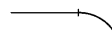

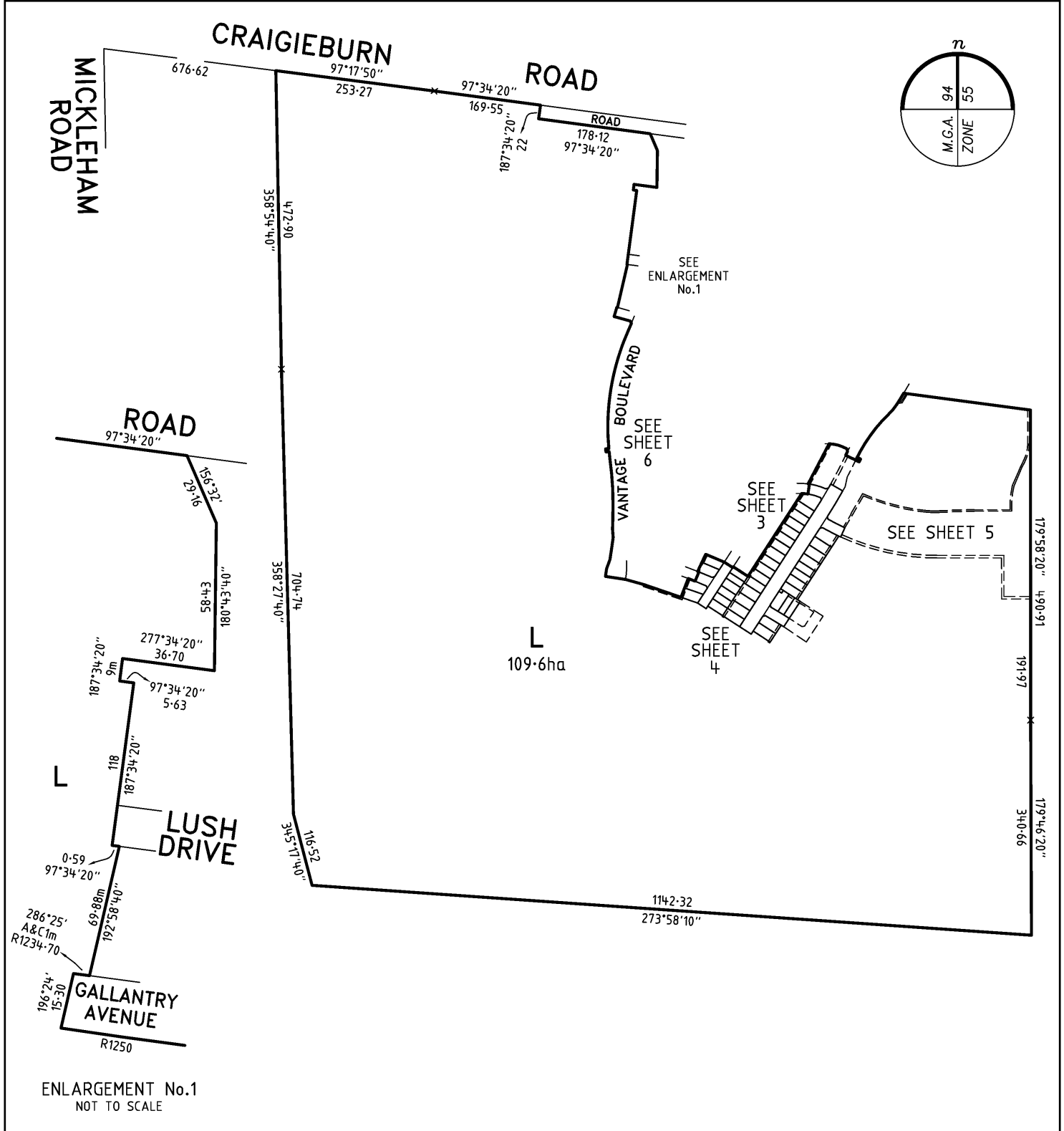


Signed by Council: Hume City Council, Council Ref: S006889, Original Certification: 19/07/2013, Recertification: 30/09/2013, S.O.C.: 18/12/2013

