

<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LRS use only <b>EDITION</b>	Plan Number <b>PS 641096H</b>
<b>Location of Land</b> 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 C PS641089E Postal Address: CRAIGIEBURN ROAD (at time of subdivision) CRAIGIEBURN 3064 MGA Co-ordinates E 314 100 Zone: 55 (of approx. centre N 5 836 800 of land in plan)		<b>Council Certification and Endorsement</b> Council Name: HUME CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (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 / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person			
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD			
<b>Notations</b>				
<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No. <b>P14911</b>				
<b>Depth Limitation DOES NOT APPLY</b> AREA OF LAND SUBDIVIDED (EXCLUDING LOT D) - 2.621ha LOTS 1 TO 400, 421 TO 425 (ALL INCLUSIVE) AND LOTS A TO C (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TANGENT POINTS ARE SHOWN THUS: 				
<b>Survey</b> This plan is/ <del>is not</del> based on survey SEE PS533784N This survey has been connected to permanent marks no(s) 43 In Proclaimed Survey Area No. -				
<b>THIS IS A SPEAR PLAN</b>				
<b>Easement Information</b>				
<b>Legend:</b>		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	THIS PLAN THIS PLAN	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	PS641089E PS641089E	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	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN PS640978B	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-10	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
<b>LRS use only</b>				
Statement of Compliance/ Exemption Statement				
Received <input type="checkbox"/>				
Date / /				
<b>LRS use only</b>				
PLAN REGISTERED				
TIME				
DATE / /				
..... Assistant Registrar of Titles				
Sheet 1 of 7 sheets				
<b>ASTON - 4</b>		<b>41 LOTS AND BALANCE LOTS A AND D</b>		
<b>Bosco Jonson Pty Ltd</b> 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 7314043 16/08/12 VERSION M DWG 731404BM		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

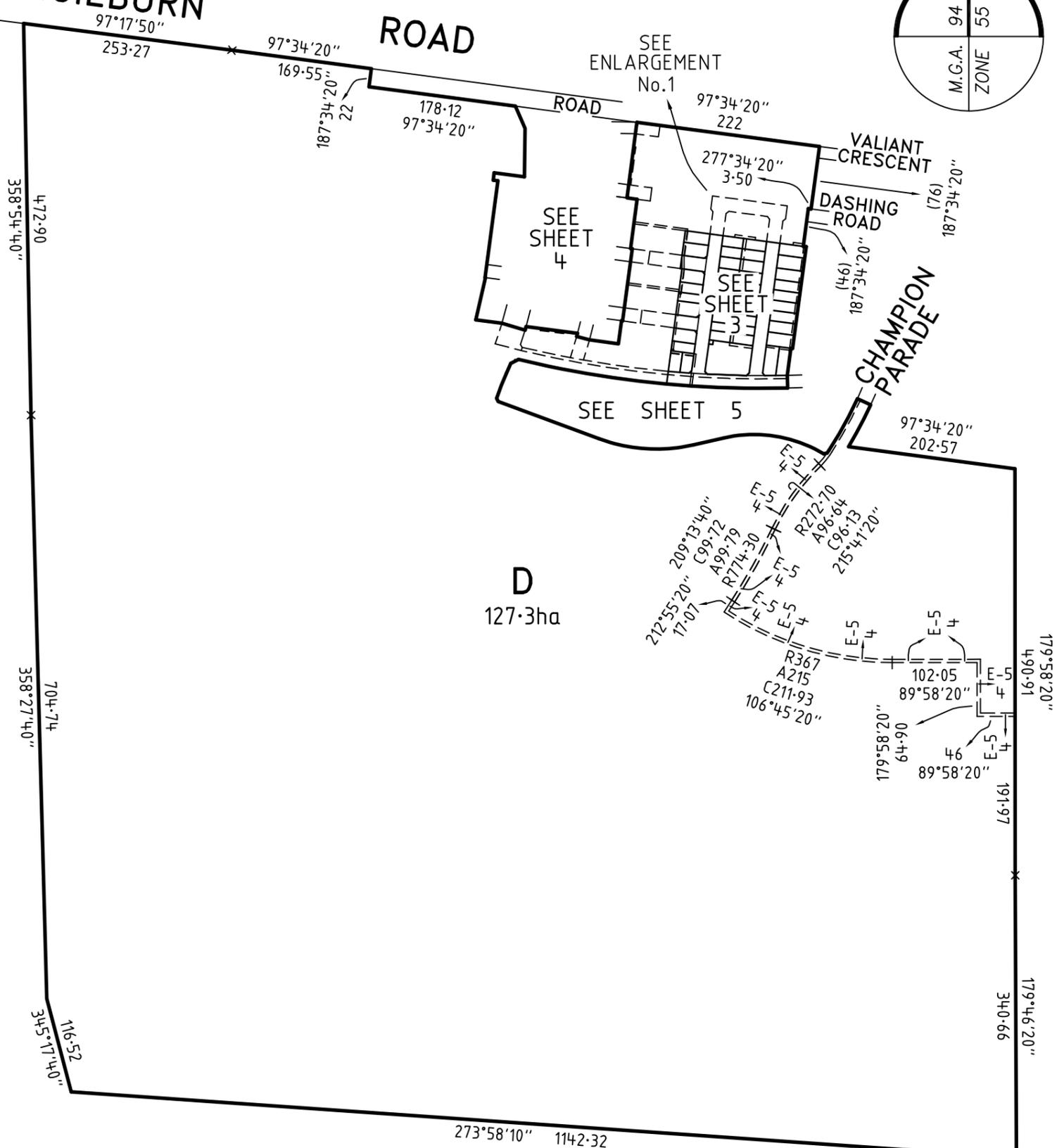
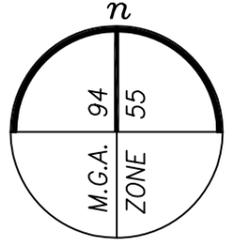
**PS 641096H**

