

**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 B PS640980Q

Postal Address: CRAIGIEBURN ROAD  
(at time of subdivision) CRAIGIEBURN 3064

MGA Co-ordinates E 314 100 Zone: 55  
(of approx. centre of land in plan) N 5 836 800

**Council Certification and Endorsement**

Council Name: HUME CITY COUNCIL Ref:

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.  
Date of original certification under section 6 / /
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

**OPEN SPACE**

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage.....

Council Delegate  
Council Seal  
Date / /

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate  
Council Seal  
Date / /

**Vesting of Roads and/or Reserves**

Identifier	Council/Body/Person
ROAD R1	HUME CITY COUNCIL
RESERVE No.1	HUME CITY COUNCIL
RESERVE No.2	MELBOURNE WATER CORPORATION
RESERVE No.3	MELBOURNE WATER CORPORATION
RESERVE No.4	HUME CITY COUNCIL

**Notations**

**Staging** This is/is not a staged subdivision  
Planning Permit No. **P14911**

**Depth Limitation DOES NOT APPLY**

AREA OF LAND SUBDIVIDED (EXCLUDING LOT C) - 7.755ha

TANGENT POINTS ARE SHOWN THUS: 

LOTS 1 TO 300, 322 TO 325 (ALL INCLUSIVE) AND LOTS A & B HAVE BEEN OMITTED FROM THIS PLAN

**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. -

THIS IS A SPEAR PLAN

**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	PS640978B PS640978B	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS640980Q PS640980Q	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-3	SEWERAGE	SEE DIAG	PS640978B	YARRA VALLEY WATER LIMITED
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-5	SUPPLY OF WATER BY PIPELINE	SEE DIAG	PS640978B	YARRA VALLEY WATER LIMITED
E-6	DRAINAGE	SEE DIAG	PS640978B	HUME CITY COUNCIL
E-7 E-7	SUPPLY OF WATER BY PIPELINE SEWERAGE	SEE DIAG SEE DIAG	PS640978B PS640978B	YARRA VALLEY WATER LIMITED YARRA VALLEY WATER LIMITED
E-8 E-8	SUPPLY OF WATER BY PIPELINE DRAINAGE	SEE DIAG SEE DIAG	PS640978B PS640978B	YARRA VALLEY WATER LIMITED HUME CITY COUNCIL
E-9 E-9 E-9	SUPPLY OF WATER BY PIPELINE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	PS640980Q PS640980Q PS640980Q	YARRA VALLEY WATER LIMITED HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-10	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER LIMITED

**LRS use only**

Statement of Compliance/  
Exemption Statement

Received

Date / /

**LRS use only**

PLAN REGISTERED  
TIME  
DATE / /

.....  
Assistant Registrar of Titles

Sheet 1 of 10 sheets

**ASTON - 3**  
**52 LOTS AND BALANCE LOT C**

**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 DX 20524 Emerald Hill  
Tel 03) 9699 1400 Fax 03) 9699 5992



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

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

REF 7314033      03/05/12      VERSION K  
DWG 731403BK

.....  
DATE / /

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COUNCIL DELEGATE SIGNATURE

Original sheet size A3

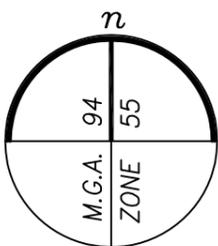


**PLAN OF SUBDIVISION**

Stage No.

