

PLAN OF SUBDIVISION


EDITION

PS 801178R

<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 (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT BB ON PS801126M</p> <p>POSTAL ADDRESS: CHAMPION PARADE (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 E 314 400 ZONE: 55 CO-ORDINATES: N 5 836 300 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008183 Planning Permit Reference: P18800 SPEAR Reference Number: S100158C</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/06/2017</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied</p> <p>Digitally signed by: Antonino Magazzu for Hume City Council on 02/01/2018</p>
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VESTING OF ROADS AND/OR RESERVES

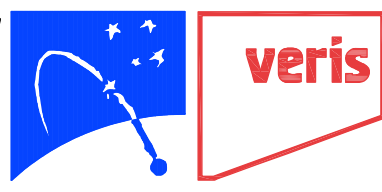
NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	<p>STAGING This is/is not a staged subdivision Planning Permit No. P18800</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 2800 & AA TO CC (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. AREA OF LAND SUBDIVIDED (EXCLUDING LOT DD) - 3.819ha</p> <p>┌ TANGENT POINTS ARE SHOWN THUS: </p>

EASEMENT INFORMATION

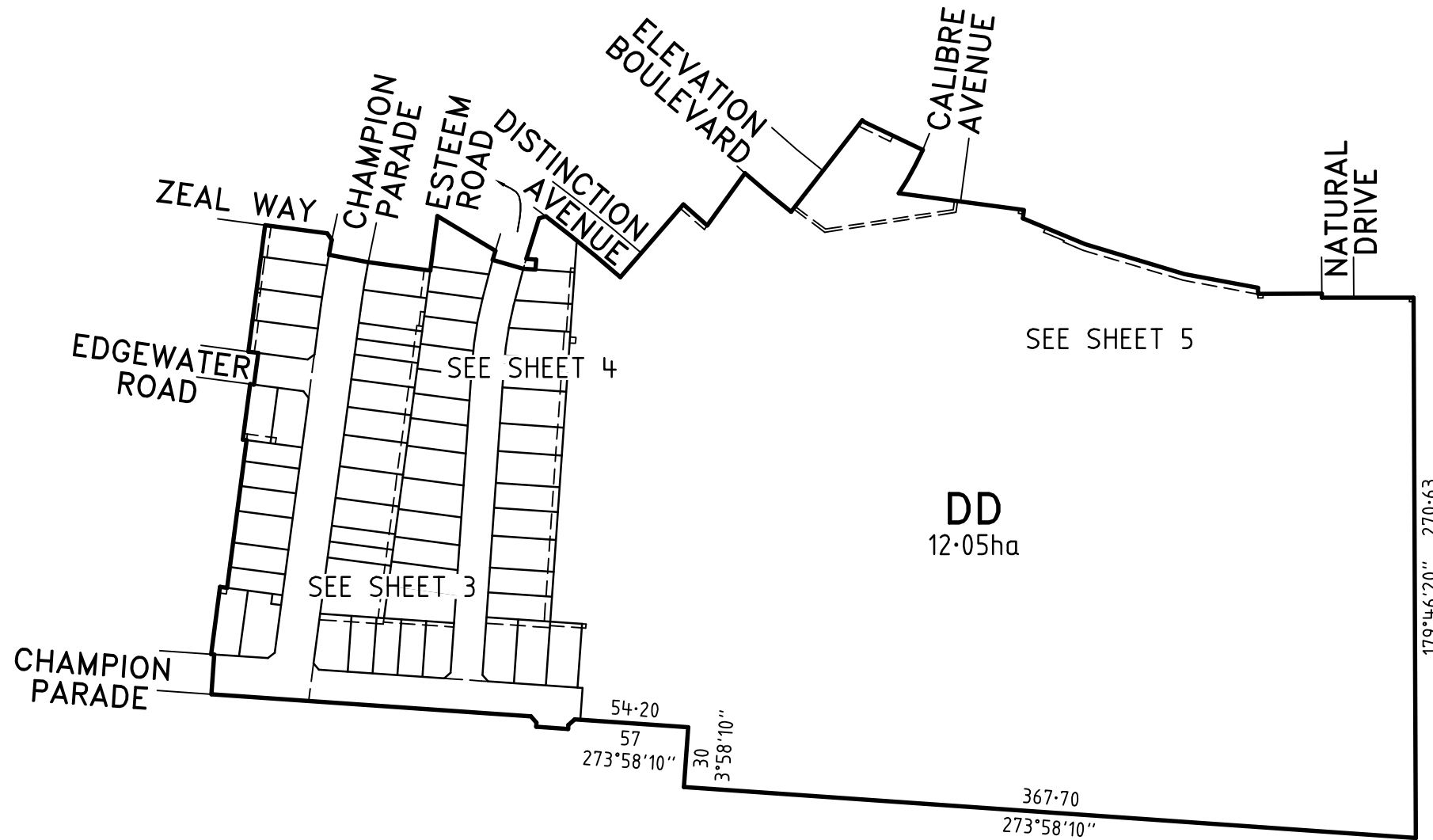
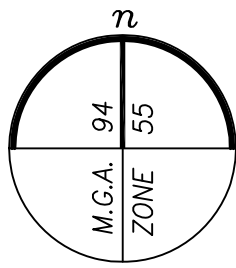
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG	PS801126M	YARRA VALLEY WATER CORPORATION
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	PS702821U	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS702821U	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	PS724934G	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS724934G	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS702823Q	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS702823Q	YARRA VALLEY WATER CORPORATION
E-6	POWERLINE	SEE DIAG	PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7	DRAINAGE	SEE DIAG	PS801126M	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS801126M	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

