

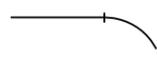
PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 728815T

Location of Land
Parish: YUROKE
Township: -
Section: -
Crown Allotment: T & W (PARTS), SECTION 12
Crown Portion: -
Title Reference: VOL 11547 FOL 652
Last Plan Reference: LOT H PS721424X
Postal Address: FRONTIER AVENUE
(at time of subdivision) GREENVALE 3059
MGA 94 Co-ordinates E 313 630
(of approx. centre of land in plan) N 5 835 130 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 HUME CITY COUNCIL	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 400 & A TO I (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN			
AREA OF LAND SUBDIVIDED (EXCLUDING LOT J) - 3.199ha			
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	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION	
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS721424X PS721424X	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION	
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION	

AITKEN ASPECT - 4
52 LOTS AND BALANCE LOT J

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

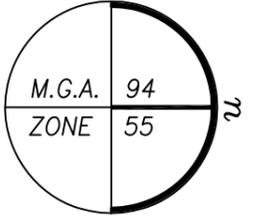


LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

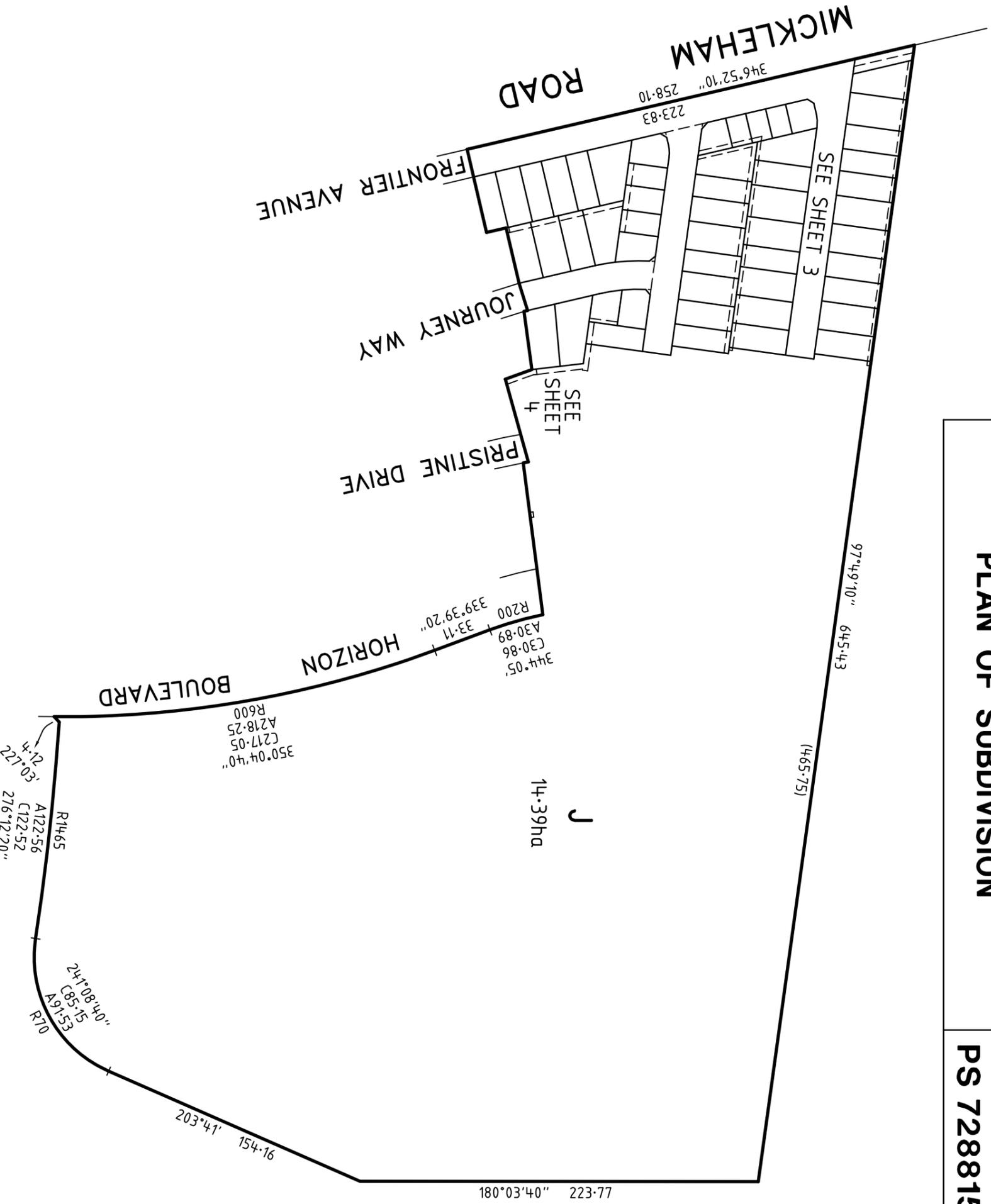
REF 29297043 30/04/15 VERSION L
DWG 2929704AL