<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	Plan Number <b>PS 718118Y</b>				
Location of Land Parish: YUROKE  Township: - Section: 17 Crown Allotment: B (PART) Section: 18 Crown Allotment: A, B, C & D (PARTS)  Crown Portion: -  Title Reference: Vol. 11457 Fol. 633 Last Plan Reference: LOT K PS714636W  Postal Address: CRAIGIEBURN ROAD (at time of subdivision) CRAIGIEBURN 3064  MGA Co-ordinates E 314 100 Zone: 55 (of approx. centre of land in plan) N 5 836 800		Council Certification and Endorsement Council Name: HUME CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage.....  Council Delegate Council Seal Date / /  Re-certified under section 11(7) of the Subdivision Act 1988  Council Delegate Council Seal Date / /					
<b>Vesting of Roads and/or Reserves</b>							
Identifier	Council/Body/Person						
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD						
<b>Notations</b>							
<b>Staging</b>		This <del>is</del> is not a staged subdivision Planning Permit No. P15546					
<b>Depth Limitation</b>		DOES NOT APPLY					
TANGENT POINTS ARE SHOWN THUS: 							
LOTS 1 TO 1100 AND LOTS A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN							
<b>OTHER PURPOSE OF PLAN</b> TO REMOVE THAT PART OF EASEMENT E-5 IN LOT K ON PS714636W NOW CONTAINED WITHIN CALM AVENUE AND CHAMPION PARADE							
<b>GROUNDS FOR REMOVAL OF EASEMENT</b> BY AGREEMENT OF ALL INTERESTED PARTIES							
THIS IS A SPEAR PLAN							
<b>Easement Information</b>							
<b>Legend:</b>		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	LRS use only  Statement of Compliance/ Exemption Statement  Received FORM 15 DATE 2 / 01 / 2014  <b>PLAN REGISTERED</b>  DATE 16 / 01 / 2014  TIME 9 : 38 AM  <b>ROB Mc BAIN</b> Assistant Registrar of Titles  Sheet 1 of 9 sheets		
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	PS714636W PS714636W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION			
E-3	SEWERAGE	SEE DIAG	PS711340L	YARRA VALLEY WATER LIMITED			
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS711339U PS711339U	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED			
E-5 E-5 E-5	SUPPLY OF WATER BY PIPELINE SUPPLY OF GAS POWERLINE	SEE DIAG SEE DIAG SEE DIAG	PS640978B THIS PLAN THIS PLAN -SEC 88 ELECTRICITY INDUSTRY ACT 2000	YARRA VALLEY WATER LIMITED SPI NETWORKS (GAS) PTY LTD JEMENA ELECTRICITY NETWORKS (VIC) LTD			
E-6	POWERLINE	SEE DIAG	PS711339U -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD			
E-7 E-7	DRAINAGE POWERLINE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN -SEC 88 ELECTRICITY INDUSTRY ACT 2000	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD			
<b>ASTON - 11</b>		<b>39 LOTS &amp; BALANCE LOT L</b>		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER  SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /  REF 29093113 06/08/13 VERSION F DWG 2909311AF			
<b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992						DATE / /  COUNCIL DELEGATE SIGNATURE Original sheet size A3	
							

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 718118Y</b>
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**ASTON - 11**

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ORIGINAL	SCALE										
SCALE 1:6000	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">SHEET SIZE A3</td> <td style="width: 90%; text-align: center;"> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">60</td> <td style="width: 20%; text-align: center;">0</td> <td style="width: 20%; text-align: center;">120</td> <td style="width: 20%; text-align: center;">240</td> </tr> <tr> <td colspan="4" style="text-align: center;">LENGTHS ARE IN METRES</td> </tr> </table> </td> </tr> </table>	SHEET SIZE A3	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">60</td> <td style="width: 20%; text-align: center;">0</td> <td style="width: 20%; text-align: center;">120</td> <td style="width: 20%; text-align: center;">240</td> </tr> <tr> <td colspan="4" style="text-align: center;">LENGTHS ARE IN METRES</td> </tr> </table>	60	0	120	240	LENGTHS ARE IN METRES			
SHEET SIZE A3	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">60</td> <td style="width: 20%; text-align: center;">0</td> <td style="width: 20%; text-align: center;">120</td> <td style="width: 20%; text-align: center;">240</td> </tr> <tr> <td colspan="4" style="text-align: center;">LENGTHS ARE IN METRES</td> </tr> </table>	60	0	120	240	LENGTHS ARE IN METRES					
60	0	120	240								
LENGTHS ARE IN METRES											

LICENSED SURVEYOR (PRINT)    GEOFFREY JAMES TURNER

SIGNATURE    DIGITALLY SIGNED    DATE    /    /

REF 29093113    06/08/13    VERSION F

DWG 2909311AF

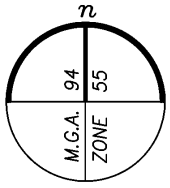
Sheet 2
DATE    /    /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

# PLAN OF SUBDIVISION

Stage No.

