

# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 731967A**

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 D ON PS731958B  
Postal Address: CRAIGIEBURN ROAD  
(at time of subdivision) CRAIGIEBURN 3064  
MGA 94 Co-ordinates E 313 700  
(of approx. centre of land in plan) N 5 836 800 Zone: 55

Council Name: HUME CITY COUNCIL  
Council Ref:

### Notations

### Vesting of Roads and/or Reserves

### Staging

This ~~is~~ is not a staged subdivision  
Planning Permit No. **P17477.01**

Identifier	Council/Body/Person
ROAD R1	HUME CITY COUNCIL
ROAD R2	ROADS CORPORATION
RESERVE No.1	HUME CITY COUNCIL
RESERVE No.2	HUME CITY COUNCIL
RESERVE No.3	JEMENA ELECTRICITY NETWORKS (VIC) LTD

### Depth Limitation DOES NOT APPLY

LOTS 1 TO 2300 (BOTH INCLUSIVE), A, B, C, D, G, H & I HAVE BEEN OMITTED FROM THIS PLAN


AREA OF LAND SUBDIVIDED (EXCLUDING LOT E) - 4.186ha

### OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF EASEMENT E-11 ON PS738848V  
NOW CONTAINED IN ROAD R2 ON THIS PLAN

### GROUND FOR REMOVAL OF EASEMENT

AGREEMENT BY ALL INTERESTED PARTIES

TANGENT POINTS ARE SHOWN THUS: 

**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)

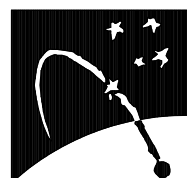
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724933J PS724933J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS714636W PS714636W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3 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	PS731958B PS731958B	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-13 E-13	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-14 E-14	DRAINAGE SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-15	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-16	SEWERAGE	SEE DIAG	PS731958B	YARRA VALLEY WATER CORPORATION

**ASTON - 23**

**25 LOTS AND BALANCE LOTS E, F & J**

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

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DWG 2909323AN

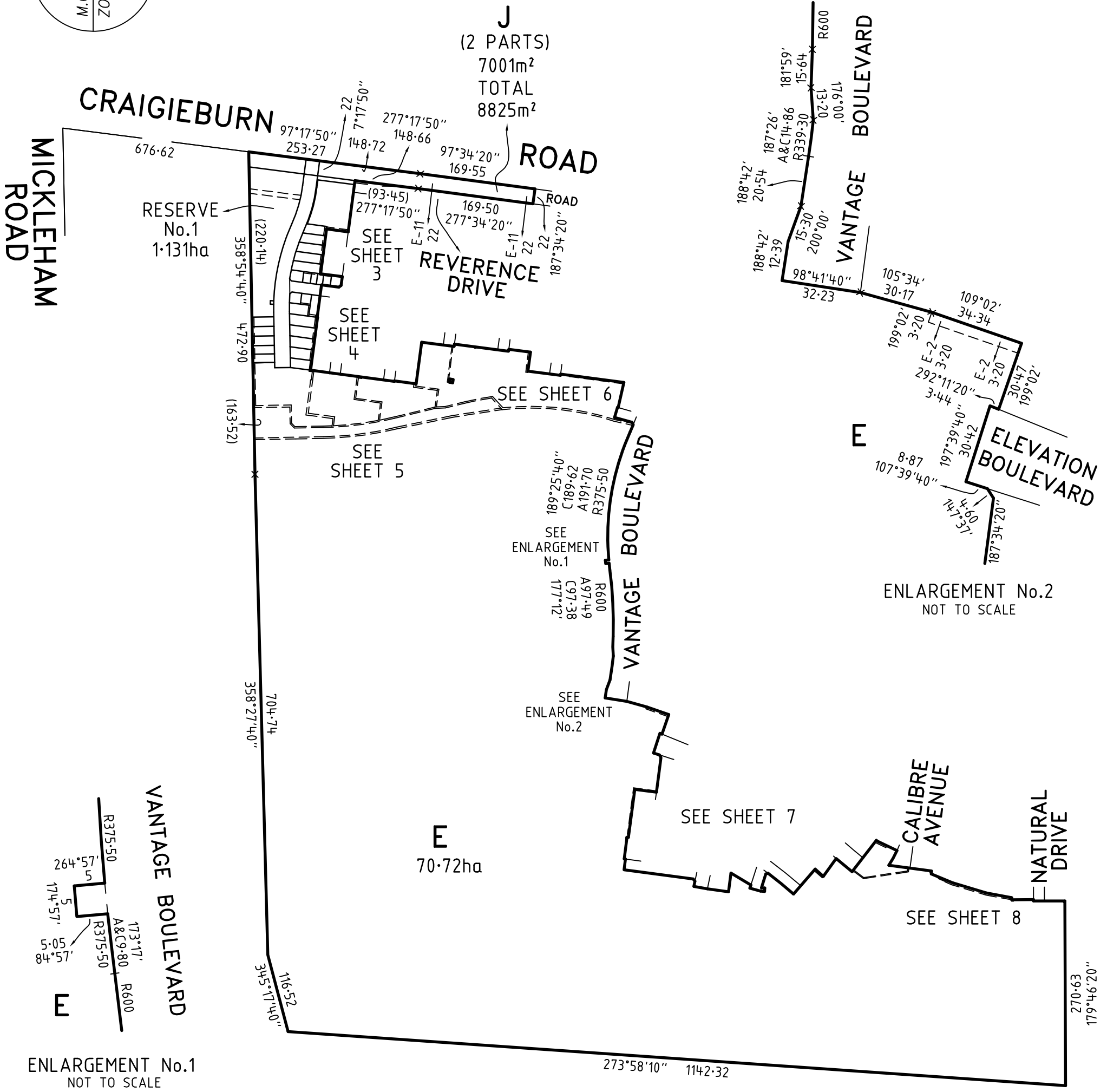
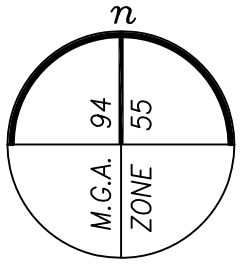
Sheet 1 of 13 sheets