Sheet 1 of 9 sheets
Original sheet size A3



PLAN OF SUBDIVISION

Plan Number
PS 728815T



AITKEN ASPECT - 4

ORIGINAL SCALE SHEET SIZE
1:2500 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
SIGNATURE DATE / /
REF 29297043 30/04/15 VERSION L
DWG 2929704AL

Sheet 2

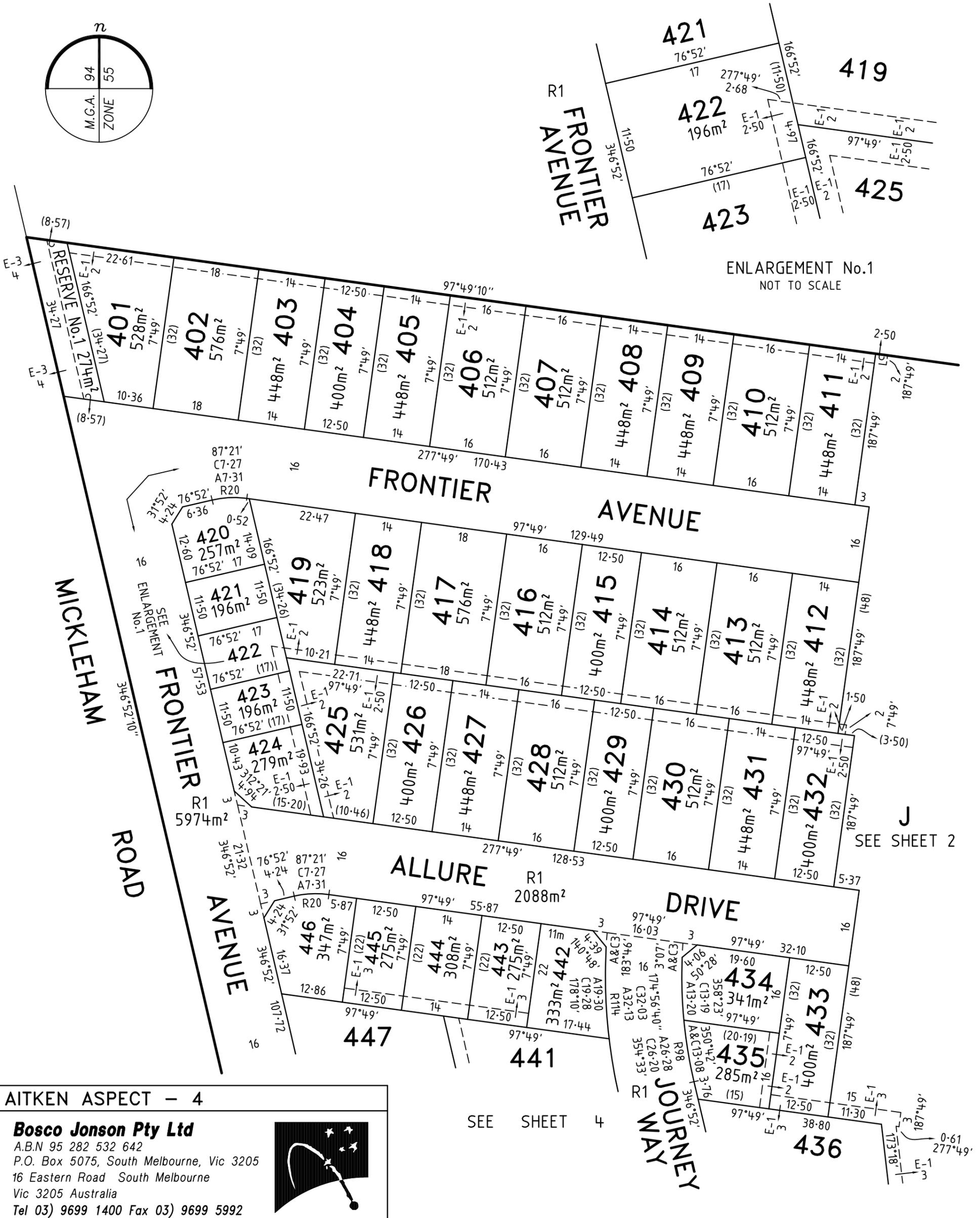
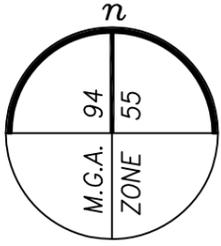
Bosco Jonson Pty Ltd
A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