ASTON – 28	LICENSED SURVEYOR GREGORY STUART WILLIAMS	ORIGINAL SHEET SIZE A3
63 LOTS AND BALANCE LOT DD	DATE 24/11/17 REFERENCE 29093283	SHEET 1 OF 10 SHEETS
 <p>Bosco Jonson Pty Ltd A Veris Company</p> <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au www.veris.com.au</p>	VERSION F DRAWING 2909328AF	
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 19/12/2017, SPEAR Ref: S100158C	

PLAN OF SUBDIVISION

PS 801178R



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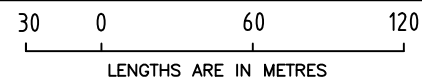
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 24/11/17

VERSION F

REFERENCE 29093283

DRAWING 2909328AF



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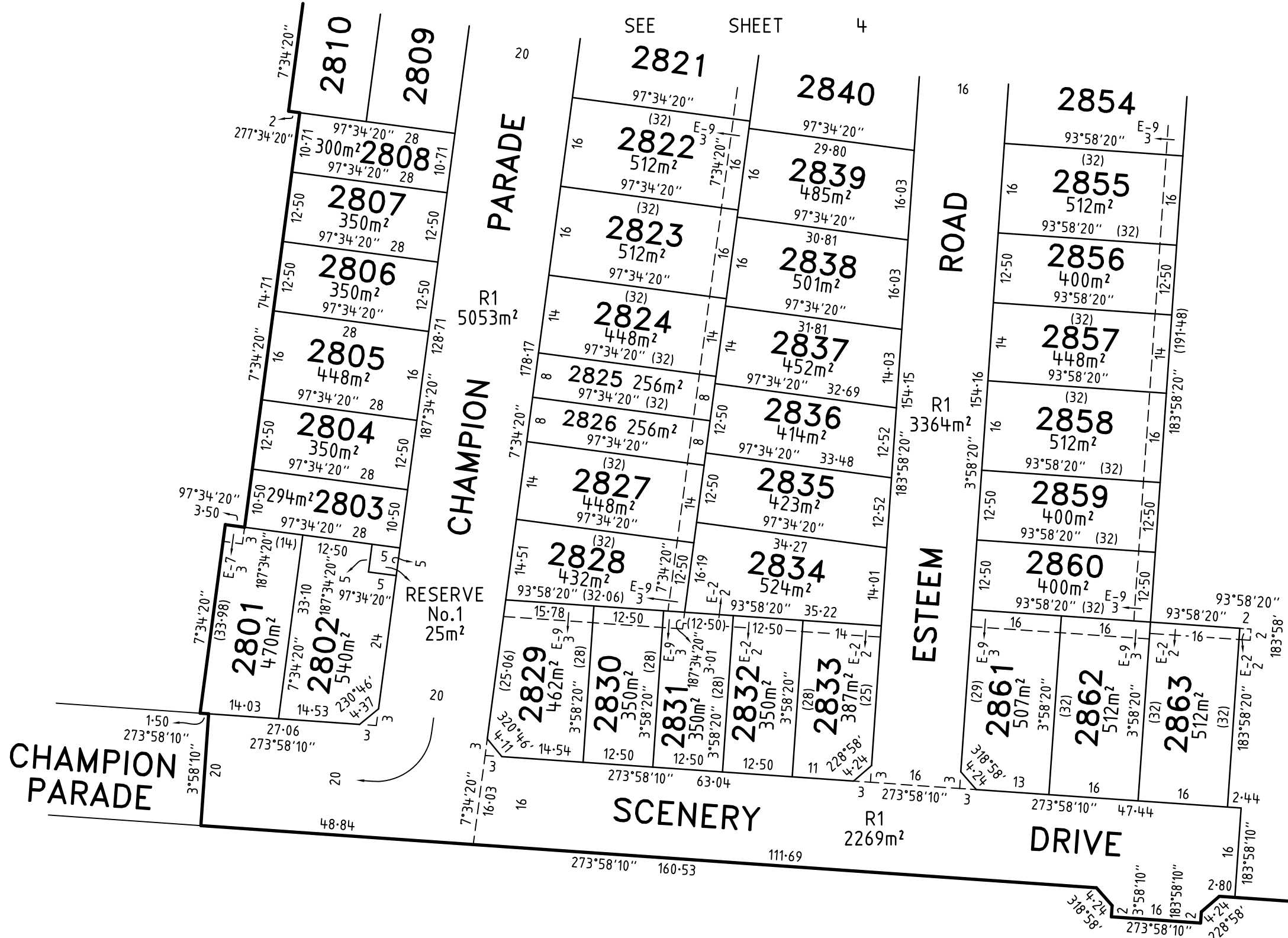
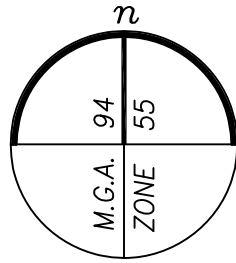
ORIGINAL SHEET SIZE A3
SHEET 2