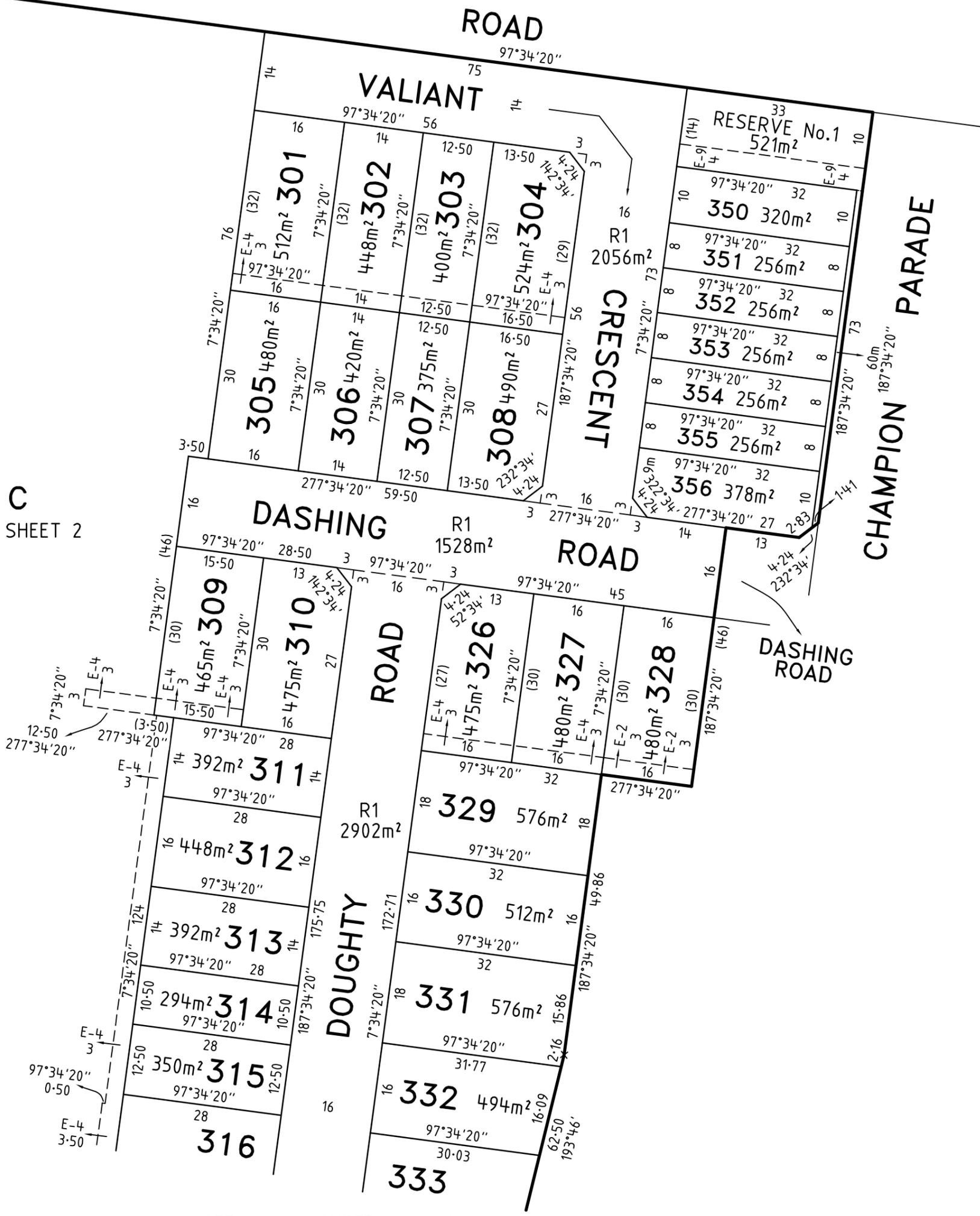
Plan Number

**PS 641089E**



C  
SEE SHEET 2

SEE SHEET 4



ASTON - 3

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ORIGINAL

SCALE

SCALE SHEET SIZE  
1:750 A3



LENGTHS ARE IN METRES

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Sheet 3