Original sheet size A3

# PLAN OF SUBDIVISION

Plan Number

**PS 731967A**



ASTON - 23

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ORIGINAL		SCALE		Sheet 2	
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				DWG 2909323AN	

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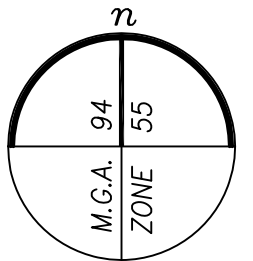
**PS 731967A**

**CRAIGIEBURN ROAD**

**ROAD**

SEE SHEET 2

**REVERENCE DRIVE**



**DRIVE**

**FORTITUDE DRIVE**

RESERVE No.1

RESERVE No.2

**PARADE**

**DEBONAIR**

**2301**  
445m<sup>2</sup>

**2302**  
499m<sup>2</sup>

**2303**  
543m<sup>2</sup>

**2304**  
577m<sup>2</sup>

**2305**  
600m<sup>2</sup>

**2306**  
302m<sup>2</sup>

**2307**

**2308**

**2309**

**2310**

**2311**  
247m<sup>2</sup>

SEE ENLARGEMENT No.3

**DAPPER WAY**

ENLARGEMENT No.3

**DAPPER WAY**

**2305**

**2314**

**2313**

**2312**

**2306**

**2307**  
184m<sup>2</sup>

**2308**  
144m<sup>2</sup>

**2309**  
144m<sup>2</sup>

**2310**  
184m<sup>2</sup>

**2311**

**DAPPER R1 WAY**

ASTON - 23

**Bosco Jonson Pty Ltd**

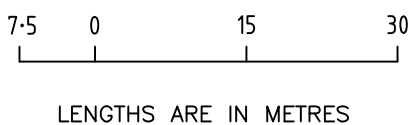
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ORIGINAL

