

Register Search Statement - Volume 11525 Folio 398

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11525 FOLIO 398

Security no : 124052538626C
Produced 13/10/2014 04:47 pm

LAND DESCRIPTION

Lot Q on Plan of Subdivision 702823Q.
PARENT TITLE Volume 11496 Folio 852
Created by instrument PS702823Q 13/10/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PEET CRAIGIEBURN PTY LTD of LEVEL 3, 492 ST KILDA ROAD MELBOURNE VIC 3004
PS702823Q 13/10/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH739084N 21/01/2011
ANZ FIDUCIARY SERVICES PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987
AH336996N 01/07/2010

AGREEMENT Section 173 Planning and Environment Act 1987
AK382843D 04/06/2013

DIAGRAM LOCATION

SEE PS702823Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS702823Q (S)	PLAN OF SUBDIVISION	Registered	13/10/2014
AL407995M	REMOVAL OF ENCUMBRANCE	Registered	13/10/2014

DOCUMENT END

Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
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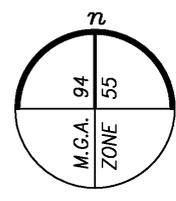
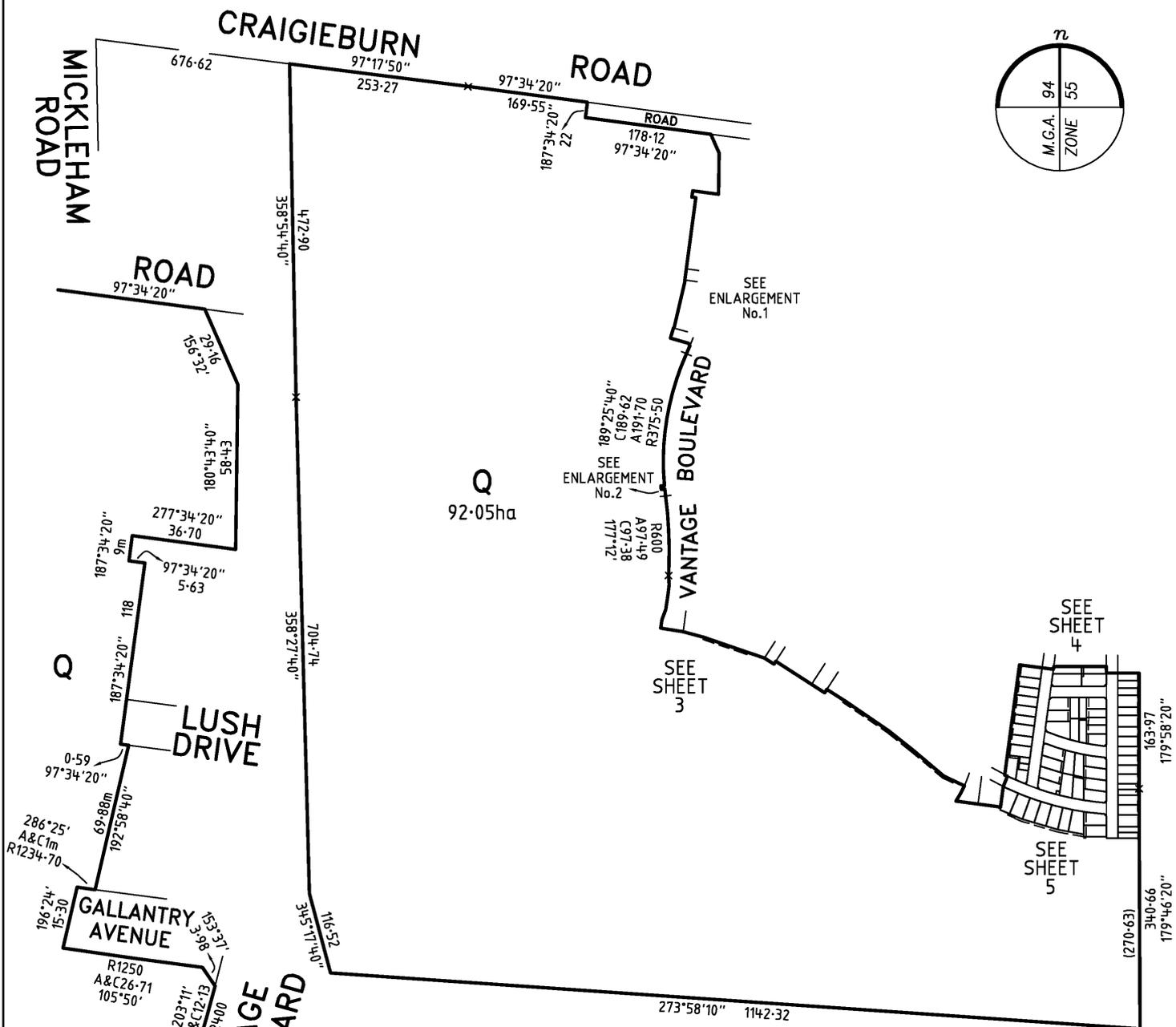
Signed by Council: Hume City Council, Council Ref: S007042, Original Certification: 29/04/2014, Recertification: 25/08/2014, S.O.C.: 24/09/2014

