

# PLAN OF SUBDIVISION

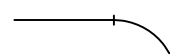
EDITION

PS 738871B

LOCATION OF LAND  
 PARISH: YUROKE  
 TOWNSHIP: -  
 SECTION: -  
 CROWN ALLOTMENT: T & W (PARTS), SECTION 12  
 CROWN PORTION: -  
 TITLE REFERENCE: VOL FOL  
 LAST PLAN REFERENCE: LOT K PS728819K  
 POSTAL ADDRESS: HORIZON BOULEVARD  
 (at time of subdivision) GREENVALE 3059  
 MGA 94 E 313 770 Zone: 55  
 CO-ORDINATES: N 5 835 100  
 (approx. centre of land in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORK (VIC) LTD	This <del>is</del> /is not a staged subdivision Planning Permit No. P18256
		DEPTH LIMITATION DOES NOT APPLY SURVEY This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 74, 41, 39 In Proclaimed Survey Area No. 74 & 349
<p>LOTS 1 TO 600 &amp; A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT L) - 3.464ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </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	POWERLINE	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORK (VIC) LTD
E-3 E-3 E-3	DRAINAGE SEWERAGE POWERLINE	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION JEMENA ELECTRICITY NETWORK (VIC) LTD

AITKEN ASPECT - 6

46 LOTS & BALANCE LOTS L & M

LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15

REFERENCE 29297063

ORIGINAL SHEET SIZE A3

VERSION F

DRAWING 2929706AF

SHEET 1 OF 11 SHEETS

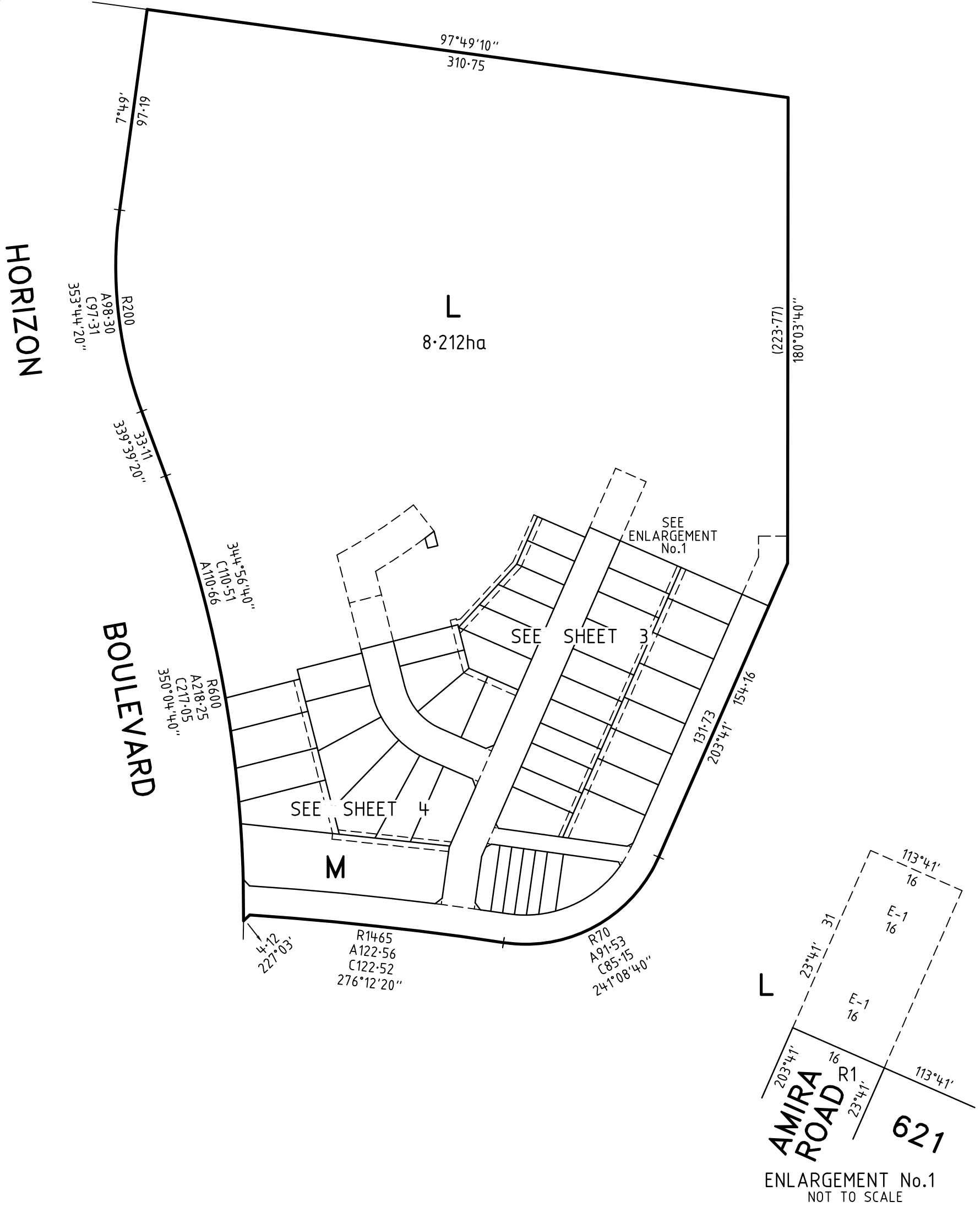
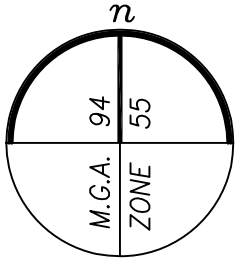
**Bosco Jonson Pty Ltd**

