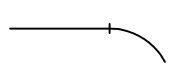


| | | |
|------------------------------|-------------------------------|----------------------------------|
| <h1>PLAN OF SUBDIVISION</h1> | LV use only EDITION | Plan Number PS 731958B |
|------------------------------|-------------------------------|----------------------------------|

| | |
|--|--|
| <p>Location of Land</p> <p>Parish: YUROKE</p> <p>Township: -</p> <p>Section: 17</p> <p>Crown Allotment: B (PART)</p> <p>Section: 18</p> <p>Crown Allotment: A, B, C, & D (PARTS)</p> <p>Crown Portion: -</p> <p>Title Reference: VOL FOL</p> <p>Last Plan Reference: LOT C ON PS728899J</p> <p>Postal Address: CRAIGIEBURN ROAD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 Co-ordinates E 314 000 (of approx. centre of land in plan) N 5 836 800 Zone: 55</p> | <p>Council Name: HUME CITY COUNCIL</p> <p>Council Ref:</p> |
|--|--|

Notations

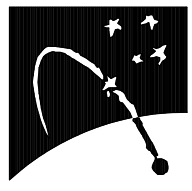
| | | |
|---|--|--|
| Vesting of Roads and/or Reserves | | <p>Staging This is is not a staged subdivision Planning Permit No. P17477.01</p> <p>Depth Limitation DOES NOT APPLY</p> <p>LOTS 1 TO 2200 (BOTH INCLUSIVE), A, B AND C HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT D) - 4.209ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> |
| Identifier | Council/Body/Person | |
| ROAD R1 RESERVE No.1 | HUME CITY COUNCIL HUME CITY COUNCIL | |

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. -

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)

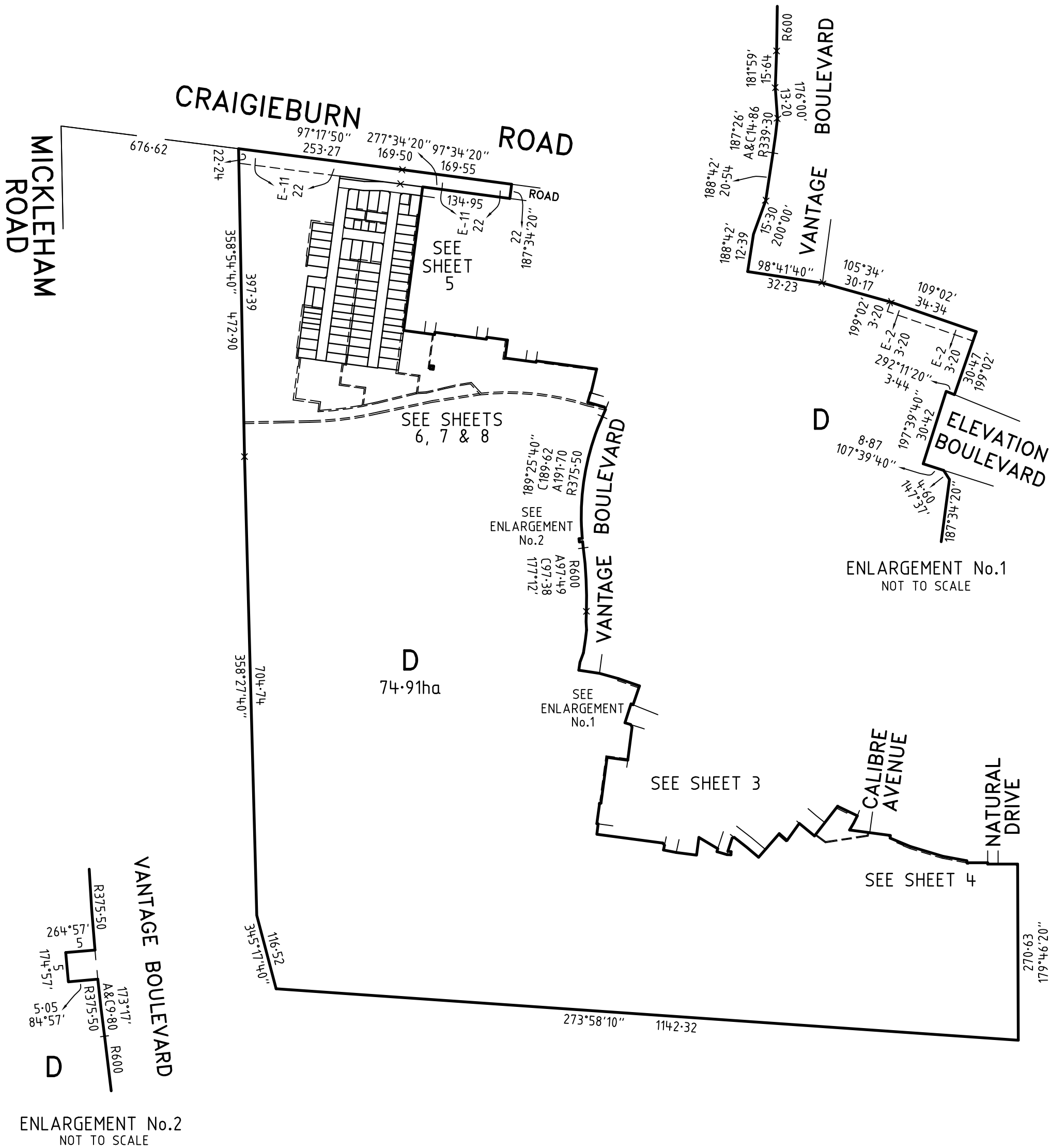
| Subject Land | Purpose | Width (metres) | Origin | Land Benefited/In Favour Of |
|--------------|---|----------------------|---|---|
| E-1 E-1 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS724933J PS724933J | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-2 E-2 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS714636W PS714636W | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-3 E-3 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS702821U PS702821U | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-4 E-4 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS724934G PS724934G | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-5 E-5 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS702823Q PS702823Q | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-6 | POWERLINE | SEE DIAG | PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000 | JEMENA ELECTRICITY NETWORKS (VIC) LTD |
| E-7 | POWERLINE | SEE DIAG | PS728899J -SEC 88 ELECTRICITY INDUSTRY ACT 2000 | JEMENA ELECTRICITY NETWORKS (VIC) LTD |
| E-8 E-8 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS728899J PS728899J | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-9 E-9 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | PS728881E PS728881E | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-10 | SEWERAGE | SEE DIAG | PS728899J | YARRA VALLEY WATER CORPORATION |
| E-11 | SUPPLY OF WATER THROUGH UNDERGROUND PIPES | SEE DIAG | PS728881E | YARRA VALLEY WATER CORPORATION |
| E-12 E-12 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | THIS PLAN THIS PLAN | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-13 | SEWERAGE | SEE DIAG | THIS PLAN | YARRA VALLEY WATER CORPORATION |

| | | |
|---|---|---|
| <p>ASTON - 22</p> <p>74 LOTS & BALANCE LOT D</p> <p>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</p>  | <p>LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS</p> <p>SIGNATURE DIGITALLY SIGNED DATE / /</p> <p>REF 29093223 09/09/15 VERSION G</p> <p>DWG 2909322AG</p> | <p>Sheet 1 of 14 sheets</p> <p>Original sheet size A3</p> |
|---|---|---|

