

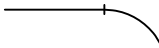
PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 702821U

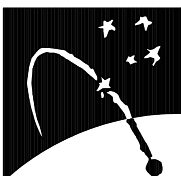
Location of Land
Parish: YUROKE
Township: -
Section: 17
Crown Allotment: B (PART)
Section: 18
Crown Allotment: A, B, C & D (PARTS)
Crown Portion: -
Title Reference: VOL FOL
Last Plan Reference: LOT M PS718134B
Postal Address: CRAIGIEBURN ROAD
(at time of subdivision) CRAIGIEBURN 3064
MGA 94 Co-ordinates E 314 050
(of approx. centre of land in plan) N 5 836 750
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 is is not a staged subdivision Planning Permit No. P15546	
		Survey This plan is/ is not based on survey SEE PS533784N This survey has been connected to permanent marks no(s) 43 In Proclaimed Survey Area No. - Depth Limitation DOES NOT APPLY	
TANGENT POINTS ARE SHOWN THUS: 			
LOTS 1 TO 1300 AND LOTS A TO O (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT P) - 3.794ha			

Easement Information

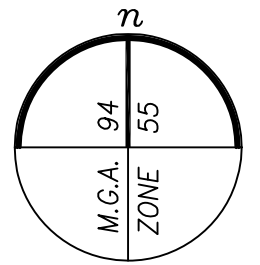
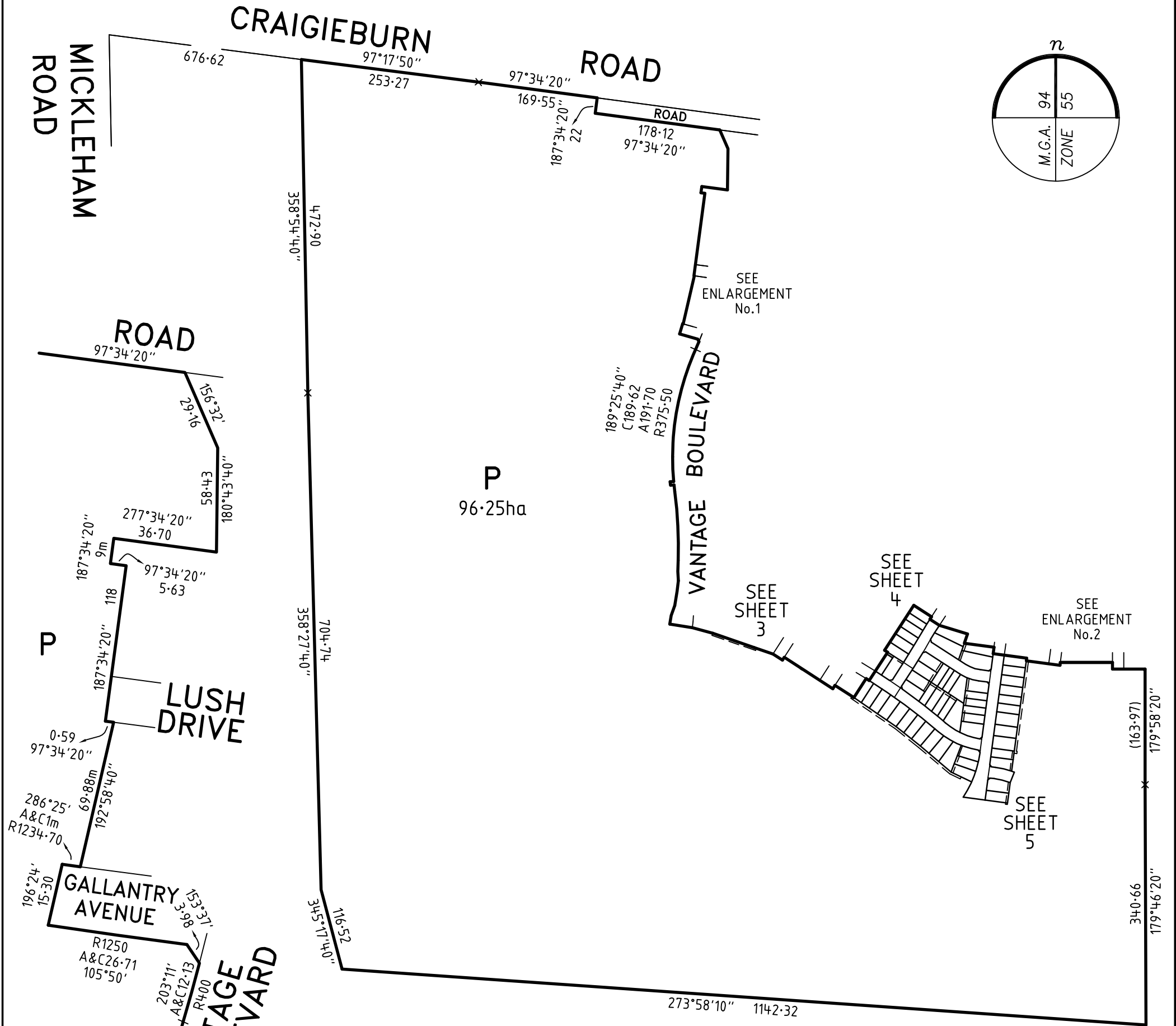
Legend:				
E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718118Y PS718118Y	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS714636W PS714636W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718134B PS718134B	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

