

PLAN OF SUBDIVISION

EDITION

PS 801106T

<p>LOCATION OF LAND</p> <p>PARISH: YUROKE</p> <p>TOWNSHIP: —</p> <p>SECTION: 12</p> <p>CROWN ALLOTMENT: T (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL VOL FOL</p> <p>LAST PLAN REFERENCE: LOT Q PS746009V LOT D PS746049H</p> <p>POSTAL ADDRESS: HORIZON BOULEVARD (at time of subdivision) GREENVALE 3059</p> <p>MGA 94 CO-ORDINATES: E 313 500 N 5 834 300 Zone: 55 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007971 Planning Permit Reference: P18821 SPEAR Reference Number: S089066T</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 06/01/2017</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 RESERVE No.1	HUME CITY COUNCIL HUME CITY COUNCIL	This is is not a staged subdivision Planning Permit No. P18821
		DEPTH LIMITATION DOES NOT APPLY

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-1 ON PS746009V NOW CONTAINED IN HORIZON BOULEVARD, CHANCE STREET, VALOUR PLACE AND DRINKWATER PALCE ON THIS PLAN.

TO REMOVE THE WHOLE OF EASEMENT E-4 AND THAT PART OF EASEMENT E-13 ON PS746009V NOW CONTAINED IN CHANCE STREET ON THIS PLAN.

TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-9 ON PS746009V (NOW CONTAINED IN HORIZON BOULEVARD ON THIS PLAN).

TO REMOVE THAT PART OF EASEMENT E-11 ON PS746009V NOW CONTAINED IN HORIZON BOULEVARD, CHANCE STREET, VALOUR PLACE AND DRINKWATER PLACE ON THIS PLAN.

TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-1 ON PS746049H (NOW CONTAINED IN HORIZON BOULEVARD ON THIS PLAN).

TO REMOVE THOSE PARTS OF SEWERAGE EASEMENTS E-3 AND E-5 ON PS746049H NOW CONTAINED IN HORIZON BOULEVARD ON THIS PLAN.

AGREEMENT BY ALL INTERESTED PARTIES

LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

EASEMENTS E-9 AND E-10 HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED - 2.144ha

CARRIAGEWAY EASEMENT E-5 ON PS746049H
NO LONGER AFFECTS VIDE SCHEDULE 5 CLAUSE 14
ROAD MANAGEMENT ACT 2004

CARRIAGEWAY EASEMENTS E-9 ON PS746009V
NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14
ROAD MANAGEMENT ACT 2004

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
SEE SHEET 2 FOR EASEMENT DETAILS				

AITKEN ASPECT – 10	LICENSED SURVEYOR ADRIAN A. THOMAS
26 LOTS	DATE 23/08/16 REFERENCE 29297103 ORIGINAL SHEET SIZE A3
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	VERSION E DRAWING 2929710AE SHEET 1 OF 8 SHEETS
	Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (E), 23/08/2016



PLAN OF SUBDIVISION

PS 801106T

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	SEWERAGE	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-7	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-11	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-11	SEWERAGE	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-12	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-12	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-12	SEWERAGE	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-13	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION
E-13	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS714668H	YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE DIAG	PS734576A	YARRA VALLEY WATER CORPORATION

