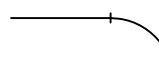
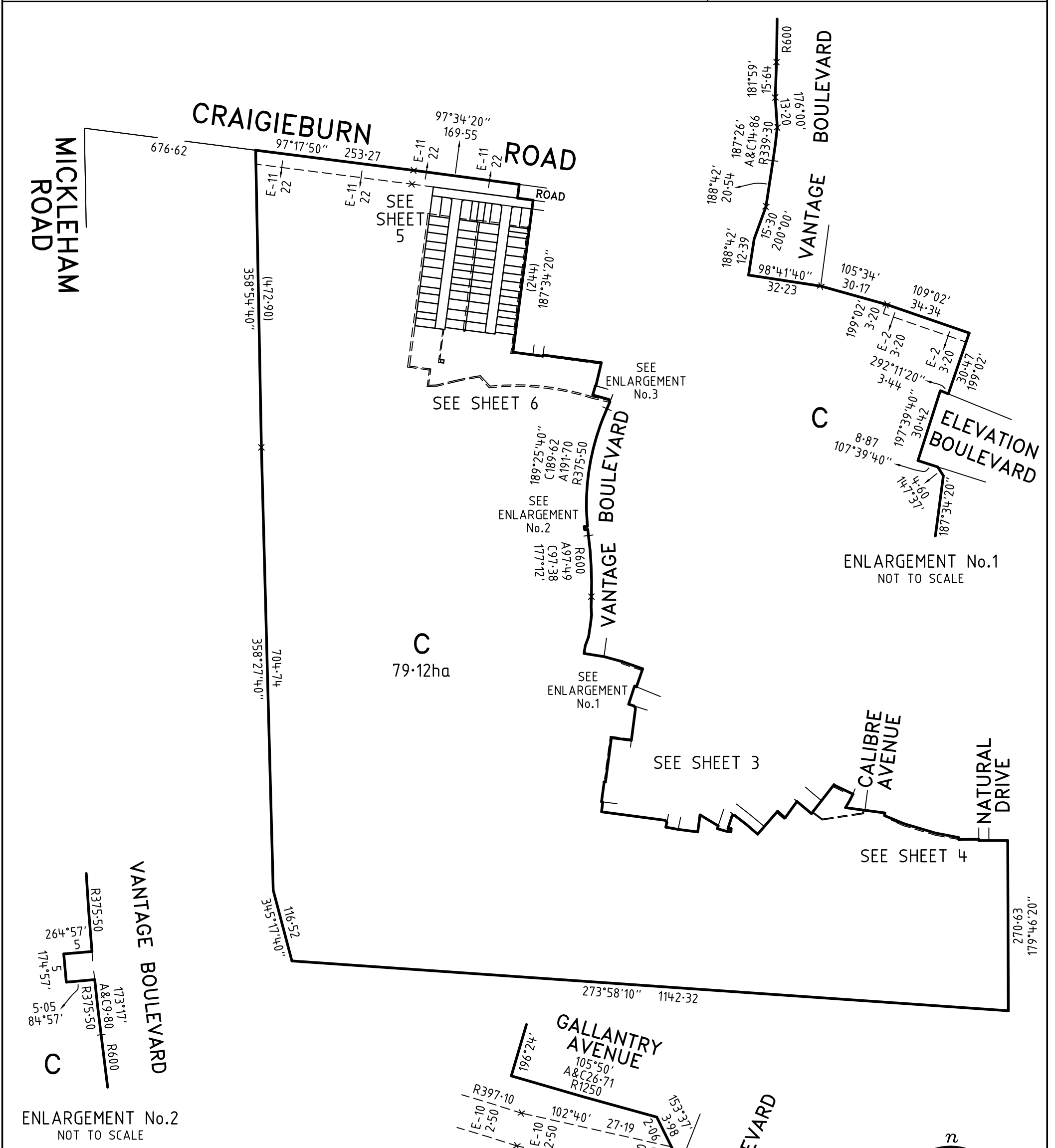