ASTON - 13 58 LOTS & BALANCE LOT P Bosco Jonson Pty Ltd A.B.N 95 282 532 642 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) GEOFFREY JAMES TURNER	Sheet 1 of 9 sheets
		SIGNATURE DIGITALLY SIGNED DATE / /	Original sheet size A3
		REF 29093133 16/04/14 VERSION G DWG 2909313AG	

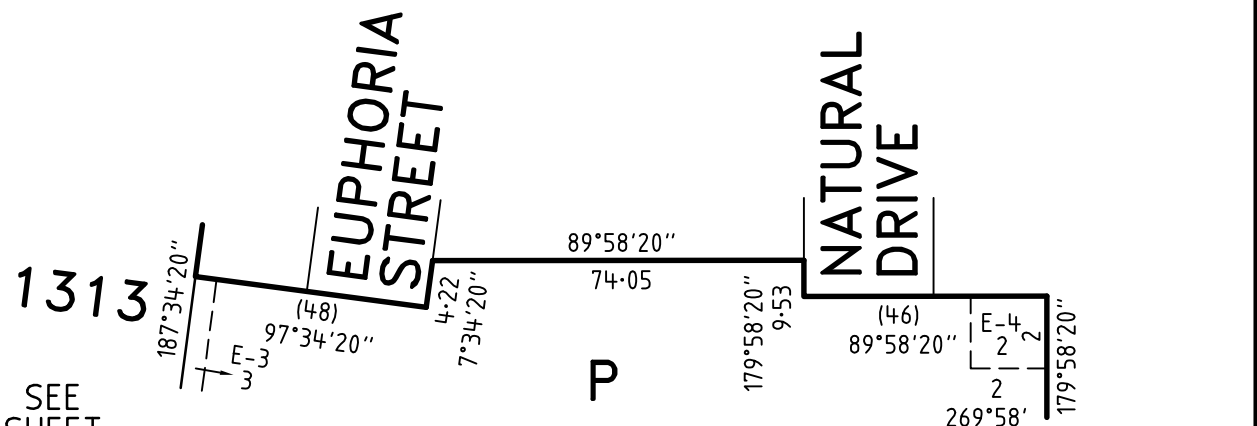
PLAN OF SUBDIVISION

Plan Number

PS 702821U



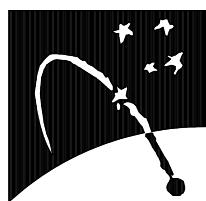
ENLARGEMENT No.1
NOT TO SCALE



