


PLAN OF SUBDIVISION

LV use only
EDITION

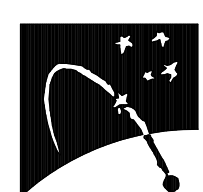
Plan Number
PS 718134B

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 11476 FOL 738
Last Plan Reference: LOT J ON PS711344C
Postal Address: CRAIGIEBURN RD
(at time of subdivision) CRAIGIEBURN 3064
MGA 94 Co-ordinates E 314100
(of approx. centre of land in plan) N 5836800 Zone: 55

Council Name: HUME CITY COUNCIL
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1	HUME CITY COUNCIL	This is is not a staged subdivision Planning Permit No. P15546	
		Survey This plan is/ is not based on survey SEE PS533784N This survey has been connected to permanent marks no(s) 43 In Proclaimed Survey Area No. - Depth Limitation DOES NOT APPLY	
TANGENT POINTS ARE SHOWN THUS: 			
LOTS 1 TO 1200 AND LOTS A TO L HAVE BEEN OMITTED FROM THIS PLAN			
AREA OF LAND SUBDIVIDED (EXCLUDING LOT M) - 3.720ha			
OTHER PURPOSE OF PLAN TO REMOVE EASEMENT E-5 ON PS640978B AND PS718118Y (NOW CONTAINED WITHIN CALM AVENUE, NATURAL DRIVE AND PLUMBAGO STREET)			
GROUNDS FOR REMOVAL OF EASEMENT AGREEMENT BY ALL INTERESTED PARTIES			

Easement Information				
Legend:				
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
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718118Y PS718118Y	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	PS711344C PS711344C	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

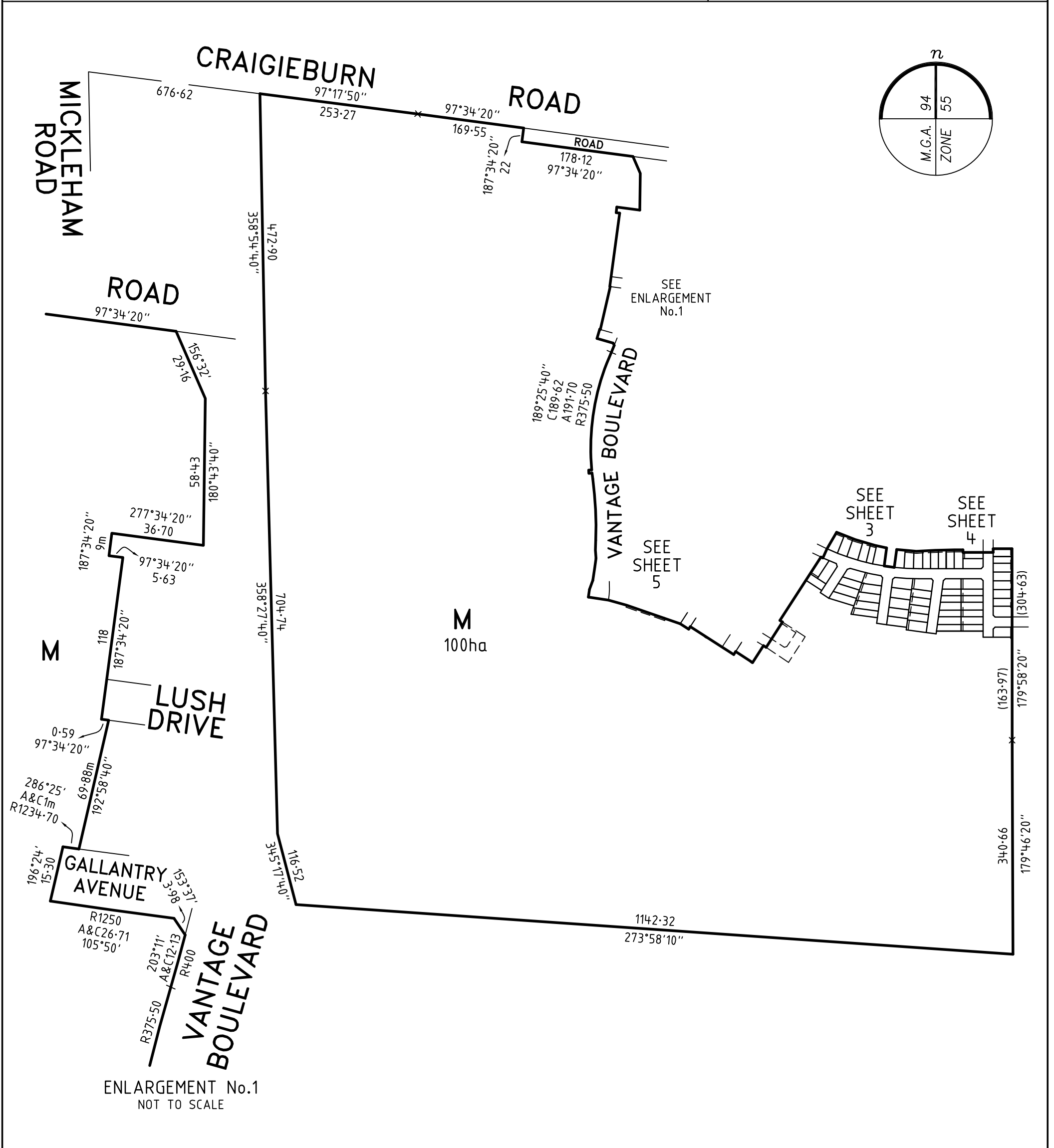
ASTON - 12 62 LOTS & BALANCE LOT M 	LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER	Sheet 1 of 8 sheets
	SIGNATURE DIGITALLY SIGNED DATE / /	Original sheet size A3
	REF 29093123 25/03/14 VERSION G DWG 2909312AG	