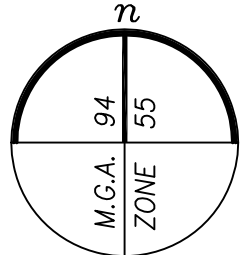
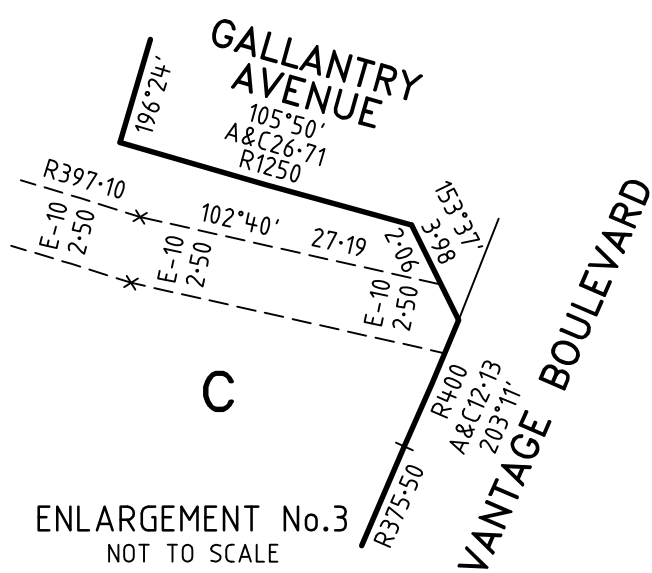
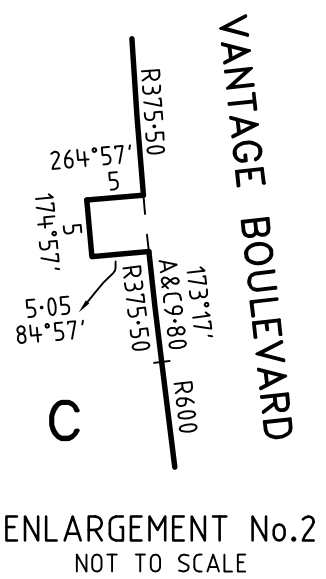
PLAN OF SUBDIVISION		LV use only EDITION	Plan Number PS 728899J
Location of Land Parish: YUROKE Township: - Section: 17 Crown Allotment: B (PART) Section: 18 Crown Allotment: A, B, C, & D (PARTS) Crown Portion: - Title Reference: VOL FOL Last Plan Reference: LOT A ON PS728881E Postal Address: CRAIGIEBURN 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:	
Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging This is is not a staged subdivision Planning Permit No. P17477.01	
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	Depth Limitation DOES NOT APPLY LOTS A, B AND 1 TO 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT C) - 3.514ha 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
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724933J PS724933J
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS714636W PS714636W
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702821U PS702821U
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724934G PS724934G
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702823Q PS702823Q
E-6	POWERLINE	SEE DIAG	PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000
E-7	POWERLINE	SEE DIAG	THIS PLAN -SEC 88 ELECTRICITY INDUSTRY ACT 2000
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN
E-9 E-9	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS728881E PS728881E
E-10	SEWERAGE	SEE DIAG	THIS PLAN
E-11	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	PS728881E
ASTON - 21		Sheet 1 of 11 sheets	
62 LOTS & BALANCE LOT C		Original sheet size A3	
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) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 29093213 08/07/15 VERSION F DWG 2909321AF	

PLAN OF SUBDIVISION

Plan Number
PS 728899J



ENLARGEMENT No.1
NOT TO SCALE



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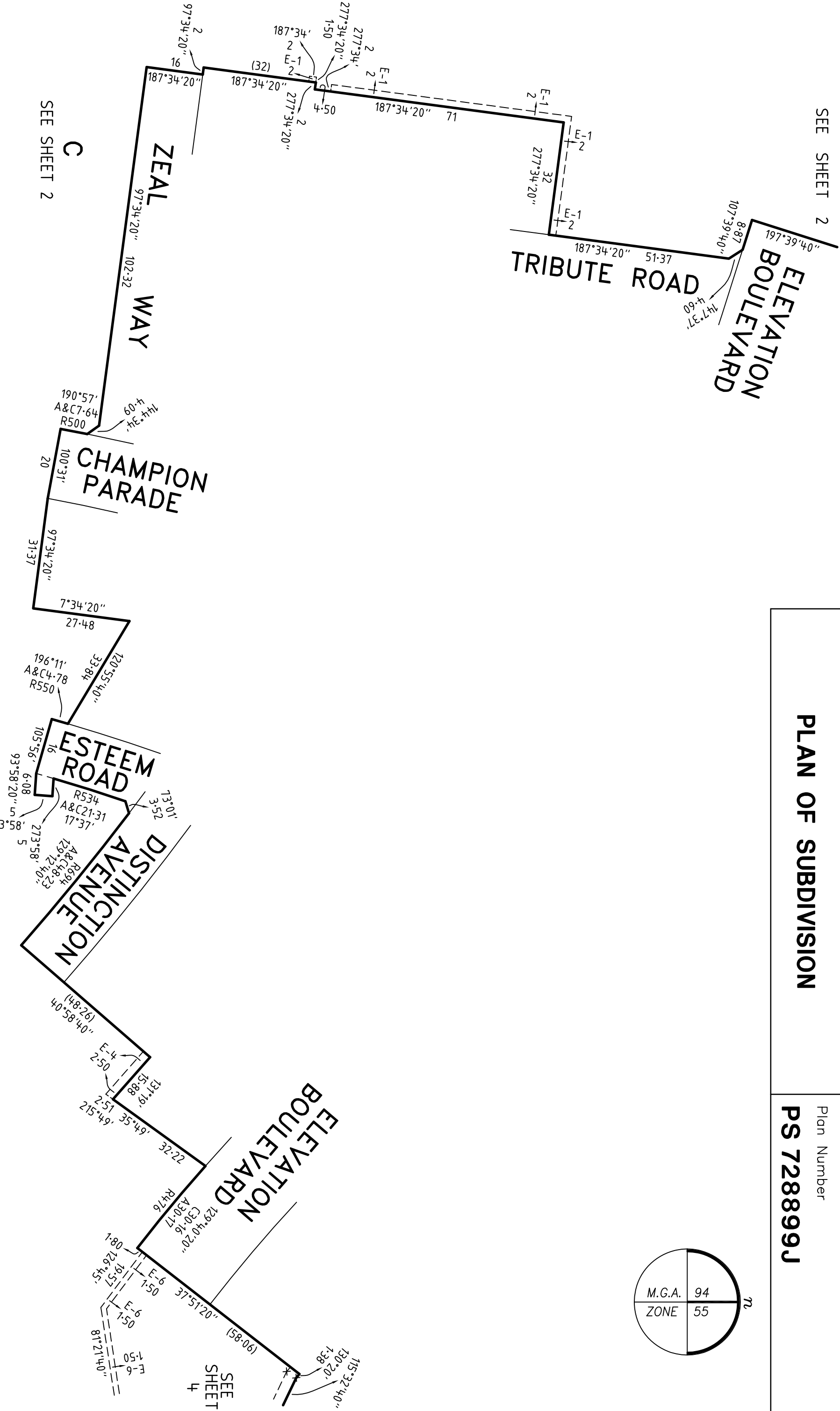
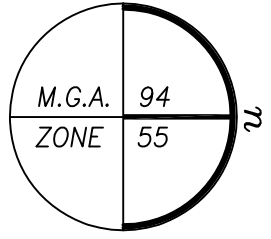


