

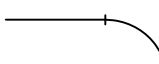
PLAN OF SUBDIVISION

LV use only
EDITION

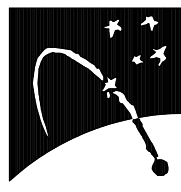
Plan Number
PS 728819K

Location of Land
Parish: YUROKE
Township: -
Section: -
Crown Allotment: T & W (PARTS), SECTION 12
Crown Portion: -
Title Reference: VOL FOL
Last Plan Reference: LOT J PS728815T
Postal Address: HORIZON BOULEVARD
(at time of subdivision) GREENVALE 3059
MGA 94 Co-ordinates E 313 700
(of approx. centre of land in plan) N 5 835 100 Zone: 55

Council Name: HUME CITY COUNCIL
Council Ref:

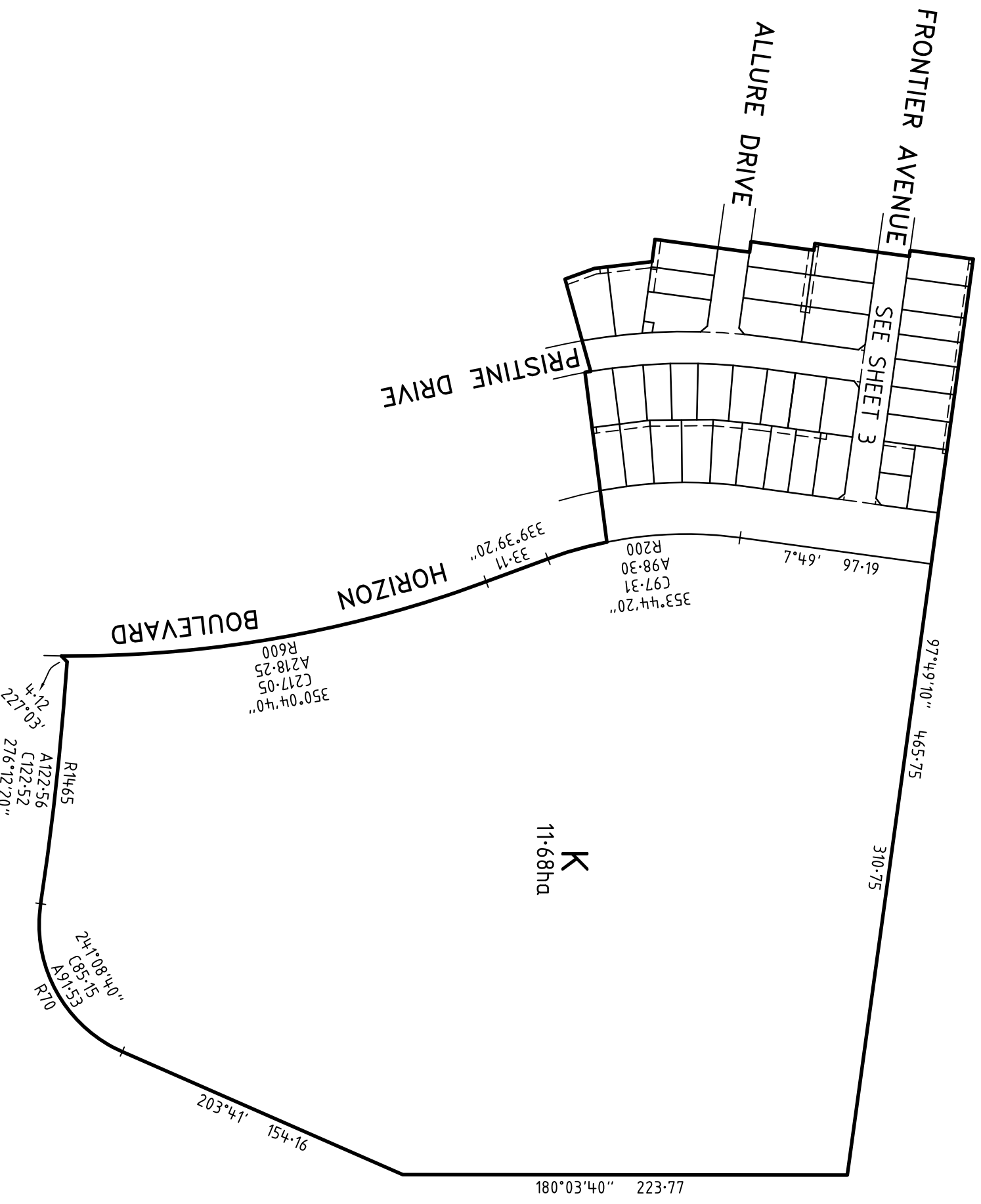
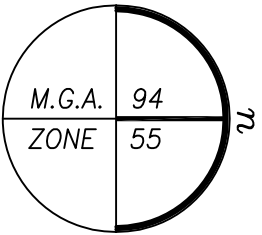
Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	This is is not a staged subdivision Planning Permit No. P15280	
		Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) 74, 41, 39 & 349 In Proclaimed Survey Area No. 74	
		Depth Limitation DOES NOT APPLY	
LOTS 1 TO 500 & A TO J (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN			
AREA OF LAND SUBDIVIDED (EXCLUDING LOT K) - 2.713ha			
TANGENT POINTS ARE SHOWN THUS: 			

