

# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 728881E**

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 11568 FOL 516  
Last Plan Reference: LOT Z ON PS724933J  
Postal Address: CRAIGIEBURN ROAD  
(at time of subdivision) CRAIGIEBURN 3064  
MGA 94 Co-ordinates E 314 000 Zone: 55  
(of approx. centre N 5 836 800  
of land in plan)

Council Name: HUME CITY COUNCIL  
Council Ref:

### Notations

### Vesting of Roads and/or Reserves

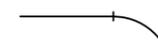
Identifier	Council/Body/Person
ROAD R1	HUME CITY COUNCIL
RESERVE No.1	HUME CITY COUNCIL
RESERVE No.2	HUME CITY COUNCIL

### Staging

This ~~is~~ is not a staged subdivision  
Planning Permit No. **P17477.01**

### Depth Limitation DOES NOT APPLY

LOTS 1 TO 2000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  
AREA OF LAND SUBDIVIDED (EXCLUDING LOT A) - 3.688ha

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	DRAINAGE	SEE DIAG	PS724933J	HUME CITY COUNCIL
E-1	SEWERAGE	SEE DIAG	PS724933J	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	PS714636W	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS714636W	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	PS702821U	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS702821U	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	PS724934G	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS724934G	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS702823Q	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS702823Q	YARRA VALLEY WATER CORPORATION
E-6	POWERLINE	SEE DIAG	PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7	POWERLINE	SEE DIAG	THIS PLAN -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-8	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF GAS	SEE DIAG	THIS PLAN	SPI NETWORKS (GAS) PTY LTD
E-8	FLOODWAY	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

**ASTON - 20**

**58 LOTS & BALANCE LOTS A & B**

**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 29093203 07/07/15 VERSION J

DWG 2909320AJ

Sheet 1 of 13 sheets

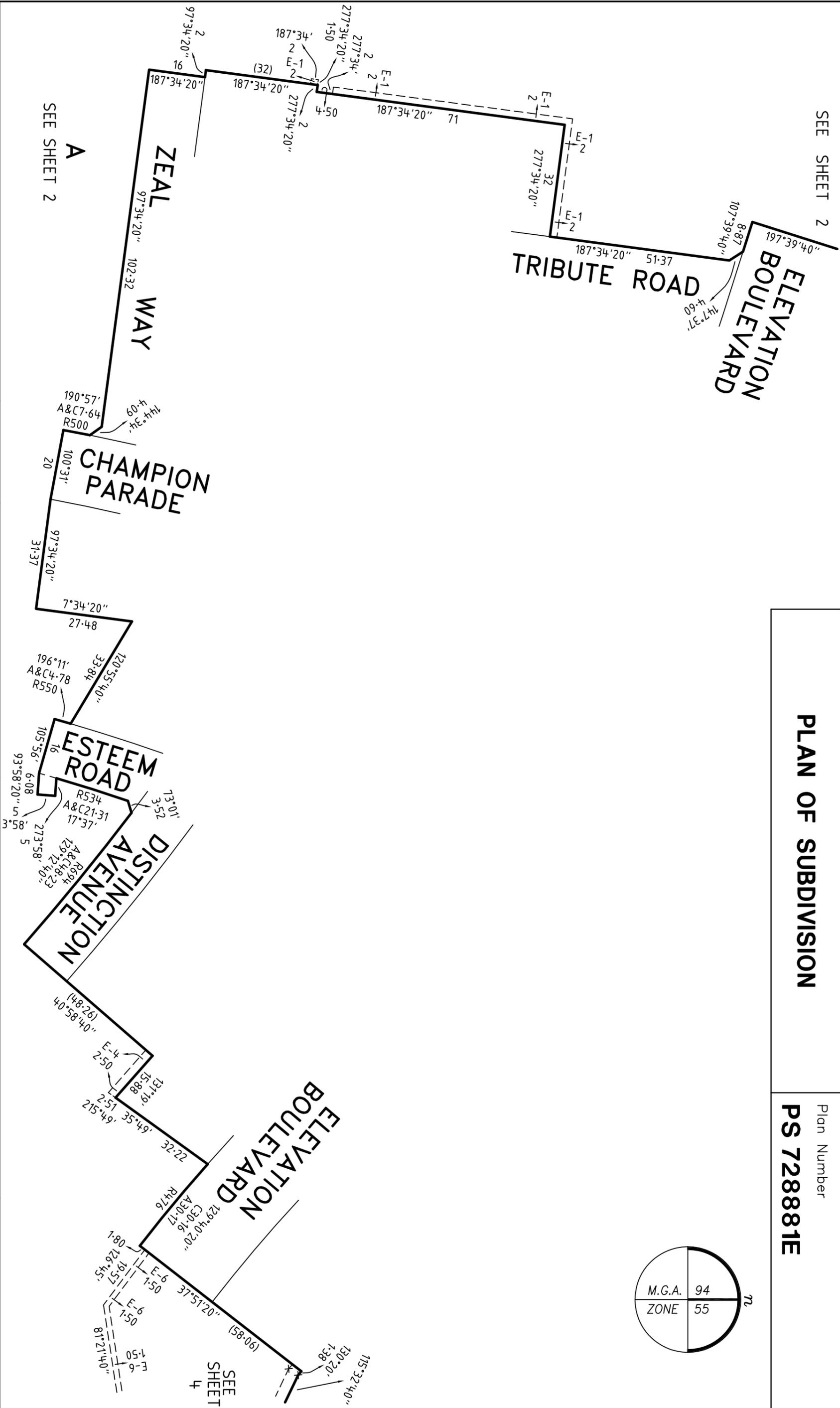
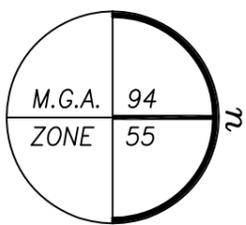
Original sheet size A3