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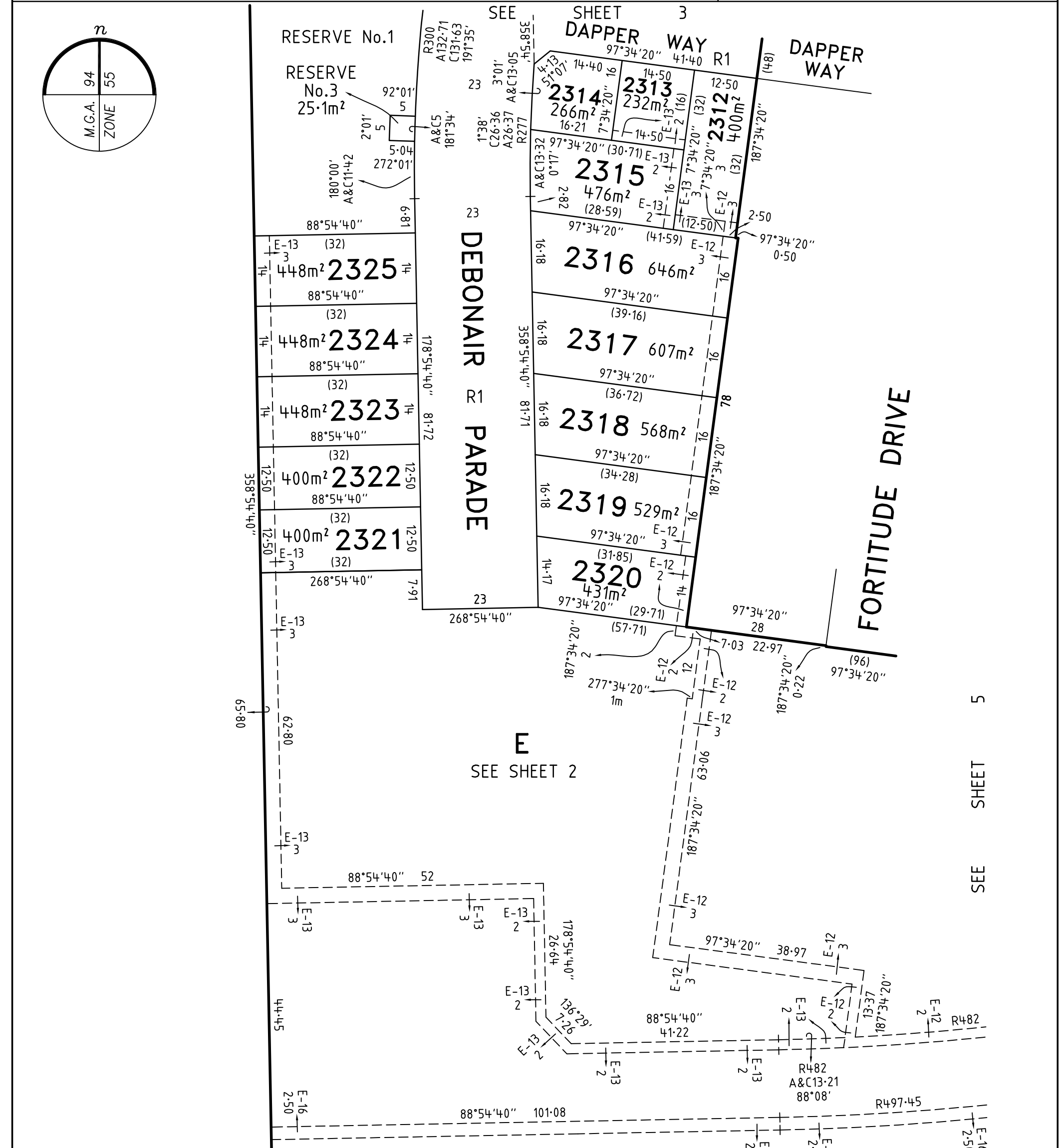
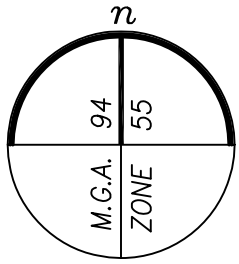
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Sheet 3