ORIGINAL		SCALE		Sheet 2	
SCALE	SHEET SIZE	<p>LENGTHS ARE IN METRES</p>		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DATE / / REF 29093213 08/07/15 VERSION F DWG 2909321AF	
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SEE SHEET 2

PLAN OF SUBDIVISION

Plan Number
PS 728899J



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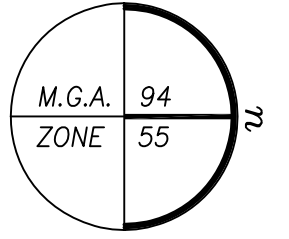
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ORIGINAL SCALE SHEET SIZE
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SCALE
 LENGTHS ARE IN METRES

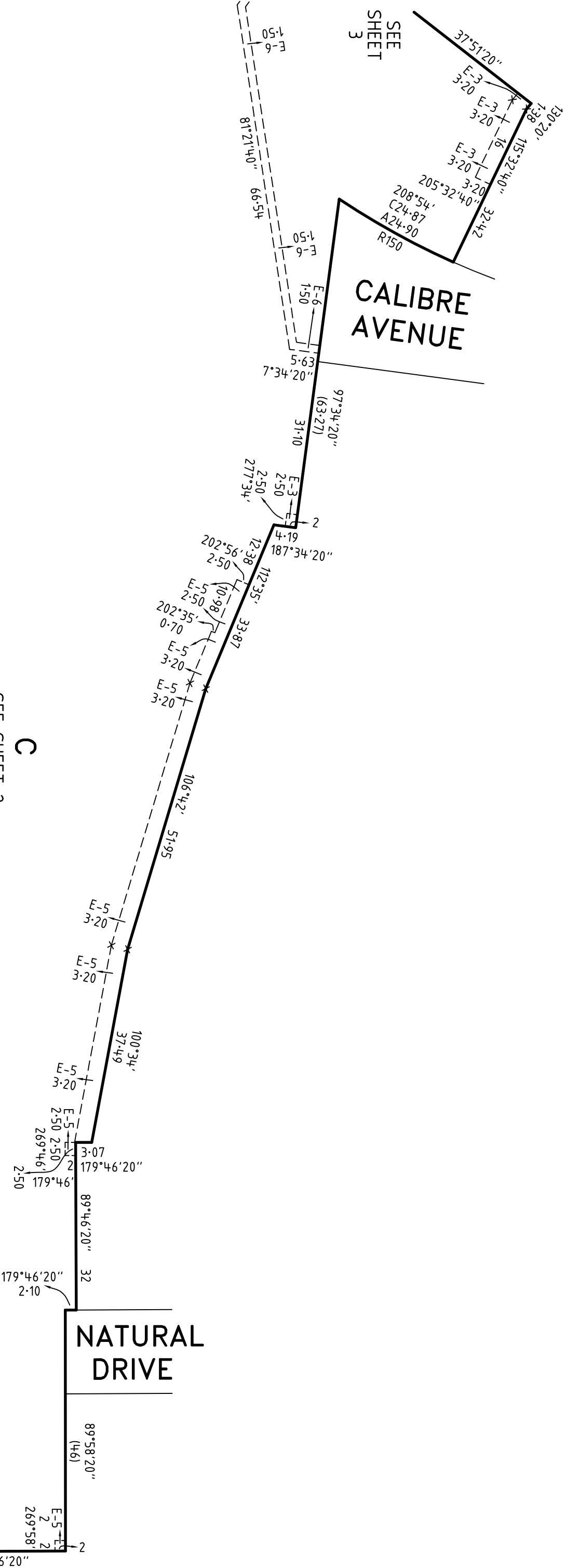
LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER
 SIGNATURE DATE / /
 REF 29093213 08/07/15 VERSION F
 DWG 2909321AF

