

PLAN OF SUBDIVISION

EDITION

PS 738896J

<p>LOCATION OF LAND</p> <p>PARISH: YUROKE</p> <p>TOWNSHIP: —</p> <p>SECTION: 17</p> <p>CROWN ALLOTMENT: B (PART)</p> <p>SECTION: 18</p> <p>CROWN ALLOTMENT: A, B, C & D (PARTS)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT L ON PS738848V</p> <p>POSTAL ADDRESS: VANTAGE BOULEVARD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 E 314 020 Zone: 55 CO-ORDINATES: N 5 836 450 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007651 Planning Permit Reference: P17112 SPEAR Reference Number: S072769J</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/07/2016</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 11/04/2017</p>
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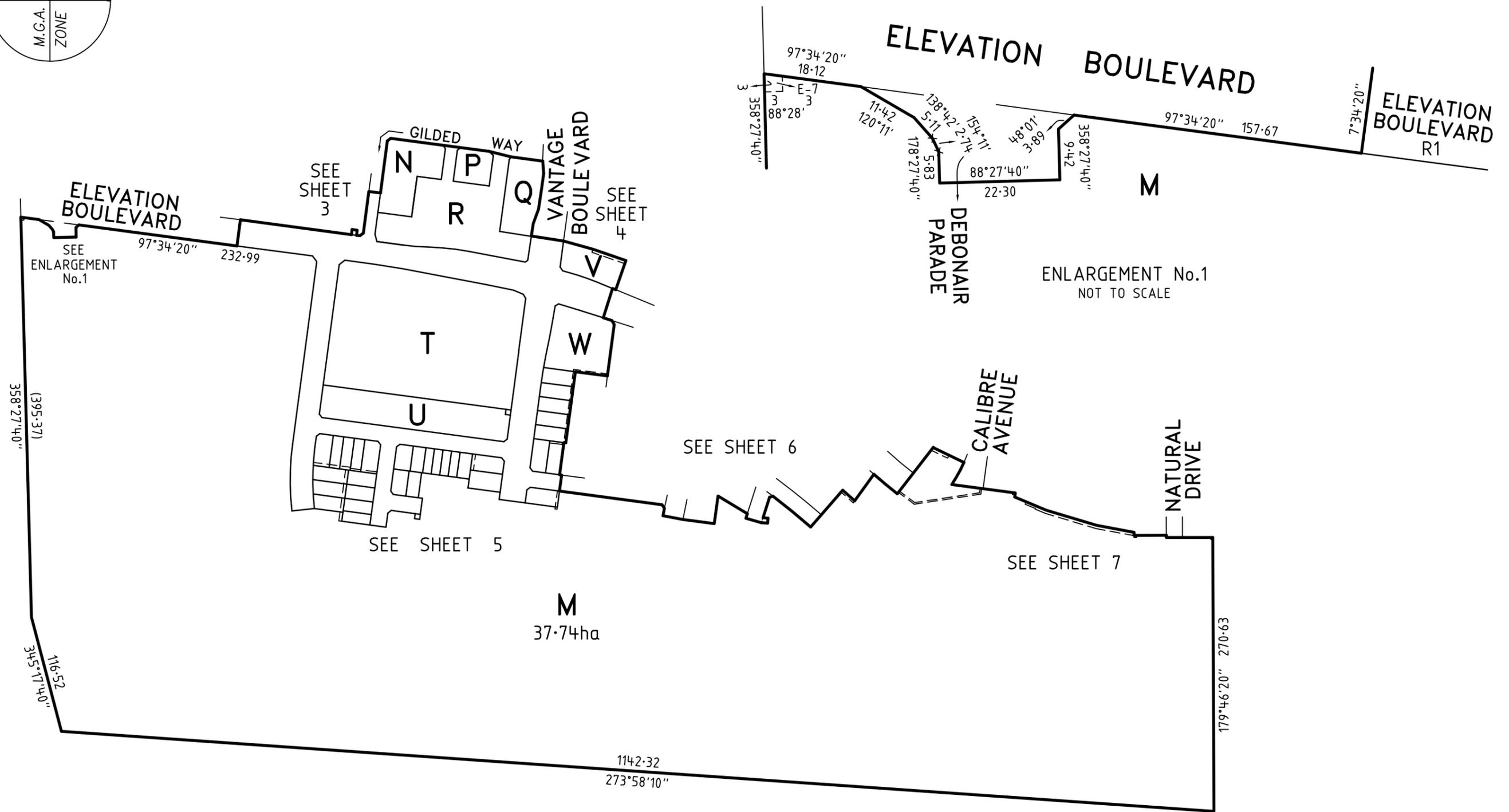
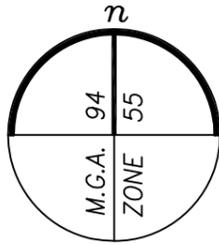
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	DEPTH LIMITATION
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD JEMENA ELECTRICITY NETWORKS (VIC) LTD JEMENA ELECTRICITY NETWORKS (VIC) LTD	This is /is not a staged subdivision Planning Permit No. P17112	DOES NOT APPLY
<p>LOTS 1 TO 1700, A TO L (ALL INCLUSIVE), O AND S HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT M) - 9.047ha</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	PS724933J PS724933J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS714636W PS714636W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702821U PS702821U	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724934G PS724934G	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702823Q PS702823Q	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6	POWERLINE	SEE DIAG	PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738890W PS738890W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