**MICKLEHAM ROAD**

**CRAIGIEBURN ROAD**

**ROAD**

SEE ENLARGEMENT No.1

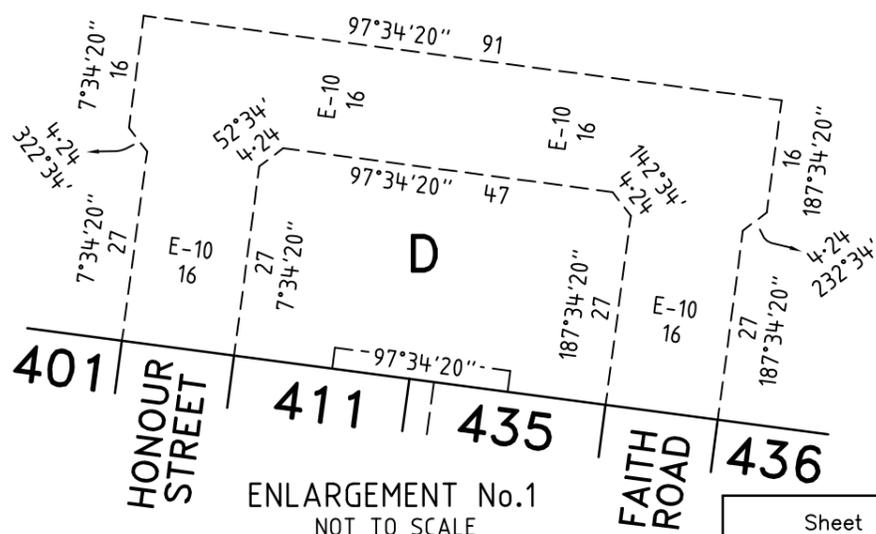


**D**  
127.3ha

**ASTON - 4**

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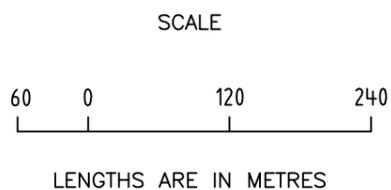
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ENLARGEMENT No.1  
NOT TO SCALE

