

# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 724933J**

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 FOL  
Last Plan Reference: LOT Y ON PS724934G  
Postal Address: CRAIGIEBURN ROAD  
(at time of subdivision) CRAIGIEBURN 3064  
MGA 94 Co-ordinates E 314 050  
(of approx. centre of land in plan) N 5 836 750 Zone: 55

Council Name: HUME CITY COUNCIL  
Council Ref:

### Notations

### Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD

**Staging** This is/is not a staged subdivision  
Planning Permit No. **P15546**

**Depth Limitation DOES NOT APPLY**

LOTS 1 TO 1600 AND LOTS A TO Y (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING LOT Z) - 2.746ha

TANGENT POINTS ARE SHOWN THUS: 

**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. -

### 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	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 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

**ASTON - 16**

**36 LOTS & BALANCE LOT Z**

**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



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /

REF 29093163 02/03/15 VERSION H

DWG 2909316AH

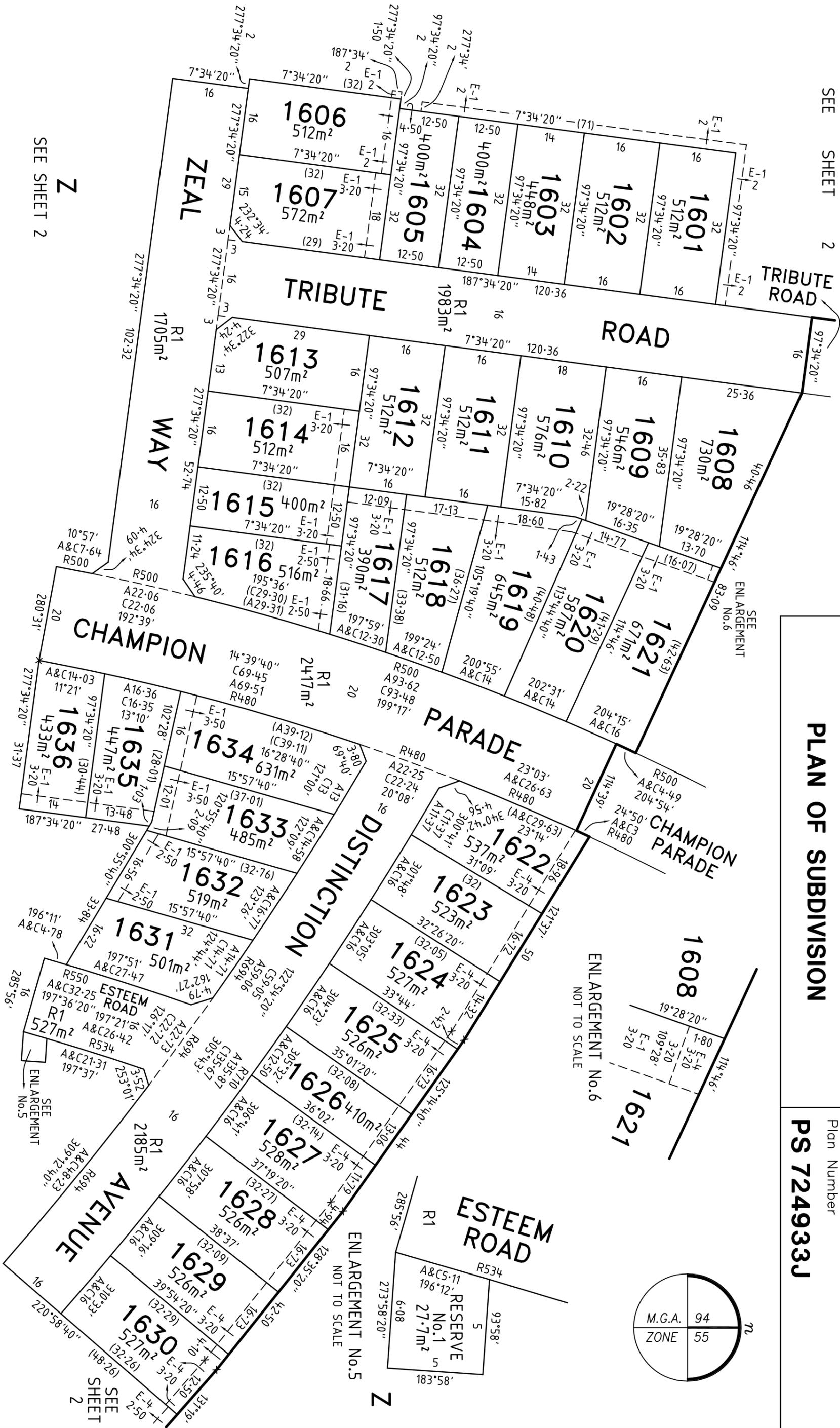
Sheet 1 of 6 sheets

Original sheet size A3



**PLAN OF SUBDIVISION**

Plan Number  
**PS 724933J**



ASTON - 16

ORIGINAL

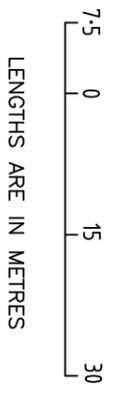
SCALE

Sheet 3

**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



SCALE SHEET SIZE  
1:750 A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS  
