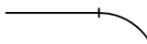


PLAN OF SUBDIVISION

EDITION

PS 738886M

| | |
|--|---|
| <p>LOCATION OF LAND</p> <p>PARISH: YUROKE</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: T & W (PARTS), SECTION 12</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT L PS738871B</p> <p>POSTAL ADDRESS: HORIZON BOULEVARD (at time of subdivision) GREENVALE 3059</p> <p>MGA 94 CO-ORDINATES: E 313 770 N 5 835 170 Zone: 55 (approx. centre of land in plan)</p> | <p>Council Name: Hume City Council</p> <p>Council Reference Number: S007656 Planning Permit: P18256 SPEAR Reference Number: S072815C</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 16/10/2015</p> |
|--|---|

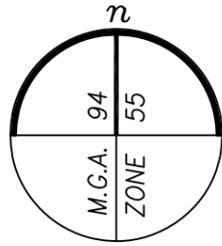
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | |
|---|--|---|---|
| IDENTIFIER | COUNCIL/BODY/PERSON | STAGING | DEPTH LIMITATION SURVEY |
| ROAD R1 RESERVE No.1 RESERVE No.2 | HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORK (VIC) LTD | This is /is not a staged subdivision Planning Permit No. P18256 | DOES NOT APPLY This plan is/ is not based on survey This survey has been connected to permanent marks no(s) 74, 41, 39 In Proclaimed Survey Area No. 74 & 349 |
| <p><u>OTHER PURPOSE OF PLAN</u></p> <p>TO REMOVE POWERLINE EASEMENT E-2 ON PS738871B NOW CONTAINED IN NATURE DRIVE AND BREEZE WAY ON THIS PLAN</p> <p>TO REMOVE DRAINAGE, SEWERAGE AND POWERLINE EASEMENT E-3 ON PS738871B NOW CONTAINED IN NATURE DRIVE ON THIS PLAN</p> <p><u>GROUND FOR REMOVAL OF EASEMENT</u></p> <p>AGREEMENT BY ALL INTERESTED PARTIES</p> | | <p>LOTS 1 TO 700 & A TO L (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT M) - 3.928ha</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 | PS738871B PS738871B | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-2 E-2 | DRAINAGE SEWERAGE | SEE DIAG SEE DIAG | THIS PLAN THIS PLAN | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION |
| E-3 | DRAINAGE | SEE DIAG | THIS PLAN | HUME CITY COUNCIL |
| | | | | |

| | | |
|---|--|-----------------------------------|
| AITKEN ASPECT – 7 | LICENSED SURVEYOR ADRIAN A. THOMAS | ORIGINAL SHEET SIZE A3 |
| 51 LOTS AND BALANCE LOT M | DATE 14/10/15 REFERENCE 29297073 | SHEET 1 OF 9 SHEETS |
| <p>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</p>  | <p>VERSION E DRAWING 2929707AE</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (E), 14/10/2015</p> | |