ASTON - 13

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SEE SHEET 5

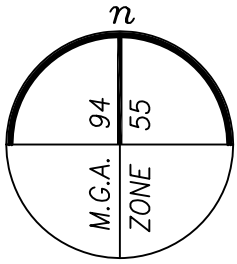
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SCALE	SHEET SIZE			LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DATE / / REF 29093133 16/04/14 VERSION G DWG 2909313AG	
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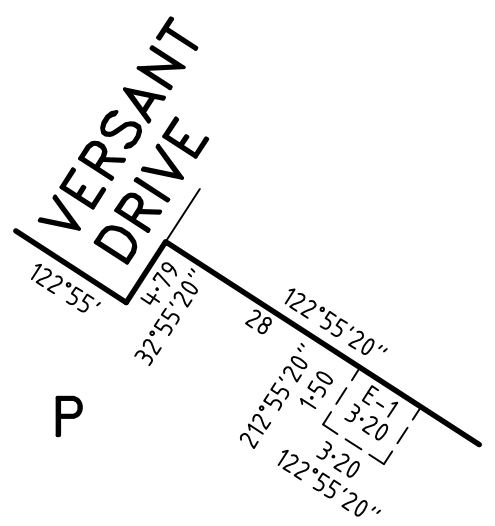
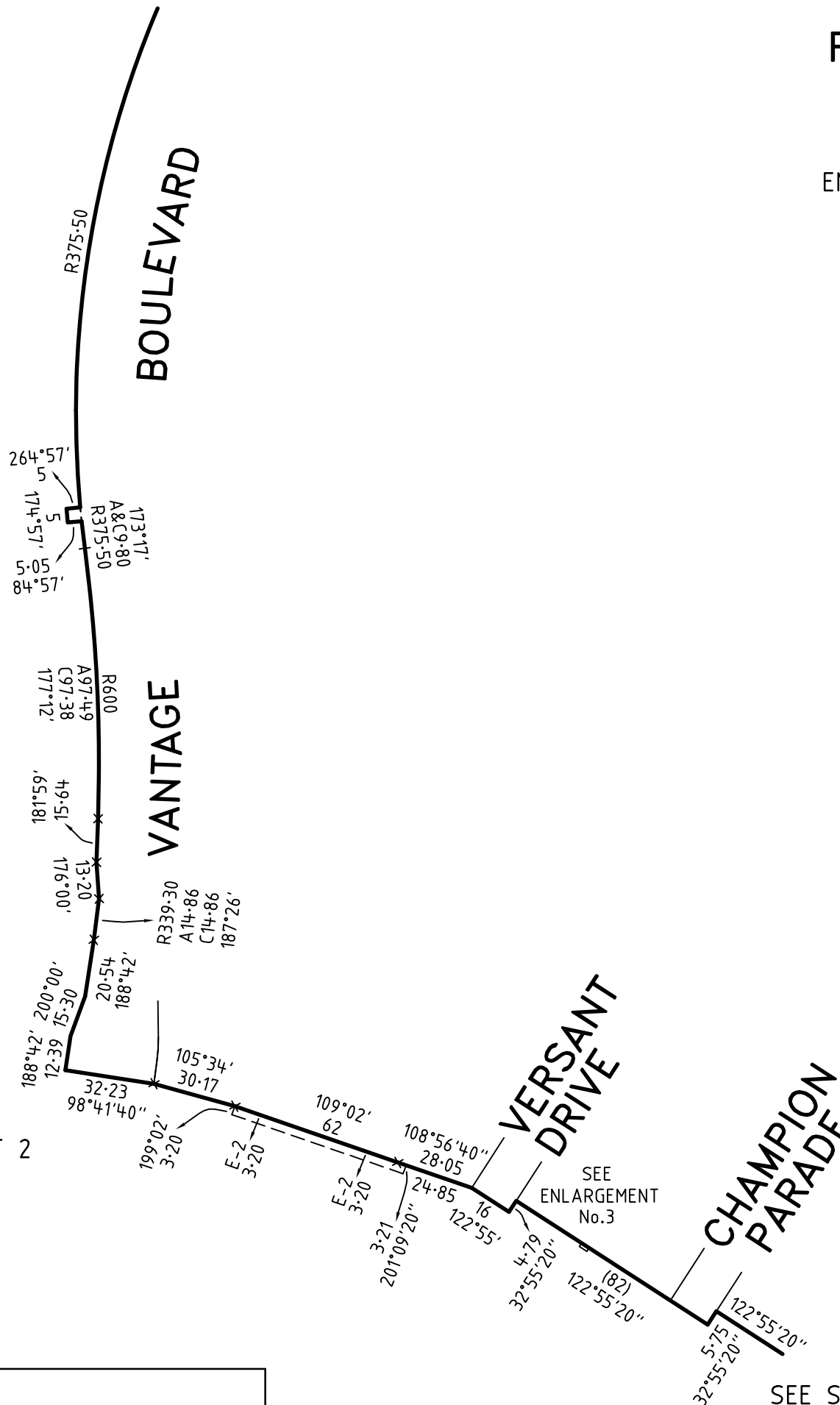
PLAN OF SUBDIVISION