SEE SHEET 2

# PLAN OF SUBDIVISION

Plan Number  
**PS 728881E**



ASTON - 20

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

1:1000

A3

LENGTHS ARE IN METRES



LICENSED SURVEYOR (PRINT)

GREGORY STUART WILLIAMS

SIGNATURE

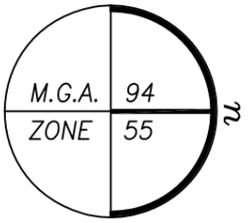
DATE

VERSION

REF 29093203  
DWG 2909320AJ

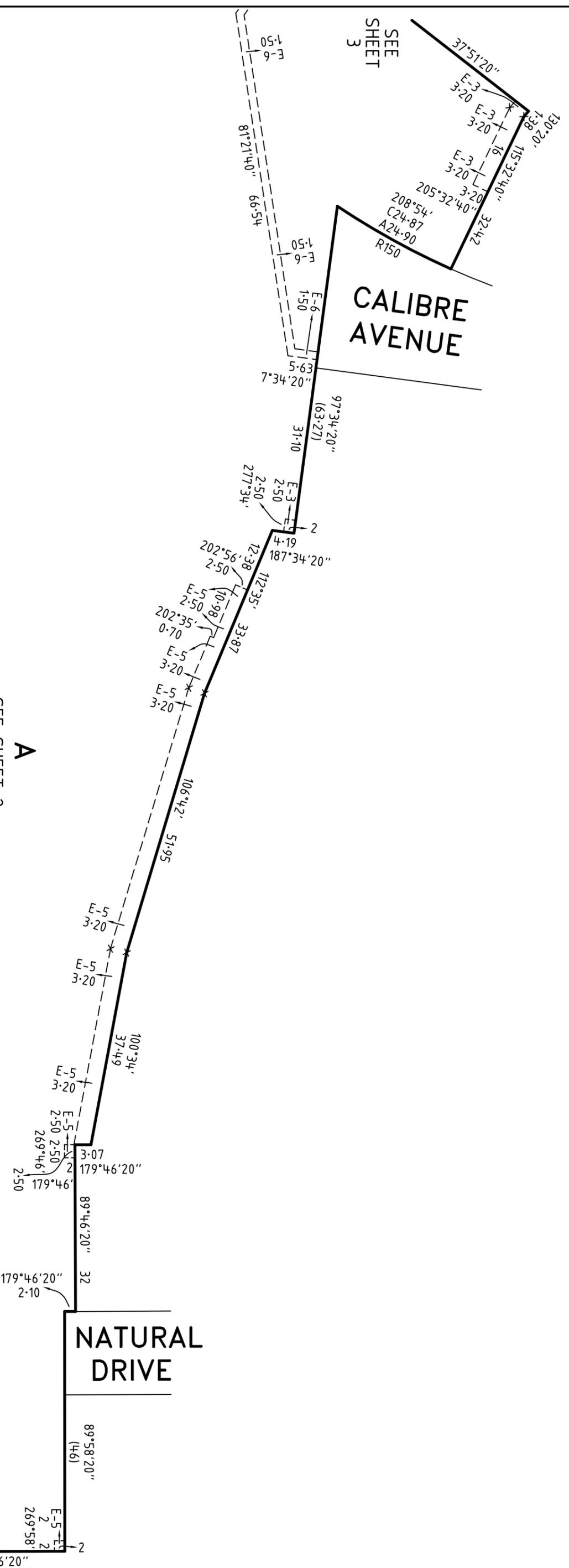
07/07/15

J



# PLAN OF SUBDIVISION

Plan Number  
**PS 728881E**



ASTON - 20

ORIGINAL

SCALE

Sheet 4

**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



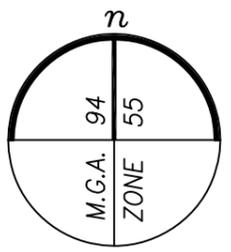
LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS  
 SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
 REF 29093203 07/07/15 VERSION J  
 DWG 2909320AJ

