

PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION	Plan Number PS 640980Q
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 11349 FOL 363 Last Plan Reference: LOT A PS640978B Postal Address: CRAIGIEBURN ROAD (at time of subdivision) CRAIGIEBURN 3064 MGA Co-ordinates E 314 100 Zone: 55 (of approx. centre of land in plan) N 5 836 800		Council Certification and Endorsement Council Name: HUME 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 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD			
Notations				
Staging This is /is not a staged subdivision Planning Permit No. P14911				
Depth Limitation DOES NOT APPLY AREA OF LAND SUBDIVIDED (EXCLUDING LOT B) - 3.699ha TANGENT POINTS ARE SHOWN THUS:				
LOTS 1 TO 200 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN 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. -				
THIS IS A SPEAR PLAN				
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	PS640978B PS640978B	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-3	SEWERAGE	SEE DIAG	PS640978B	YARRA VALLEY WATER LIMITED
E-4	POWERLINE	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-5	SUPPLY OF WATER BY PIPELINE	SEE DIAG	PS640978B	YARRA VALLEY WATER LIMITED
E-6	DRAINAGE	SEE DIAG	PS640978B	HUME CITY COUNCIL
E-7 E-7	SUPPLY OF WATER BY PIPELINE SEWERAGE	SEE DIAG SEE DIAG	PS640978B PS640978B	YARRA VALLEY WATER LIMITED YARRA VALLEY WATER LIMITED
E-8 E-8	SUPPLY OF WATER BY PIPELINE DRAINAGE	SEE DIAG SEE DIAG	PS640978B PS640978B	YARRA VALLEY WATER LIMITED HUME CITY COUNCIL
E-9 E-9 E-9	SUPPLY OF WATER BY PIPELINE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN THIS PLAN THIS PLAN	YARRA VALLEY WATER LIMITED HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
LRS use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / /				
LRS use only PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles				
Sheet 1 of 11 sheets				
ASTON - 2		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 7314023 09/05/12 VERSION L DWG 731402BL		
52 LOTS AND BALANCE LOT B				
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 DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

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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-10	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11 E-11	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN PS640978B	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED

ASTON – 2

Sheet 2

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 DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



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DWG 731402BL

DATE / /

COUNCIL DELEGATE SIGNATURE

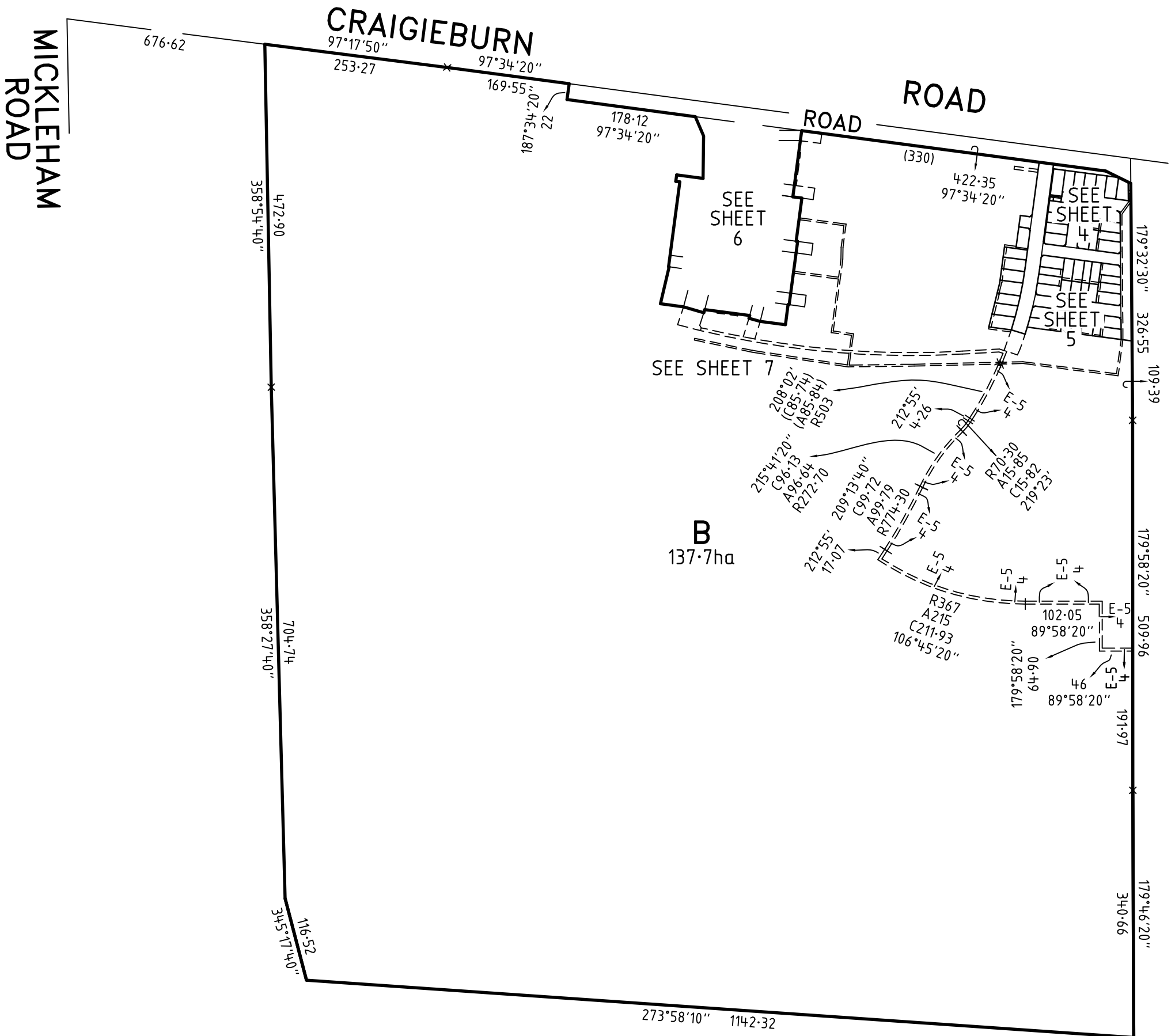
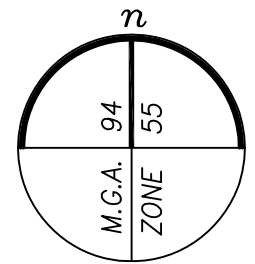
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PLAN OF SUBDIVISION