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19/12/2017, SPEAR Ref: S100158C

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DD
SEE SHEET 2

SEE SHEET 2

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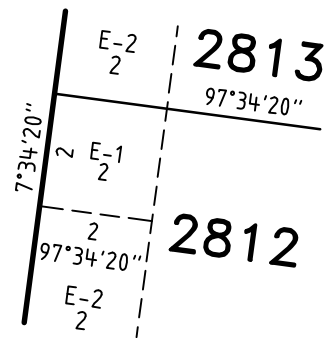
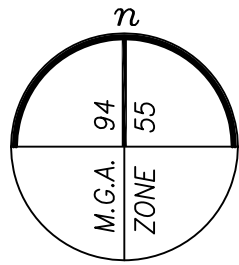
ASTON - 28
LICENSED SURVEYOR GREGORY STUART WILLIAMS
DATE 24/11/17 REFERENCE 29093283
VERSION F DRAWING 2909328AF

8 0 16 32
LENGTHS ARE IN METRES
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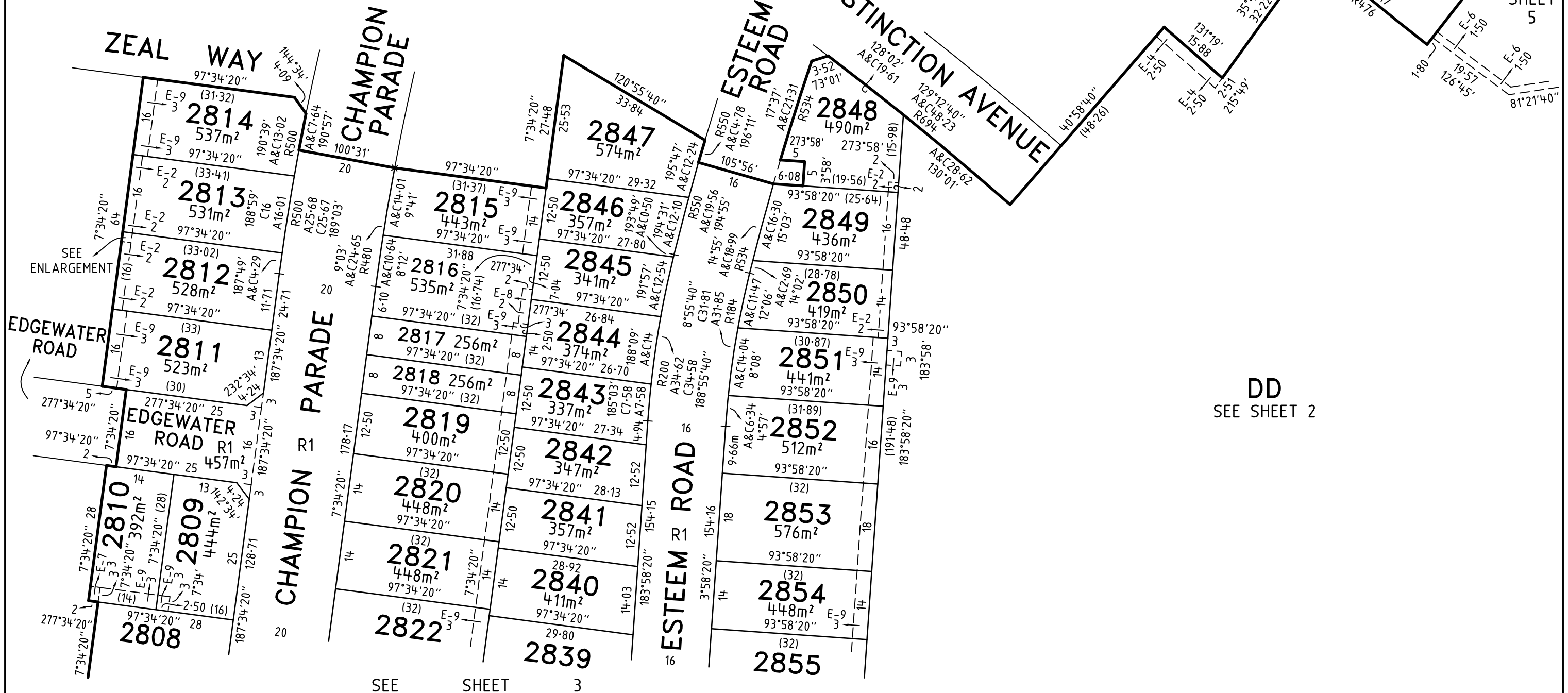
SCALE 1:800 ORIGINAL SHEET SIZE A3
SHEET 3
Digitally signed by:
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SPEAR Ref: S100158C

PLAN OF SUBDIVISION

PS 801178R

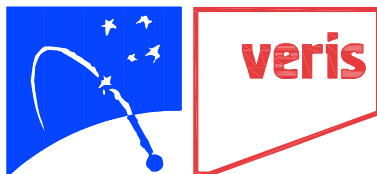


ENLARGEMENT
NOT TO SCALE



DD
SEE SHEET 2

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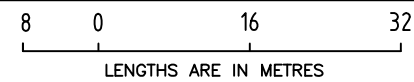
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 24/11/17