# PLAN OF SUBDIVISION

Plan Number

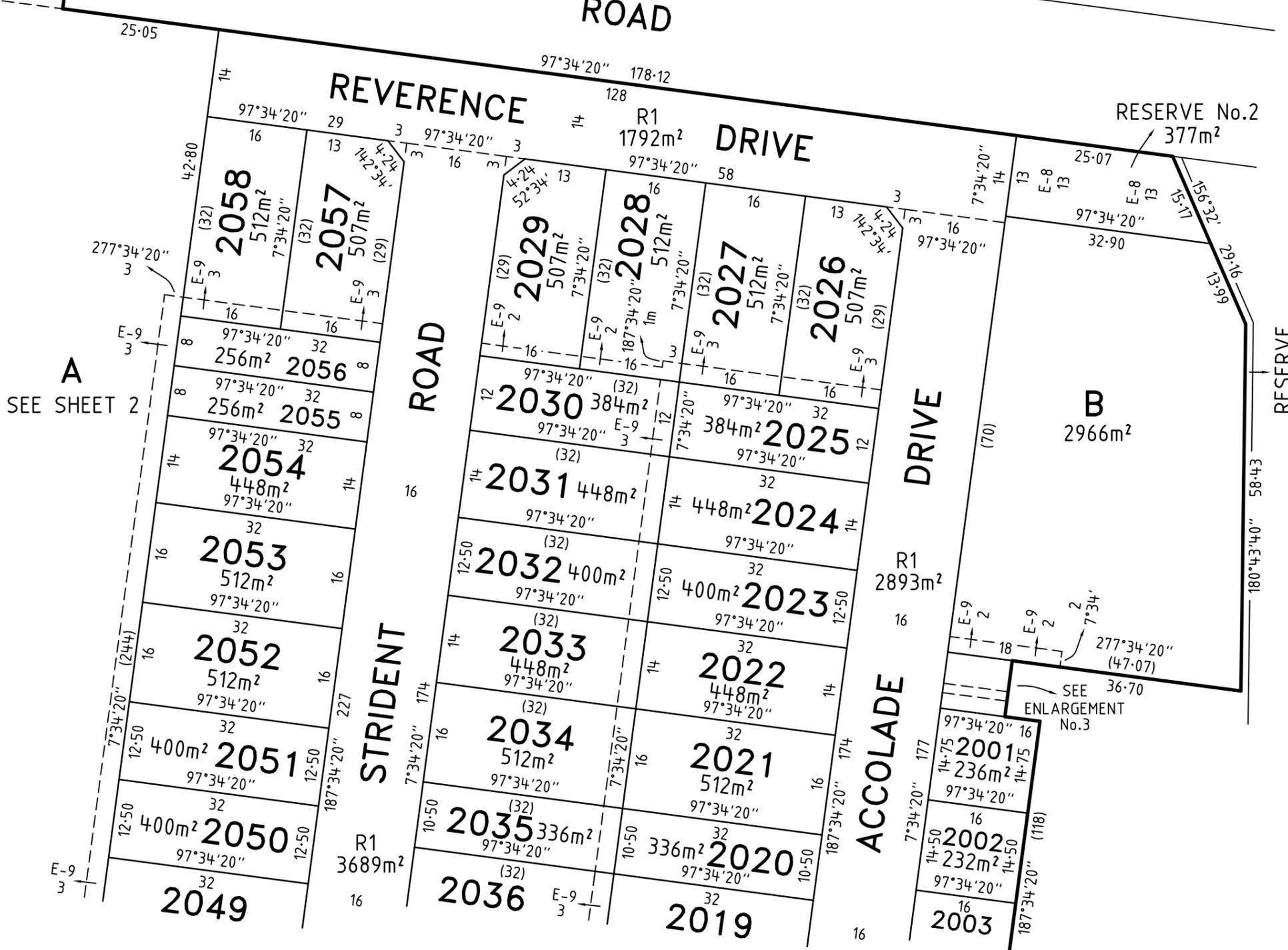
**PS 728881E**

SEE SHEET 2



CRAIGIEBURN ROAD

E-10 22  
97°34'20"  
187°34'20"



ASTON - 20

**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

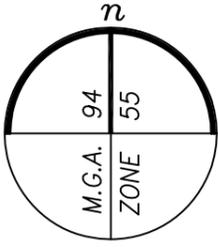


ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS		Sheet 5	
SCALE	SHEET SIZE	7.5 0 15 30		SIGNATURE . . . . . DATE / /			
1:750	A3	LENGTHS ARE IN METRES		REF 29093203 07/07/15 VERSION J			
				DWG 2909320AJ			