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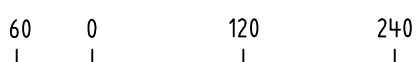


ORIGINAL

SCALE

SCALE
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SHEET SIZE
A3



LENGTHS ARE IN METRES

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REF 7314023 09/05/12 VERSION L
 DWG 731402BL

Sheet 3

DATE / /

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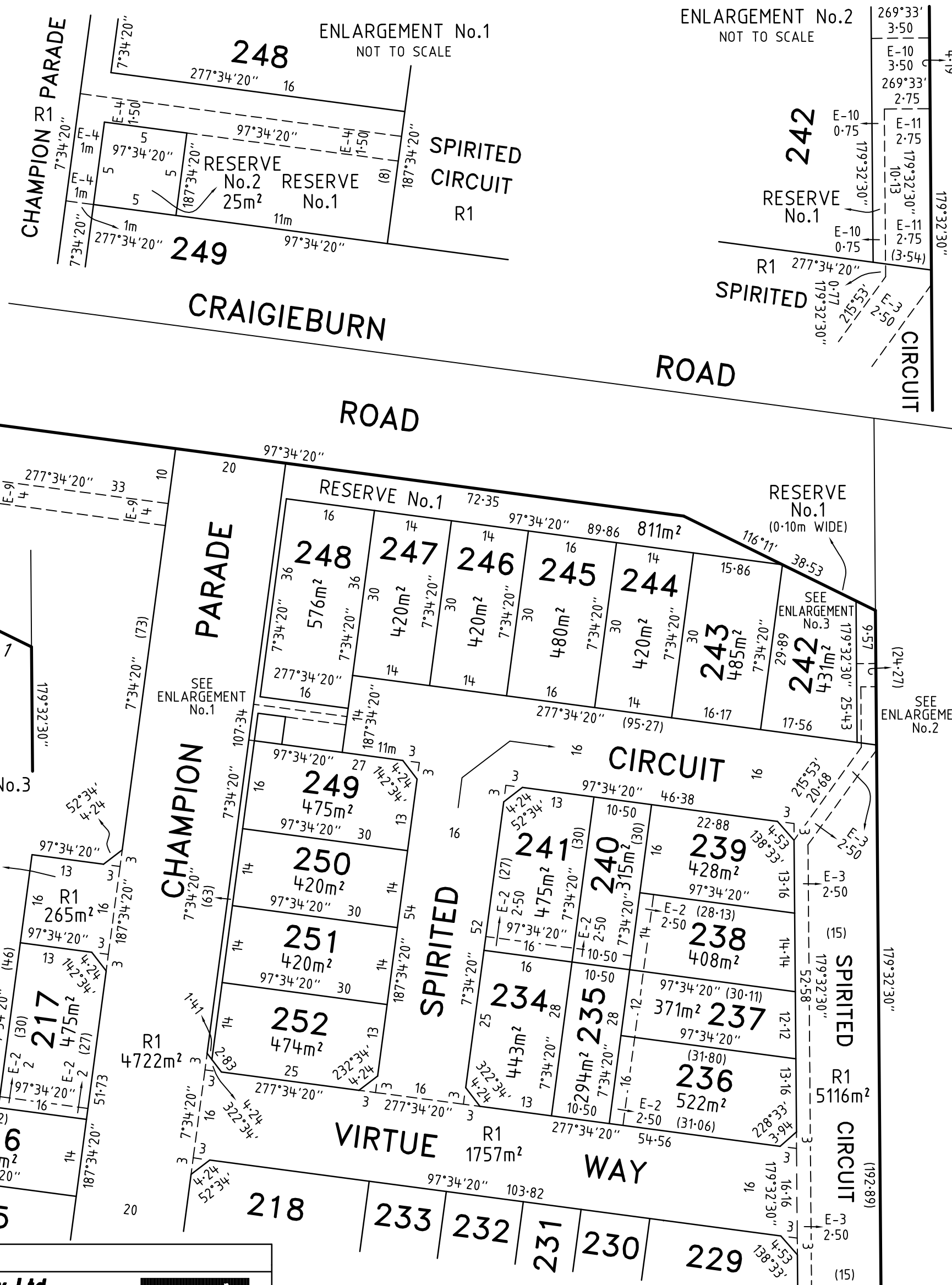
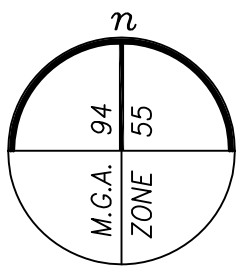
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PLAN OF SUBDIVISION

