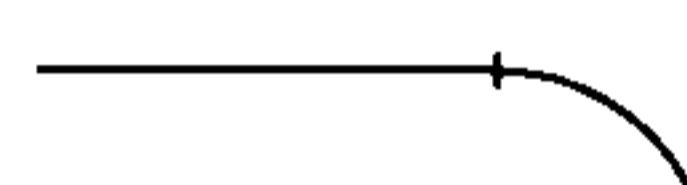


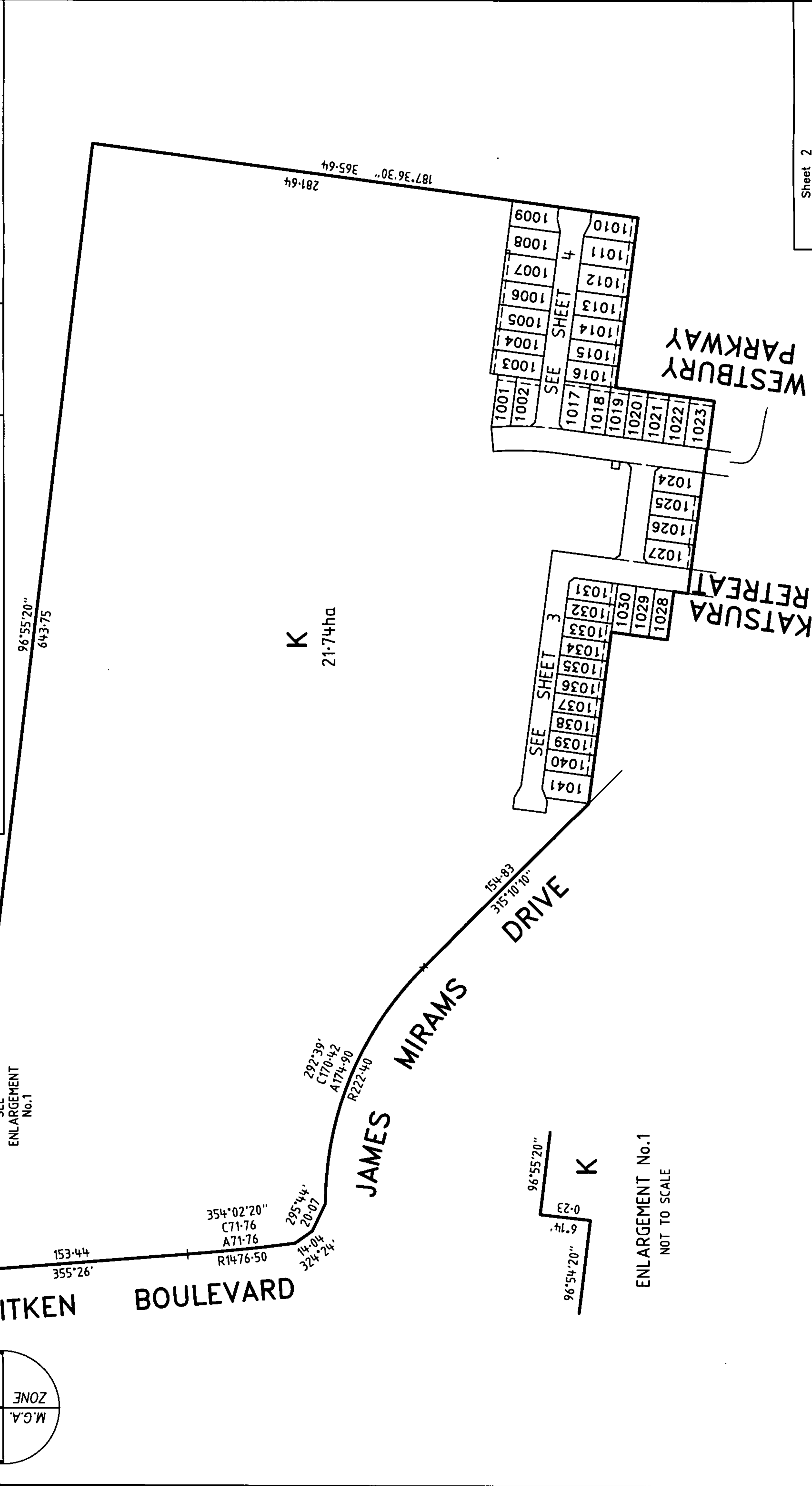
PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION 1	PLAN NUMBER PS630149A	
Location of Land Parish: YUROKE Township: - Section: 14 (PART) Crown Allotment: - Crown Portion: U & V (PARTS), SECTION 13 Title Reference: VOL 11214 FOL 287 Last Plan Reference: LOT G ON PS 627062G Postal Address: JAMES MIRAMS DRIVE (at time of subdivision) GREENVALE 3059 MGA Co-ordinates E 316 250 Zone: 55 (of approx. centre of land in plan) N 5834 750		Council Certification and Endorsement Council Name: HUME CITY COUNCIL Ref: S.005673 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 14/9/2009 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 <i>[Signature]</i> Council Seal Date 10/2/2010			
Vesting of Roads and/or Reserves		Notations			
Identifier	Council/Body/Person	Staging This is /is not a staged subdivision Planning Permit No.			
ROAD R1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD				
Easement Information		Depth Limitation DOES NOT APPLY			
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)		TANGENT POINTS ARE SHOWN THUS:  LOTS A TO J (BOTH INCLUSIVE) & LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOT K) - 2.919ha Survey This plan is/ is not based on survey VIDE BP2063D This survey has been connected to permanent marks no(s) 74, 211, 212, 216 In Proclaimed Survey Area No. - 217, 218, 328, 478			
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	LRS use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 14/09/2010 LRS use only PLAN REGISTERED TIME 4:08PM DATE 17/09/2010 H.YILDIRIM Assistant Registrar of Titles Sheet 1 of 8 sheets
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL	
E-1	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER LIMITED	
GREENVALE LAKES - 10		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER			<i>[Signature]</i> DATE 10/2/2010 COUNCIL DELEGATE SIGNATURE Original sheet size A3
41 LOTS & BALANCE LOT K		SIGNATURE <i>[Signature]</i> DATE 27/1/2010			
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PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 630149A