<p>ASTON - 17</p> <p>31 LOTS AND 9 BALANCE LOTS</p> <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>LICENSED SURVEYOR GREGORY STUART WILLIAMS</p> <p>DATE 01/02/17 REFERENCE 29618173 VERSION M DRAWING 2961817AM</p> <p>Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (M), 13/02/2017</p> <p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 10 SHEETS</p>
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PLAN OF SUBDIVISION

PS 738896J



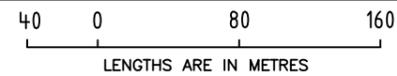
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ASTON - 17

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/02/17 REFERENCE 29618173
 VERSION M DRAWING 2961817AM



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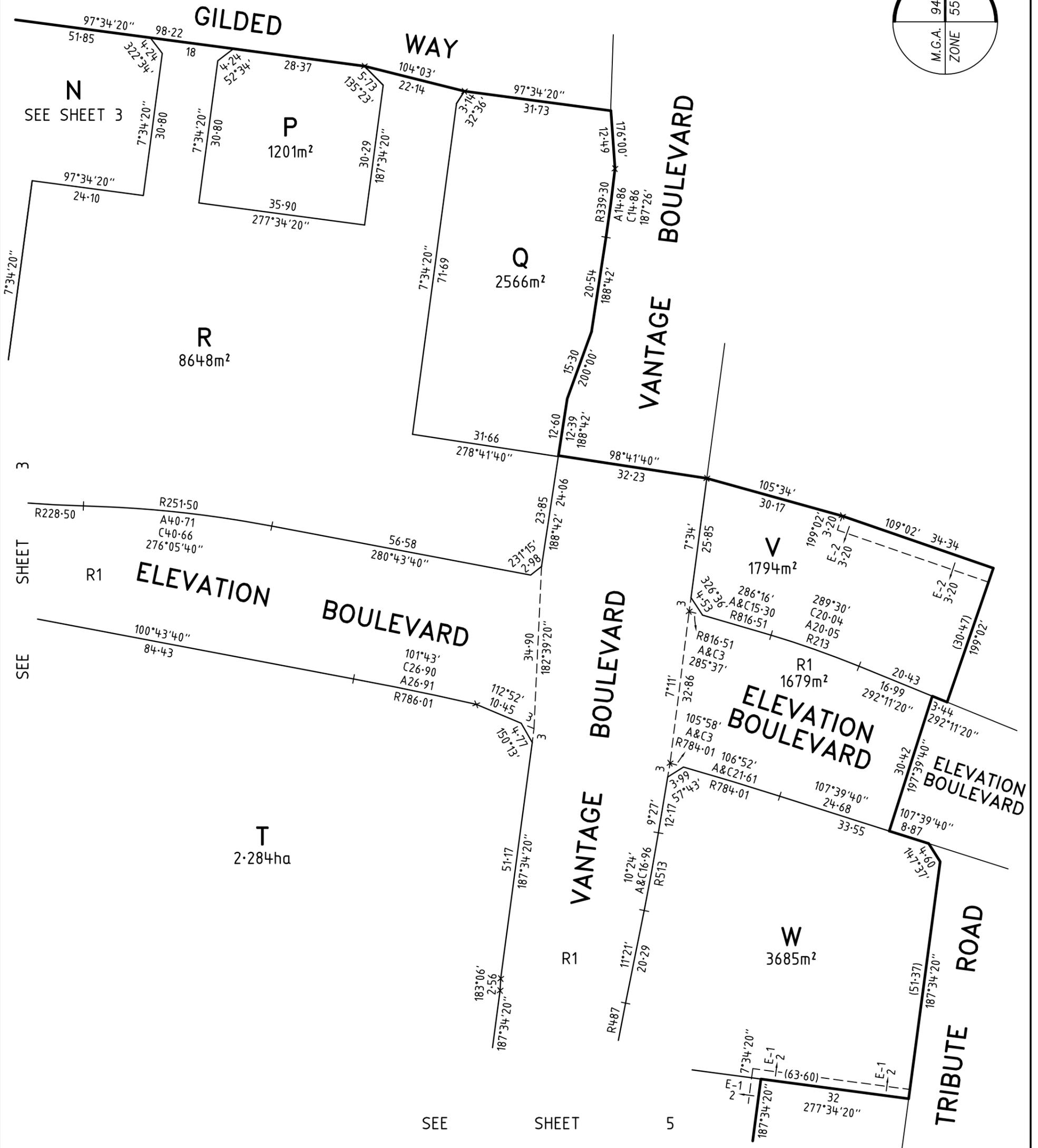
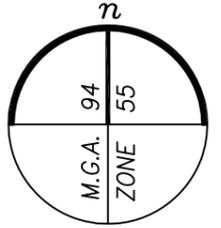
ORIGINAL SHEET SIZE A3
 SHEET 2