Plan Number

## PS 718118Y



### VISION ROAD

SEE SHEET 5

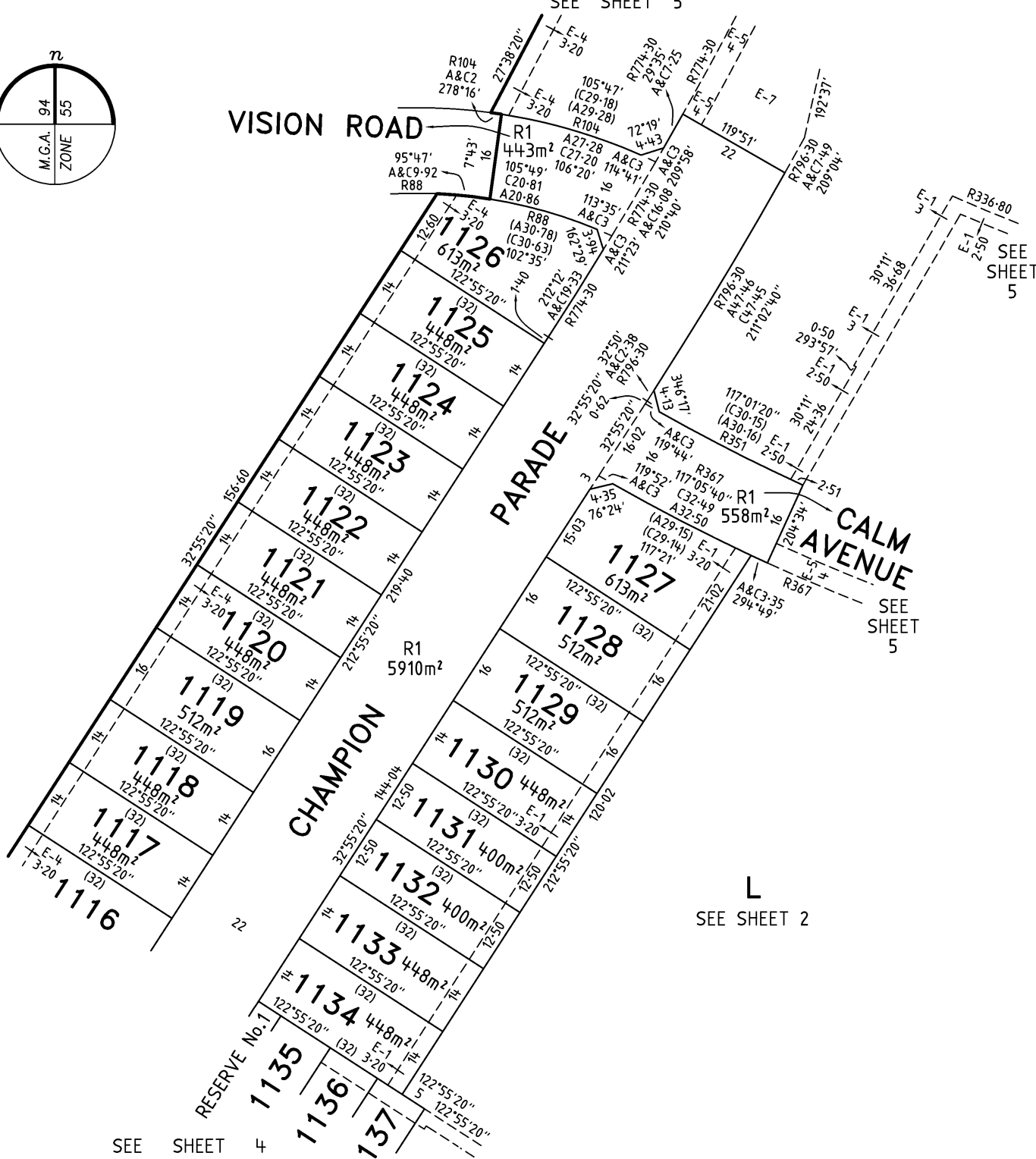
### PARADE

### CALM AVENUE

### CHAMPION

SEE SHEET 2

SEE SHEET 4



ASTON - 11

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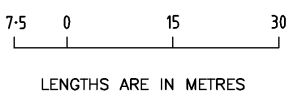