AITKEN ASPECT – 10

LICENSED SURVEYOR ADRIAN A. THOMAS

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DATE 23/08/16
 VERSION E

REFERENCE 29297103
 DRAWING 2929710AE

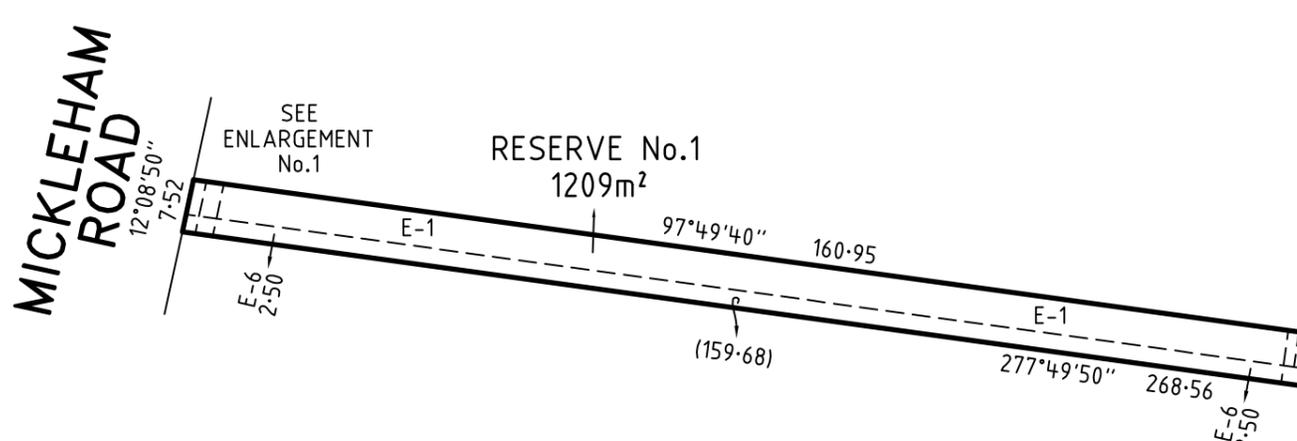
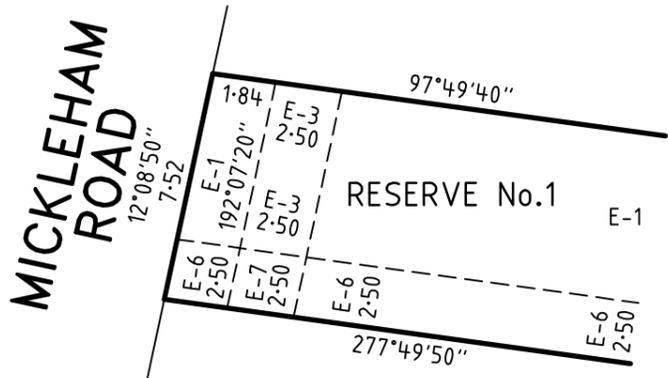
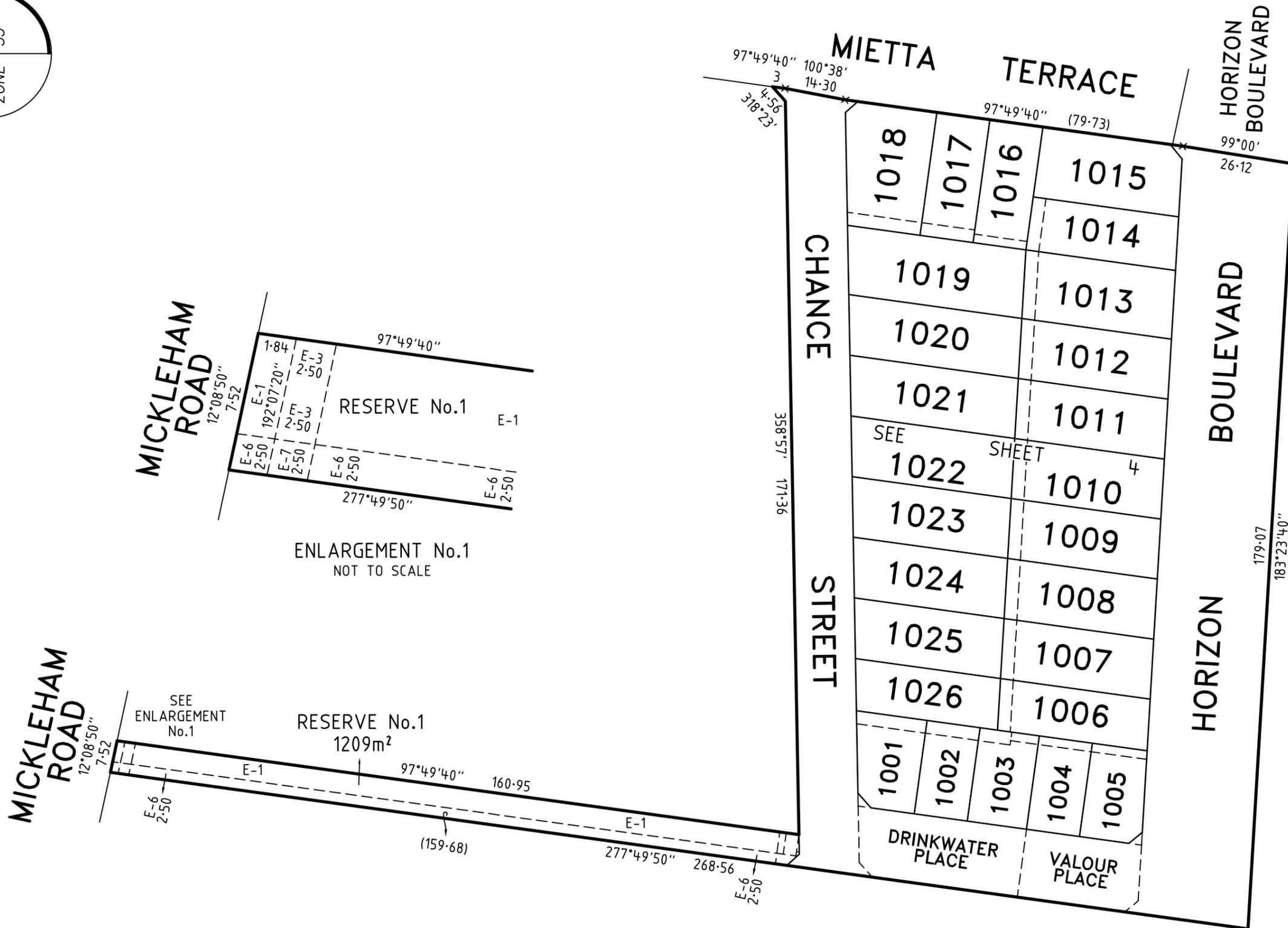
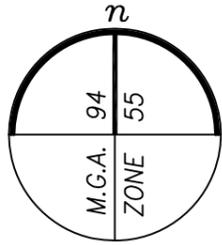
ORIGINAL SHEET SIZE A3
 SHEET 2