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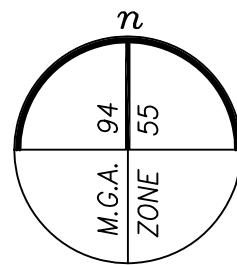
PLAN OF SUBDIVISION

Plan Number
PS 731958B



ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

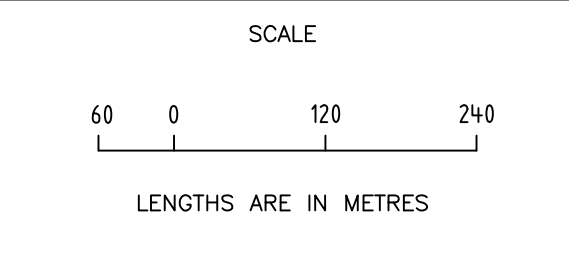


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| SCALE | SHEET SIZE |
| 1:6000 | A3 |



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REF 29093223 09/09/15 VERSION G
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Sheet 2

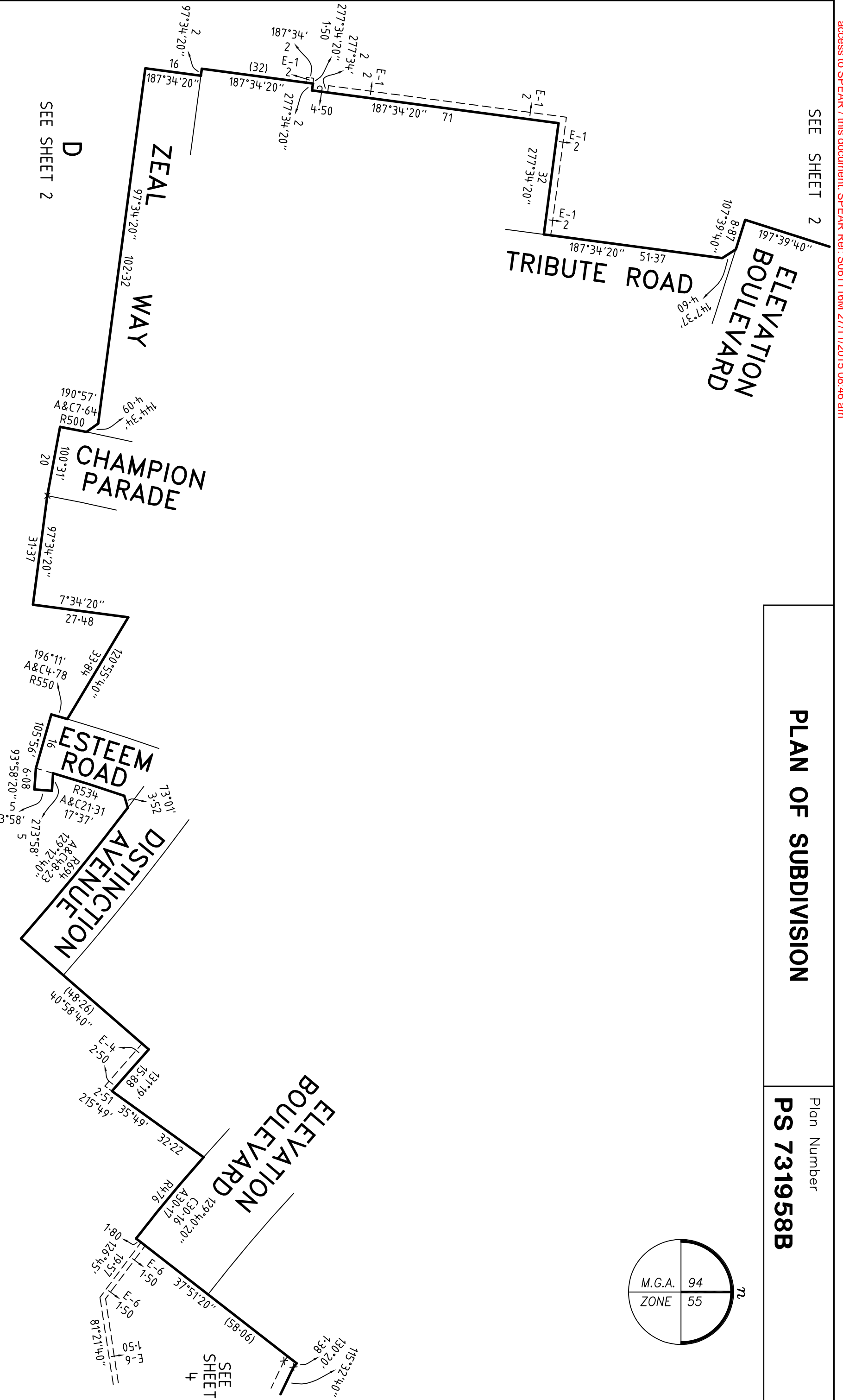
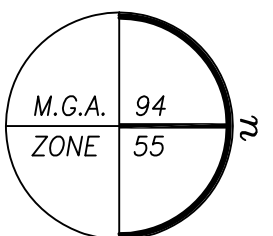
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SEE SHEET 2

PLAN OF SUBDIVISION

Plan Number
PS 731958B



ASTON - 22

ORIGINAL

SCALE

Sheet 3

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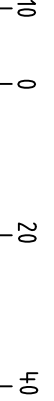
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SCALE SHEET SIZE