Sheet 3



PLAN OF SUBDIVISION

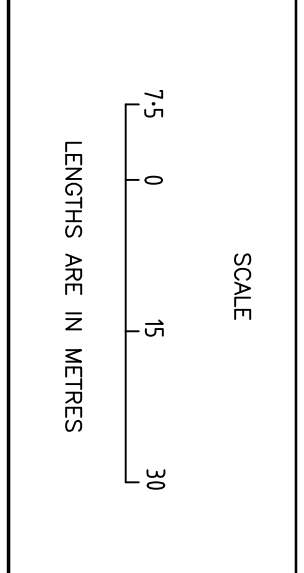
Plan Number
PS 728899J



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ORIGINAL
SCALE 1:750
SHEET SIZE A3



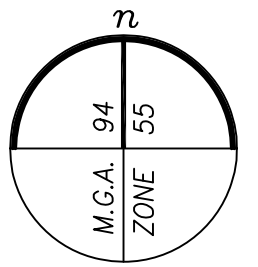
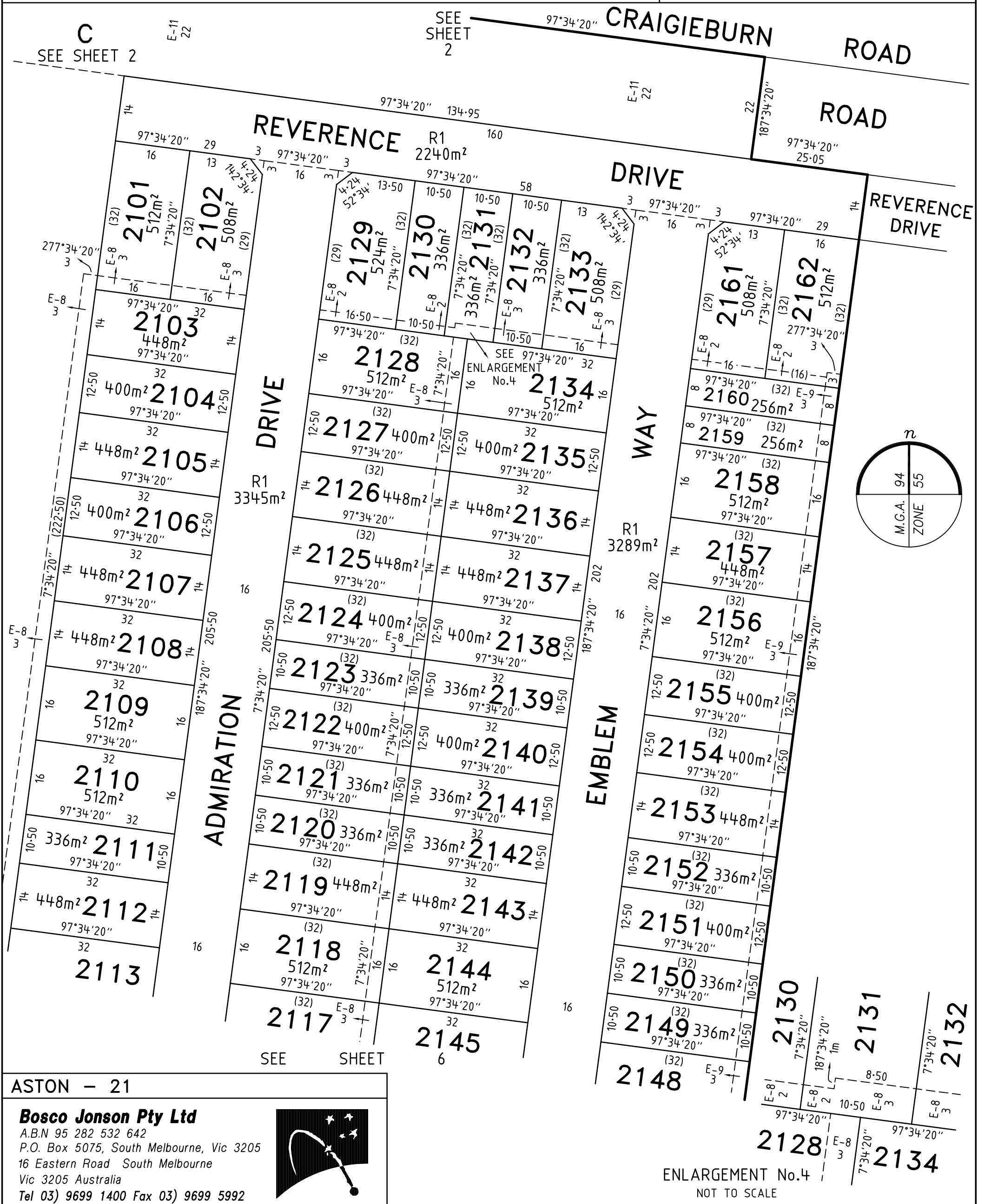
LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER
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Sheet 4