Plan Number

PS 702821U



SEE SHEET 2

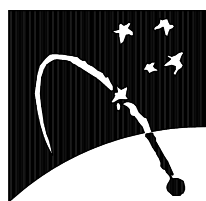


ENLARGEMENT No.3
 NOT TO SCALE

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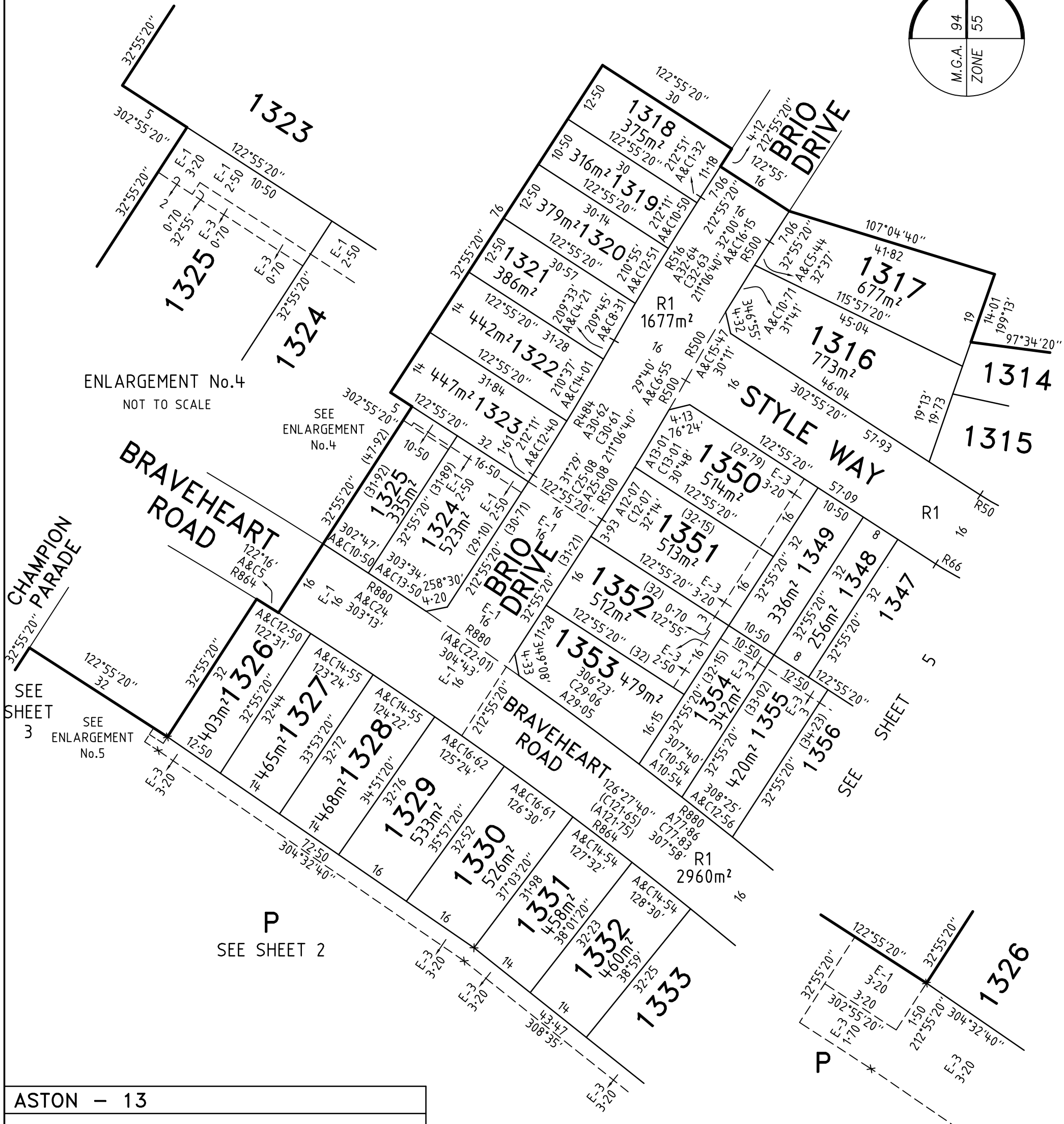
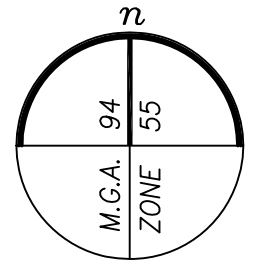