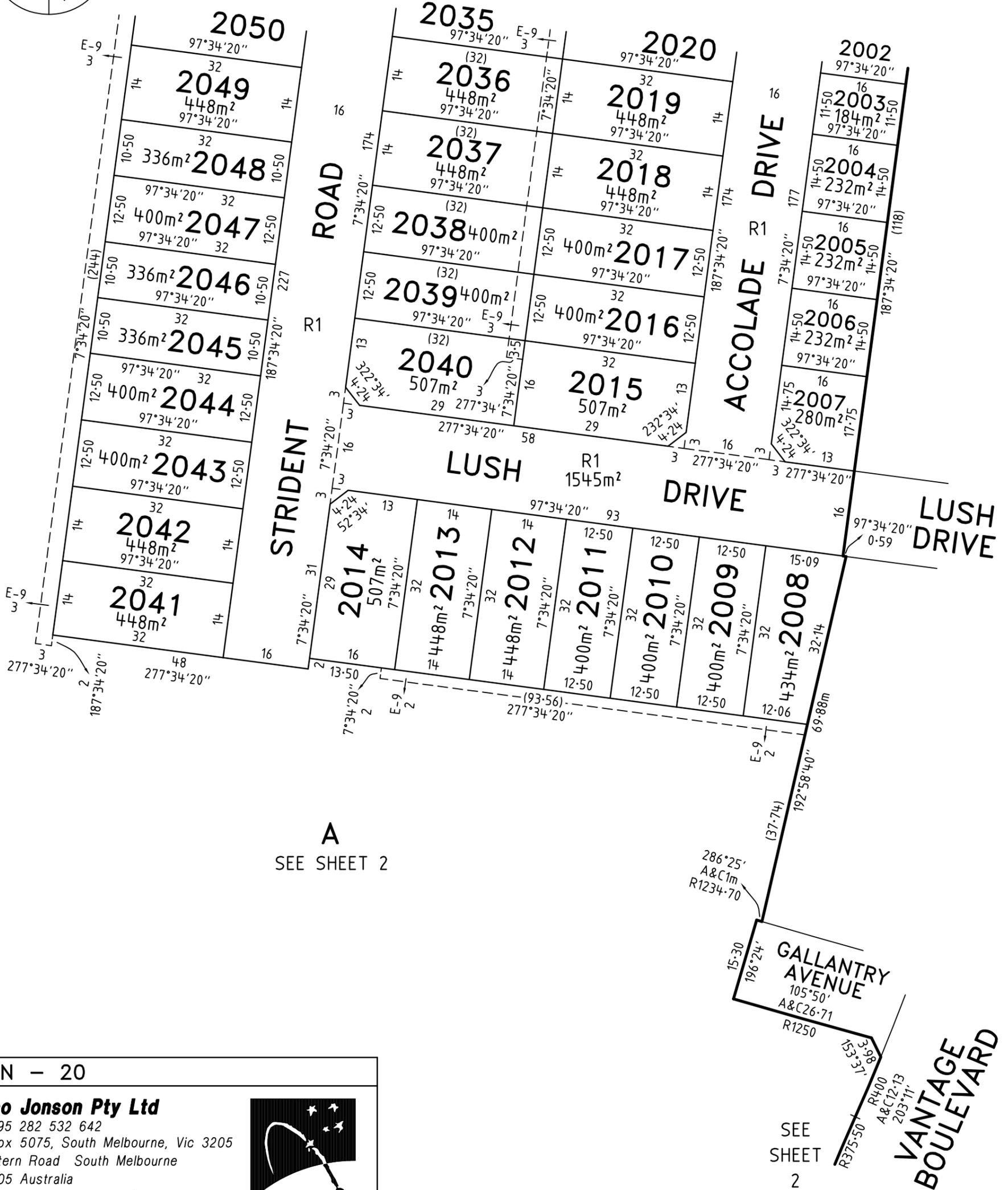
# PLAN OF SUBDIVISION

Plan Number

**PS 728881E**



SEE SHEET 5



**A**  
SEE SHEET 2

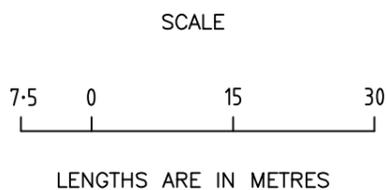
ASTON - 20

**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  
1:750  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 29093203 07/07/15 VERSION J  
DWG 2909320AJ

Sheet 6

# PLAN OF SUBDIVISION

Plan Number

**PS 728881E**

## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS728881E 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
2008	2009
2009	2008, 2010
2010	2009, 2011
2011	2010, 2012
2012	2011, 2013
2013	2012, 2014
2014	2013
2015	2016, 2040
2016	2015, 2017, 2039
2017	2016, 2018, 2038
2018	2017, 2019, 2037
2019	2018, 2020, 2036
2020	2019, 2021, 2035
2021	2020, 2022, 2034
2022	2021, 2023, 2033
2023	2022, 2024, 2032
2024	2023, 2025, 2031
2025	2024, 2026, 2027, 2030
2026	2025, 2027
2027	2025, 2026, 2028
2028	2027, 2029, 2030
2029	2028, 2030
2030	2025, 2028, 2029, 2031
2031	2024, 2030, 2032
2032	2023, 2031, 2033

