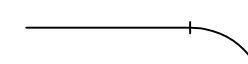
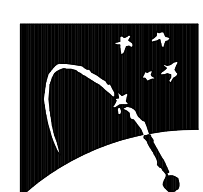


<h1>PLAN OF SUBDIVISION</h1>	LV use only <b>EDITION</b>	Plan Number <b>PS 724924K</b>
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<p>Location of Land</p> <p>Parish: YUROKE</p> <p>Township: -</p> <p>Section: 14 (PART)</p> <p>Crown Allotment: -</p> <p>Crown Portion: K &amp; L (PARTS), SECTION 7 U (PART), SECTION 13</p> <p>Title Reference: VOL FOL</p> <p>Last Plan Reference: LOT A ON PS724874X</p> <p>Postal Address: JAMES MIRAMS DRIVE (at time of subdivision) ROXBURGH PARK 3064</p> <p>MGA 94 Co-ordinates E 316225 (of approx. centre of land in plan) N 5833875      Zone: 55</p>	<p>Council Name: HUME CITY COUNCIL</p> <p>Council Ref:</p>
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Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	This <del>is</del> /is not a staged subdivision Planning Permit No. P17233
ROAD R1 RESERVE No.1	HUME CITY COUNCIL HUME CITY COUNCIL	<b>Survey</b>	This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 74, 211, 212, 216, 217, In Proclaimed Survey Area No. - 218, 328, 478 <b>Depth Limitation DOES NOT APPLY</b>  EASEMENT E-5 HAS BEEN OMITTED FROM THIS PLAN LOTS 1 TO 200 (BOTH INCLUSIVE), LOT 214 AND LOT A HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT B) - 3.742ha TANGENT POINTS ARE SHOWN THUS: 

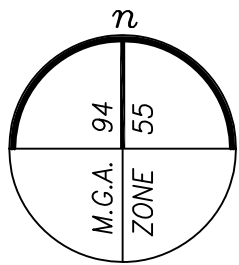
Easement Information				
Legend:	E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement	R - Encumbering Easement (Road)
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG	PS627062G	YARRA VALLEY WATER LIMITED
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724874X PS724874X	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	PS724874X	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	PS724874X	HUME CITY COUNCIL
E-6 E-6	SUPPLY OF WATER BY PIPELINE SEWERAGE	SEE DIAG SEE DIAG	PS724874X PS724874X	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-7 E-7	SEWERAGE DRAINAGE	SEE DIAG SEE DIAG	PS627062G PS724874X	YARRA VALLEY WATER LIMITED HUME CITY COUNCIL
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