VERSION F

REFERENCE 29093283

DRAWING 2909328AF



LENGTHS ARE IN METRES

SCALE
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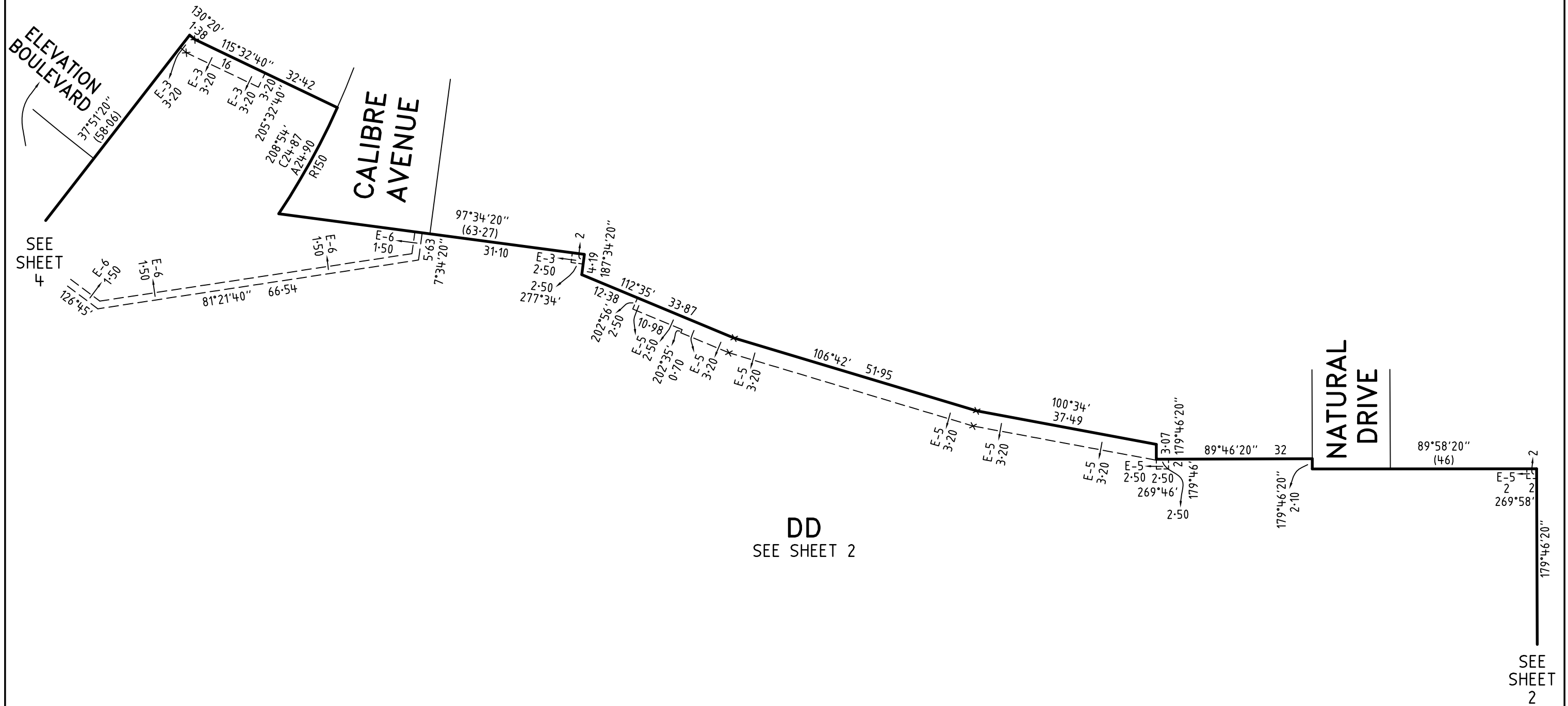
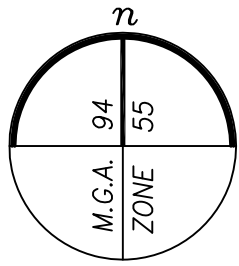
ORIGINAL SHEET SIZE A3
SHEET 4

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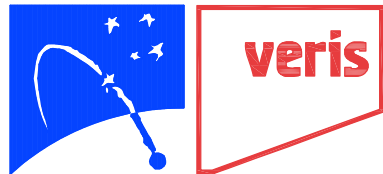
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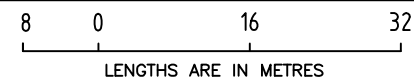
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 24/11/17

VERSION F

REFERENCE 29093283

DRAWING 2909328AF



SCALE
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ORIGINAL SHEET SIZE A3
SHEET 5

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Surveyor's Plan Version (F),
19/12/2017, SPEAR Ref: S100158C

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02/01/2018,
SPEAR Ref: S100158C

PLAN OF SUBDIVISION

PS 801178R

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS801178R 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