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 Surveyor's Plan Version (M),
 13/02/2017

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 11/04/2017,
 SPEAR Ref: S072769J

PLAN OF SUBDIVISION

PS 738896J



ASTON - 17

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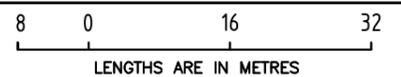


LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/02/17
 VERSION M

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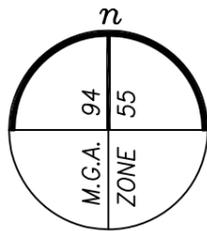
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ORIGINAL SHEET SIZE A3

SHEET 4

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 SPEAR Ref: S072769J

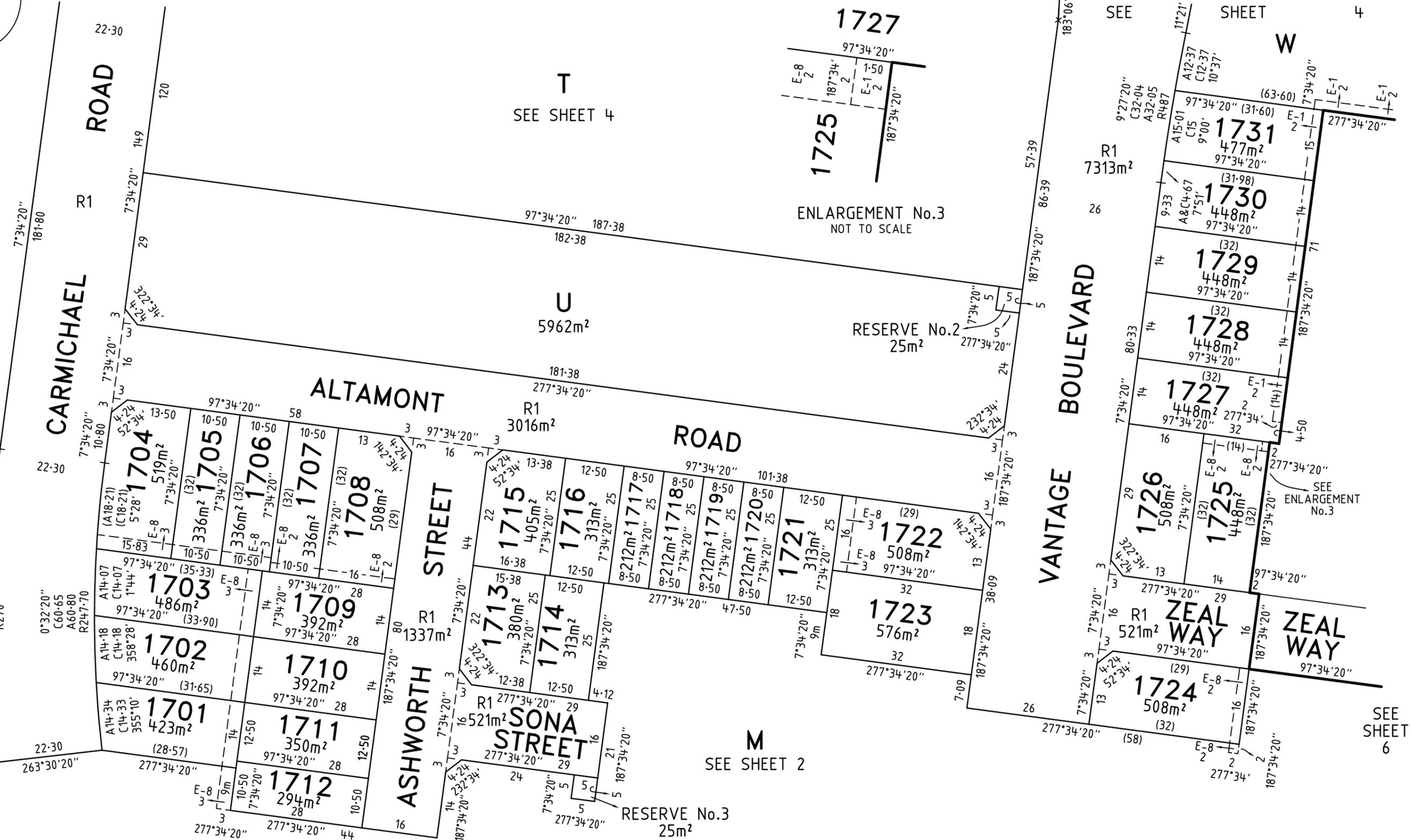