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2033	2022, 2032, 2034
2034	2021, 2033, 2035
2035	2020, 2034, 2036
2036	2019, 2035, 2037,
2037	2018, 2036, 2038
2038	2017, 2037, 2039
2039	2016, 2038, 2040
2040	2015, 2039
2041	2042
2042	2041, 2043
2043	2042, 2044
2044	2043, 2045
2045	2044, 2046
2046	2045, 2047
2047	2046, 2048
2048	2047, 2049
2049	2048, 2050
2050	2049, 2051
2051	2050, 2052
2052	2051, 2053
2053	2052, 2054
2054	2053, 2055
2057	2056, 2058
2058	2056, 2057

## 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 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 – 20**

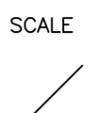
### **Bosco Jonson Pty Ltd**

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

0  
  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

SIGNATURE DIGITALLY SIGNED DATE / /

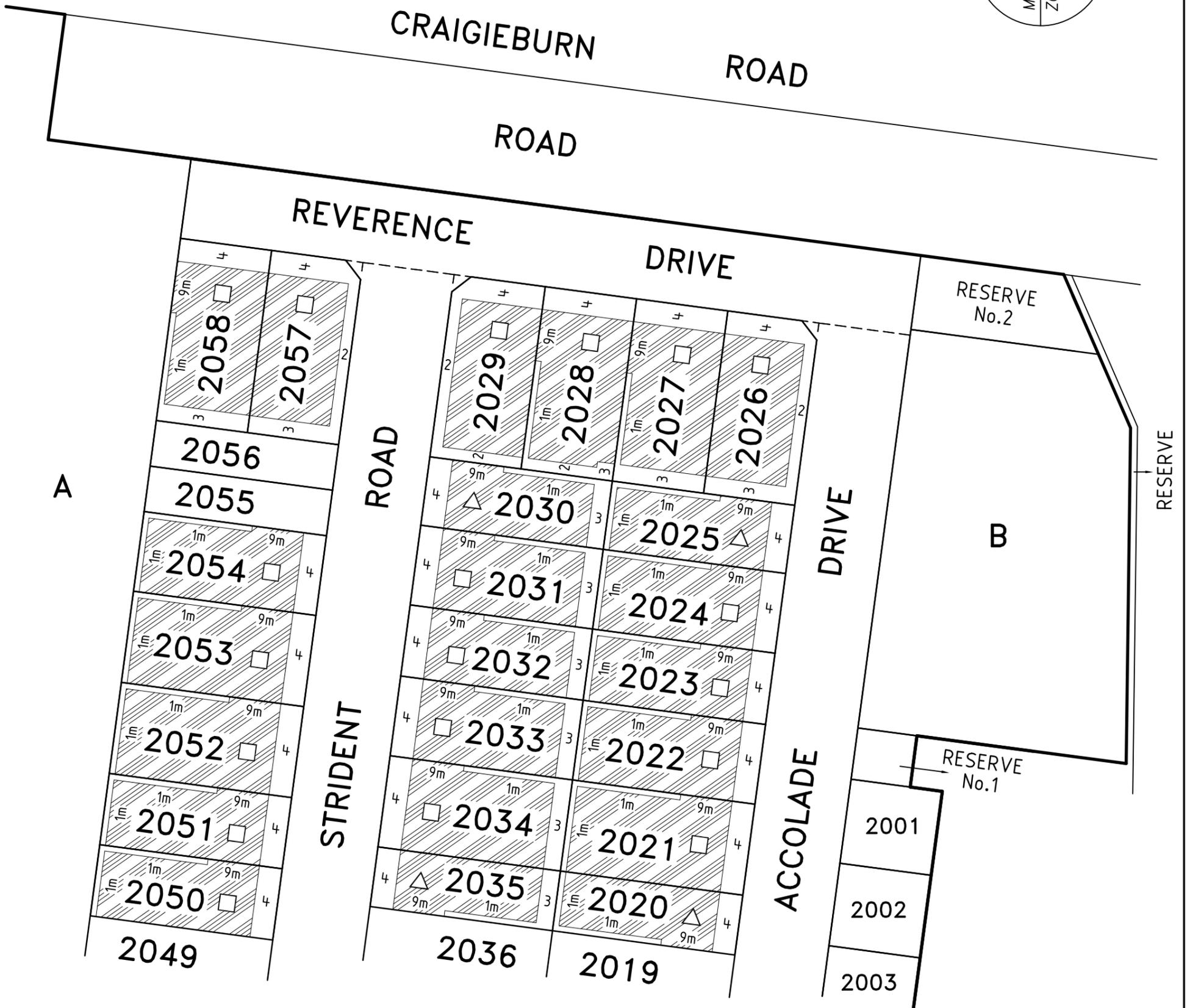
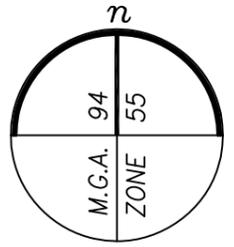
REF 29093203 07/07/15 VERSION J  
 DWG 2909320AJ