PLAN OF SUBDIVISION			LV use only EDITION 1	Plan Number PS 702823Q
Parish: YUROKE Township: - Section: 17 Crown Allotment: B (PART) Section: 18 Crown Allotment: A, B, C, & D (PARTS) Crown Portion: - Title Reference: VOL 11496 FOL 852 Last Plan Reference: LOT P ON PS702821U Postal Address: CRAIGIEBURN ROAD (at time of subdivision) CRAIGIEBURN 3064 MGA 94 Co-ordinates E 314 050 Zone: 55 (of approx. centre of land in plan) N 5 836 750	Council Name: HUME CITY COUNCIL Council Ref:			
Vesting of Roads and/or Reserves			Notations	
Identifier	Council/Body/Person	Staging This is is not a staged subdivision Planning Permit No. P15546		
ROAD R1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	Depth Limitation DOES NOT APPLY TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1400 AND LOTS A TO P (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT Q) - 4.198ha		
Survey This plan is is based on survey SEE PS533784N This survey has been connected to permanent marks no(s) 43 In Proclaimed Survey Area No. -				
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	PS702821U PS702821U	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718134B PS718134B	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
ASTON - 14			Sheet 1 of 11 sheets	
68 LOTS & BALANCE LOT Q			LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER	
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			SIGNATURE DIGITALLY SIGNED DATE / / REF 29093143 07/08/14 VERSION G DWG 2909314AG	
			Original sheet size A3 PLAN REGISTERED: TIME: 2.16 DATE: 13/10/2014 Ian R Mcleod Assistant Registrar of Titles	