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (E),
 23/08/2016

Digitally signed by:
 Hume City Council,
 06/01/2017,
 SPEAR Ref: S089066T

PLAN OF SUBDIVISION

PS 801106T

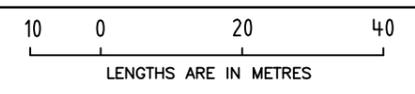


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AITKEN ASPECT - 10
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DATE 23/08/16 REFERENCE 29297103
 VERSION E DRAWING 2929710AE



SCALE 1:1000 ORIGINAL SHEET SIZE A3
 SHEET 3

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 23/08/2016

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 06/01/2017,
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PLAN OF SUBDIVISION

PS 801106T

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS801106T 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
1001	1002, 1026
1003	1002, 1004, 1006, 1026
1006	1003, 1004, 1005, 1007, 1026
1007	1006, 1008, 1025
1008	1007, 1009, 1024
1009	1008, 1010, 1023
1010	1009, 1011, 1022
1011	1010, 1012, 1021
1012	1011, 1013, 1020
1013	1012, 1014, 1019
1014	1013, 1015, 1016
1015	1014, 1016

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1016	1014, 1015, 1017, 1019
1017	1016, 1018, 1019
1018	1017, 1019
1019	1013, 1016, 1017, 1018, 1020
1020	1012, 1019, 1021
1021	1011, 1020, 1022
1022	1010, 1021, 1023
1023	1009, 1022, 1024
1024	1008, 1023, 1025
1025	1007, 1024, 1026
1026	1001, 1002, 1003, 1006, 1025

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

- 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.
- 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

- 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

- 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

- 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.

Garage

- 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

- 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

- 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 (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.

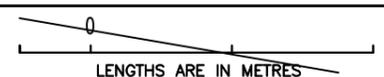
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 23/08/16