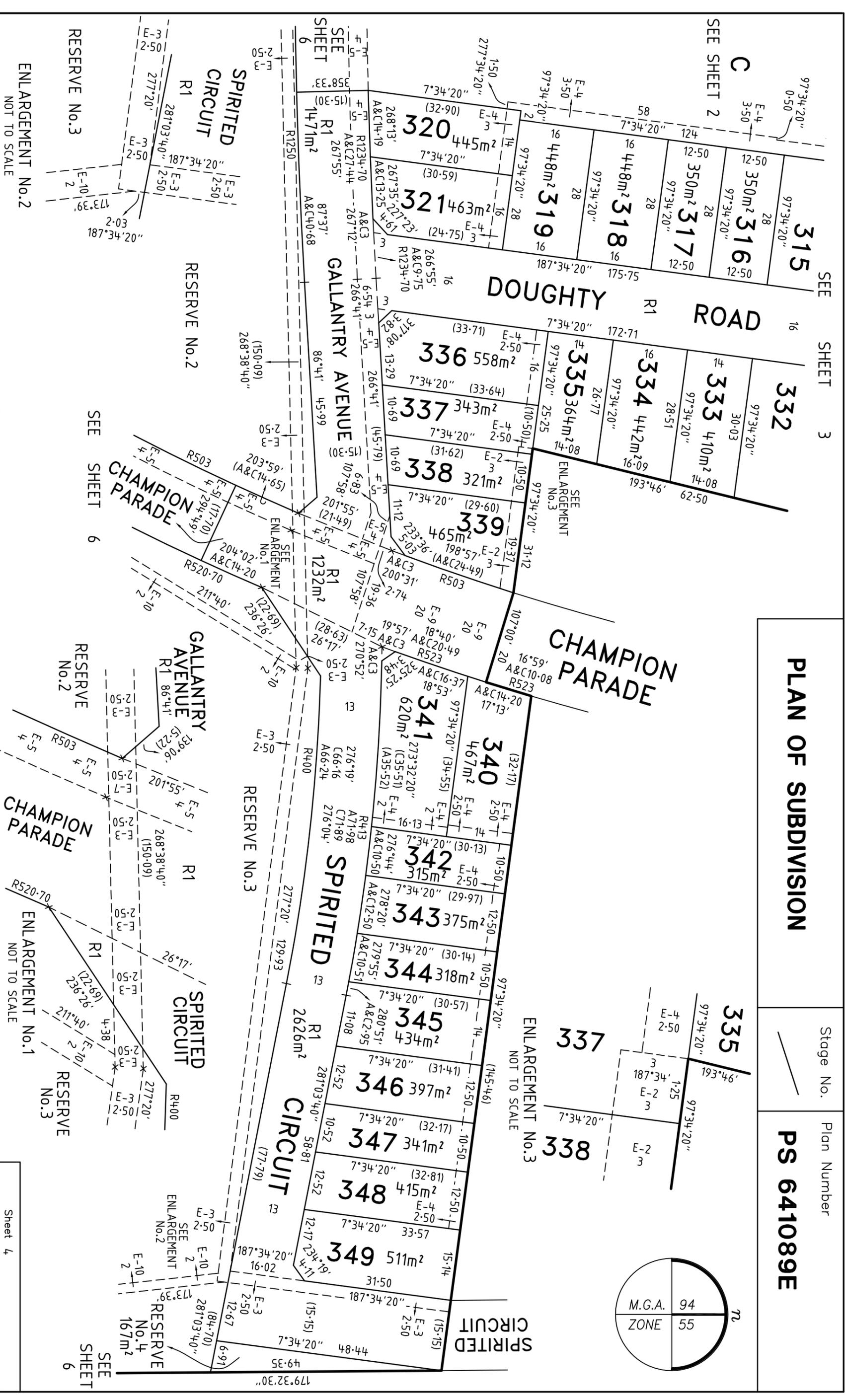
DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

# PLAN OF SUBDIVISION

Stage No. / Plan Number  
**PS 641089E**

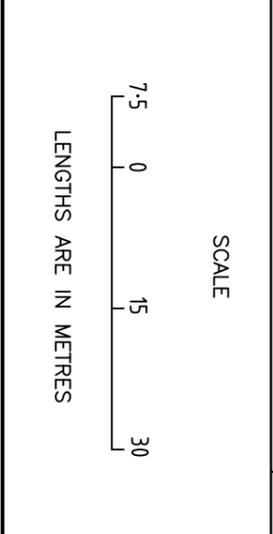


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ORIGINAL SCALE SHEET SIZE A3  
 1:750