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	PS728815T PS728815T	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION	
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION	
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS721424X PS721424X	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION	
DRAFT					

AITKEN ASPECT - 5 39 LOTS AND BALANCE LOT K 	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 29297053 21/04/15 VERSION E DWG 2929705AE	Sheet 1 of 8 sheets Original sheet size A3
	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	

PLAN OF SUBDIVISION

Plan Number
PS 728819K



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AITKEN ASPECT - 5

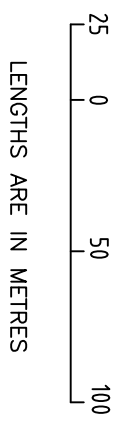
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Vic 3205 Australia
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ORIGINAL

SCALE SHEET
1:2500 SIZE
A3

SCALE



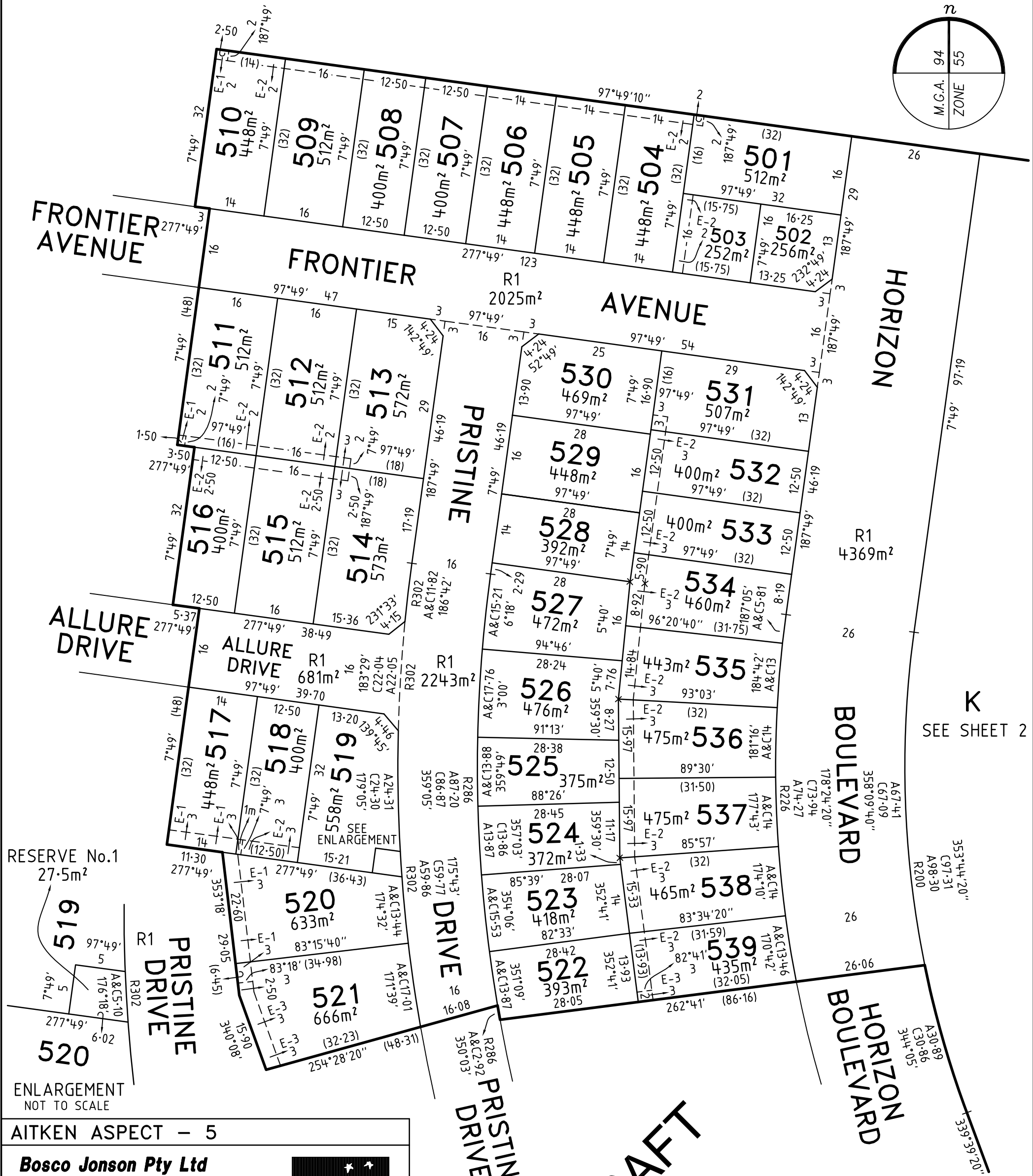
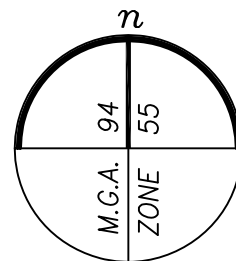
LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
SIGNATURE DIGITALLY SIGNED DATE / /
REF 29297053 21/04/15 VERSION E
DWG 2929705AE

Sheet 2

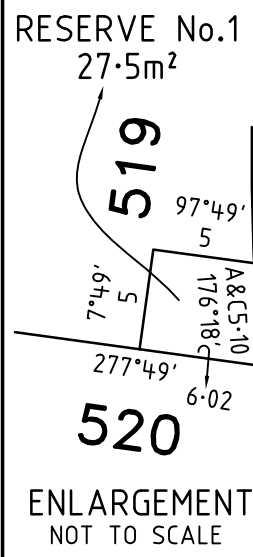
PLAN OF SUBDIVISION

Plan Number

PS 728819K



K
SEE SHEET 2

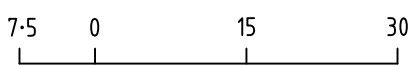


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ORIGINAL	SCALE	Sheet 3
SCALE 1:750	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
 <p>LENGTHS ARE IN METRES</p>		SIGNATURE DATE / /
REF 29297053		21/04/15 VERSION E
DWG 2929705AE		

PLAN OF SUBDIVISION

Plan Number

PS 728819K

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS728819K 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
501	502, 503, 504
504	501, 503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509
509	508, 510
510	509
511	512, 516
512	511, 513, 515
513	512, 514
514	513, 515
515	512, 514, 516
516	511, 515
517	518, 520
518	517, 519, 520
519	518, 520
520	517, 518, 519, 521
521	520