PLAN OF SUBDIVISION

PS 738886M

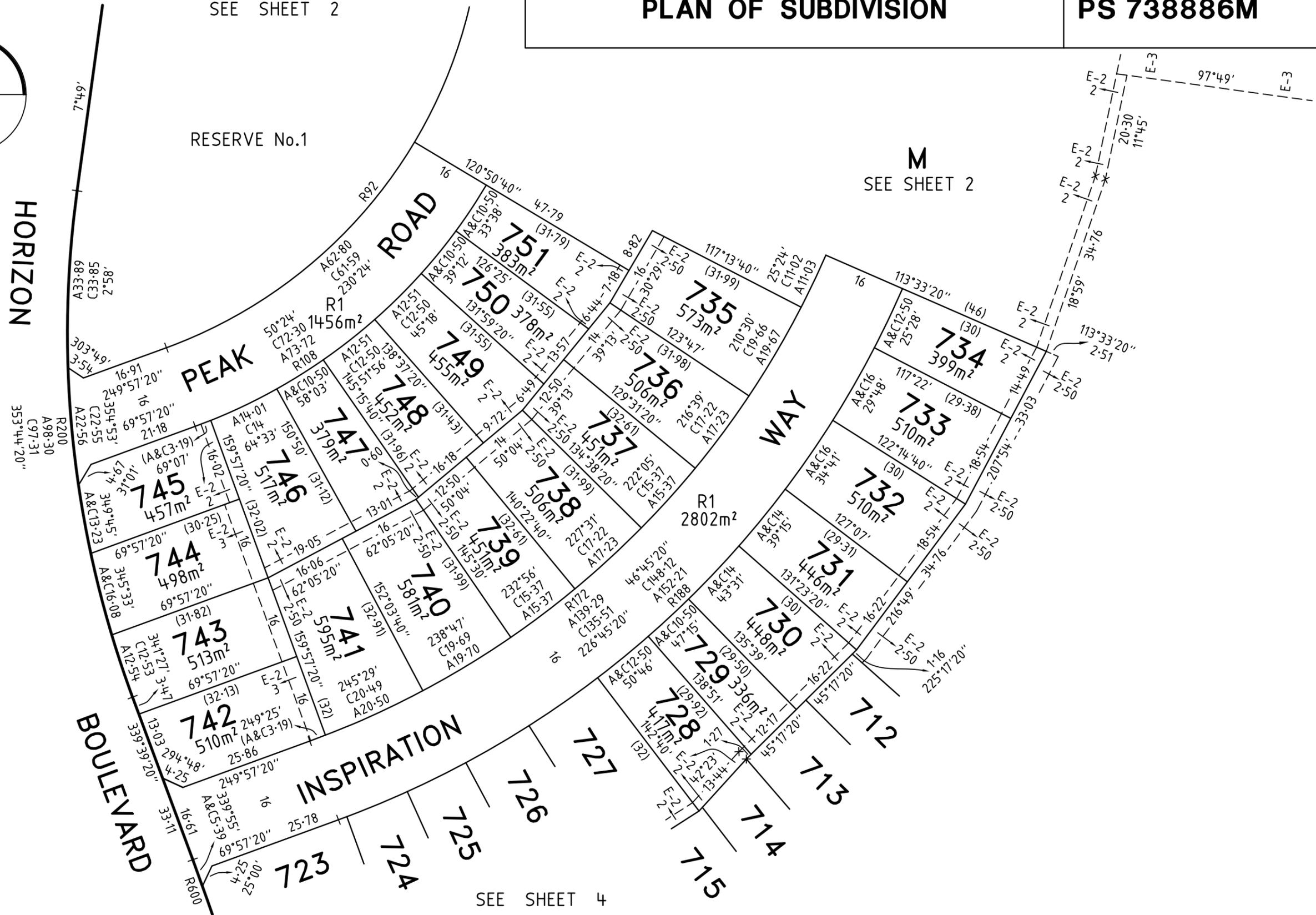


HORIZON

SEE SHEET 2

RESERVE No.1

M
SEE SHEET 2



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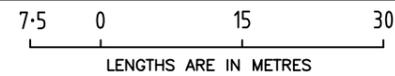
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15