1:1000 A3

LENGTHS ARE IN METRES



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SIGNATURE

DATE

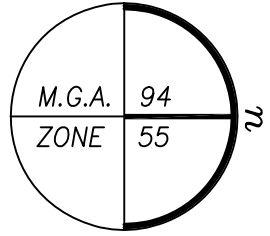
REF 29093223

09/09/15

VERSION G

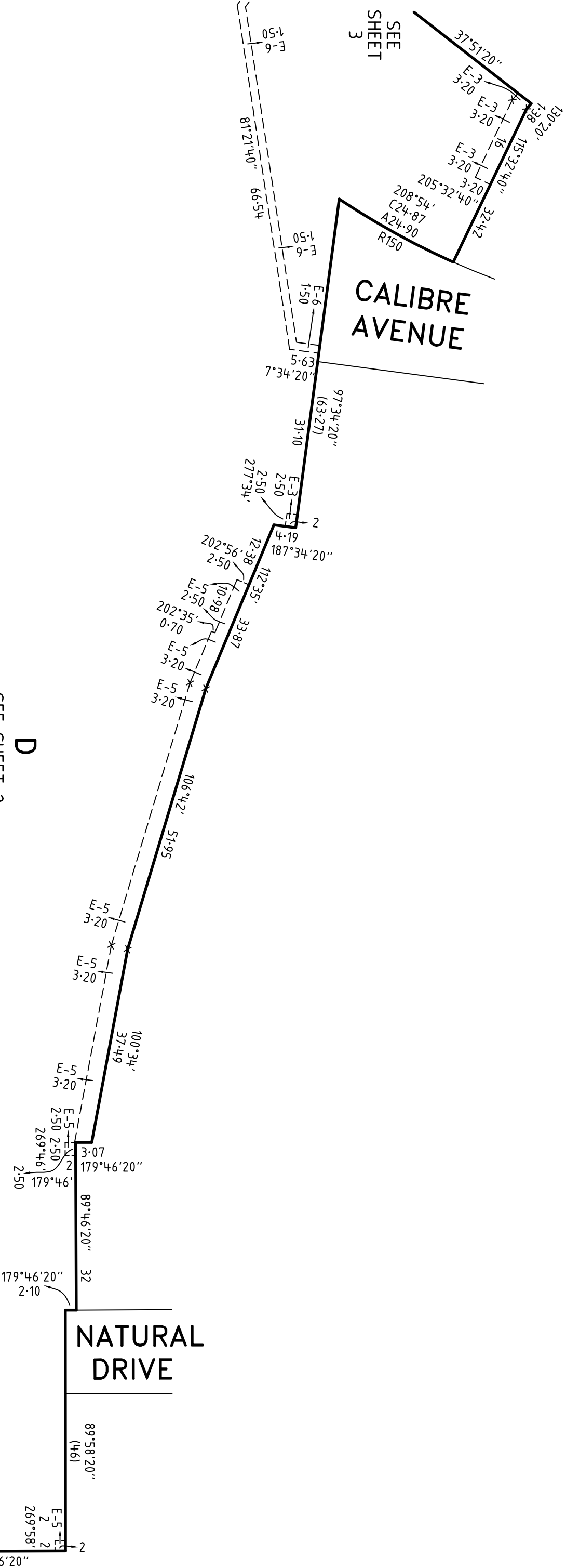
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PLAN OF SUBDIVISION

Plan Number
PS 731958B



ASTON - 22

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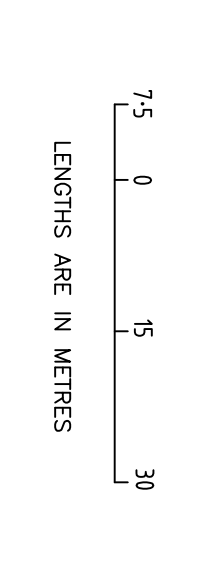


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Sheet 4

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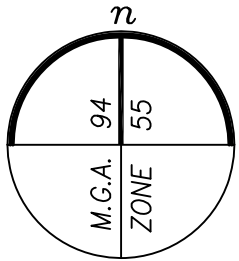
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PLAN OF SUBDIVISION

