

PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 714668H

Location of Land
Parish: YUROKE
Township: -
Section: -
Crown Allotment: T & W (PARTS), SECTION 12
Crown Portion: -
Title Reference: VOL FOL
Last Plan Reference: LOT A PS714625C
Postal Address: 1170 MICKLEHAM ROAD
(at time of subdivision) GREENVALE 3059
MGA 94 Co-ordinates E 313 600 Zone: 55
(of approx. centre of land in plan) N 5 834 800

Council Name: HUME CITY COUNCIL
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1	HUME CITY COUNCIL	Staging 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 104, 134 TO 138 (ALL INCLUSIVE), A & B HAVE BEEN OMITTED FROM THIS PLAN EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOTS C & D) - 9.044ha TANGENT POINTS ARE SHOWN THUS: 	
ROAD R2	ROADS CORPORATION		
RESERVE No.1	HUME CITY COUNCIL		
RESERVE No.2	MELBOURNE WATER CORPORATION		
RESERVE No.3	HUME CITY COUNCIL		
RESERVE No.4	HUME CITY COUNCIL		
RESERVE No.5	JEMENA ELECTRICITY NETWORKS (VIC) LTD		
RESERVE No.6	HUME CITY COUNCIL		
OTHER PURPOSE OF PLAN TO REMOVE EASEMENT E-1 ON PS714625C (NOW CONTAINED WITHIN DESTINATION DRIVE AND HALCYON WAY)			
GROUNDS FOR REMOVAL OF EASEMENT AGREEMENT BY ALL INTERESTED PARTIES			

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-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN - (SECTION 136 WATER ACT 1989)	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN - (SECTION 136 WATER ACT 1989)	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN - (SECTION 136 WATER ACT 1989)	YARRA VALLEY WATER CORPORATION
E-5	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN - (SECTION 136 WATER ACT 1989)	YARRA VALLEY WATER CORPORATION
E-6	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN - (SECTION 136 WATER ACT 1989)	YARRA VALLEY WATER CORPORATION
E-7	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN - (SECTION 136 WATER ACT 1989)	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

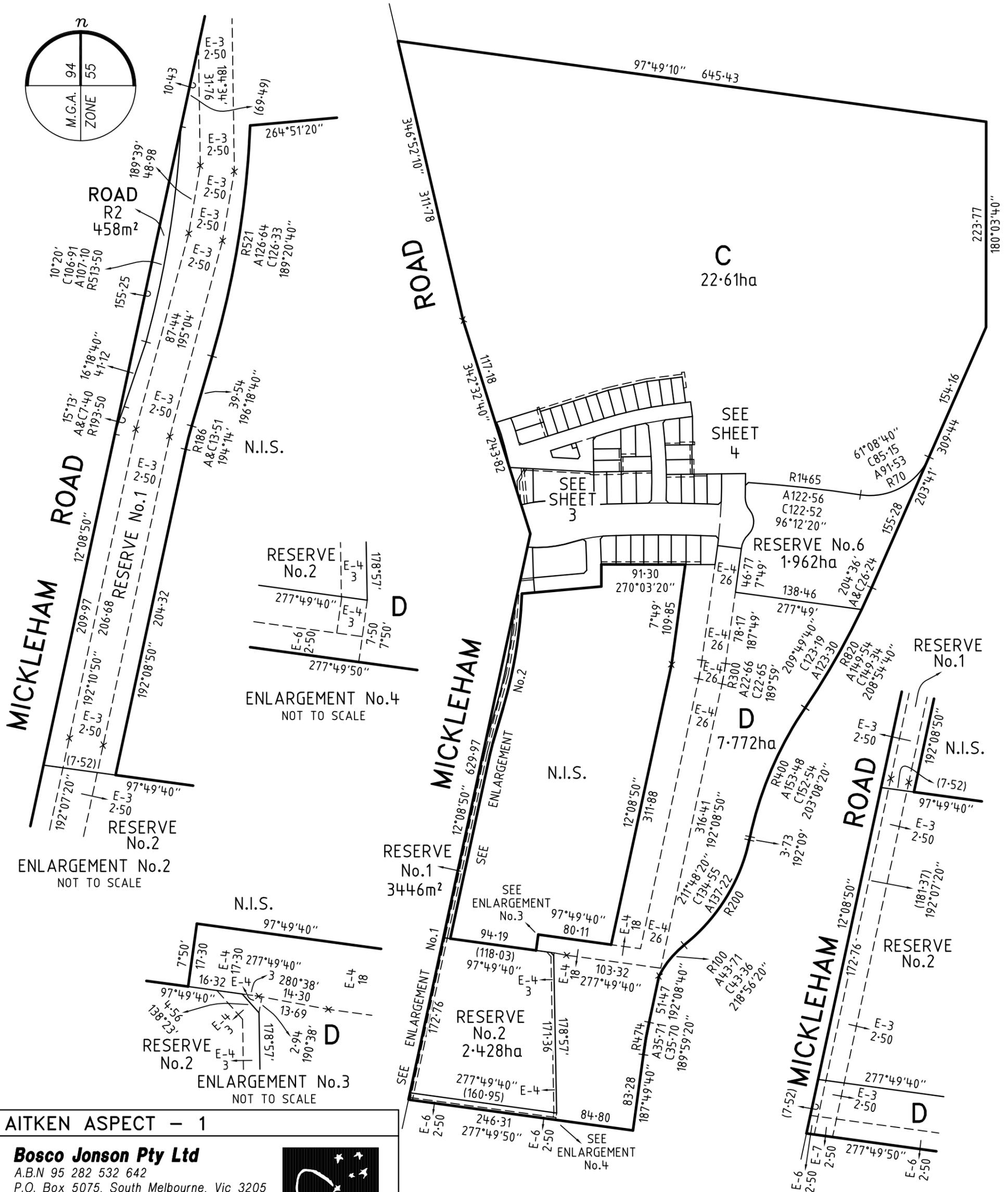
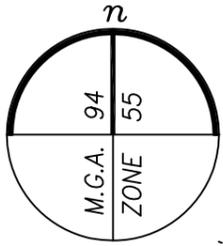
AITKEN ASPECT - 1		Sheet 1 of 8 sheets	
40 LOTS & BALANCE LOTS C, D, E & F		Original sheet size A3	
Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 29297013 25/02/14 VERSION N DWG 2929701BN	