Stage No.

Plan Number

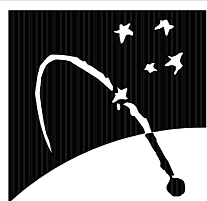
PS 640980Q



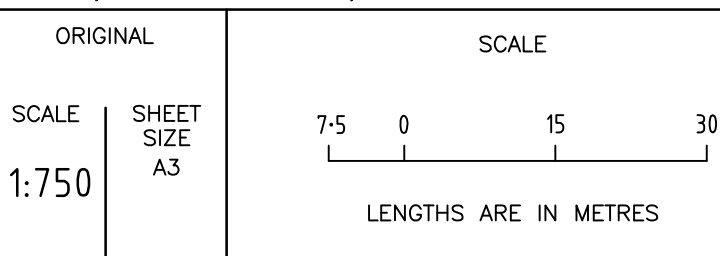
ASTON - 2

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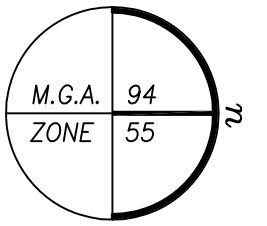


SEE SHEET 5



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Sheet 4
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

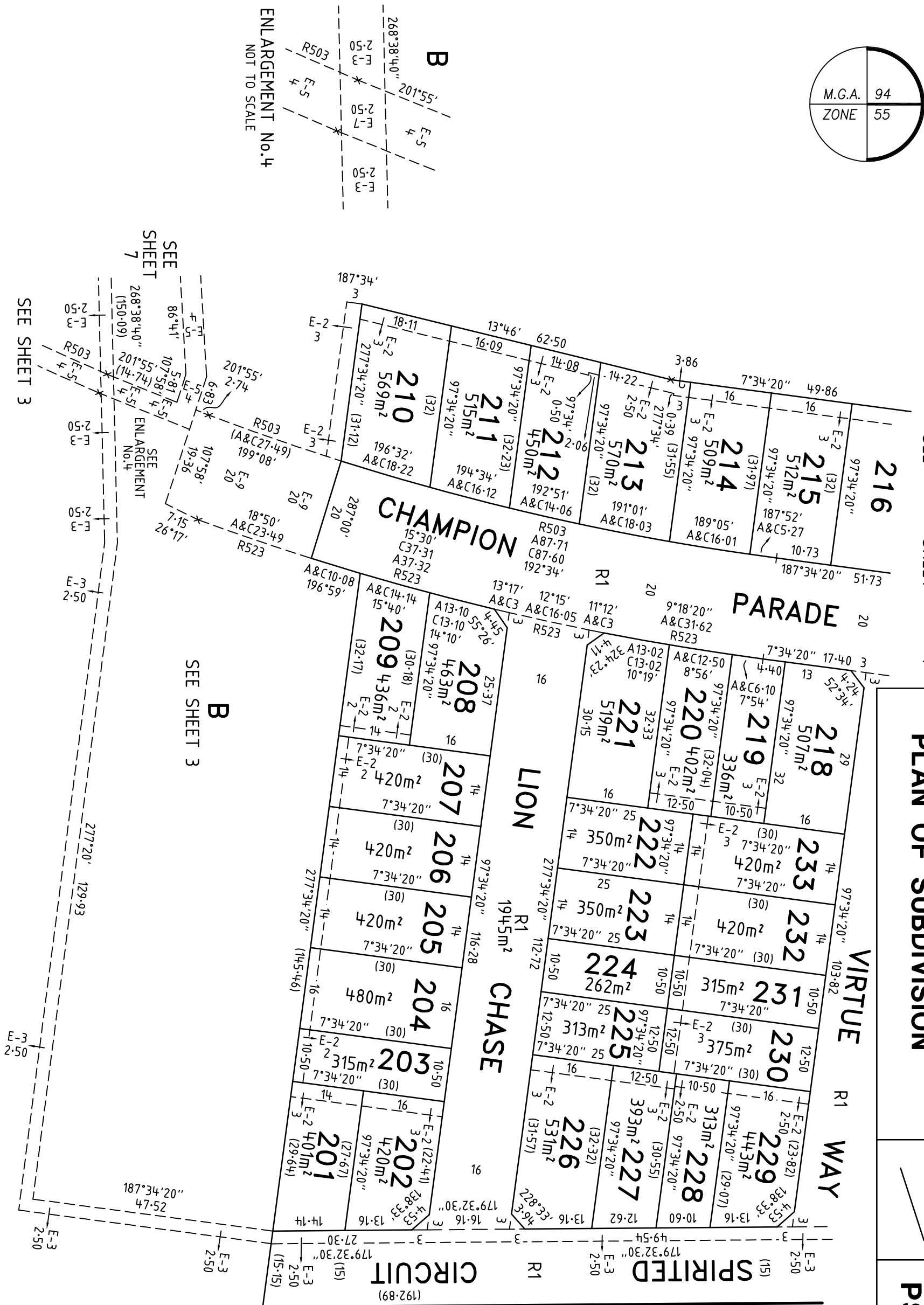