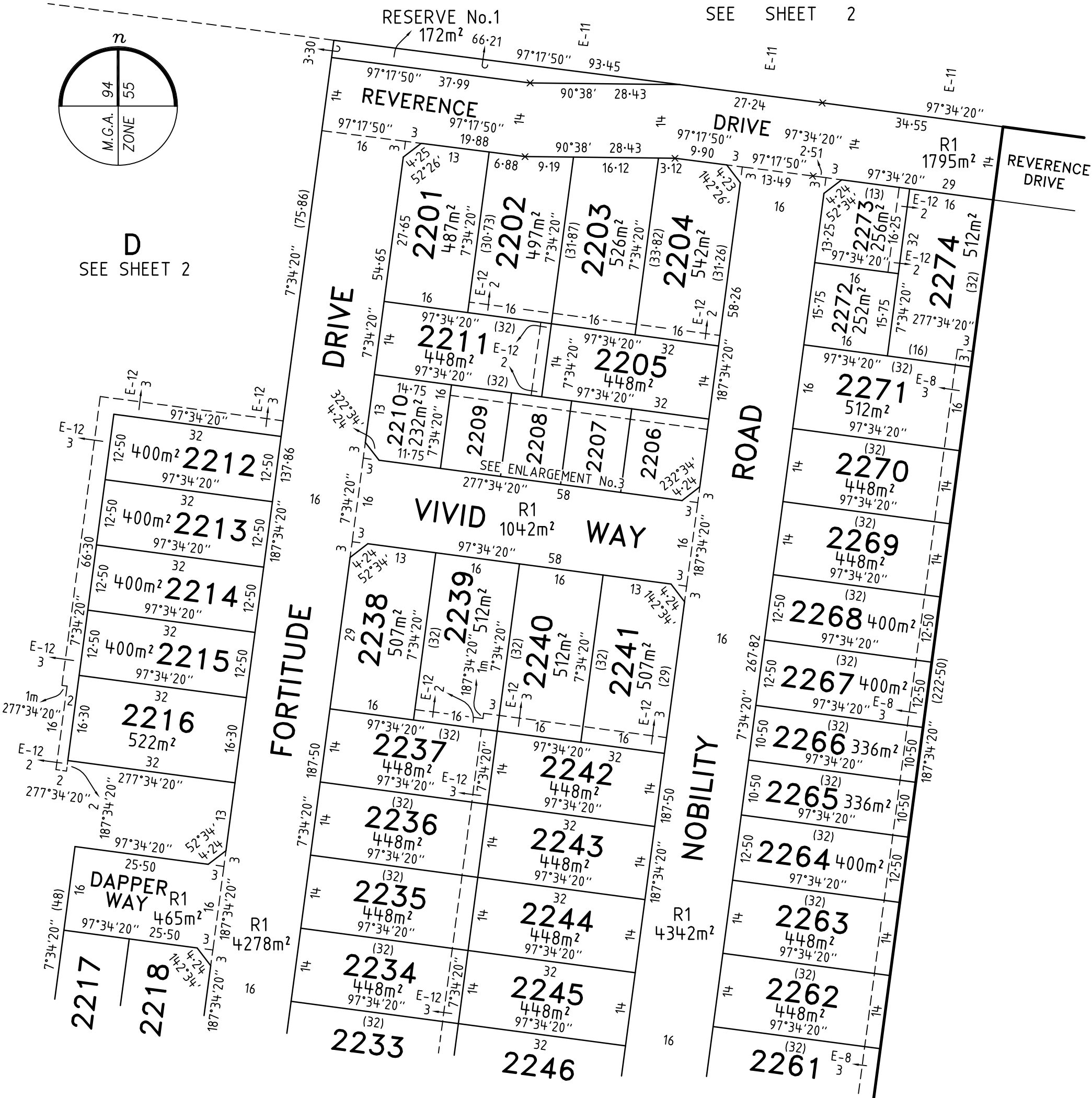
Plan Number

PS 731958B

SEE SHEET 2



D
SEE SHEET 2



SEE SHEET 6

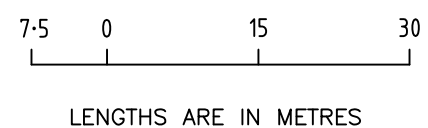
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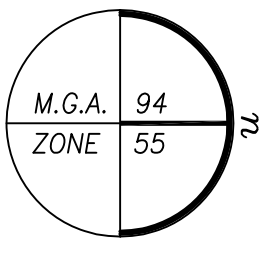
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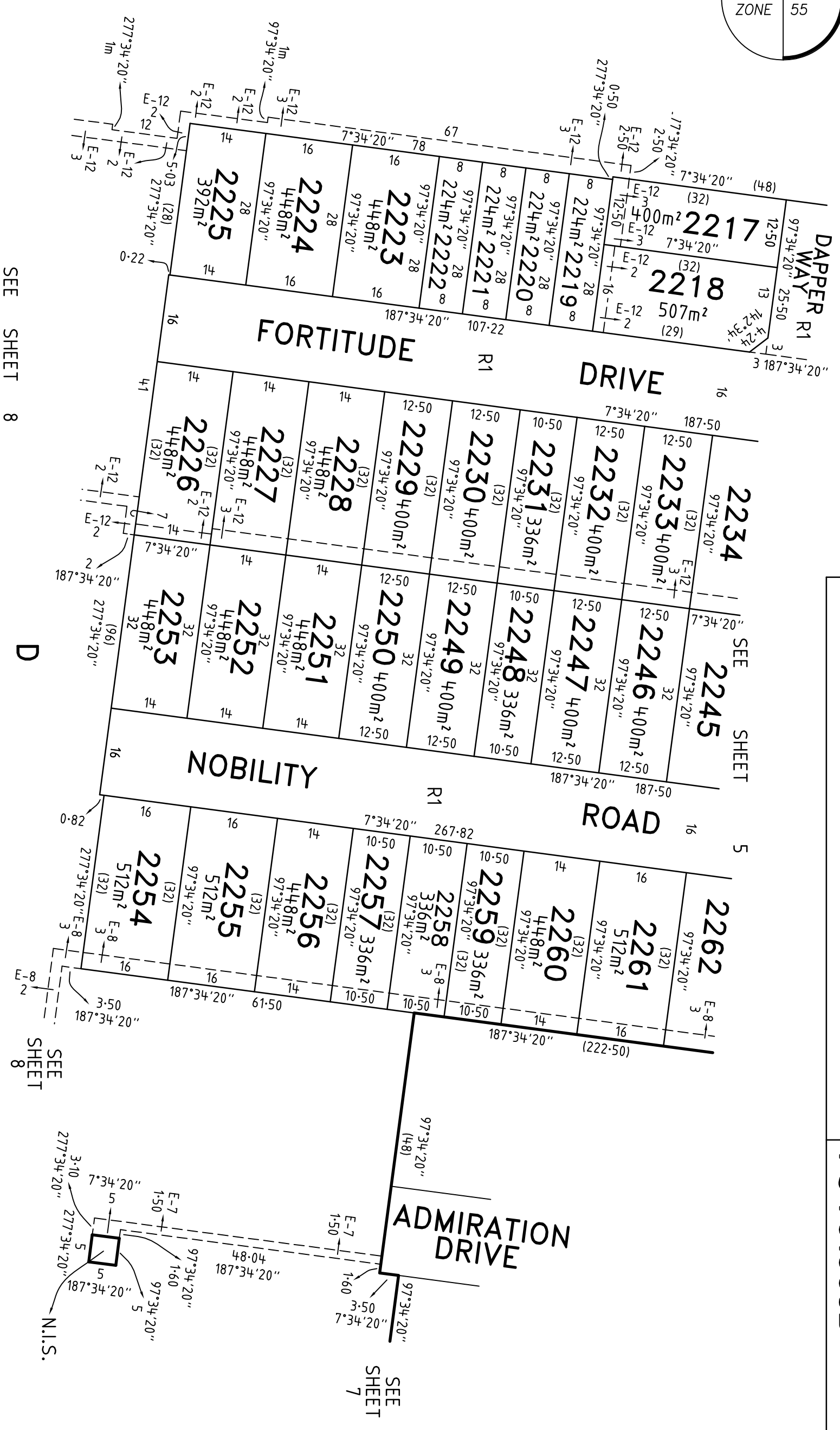
Sheet 5

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PLAN OF SUBDIVISION

Plan Number
PS 731958B



SEE SHEET 8

D

SEE SHEET 8

SEE SHEET 7

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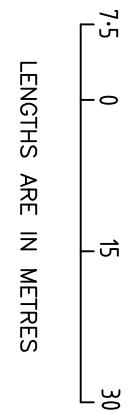


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Sheet 6

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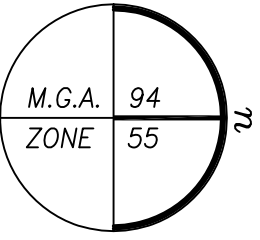
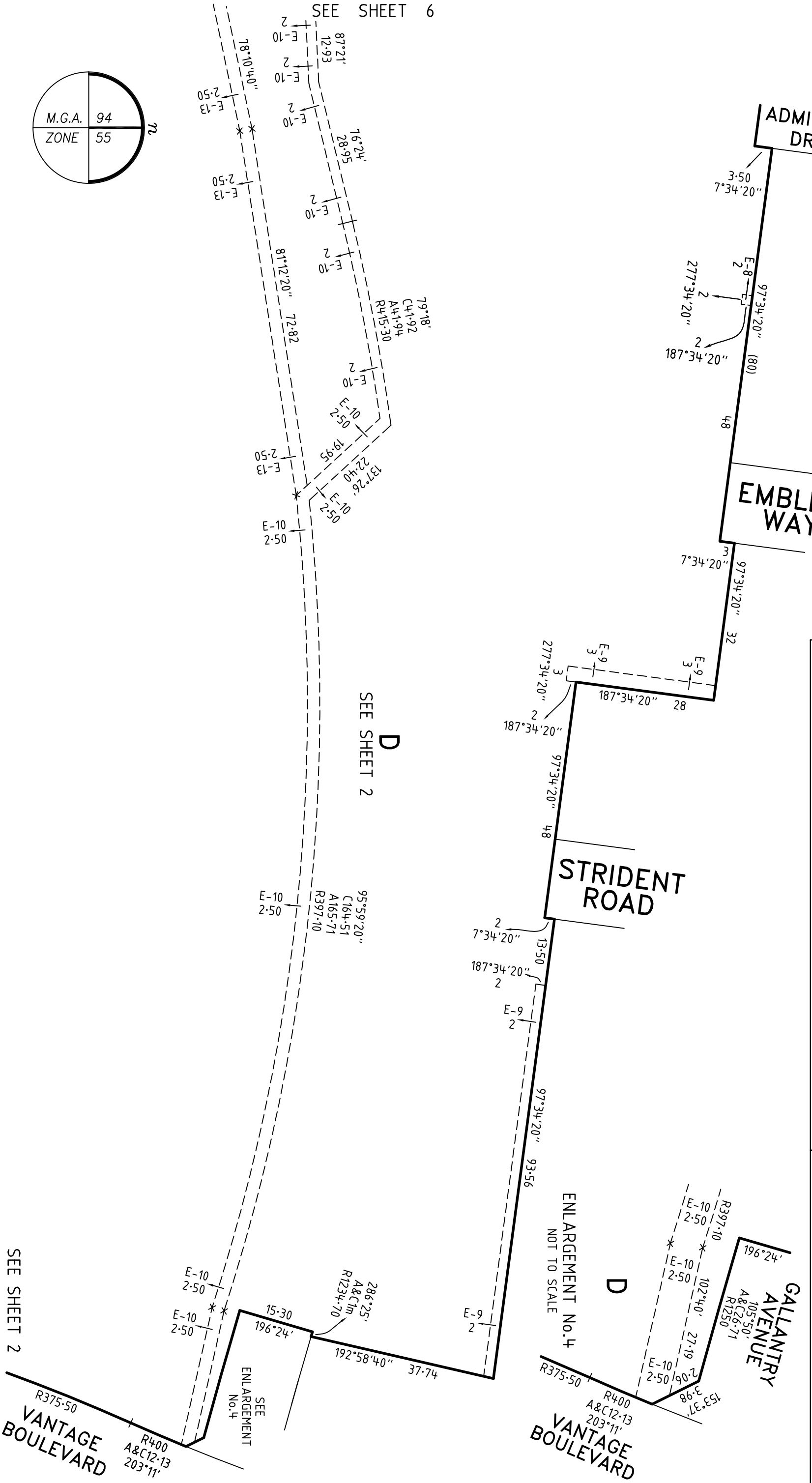