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SCALE	SHEET SIZE	<p>LENGTHS ARE IN METRES</p>		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 29093133 16/04/14 VERSION G DWG 2909313AG	
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PLAN OF SUBDIVISION

Plan Number

PS 702821U



ENLARGEMENT No.4
NOT TO SCALE

SEE
ENLARGEMENT
No.4

SEE
SHEET
3

SEE
ENLARGEMENT
No.5

P
SEE SHEET 2

SEE
SHEET
5

P

ASTON - 13

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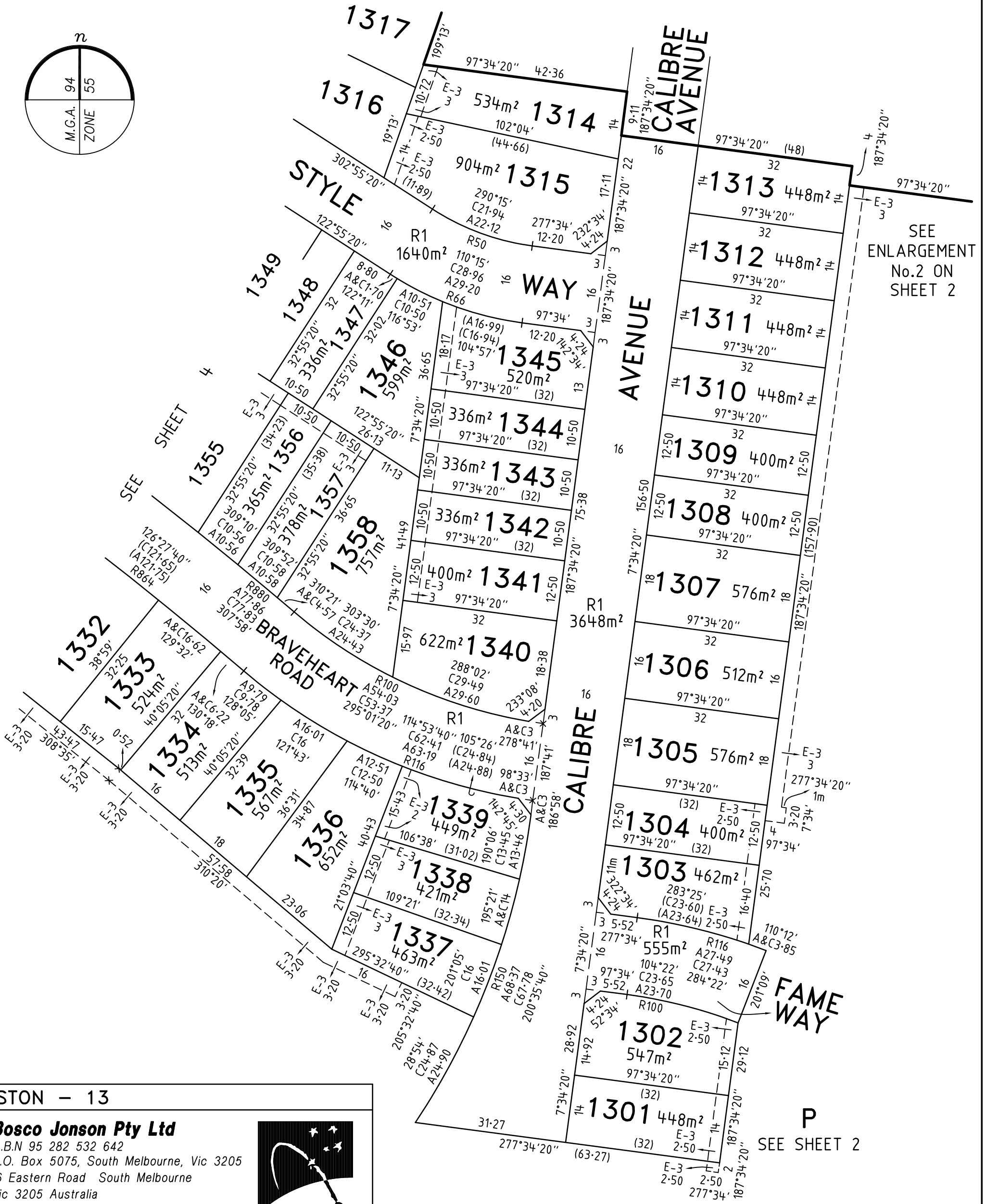
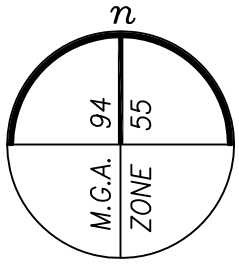
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				DWG 2909313AG			

