

PLAN OF SUBDIVISION

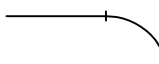
EDITION

PS 738902S

<p>LOCATION OF LAND</p> <p>PARISH: YUROKE</p> <p>TOWNSHIP: —</p> <p>SECTION: 12</p> <p>CROWN ALLOTMENT: W (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT M PS738886M</p> <p>POSTAL ADDRESS: (at time of subdivision) AMBITION DRIVE GREENVALE 3059</p> <p>MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 313 805 N 5 835 190 Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007730 Planning Permit Reference: planning permit not required SPEAR Reference Number: S077378M</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</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 at Certification</p> <p>Digitally signed by: Antonino Magazzu for Hume City Council on 04/03/2016</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1	HUME CITY COUNCIL	<p>STAGING This is/is not a staged subdivision Planning Permit No. P18256</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>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</p> <p>┌ LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED - 4.284ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </p>
<p>OTHER PURPOSE OF PLAN</p> <p>TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-3 AND THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-1 ON PS738886M NOW CONTAINED IN AMBITION DRIVE, BREEZE WAY, VOGUE ROAD AND AMIRA ROAD ON THIS PLAN</p>		
<p>GROUNDS FOR REMOVAL OF EASEMENTS</p> <p>AGREEMENT BY ALL INTERESTED PARTIES</p>		

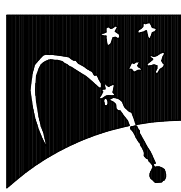
EASEMENT INFORMATION

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 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738886M PS738886M	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

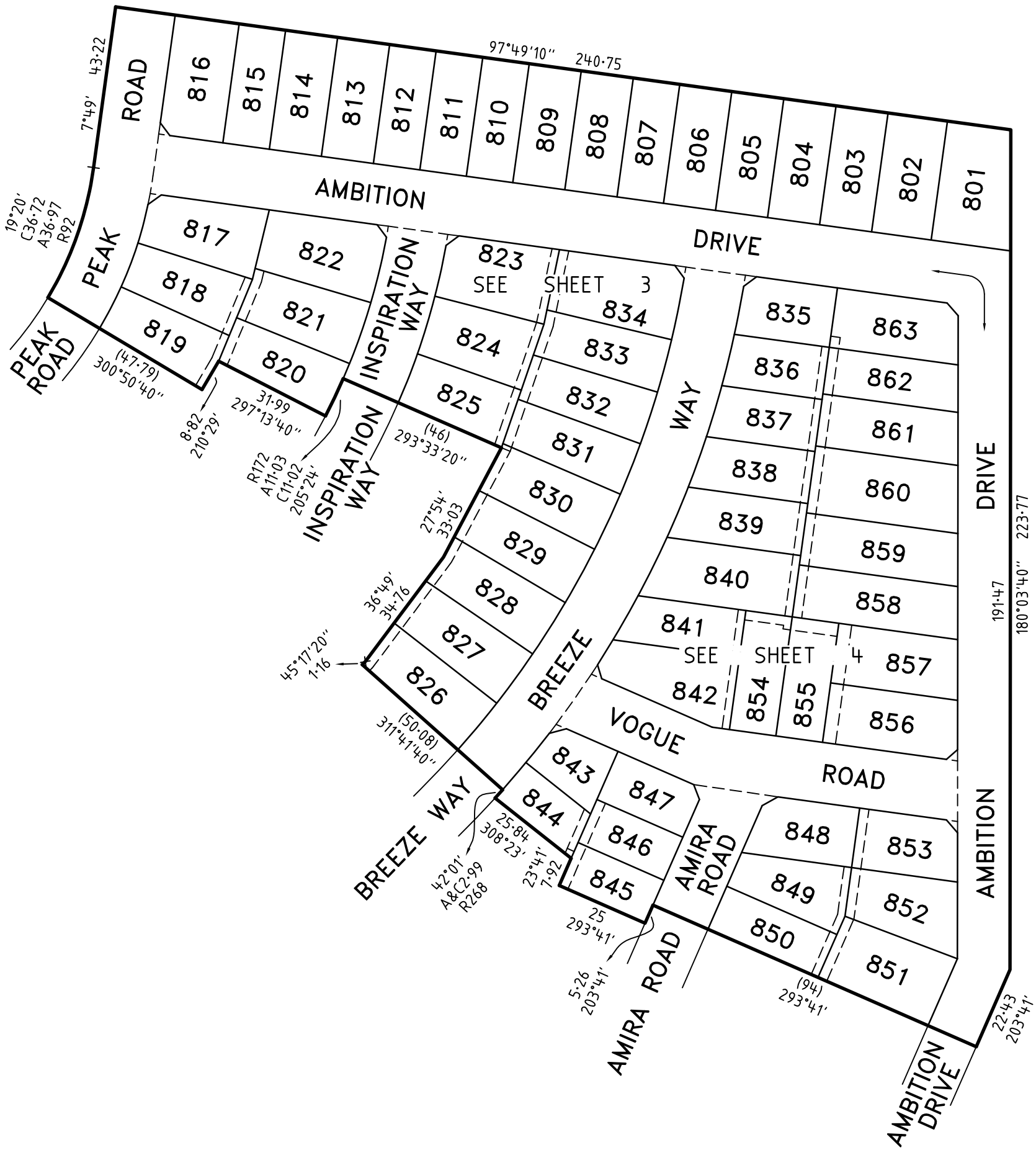
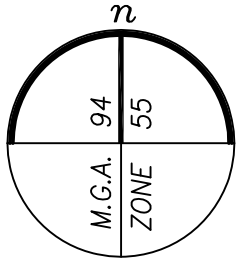
<p>AITKEN ASPECT – 8</p> <p>63 LOTS</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 04/03/16 REFERENCE 29297083 ORIGINAL SHEET SIZE A3</p> <p>VERSION C DRAWING 2929708BC SHEET 1 OF 10 SHEETS</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (C), 04/03/2016</p>
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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