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PLAN OF SUBDIVISION

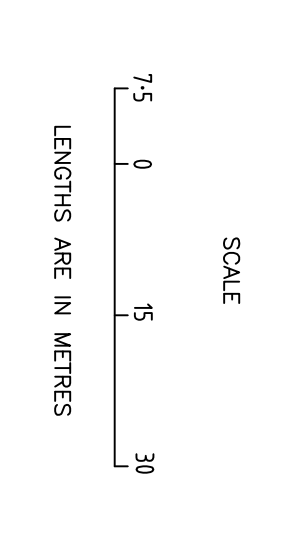
Plan Number
PS 731958B



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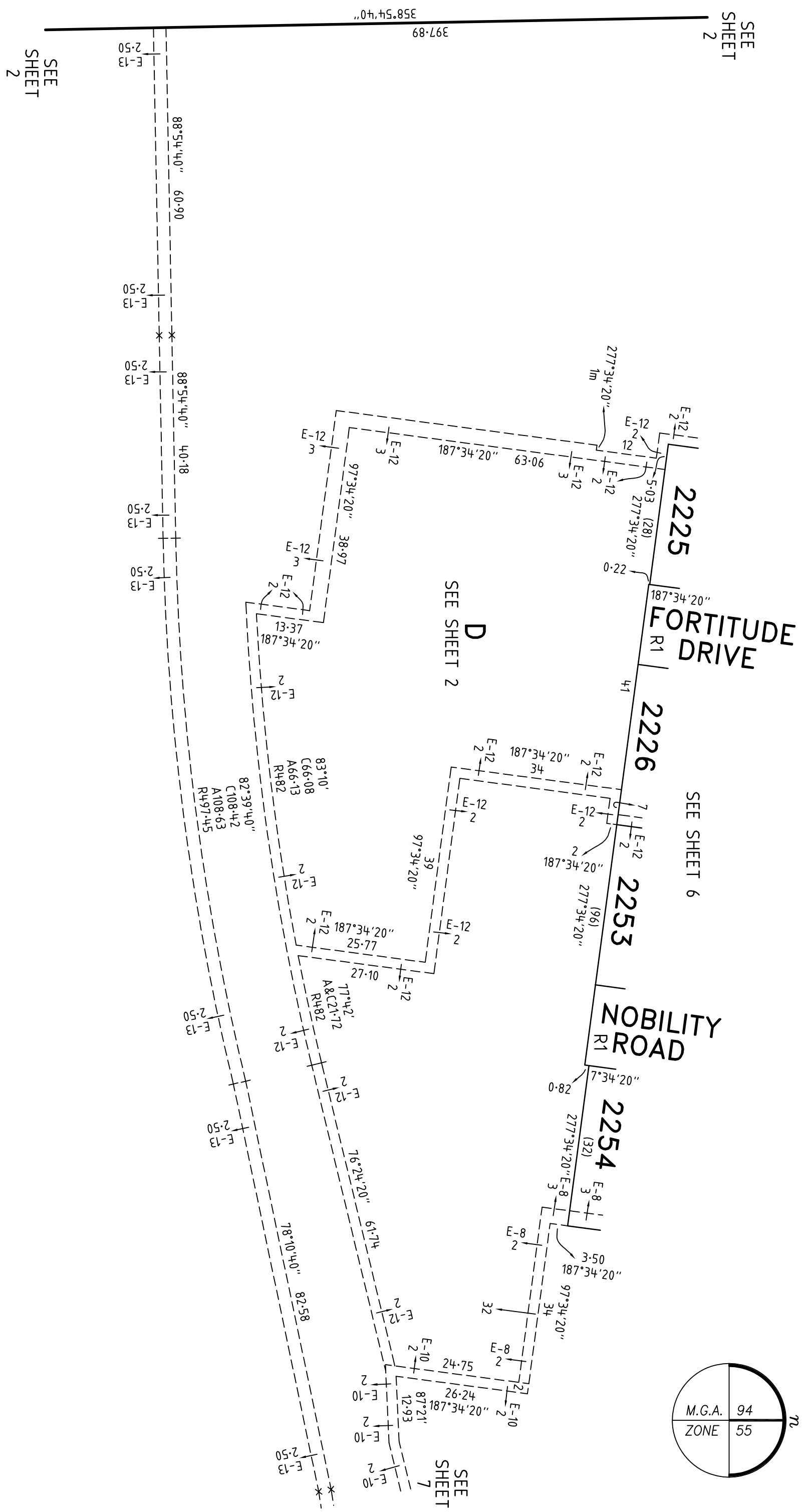
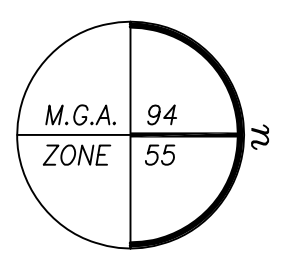


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 REF 29093223 09/09/15 VERSION G
 DWG 2909322AG