<p><b>AITKEN ARENA - 2</b></p> <p><b>59 LOTS &amp; BALANCE LOT B</b></p> <p><b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	<p>LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER</p> <p>SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /</p> <p>REF 29595023      28/04/15      VERSION L</p> <p>DWG 2959502AL</p>	<p>Sheet 1 of 9 sheets</p> <p>Original sheet size A3</p>
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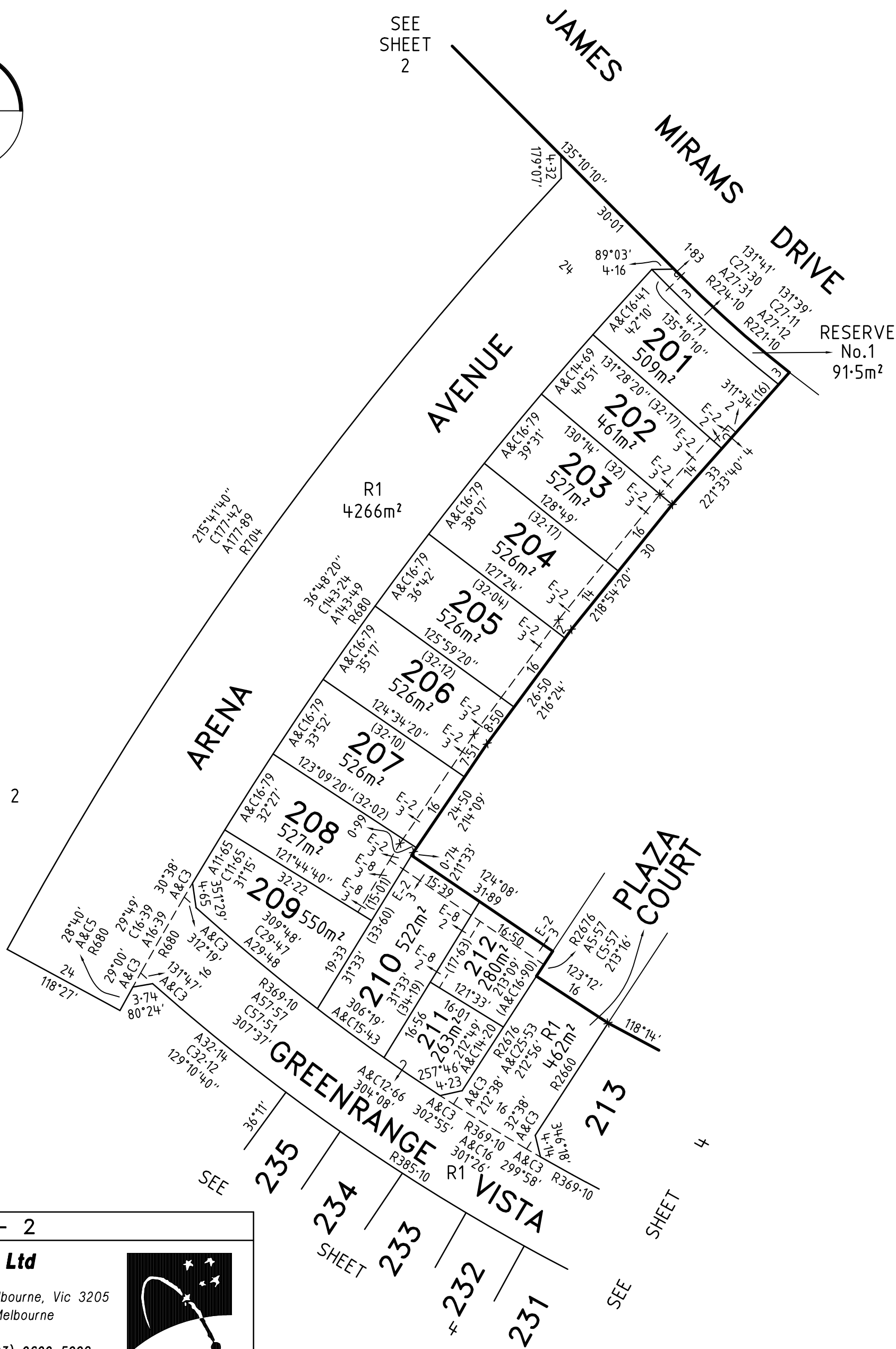
# PLAN OF SUBDIVISION

Plan Number  
**PS 724924K**



**B**  
SEE SHEET 2

SEE  
SHEET  
2



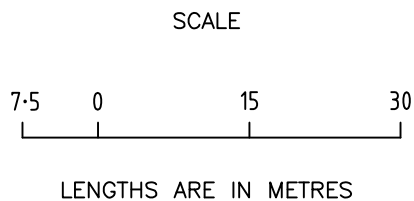
AITKEN ARENA - 2

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P.O. Box 5075, South Melbourne, Vic 3205  
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Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992