Bosco Jonson Pty Ltd
A.B.N 95 282 532 642
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

Plan Number

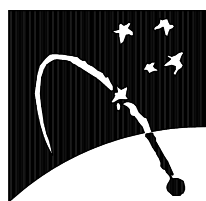
PS 718134B



ASTON - 12

Bosco Jonson Pty Ltd

A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992

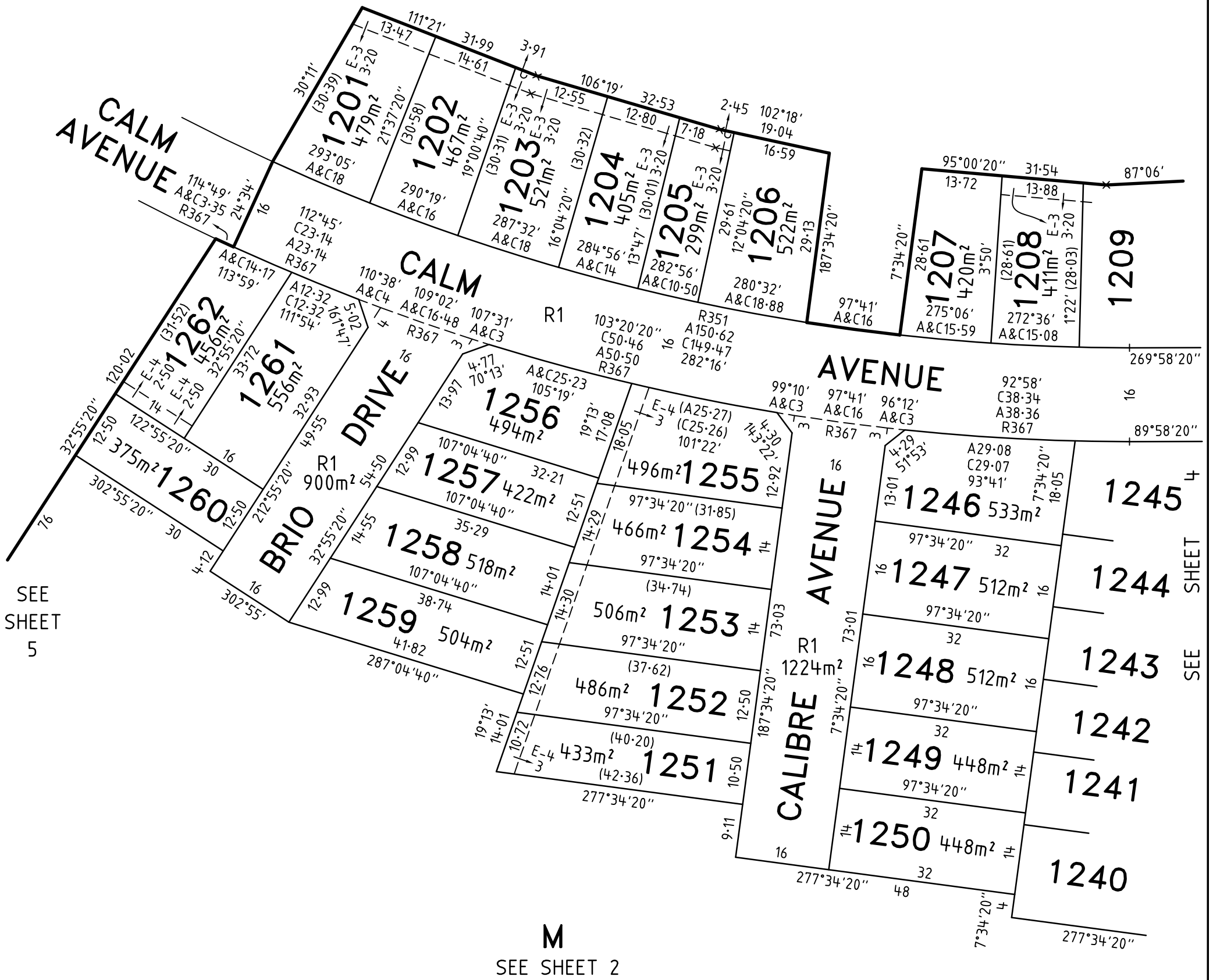
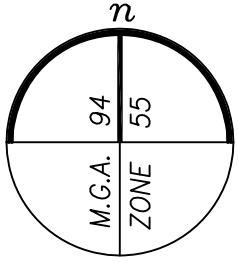