SEE SHEET 4

PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 640980Q



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ORIGINAL

SCALE SHEET SIZE A3

1:800

SCALE



LENGTHS ARE IN METRES

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Sheet 5

DATE / /

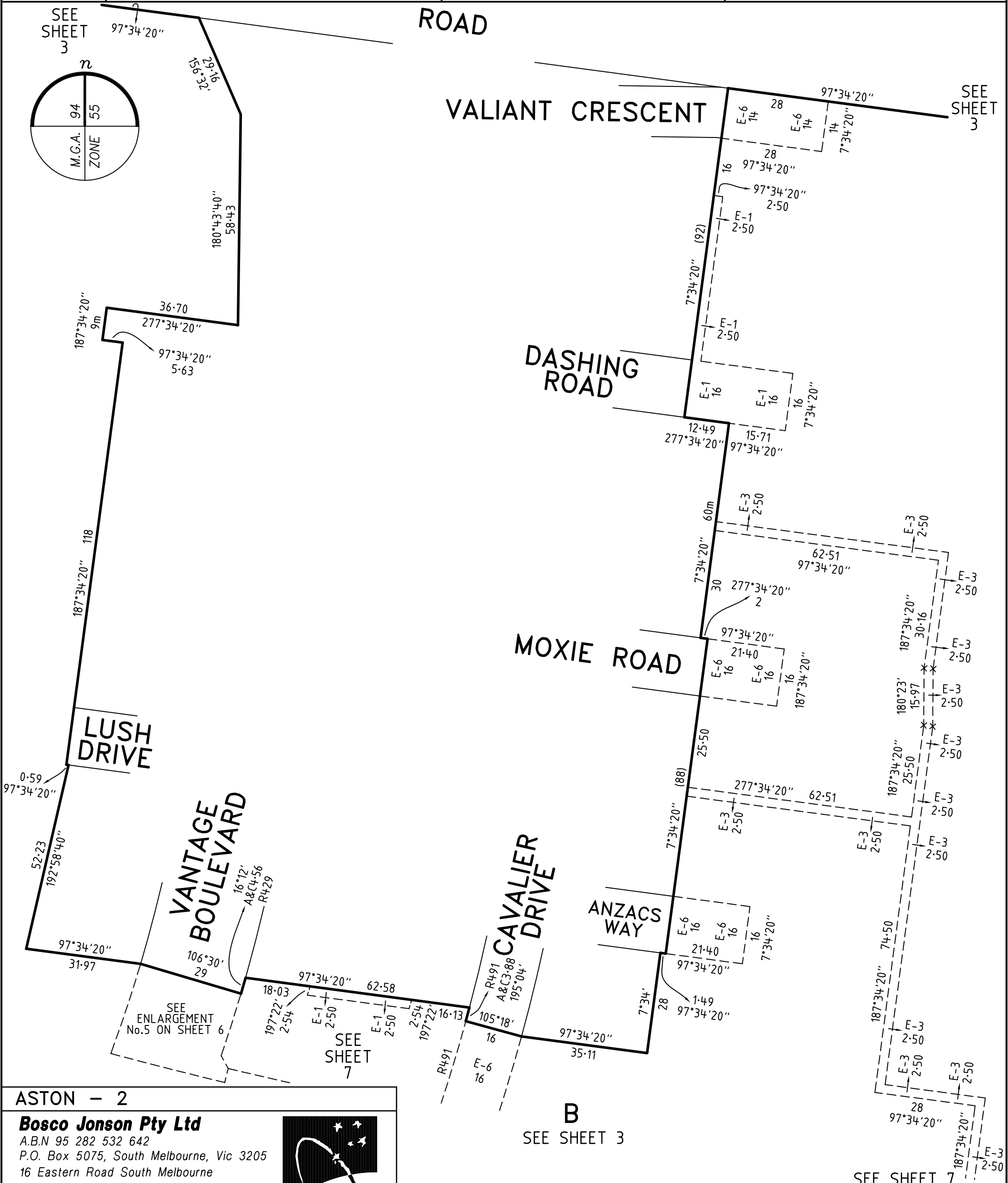
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 640980Q