2801	2802, 2803
2802	2801, 2803
2804	2803, 2805
2805	2804, 2806
2806	2805, 2807
2807	2806, 2808
2808	2807, 2809, 2810
2809	2808, 2810
2810	2808, 2809
2811	2812
2812	2811, 2813
2813	2812, 2814
2814	2813
2815	2816, 2845, 2846
2816	2815, 2817, 2844, 2845
2819	2818, 2820, 2842, 2843
2820	2819, 2821, 2841, 2842
2821	2820, 2822, 2840, 2841
2822	2821, 2823, 2839, 2840
2823	2822, 2824, 2838, 2839

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2824	2823, 2825, 2837, 2838
2827	2826, 2828, 2834, 2835
2828	2827, 2829, 2830, 2831, 2834
2829	2828, 2830
2830	2828, 2829, 2831
2831	2828, 2830, 2832, 2834
2832	2831, 2833, 2834
2833	2832, 2834
2834	2827, 2828, 2831, 2832, 2833, 2835
2835	2826, 2827, 2834, 2836
2836	2825, 2826, 2835, 2837
2837	2824, 2825, 2836, 2838
2838	2823, 2824, 2837, 2839
2839	2822, 2823, 2838, 2840
2840	2821, 2822, 2839, 2841
2841	2820, 2821, 2840, 2842
2842	2819, 2820, 2841, 2843
2843	2817, 2818, 2819, 2842, 2844
2844	2816, 2817, 2843, 2845
2845	2815, 2816, 2844, 2846