PLAN OF SUBDIVISION

Plan Number

PS 728815T



ENLARGEMENT No.1
NOT TO SCALE

SEE SHEET 2

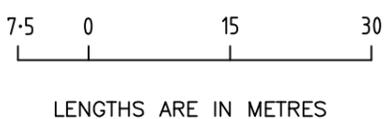
SEE SHEET 4

AITKEN ASPECT - 4

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



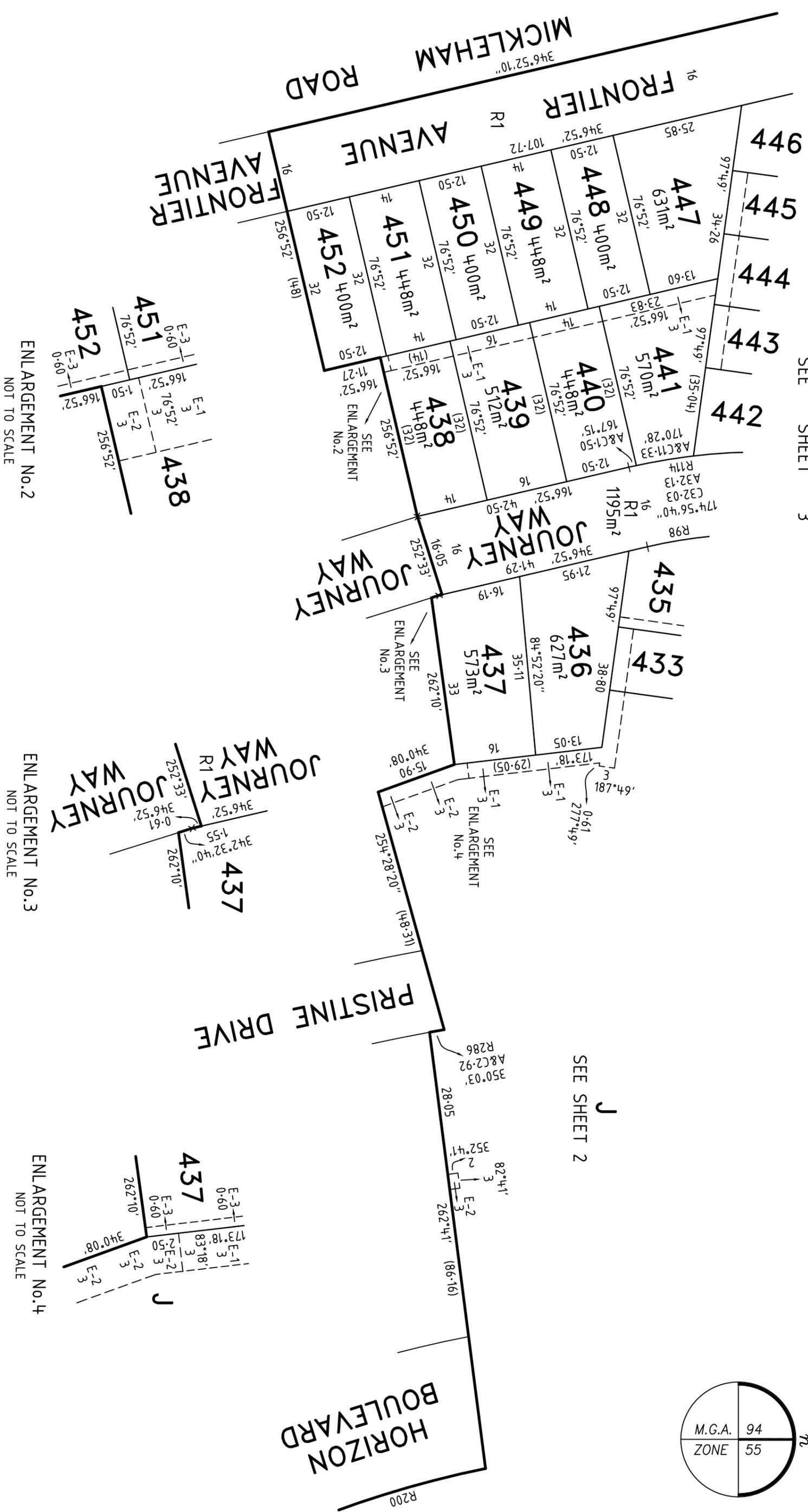
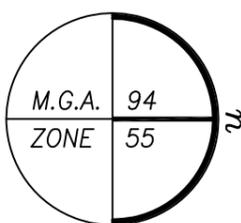
LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
SIGNATURE DIGITALLY SIGNED DATE / /
REF 29297043 30/04/15 VERSION L
DWG 2929704AL

Sheet 3

PLAN OF SUBDIVISION

Plan Number
PS 728815T

SEE SHEET 3



ENLARGEMENT No.2
NOT TO SCALE

ENLARGEMENT No.3
NOT TO SCALE

ENLARGEMENT No.4
NOT TO SCALE

AITKEN ASPECT - 4

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 SHEET SIZE

1:750 A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

ADRIAN A. THOMAS

SIGNATURE

DATE

REF 29297043
DWG 2929704AL

30/04/15

VERSION L

Sheet 4

PLAN OF SUBDIVISION

Plan Number

PS 728815T

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS728815T 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
401	402
402	401, 403
403	402, 404
404	403, 405
405	404, 406
406	405, 407
407	406, 408
408	407, 409
409	408, 410
410	409, 411
411	410
412	413, 431, 432
413	412, 414, 430, 431
414	413, 415, 429, 430
415	414, 416, 428, 429
416	415, 417, 427, 428
417	416, 418, 426, 427
418	417, 419, 425, 426
419	418, 420, 421, 422, 425
425	418, 419, 422, 423, 424, 426
426	417, 418, 425, 427
427	416, 417, 426, 428
428	415, 416, 427, 429
429	414, 415, 428, 430

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
430	413, 414, 429, 431
431	412, 413, 430, 432
432	412, 431
433	434, 435, 436
434	433, 435
435	433, 434, 436
436	433, 435, 437
437	436
438	439, 451, 452
439	438, 440, 449, 450, 451
440	439, 441, 448, 449
441	440, 442, 443, 444, 447, 448
442	441, 443
443	441, 442, 444
444	441, 443, 445, 447
445	444, 446, 447
446	445, 447
447	441, 444, 445, 446, 448
448	440, 441, 447, 449
449	439, 440, 448, 450
450	439, 449, 451
451	438, 439, 450, 452
452	438, 451

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 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 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 7.