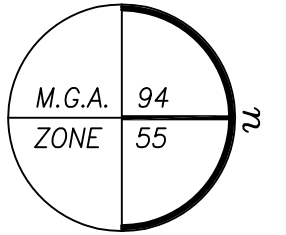


ORIGINAL  
SCALE  
1:750  
SHEET SIZE  
A3



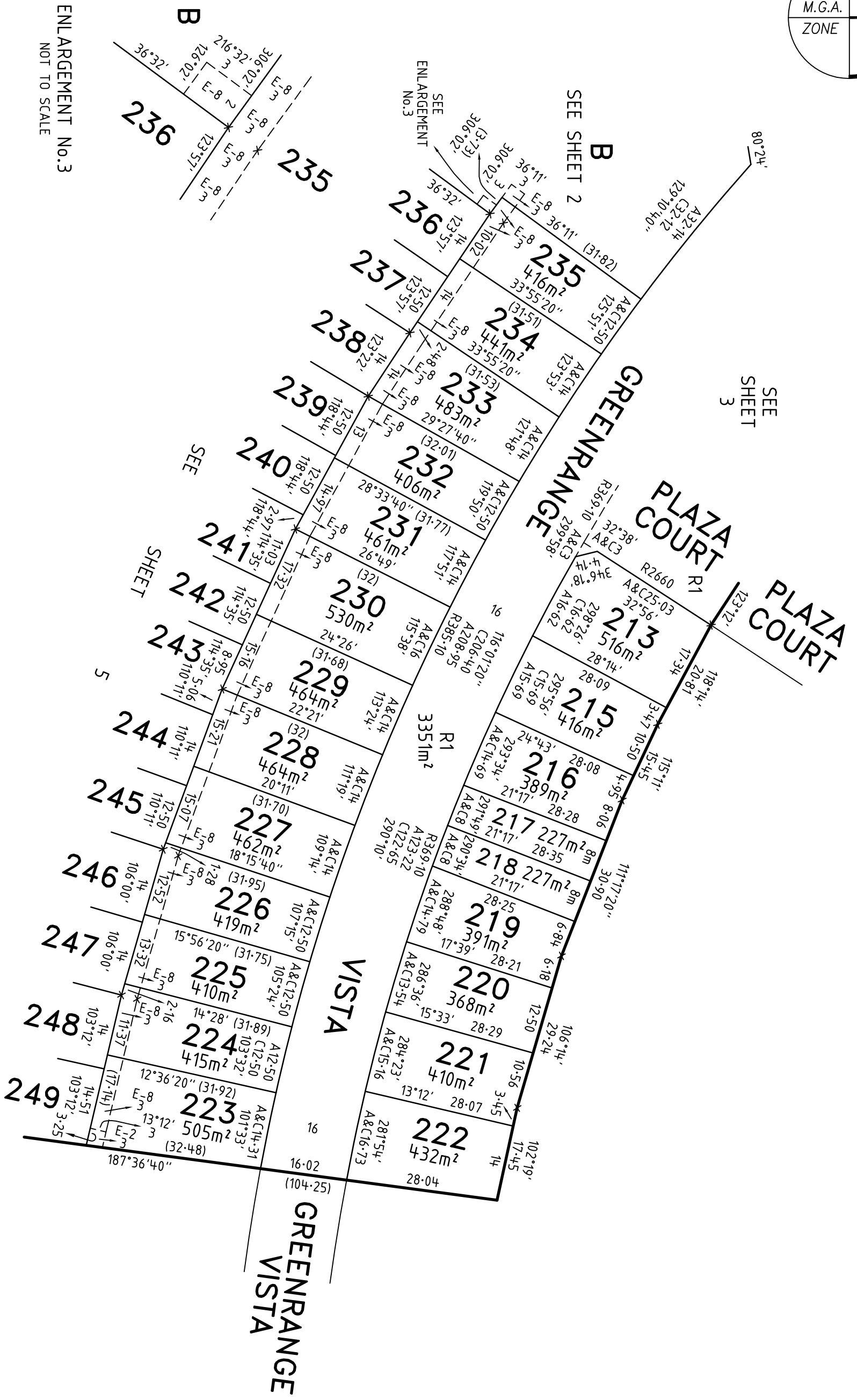
LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER  
SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
REF 29595023 28/04/15 VERSION L  
DWG 2959502AL

Sheet 3



# PLAN OF SUBDIVISION

Plan Number  
**PS 724924K**



ENLARGEMENT No.3  
NOT TO SCALE

AITKEN ARENA - 2

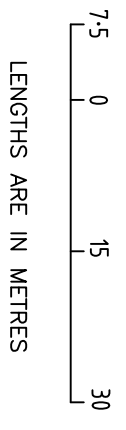
**Bosco Jonson Pty Ltd**  
A.B.N 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel (03) 9699 1400 Fax (03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
1:750 A3



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SIGNATURE DIGITALLY SIGNED DATE / /

REF 29595023 28/04/15 VERSION L  
DWG 2959502AL

Sheet 4



# PLAN OF SUBDIVISION

Plan Number

## PS 724924K

### CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS724924K 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
201	202
202	201, 203
203	202, 204
204	203, 205
205	204, 206
206	205, 207
207	206, 208
208	207, 209, 210
209	208, 210
210	208, 209
213	215
215	213, 216
216	215
219	220
220	219, 221
221	220, 222
222	221
223	224, 248, 249
224	223, 225, 247, 248
225	224, 226, 246, 247
226	225, 227, 245, 246
227	226, 228, 244, 245
228	227, 229, 243, 244
229	228, 230, 242, 243
230	229, 231, 241, 242
231	230, 232, 240, 241
232	231, 233, 239, 240
233	232, 234, 237, 238