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
522	523, 539
523	522, 524, 538
524	523, 525, 537, 538
525	524, 526, 536, 537
526	525, 527, 535, 536
527	526, 528, 534, 535
528	527, 529, 533, 534
529	528, 530, 532, 533
530	529, 531, 532
531	530, 532
532	529, 530, 531, 533
533	528, 529, 532, 534
534	527, 528, 533, 535
535	526, 527, 534, 536
536	525, 526, 535, 537
537	524, 525, 536, 538
538	523, 524, 537, 539
539	522, 538

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Limited 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 and MCP

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the Aitken Aspect Design Review Panel in accordance with the Aitken Aspect Design Guidelines.
- (b) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number AA2363, which MCP is incorporated into this Restriction.

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 6.

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 6.

Fencing

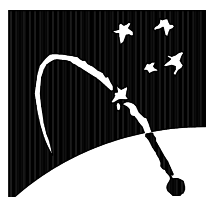
- (e) build or allow to be built on the Lot any fence which is visible from a public area which does not comply with the "Aspect Feature Fencing" requirements in the Aitken Aspect Design Guidelines.

continued

AITKEN ASPECT – 5

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ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	Sheet 4
SCALE	<p>LENGTHS ARE IN METRES</p>	SIGNATURE DIGITALLY SIGNED DATE / /	
SHEET SIZE		REF 29297053	
A3		DWG 2929705AE	
		21/04/15	VERSION E

PLAN OF SUBDIVISION

Plan Number

PS 728819K

CREATION OF RESTRICTION A (CONTINUED)

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 sheet 6.

Recycled Water

(g) build or allow to be built on the Lot any dwelling which does not have plumbing for the use of recycled water for toilet flushing, irrigation and external use.

Design Plans

(h) 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 and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet in respect of that approval.

Expiry

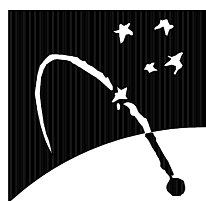
(i) The restrictions specified in paragraphs (a) to (h) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years from the date of registration.

For the purposes of this restriction "Peet" means Peet Funds Management Limited ACN: 145 992 169 as the responsible entity for Peet Greenvale Syndicate ARSN 160 996 510 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

AITKEN ASPECT – 5

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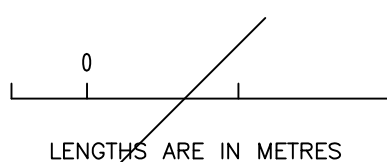


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ORIGINAL

SCALE

SCALE
SHEET
SIZE
A3



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REF 29297053 21/04/15 VERSION E
DWG 2929705AE

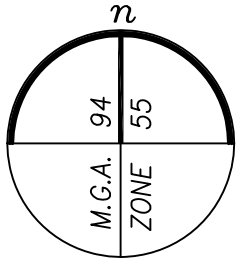
Sheet 5

PLAN OF SUBDIVISION

Plan Number

PS 728819K

CREATION OF RESTRICTION A (Continued)
SCHEDULE



LEGEND

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

AITKEN ASPECT - 5

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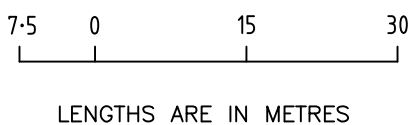
NOTE

THE BUILDING ENVELOPES OF LOTS 513 AND 531 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



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Sheet 6

PLAN OF SUBDIVISION

Plan Number

PS 728819K

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS728819K 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
502	501, 503
503	501, 502, 504

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Limited 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 Aitken Aspect Design Review Panel in accordance with the Aitken Aspect 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 8 and profile diagrams on PS728819K 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 the Aitken Aspect Design Review Panel and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Limited in respect of that approval.