Sheet 7

# PLAN OF SUBDIVISION

Plan Number  
**PS 728881E**

CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE



SEE SHEET 9

ASTON - 20

**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



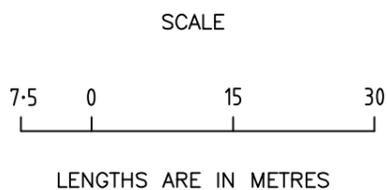
### LEGEND

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

### NOTE

THE BUILDING ENVELOPE OF LOT 2028 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

ORIGINAL  
SCALE  
1:750  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 29093203 07/07/15 VERSION J  
DWG 2909320AJ

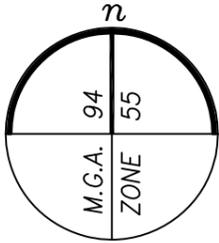
Sheet 8

# PLAN OF SUBDIVISION

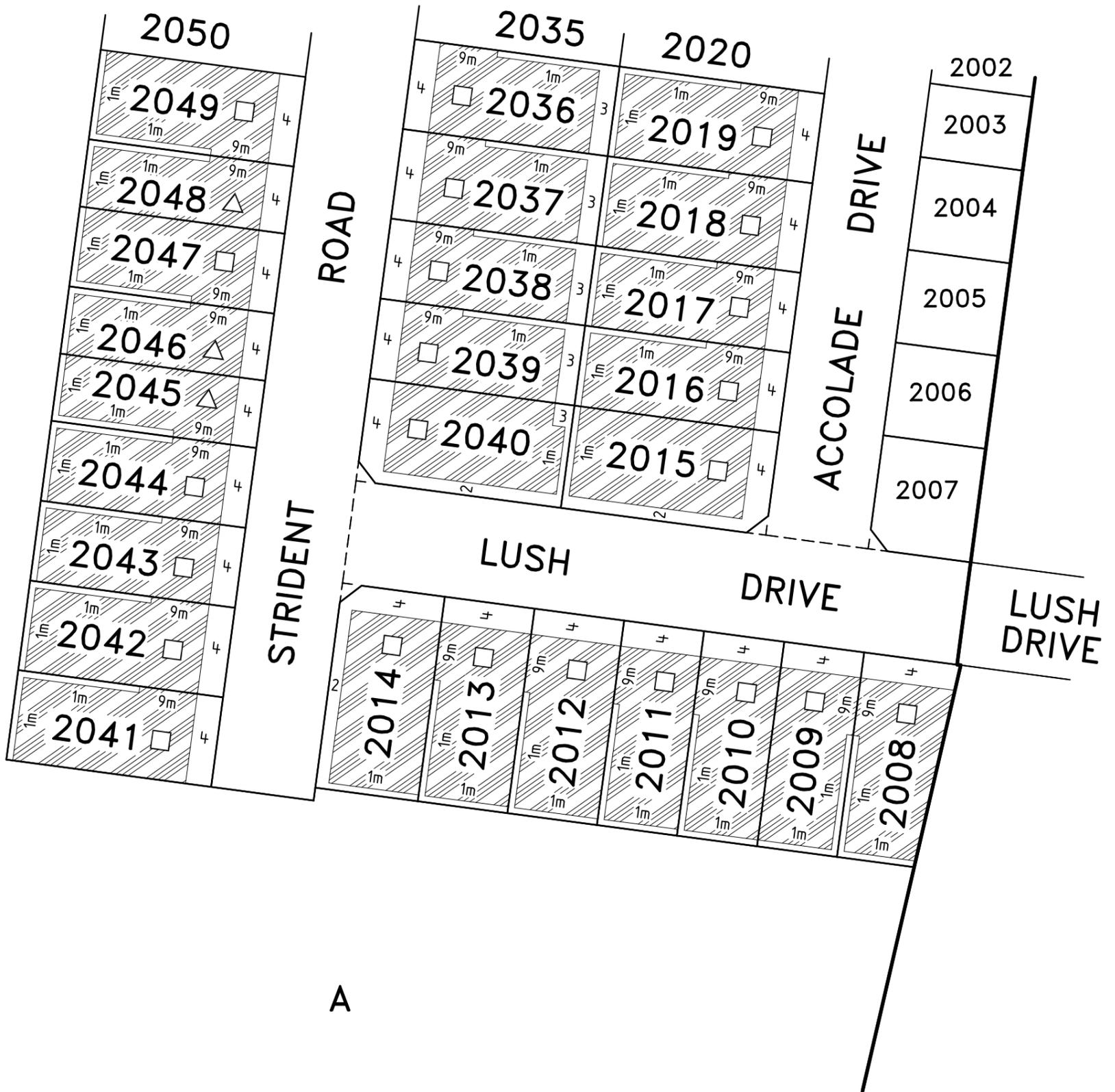
Plan Number

**PS 728881E**

## CREATION OF RESTRICTION A (CONTINUED) SCHEDULE



SEE SHEET 8



A

ASTON - 20

**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

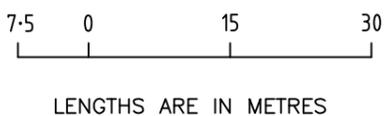
### NOTE

THE BUILDING ENVELOPE OF LOT 2040 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 6

ORIGINAL

SCALE

SCALE SHEET SIZE  
1:750 A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 29093203 07/07/15 VERSION J  
DWG 2909320AJ

Sheet 9