PLAN OF SUBDIVISION

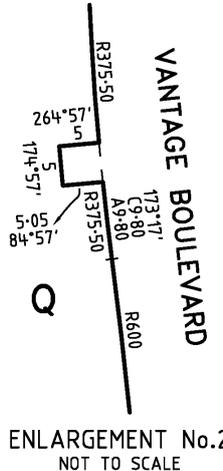
Plan Number

PS 702823Q



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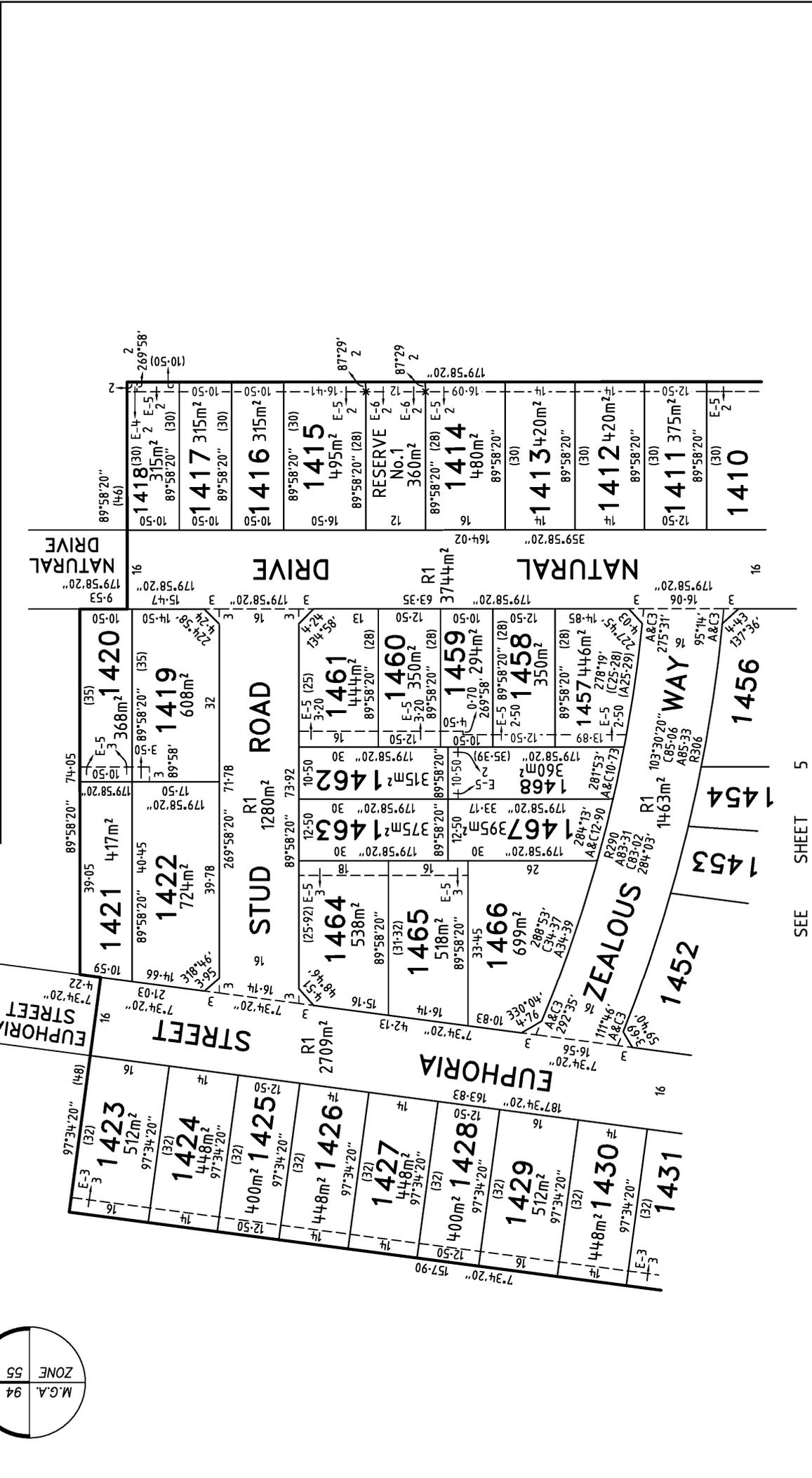
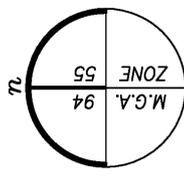
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<p>LENGTHS ARE IN METRES</p>	