PLAN OF SUBDIVISION

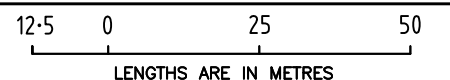
PS 738902S



AITKEN ASPECT - 8

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:1250



DATE 04/03/16

REFERENCE 29297083

VERSION C

DRAWING 2929708BC

ORIGINAL SHEET SIZE A3

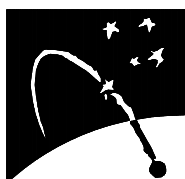
SHEET 2

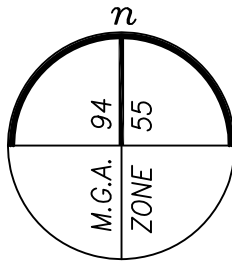
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Surveyor's Plan Version (C),
04/03/2016

Digitally signed by:
Hume City Council,
04/03/2016,
SPEAR Ref: S077378M

Bosco Jonson Pty Ltd

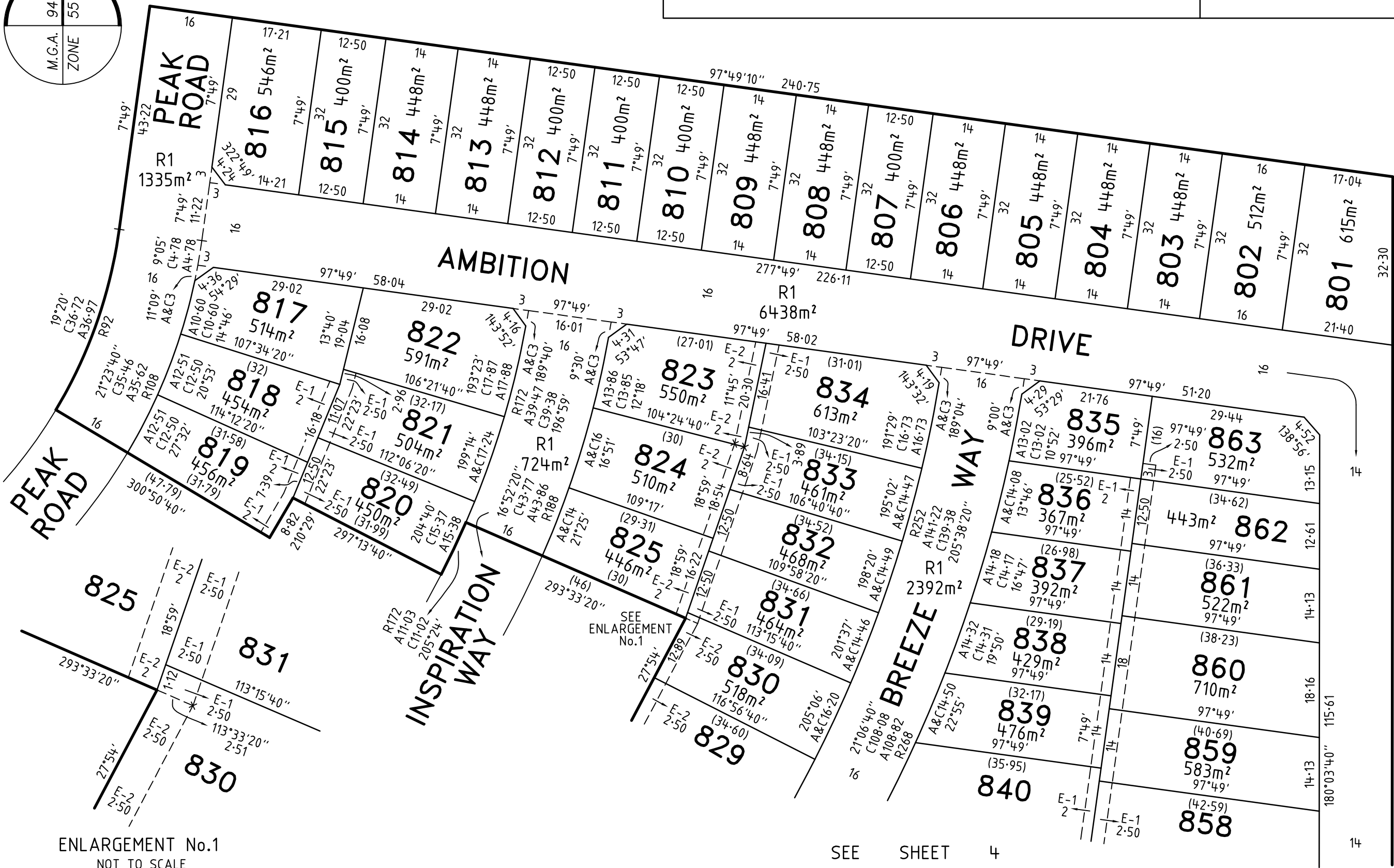
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PLAN OF SUBDIVISION

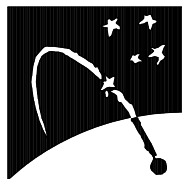
PS 738902S



ENLARGEMENT No.1
NOT TO SCALE

SEE SHEET 4

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AITKEN ASPECT - 8

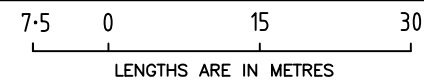
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 04/03/16