SEE SHEET 2

PLAN OF SUBDIVISION

Plan Number
PS 728899J




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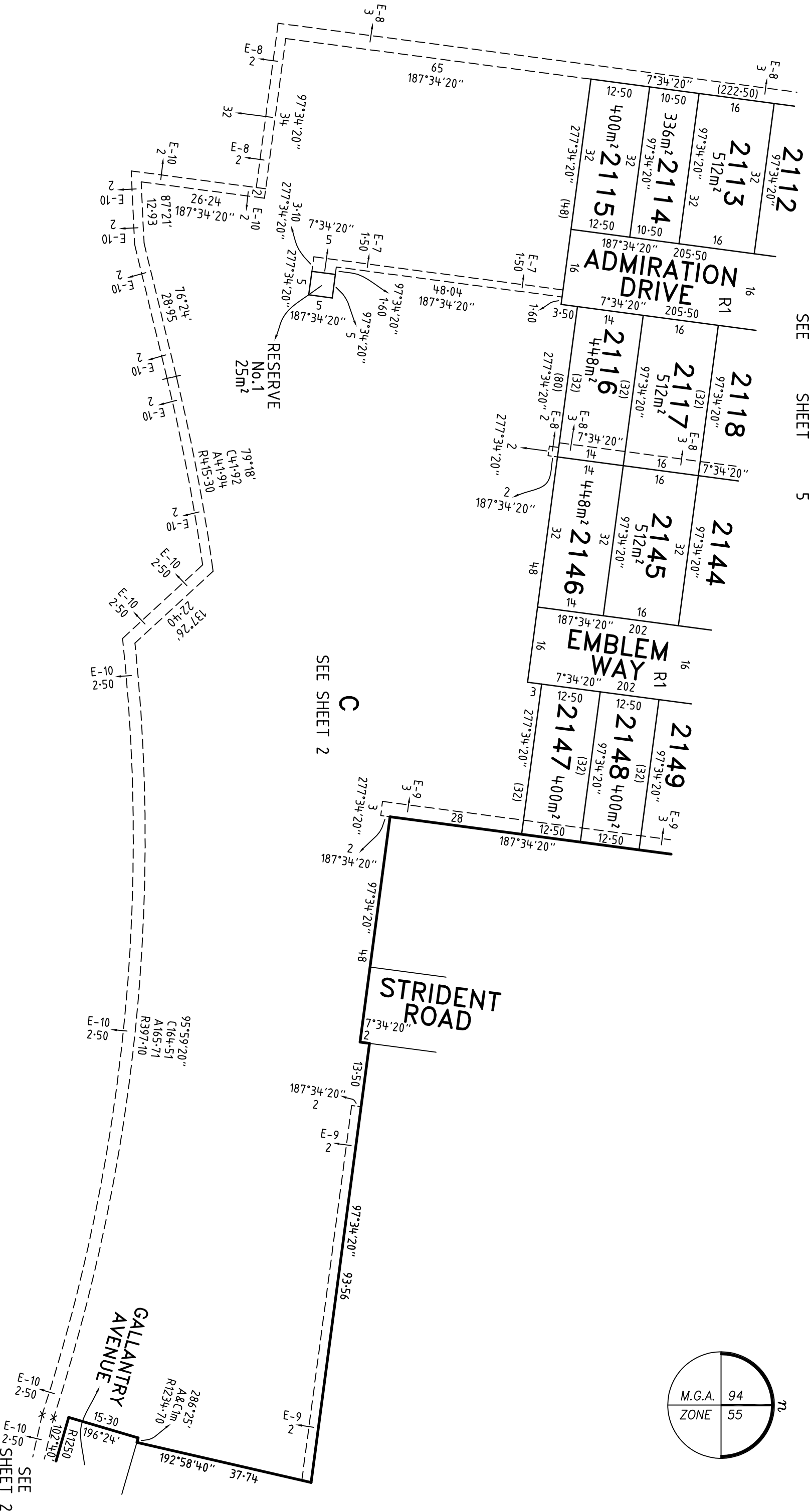
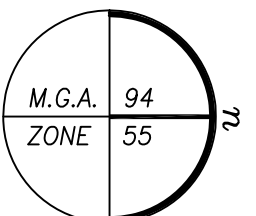
ENLARGEMENT No.4
NOT TO SCALE

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1:750	A3				

PLAN OF SUBDIVISION

Plan Number
PS 728899J

SEE SHEET 5



ASTON - 21

ORIGINAL

SCALE

Sheet 6

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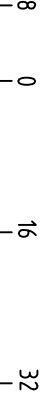