ORIGINAL		SCALE		Sheet 2	
SCALE	SHEET SIZE			LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / /	
1:6000	A3	LENGTHS ARE IN METRES		REF 29093123 DWG 2909312AG 25/03/14 VERSION G	

PLAN OF SUBDIVISION

Plan Number

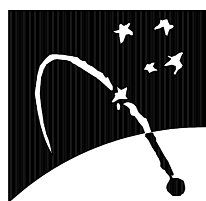
PS 718134B



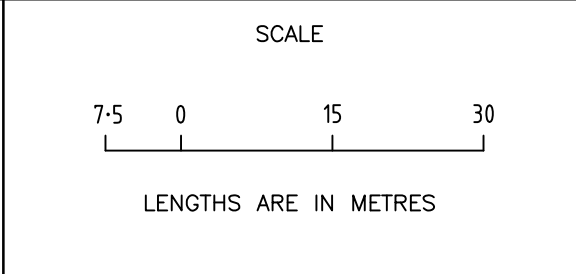
ASTON - 12

Bosco Jonson Pty Ltd

A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel (03) 9699 1400 Fax (03) 9699 5992



ORIGINAL	SCALE
SCALE	SHEET SIZE
1:750	A3



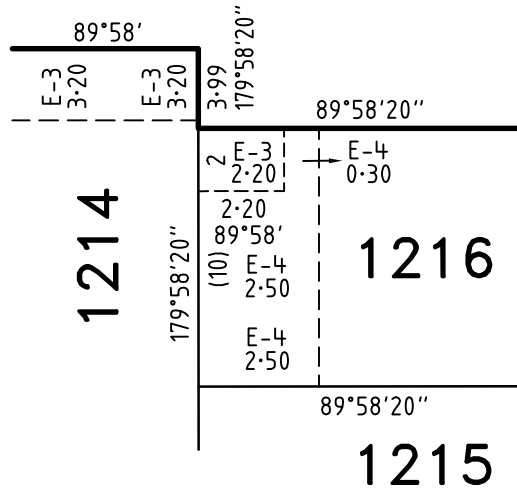
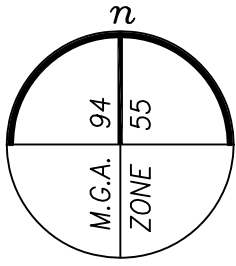
LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER
 SIGNATURE DATE / /
 REF 29093123
 DWG 2909312AG 25/03/14 VERSION G