REFERENCE 29297073

VERSION E

DRAWING 2929707AE



SCALE
1:750

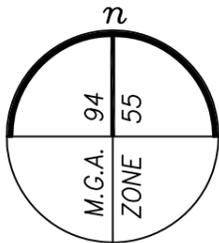
ORIGINAL SHEET SIZE A3
SHEET 3

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 14/10/2015

Digitally signed by:
 Hume City Council,
 16/10/2015,
 SPEAR Ref: S072815C

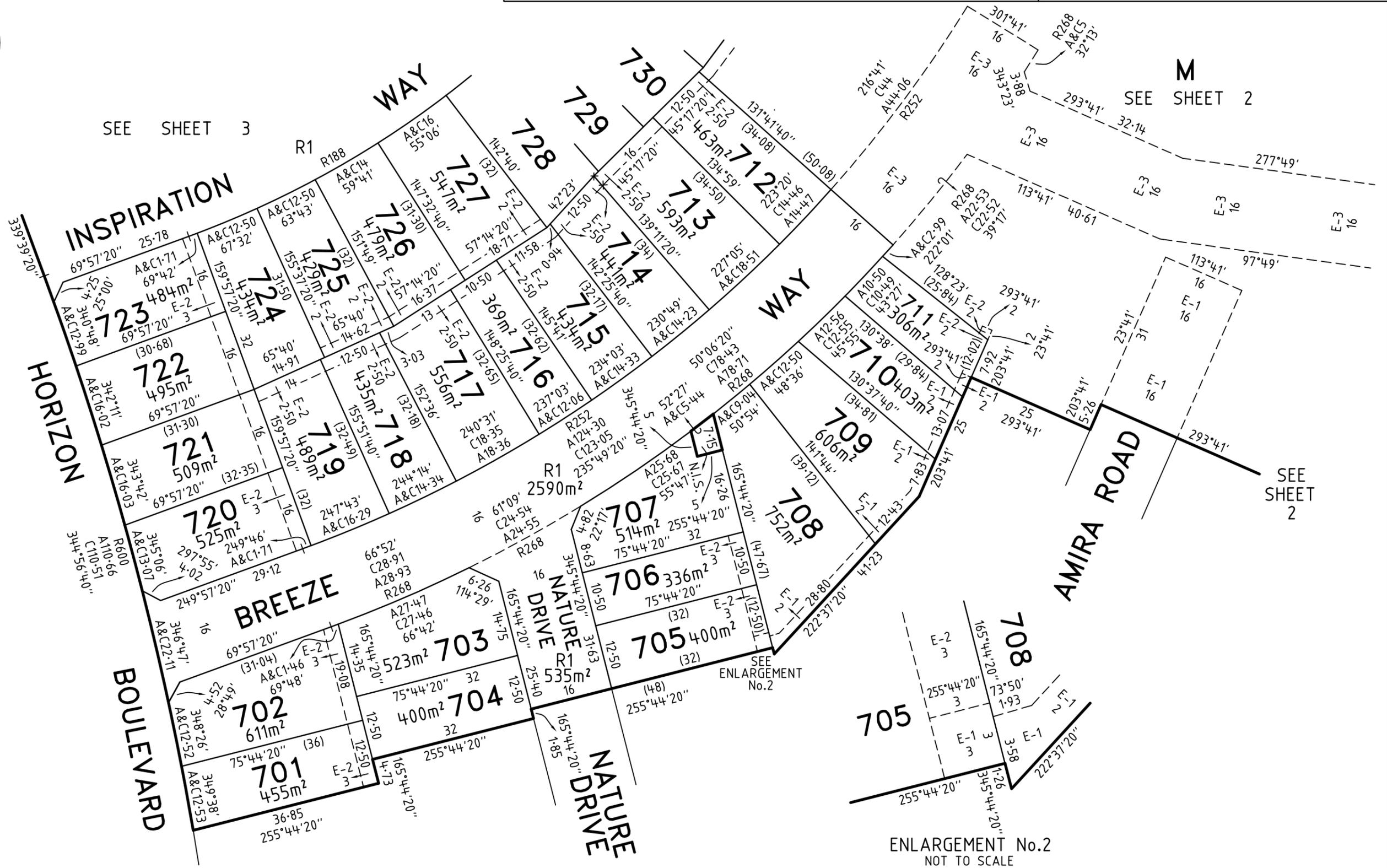
PLAN OF SUBDIVISION

PS 738886M



SEE SHEET 3

M
SEE SHEET 2



SEE SHEET 2

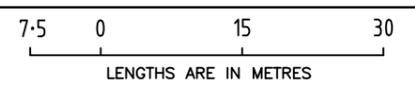
ENLARGEMENT No.2
NOT TO SCALE

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AITKEN ASPECT - 7
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15 REFERENCE 29297073
VERSION E DRAWING 2929707AE



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14/10/2015

SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 4

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16/10/2015,
SPEAR Ref: S072815C

PLAN OF SUBDIVISION

PS 738886M

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS738886M 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 |
|------------------|------------------------------|
| 701 | 702, 704 |
| 702 | 701, 703, 704 |
| 703 | 702, 704 |
| 704 | 701, 702, 703 |
| 705 | 706, 708 |
| 706 | 705, 707, 708 |
| 707 | 706, 708 |
| 708 | 705, 706, 707, 709 |
| 709 | 708, 710 |
| 710 | 709, 711 |
| 711 | 710 |
| 712 | 713, 730 |
| 713 | 712, 714, 728, 729, 730 |
| 714 | 713, 715, 728 |
| 715 | 714, 716, 727, 728 |
| 716 | 715, 717, 726, 727 |
| 717 | 716, 718, 725, 726 |
| 718 | 717, 719, 724, 725 |
| 719 | 718, 720, 721, 724 |
| 720 | 719, 721 |
| 721 | 719, 720, 722 |
| 722 | 721, 723, 724 |
| 723 | 722, 724 |
| 724 | 718, 719, 722, 723, 725 |
| 725 | 717, 718, 724, 726 |
| 726 | 716, 717, 725, 727 |