# PLAN OF SUBDIVISION

Plan Number

**PS 731967A**



**E**  
SEE SHEET 2

SEE SHEET 5

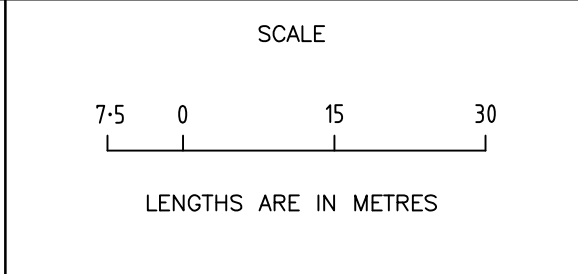
**ASTON - 23**

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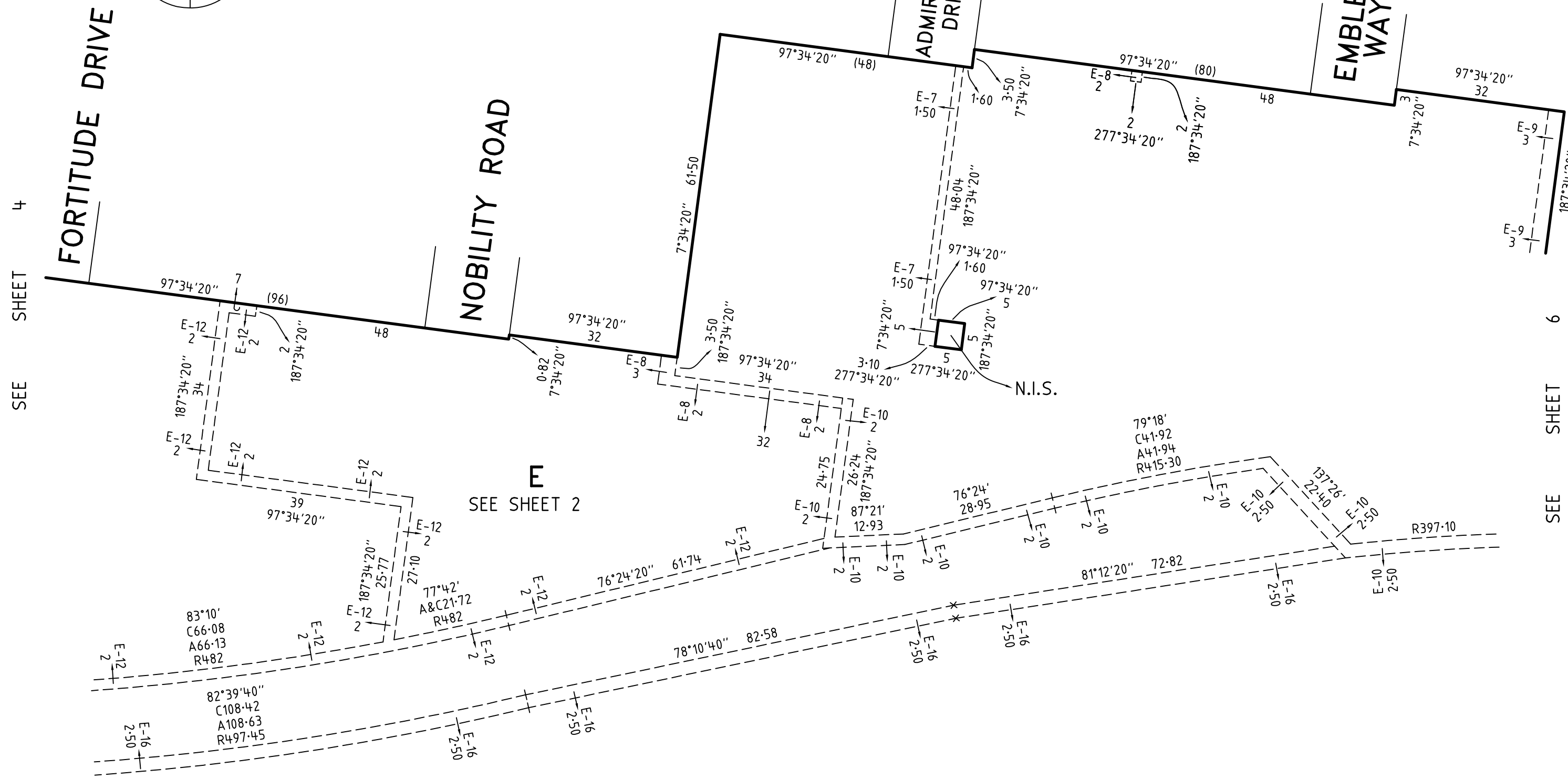
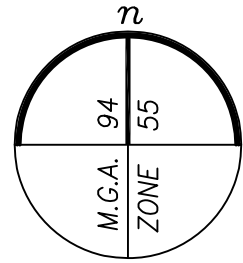


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Sheet 4

# PLAN OF SUBDIVISION

Plan Number  
**PS 731967A**



SEE SHEET 4

SEE SHEET 6

ASTON - 23

ORIGINAL

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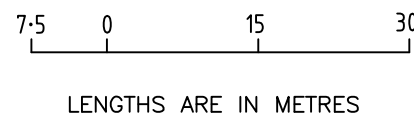
Sheet 5