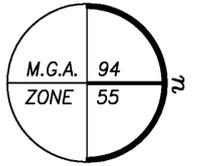
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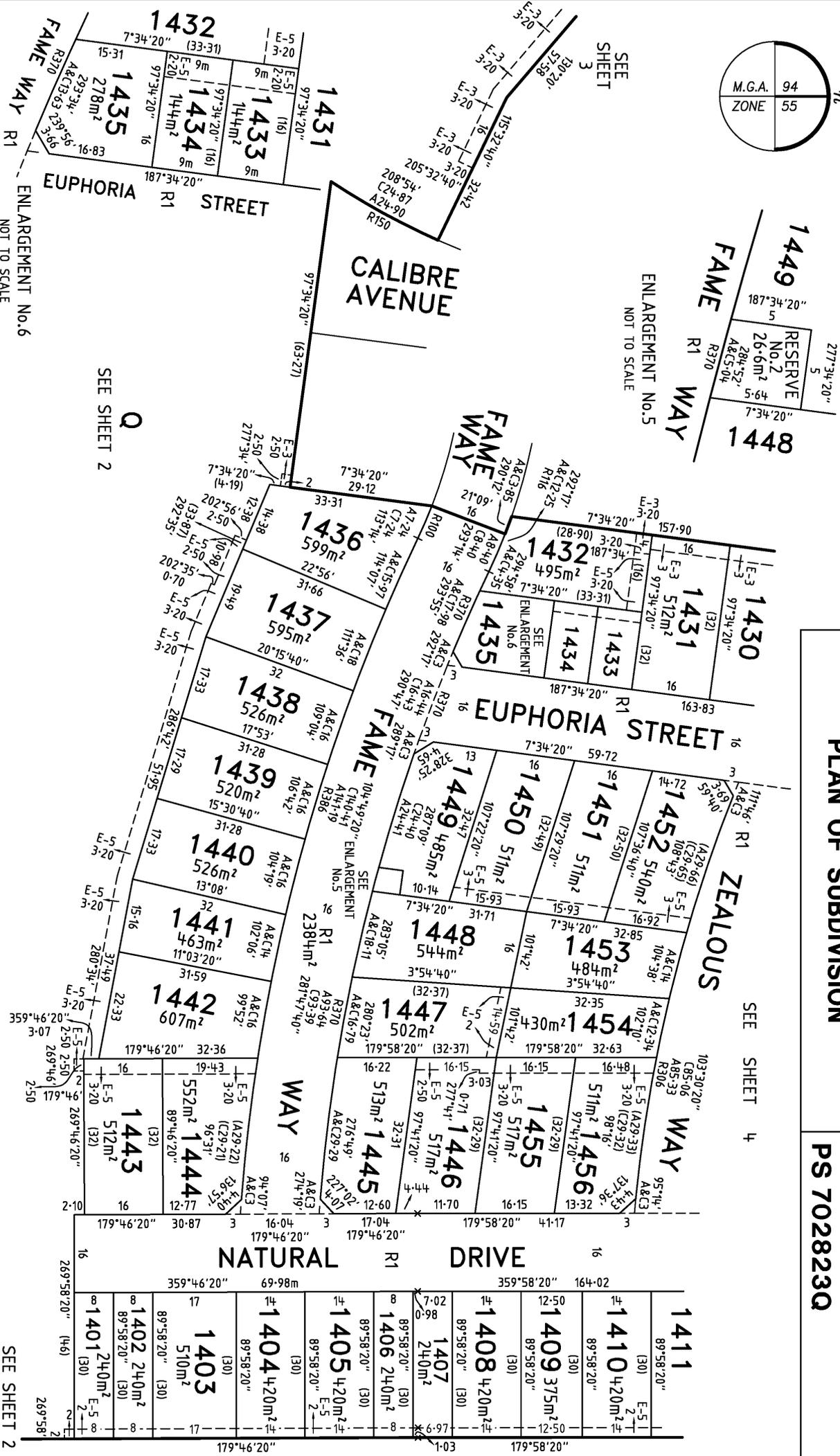
Sheet 2





PLAN OF SUBDIVISION

Plan Number
PS 7028230



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ORIGINAL SCALE SHEET SIZE
 1:750 A3