Sheet 2

ORIGINAL  
SCALE  
1:6000  
SHEET SIZE  
A3



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DWG 731404BM

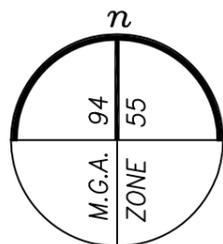
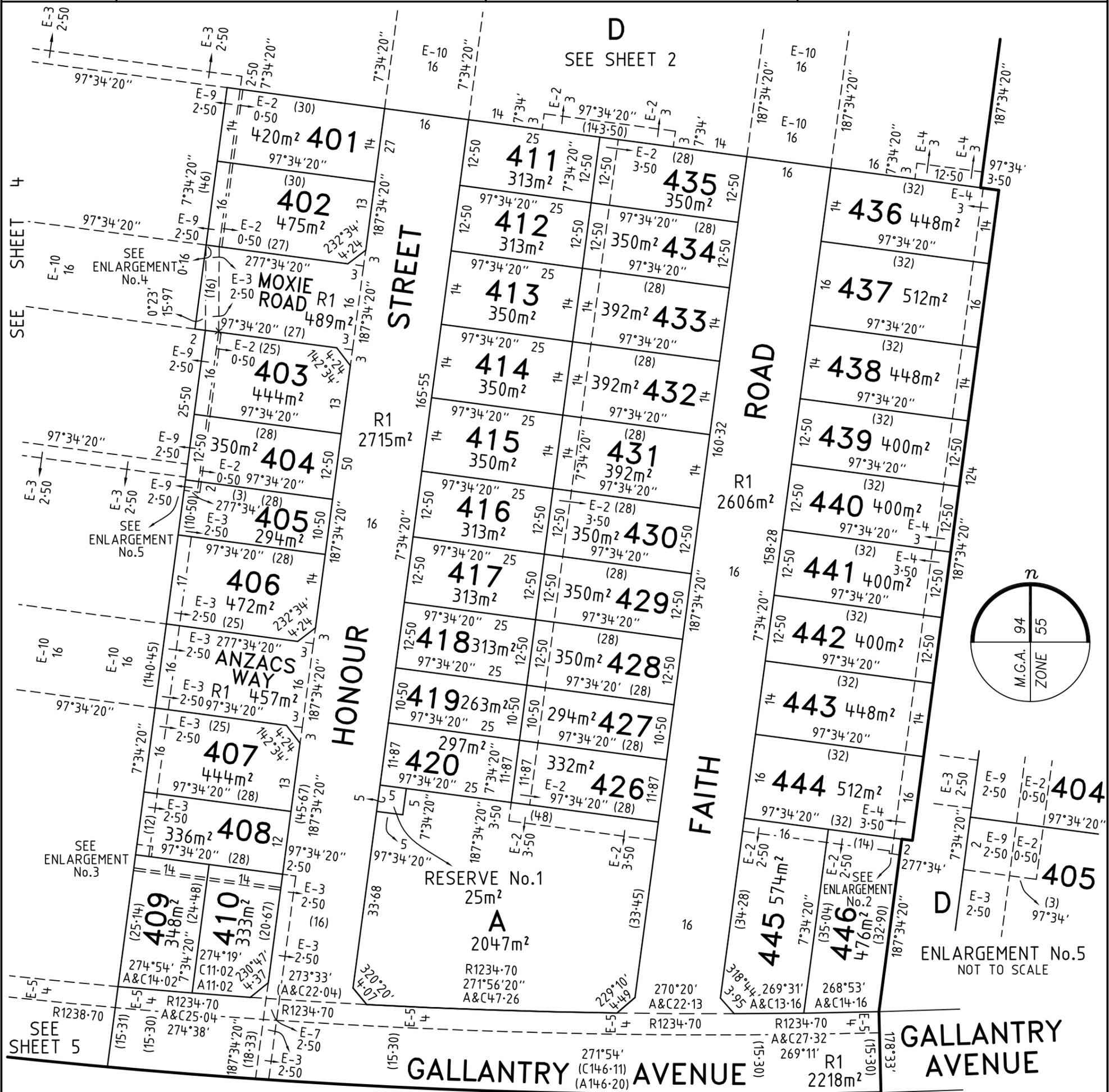
DATE / /  
COUNCIL DELEGATE SIGNATURE  
Original sheet size A3

