

# PLAN OF SUBDIVISION

**EDITION**

**PS 746053S**

<p><b>LOCATION OF LAND</b></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</p> <p>LAST PLAN REFERENCE: LOT M PS738871B</p> <p>POSTAL ADDRESS: (at time of subdivision) AMBITION DRIVE GREENVALE 3059</p> <p>MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 313 710 N 5 834 925 Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007878                  Planning Permit Reference: P18256                  SPEAR Reference Number: S083737P</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 22/06/2016</p>
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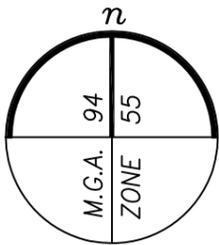
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		
ROAD R1	HUME CITY COUNCIL	<p><b>STAGING</b> This <del>is</del>/is not a staged subdivision                      Planning Permit No. <b>P18256</b></p> <p><b>DEPTH LIMITATION DOES NOT APPLY</b></p> <p><b>SURVEY</b> This plan is <del>is not</del> based on survey                      This survey has been connected to permanent marks no(s) <b>74, 41, 39</b>                      In Proclaimed Survey Area No. <b>74</b> &amp; <b>349</b></p> <p>┌ AREA OF LAND SUBDIVIDED - 2772m<sup>2</sup></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.	PS738871B PS738871B	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

<p><b>AITKEN ASPECT – 6M</b></p> <p><b>11 LOTS</b></p> <p><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</p> 	<p>LICENSED SURVEYOR <b>ADRIAN A. THOMAS</b></p> <p>DATE <b>04/04/16</b> REFERENCE <b>29817063</b></p> <p>VERSION <b>E</b> DRAWING <b>2981706AE</b></p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (E), 12/04/2016</p> <p>ORIGINAL SHEET SIZE A3                  SHEET 1 OF 6 SHEETS</p>
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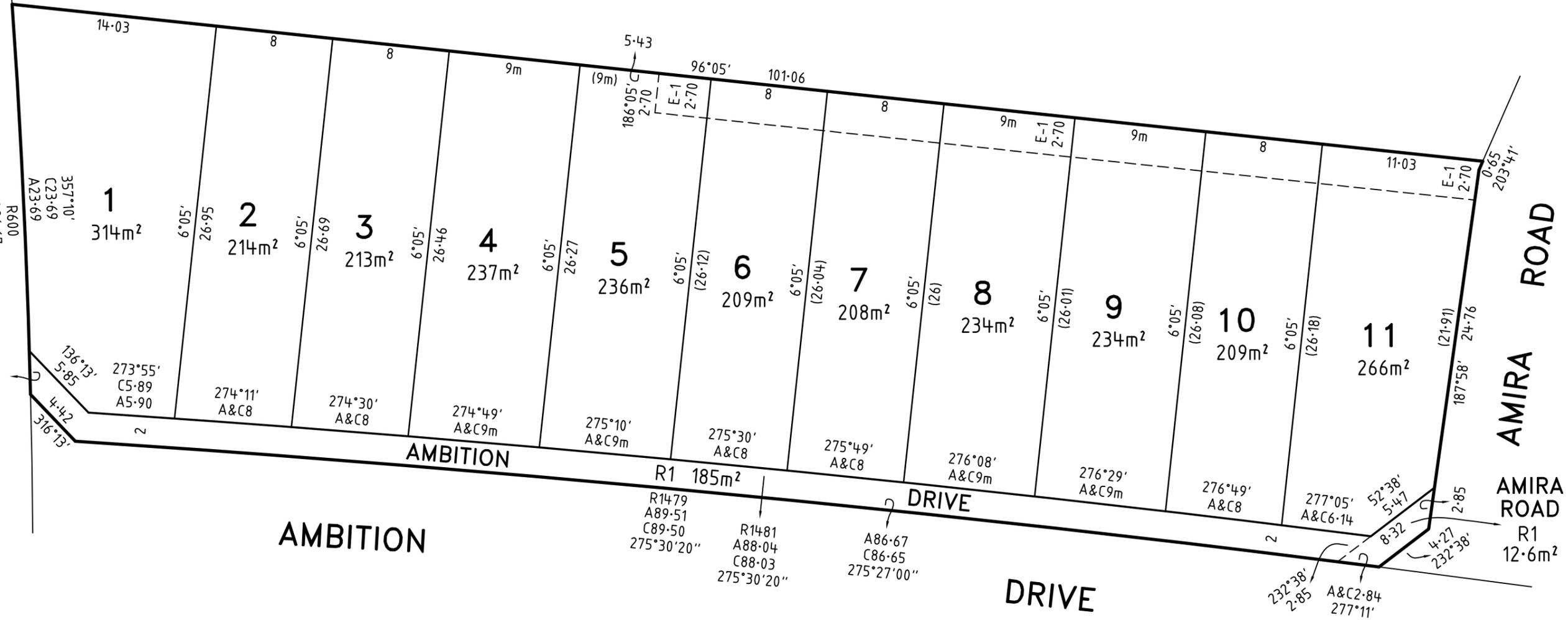