SCALE
 7.5 0 15 30
 LENGTHS ARE IN METRES

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 DWG 2909314AG

Sheet 5
 SEE SHEET 2

PLAN OF SUBDIVISION

Plan Number
PS 702823Q

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS702823Q 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
1403	1402, 1404
1404	1403, 1405
1405	1404, 1406
1408	1407, 1409
1409	1408, 1410
1410	1409, 1411
1411	1410, 1412
1412	1411, 1413
1413	1412, 1414
1414	1413
1415	1416
1416	1415, 1417
1417	1416, 1418
1418	1417
1419	1420, 1422
1420	1419, 1421
1421	1420, 1422
1422	1419, 1421
1423	1424
1424	1423, 1425
1425	1424, 1426
1426	1425, 1427
1427	1426, 1428
1428	1427, 1429
1429	1428, 1430
1430	1429, 1431
1431	1430, 1432, 1433
1432	1431, 1433, 1434, 1435
1436	1437
1437	1436, 1438
1438	1437, 1439

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1439	1438, 1440
1440	1439, 1441
1441	1440, 1442
1442	1441, 1443, 1444
1443	1442, 1444
1444	1442, 1443
1445	1446, 1447
1446	1445, 1447, 1455
1447	1445, 1446, 1448, 1454
1448	1447, 1449, 1450, 1453
1449	1448, 1450
1450	1448, 1449, 1451
1451	1450, 1452, 1453
1452	1451, 1453
1453	1448, 1451, 1452, 1454
1454	1447, 1453, 1455, 1456
1455	1446, 1454, 1456
1456	1454, 1455
1457	1458, 1468
1458	1457, 1459, 1468
1459	1458, 1460, 1462, 1468
1460	1459, 1461, 1462
1461	1460, 1462
1462	1459, 1460, 1461, 1463, 1468
1463	1462, 1464, 1465, 1467
1464	1463, 1465
1465	1463, 1464, 1466, 1467
1466	1465, 1467
1467	1463, 1465, 1466, 1468
1468	1457, 1458, 1459, 1462, 1467

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.

CONTINUED

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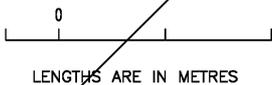
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SHEET SIZE

A3



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SIGNATURE DIGITALLY SIGNED DATE / /

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Sheet 6

PLAN OF SUBDIVISION

Plan Number

PS 702823Q

CREATION OF RESTRICTION A (CONTINUED)

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.