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PS 714668H



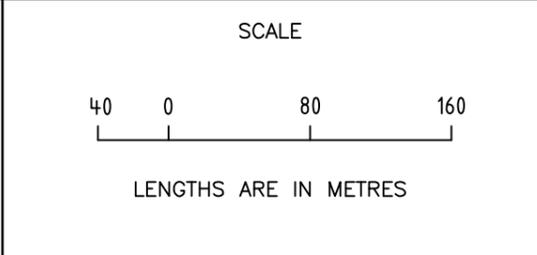
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ORIGINAL	SCALE
SCALE	SHEET SIZE
1:4000	A3



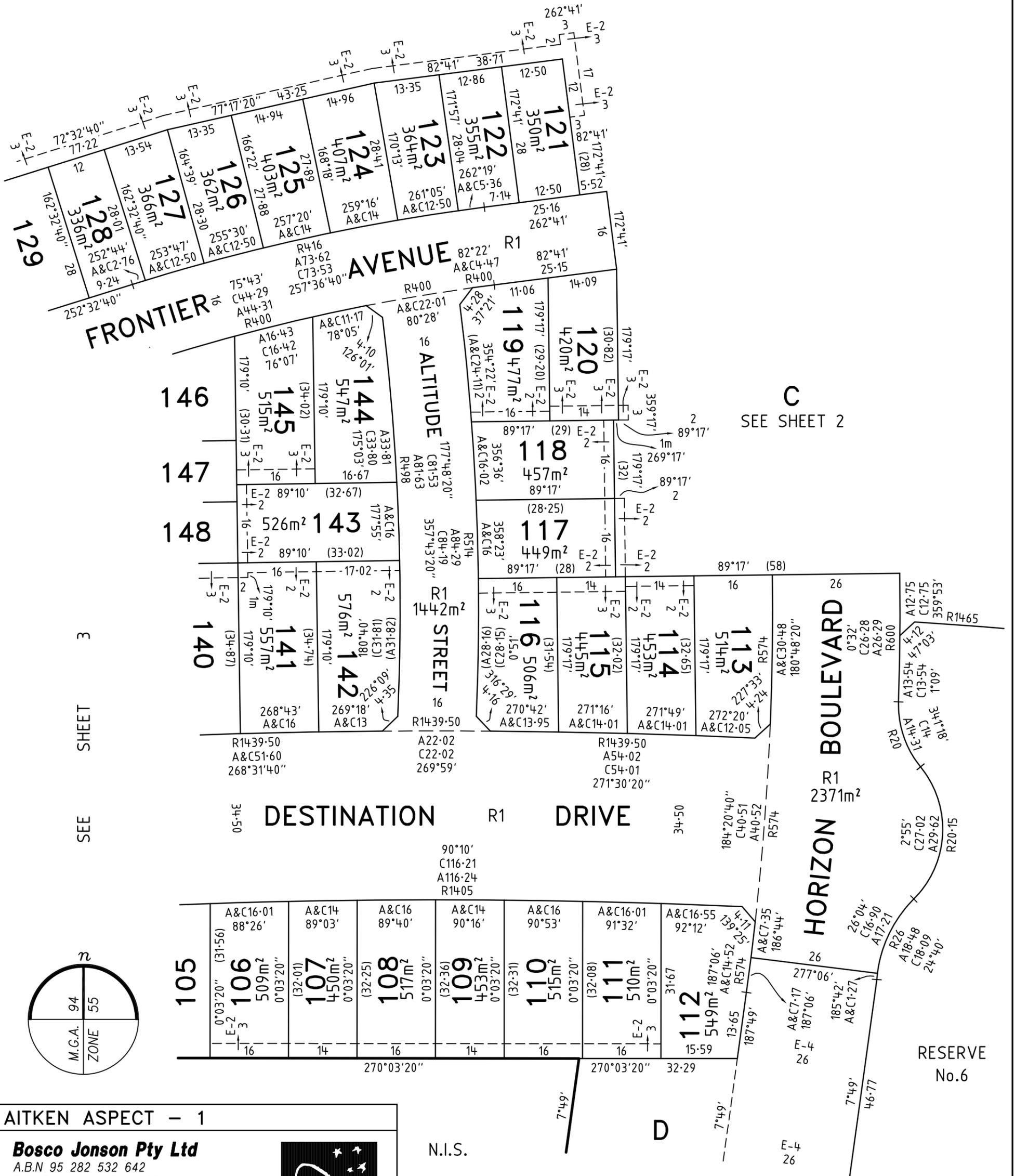
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Sheet 2