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

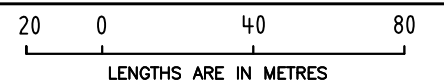
PS 738871B



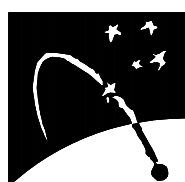
AITKEN ASPECT - 6

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:2000



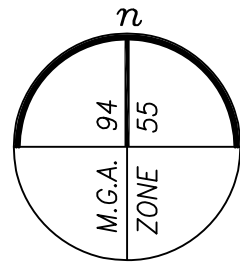
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VERSION F

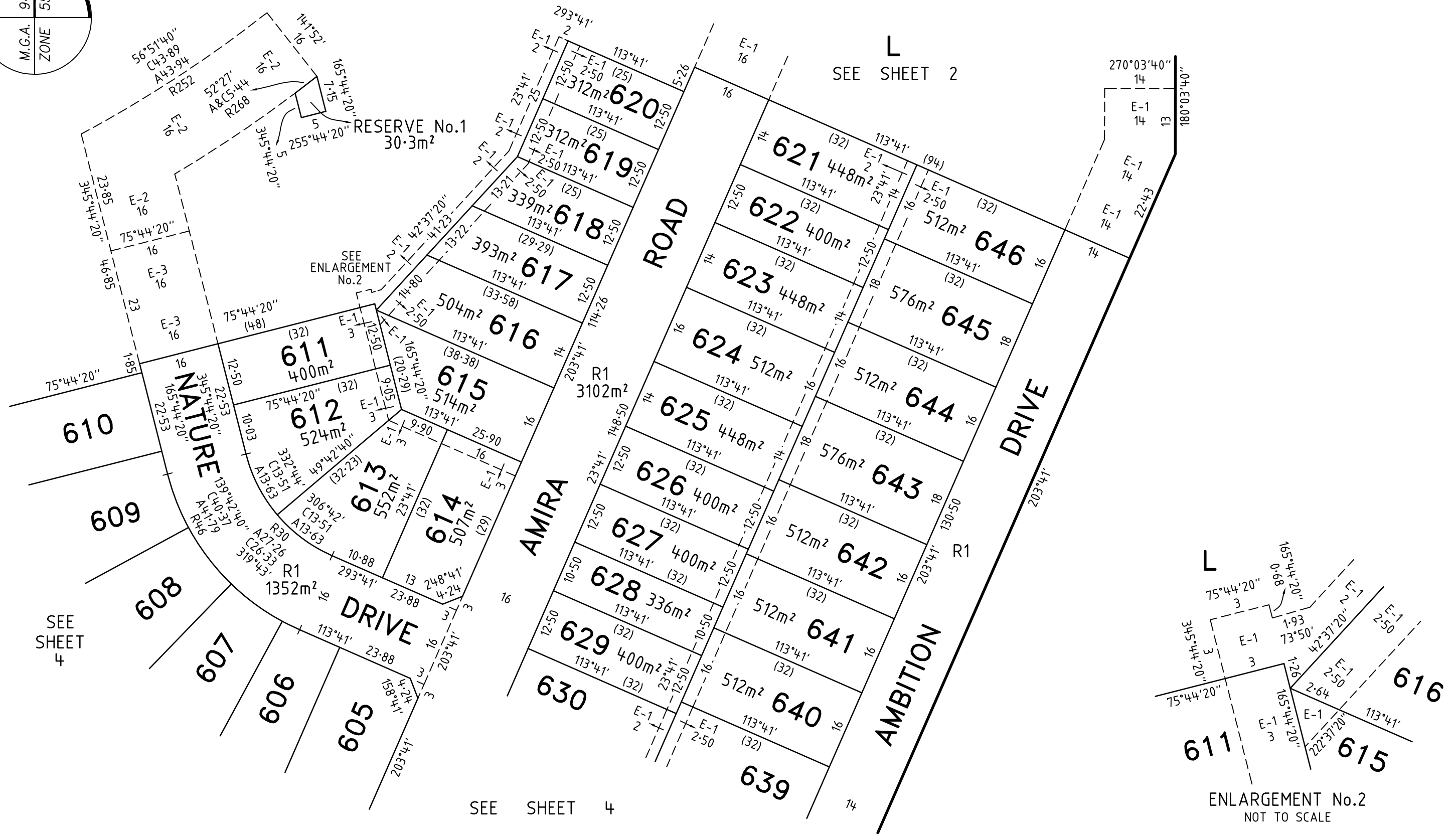
REFERENCE 29297063  
DRAWING 2929706AF