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
234	233, 235, 236, 237
235	234, 236
236	234, 235, 237
237	233, 234, 236, 238
238	233, 237, 239
239	232, 238, 240
240	231, 232, 239, 241
241	230, 231, 240, 242
242	229, 230, 241, 243
243	228, 229, 242, 244
244	227, 228, 243, 245
245	226, 227, 244, 246
246	225, 226, 245, 247
247	224, 225, 246, 248
248	223, 224, 247, 249
249	223, 248
250	251
251	250, 252
252	251, 253
253	252, 254
254	253, 255
255	254, 256
256	255, 257
257	256, 258
258	257, 259
259	258, 260
260	259

### 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 Peet Design Review Panel in accordance with the Arena 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 AA2665, which MCP is incorporated into this Restriction.
- (c) Connect to septic tanks or similar on-site wastewater treatment systems if the lot is within the Greenvale Reservoir Catchment.
- (d) Damage, change, destroy or interfere with the designed purpose of the land shaping, where land shaping sits within a private residential lot.

#### Building Envelopes

- (e) 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

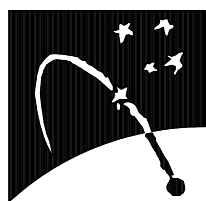
- (f) build or allow to be built on the Lot any building with a rise of any number of levels other than in accordance with the storey plans shown in the Schedule on sheets 8 and 9.

continued

### AITKEN ARENA – 2

#### **Bosco Jonson Pty Ltd**

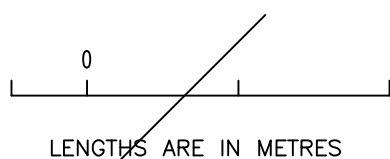
A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



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 A3



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REF 29595023 28/04/15 VERSION L  
 DWG 2959502AL

Sheet 6

# PLAN OF SUBDIVISION

Plan Number

**PS 724924K**

## CREATION OF RESTRICTION (CONTINUED)

### Fencing

- (g) build or allow to be built on the Lot any fence which is visible from a public area which does not comply with the "Arena Feature Fencing" requirements in the Peet Aitken Design Guidelines.
- (h) in the case of Lot 201, remove, demolish, alter or fail to maintain (after expiry of any maintenance period by Peet) any stone and timber entry fencing provided by Peet on the Lot.

### Garage

- (i) build or allow to be built on the Lot any garage other than in accordance with the Aitken Arena Design Guidelines.

### Design Plans

- (j) 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

The restrictions specified in paragraphs (a) to (d) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year from the date of Certificate of Occupancy.

The restriction specified in paragraph (e) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years from the date of Certificate of Occupancy.

The restrictions specified in paragraphs (f) to (j) (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 Greenvale No.2 Pty Ltd ACN: 100 290 677 as the responsible entity or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

## AITKEN ARENA – 2

### **Bosco Jonson Pty Ltd**

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 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992