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2846	2815, 2845, 2847
2847	2846
2848	2849
2849	2848, 2850
2850	2849, 2851
2851	2850, 2852
2852	2851, 2853
2853	2852, 2854
2854	2853, 2855
2855	2854, 2856
2856	2855, 2857
2857	2856, 2858
2858	2857, 2859
2859	2858, 2860
2860	2859, 2861, 2862
2861	2860, 2862
2862	2860, 2861, 2863
2863	2862

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 plan 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 plan shown in the Schedule on sheets 8 and 9.

Garage

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

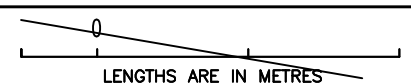
Design Plans

- (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.

ASTON – 28

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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DATE 24/11/17
VERSION F

REFERENCE 29093283
DRAWING 2909328AF

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Surveyor's Plan Version (F),
19/12/2017, SPEAR Ref: S100158C

Digitally signed by:
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SPEAR Ref: S100158C

ORIGINAL SHEET SIZE A3

SHEET 6

CREATION OF RESTRICTION A (CONTINUED)




CCTV of Sewer Infrastructure

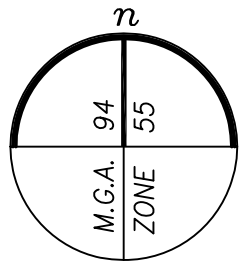
- (g) (i) prevent access by Peet, Yarra Valley Water or any nominated representative of either party for the purpose of undertaking closed circuit television scanning of sewer infrastructure between the dwelling on the Property, the property branch and oblique branch.
- (ii) fail to promptly rectify at the registered proprietor's cost, any sewer infrastructure not deemed fit for purpose by Peet, Yarra Valley Water or any nominated representative of either party.

Expiry

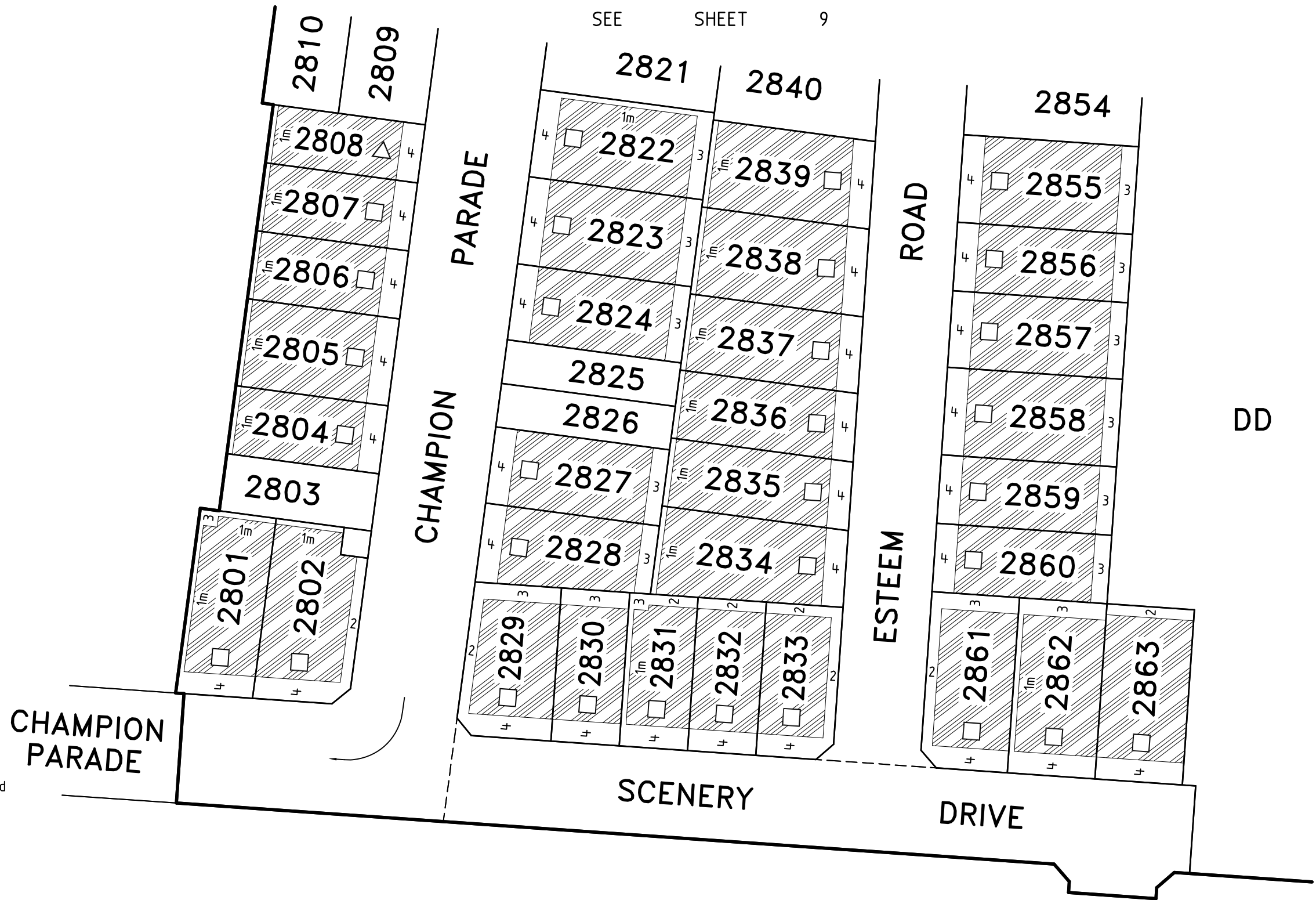
- (h) The restrictions specified in paragraphs (a), (b) and (d) to (g) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (i) The restrictions specified in paragraph (c) shall cease to have effect under the issue of the Certificate 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 – 28		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE	
Bosco Jonson Pty Ltd A Veris Company 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400   www.bosjon.com.au www.veris.com.au	DATE 24/11/17	REFERENCE 29093283	ORIGINAL SHEET SIZE A3	
	VERSION F	DRAWING 2909328AF	SHEET 7	
Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 19/12/2017, SPEAR Ref: S100158C		Digitally signed by: Hume City Council, 02/01/2018, SPEAR Ref: S100158C		