Sheet 3

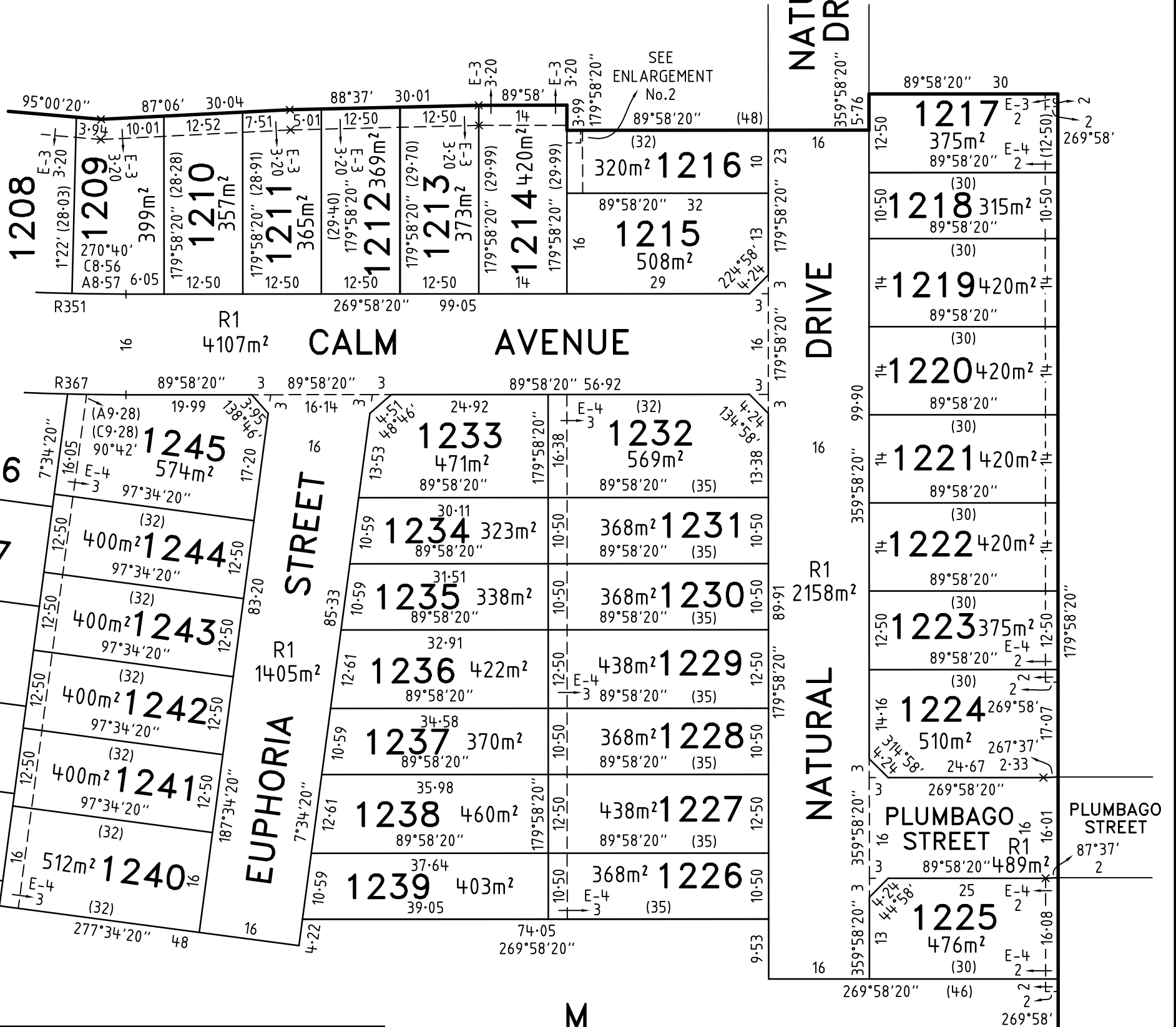
PLAN OF SUBDIVISION

Plan Number

PS 718134B



ENLARGEMENT No.2
NOT TO SCALE



SEE SHEET 3

M

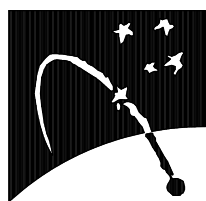
SEE SHEET 2

SEE SHEET 2

ASTON - 12

Bosco Jonson Pty Ltd

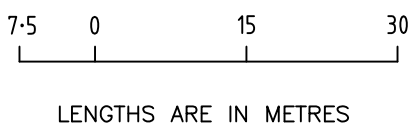
A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel (03) 9699 1400 Fax (03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29093123
DWG 2909312AG 25/03/14 VERSION G