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 727 | 715, 716, 726, 728 |
| 728 | 713, 714, 715, 727, 729 |
| 729 | 713, 728, 730 |
| 730 | 712, 713, 729, 731 |
| 731 | 730, 732 |
| 732 | 731, 733 |
| 733 | 732, 734 |
| 734 | 733 |
| 735 | 736, 751 |
| 736 | 735, 737, 750, 751 |
| 737 | 736, 738, 749, 750 |
| 738 | 737, 739, 748, 749 |
| 739 | 738, 740, 747, 748 |
| 740 | 739, 741, 746, 747 |
| 741 | 740, 742, 743, 746 |
| 742 | 741, 743 |
| 743 | 741, 742, 744 |
| 744 | 743, 745, 746 |
| 745 | 744, 746 |
| 746 | 740, 741, 744, 745, 747 |
| 747 | 739, 740, 741, 746, 748 |
| 748 | 738, 739, 747, 749 |
| 749 | 737, 738, 748, 750 |
| 750 | 736, 737, 749, 751 |
| 751 | 735, 736, 750 |

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:
- 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.
 - 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:
- 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 – 7

Bosco Jonson Pty Ltd
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 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 14/10/15

REFERENCE 29297073

VERSION E

DRAWING 2929707AE

ORIGINAL SHEET SIZE A3

SHEET 5

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (E),
 14/10/2015

Digitally signed by:
 Hume City Council,
 16/10/2015,
 SPEAR Ref: S072815C

PLAN OF SUBDIVISION

PS 738886M

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS738886M 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 |
|------------------|------------------------------|
| 701 | 702, 704 |
| 702 | 701, 703, 704 |
| 703 | 702, 704 |
| 704 | 701, 702, 703 |
| 705 | 706, 708 |
| 706 | 705, 707, 708 |
| 707 | 706, 708 |
| 708 | 705, 706, 707, 709 |
| 709 | 708, 710 |
| 710 | 709, 711 |
| 711 | 710 |
| 712 | 713, 730 |
| 713 | 712, 714, 728, 729, 730 |
| 714 | 713, 715, 728 |
| 715 | 714, 716, 727, 728 |
| 716 | 715, 717, 726, 727 |
| 717 | 716, 718, 725, 726 |
| 718 | 717, 719, 724, 725 |
| 719 | 718, 720, 721, 724 |
| 720 | 719, 721 |
| 721 | 719, 720, 722 |
| 722 | 721, 723, 724 |
| 723 | 722, 724 |
| 724 | 718, 719, 722, 723, 725 |
| 725 | 717, 718, 724, 726 |
| 726 | 716, 717, 725, 727 |

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 727 | 715, 716, 726, 728 |
| 728 | 713, 714, 715, 727, 729 |
| 729 | 713, 728, 730 |
| 730 | 712, 713, 729, 731 |
| 731 | 730, 732 |
| 732 | 731, 733 |
| 733 | 732, 734 |
| 734 | 733 |
| 735 | 736, 751 |
| 736 | 735, 737, 750, 751 |
| 737 | 736, 738, 749, 750 |
| 738 | 737, 739, 748, 749 |
| 739 | 738, 740, 747, 748 |
| 740 | 739, 741, 746, 747 |
| 741 | 740, 742, 743, 746 |
| 742 | 741, 743 |
| 743 | 741, 742, 744 |
| 744 | 743, 745, 746 |
| 745 | 744, 746 |
| 746 | 740, 741, 744, 745, 747 |
| 747 | 739, 740, 741, 746, 748 |
| 748 | 738, 739, 747, 749 |
| 749 | 737, 738, 748, 750 |
| 750 | 736, 737, 749, 751 |
| 751 | 735, 736, 750 |

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 8 and 9.

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 8 and 9.

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 8 and 9.

continued.

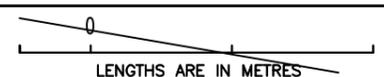
AITKEN ASPECT – 7

Bosco Jonson Pty Ltd
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 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 ADRIAN A. THOMAS

SCALE



DATE 14/10/15

REFERENCE 29297073

VERSION E

DRAWING 2929707AE

ORIGINAL SHEET SIZE A3

SHEET 6

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (E),
 14/10/2015

Digitally signed by:
 Hume City Council,
 16/10/2015,
 SPEAR Ref: S072815C

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.