SEE SHEET 9



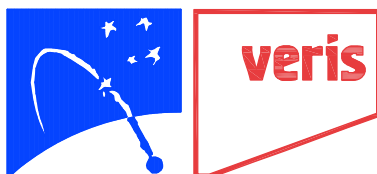
LEGEND

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

NOTE

THE BUILDING ENVELOPES OF LOTS 2801 AND 2831 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

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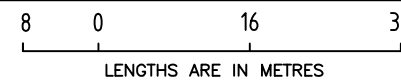
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 24/11/17

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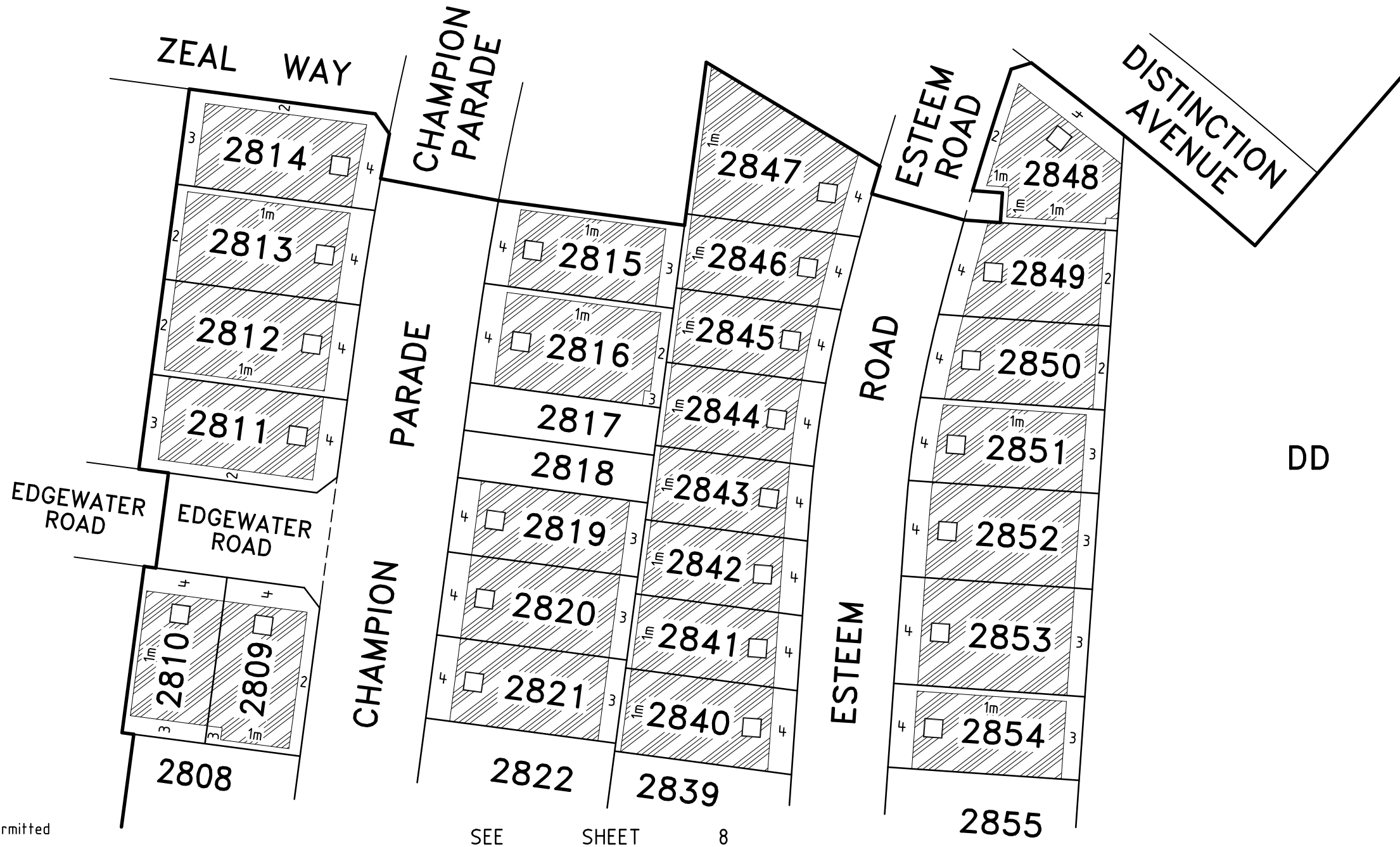
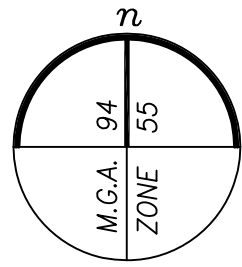


SCALE
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ORIGINAL SHEET SIZE A3
SHEET 8

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19/12/2017, SPEAR Ref: S100158C

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02/01/2018,
SPEAR Ref: S100158C



DD

LEGEND

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

NOTE

THE BUILDING ENVELOPE OF LOTS 2809, 2816 & 2848 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

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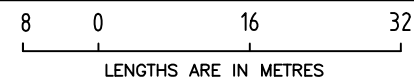
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 24/11/17

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ORIGINAL SHEET SIZE A3
SHEET 9

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19/12/2017, SPEAR Ref: S100158C

Digitally signed by:
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CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS801178R 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