PLAN OF SUBDIVISION

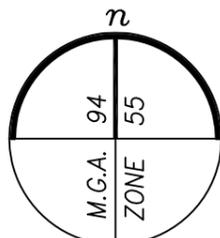
Plan Number

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C
SEE SHEET 2

SEE SHEET C



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N.I.S.

SEE SHEET 2

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER		Sheet 4	
SCALE	SHEET SIZE	7.5 0 15 30		SIGNATURE DATE / /			
1:750	A3	LENGTHS ARE IN METRES		REF 29297013 25/02/14 VERSION N			
				DWG 2929701BN			

PLAN OF SUBDIVISION

Plan Number

PS 714668H

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS714668H 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
105	106
106	105, 107
107	106, 108
108	107, 109
109	108, 110
110	109, 111
111	110, 112
112	111
113	114
114	113, 115
115	114, 116, 117
116	115, 117
117	115, 116, 118
118	117, 119, 120
119	118, 120
120	118, 119
121	122
122	121, 123
123	122, 124
124	123, 125

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
125	124, 126
126	125, 127
127	126, 128
128	127, 129
129	128, 130
130	129, 131
131	130, 132
132	131, 133, 134
133	132, 134
134	132, 133
139	140, 148
140	139, 141, 148
141	140, 142, 143
142	141, 143
143	141, 142, 144, 145, 147, 148
144	143, 145
145	143, 144, 146, 147
146	145, 147
147	143, 145, 146, 148
148	139, 140, 143, 147

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 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 AA2283, 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 7 & 8.

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 7 & 8.

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 Peet Aitken Design Guidelines.
- (f) in the case of Lots 105-116 (inclusive) and 139-142 (inclusive), 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

- (g) 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 7 & 8.

Recycled Water

- (h) 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.

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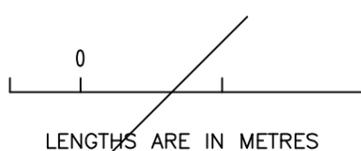
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ORIGINAL

SCALE

SCALE SHEET SIZE

 A3



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Sheet 5

PLAN OF SUBDIVISION

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CREATION OF RESTRICTION (CONTINUED)

Design Plans

- (i) 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

- (j) The restrictions specified in paragraphs (a) to (i) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 6 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.