ASTON - 2

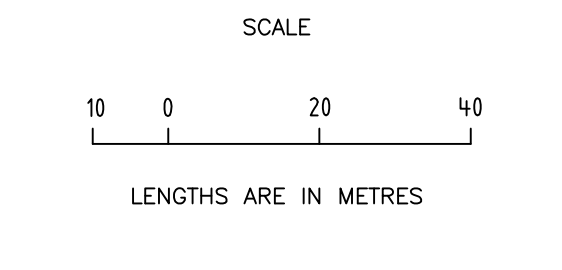
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B
SEE SHEET 3

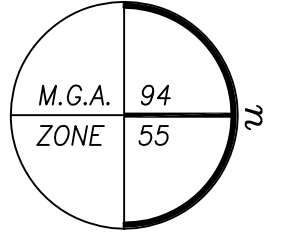
SEE SHEET 7

ORIGINAL
SCALE
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SHEET SIZE
A3



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Sheet 6
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 COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION

Stage No.

Plan Number

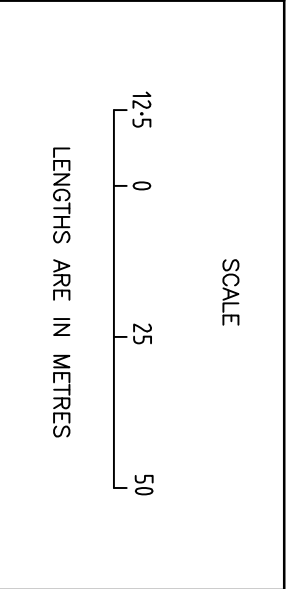
PS 640980Q

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ORIGINAL

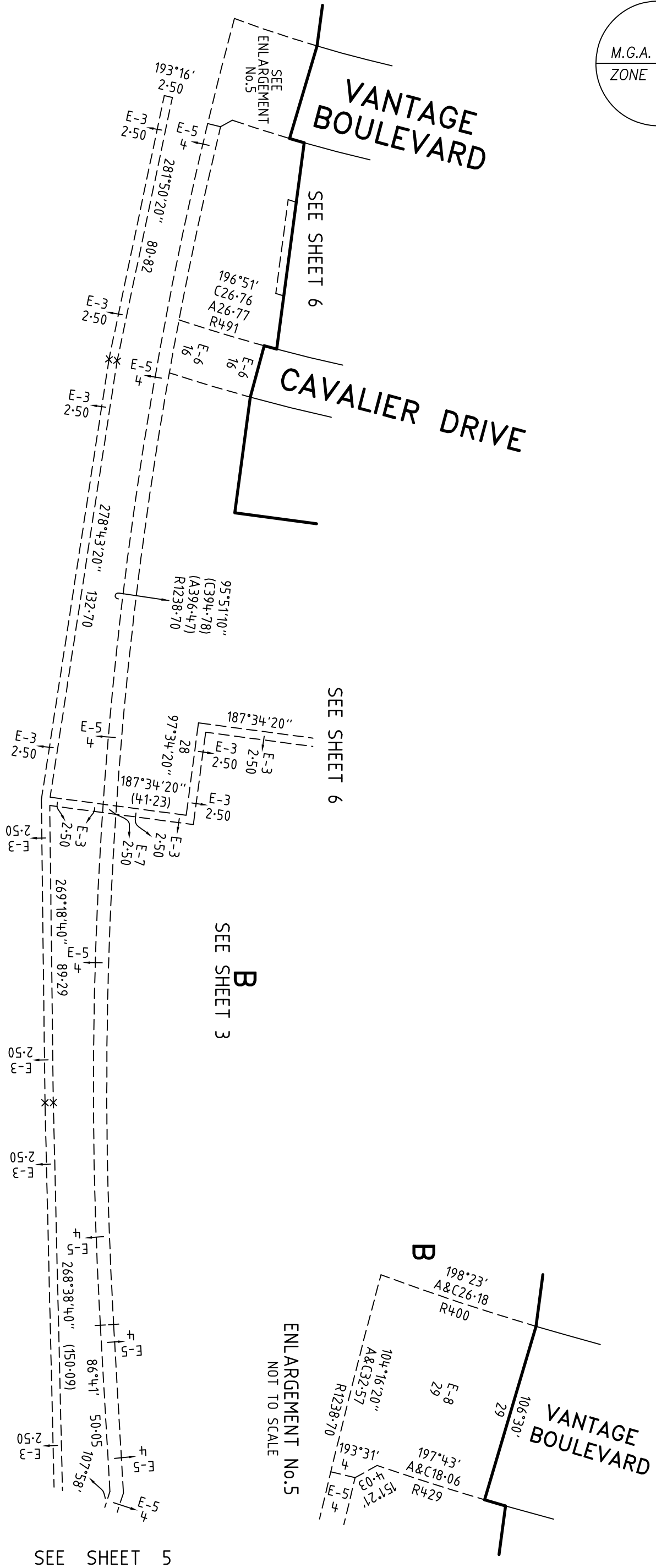
SCALE SHEET SIZE
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Sheet 7

DATE / /
 COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 640980Q
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS640980Q 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
201	202, 203
202	201, 203
203	201, 202, 204
204	203, 205
205	204, 206
206	205, 207
207	206, 208, 209
208	207, 209
209	207, 208
210	211
211	210, 212
212	211, 213
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216
218	219, 233
219	218, 220, 233
220	219, 221, 222, 233
221	220, 222
222	220, 221, 223, 233
223	222, 224, 232
224	223, 225, 231
225	224, 226, 227, 230
226	225, 227

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
227	225, 226, 228, 230
228	227, 229, 230
229	228, 230
230	225, 227, 228, 229, 231
231	224, 230, 232
232	223, 231, 233
233	218, 219, 220, 222, 232
234	235, 241
235	234, 236, 237, 240
236	235, 237
237	235, 236, 238
238	237, 239, 240
239	238, 240
240	235, 238, 239, 241
241	234, 240
242	243
243	242, 244
244	243, 245
245	244, 246
246	245, 247
247	246, 248
248	247
249	250
250	249, 251
251	250, 252
252	251