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ORIGINAL

SCALE

SCALE

SHEET
SIZE

A3



LENGTHS ARE IN METRES

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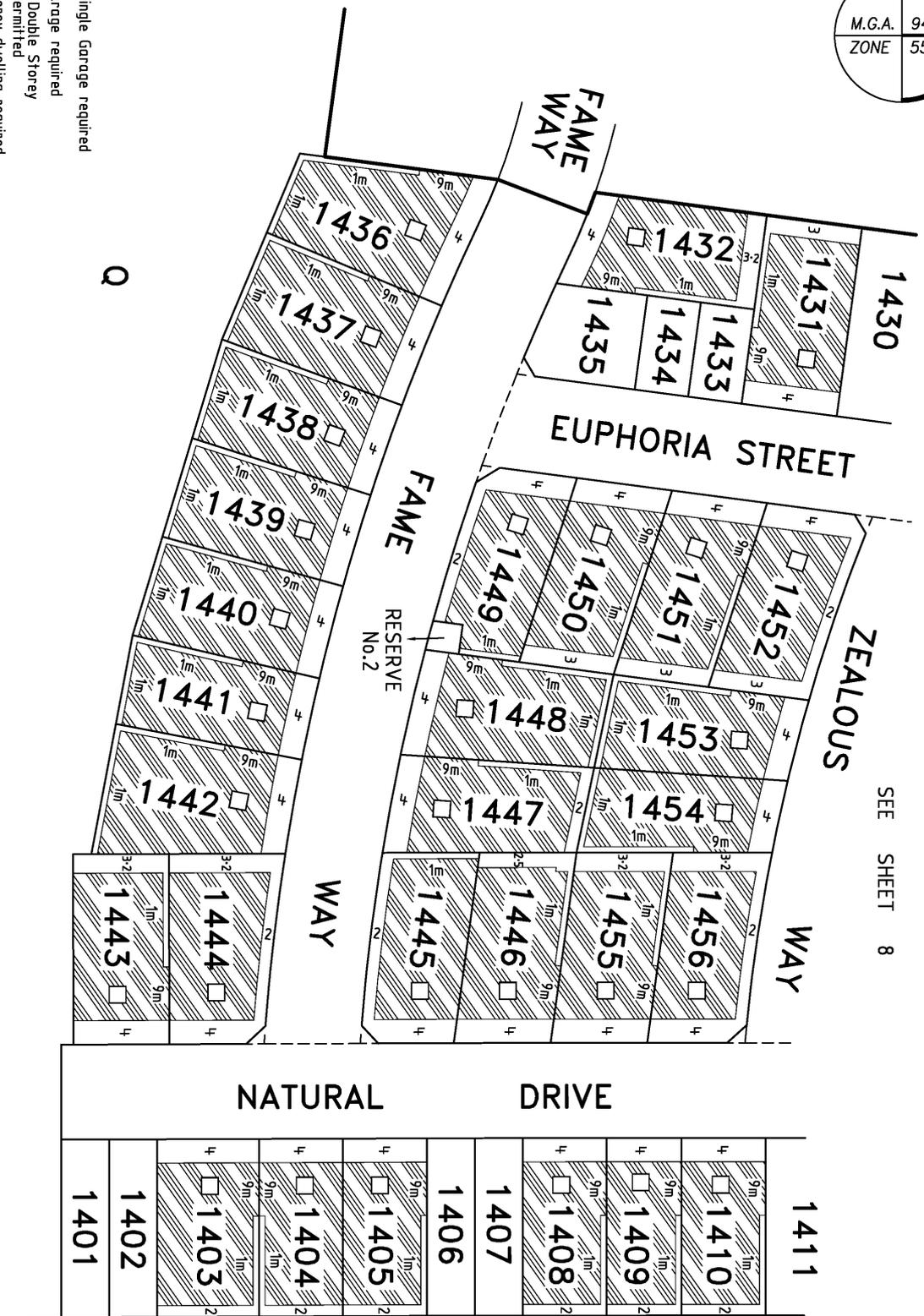
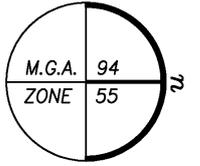
REF 29093143 07/08/14 VERSION G
 DWG 2909314AG

Sheet 7

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE

PLAN OF SUBDIVISION

Plan Number
PS 7028230Q



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

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ORIGINAL

SCALE SHEET SIZE
1:750 A3

SCALE



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NOTE
 THE BUILDING ENVELOPE OF LOT 1446 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

Sheet 9

PLAN OF SUBDIVISION

Plan Number
PS 702823Q

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS702823Q 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
1435	1432, 1434

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:

Design Guidelines

- (a) 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

- (b) except with the written consent of the Hume City Council, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the area indicated by the building envelopes as shown on the Building Envelope Plan at sheet 11 and profile diagrams on PS702823Q of the Plan of Subdivision unless it is an encroachment by eaves, balconies, bay windows, open verandas, porches, porticos or pergolas by no more than 1.5 metres into the front setback to a maximum height of 6.9 metres and by no more than 1.0 metre into the side setback to a maximum height of 6.9 metres.

Design Plans

- (c) build or allow to be built any building with a height exceeding 10 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 12 metres.
- (d) build or allow to be built a garage and/or carport which is set back between 3.9 metres and 5 metres of the front boundary.
- (e) build or allow to be built a dwelling with a private open space area of less than 25 square metres and a width of less than 3 metres to the side or rear of the dwelling.
- (f) build or allow to be built a dwelling house together with the usual outbuildings which exceed total site coverage of 75 percent.
- (g) 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

- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (A) the restrictions in paragraphs b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole dwelling on the Lot.