SCALE SHEET SIZE

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LENGTHS ARE IN METRES



LICENSED SURVEYOR (PRINT)

GEOFFREY JAMES TURNER

SIGNATURE

DATE / /

REF 29093213
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08/07/15

VERSION F

SEE SHEET 2

PLAN OF SUBDIVISION

Plan Number

PS 728899J

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS728899J 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
2101	2102, 2103
2102	2101, 2103
2103	2101, 2102, 2104
2104	2103, 2105
2105	2104, 2106
2106	2105, 2107
2107	2106, 2108
2108	2107, 2109
2109	2108, 2110
2110	2109, 2111
2111	2110, 2112
2112	2111, 2113
2113	2112, 2114
2114	2113, 2115
2115	2114
2116	2117, 2146
2117	2116, 2118, 2145
2118	2117, 2119, 2144
2119	2118, 2120, 2143
2120	2119, 2121, 2142
2121	2120, 2122, 2141
2122	2121, 2123, 2140
2123	2122, 2124, 2139
2124	2123, 2125, 2138
2125	2124, 2126, 2137
2126	2125, 2127, 2136
2127	2126, 2128, 2135
2128	2127, 2129, 2130, 2131, 2134
2129	2128, 2130
2130	2128, 2129, 2131

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2131	2128, 2130, 2132, 2134
2132	2131, 2133, 2134
2133	2132, 2134
2134	2128, 2131, 2132, 2133, 2135
2135	2127, 2134, 2136
2136	2126, 2135, 2137
2137	2125, 2136, 2138
2138	2124, 2137, 2139
2139	2123, 2138, 2140
2140	2122, 2139, 2141
2141	2121, 2140, 2142
2142	2120, 2141, 2143
2143	2119, 2142, 2144
2144	2118, 2143, 2145
2145	2117, 2144, 2146
2146	2116, 2145
2147	2148
2148	2147, 2149
2149	2148, 2150
2150	2149, 2151
2151	2150, 2152
2152	2151, 2153
2153	2152, 2154
2154	2153, 2155
2155	2154, 2156
2156	2155, 2157
2157	2156, 2158
2158	2157, 2159
2161	2160, 2162
2162	2160, 2161

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.

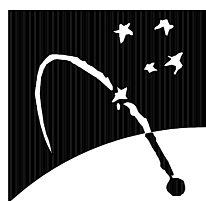
Design Plans

- (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.

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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.

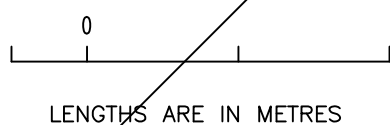
For the purposes of this restriction "Peet" means Peet Craigieburn Pty Ltd ABN: 88 100 290 640 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

ORIGINAL

SCALE

SCALE SHEET SIZE

 A3



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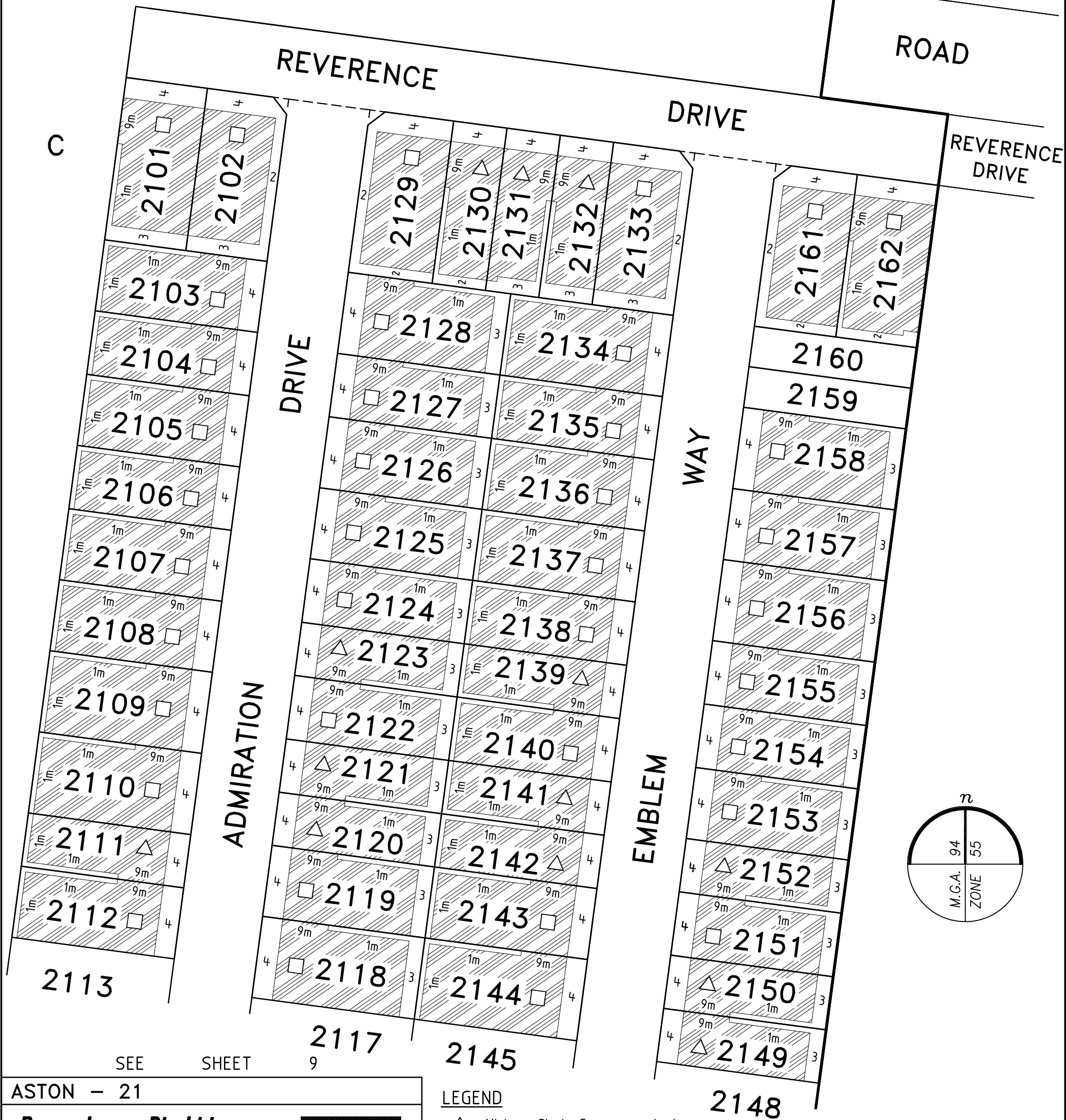
Sheet 7