Sheet 4

PLAN OF SUBDIVISION

Plan Number

PS 718134B

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS718134B 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
1201	1202
1202	1201, 1203
1203	1202, 1204
1204	1203, 1205
1205	1204, 1206
1206	1205
1207	1208
1208	1207, 1209
1209	1208, 1210
1210	1209, 1211
1211	1210, 1212
1212	1211, 1213
1213	1212, 1214
1214	1213, 1215, 1216
1215	1214, 1216
1216	1214, 1215
1217	1218
1218	1217, 1219
1219	1218, 1220
1220	1219, 1221
1221	1220, 1222

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1222	1221, 1223
1223	1222, 1224
1224	1223
1225	1224
1226	1227, 1239
1227	1226, 1228, 1238
1228	1227, 1229, 1237
1229	1228, 1230, 1236
1230	1229, 1231, 1235
1231	1230, 1232, 1234
1232	1231, 1233
1233	1232, 1234
1234	1231, 1233, 1235
1235	1230, 1234, 1236
1236	1229, 1235, 1237
1237	1228, 1236, 1238
1238	1227, 1237, 1239
1239	1226, 1238
1240	1241, 1250
1241	1240, 1242, 1249, 1250
1242	1241, 1243, 1248, 1249

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1243	1242, 1244, 1247, 1248
1244	1243, 1245, 1246, 1247
1245	1244, 1246
1246	1244, 1245, 1247
1247	1243, 1244, 1246, 1248
1248	1242, 1243, 1247, 1249
1249	1241, 1242, 1248, 1250
1250	1240, 1241, 1249
1251	1252
1252	1251, 1253, 1259
1253	1252, 1254, 1258, 1259
1254	1253, 1255, 1257, 1258
1255	1254, 1256, 1257
1256	1255, 1257
1257	1254, 1255, 1256, 1258
1258	1253, 1254, 1257, 1259
1259	1252, 1253, 1258
1260	1261, 1262
1261	1260, 1262
1262	1260, 1261

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 7 and 8.

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 7 and 8.

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 7 and 8.

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

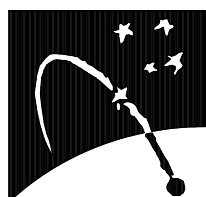
- (g) The restrictions specified in paragraphs (a) to (f) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.

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 – 12

Bosco Jonson Pty Ltd

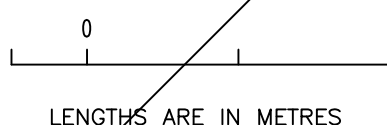
A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE
 A3