REFERENCE 29297083

VERSION C

DRAWING 2929708BC

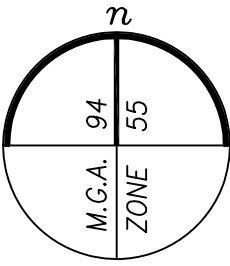


SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 3

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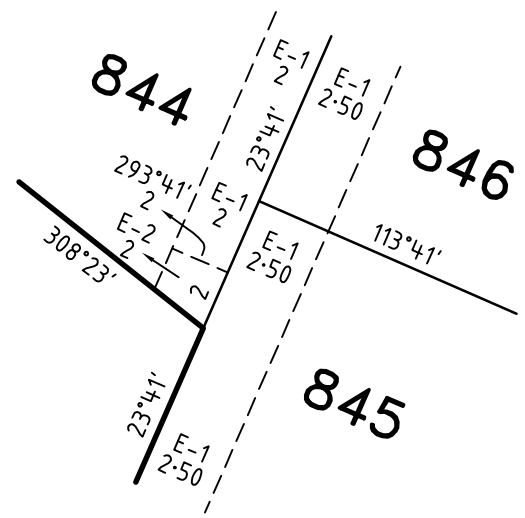
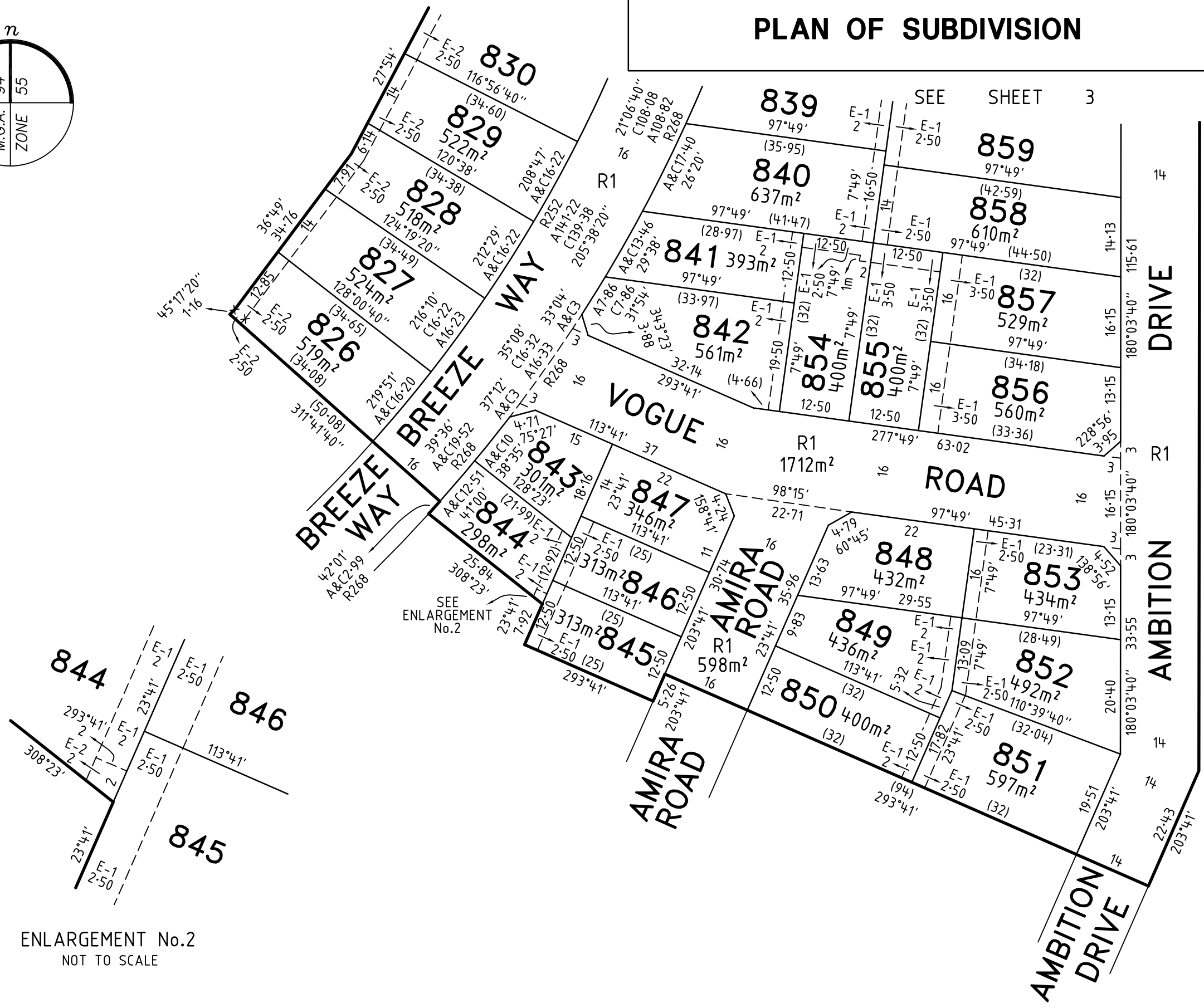
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PLAN OF SUBDIVISION