 SIGNATURE DIGITALLY SIGNED DATE / /  
 REF 29093163 02/03/15 VERSION H  
 DWG 2909316AH



# PLAN OF SUBDIVISION

Plan Number

**PS 724933J**

## CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS724933J 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
1601	1602
1602	1601, 1603
1603	1602, 1604
1604	1603, 1605
1605	1604, 1606, 1607
1606	1605, 1607
1607	1605, 1606
1608	1609, 1621
1609	1608, 1610, 1620, 1621
1610	1609, 1611, 1619, 1620
1611	1610, 1612, 1618, 1619
1612	1611, 1613, 1614, 1617, 1618
1613	1612, 1614
1614	1612, 1613, 1615
1615	1614, 1616, 1617
1616	1615, 1617
1617	1612, 1615, 1616, 1618
1618	1611, 1612, 1617, 1619

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1619	1610, 1611, 1618, 1620
1620	1609, 1610, 1619, 1621
1621	1608, 1609, 1620
1622	1623
1623	1622, 1624
1624	1623, 1625
1625	1624, 1626
1626	1625, 1627
1627	1626, 1628
1628	1627, 1629
1629	1628, 1630
1630	1629
1631	1632
1632	1631, 1633
1633	1632, 1634, 1635
1634	1633, 1635
1635	1633, 1634, 1636
1636	1635

## 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. AA2609 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 6.

### 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 6.

### 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 6.

### 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 – 16**

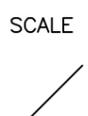
**Bosco Jonson Pty Ltd**

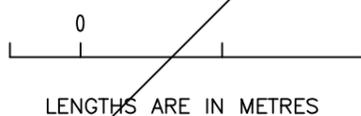
A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