Sheet 2



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 LENGTHS ARE IN METRES

ORIGINAL SCALE 1:2500 SHEET SIZE A3

GREENVALE LAKES - 10

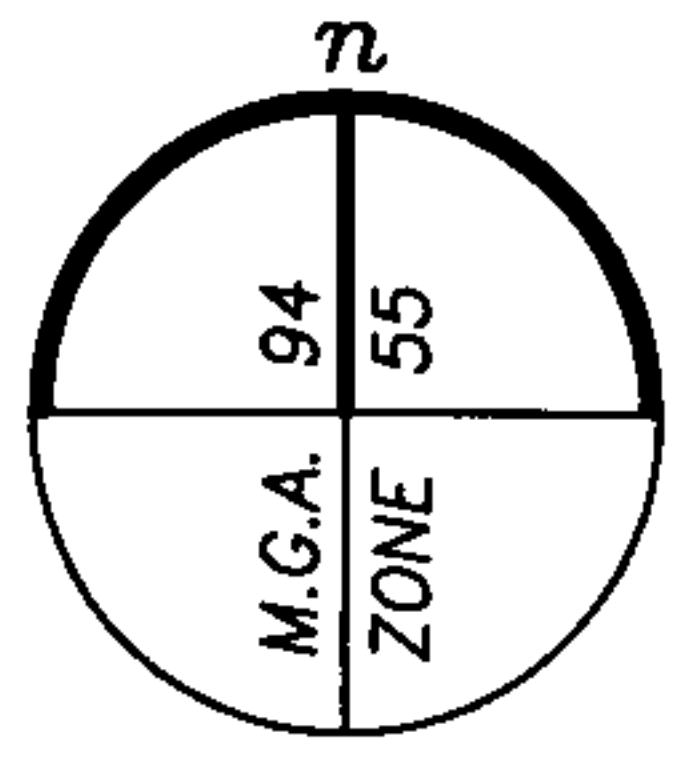
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PLAN OF SUBDIVISION

Stage No.