PLAN OF SUBDIVISION

PS 746053S

HORIZON BOULEVARD

AMIRA ROAD



**Bosco Jonson Pty Ltd**  
 A.B.N 15 169 138 827  
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 16 Eastern Road South Melbourne  
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**AITKEN ASPECT – 6M**  
 LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 04/04/16 REFERENCE 29817063  
 VERSION E DRAWING 2981706AE

3 0 6 12  
 LENGTHS ARE IN METRES

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 12/04/2016

SCALE 1:300 ORIGINAL SHEET SIZE A3  
 SHEET 2

Digitally signed by:  
 Hume City Council,  
 22/06/2016,  
 SPEAR Ref: S083737P

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS746053S 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
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8, 10
10	9, 11
11	10

**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:**

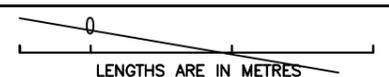
- (c) The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not obtain or allow any other party to issue a certificate of occupancy for any burdened lot on the Plan of Subdivision without firstly:
  - i) obtaining closed circuit television scanning 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 – 6M**

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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DATE 04/04/16 REFERENCE 29817063  
 VERSION E DRAWING 2981706AE

ORIGINAL SHEET SIZE A3

SHEET 3

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 12/04/2016

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# PLAN OF SUBDIVISION

# PS 746053S

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS746053S 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
1	2

## 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 plan shown in the Schedule on sheet 5.

### 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 5.

### 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 plan shown in the Schedule on sheet 5.

### 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.

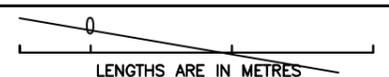
## AITKEN ASPECT – 6M

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 04/04/16

REFERENCE 29817063

ORIGINAL SHEET SIZE A3

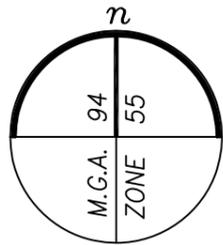
VERSION E

DRAWING 2981706AE

SHEET 4

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),  
Surveyor's Plan Version (E),  
12/04/2016