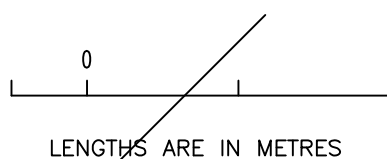


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Sheet 7

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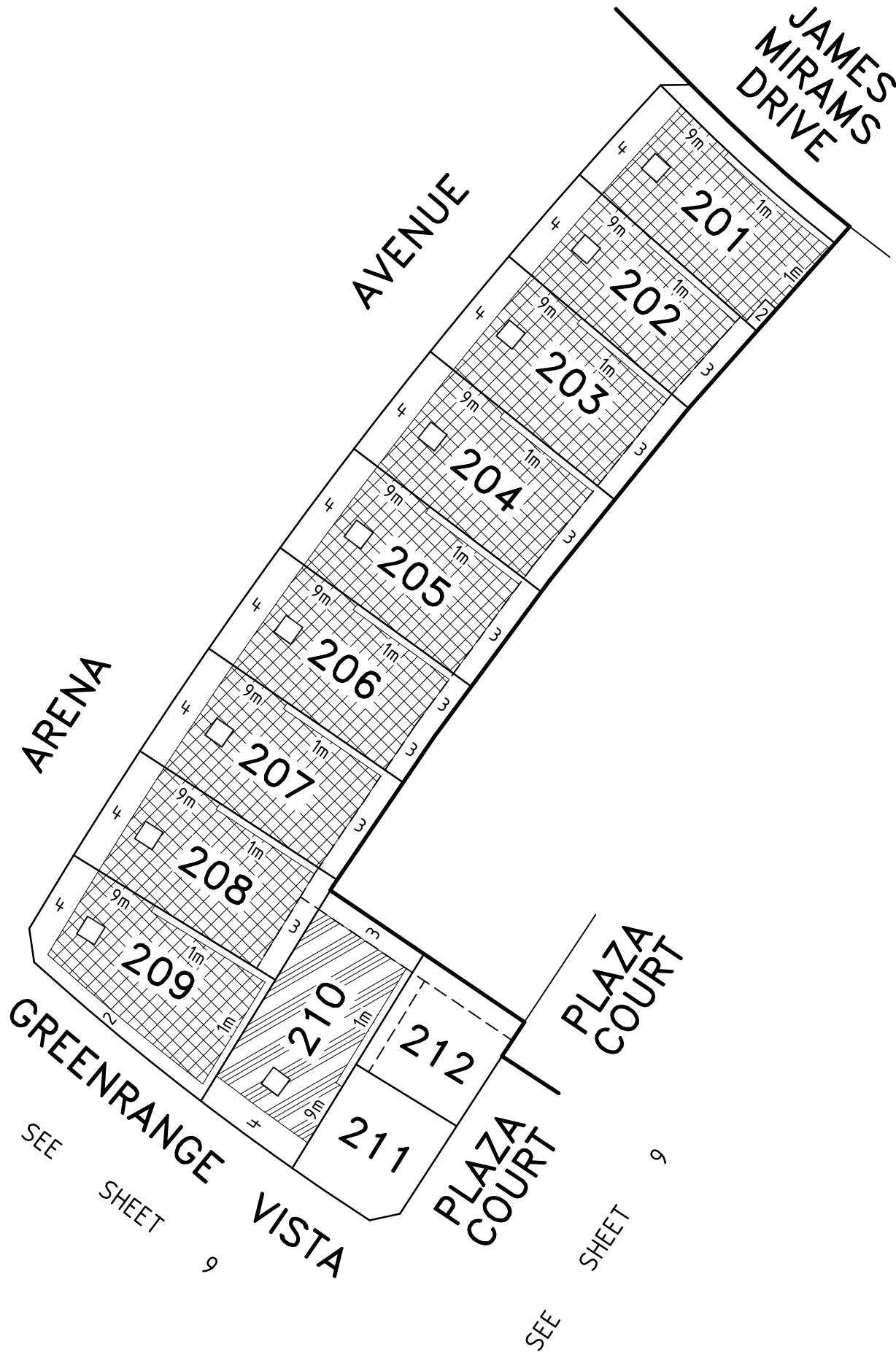
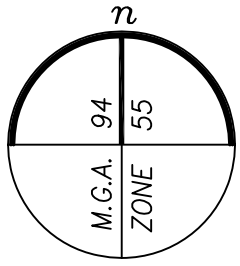
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REF 29595023 28/04/15 VERSION L  
 DWG 2959502AL

# PLAN OF SUBDIVISION

Plan Number  
**PS 724924K**

## CREATION OF RESTRICTION (Continued) SCHEDULE

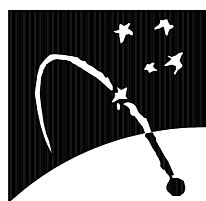


### LEGEND

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

### AITKEN ARENA - 2

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**NOTE**  
 THE BUILDING ENVELOPE OF LOT 201 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

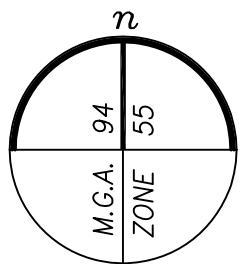
ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER		Sheet 8
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				REF 29595023	28/04/15	VERSION L
				DWG 2959502AL		