Plan Number

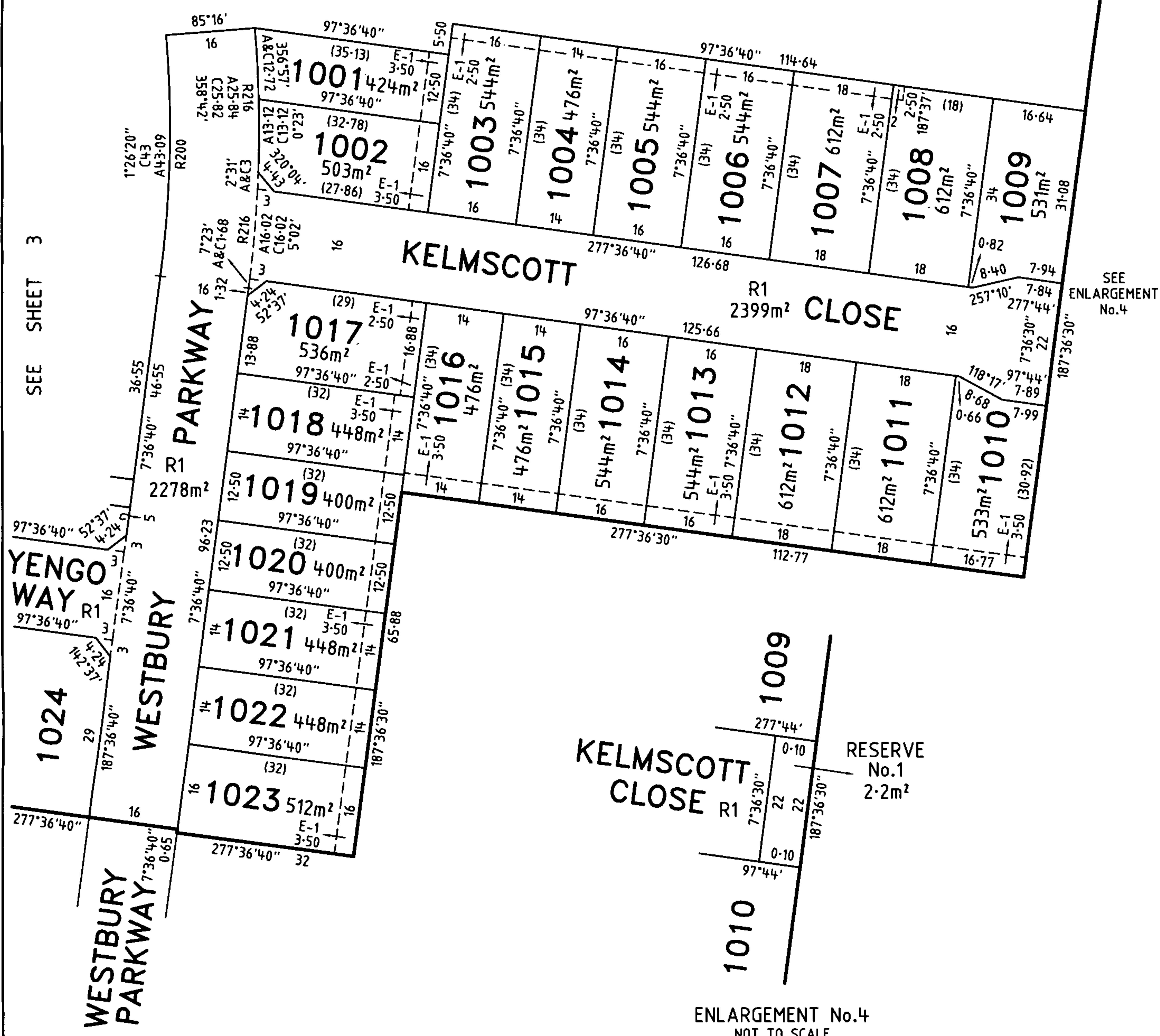
PS 630149A



K

SEE SHEET 2

SEE SHEET 2



SEE SHEET 3

SEE ENLARGEMENT No.4

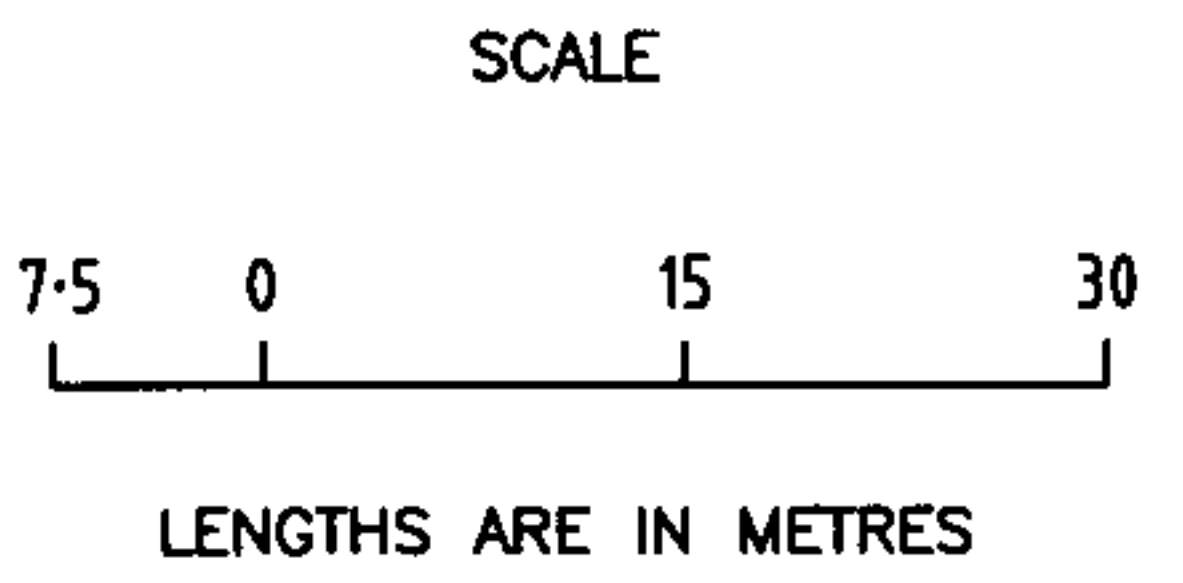
ENLARGEMENT No.4 NOT TO SCALE

GREENVALE LAKES - 10

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ORIGINAL SCALE
 SCALE SHEET SIZE
 1:750 A3



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Sheet 4
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 DATE 10/2/2010
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 630149A

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS630149A (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 1001 - 1041 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 1001 - 1041 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Greenvale Lakes 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:

Subdivision/Consolidation

- (a) subdivide or allow the Lot to be subdivided.
- (b) consolidate or allow the Lot to be consolidated.

Primary Dwelling Construction

- (c) build or allow to be built on the Lot a dwelling that has not been approved by Peet Greenvale Lakes in accordance with the Peet Greenvale Lakes Design Guidelines
- (d) build or allow to be built on the Lot more than one private dwelling house together with the usual outbuildings.
- (e) build or allow to be built a dwelling house which is not constructed:
- (i) with any material used in the primary facade comprising more than 80% of the total area of the facade
