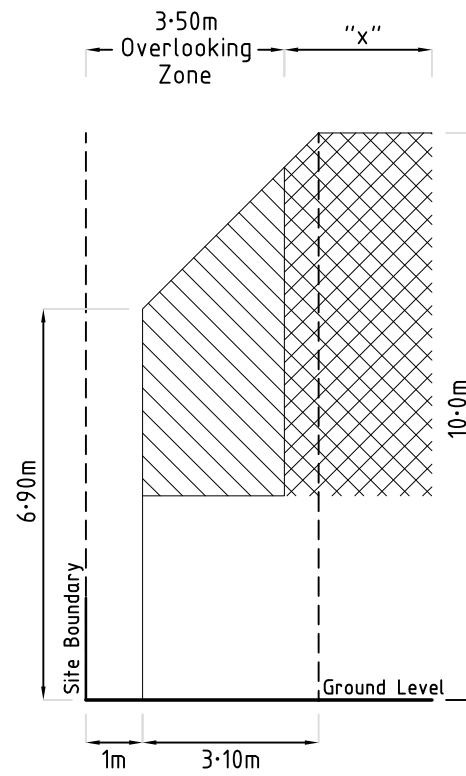
#### LEGEND

- Overlooking Zone
- Non Overlooking Zone
- Build To Boundary Zone

#### PROFILE DIAGRAMS NOT TO SCALE



Side Setbacks A



Side/Rear Setbacks C

#### AITKEN ASPECT – 5B

##### **Bosco Jonson Pty Ltd**

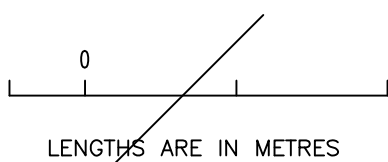
A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29817053 03/02/16 VERSION F  
DWG 2981705BF

Sheet 9