Sheet 7

PLAN OF SUBDIVISION

Plan Number
PS 731958B

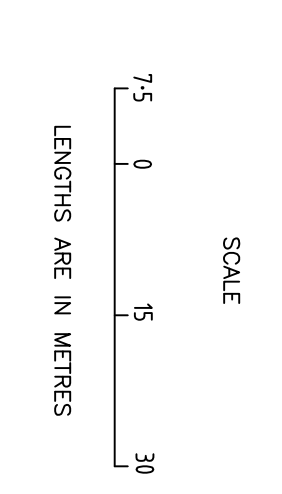


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ORIGINAL SCALE SHEET SIZE
 1:750 A3



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 REF 29093223 09/09/15 VERSION G
 DWG 2909322AG

Sheet 8

PLAN OF SUBDIVISION

Plan Number

PS 731958B

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS731958B 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 |
|------------------|------------------------------------|
| 2201 | 2202, 2211 |
| 2202 | 2201, 2203, 2211 |
| 2203 | 2202, 2204, 2205 |
| 2204 | 2203, 2205 |
| 2205 | 2203, 2204, 2206, 2207, 2208, 2011 |
| 2211 | 2201, 2202, 2205, 2208, 2209, 2210 |
| 2212 | 2213 |
| 2213 | 2212, 2214 |
| 2214 | 2213, 2215 |
| 2215 | 2214, 2216 |
| 2216 | 2215 |
| 2217 | 2218, 2219 |
| 2218 | 2217, 2219 |
| 2223 | 2222, 2224 |
| 2224 | 2223, 2225 |
| 2225 | 2224 |
| 2226 | 2227, 2253 |
| 2227 | 2226, 2228, 2252 |
| 2228 | 2227, 2229, 2251 |
| 2229 | 2228, 2230, 2250 |
| 2230 | 2229, 2231, 2249 |
| 2231 | 2230, 2232, 2248 |

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 2232 | 2231, 2233, 2247 |
| 2233 | 2232, 2234, 2246 |
| 2234 | 2233, 2235, 2245 |
| 2235 | 2234, 2236, 2244 |
| 2236 | 2235, 2237, 2243 |
| 2237 | 2236, 2238, 2239, 2242 |
| 2238 | 2237, 2239 |
| 2239 | 2237, 2238, 2240 |
| 2240 | 2239, 2241, 2242 |
| 2241 | 2240, 2242 |
| 2242 | 2237, 2240, 2241, 2243 |
| 2243 | 2236, 2242, 2244 |
| 2244 | 2235, 2243, 2245 |
| 2245 | 2234, 2244, 2246 |
| 2246 | 2233, 2245, 2247 |
| 2247 | 2232, 2246, 2248 |
| 2248 | 2231, 2247, 2249 |
| 2249 | 2230, 2248, 2250 |
| 2250 | 2229, 2249, 2251 |
| 2251 | 2228, 2250, 2252 |
| 2252 | 2227, 2251, 2253 |
| 2253 | 2226, 2252 |

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 2254 | 2255 |
| 2255 | 2254, 2256 |
| 2256 | 2255, 2257 |
| 2257 | 2256, 2258 |
| 2258 | 2257, 2259 |
| 2259 | 2258, 2260 |
| 2260 | 2259, 2261 |
| 2261 | 2260, 2262 |
| 2262 | 2261, 2263 |
| 2263 | 2262, 2264 |
| 2264 | 2263, 2265 |
| 2265 | 2264, 2266 |
| 2266 | 2265, 2267 |
| 2267 | 2266, 2268 |
| 2268 | 2267, 2269 |
| 2269 | 2268, 2270 |
| 2270 | 2269, 2271 |
| 2271 | 2270, 2272, 2274 |
| 2274 | 2271, 2272, 2273 |

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. AA2701 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 10 and 11.

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 10 and 11.

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 sheet 10 and 11.

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 – 22

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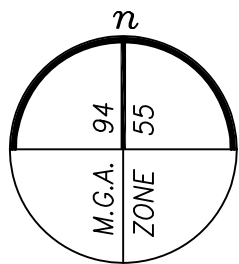
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| LENGTHS ARE IN METRES | |

| | |
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| LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS | Sheet 9 |
| SIGNATURE DATE / / | |
| REF 29093223 09/09/15 VERSION G | |
| DWG 2909322AG | |