- (ii) with a roof of any material other than tile, slate or non reflective colour bonded steel sheeting or a combination of such tiles or sheeting and at a pitch not less than 22 degrees for a single storey dwelling house. The colour of all roofs constructed from colour bonded steel sheeting must not be a colour which is not listed in the following table (or a similar colour regardless of whatever product name by which it may be identified) and must not be more than a combination of 2 of those colours;

Harvest	Pale Eucalypt	Blue Ridge
Dune	Wilderness	Deep Ocean
Riversand	Headland	Ironstone

Table e(ii) Colour palette for colour bonded steel

- (iii) with a front verandah which has an area of not less than 4 square metres and a dimension of not less than 1.2 metres (unless otherwise expressly provided in these Restrictions) except for a dwelling house on Lots 1002, 1017, 1024, 1027 and 1031 with a minimum of one window visible from the street of an area of no less than 1.62 square metres on the sides of the dwelling house with a road frontage or without both sides of the dwelling house with a road frontage each having a verandah of not less than 3.5 metres in length and not less than 1.2 metres in width which connects with the other verandah.
- (f) build or allow to be built a dwelling house without an eave overhang of at least 450 millimetres, except where such eave is adjacent to the Lot boundary in which case no overhang is required
- (g) build or allow to be built a dwelling house or part thereof with exposed stumps.
- (h) allow any external plumbing (waste pipes and fittings but not including down pipes and guttering) to be visible from the street.