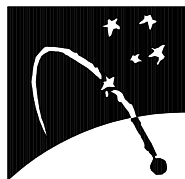
PS 738902S

SEE SHEET 3



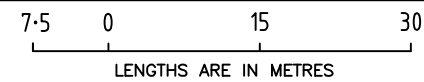
ENLARGEMENT No.2
NOT TO SCALE

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AITKEN ASPECT - 8
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 04/03/16 REFERENCE 29297083
VERSION [DRAWING 2929708BC



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04/03/2016

SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 4

Digitally signed by:
Hume City Council,
04/03/2016,
SPEAR Ref: S077378M

PLAN OF SUBDIVISION

PS 738902S

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS738902S 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
801	802
802	801, 803
803	802, 804
804	803, 805
805	804, 806
806	805, 807
807	806, 808
808	807, 809
809	808, 810
810	809, 811
811	810, 812
812	811, 813
813	812, 814
814	813, 815
815	814, 816
816	815
817	818, 821, 822
818	817, 819, 820, 821
819	818, 820
820	818, 819, 821
821	817, 818, 820, 822
822	817, 821
823	824, 833, 834
824	823, 825, 832, 833
825	824, 830, 831, 832
826	827
827	826, 828
828	827, 829
829	828, 830
830	825, 829, 831
831	825, 830, 832
832	824, 825, 831, 833

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
833	823, 824, 832, 834
834	823, 833
835	836, 863
836	835, 837, 861, 862
837	836, 838, 860, 861
838	837, 839, 860
839	838, 840, 859, 860
840	839, 841, 854, 858, 859
841	840, 842, 854
842	841, 854
843	844, 846, 847
844	843, 845, 846
845	844, 846
846	843, 844, 845, 847
847	843, 846
848	849, 853
849	848, 850, 851, 852
850	849, 851
851	849, 850, 852
852	849, 851, 853
853	848, 852
854	840, 841, 842, 855
855	854, 856, 857, 858
856	855, 857
857	855, 856, 858
858	840, 855, 857, 859
859	839, 840, 858, 860
860	837, 838, 839, 859, 861
861	836, 837, 860, 862
862	836, 861, 863
863	835, 862

DESCRIPTION OF RESTRICTION

Septic Tank

- (a) Except with the written consent of Melbourne Water, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not build or allow to be built on the Lot any building which is connected to a septic tank or similar onsite waste water treatment system.

CCTV of Sewer Infrastructure

- (b) The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:
- 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.
 - 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.

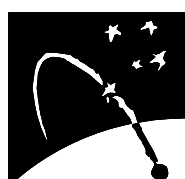
Certificate of Occupancy

- (c) The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not obtain or allow any other party to issue a certificate of occupancy for any burdened lot on the Plan of Subdivision without firstly:
- obtaining closed circuit television scanning of sewer infrastructure constructed between the dwelling on the Property, the property branch and oblique branch and confirming that the sewer infrastructure is fit for purpose.

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.

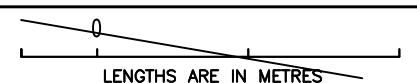
AITKEN ASPECT – 8

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 04/03/16

REFERENCE 29297083

VERSION C

DRAWING 2929708BC

ORIGINAL SHEET SIZE A3

SHEET 5

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (C),
 04/03/2016

Digitally signed by:
 Hume City Council,
 04/03/2016,
 SPEAR Ref: S077378M

PLAN OF SUBDIVISION

PS 738902S

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS738902S 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
801	802
802	801, 803
803	802, 804
804	803, 805
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808	807, 809
809	808, 810
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811	810, 812
812	811, 813
813	812, 814
814	813, 815
815	814, 816
816	815
817	818, 821, 822
818	817, 819, 820, 821
819	818, 820
820	818, 819, 821
821	817, 818, 820, 822
822	817, 821
823	824, 833, 834
824	823, 825, 832, 833
825	824, 830, 831, 832
826	827
827	826, 828
828	827, 829
829	828, 830
830	825, 829, 831
831	825, 830, 832