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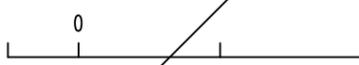
ORIGINAL

SCALE

SCALE

SHEET
SIZE

A3



LENGTHS ARE IN METRES

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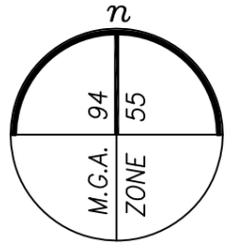
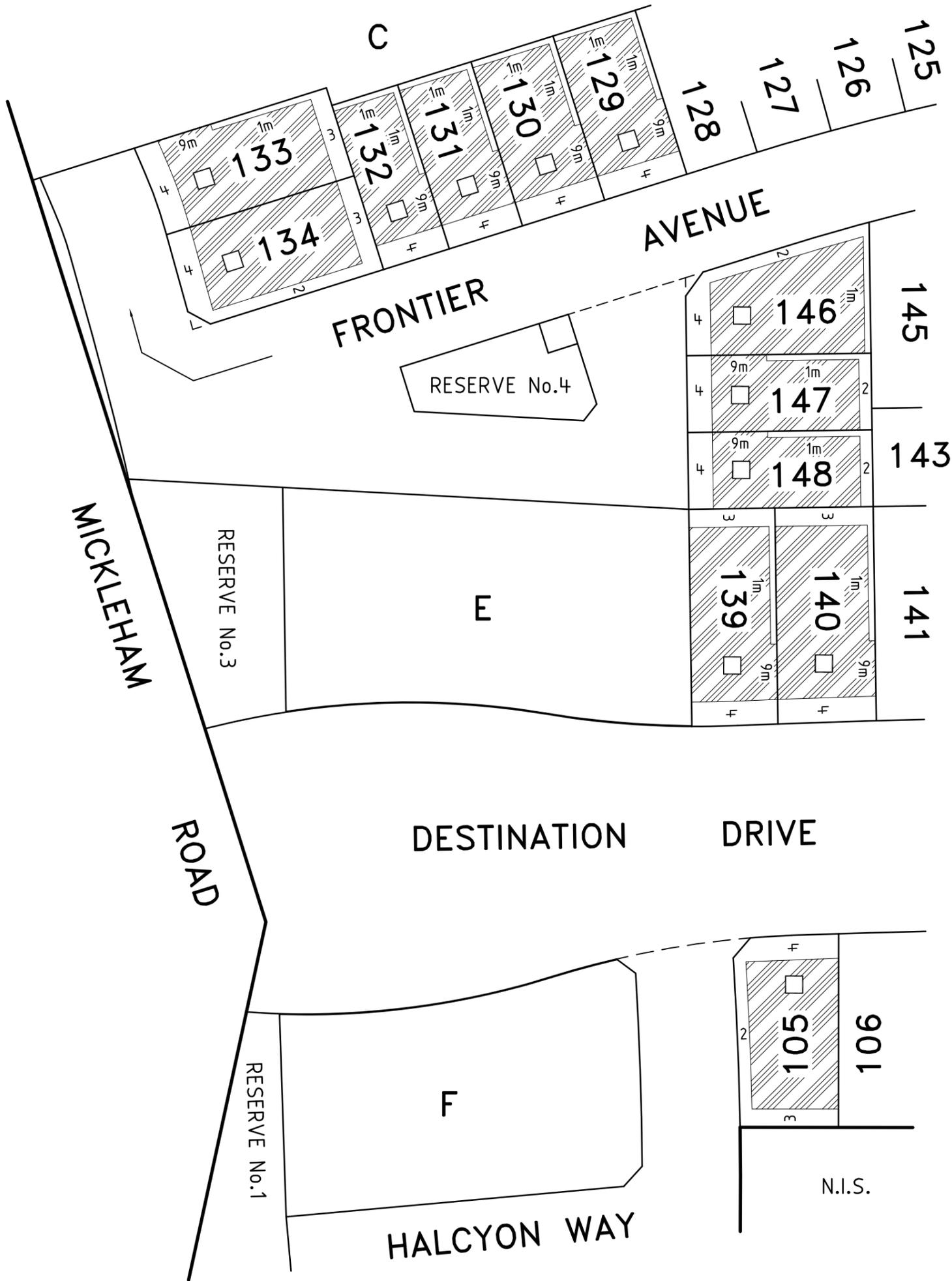
Sheet 6

PLAN OF SUBDIVISION

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CREATION OF RESTRICTION (Continued)
SCHEDULE



8 SHEETS SEE

AITKEN ASPECT - 1

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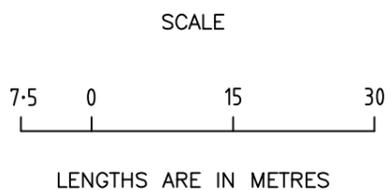
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LEGEND