ORIGINAL SHEET SIZE A3  
SHEET 2



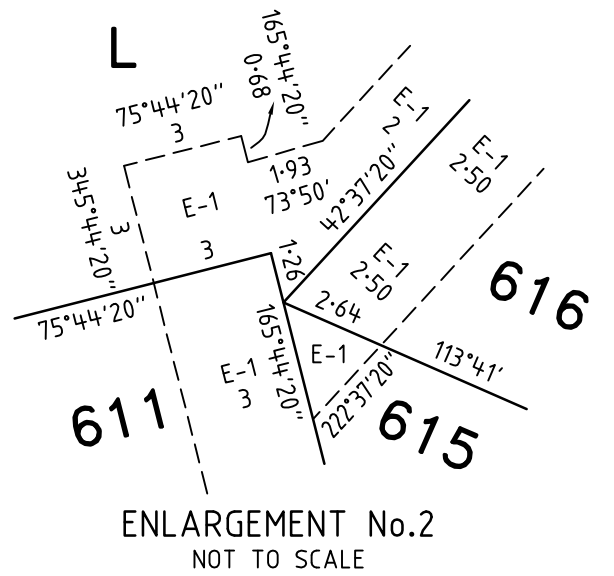
PLAN OF SUBDIVISION

PS 738871B

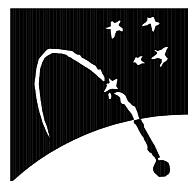


SEE SHEET 2

SEE SHEET 4

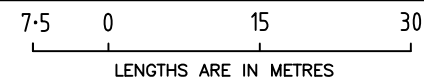


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**AITKEN ASPECT - 6**  
 LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15 REFERENCE 29297063  
 VERSION F DRAWING 2929706AF