Sheet 5

LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

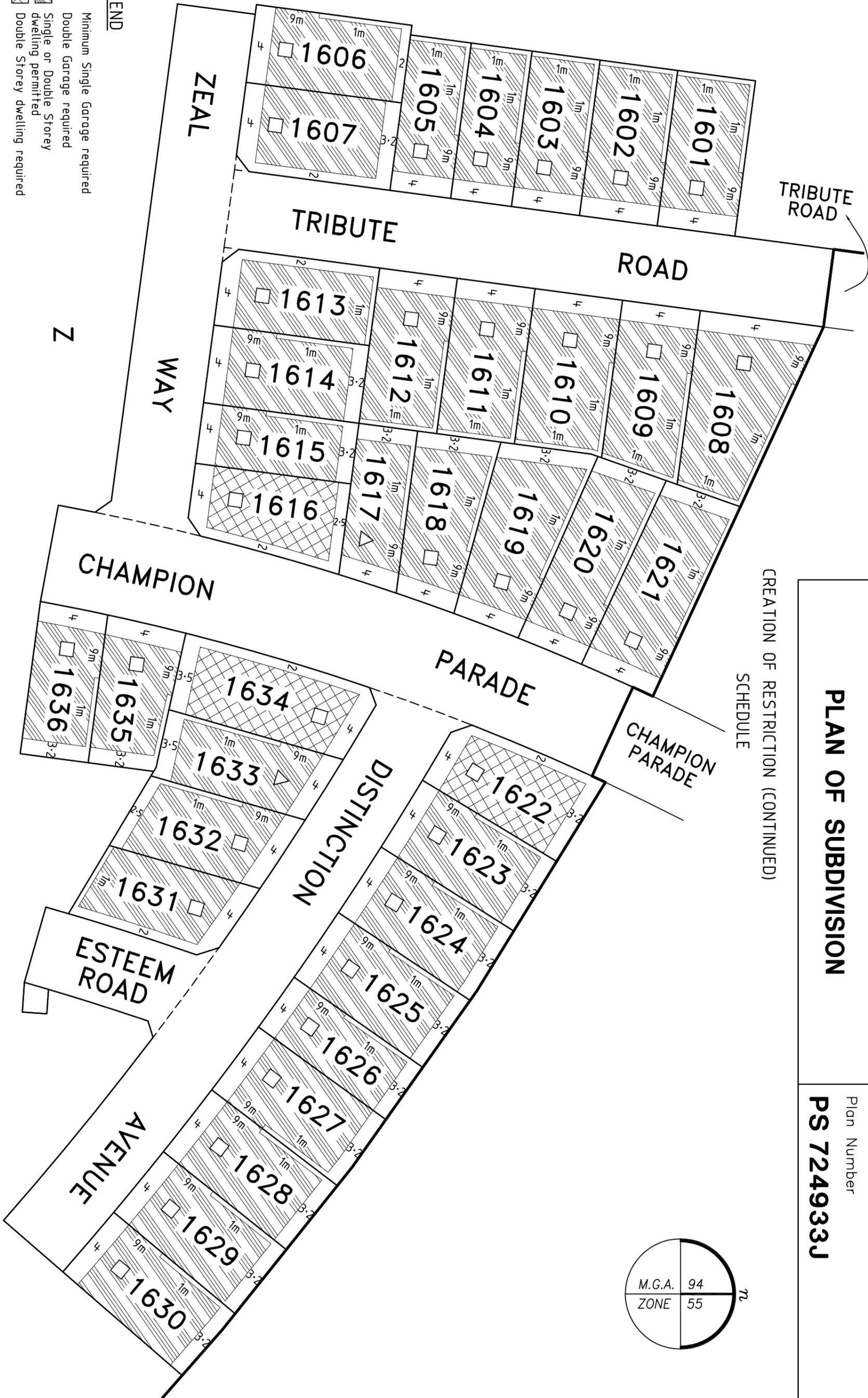
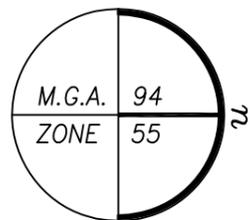
SIGNATURE DIGITALLY SIGNED DATE / /

REF 29093163 02/03/15 VERSION H  
 DWG 2909316AH

# PLAN OF SUBDIVISION

Plan Number  
**PS 724933J**

CREATION OF RESTRICTION (CONTINUED)  
SCHEDULE



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

ASTON - 16

**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 SIZE

1:750 A3

SCALE



LICENSED SURVEYOR (PRINT)

GREGORY STUART WILLIAMS

SIGNATURE . . . . .

DATE / /

REF 29093163  
DWG 2909316AH

02/03/15

VERSION H

Sheet 6