Sheet 6

LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

SIGNATURE DATE / /

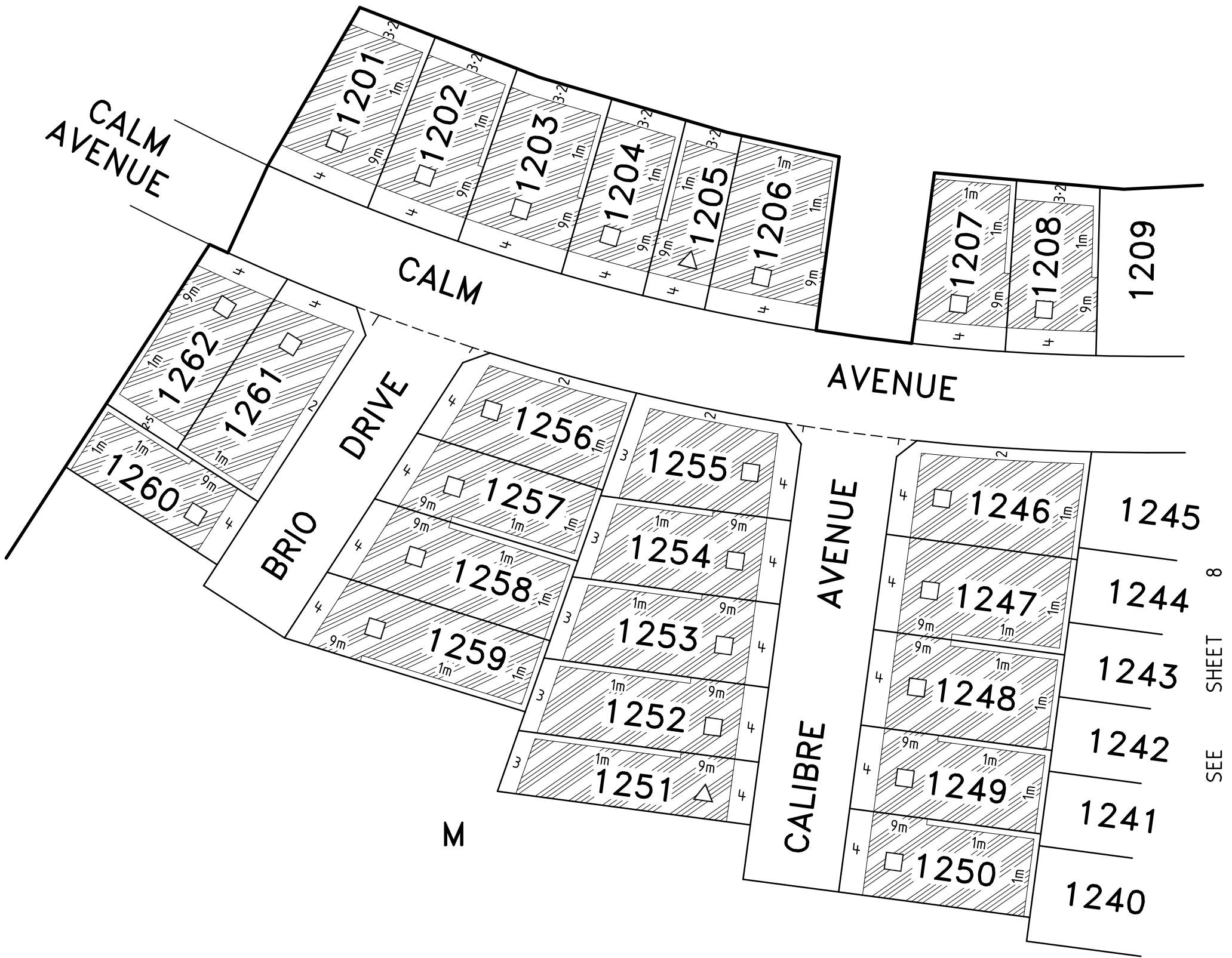
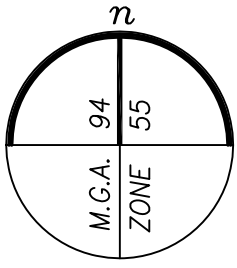
REF 29093123 25/03/14 VERSION G
 DWG 2909312AG

PLAN OF SUBDIVISION

Plan Number

PS 718134B

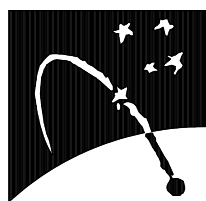
CREATION OF RESTRICTION (CONTINUED) SCHEDULE



ASTON - 12

Bosco Jonson Pty Ltd

A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



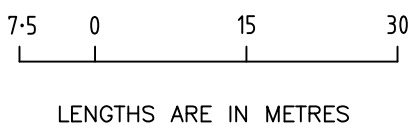
LEGEND

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

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29093123 25/03/14 VERSION G
DWG 2909312AG