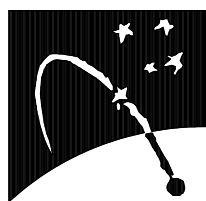
Expiry

- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect 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.

AITKEN ASPECT – 5

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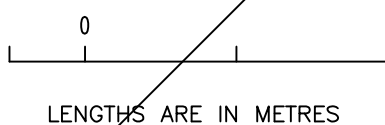
ORIGINAL

SCALE

SCALE

SHEET
SIZE

A3



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DWG 2929705AE

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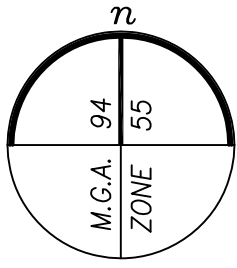
Sheet 7

PLAN OF SUBDIVISION

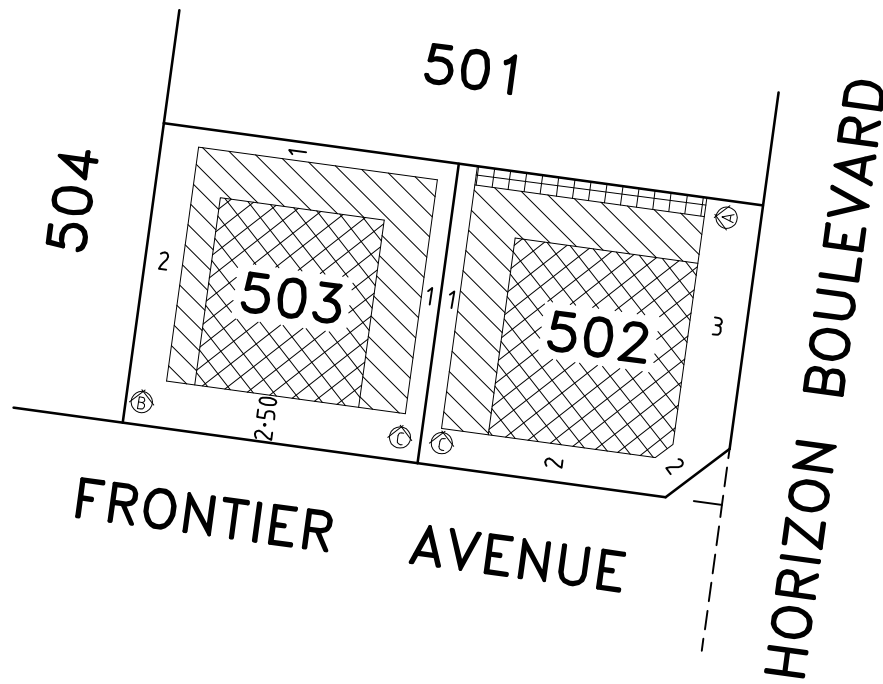
Plan Number

PS 728819K