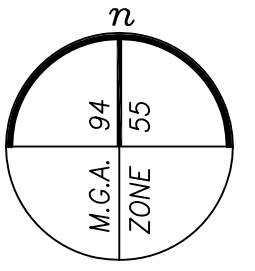
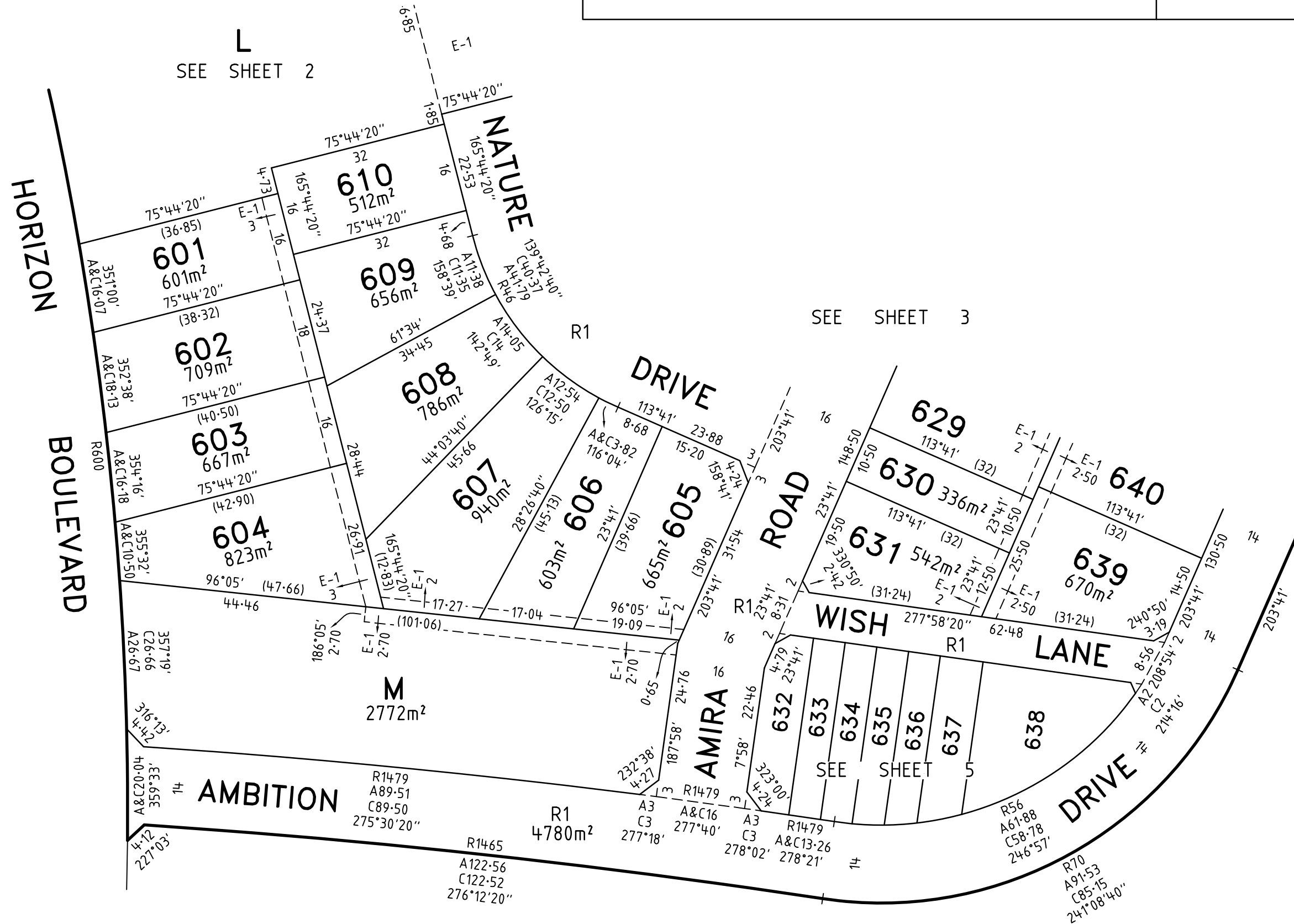


SCALE  
 1:750

ORIGINAL SHEET SIZE A3  
 SHEET 3

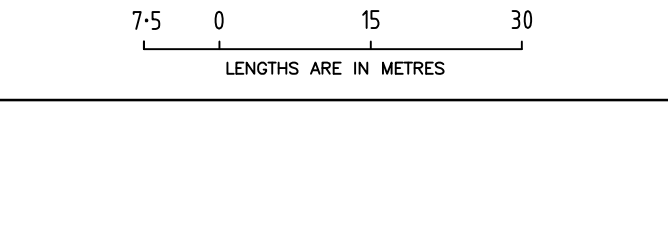
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<b>AITKEN ASPECT - 6</b>	
LICENSED SURVEYOR ADRIAN A. THOMAS	
DATE 14/10/15	REFERENCE 29297063
VERSION F	DRAWING 2929706AF



SCALE 1:750	ORIGINAL SHEET SIZE A3
	SHEET 4



# PLAN OF SUBDIVISION

**PS 738871B**

## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS738871B 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
601	602, 610, 609
602	601, 603, 609
603	602, 604, 608, 609
604	603, 607, 608
605	606
606	605, 607
607	604, 606, 608
608	603, 604, 607, 609
609	601, 602, 603, 608, 610
610	601, 609
611	612, 615
612	611, 613, 615
613	612, 614, 615
614	613, 615
615	611, 612, 613, 614, 616
616	615, 617
617	616, 618
618	617, 619
619	618, 620
620	619
621	622, 646
622	621, 623, 645, 646
623	622, 624, 644, 645