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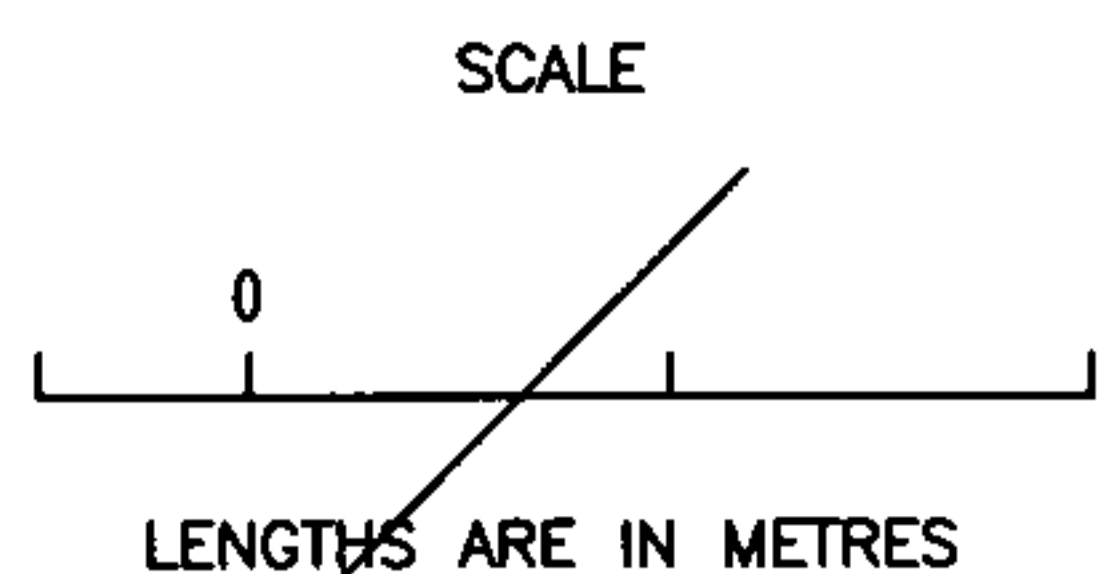
GREENVALE LAKES - 10

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Sheet 5

ORIGINAL
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PLAN OF SUBDIVISION

Stage No.

Plan Number
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Garage

- (i) build or allow to be built a dwelling house which does not simultaneously have constructed one roofed garage capable of accommodating two passenger vehicles side by side.
- (j) build or allow to be built a garage that is capable of accommodating more than two passenger vehicles side by side
- (k) build or allow to be built a garage that is not set back from the primary building line a minimum of 840 millimetres.
- (l) build or allow to be built a garage that is not set back from the front boundary a minimum of 5.5 metres

Garage Doors

- (m) build or allow to be built a garage which does not have sectional panels or panel doors

Outbuildings

- (n) build or allow to be built on the Lot outbuildings (including any garage, workshop, garden shed, storage shed or other outbuilding)
 - (i) which exceed 20 square metres
 - (ii) which has a maximum height of greater than 3.6 metres
- (o) allow any clothes lines, water tanks, bins, storage or part thereof to be visible from the street.

Fencing

- (p) build or allow to be built;
 - (i) side or rear boundary fences between the Lots which are less than 1.8 metres in height and not capped and which are in any material other than colour bonded type steel.
 - (ii) any fence between the side boundary fence and the private dwelling house which is not consistent in height and colour and material to the side boundary fence and which is forward of the front building line.
 - (iii) side boundary fences between the Lots which are forward of the front building line, except when the side boundary forms part of the rear boundary of an adjoining Lot.
 - (iv) a courtyard fence which is constructed of material other than brick, rendered brick masonry, stone, rendered fibrous cement sheeting, brushwood or any combination of those materials and which is more than 2.0 metres in height.
 - (v) any front boundary fence.
 - (vi) any side boundary fence along the secondary street frontage covering more than 50 percent of the Lot boundary

Design Plans

- (q) commence, carry out, erect, construct or alter any development on the Lot, or enter into any agreement for such action without applicable plans and specifications (including finishes schedules) being first prepared and submitted to and approved by Peet Greenvale Lakes and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Greenvale Lakes in respect of that approval.