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 7.

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.

continued

AITKEN ASPECT - 4

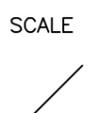
Bosco Jonson Pty Ltd

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
 A3

0

 LENGTHS ARE IN METRES

Sheet 5

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29297043 30/04/15 VERSION L
 DWG 2929704AL

PLAN OF SUBDIVISION

Plan Number

PS 728815T

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 7.

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 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.

AITKEN ASPECT - 4

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



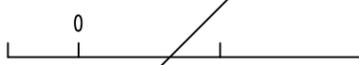
ORIGINAL

SCALE

SCALE

SHEET
SIZE

A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29297043 30/04/15 VERSION L
DWG 2929704AL

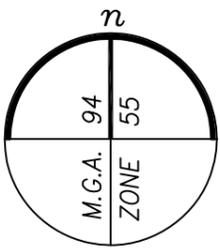
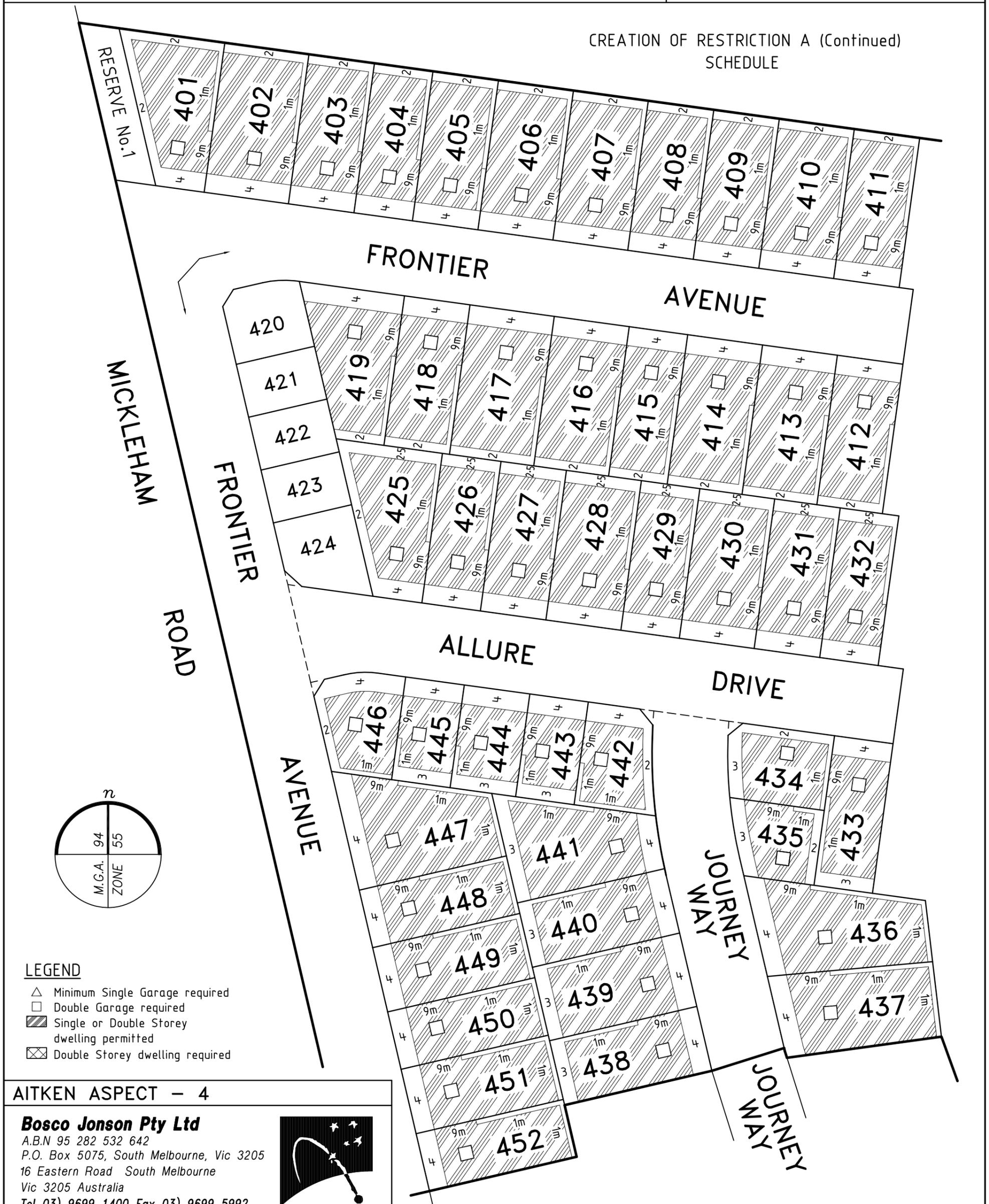
Sheet 6