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
624	623, 625, 643, 644
625	624, 626, 642, 643
626	625, 627, 642
627	626, 628, 641, 642
628	627, 629, 640, 641
629	628, 630, 639, 640
630	629, 631, 639
631	630, 639
632	633
633	632, 634
634	633, 635
635	634, 636
636	635, 637
637	636, 638
638	637
639	629, 630, 631, 640
640	628, 629, 639, 641
641	627, 628, 640, 642
642	625, 626, 627, 641, 643
643	624, 625, 642, 644
644	623, 624, 643, 645
645	622, 623, 644, 646
646	621, 622, 645

## 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:
- i) 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.
  - ii) 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:
- i) 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 – 6**

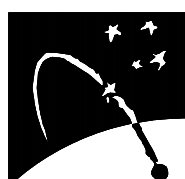
LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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DATE 14/10/15

REFERENCE 29297063

VERSION F

DRAWING 2929706AF

ORIGINAL SHEET SIZE A3

SHEET 6

# PLAN OF SUBDIVISION

# PS 738871B

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS738871B 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
601	602, 610, 609
602	601, 603, 609
603	602, 604, 608, 609
604	603, 607, 608
605	606
606	605, 607
607	604, 606, 608
608	603, 604, 607, 609
609	601, 602, 603, 608, 610
610	601, 609
611	612, 615
612	611, 613, 615
613	612, 614, 615
614	613, 615
615	611, 612, 613, 614, 616
616	615, 617
617	616, 618
618	617, 619
619	618, 620
620	619

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
621	622, 646
622	621, 623, 645, 646
623	622, 624, 644, 645
624	623, 625, 643, 644
625	624, 626, 642, 643
626	625, 627, 642
627	626, 628, 641, 642
628	627, 629, 640, 641
629	628, 630, 639, 640
630	629, 631, 639
631	630, 639
638	637
639	629, 630, 631, 640
640	628, 629, 639, 641
641	627, 628, 640, 642
642	625, 626, 627, 641, 643
643	624, 625, 642, 644
644	623, 624, 643, 645
645	622, 623, 644, 646
646	621, 622, 645

## 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 9 and 10.

### 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 9 and 10.

### 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.

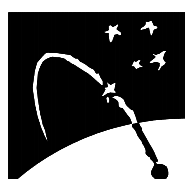
### Garage

- (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 9 and 10.

continued.

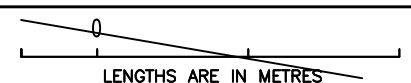
AITKEN ASPECT – 6

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 14/10/15  
VERSION F

REFERENCE 29297063  
DRAWING 2929706AF

ORIGINAL SHEET SIZE A3

SHEET 7

CREATION OF RESTRICTION B (CONTINUED)

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.


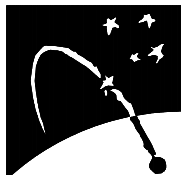
Design Plans

- (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.