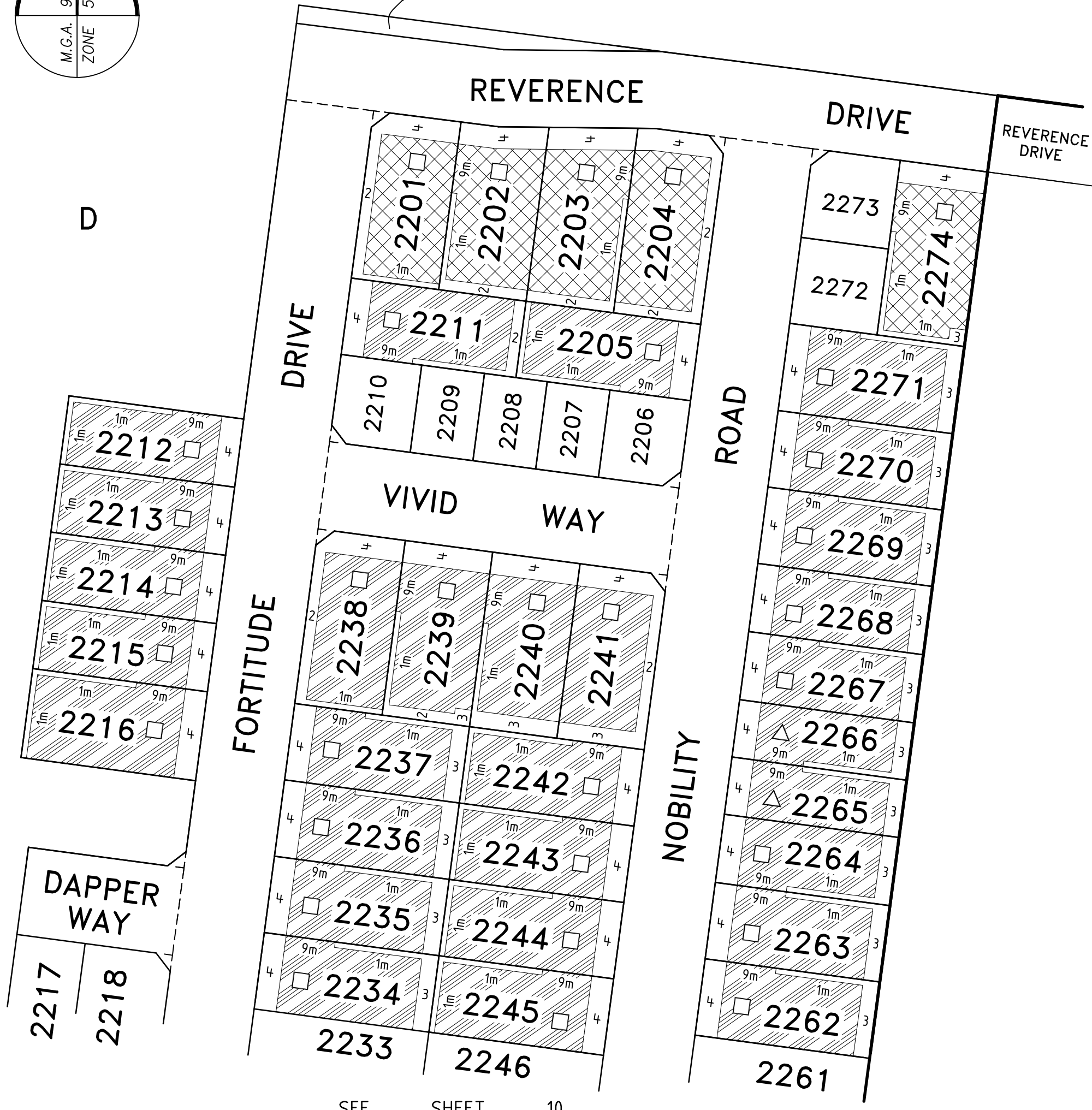
PLAN OF SUBDIVISION

Plan Number
PS 731958B

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



RESERVE No.1



SEE SHEET 10

ASTON - 22

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Vic 3205 Australia
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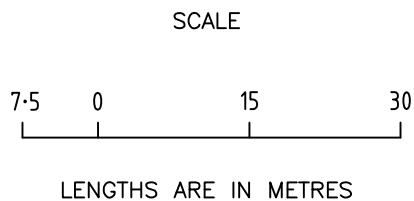
LEGEND

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

NOTE

THE BUILDING ENVELOPES OF LOTS 2239 AND 2274 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

ORIGINAL SCALE
1:750 SHEET SIZE
A3



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REF 29093223 09/09/15 VERSION G
DWG 2909322AG

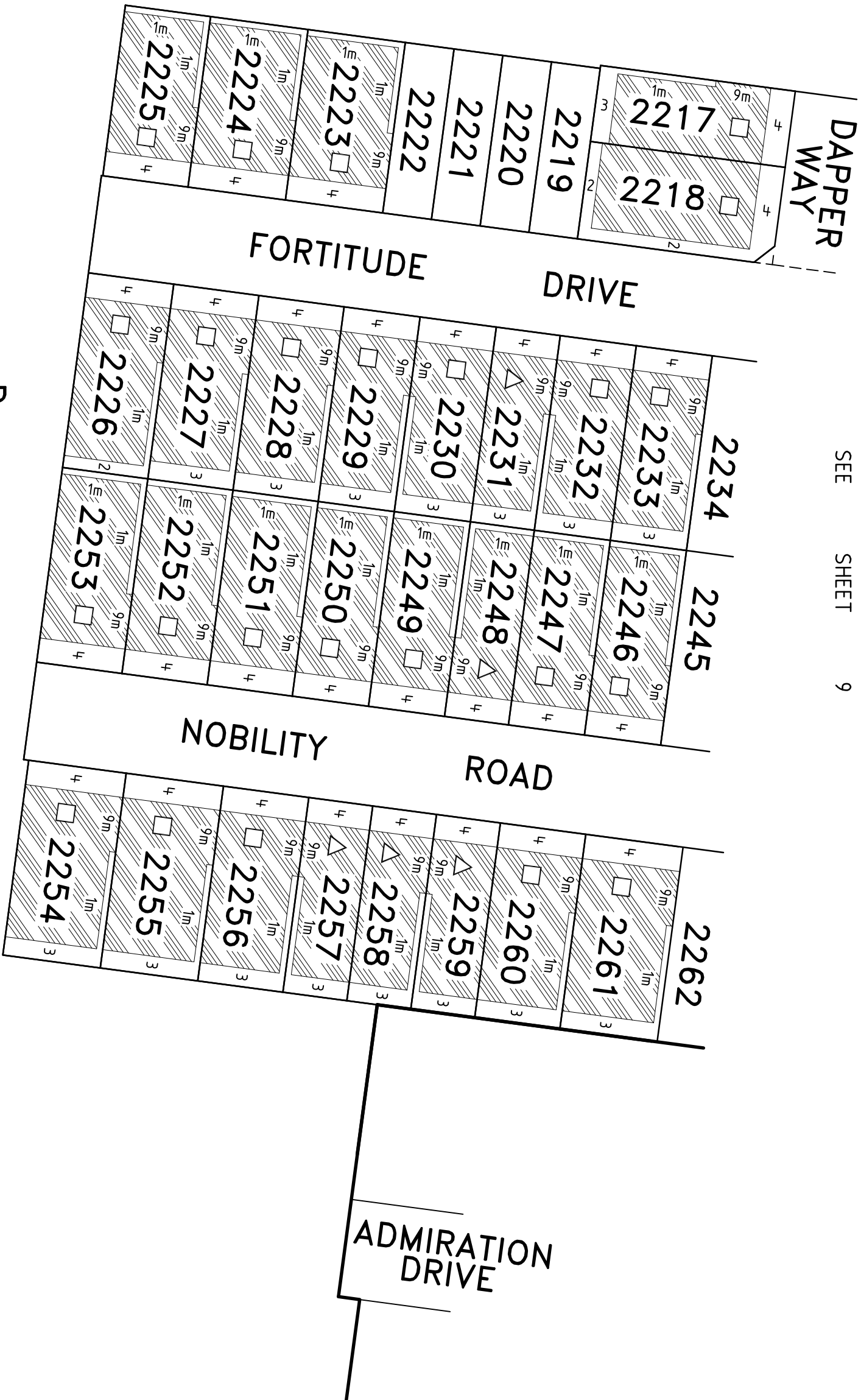
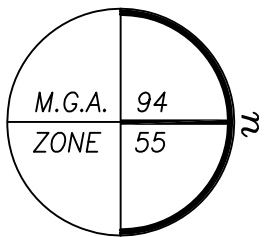
Sheet 10

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CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE

PLAN OF SUBDIVISION

Plan Number
PS 731958B



LEGEND

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

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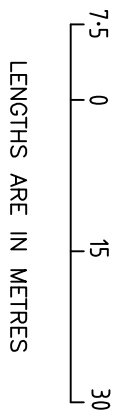
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LICENSED SURVEYOR (PRINT)

SIGNATURE DIGITALLY SIGNED

GREGORY STUART WILLIAMS

DATE / /

REF 29093223
DWG 2909322AG

09/09/15

VERSION G

Sheet 11

PLAN OF SUBDIVISION

Plan Number

PS 731958B

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS731958B 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 |
|------------------|------------------------------|
| 2272 | 2271, 2273, 2274 |
| 2273 | 2272, 2274 |

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:

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 Peet Craigieburn Pty Ltd Design Review Panel in accordance with the Peet Craigieburn Pty Ltd 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 13 and profile diagrams on PS731958B 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 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

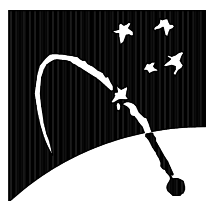
- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (i) the restrictions in paragraphs b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate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