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. AA1964 which MCP is hereby incorporated into the Plan of Subdivision.


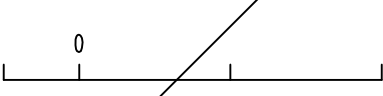
Design Guidelines

- (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.
- (c) build or allow to be built on Lots 242 to 252 a dwelling house which is not constructed:
 - (i) to face the major street frontage;
 - (ii) with a garage entry from the local access street;
 - (iii) with an entry with direct access to the house from the major street frontage;
 - (iv) with a covered entry feature visible from the major street frontage;

Building Envelopes

- (d) 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 10 and 11.

Continued

ASTON – 2		Continued	
<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 DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p>			
ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 7314023 09/05/12 VERSION L DWG 731402BL	Sheet 8 <hr style="border-top: 1px dashed black;"/> DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
SCALE	SHEET SIZE A3	 LENGTHS ARE IN METRES	

	PLAN OF SUBDIVISION	Stage No. <hr/>	Plan Number PS 640980Q
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CREATION OF RESTRICTION (CONTINUED)

Single and Double Storey Construction

- (e) 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 10 and 11.

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 sheets 10 and 11.

Design Plans

- (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 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.

Removal of Existing Items

- (h) mutilate or remove in whole or part from a lot (without the written approval of Peet Craigieburn Pty Ltd) any or part of any tree, fence or sign.