# PLAN OF SUBDIVISION

Plan Number

**PS 728881E**

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS728881E 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
2007	2006
2055	2054, 2056
2056	2055, 2057, 2058

## 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 sheets 11 and 12 and profile diagrams on PS728881E 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.
- (i) 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.

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 – 20**

**Bosco Jonson Pty Ltd**

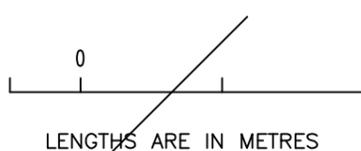
A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

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

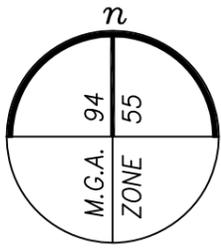
REF 29093203 07/07/15 VERSION J  
 DWG 2909320AJ

Sheet 10

# PLAN OF SUBDIVISION

Plan Number

**PS 728881E**

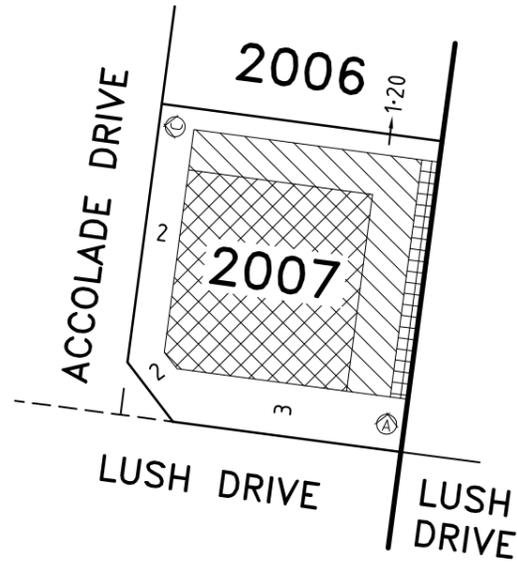


## CREATION OF RESTRICTION B (CONTINUED) SCHEDULE

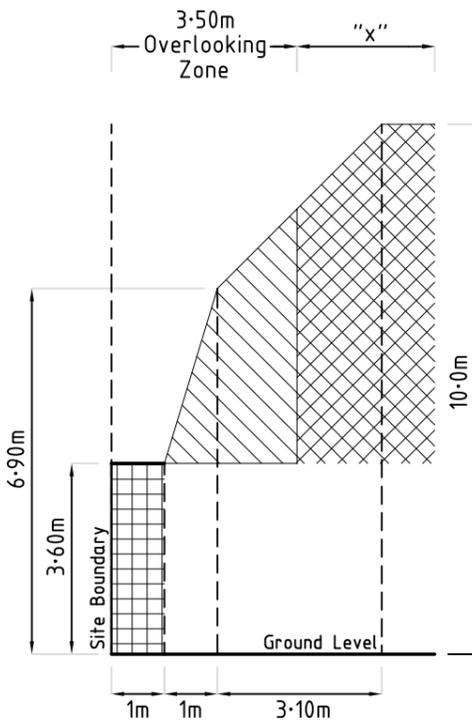
### BUILDING ENVELOPE SCALE 1:400

#### LEGEND

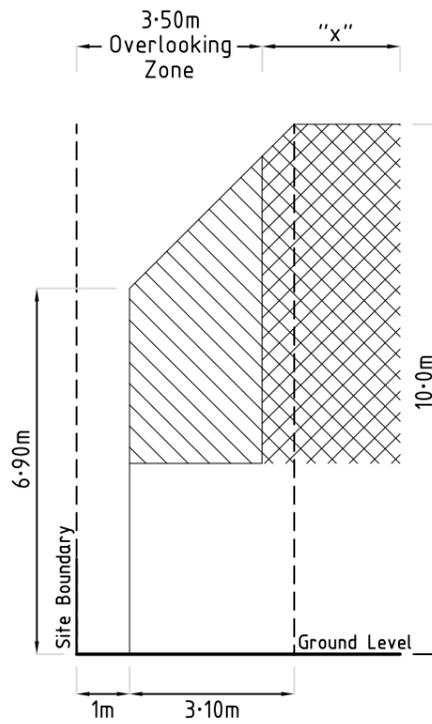
-  Overlooking Zone
-  Non Overlooking Zone
-  Build To Boundary Zone