ASTON - 14

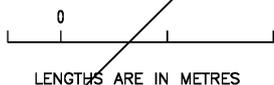
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ORIGINAL

SCALE

SCALE SHEET SIZE
A3



Sheet 10

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PLAN OF SUBDIVISION

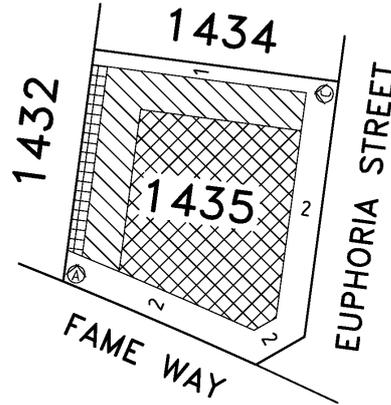
Plan Number
PS 702823Q

CREATION OF RESTRICTION B (CONTINUED) SCHEDULE

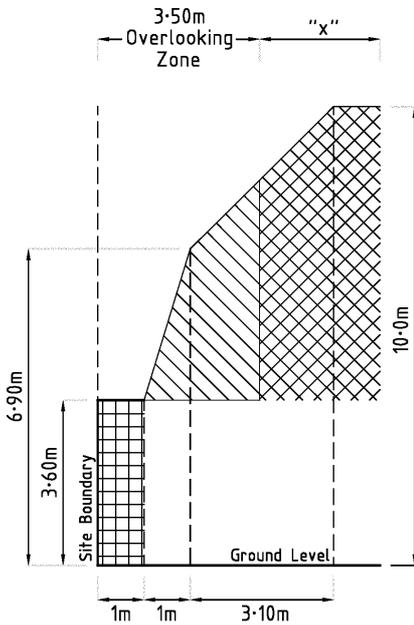
BUILDING ENVELOPE SCALE 1:400

LEGEND

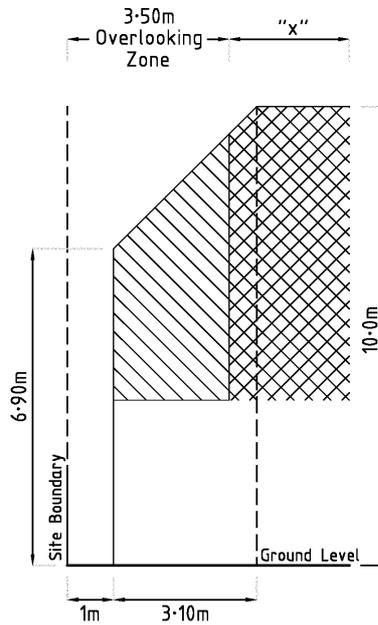
-  Overlooking Zone
-  Non Overlooking Zone
-  Build To Boundary Zone



PROFILE DIAGRAMS NOT TO SCALE



Side Setbacks A



Side/Rear Setbacks C

ASTON - 14

Bosco Jonson Pty Ltd

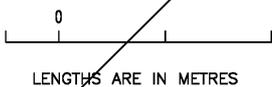
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ORIGINAL

SCALE

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A3



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DWG 2909314AG

Sheet 11



**Plan of Subdivision PS702823Q
Certifying a New Version of an Existing Plan (Form 11)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S044010S
Plan Number: PS702823Q
Responsible Authority Name: Hume City Council
Responsible Authority Reference Number 1: S007042
Surveyor's Plan Version: G

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 29/04/2014

Public Open Space

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
- Has been made and the requirement has been satisfied for: this plan at Statement of Compliance (Document updated 24/09/2014)

Digitally signed by Council Delegate: Tony Magazzu
Organisation: Hume City Council
Date: 25/08/2014