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

ORIGINAL
SCALE SHEET SIZE
1:750 A3



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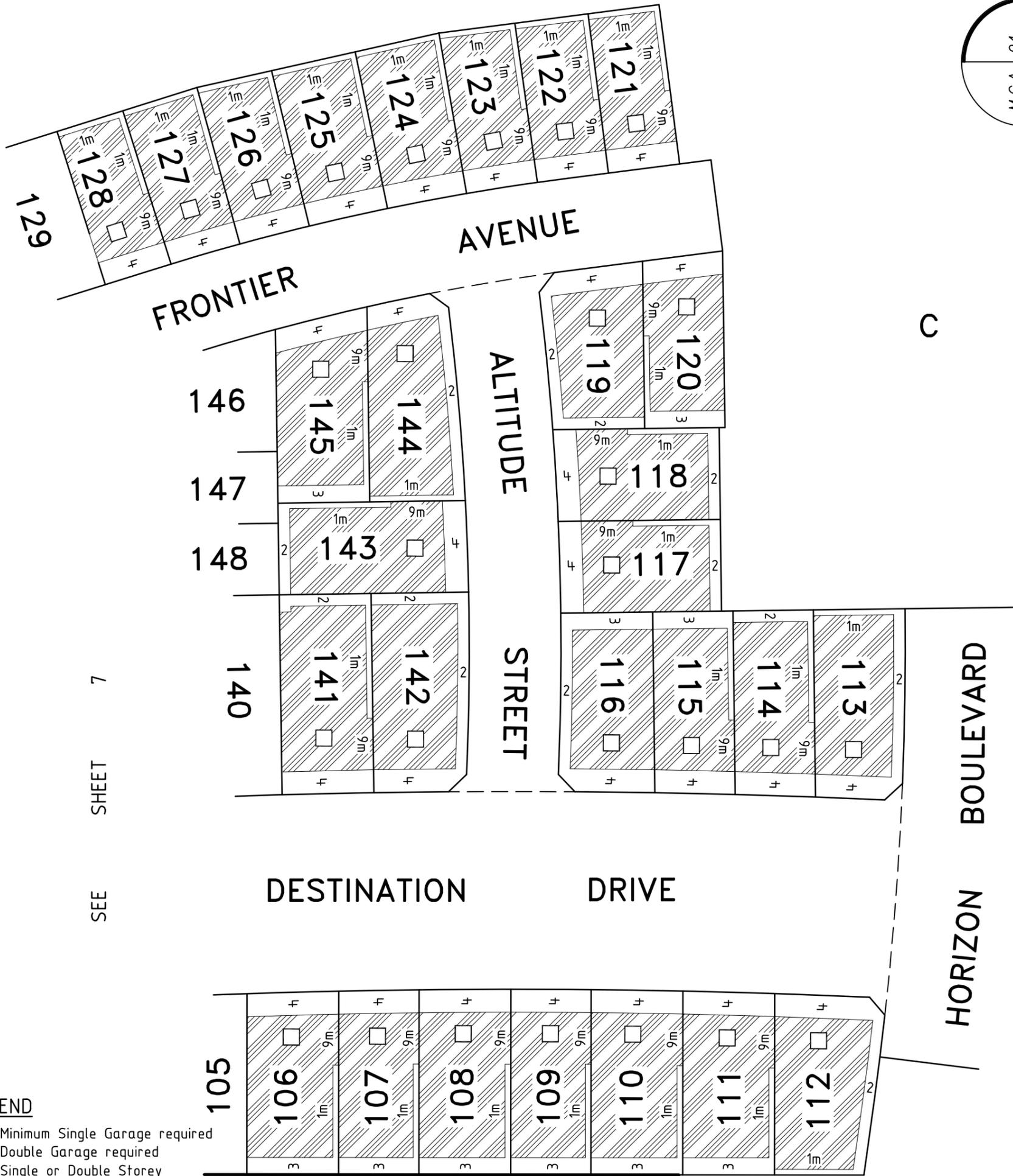
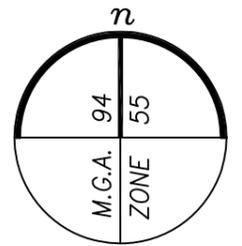
Sheet 7

PLAN OF SUBDIVISION

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PS 714668H

CREATION OF RESTRICTION (Continued) SCHEDULE



SEE SHEET 7

LEGEND

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

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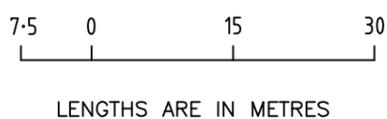
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NOTE
 THE BUILDING ENVELOPE OF LOT 141 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

ORIGINAL

SCALE

SCALE SHEET SIZE
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Sheet 8