Sheet 3

ORIGINAL

SCALE

SCALE SHEET SIZE  
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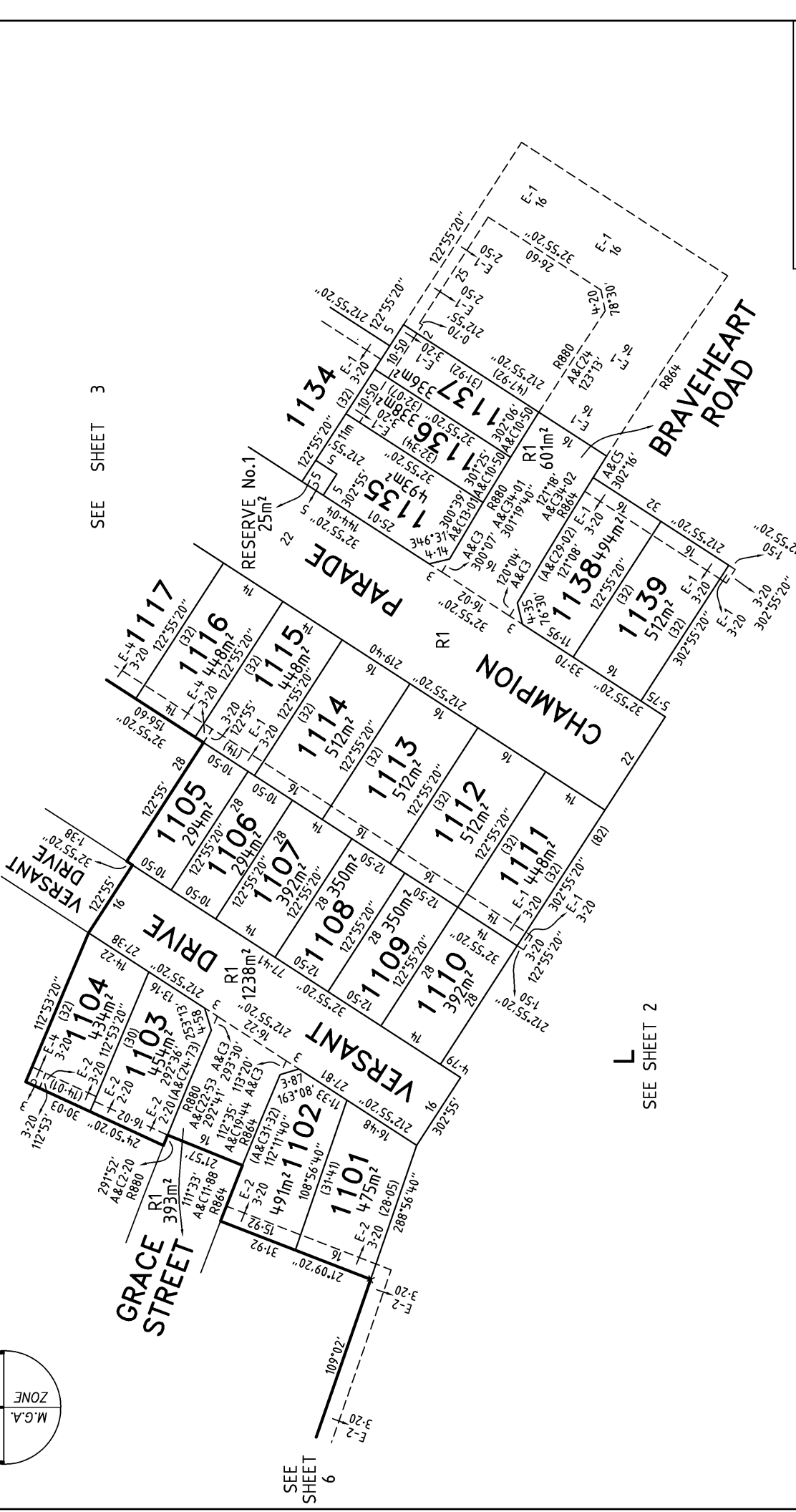
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 SIGNATURE DIGITALLY SIGNED DATE / /  
 REF 29093113 06/08/13 VERSION F  
 DWG 2909311AF

DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3

**PLAN OF SUBDIVISION**

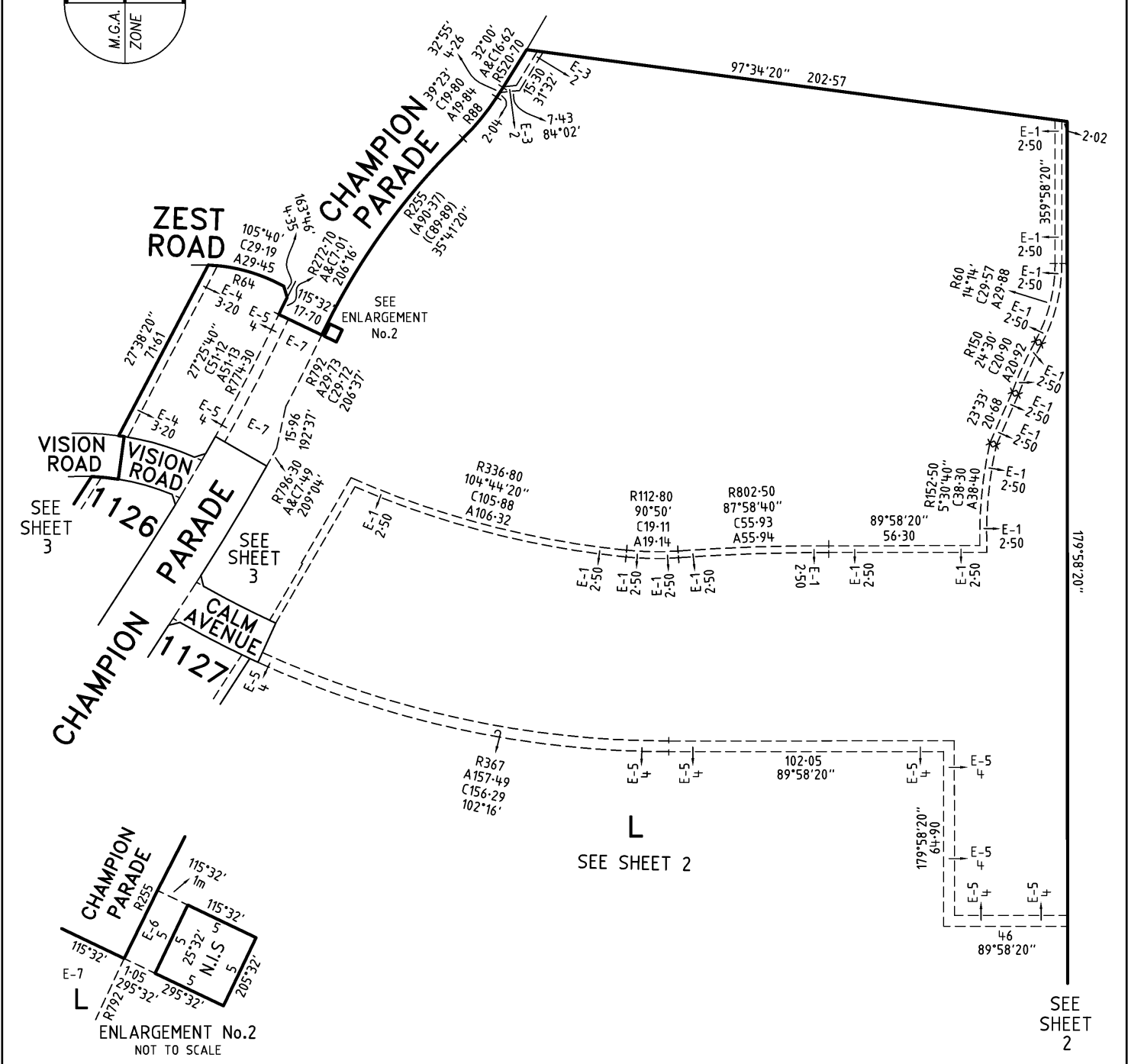
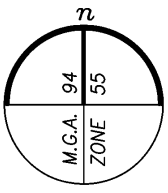
Stage No. \_\_\_\_\_