2803	2801, 2802, 2804
2817	2816, 2818, 2843, 2844
2818	2817, 2819, 2843
2825	2824, 2826, 2836, 2837
2826	2825, 2827, 2835, 2836

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 in the table as a lot subject to the 'Small Lot Housing Code (Type A)' shall not:

Small Lot Housing Code

- (a) 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.

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.

Design Plans

- (c) 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.


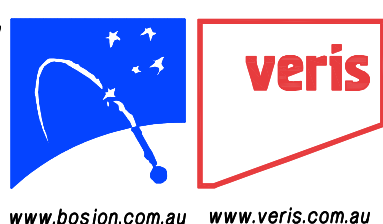
CCTV of Sewer Infrastructure

- (d)
 - (i) prevent access by Peet, Yarra Valley Water or any nominated representative of either party for the purpose of undertaking closed circuit television scanning of sewer infrastructure between the dwelling on the Property, the property branch and oblique branch.
 - (ii) fail to promptly rectify at the registered proprietor's cost, any sewer infrastructure not deemed fit for purpose by Peet, Yarra Valley Water or any nominated representative of either party.

Expiry

- (e) the restrictions in paragraphs (a) to (d) (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 – 28	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE	 <p style="text-align: center; font-size: small;">LENGTHS ARE IN METRES</p>
 <p style="font-size: x-small; margin-top: 5px;">16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au www.veris.com.au</p>	DATE 24/11/17	REFERENCE 29093283	
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