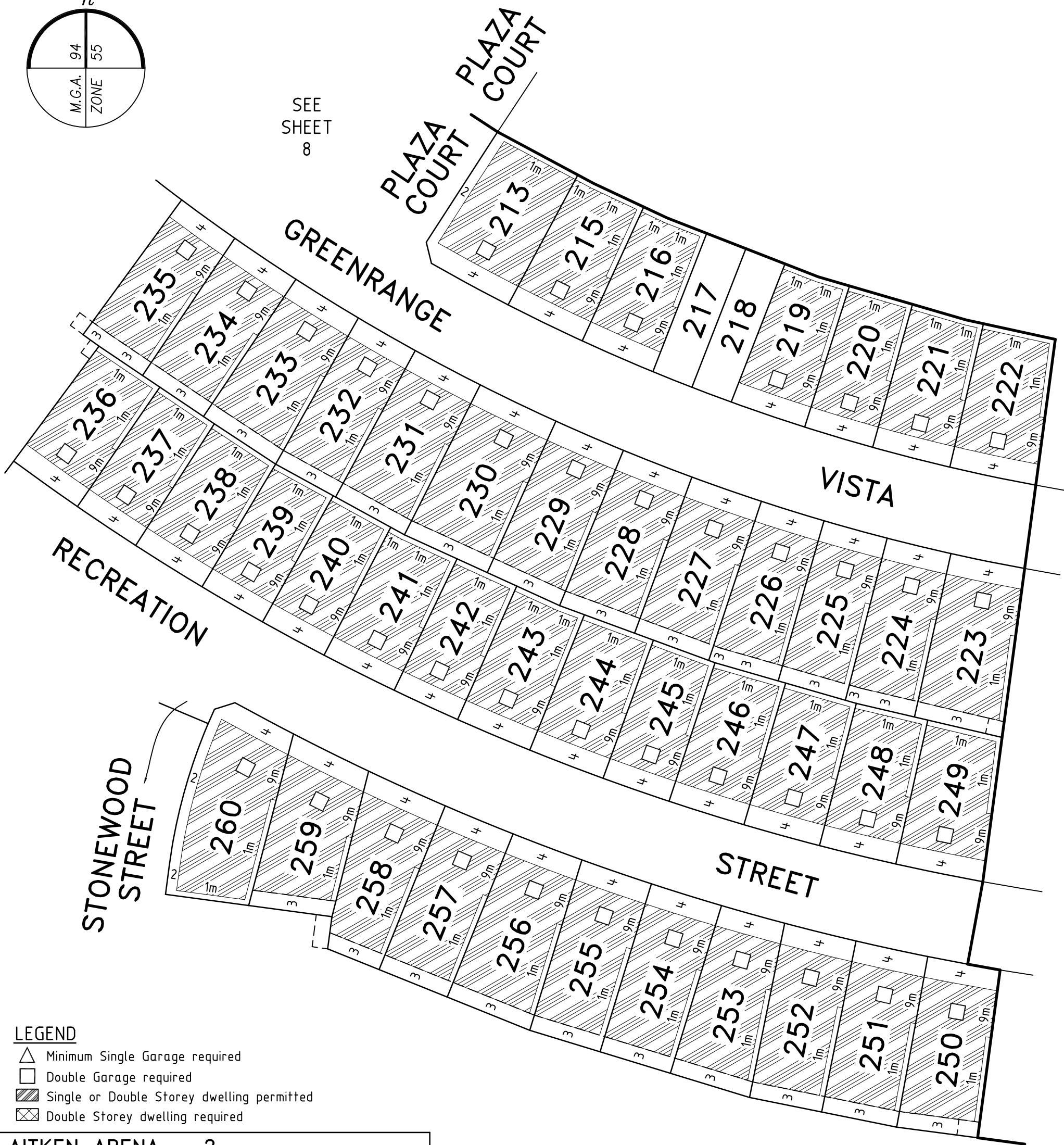
# PLAN OF SUBDIVISION

Plan Number  
**PS 724924K**

## CREATION OF RESTRICTION (Continued) SCHEDULE



SEE SHEET 8



### LEGEND

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

### AITKEN ARENA - 2

#### **Bosco Jonson Pty Ltd**

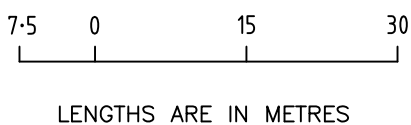
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Sheet 9