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
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833	823, 824, 832, 834
834	823, 833
835	836, 863
836	835, 837, 861, 862
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838	837, 839, 860
839	838, 840, 859, 860
840	839, 841, 854, 858, 859
841	840, 842, 854
842	841, 854
843	844, 846, 847
845	844, 846
846	843, 844, 845, 847
847	843, 846
848	849, 853
849	848, 850, 851, 852
850	849, 851
851	849, 850, 852
852	849, 851, 853
853	848, 852
854	840, 841, 842, 855
855	854, 856, 857, 858
856	855, 857
857	855, 856, 858
858	840, 855, 857, 859
859	839, 840, 858, 860
860	837, 838, 839, 859, 861
861	836, 837, 860, 862
862	836, 861, 863
863	835, 862

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet 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 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 plans shown in the Schedule on sheets 8 and 9.

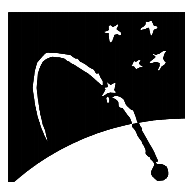
Fencing

- (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.

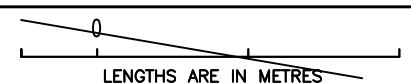
AITKEN ASPECT – 8

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 04/03/16

REFERENCE 29297083

VERSION C

DRAWING 2929708BC

ORIGINAL SHEET SIZE A3

SHEET 6

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 Surveyor's Plan Version (C),
 04/03/2016

Digitally signed by:
 Hume City Council,
 04/03/2016,
 SPEAR Ref: S077378M

CREATION OF RESTRICTION B (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 sheets 8 and 9.

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.

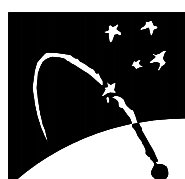
AITKEN ASPECT – 8

LICENSED SURVEYOR ADRIAN A. THOMAS

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DATE 04/03/16 REFERENCE 29297083
 VERSION C DRAWING 2929708BC

ORIGINAL SHEET SIZE A3

SHEET 7

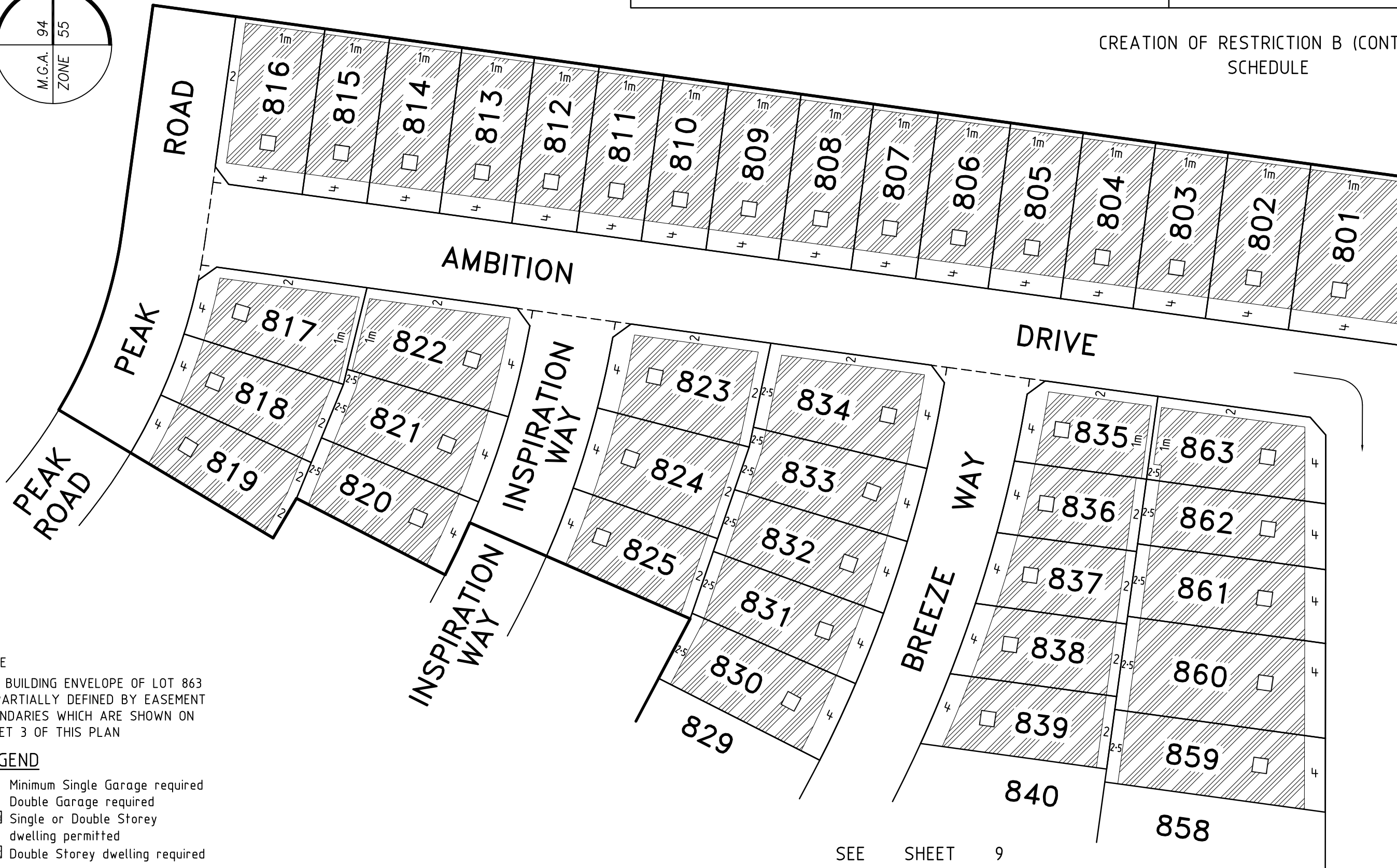
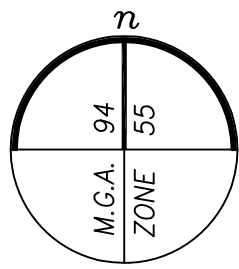
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PLAN OF SUBDIVISION