# PLAN OF SUBDIVISION

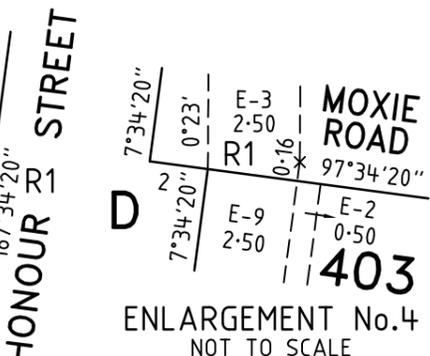
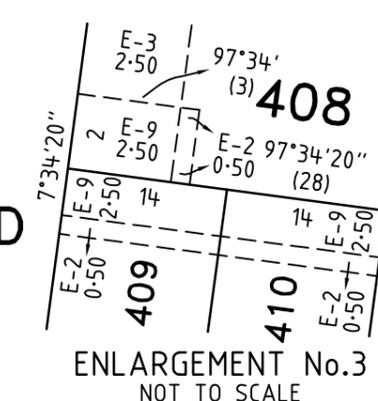
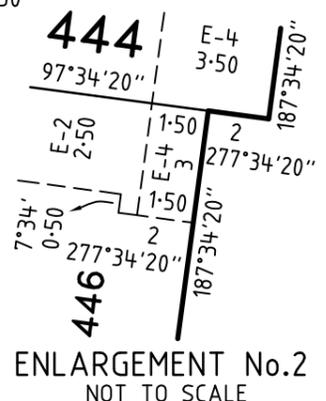
Stage No.

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**ASTON - 4**  
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ORIGINAL	SCALE
SCALE	SHEET SIZE
1:750	A3
<p>LENGTHS ARE IN METRES</p>	

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 DWG 731404BM

Sheet 3  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3

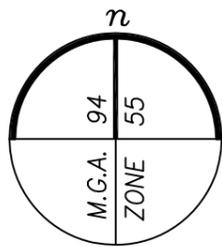
**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 641096H**

SEE SHEET 2



ROAD

VALIANT CRESCENT

DASHING ROAD

MOXIE ROAD

LUSH DRIVE

VANTAGE BOULEVARD

CAVALIER DRIVE

ANZACS WAY

401

402

403

404

405

406

407

408

MOXIE ROAD R1

ANZACS WAY R1

SEE SHEET 3

SEE SHEET 2

SEE SHEET 5

SEE ENLARGEMENT No.6 ON SHEET 5

D

SEE SHEET 2

ASTON - 4

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ORIGINAL

SCALE

SCALE SHEET SIZE  
 1:1000 A3



LENGTHS ARE IN METRES

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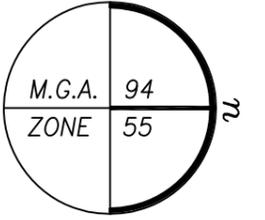
REF 7314043 16/08/12 VERSION M  
 DWG 731404BM