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Sheet 4

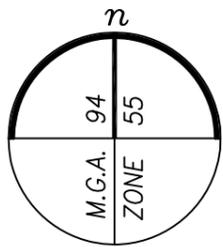
**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 641089E**

SEE SHEET 2



ROAD

VALIANT CRESCENT

SEE SHEET 2

DASHING ROAD

MOXIE ROAD

LUSH DRIVE

VANTAGE BOULEVARD

CAVALIER DRIVE

ANZACS WAY

C

SEE SHEET 2

SEE SHEET 6

SEE ENLARGEMENT No.4 ON SHEET 6

SEE SHEET 6

ASTON - 3

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ORIGINAL

SCALE

SCALE SHEET SIZE  
 1:1000 A3

10 0 20 40

LENGTHS ARE IN METRES

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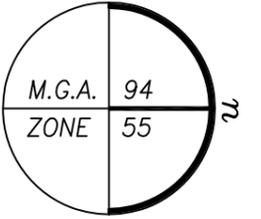
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Sheet 5

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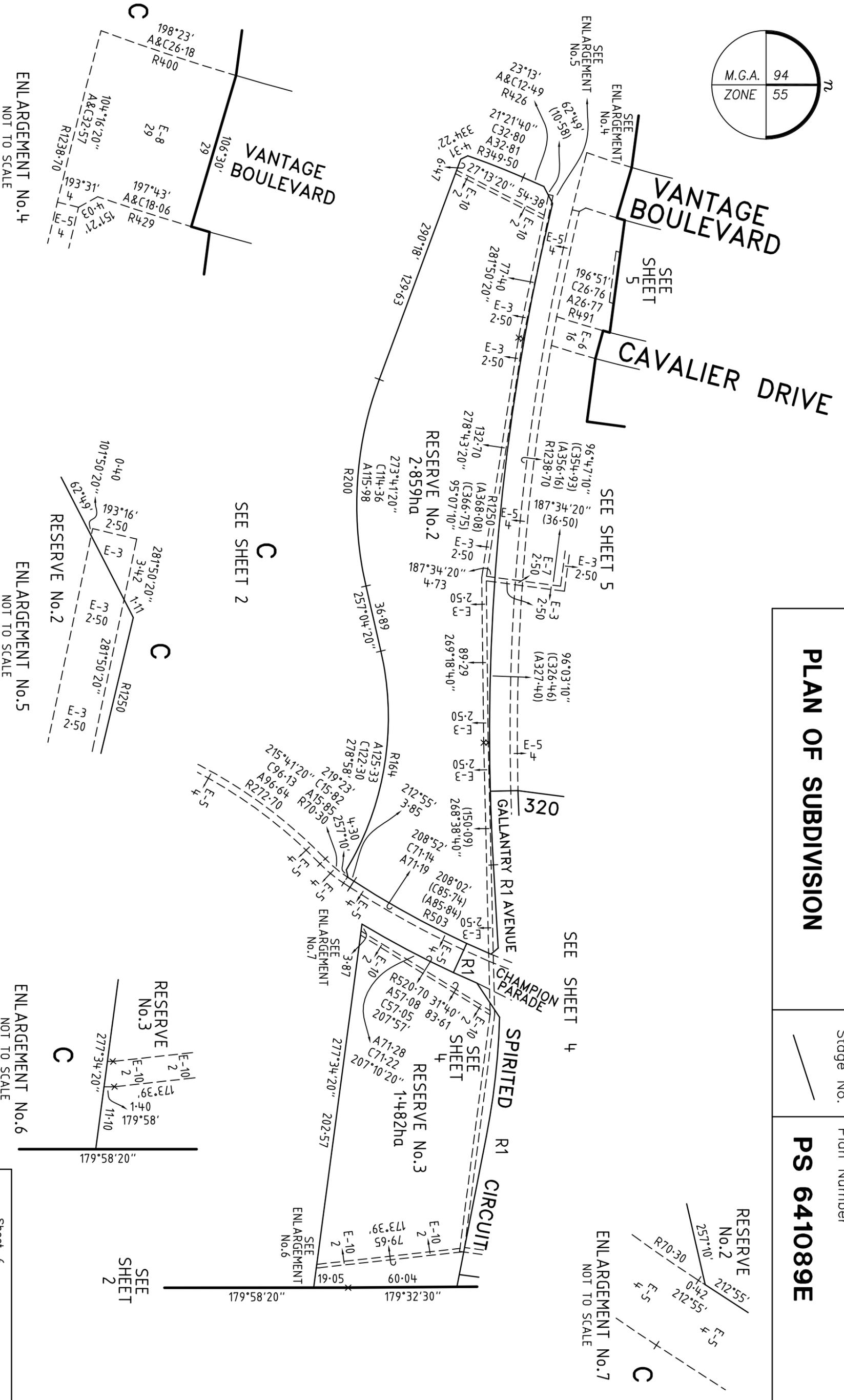