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# PLAN OF SUBDIVISION

Plan Number

**PS 731967A**

## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS731967A 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
2301	2302
2302	2301, 2303
2303	2302, 2304
2304	2303, 2305
2305	2304, 2306, 2307, 2308, 2309
2312	2313, 2315, 2316
2315	2312, 2313, 2314, 2316
2316	2312, 2315, 2317
2317	2316, 2318
2318	2317, 2319
2319	2318, 2320
2320	2319
2321	2322
2322	2321, 2323
2323	2322, 2324
2324	2323, 2325
2325	2324

## 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 sheet 10.

### 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 10.

### 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.

### 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

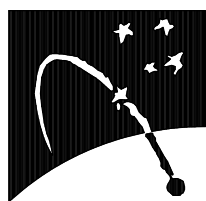
- (g) The restrictions specified in paragraphs (a) to (f) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.

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 – 23**

**Bosco Jonson Pty Ltd**

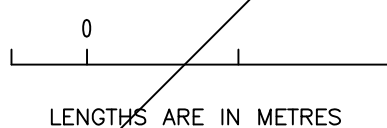
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ORIGINAL

SCALE

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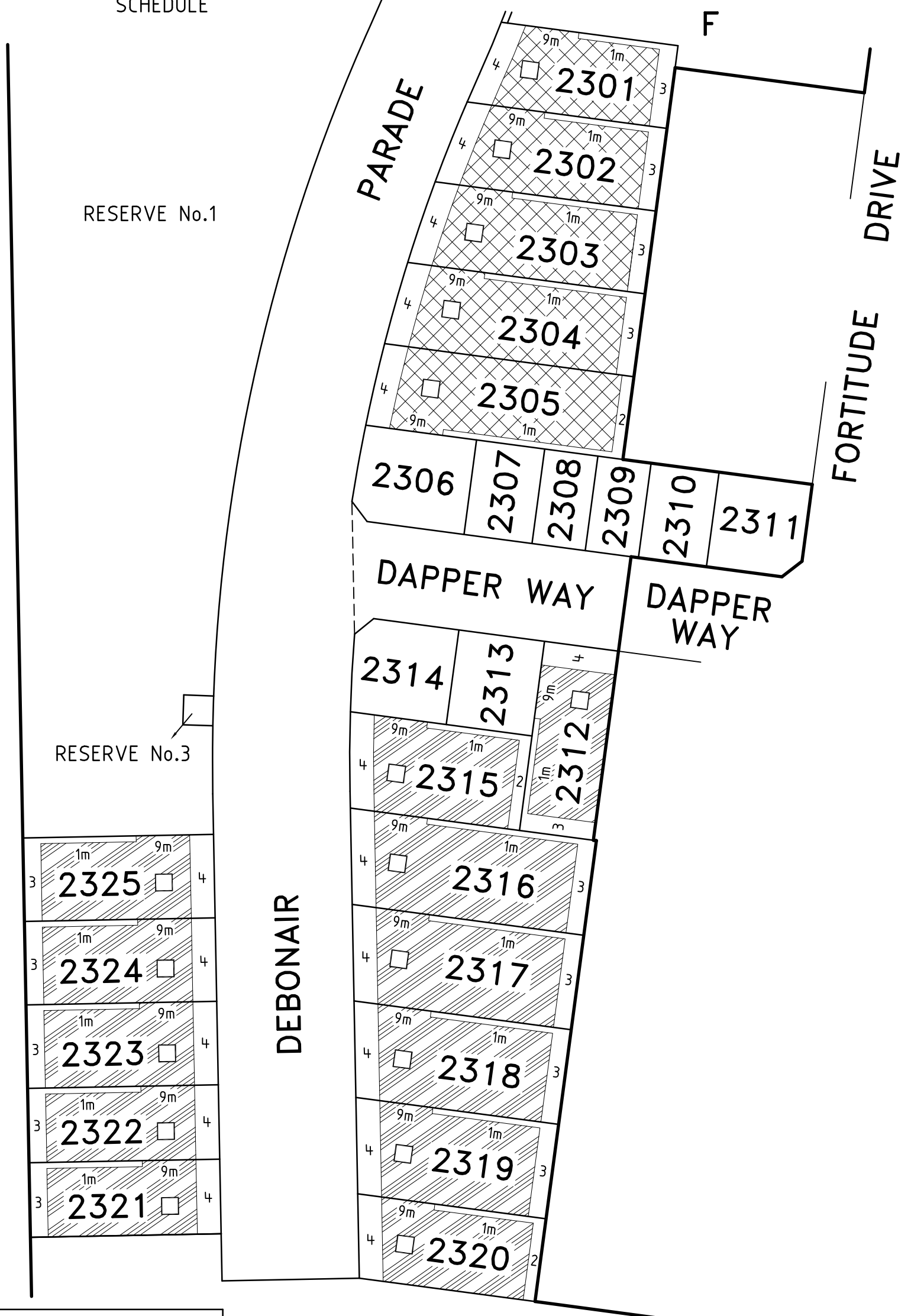
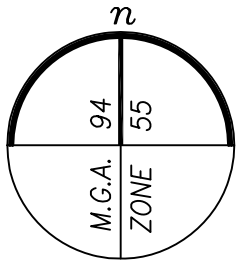
Sheet 9