REFERENCE 29297103

VERSION E

DRAWING 2929710AE

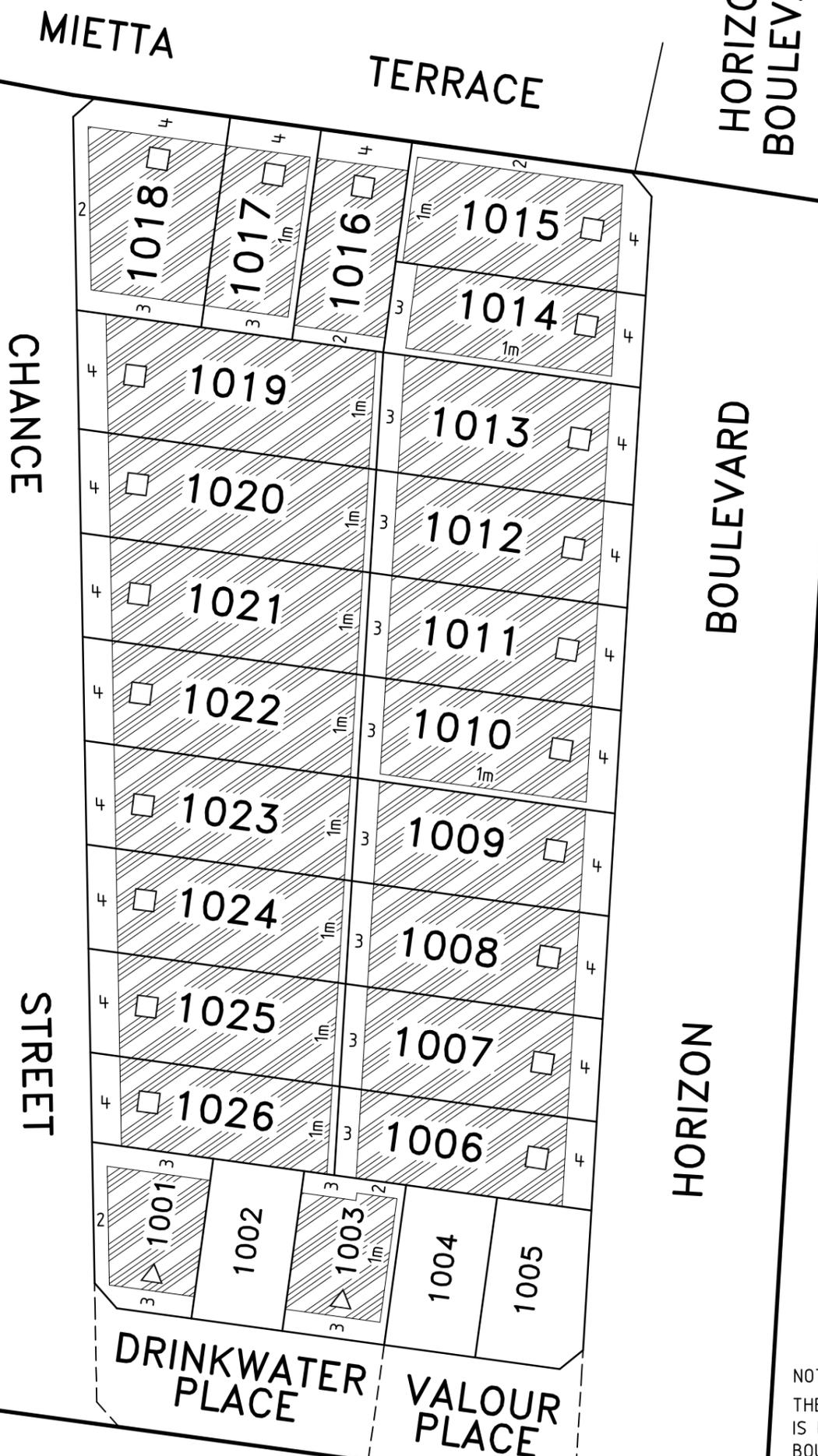
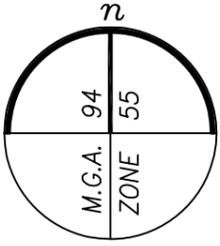
ORIGINAL SHEET SIZE A3

SHEET 5

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (E),
23/08/2016

Digitally signed by:
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06/01/2017,
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CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



NOTE
THE BUILDING ENVELOPE OF LOT 1003 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4 OF THIS PLAN

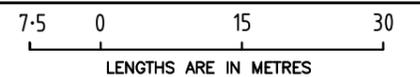
LEGEND

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

AITKEN ASPECT - 10

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



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ORIGINAL SHEET SIZE A3

SHEET 6

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23/08/2016

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06/01/2017,
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CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS801106T 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
1002	1001, 1003, 1026
1004	1003, 1005, 1006

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 – 10

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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DATE 23/08/16 REFERENCE 29297103
 VERSION E DRAWING 2929710AE

ORIGINAL SHEET SIZE A3

SHEET 7

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 Surveyor's Plan Version (E),
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 06/01/2017,
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PLAN OF SUBDIVISION

PS 801106T

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS801106T 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
1005	1004, 1006

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 B)' 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 B)' 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

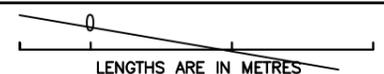
- c) the restriction in paragraphs a) and b) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this lot.

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 – 10

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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SHEET 8

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