PLAN OF SUBDIVISION

Plan Number

PS 728815T

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 - 4

Bosco Jonson Pty Ltd

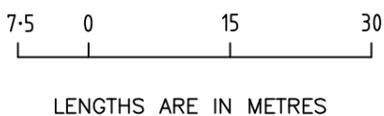
A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29297043 30/04/15 VERSION L
DWG 2929704AL

Sheet 7

PLAN OF SUBDIVISION

Plan Number

PS 728815T

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS728815T 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
420	419, 421
424	423, 425

DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Craigieburn Pty Ltd 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 Peet Craigieburn Pty Ltd Design Review Panel in accordance with the Peet Craigieburn Pty Ltd 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 9 and profile diagrams on PS728815T 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 Peet Craigieburn Pty Ltd and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Craigieburn Pty Ltd 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 from 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 - 4

Bosco Jonson Pty Ltd

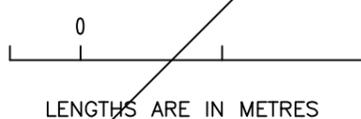
A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE
SHEET
SIZE
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

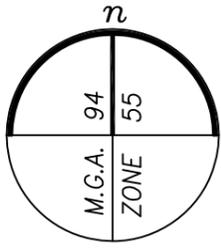
REF 29297043 30/04/15 VERSION L
DWG 2929704AL