Expiry

- (i) The restrictions specified in paragraphs (a) to (i) (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 – 2

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Sheet 9
DATE / /
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SCALE	<p>LENGTHS ARE IN METRES</p>	SIGNATURE DATE / /	
SHEET SIZE A3		REF 7314023 09/05/12 VERSION L	
		DWG 731402BL	

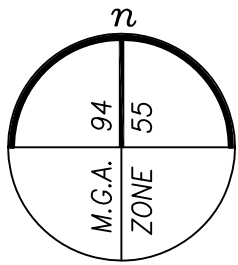
PLAN OF SUBDIVISION

Stage No. /

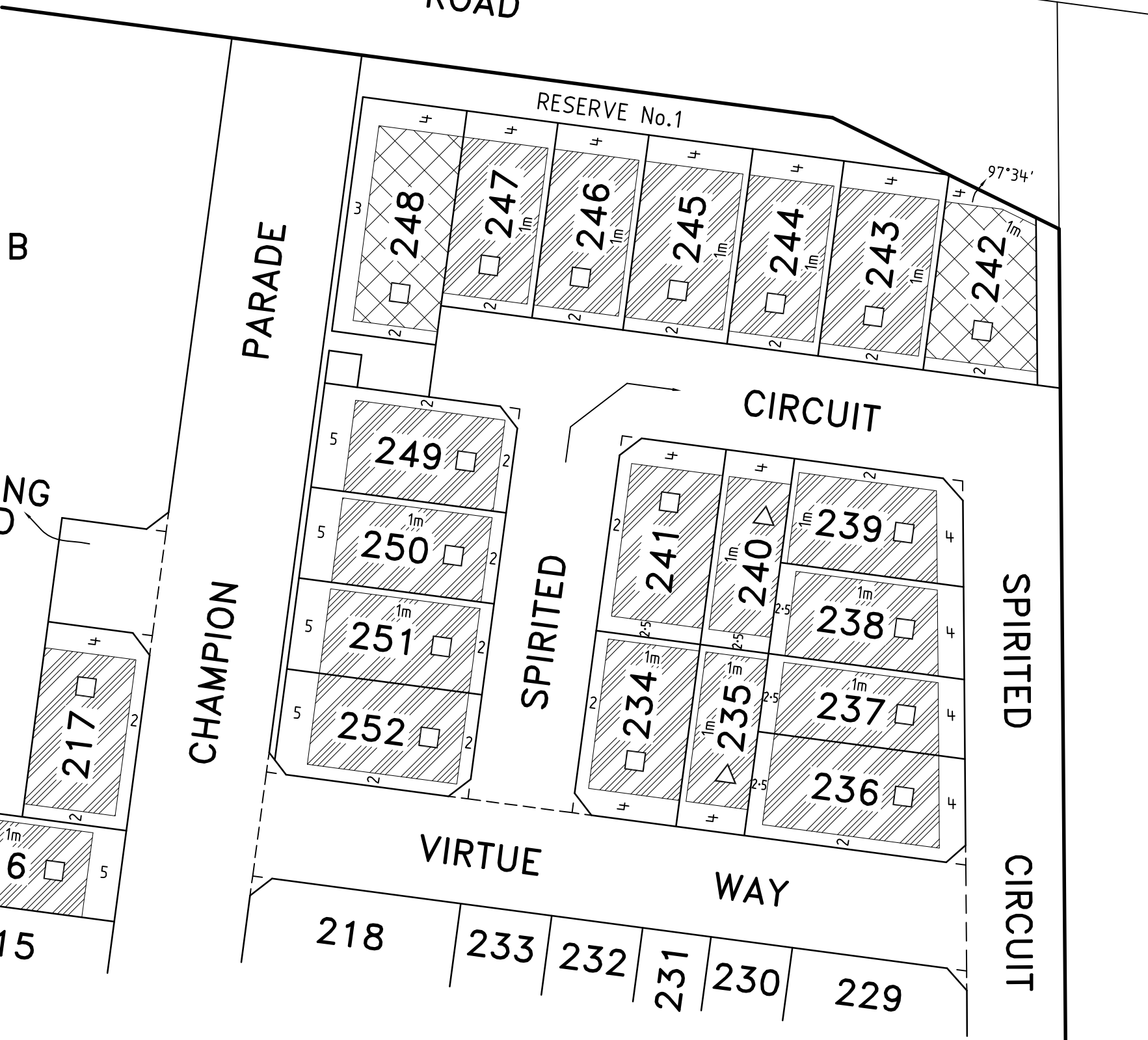
Plan Number

PS 640980Q

CREATION OF RESTRICTION (Continued)
SCHEDULE



CRAIGIEBURN ROAD



SEE SHEET 11

ASTON - 2

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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
1:750

SHEET
SIZE
A3



LENGTHS ARE IN METRES

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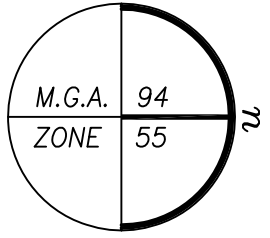
REF 7314023 09/05/12 VERSION L
DWG 731402BL