# PLAN OF SUBDIVISION

Stage No.

Plan Number

## PS 641089E



ASTON - 3

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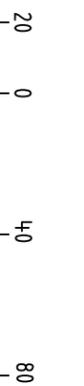
ORIGINAL

SCALE

SHEET SIZE A3

1:2000

SCALE



LENGTHS ARE IN METRES

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DATE

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03/05/12

VERSION K

Sheet 6

DATE

COUNCIL DELEGATE SIGNATURE

# PLAN OF SUBDIVISION

Stage No.

Plan Number

**PS 641089E**

## CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS641089E 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
301	302, 305
302	301, 303, 306
303	302, 304, 307
304	303, 308
305	301, 306
306	302, 305, 307
307	303, 306, 308
308	304, 307
309	310, 311
310	309, 311
311	309, 310, 312
312	311, 313
313	312, 314
314	313, 315
315	314, 316
316	315, 317
317	316, 318
318	317, 319
319	318, 320, 321
320	319, 321
321	319, 320
326	327, 329
327	326, 328, 329
328	327
329	327, 328, 330

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
330	329, 331
331	330, 332
332	331, 333
333	332, 334
334	333, 335
335	334, 336, 337
336	335, 337
337	335, 336, 338
338	337, 339
339	338
340	341, 342
341	340, 342
342	340, 341, 343
343	342, 344
344	343, 345
345	344, 346
346	345, 347
347	346, 348
348	347, 349
349	348
350	351
351	350, 352
352	351, 353
353	352, 354
354	353, 355
355	354, 356
356	355

## 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 AA1964 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 9 and 10.

### 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 9 and 10.

### 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 9 and 10.

**ASTON – 3**

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continued.

ORIGINAL

SCALE

SCALE

SHEET  
SIZE  
A3



LENGTHS ARE IN METRES

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Sheet 7

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**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 641089E**

CREATION OF RESTRICTION (CONTINUED)

**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 (g) (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 – 3**

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Sheet 8

ORIGINAL

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SCALE

SHEET SIZE  
A3



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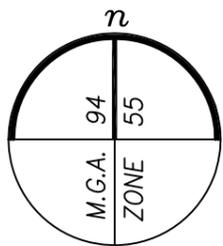
**PLAN OF SUBDIVISION**

Stage No.