PLAN OF SUBDIVISION

Plan Number

PS 702821U



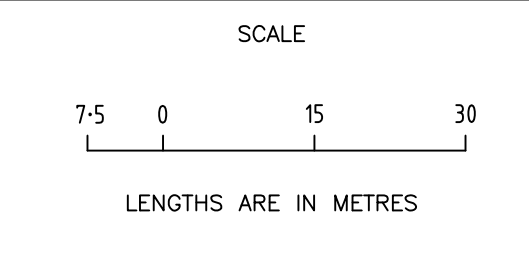
ASTON - 13

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ORIGINAL	SCALE
SCALE	SHEET SIZE
1:750	A3



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 REF 29093133 16/04/14 VERSION G
 DWG 2909313AG

Sheet 5

PLAN OF SUBDIVISION

Plan Number

PS 702821U

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS702821U 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
1301	1302
1302	1301
1303	1304
1304	1303, 1305
1305	1304, 1306
1306	1305, 1307
1307	1306, 1308
1308	1307, 1309
1309	1308, 1310
1310	1309, 1311
1311	1310, 1312
1312	1311, 1313
1313	1312
1314	1315, 1316, 1317
1315	1314, 1316
1316	1314, 1315, 1317
1317	1314, 1316
1318	1319
1319	1318, 1320
1320	1319, 1321
1321	1320, 1322
1322	1321, 1323
1323	1322, 1324, 1325
1324	1323, 1325
1325	1323, 1324
1326	1327
1327	1326, 1328
1328	1327, 1329
1329	1328, 1330

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1330	1329, 1331
1331	1330, 1332
1332	1331, 1333
1333	1332, 1334
1334	1333, 1335
1335	1334, 1336
1336	1335, 1337, 1338, 1339
1337	1336, 1338
1338	1336, 1337, 1339
1339	1336, 1338
1340	1341, 1358
1341	1340, 1342, 1358
1342	1341, 1343, 1358
1343	1342, 1344, 1346, 1358
1344	1343, 1345, 1346
1345	1344, 1346
1346	1343, 1344, 1345, 1347, 1356, 1357, 1358
1347	1346, 1348, 1355, 1356
1348	1347, 1349, 1355
1349	1348, 1350, 1351, 1354
1350	1349, 1351
1351	1349, 1350, 1352
1352	1351, 1353, 1354
1353	1352, 1354
1354	1349, 1352, 1353, 1355
1355	1347, 1348, 1354, 1356
1356	1346, 1347, 1355, 1357
1357	1346, 1356, 1358
1358	1340, 1341, 1342, 1343, 1346, 1357