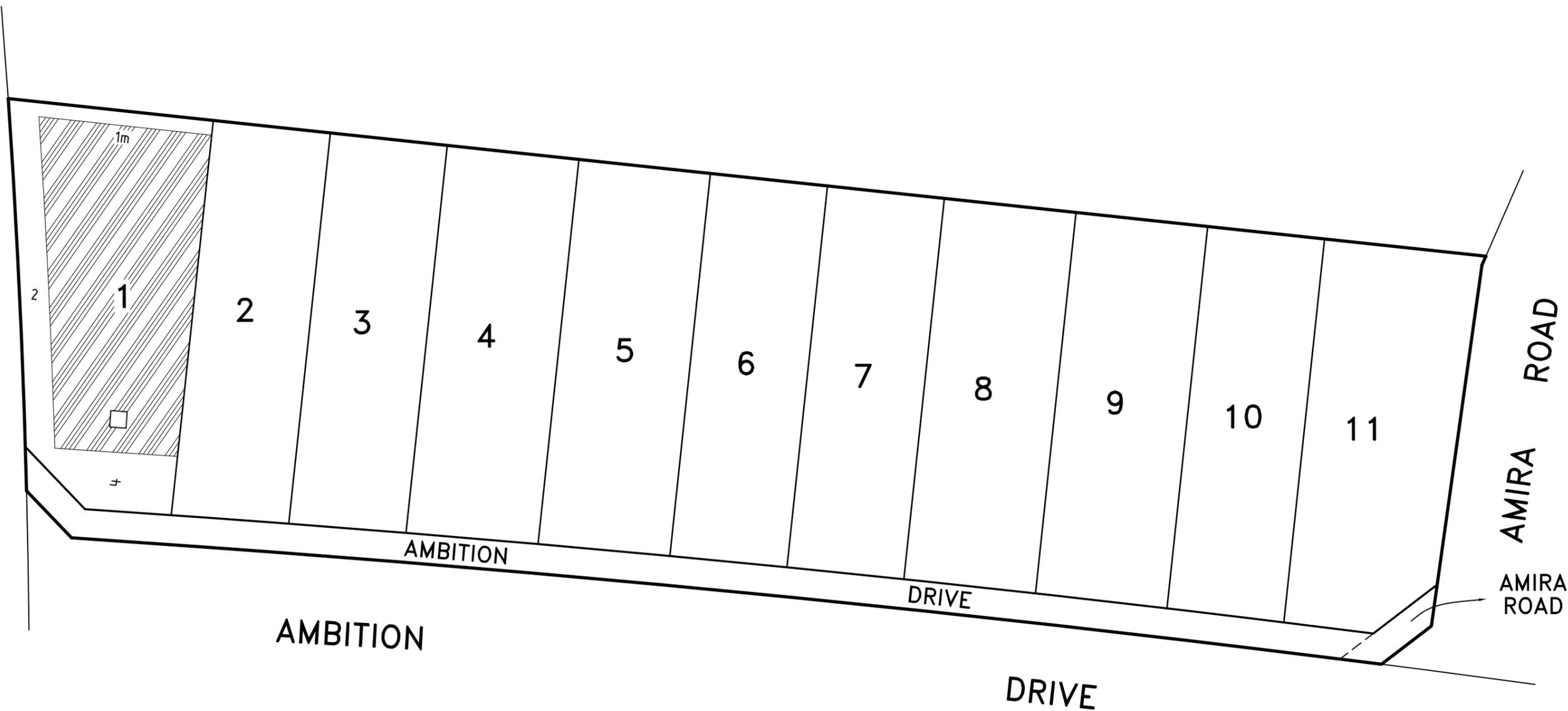
Digitally signed by:  
Hume City Council,  
22/06/2016,  
SPEAR Ref: S083737P



PLAN OF SUBDIVISION

PS 746053S

HORIZON BOULEVARD



LEGEND

- Double Garage required
- Single or Double Storey dwelling permitted

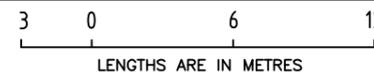
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 VERSION E DRAWING 2981706AE



SCALE  
 1:300

ORIGINAL SHEET SIZE A3  
 SHEET 5

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 Surveyor's Plan Version (E),  
 12/04/2016

Digitally signed by:  
 Hume City Council,  
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**CREATION OF RESTRICTION C**

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8	7, 9
9	8, 10
10	9, 11
11	10

**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.

<p><b>AITKEN ASPECT – 6M</b></p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p>	<p>SCALE</p> 	<p>LENGTHS ARE IN METRES</p>
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	<p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),                  Surveyor's Plan Version (E),                  12/04/2016</p>	<p>Digitally signed by:                  Hume City Council,                  22/06/2016,                  SPEAR Ref: S083737P</p>	