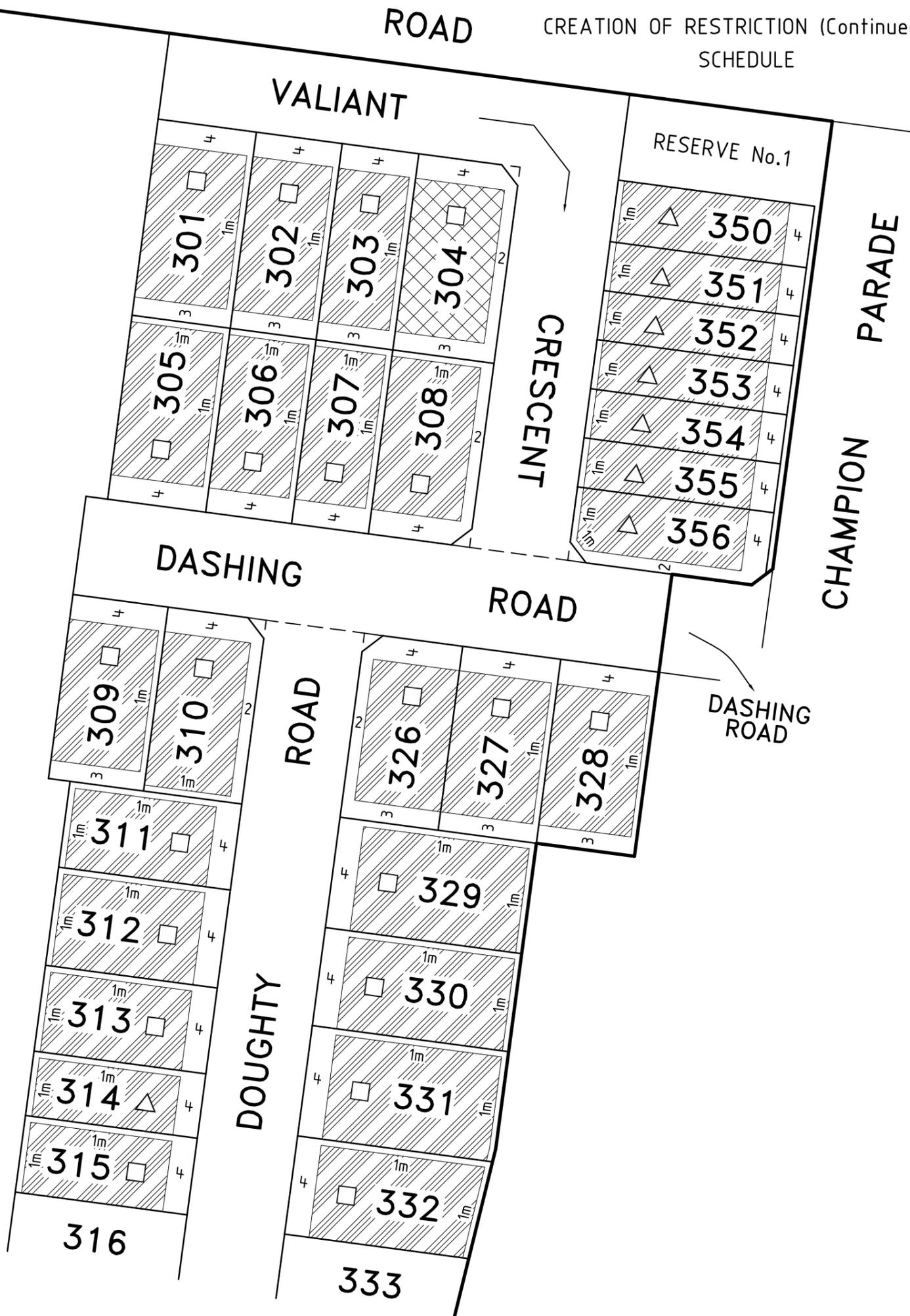
Plan Number

**PS 641089E**

CREATION OF RESTRICTION (Continued)  
SCHEDULE



C



SEE SHEET 10

ASTON - 3

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**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



LENGTHS ARE IN METRES

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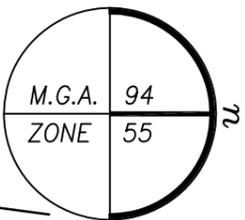
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Sheet 9