Plan Number **PS 718118Y**



<b>ASTON - 11</b>	ORIGINAL SCALE 1:750 SHEET SIZE A3	SCALE 7.5 0 15 30 LENGTHS ARE IN METRES	SHEET 4
<b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992			
LICENSED SURVEYOR (PRINT)    GEOFFREY JAMES TURNER SIGNATURE    DIGITALLY SIGNED    DATE    /    / REF 29093113    06/08/13    VERSION F DWG 2909311AF		COUNCIL DELEGATE SIGNATURE DATE    /    /	

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 718118Y</b>
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**ASTON - 11**

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ORIGINAL	SCALE
SCALE	<p style="text-align: center;">LENGTHS ARE IN METRES</p>
SHEET SIZE	
1:1500	
A3	

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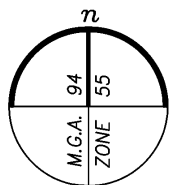
SIGNATURE    DIGITALLY SIGNED    DATE    /    /

REF 29093113    06/08/13    VERSION F

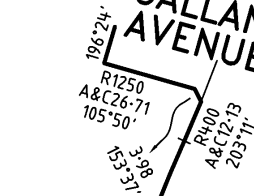
DWG 2909311AF

Sheet 5
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COUNCIL DELEGATE SIGNATURE
Original sheet size A3

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 718118Y</b>
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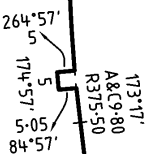
SEE SHEET 2  
**GALLANTRY AVENUE**



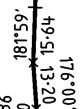
**BOULEVARD**



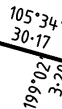
L  
SEE SHEET 2



**VANTAGE**



**GRACE STREET** SEE SHEET 4  
1102  
1101



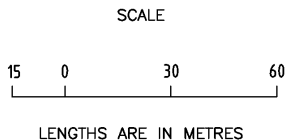
**ASTON - 11**

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Sheet 6

ORIGINAL  
SCALE  
1:1500



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 29093113 06/08/13 VERSION F  
DWG 2909311AF

DATE / /  
COUNCIL DELEGATE SIGNATURE  
Original sheet size A3

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 718118Y</b>
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**CREATION OF RESTRICTION**

The following restriction is to be created upon registration of Plan of Subdivision No. PS718118Y 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
1101	1102
1102	1101
1103	1104
1104	1103
1105	1106, 1115
1106	1105, 1107, 1114, 1115
1107	1106, 1108, 1113, 1114
1108	1107, 1109, 1112, 1113
1109	1108, 1110, 1112
1110	1109, 1111
1111	1110, 1112
1112	1108, 1109, 1111, 1113
1113	1107, 1108, 1112, 1114
1114	1106, 1107, 1113, 1115
1115	1105, 1106, 1114, 1116
1116	1115, 1117
1117	1116, 1118
1118	1117, 1119
1119	1118, 1120
1120	1119, 1121

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1121	1120, 1122
1122	1121, 1123
1123	1122, 1124
1124	1123, 1125
1125	1124, 1126
1126	1125
1127	1128
1128	1127, 1129
1129	1128, 1130
1130	1129, 1131
1131	1130, 1132
1132	1131, 1133
1133	1132, 1134
1134	1133, 1135, 1136, 1137
1135	1134, 1136
1136	1134, 1135, 1137
1137	1134, 1136
1138	1139
1139	1138

**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. AA2192 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 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.

**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 sheets 8 and 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 - 11**