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Craigieburn Pty Ltd 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:

Memorandum of Common Provisions

- (a) build or allow to be built on the Lot any building other than a building that has been constructed in accordance with the endorsed memorandum of common provisions (MCP) registered in dealing no. AA2192 which MCP is hereby incorporated into the Plan of Subdivision.

Design Guidelines

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

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 sheets 8 and 9.

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 sheets 8 and 9.

ASTON – 13

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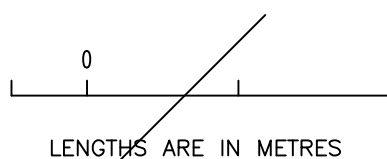
CONTINUED

ORIGINAL

SCALE

SCALE SHEET SIZE

A3



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SIGNATURE DIGITALLY SIGNED DATE / /

REF 29093133 16/04/14 VERSION G
 DWG 2909313AG

Sheet 6

PLAN OF SUBDIVISION

Plan Number

PS 702821U

CREATION OF RESTRICTION (CONTINUED)

Garage

(e) build or allow to be built on the Lot any garage other than in accordance with the garage plans shown in the Schedule on sheets 8 and 9.

Design Plans

(f) 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 Craigieburn Pty Ltd and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Craigieburn Pty Ltd in respect of that approval.

Expiry

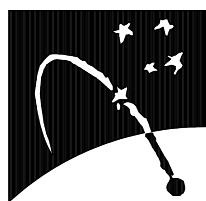
(g) The restrictions specified in paragraphs (a) to (f) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.

For the purposes of this restriction "Peet" means Peet Craigieburn Pty Ltd ABN: 88 100 290 640 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

ASTON – 13

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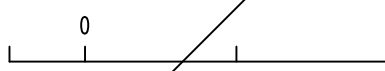
ORIGINAL

SCALE

SCALE

SHEET
SIZE

A3



LENGTHS ARE IN METRES

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REF 29093133 16/04/14 VERSION G
DWG 2909313AG