CREATION OF RESTRICTION B (CONTINUED) SCHEDULE



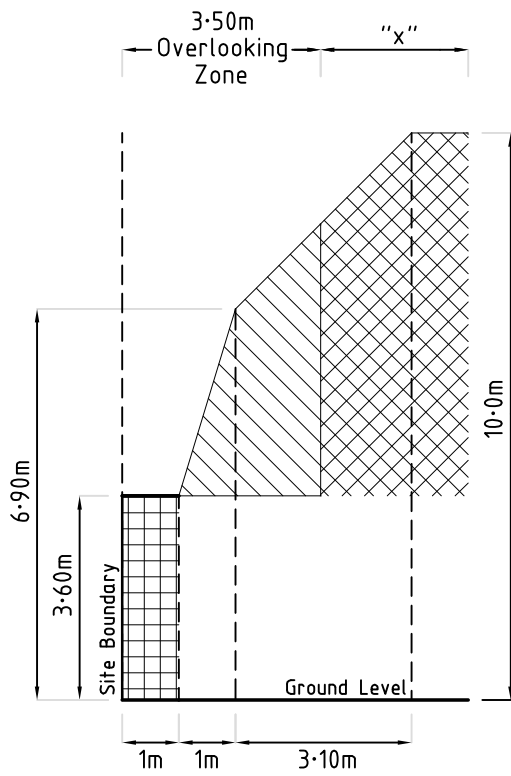
BUILDING ENVELOPES SCALE 1:400



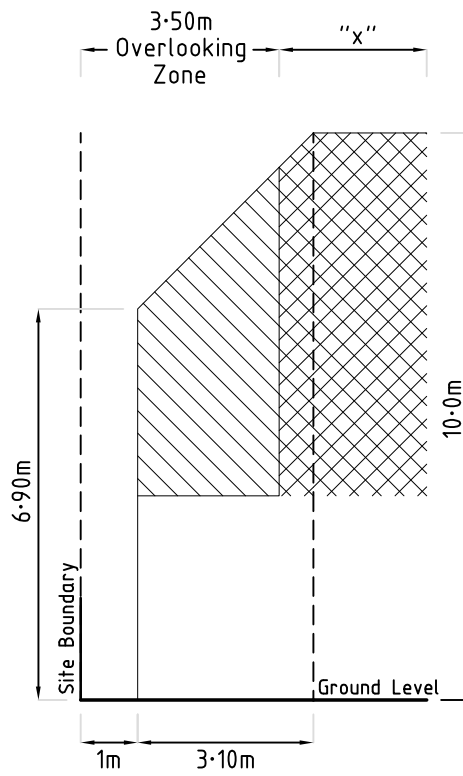
LEGEND

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

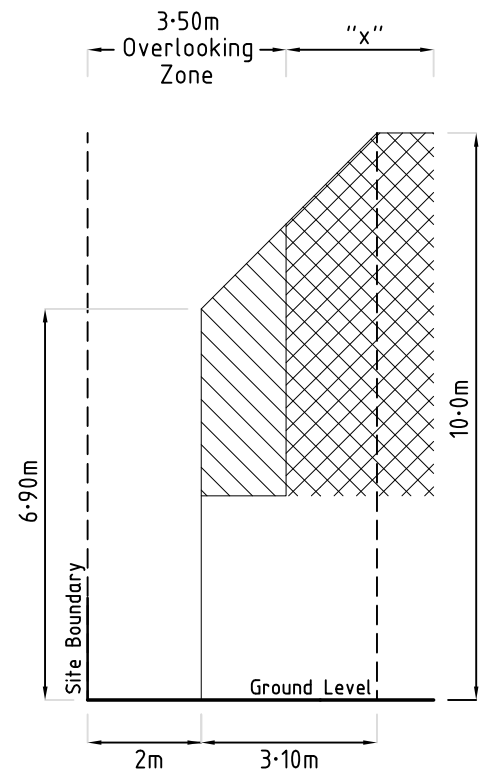
PROFILE DIAGRAMS NOT TO SCALE



Side Setbacks A



Side/Rear Setbacks C



Side/Rear Setbacks B

AITKEN ASPECT - 5

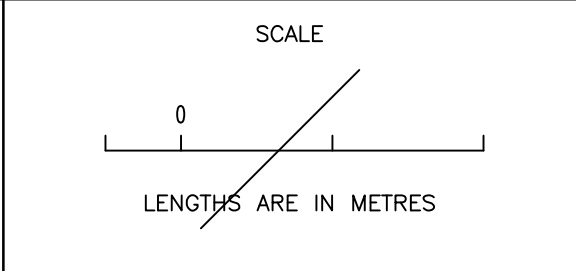
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ORIGINAL	SCALE
SCALE	SHEET SIZE
	A3



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Sheet 8