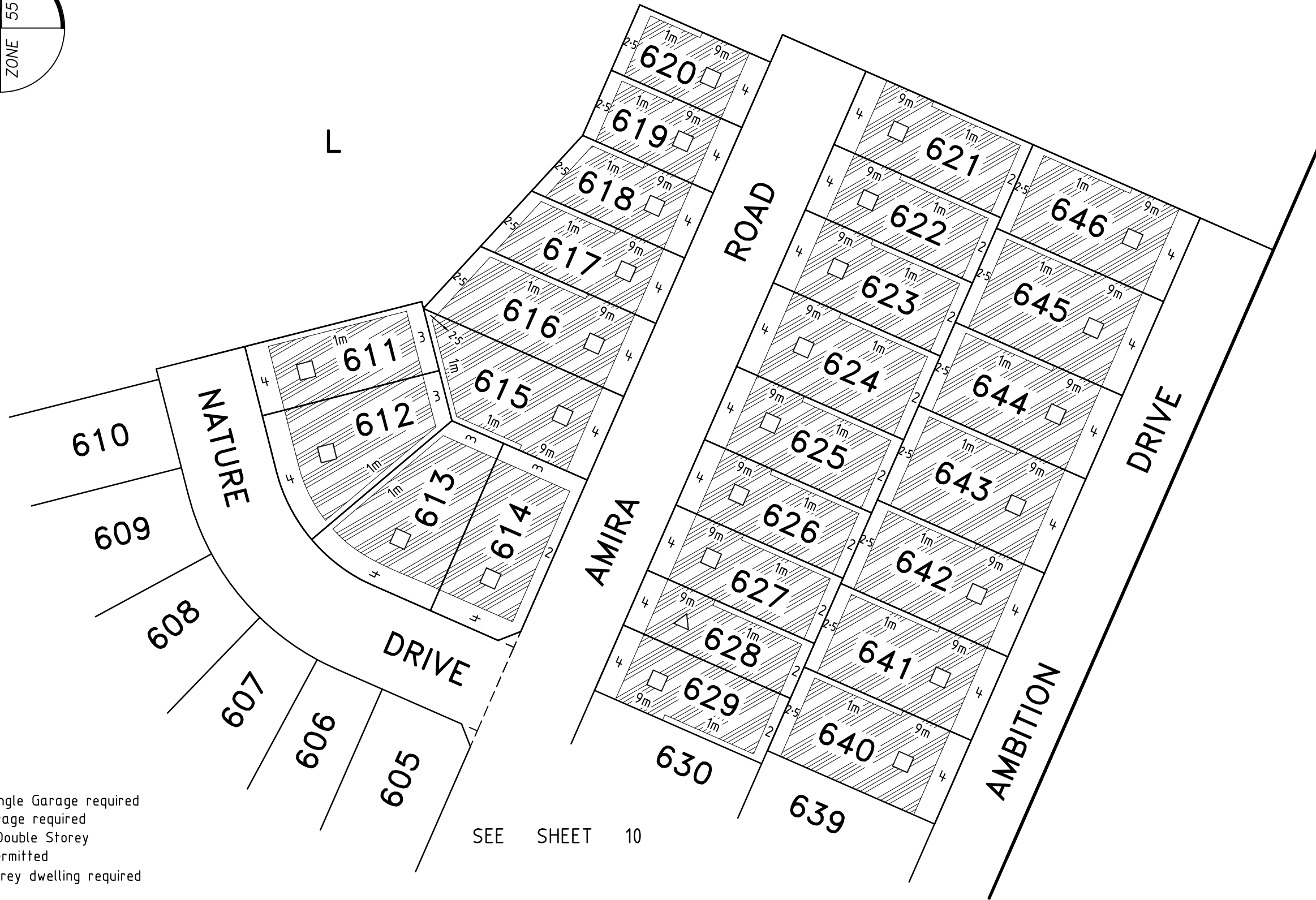
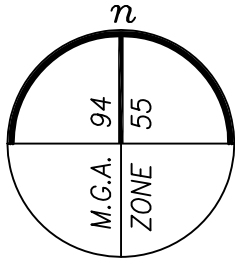
Expiry

- (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.

<b>AITKEN ASPECT – 6</b>		LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE	 LENGTHS ARE IN METRES
<b>Bosco Jonson Pty Ltd</b> 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 14/10/15	REFERENCE 29297063	ORIGINAL SHEET SIZE A3
		VERSION F	DRAWING 2929706AF	SHEET 8

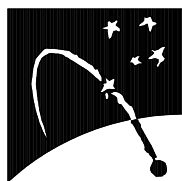




**LEGEND**

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

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**AITKEN ASPECT – 6**

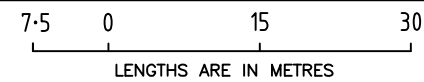
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15