AITKEN ASPECT – 7

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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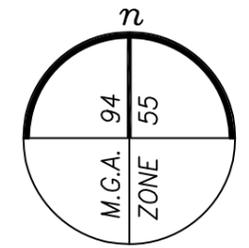
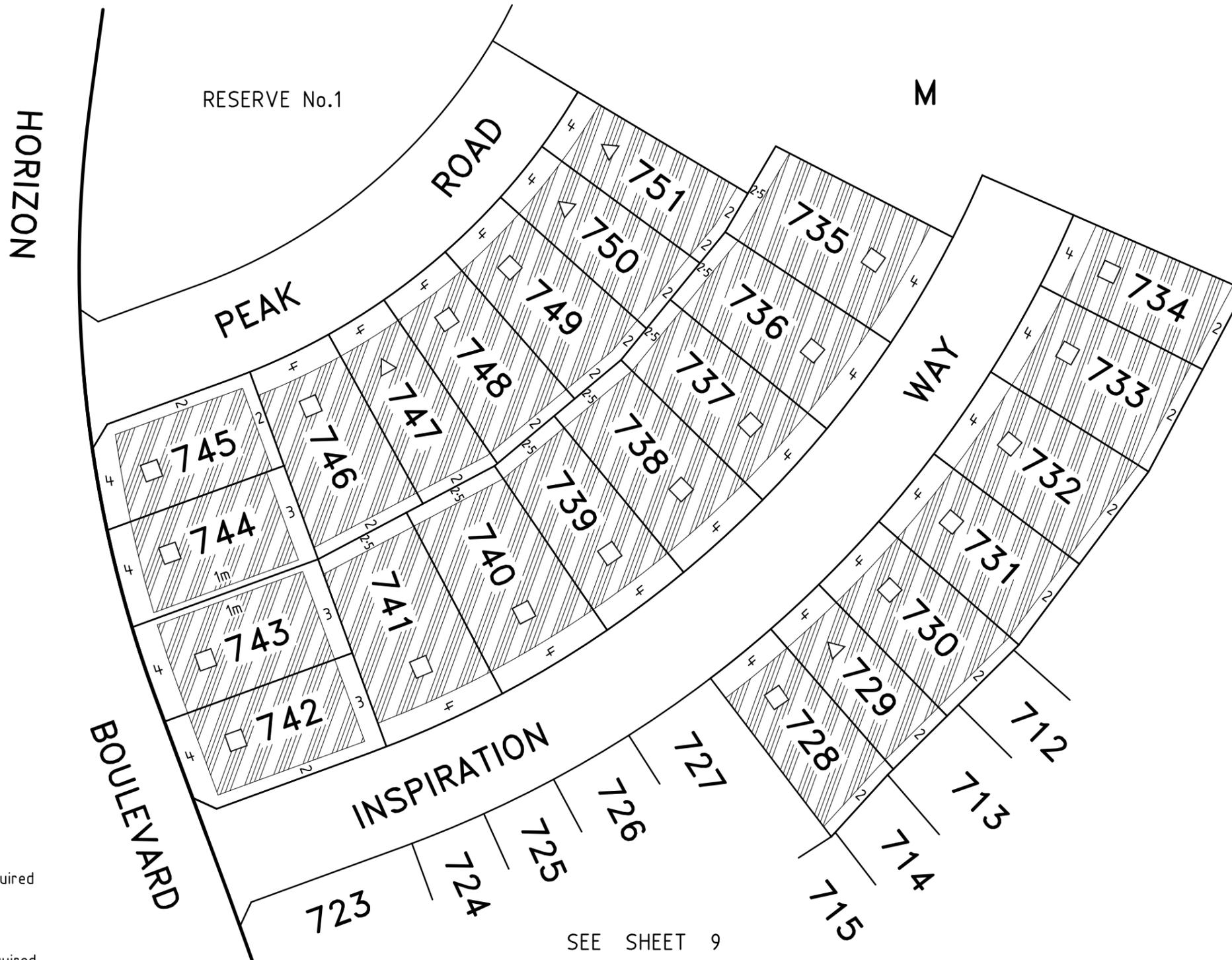
DATE 14/10/15 REFERENCE 29297073
 VERSION E DRAWING 2929707AE

ORIGINAL SHEET SIZE A3

SHEET 7

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 Surveyor's Plan Version (E),
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Digitally signed by:
 Hume City Council,
 16/10/2015,
 SPEAR Ref: S072815C



LEGEND

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

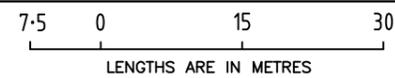
SEE SHEET 9

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LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 14/10/15 REFERENCE 29297073
VERSION E DRAWING 2929707AE