PLAN OF SUBDIVISION

PS 738896J

SEE SHEET 3

SEE SHEET 4



1727

1725

ENLARGEMENT No.3
NOT TO SCALE

RESERVE No.2
25m²

U
5962m²

R1
3016m²

ROAD

VANTAGE BOULEVARD

R1
521m²

ZEAL WAY

M
SEE SHEET 2

RESERVE No.3
25m²

SEE SHEET 6

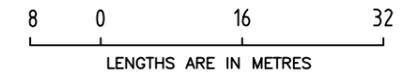
Bosco Jonson Pty Ltd
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ASTON - 17

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/02/17 REFERENCE 29618173
VERSION M DRAWING 2961817AM



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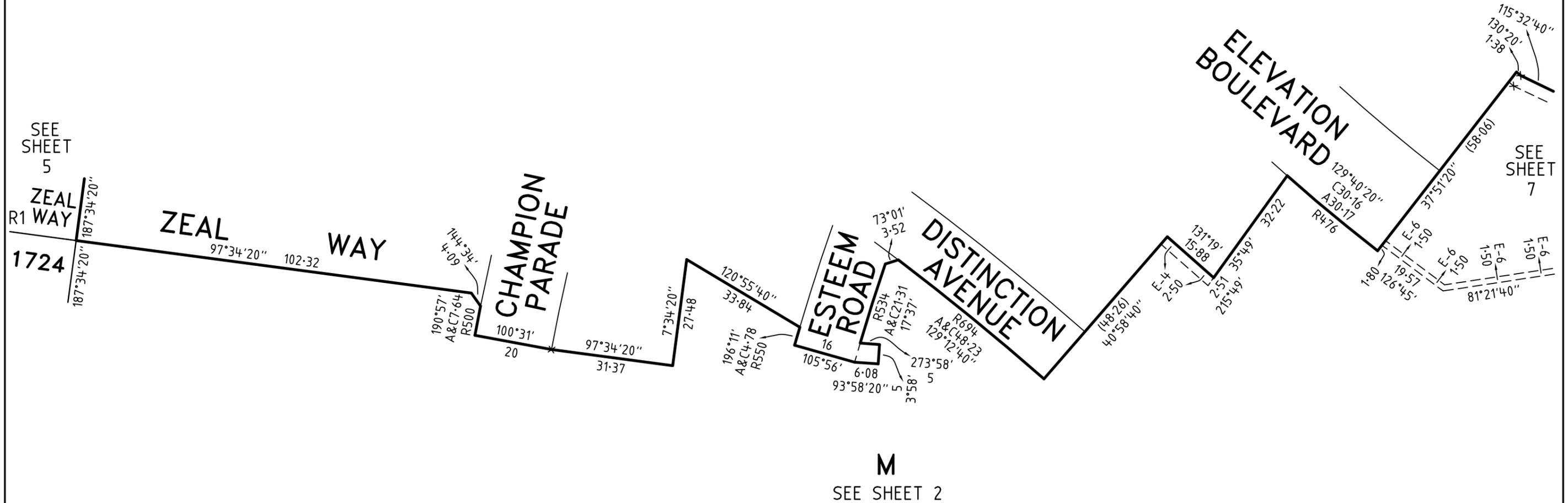
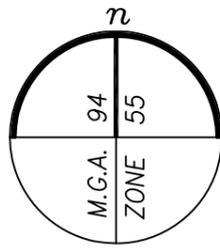
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ORIGINAL SHEET SIZE A3
SHEET 5