Sheet 4

DATE / /

COUNCIL DELEGATE SIGNATURE

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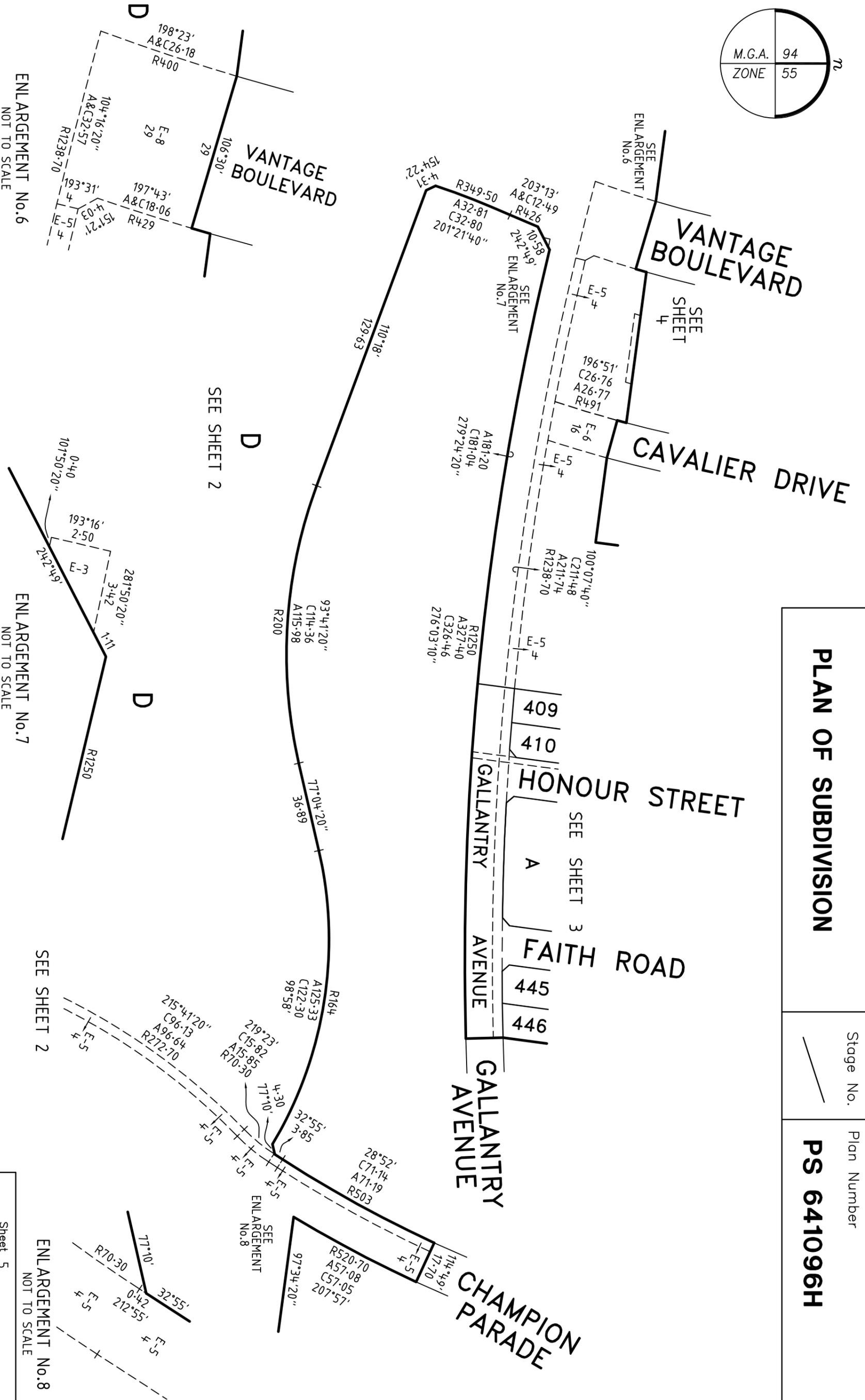


**PLAN OF SUBDIVISION**

Stage No.

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**PS 641096H**



ASTON - 4

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ORIGINAL

SCALE SHEET SIZE A3

1:1500

SCALE



LENGTHS ARE IN METRES

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REF 7314043  
 DWG 731404BM

16/08/12 VERSION M

Sheet 5

ENLARGEMENT No.8 NOT TO SCALE

DATE / /  
 COUNCIL DELEGATE SIGNATURE

# PLAN OF SUBDIVISION

Stage No.

Plan Number

**PS 641096H**

## CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS641096H 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
401	402
402	401
403	404
404	403, 405
405	404, 406
406	405
407	408
408	407, 409, 410
409	408, 410
410	408, 409
411	412, 435
412	411, 413, 434
413	412, 414, 433
414	413, 415, 432
415	414, 416, 431
416	415, 417, 430
417	416, 418, 429
418	417, 419, 428
419	418, 420, 427
420	419, 426

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
426	420, 427
427	419, 426, 428
428	418, 427, 429
429	417, 428, 430
430	416, 429, 431
431	415, 430, 432
432	414, 431, 433
433	413, 432, 434
434	412, 433, 435
435	411, 434
436	437
437	436, 438
438	437, 439
439	438, 440
440	439, 441
441	440, 442
442	441, 443
443	442, 444
444	443, 445, 446
445	444, 446
446	444, 445

## 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 sheet 7.

### 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 7.

### 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 7.

### 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.

**ASTON – 4**

### Bosco Jonson Pty Ltd

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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.

Sheet 6

LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

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

REF 7314043 16/08/12 VERSION M  
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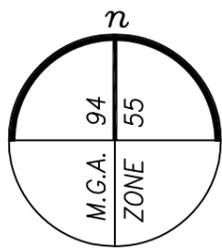
DATE / /

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CREATION OF RESTRICTION (Continued)  
SCHEDULE

D



ASTON - 4

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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 405, 408 AND 446 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL

SCALE

SCALE  
1:750

SHEET SIZE  
A3



LENGTHS ARE IN METRES

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DWG 731404BM

Sheet 7

DATE / /

COUNCIL DELEGATE SIGNATURE

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