Landscaping

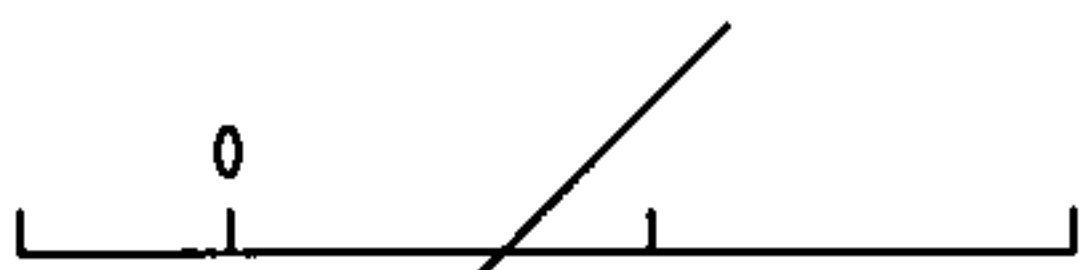
- (r) allow landscaping to the front street view to remain or be left incomplete for a period of more than three months after the date of issue of the Occupancy Permit for the dwelling house, or leave any boundary fencing incomplete after the completion of the construction of the dwelling house.
- (s) permit the letter box to remain uninstalled after the commencement of occupation of the dwelling house
- (t) permit the front yard to remain without at least one native tree of a minimum mature height of 3 metres after the completion of landscaping.


GREENVALE LAKES – 10

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 Vic 3205 Australia DX 20524 Emerald Hill
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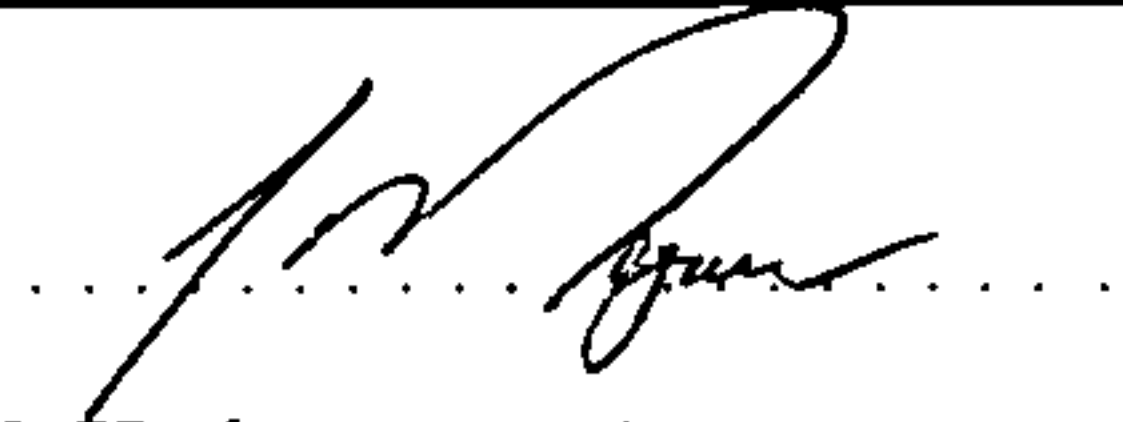


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ORIGINAL	SCALE
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LENGTHS ARE IN METRES	

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Sheet 6



DATE 10 / 2 / 2010

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PLAN OF SUBDIVISION

Stage No.
/

Plan Number

PS 630149A

Removal of Existing Items

(u) mutilate or remove in whole or part from a Lot or a reserve (without the written approval of Peet Greenvale any tree or part of any tree, fence, sign, irrigation pipe, underground pipe or conduit.

Driveway Construction

- (v) construct or allow to be constructed any driveway on the Lot of any material other than brick, asphalt or coloured concrete or exposed aggregate
- (w) leave any driveway incomplete or partly constructed after the issue of an Occupancy Permit for the dwelling house constructed on the Lot
- (x) construct or allow to be constructed any driveway that is less than 300mm from the side boundary
- (y) construct or allow to be constructed more than one driveway or one motor vehicle crossover per Lot without the written approval of Peet Greenvale Lakes and in the case of a motor vehicle crossover, which does not match the colour and finish of the original motor vehicle crossover to the Lot as provided by Peet Greenvale Lakes.