PS 738902S

CREATION OF RESTRICTION B (CONTINUED)
SCHEDULE



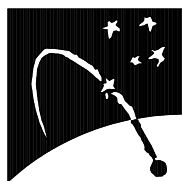
NOTE
THE BUILDING ENVELOPE OF LOT 863
IS PARTIALLY DEFINED BY EASEMENT
BOUNDARIES WHICH ARE SHOWN ON
SHEET 3 OF THIS PLAN

LEGEND

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

SEE SHEET 9

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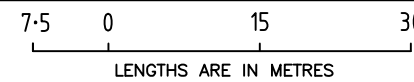
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 04/03/16

REFERENCE 29297083

VERSION C

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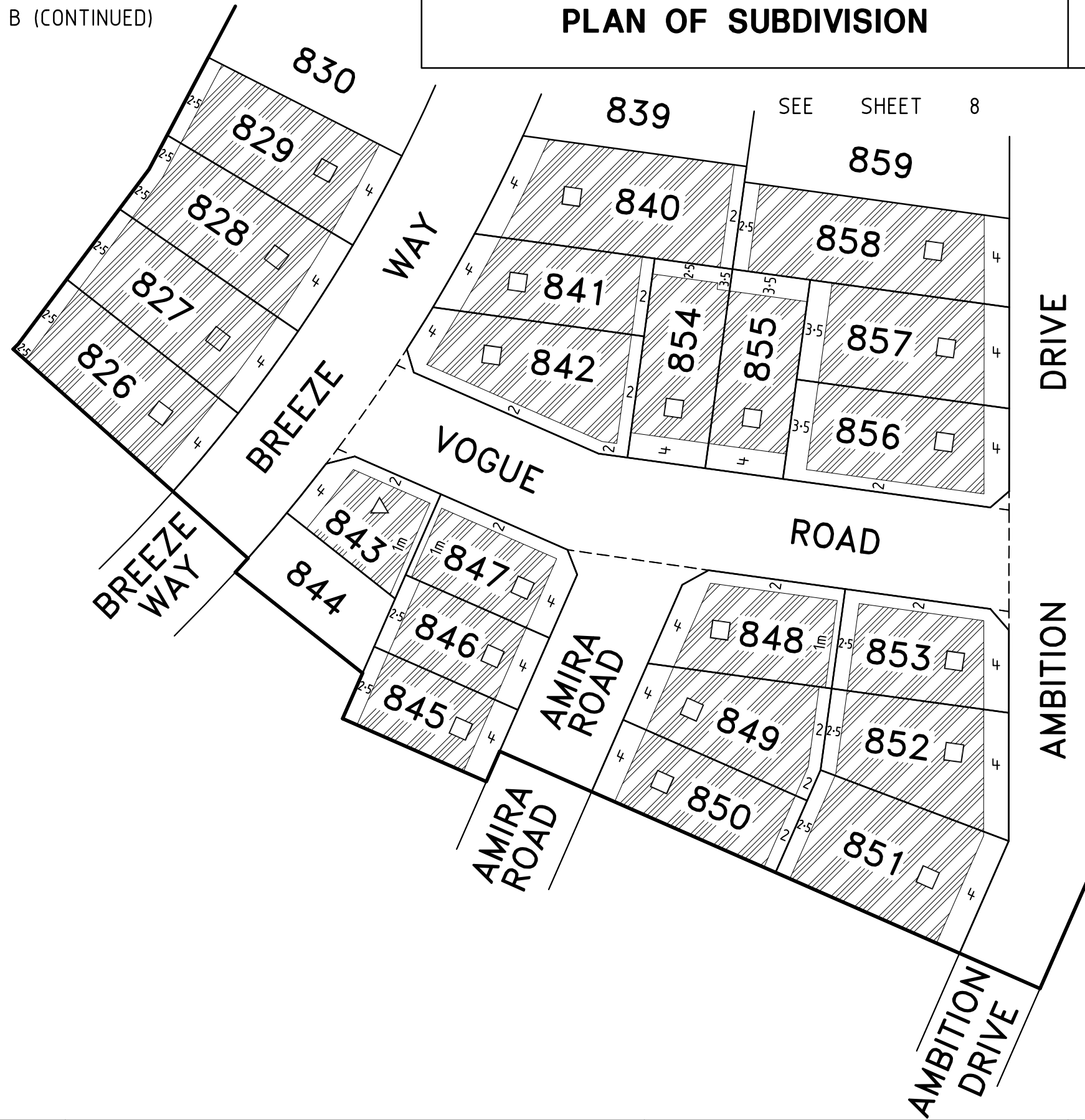
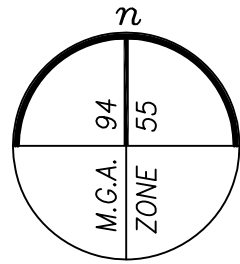


SCALE
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ORIGINAL SHEET SIZE A3
SHEET 8

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Digitally signed by:
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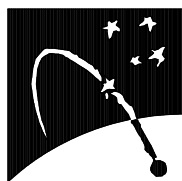


NOTE
THE BUILDING ENVELOPE OF LOT 854
IS PARTIALLY DEFINED BY EASEMENT
BOUNDARIES WHICH ARE SHOWN ON
SHEET 4 OF THIS PLAN

LEGEND

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

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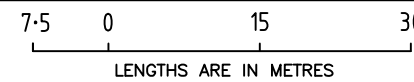
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 04/03/16

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SCALE
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SHEET 9

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SPEAR Ref: S077378M

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS738902S 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
844	443, 445, 446

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet or Aitken Aspect Design Review Panel 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 Plans

(b) 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

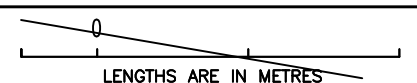
(c) the restriction in paragraphs a) and b) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this lot.

For the purposes of this restriction "Peet" means Peet 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.

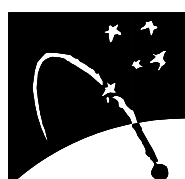
AITKEN ASPECT – 8

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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



DATE 04/03/16
 VERSION C

REFERENCE 29297083
 DRAWING 2929708BC

ORIGINAL SHEET SIZE A3

SHEET 10

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (C),
 04/03/2016

Digitally signed by:
 Hume City Council,
 04/03/2016,
 SPEAR Ref: S077378M