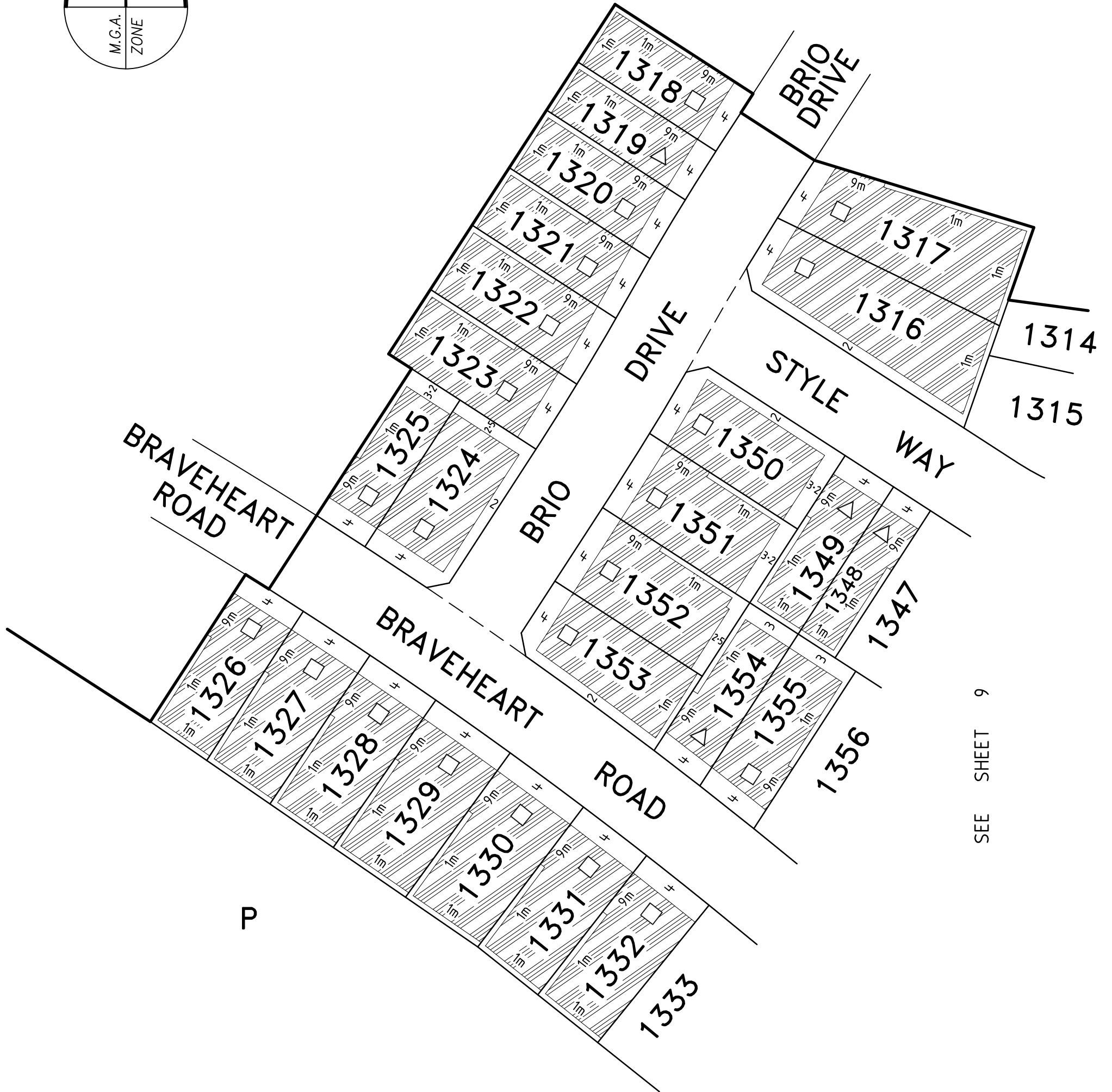
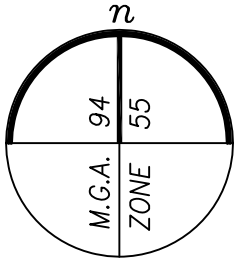
Sheet 7

PLAN OF SUBDIVISION

Plan Number

PS 702821U

CREATION OF RESTRICTION (CONTINUED) SCHEDULE

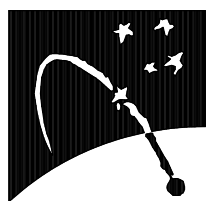


SEE SHEET 9

ASTON - 13

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LEGEND

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

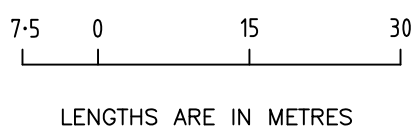
NOTE

THE BUILDING ENVELOPE OF LOT 1352 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



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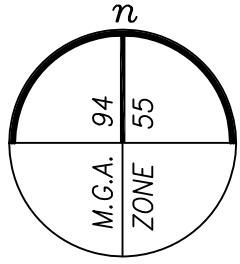
REF 29093133 16/04/14 VERSION G
DWG 2909313AG

Sheet 8

PLAN OF SUBDIVISION

Plan Number

PS 702821U



CREATION OF RESTRICTION (CONTINUED) SCHEDULE



SEE SHEET 8

LEGEND

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

ASTON - 13

Bosco Jonson Pty Ltd

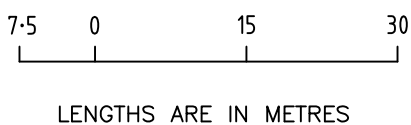
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ORIGINAL

SCALE

SCALE SHEET SIZE
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DWG 2909313AG

Sheet 9