Sheet 8

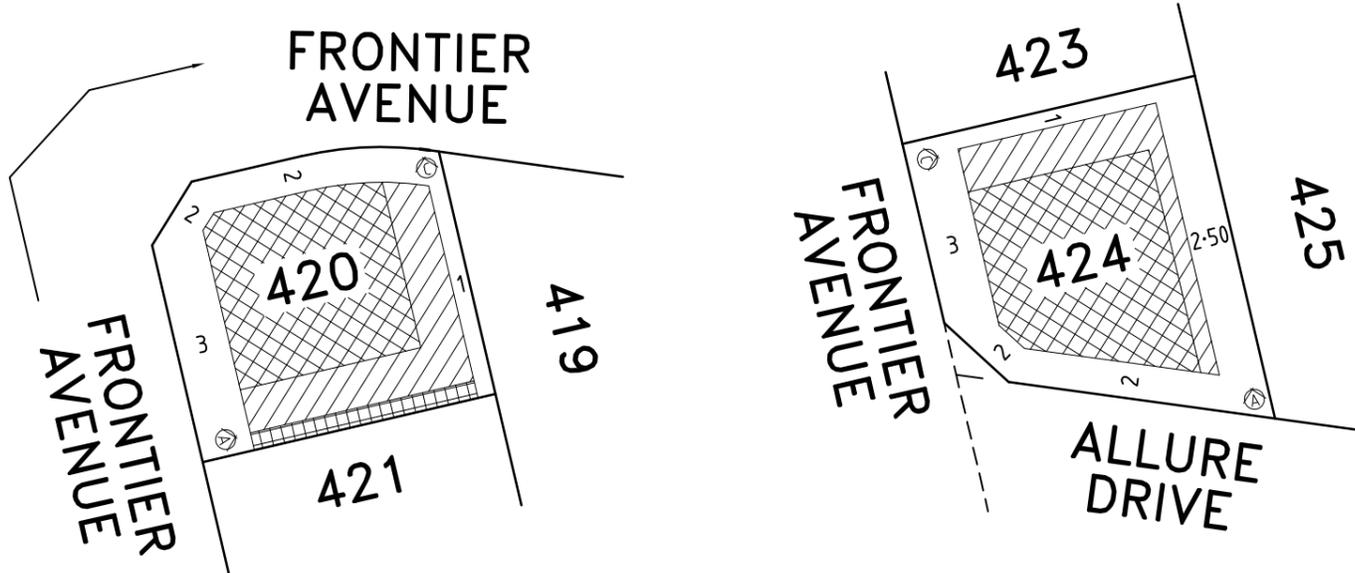
PLAN OF SUBDIVISION

Plan Number
PS 728815T

CREATION OF RESTRICTION B (CONTINUED) SCHEDULE



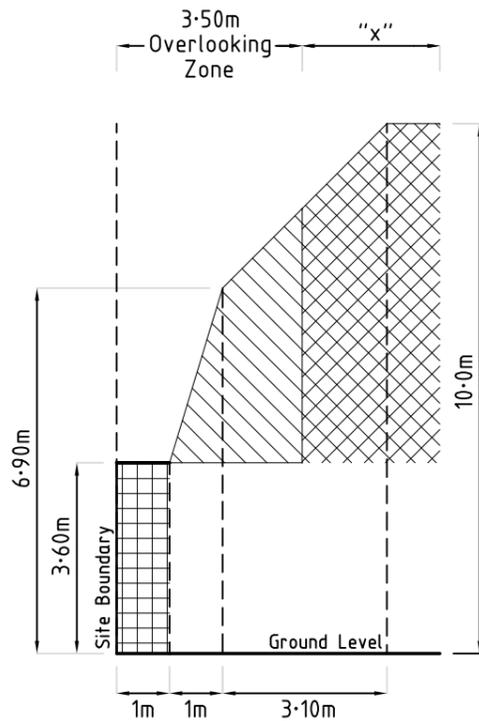
BUILDING ENVELOPES SCALE 1:400



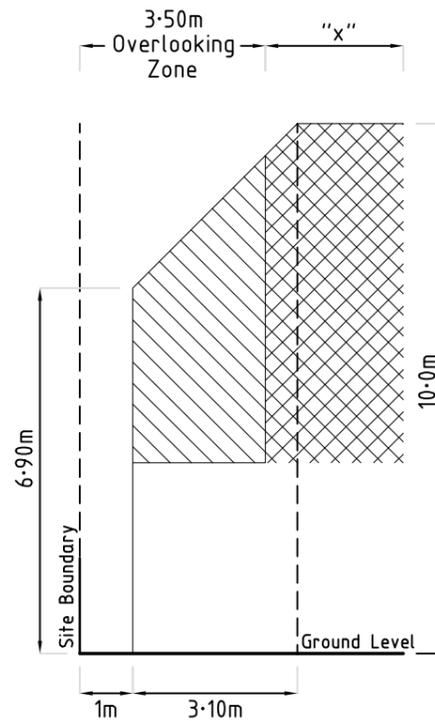
LEGEND

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

PROFILE DIAGRAMS NOT TO SCALE



Side Setbacks A



Side/Rear Setbacks C

AITKEN ASPECT - 4

Bosco Jonson Pty Ltd

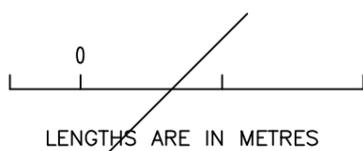
A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE
SHEET SIZE
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29297043 30/04/15 VERSION L
DWG 2929704AL

Sheet 9