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 – 22

Bosco Jonson Pty Ltd

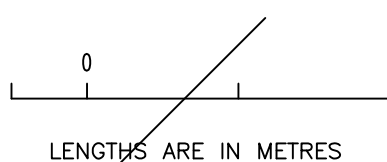
A.B.N 15 169 138 827
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



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Sheet 12

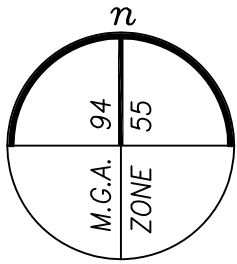
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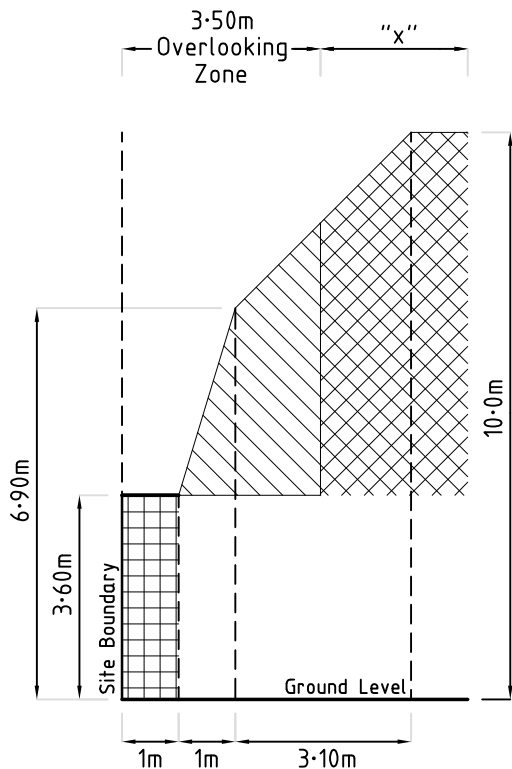
PLAN OF SUBDIVISION

Plan Number
PS 731958B

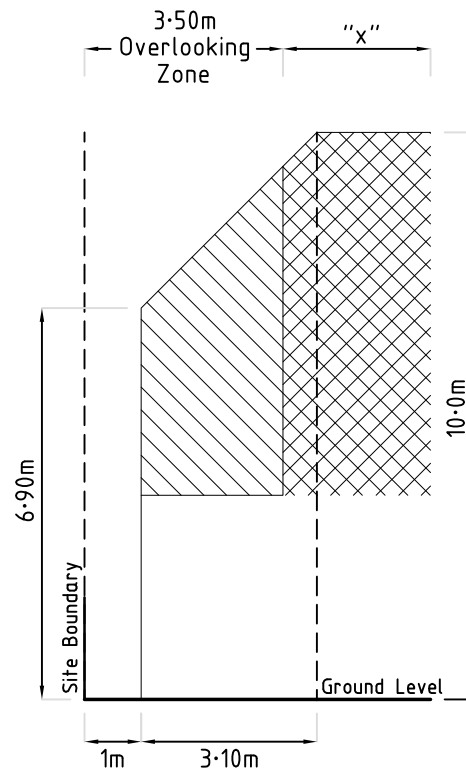


CREATION OF RESTRICTION B (CONTINUED) SCHEDULE

PROFILE DIAGRAMS NOT TO SCALE

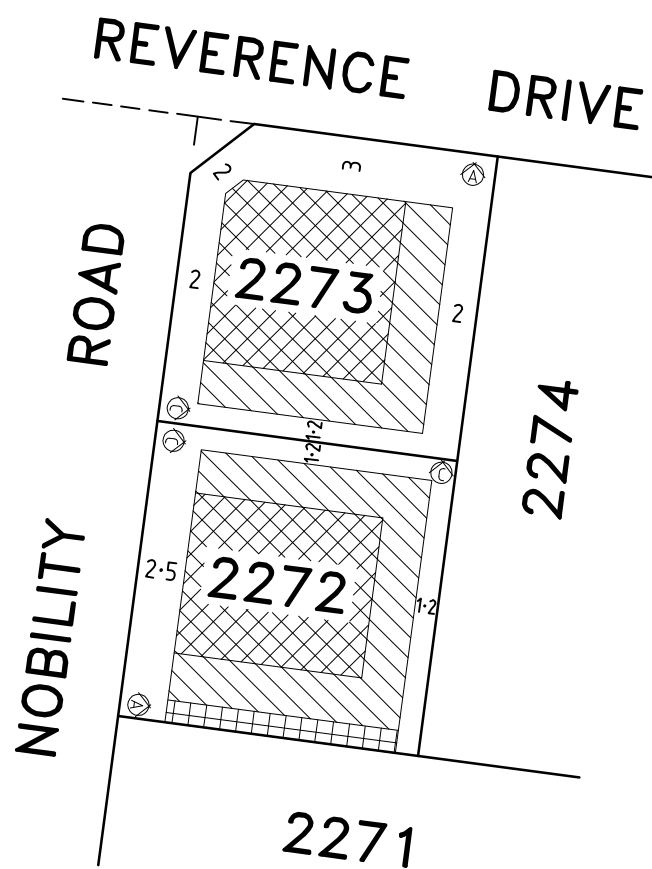


Side Setbacks A



Side/Rear Setbacks C

BUILDING ENVELOPE SCALE 1:400



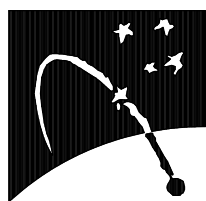
LEGEND

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

ASTON - 22

Bosco Jonson Pty Ltd

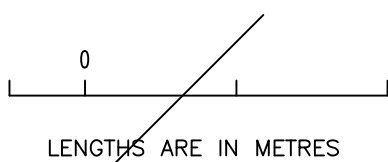
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DWG 2909322AG

Sheet 13

PLAN OF SUBDIVISION

Plan Number

PS 731958B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Bosco Jonson Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S061116M 27/11/2015 08:46 am

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS731958B 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 |
|------------------|------------------------------|
| 2206 | 2205, 2207 |
| 2207 | 2205, 2206, 2208 |
| 2208 | 2205, 2207, 2209, 2211 |
| 2209 | 2208, 2210, 2211 |
| 2210 | 2209, 2211 |
| 2219 | 2217, 2218, 2220 |
| 2220 | 2219, 2221 |
| 2221 | 2220, 2222 |
| 2222 | 2221, 2223 |

DESCRIPTION OF RESTRICTION

- (a) 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 in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

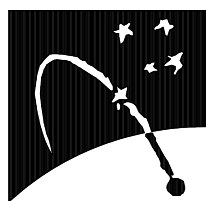
- (b) the restriction in paragraphs a) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this lot.

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 – 22

Bosco Jonson Pty Ltd

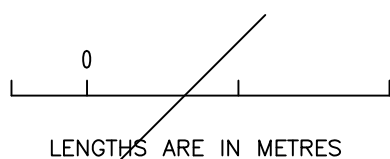
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Sheet 14

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