# PLAN OF SUBDIVISION

Plan Number

**PS 731967A**

CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE



ASTON - 23

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**LEGEND**

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

E

ORIGINAL		SCALE		Sheet 10	
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				REF 29093233 13/01/16 VERSION N	
				DWG 2909323AN	

# PLAN OF SUBDIVISION

Plan Number

## PS 731967A

### CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS731967A 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
2306	2305, 2307
2314	2313, 2315

### 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 12 and profile diagrams on PS731967A 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

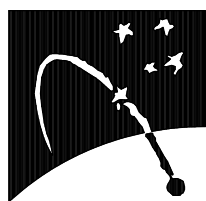
- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (i) the restrictions in paragraphs b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate 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 – 23

#### Bosco Jonson Pty Ltd

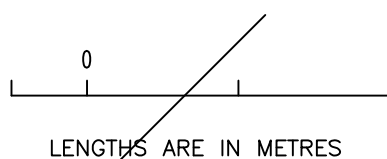
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ORIGINAL

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A3



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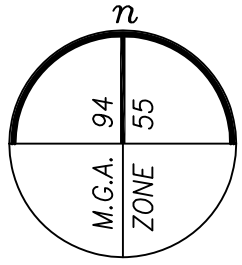
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Sheet 11

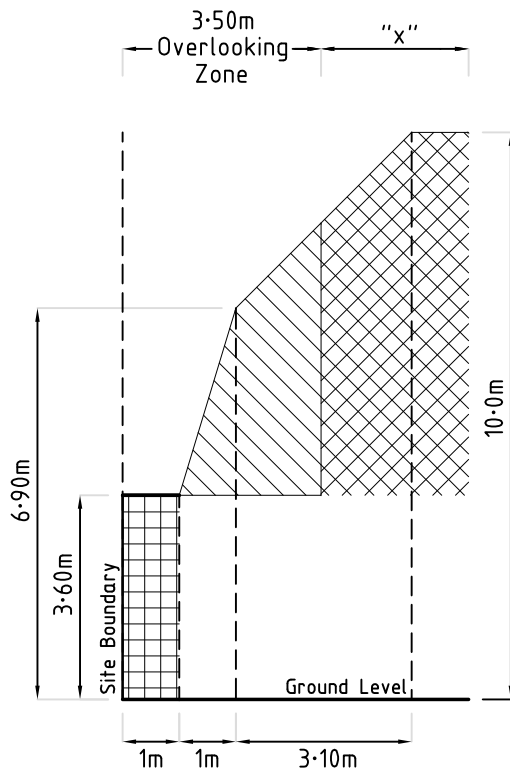
# PLAN OF SUBDIVISION

Plan Number  
**PS 731967A**

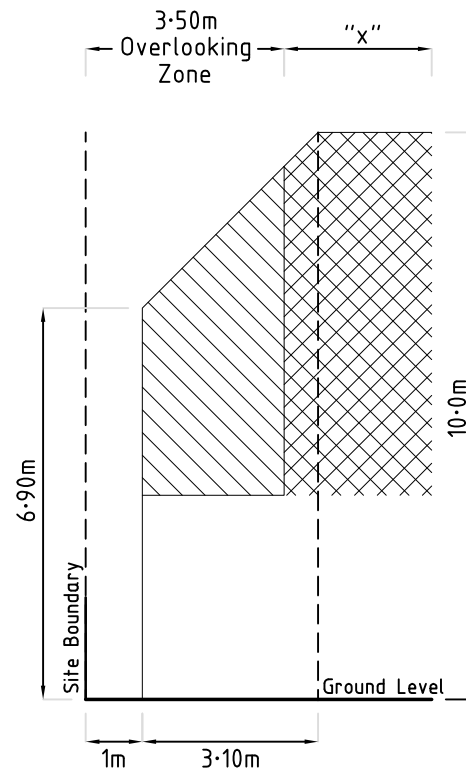


## CREATION OF RESTRICTION B (CONTINUED) SCHEDULE

### PROFILE DIAGRAMS NOT TO SCALE

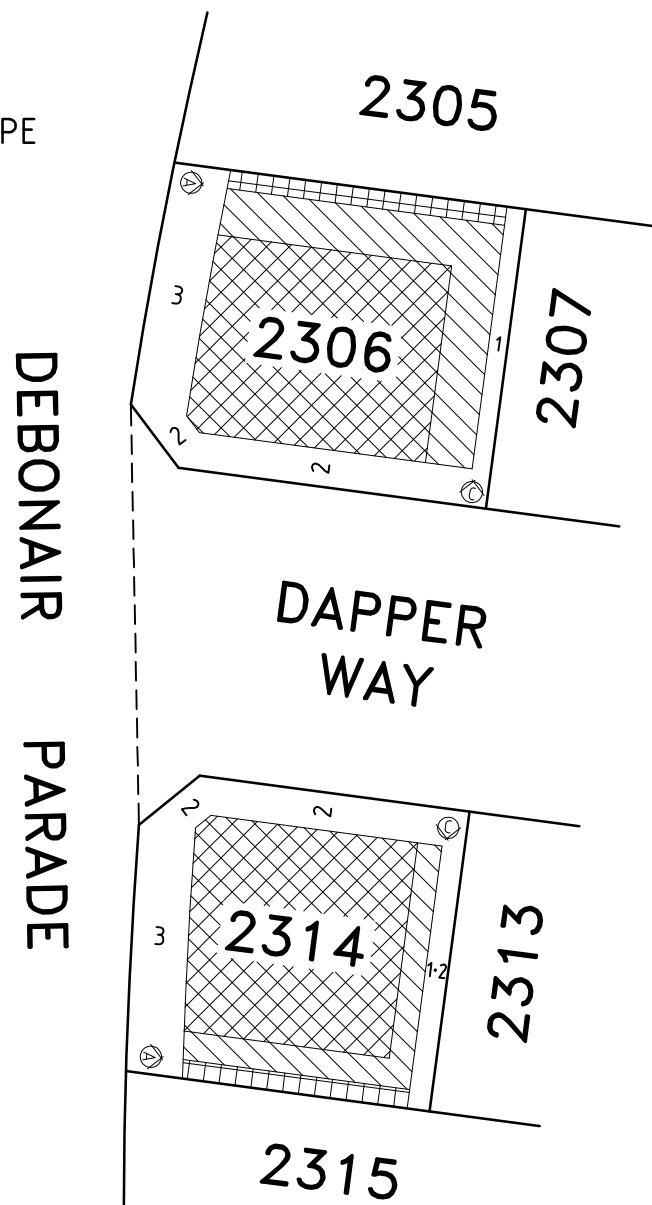


Side Setbacks A



Side/Rear Setbacks C

### BUILDING ENVELOPE SCALE 1:400



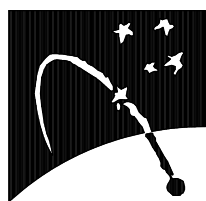
### LEGEND

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

ASTON - 23

#### Bosco Jonson Pty Ltd

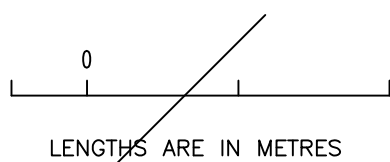
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ORIGINAL

SCALE

SCALE  
SHEET SIZE  
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DWG 2909323AN

Sheet 12

# PLAN OF SUBDIVISION

Plan Number

**PS 731967A**

## CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS731967A 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
2307	2305, 2306, 2308
2308	2305, 2307, 2309
2309	2305, 2308, 2310
2310	2309, 2311
2311	2310
2313	2312, 2314, 2315

## 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 paragraph 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 – 23****Bosco Jonson Pty Ltd**

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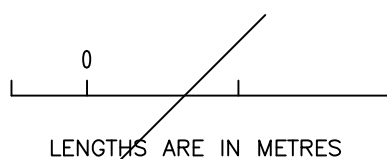
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SIZE

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Sheet 13