Building Setbacks

- (z) construct or allow to be constructed on the Lot any building which is not set back from the primary street frontage a minimum distance of 5.5 metres, or greater if required by the Responsible Authority
- (aa) construct or allow to be constructed on Lots 1002, 1017, 1024, 1027 and 1031 any building which is not set back to the secondary street frontage a minimum distance of 2 metres, or greater if required by the Responsible Authority
- (bb) construct or allow to be constructed on a Lot any building which is not set back from the rear boundary a minimum distance of:
 - a. 3 metres in respect to the ground storey, or greater if required by the Responsible Authority
 - b. 6 metres in respect to the first storey above the ground storey, or greater if required by the Responsible Authority
- (cc) construct or allow to be constructed on a Lot any building with a first storey above the ground storey which is not set back from the side boundary a minimum distance of 1.5 metres, or greater if required by the Responsible Authority

Building Height

- (dd) Construct or allow to be constructed on the Lot;
 - a. any building which has more than one storey above the ground storey
 - b. any building which has a maximum height of greater than 9 metres above the finished surface level of the Lot

Double Storey Component

- (ee) Construct or allow to be constructed on the Lot any building which has a storey above the ground storey with a width of;
 - a. less than 60 percent of the primary street frontage
 - b. greater than 80 percent of the primary street frontage

Private Open Space

(ff) provide an area of private open space with an area of less than 40 square metres (excluding driveways, car parking, and service areas) of which 25 square metres must be one continuous space with a minimum dimensions of 4 metres and a maximum grade of 5 degrees

GREENVALE LAKES - 10

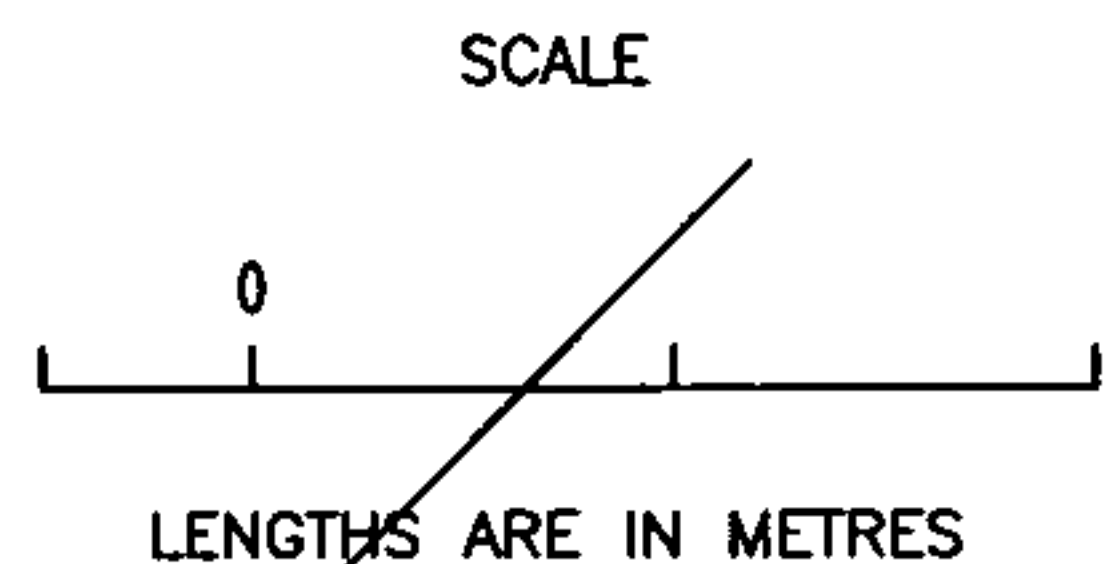
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Sheet 7

ORIGINAL
SCALE
SHEET SIZE
A3



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[Signature]
 DATE 01 / 2 / 2010
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PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 630149A
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Site Coverage and Permeability

- (gg) construct or allow to be constructed on the Lot buildings which cover more than 60 percent of the total area of the Lot
- (hh) Permit more than 80 percent of the total area of the Lot to be covered with non-permeable surfaces

Display Homes

- (ii) permit any dwelling house constructed on the Lot to be used for the purposes of a display home or for the purposes of marketing display homes unless prior written consent of Peet Greenvale Lakes has first been obtained.

Signage

- (jj) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.

Delivery of Building Materials

- (kk) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the Lot.

The restrictions specified in paragraphs (a) to (kk) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31 December 2020.

For the purposes of this restriction "Peet Greenvale Lakes" means Peet Greenvale No.2 Pty Ltd ACN 82 100 290 677 or any of its related bodies corporate within the meaning of Section 50 of the Corporations Act 2001.

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Sheet 8

[Signature]
 DATE 10 / 2 / 2010
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SCALE	SHEET SIZE A3	

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