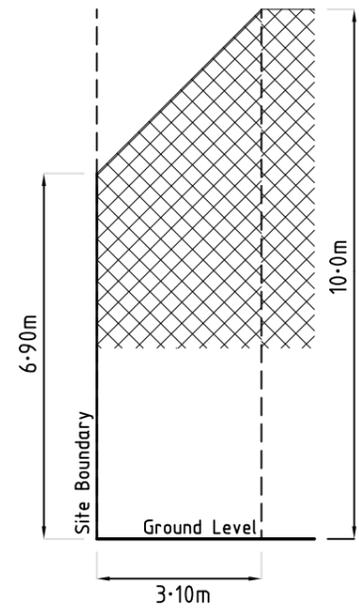
### PROFILE DIAGRAMS NOT TO SCALE



Side Setbacks A



Side/Rear Setbacks C



Side Setbacks T

ASTON – 20

**Bosco Jonson Pty Ltd**

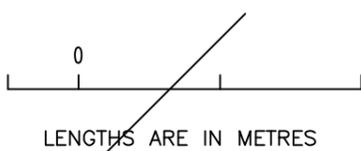
A.B.N 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

SIGNATURE DIGITALLY SIGNED DATE / /

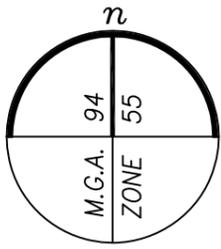
REF 29093203 07/07/15 VERSION J  
DWG 2909320AJ

Sheet 11

# PLAN OF SUBDIVISION

Plan Number

**PS 728881E**

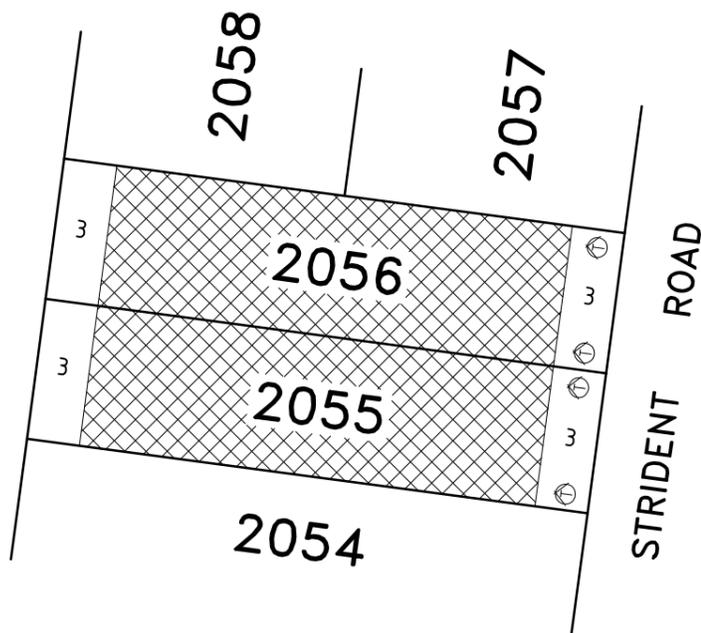


## CREATION OF RESTRICTION B (CONTINUED) SCHEDULE

BUILDING ENVELOPE  
SCALE 1:400

**LEGEND**

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



ASTON – 20

**Bosco Jonson Pty Ltd**

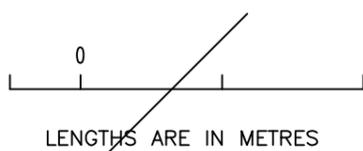
A.B.N 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

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

REF 29093203 07/07/15 VERSION J  
DWG 2909320AJ

Sheet 12

# PLAN OF SUBDIVISION

Plan Number

**PS 728881E**

## CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS728881E 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
2001	2002
2002	2001, 2003
2003	2002, 2004
2004	2003, 2005
2005	2004, 2006
2006	2005, 2007

## DESCRIPTION OF RESTRICTION

- (a) 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)' must not 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.

### Expiry

- (b) the restriction in paragraphs a) 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.

**ASTON – 20****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



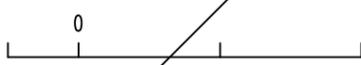
ORIGINAL

SCALE

SCALE

SHEET  
SIZE

A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GREGORY STUART WILLIAMS

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

REF 29093203 07/07/15 VERSION J  
DWG 2909320AJ

Sheet 13