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Sheet 7

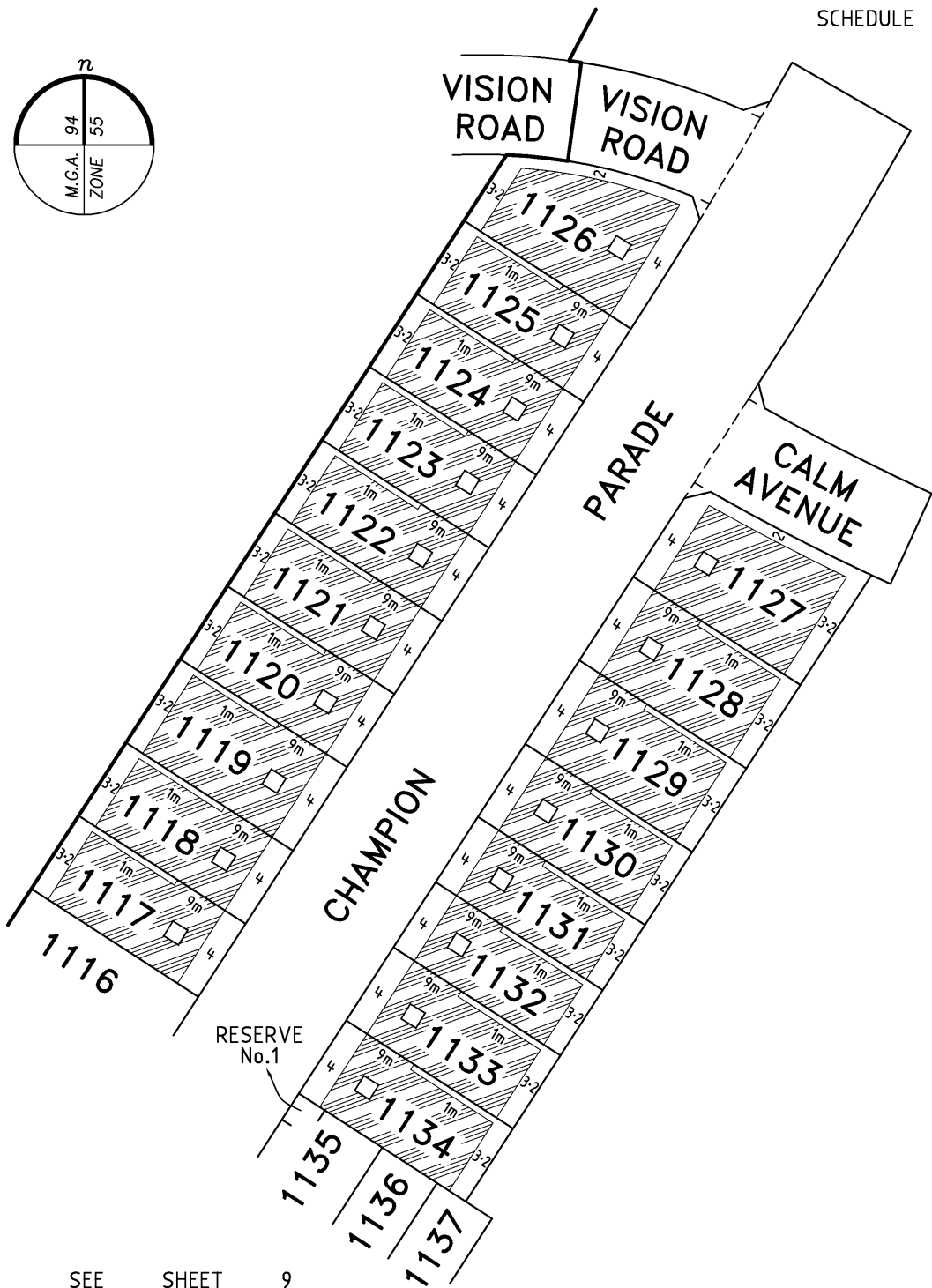
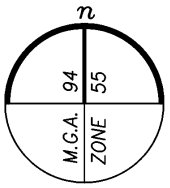
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SCALE	<p>LENGTHS ARE IN METRES</p>
SHEET SIZE A3	

LICENSED SURVEYOR (PRINT)    GEOFFREY JAMES TURNER  
 SIGNATURE    DIGITALLY SIGNED    DATE    /    /  
 REF 29093113    06/08/13    VERSION F  
 DWG 2909311AF

DATE    /    /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 718118Y</b>
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CREATION OF RESTRICTION (CONTINUED)  
SCHEDULE



SEE SHEET 9

**ASTON - 11**

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**LEGEND**

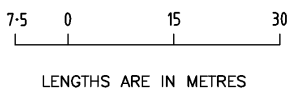
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- Double Garage required
- Single or Double Storey dwelling permitted
- Double Storey dwelling required

Sheet 8

ORIGINAL

SCALE

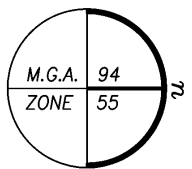
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 REF 29093113 06/08/13 VERSION F  
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DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3