PLAN OF SUBDIVISION

Plan Number

PS 728899J

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



ASTON - 21

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LEGEND

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

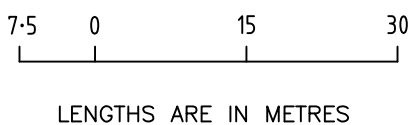
NOTE

THE BUILDING ENVELOPES OF LOTS 2131 AND 2162 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3

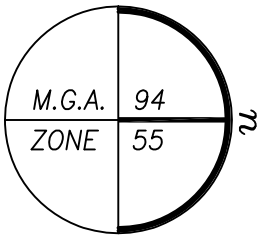


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DWG 2909321AF

Sheet 8

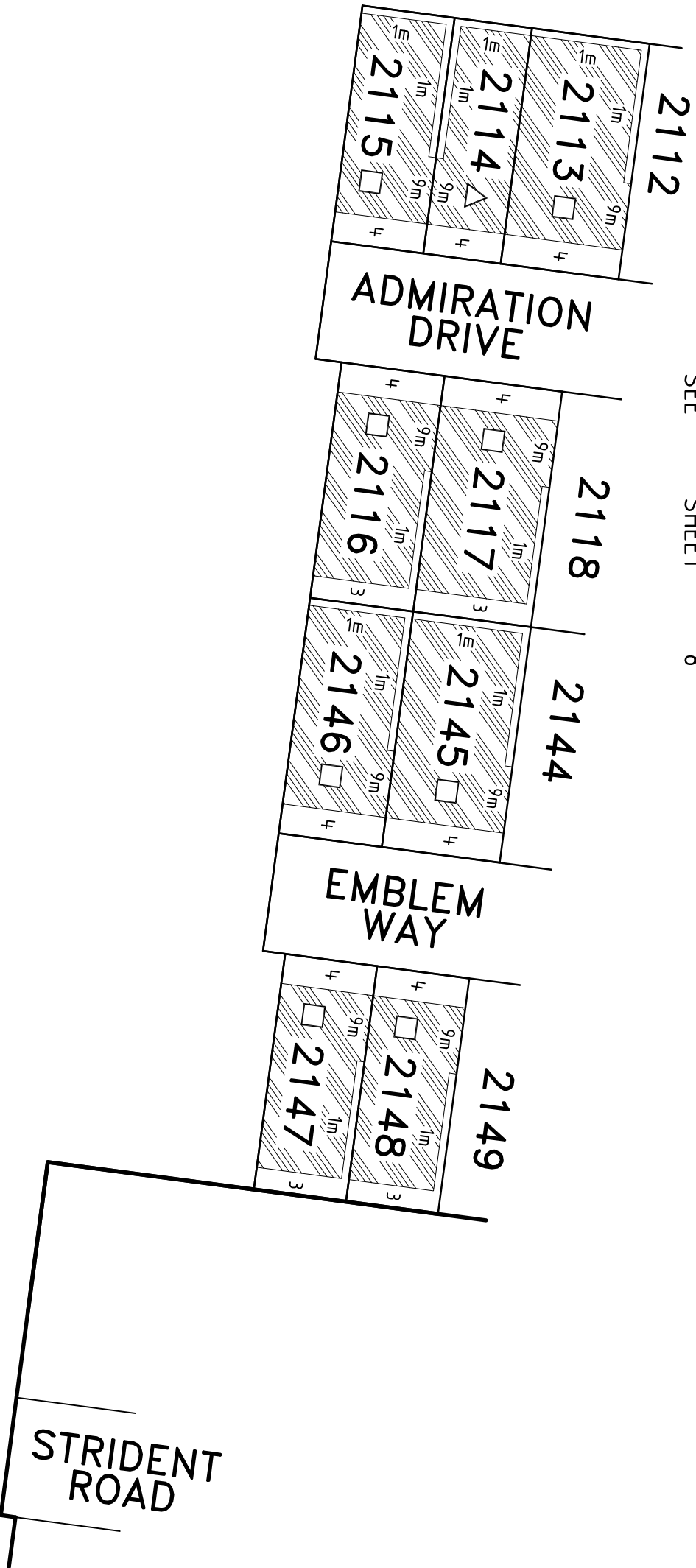


PLAN OF SUBDIVISION

Plan Number
PS 728899J

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE

SEE SHEET 8



C

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

ASTON - 21

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ORIGINAL

SCALE SHEET SIZE

1:750 A3

SCALE



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SIGNATURE

DATE / /

REF 29093213
 DWG 2909321AF

08/07/15

VERSION F

Sheet 9

PLAN OF SUBDIVISION

Plan Number

PS 728899J

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS728899J 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