Sheet 10

DATE / /

COUNCIL DELEGATE SIGNATURE

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CREATION OF RESTRICTION (Continued)
SCHEDULE

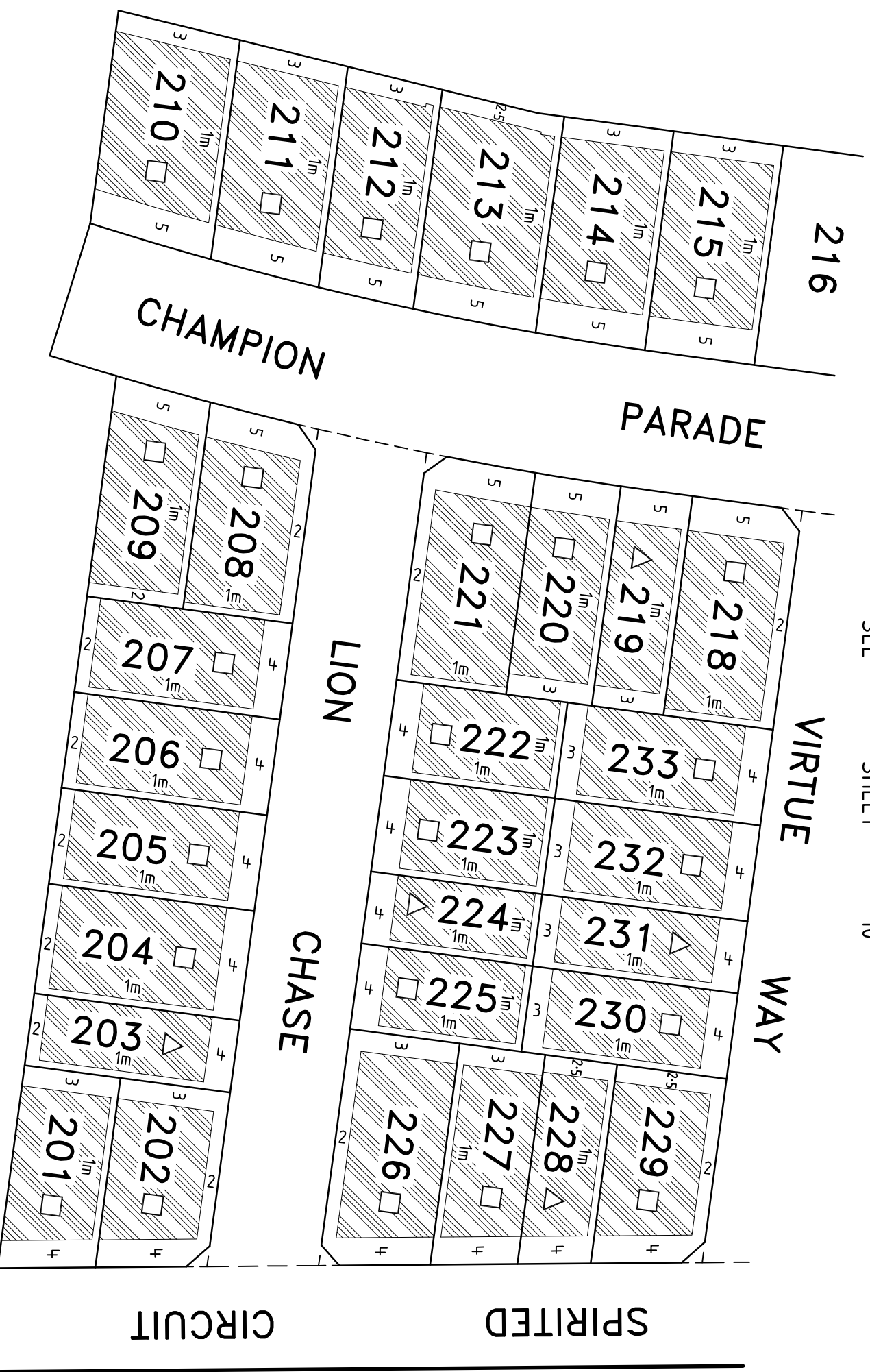
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 640980Q

SEE SHEET 10



B

LEGEND

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

NOTE
THE BUILDING ENVELOPES OF LOTS 212 AND 213 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

ASTON - 2

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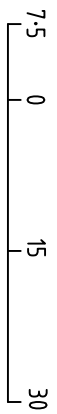


ORIGINAL

SCALE SHEET SIZE

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SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

GEOFFREY JAMES TURNER

SIGNATURE DIGITALLY SIGNED

DATE / /

REF 7314.023
DWG 7314.02BL

09/05/12 VERSION L

Sheet 11

DATE / /

COUNCIL DELEGATE SIGNATURE