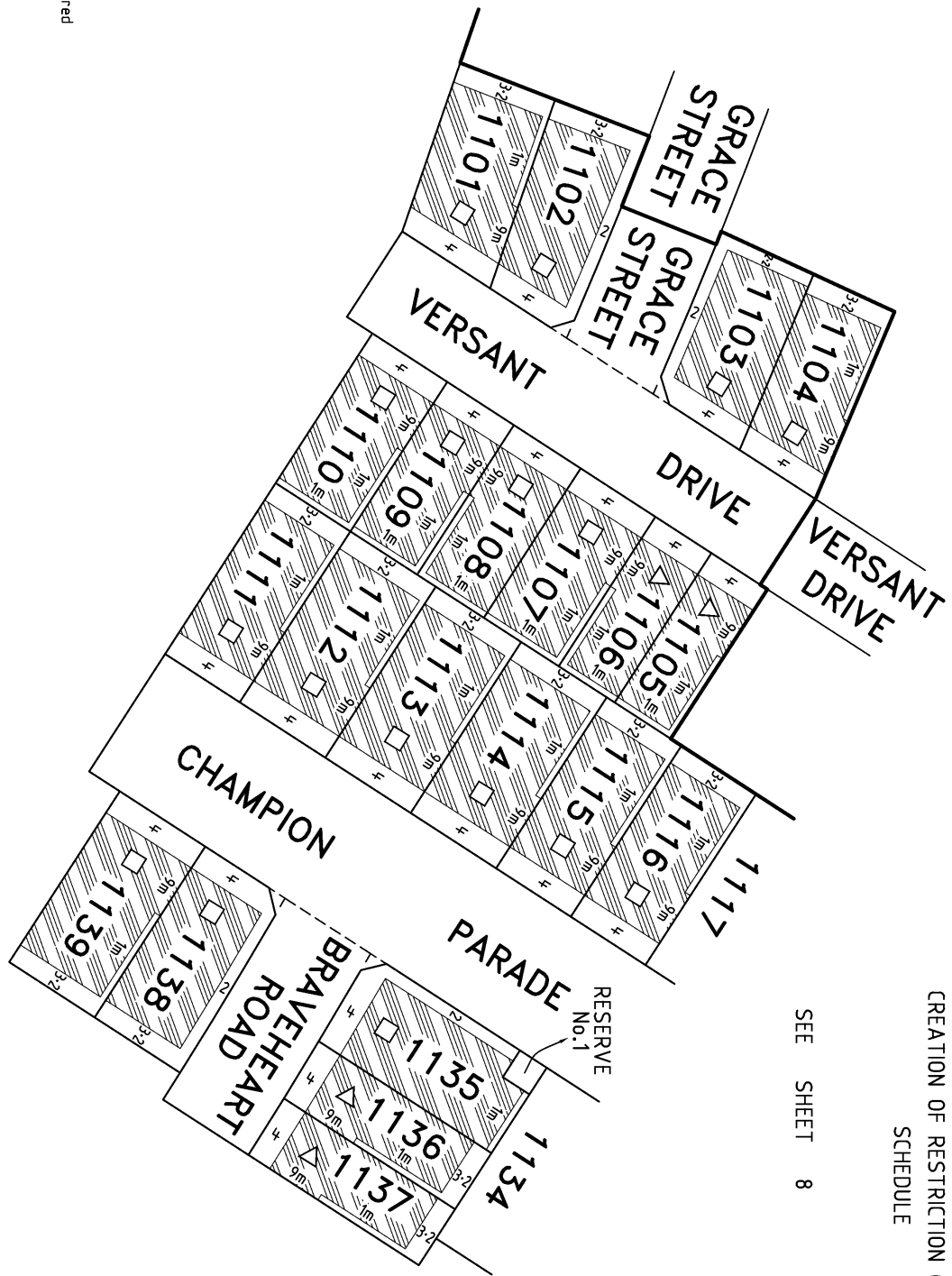




<b>PLAN OF SUBDIVISION</b>	Stage No.	Plan Number
	/	<b>PS 718118Y</b>

CREATION OF RESTRICTION (CONTINUED)  
SCHEDULE

SEE SHEET 8



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

**ASTON — 11**

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ORIGINAL	SCALE	SHEET SIZE
SCALE	1:750	A3
SCALE	<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR (PRINT)	GEOFFREY JAMES TURNER
SIGNATURE	DIGITALLY SIGNED
DATE	DATE
REF 29093113	06/08/13
DWG 2909311AF	VERSION F

Sheet 9
DATE / /
COUNCIL DELEGATE SIGNATURE