DATE / /

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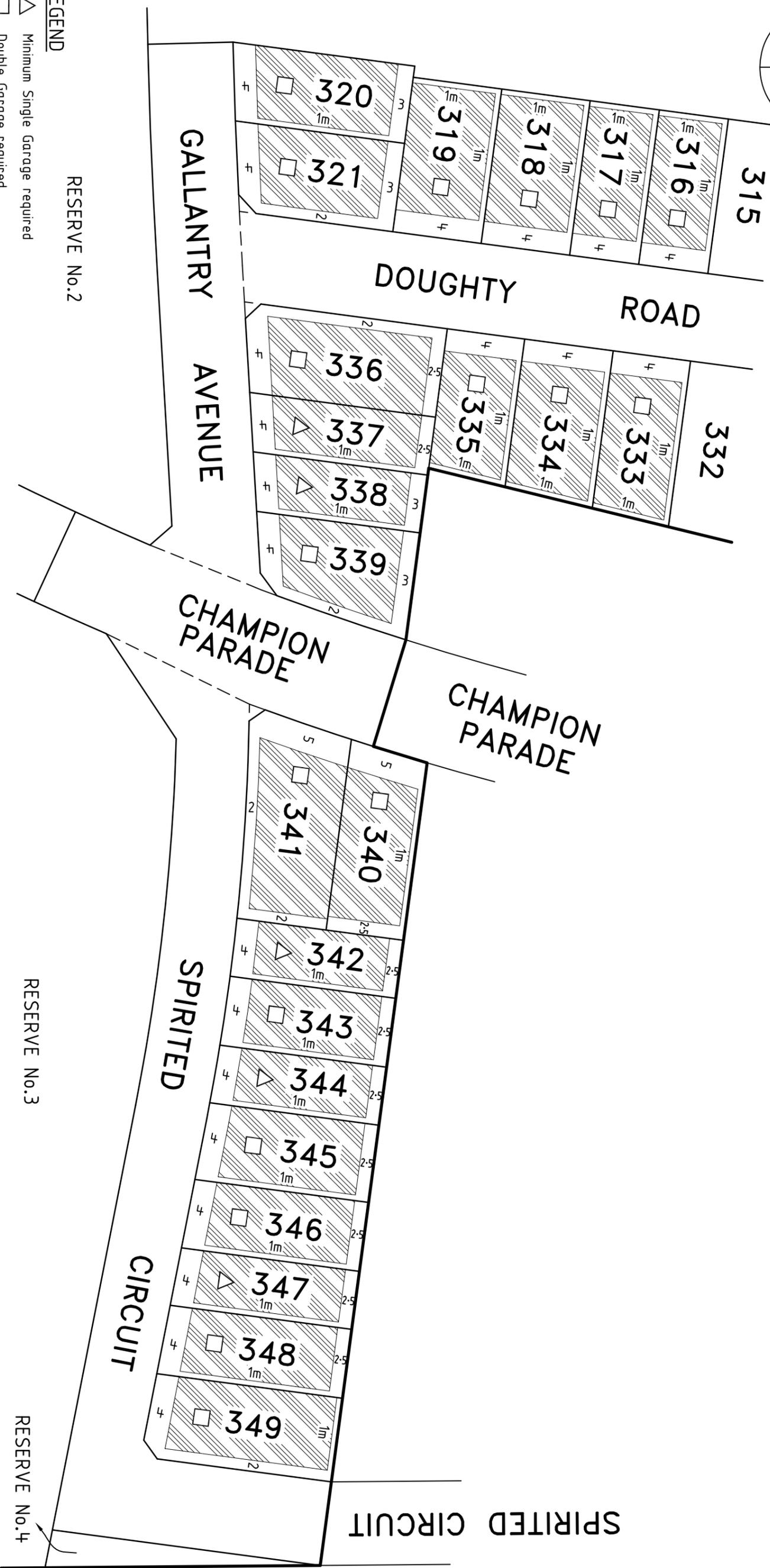


**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 641089E**



**LEGEND**

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

RESERVE No.2

RESERVE No.3

RESERVE No.4

ASTON - 3

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1:750

SCALE



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VERSION K

Sheet 10

DATE

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