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PLAN OF SUBDIVISION

PS 738896J



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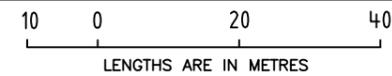
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DATE 01/02/17

VERSION M

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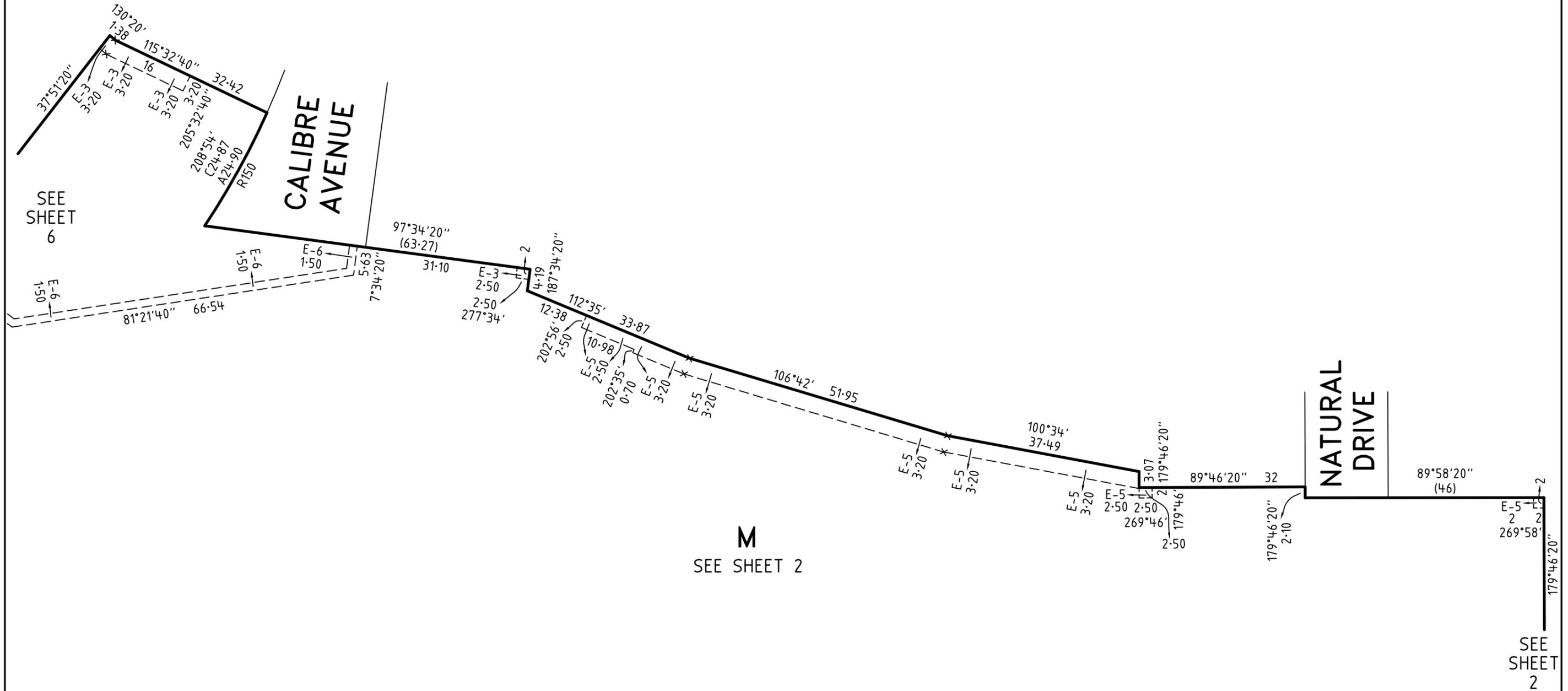
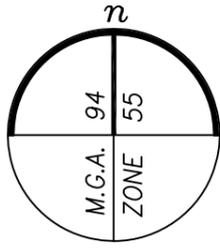
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ORIGINAL SHEET SIZE A3
 SHEET 6