Sheet 7

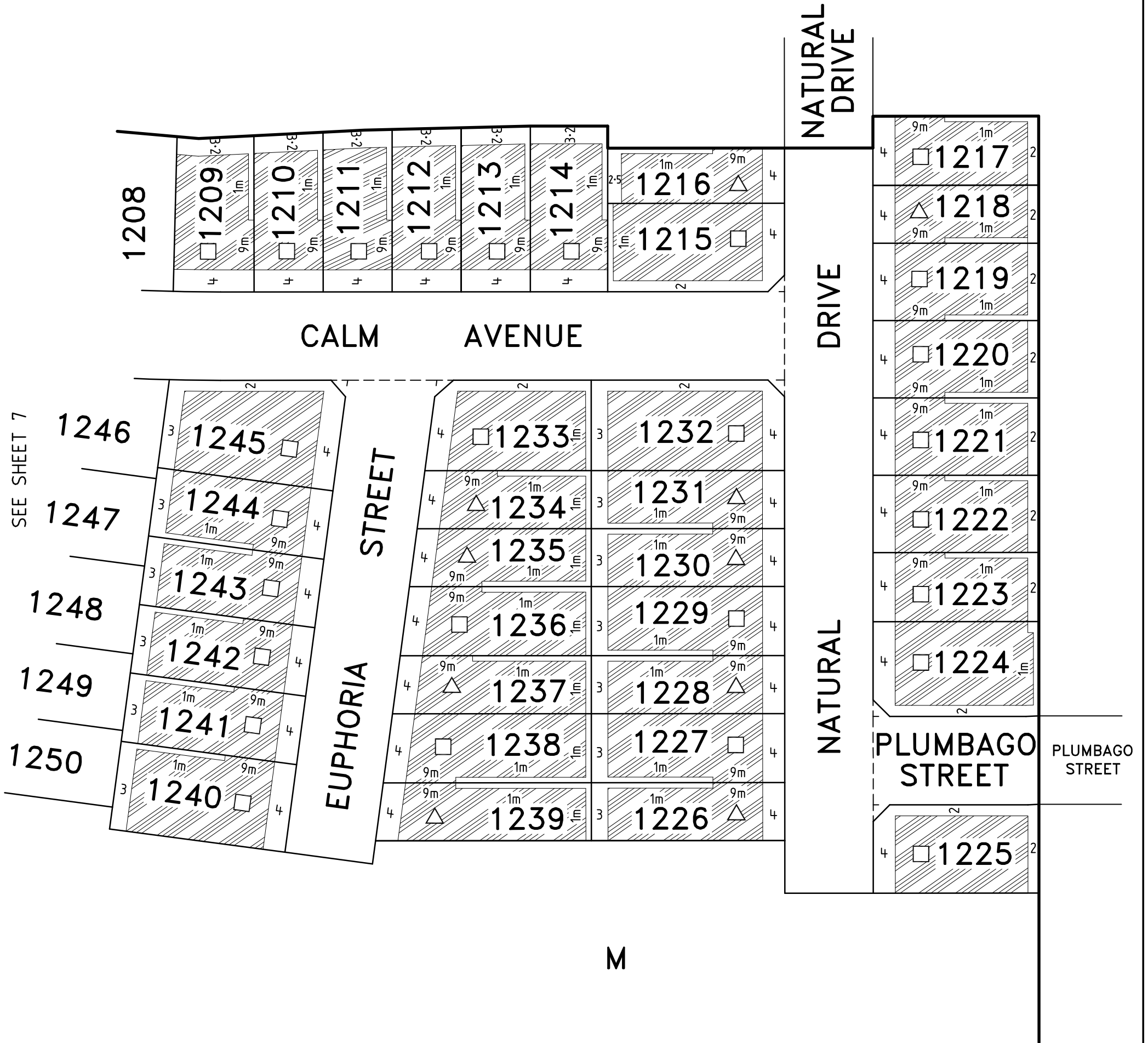
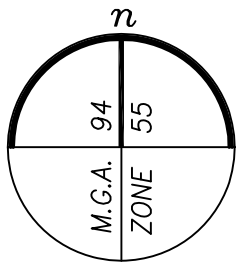
SEE SHEET 8

PLAN OF SUBDIVISION

Plan Number

PS 718134B

CREATION OF RESTRICTION (CONTINUED) SCHEDULE



ASTON - 12

Bosco Jonson Pty Ltd
 A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



LEGEND

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

NOTE

THE BUILDING ENVELOPE OF LOT 1224 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER		Sheet 8	
SCALE	SHEET SIZE	7.5 0 15 30		SIGNATURE DATE / /			
1:750	A3	LENGTHS ARE IN METRES		REF 29093123 25/03/14 VERSION G			
				DWG 2909312AG			