VERSION F

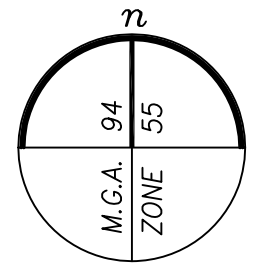
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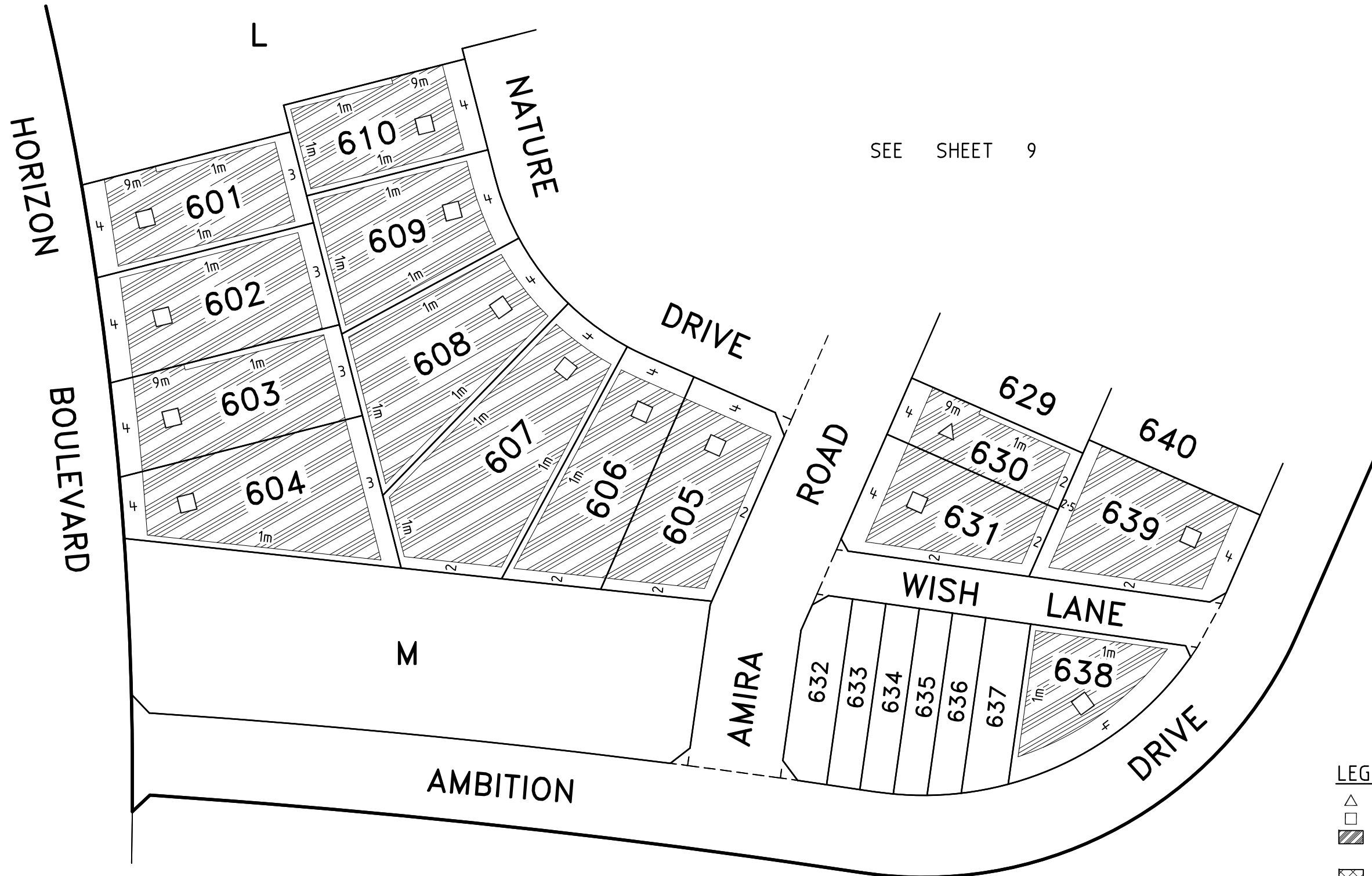


SCALE  
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ORIGINAL SHEET SIZE A3  
SHEET 9



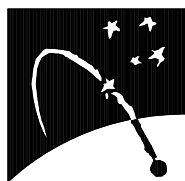
SEE SHEET 9



LEGEND

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

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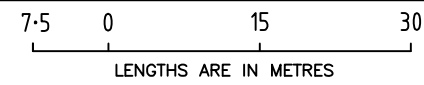
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15

REFERENCE 29297063

VERSION F

DRAWING 2929706AF



SCALE  
1:750

ORIGINAL SHEET SIZE A3  
SHEET 10

**CREATION OF RESTRICTION C**

The following restriction is to be created upon registration of Plan of Subdivision No. PS738871B 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
632	633
633	632, 634
634	633, 635
635	634, 636
636	635, 637
637	636, 638

**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**

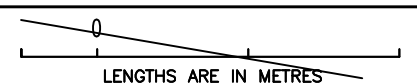
- (c) the restriction in paragraphs a) and b) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this lot.

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.

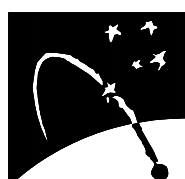
**AITKEN ASPECT – 6**

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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 SHEET 11