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PLAN OF SUBDIVISION

PS 738896J



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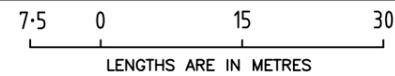
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/02/17

VERSION M

REFERENCE 29618173

DRAWING 2961817AM



SCALE
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ORIGINAL SHEET SIZE A3
 SHEET 7

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 11/04/2017,
 SPEAR Ref: S072769J

PLAN OF SUBDIVISION

PS 738896J

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS738896J 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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1701	1702, 1711, 1712	1715	1713, 1714, 1716
1702	1701, 1703, 1710	1716	1714, 1715, 1717
1703	1702, 1704, 1705, 1706, 1709	1721	1720, 1722, 1723
1704	1703, 1705	1722	1721, 1723
1705	1703, 1704, 1706	1723	1721, 1722
1706	1703, 1705, 1707, 1709	1724	1725, 1726
1707	1706, 1708, 1709	1725	1726, 1727
1708	1707, 1709	1726	1725, 1727
1709	1703, 1706, 1707, 1708, 1710	1727	1725, 1726, 1728
1710	1702, 1709, 1711	1728	1727, 1729
1711	1701, 1710, 1712	1729	1728, 1730
1713	1714, 1715	1730	1729, 1731
1714	1713, 1715, 1716	1731	1730

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:

Memorandum of Common Provisions

- (a) build or allow to be built on the Lot any building other than a building that has been constructed in accordance with the endorsed memorandum of common provisions (MCP) registered in dealing no. AA2701 which MCP is hereby incorporated into the Plan of subdivision.

Design Guidelines

- (b) 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

- (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 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 sheet 9.

Garage

- (e) 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 9.

Design Plans

- (f) 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

- (g) The restrictions specified in paragraphs (a) to (f) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.

For the purposes of this restriction "Peet" means Peet Craigieburn Pty Ltd ABN: 88 100 290 640 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