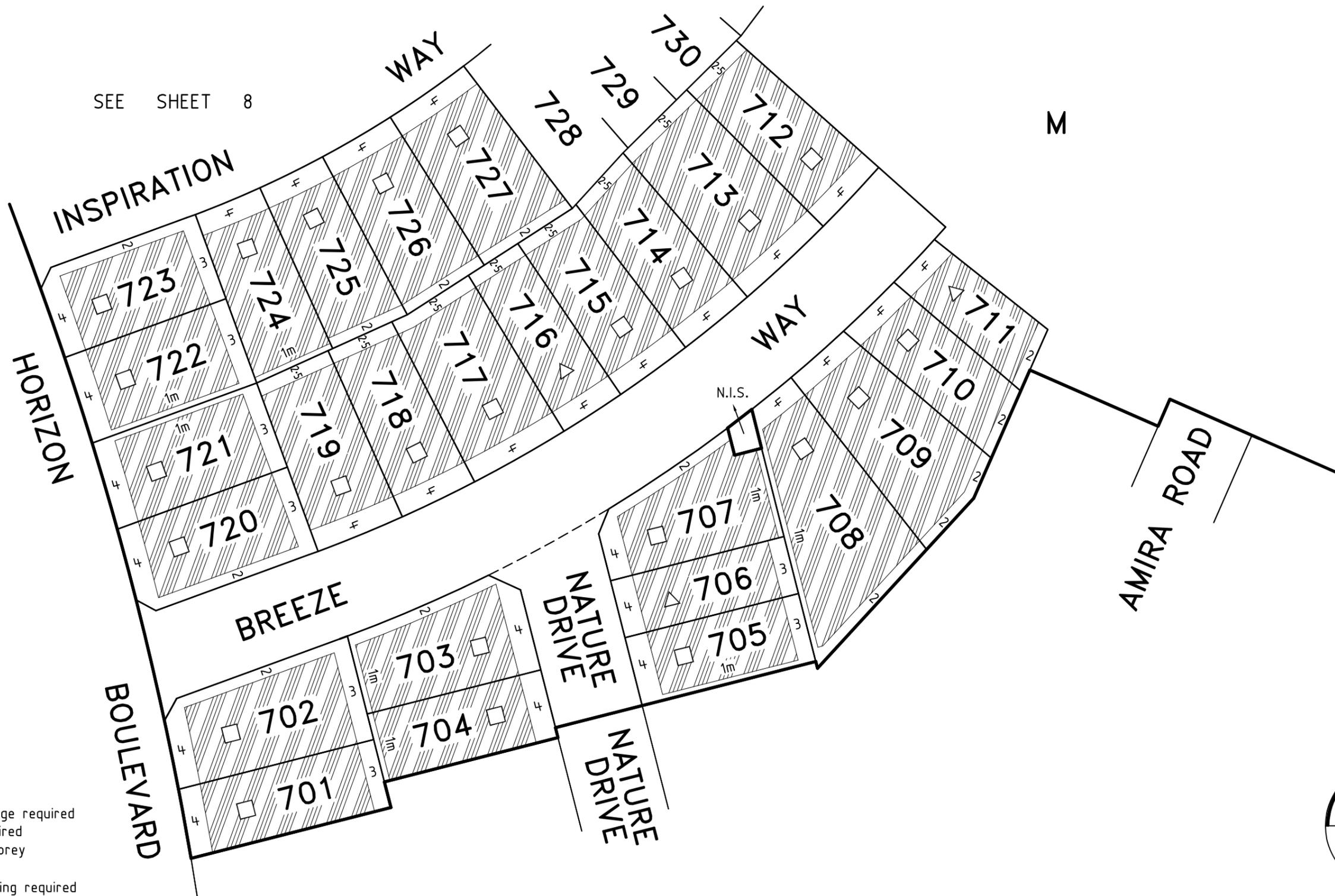
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ORIGINAL SHEET SIZE A3
SHEET 8

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14/10/2015

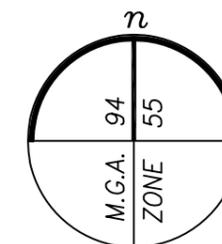
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16/10/2015,
SPEAR Ref: S072815C

SEE SHEET 8



LEGEND

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



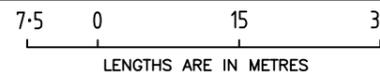
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AITKEN ASPECT - 7

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DATE 14/10/15 REFERENCE 29297073
VERSION E DRAWING 2929707AE



SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 9

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