2159	2158, 2160
2160	2159, 2161, 2162

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 PS728899J 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 – 21

Bosco Jonson Pty Ltd

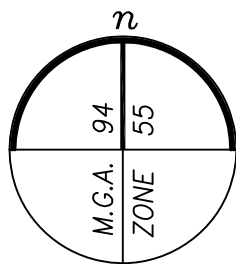
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ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER	Sheet 10
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SHEET SIZE		REF 29093213 08/07/15 VERSION F	
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PLAN OF SUBDIVISION




Plan Number
PS 728899J

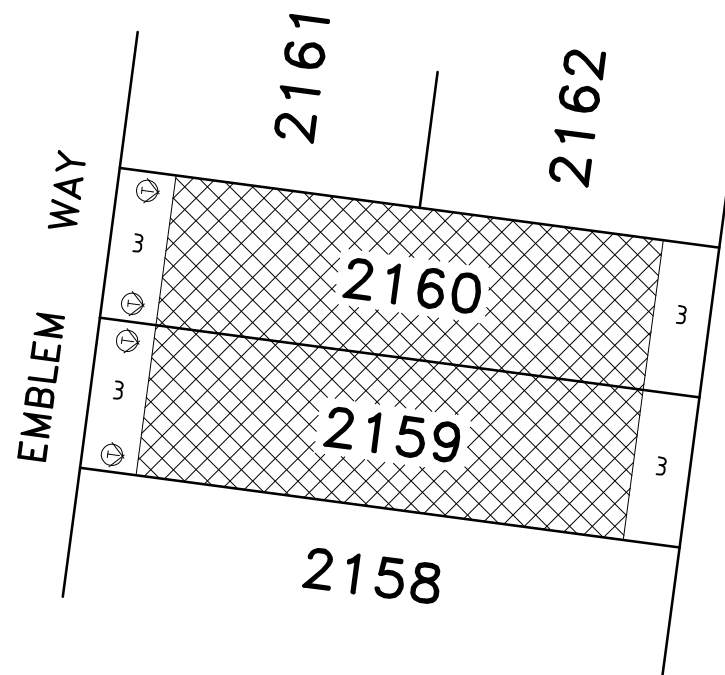


CREATION OF RESTRICTION B (CONTINUED) SCHEDULE

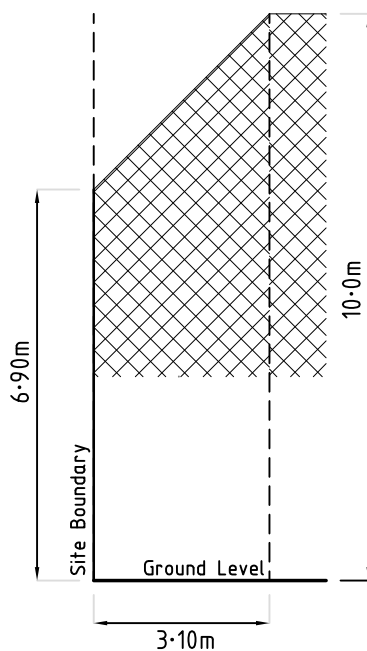
BUILDING ENVELOPE SCALE 1:400

LEGEND

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



PROFILE DIAGRAM NOT TO SCALE



Side Setbacks T

ASTON - 21

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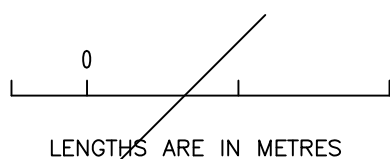
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ORIGINAL

SCALE

SCALE SHEET SIZE
A3



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Sheet 11