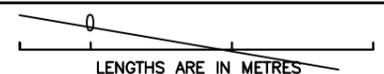
ASTON – 17

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 01/02/17

REFERENCE 29618173

VERSION M

DRAWING 2961817AM

ORIGINAL SHEET SIZE A3

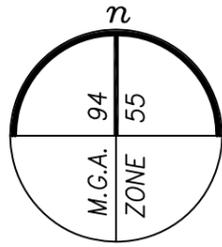
SHEET 8

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (M),
 13/02/2017

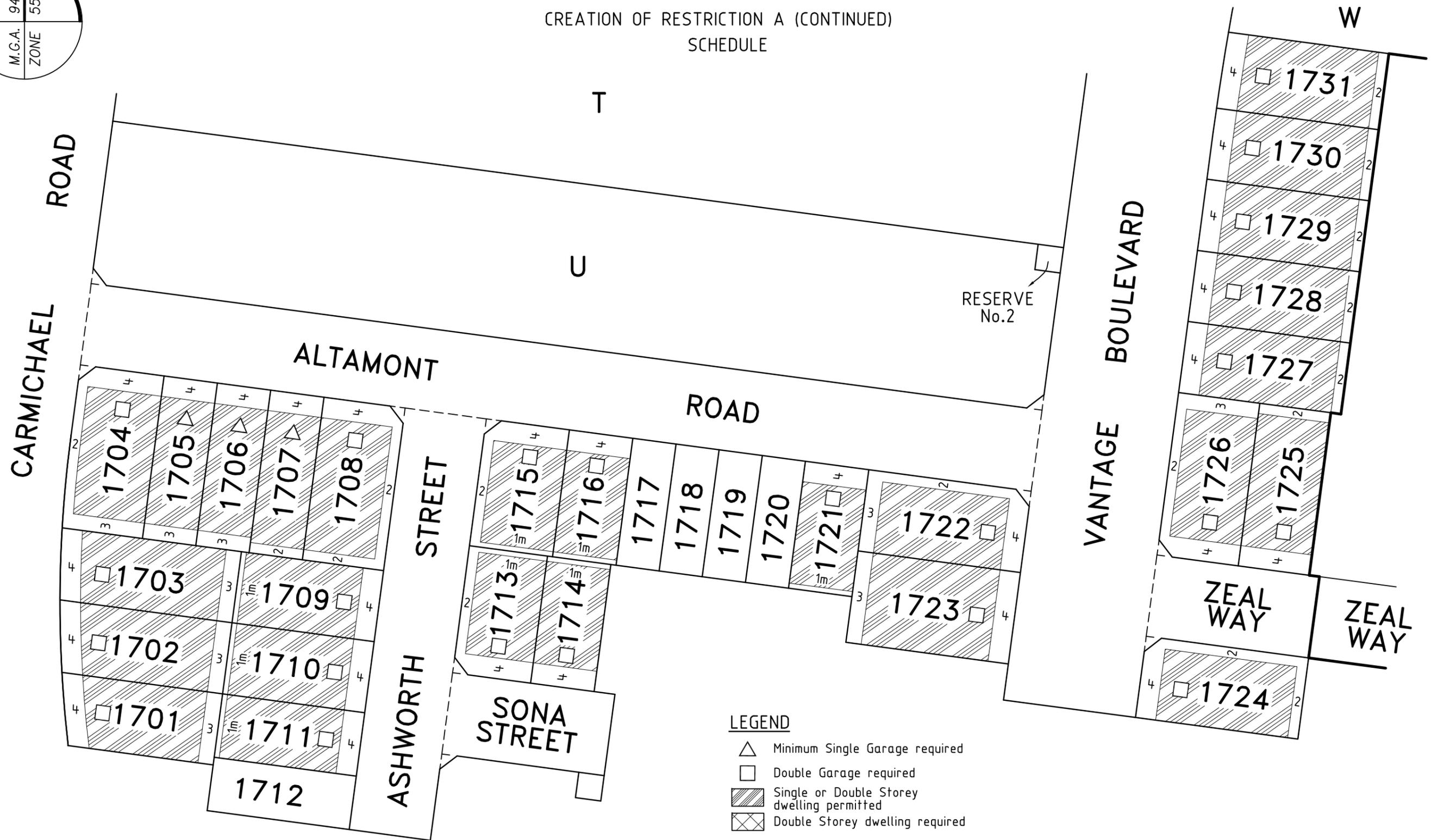
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PLAN OF SUBDIVISION

PS 738896J



CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



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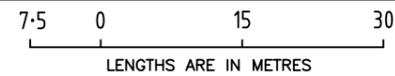


ASTON - 17

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/02/17
VERSION M

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DRAWING 2961817AM



SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 9

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CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS738896J 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
1712	1701, 1711
1717	1716, 1718
1718	1717, 1719
1719	1718, 1720
1720	1719, 1721

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 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.

Memorandum of Common Provisions

- (b) build or allow to be built on the Lot any building other than a building that has been constructed in accordance with the endorsed memorandum of common provisions (MCP) registered in dealing no. AA2701 which MCP is hereby incorporated into the Plan of Subdivision.

Design Guidelines

- (c) 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.

Design Plans

- (d) 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

- (e) the restrictions in paragraphs a) to d) (inclusive) 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 Craigieburn Pty Ltd ABN: 88 100 290 640 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

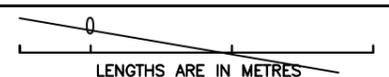
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SCALE



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DRAWING 2961817AM

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SHEET 10

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