

PLAN OF SUBDIVISION

EDITION

PS 805169V

<p>LOCATION OF LAND</p> <p>PARISH: YUROKE</p> <p>TOWNSHIP: —</p> <p>SECTION: 18</p> <p>CROWN ALLOTMENT: A (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL 11879 FOL 495</p> <p>LAST PLAN REFERENCE: LOT U ON PS738896J</p> <p>POSTAL ADDRESS: ALTAMONT ROAD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 CO-ORDINATES: E 313 900 (approx. centre of land in plan) N 5 836 500 ZONE: 55</p>	<p>Council Name: Hume City Council</p> <p>SPEAR Reference Number: S104017A</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
RESERVE No.1	HUME CITY COUNCIL	This is /is not a staged subdivision Planning Permit No. P17112
		DEPTH LIMITATION DOES NOT APPLY

┌ LOTS 1 TO 1731 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN
AREA OF LAND SUBDIVIDED - 5962m²

EASEMENT INFORMATION

LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

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

ASTON – 17A
14 LOTS

LICENSED SURVEYOR GREGORY STUART WILLIAMS

Bosco Jonson Pty Ltd
A.B.N 15 169 138 827
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



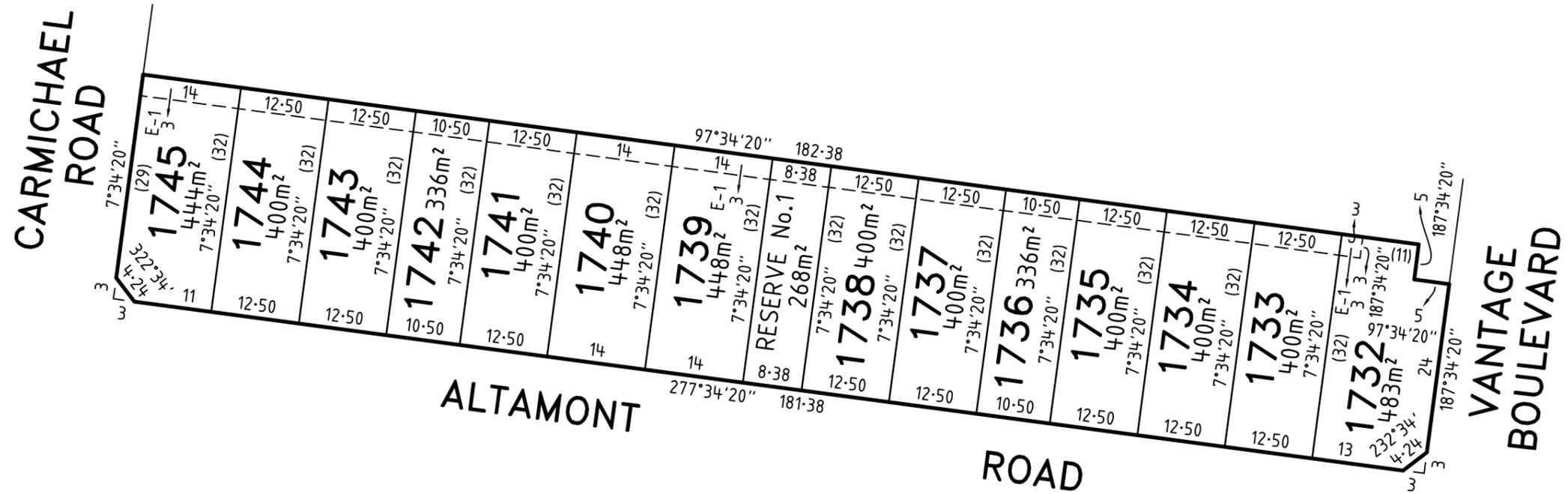
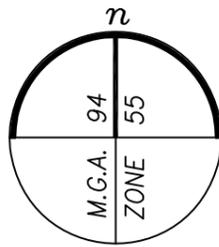
DATE 22/02/17 REFERENCE 29093003
VERSION B DRAWING 2909300BB

ORIGINAL SHEET SIZE A3
SHEET 1 OF 4 SHEETS

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Surveyor's Plan Version (B),
22/05/2017

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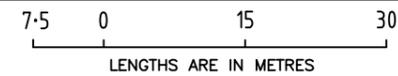
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SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 2

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PLAN OF SUBDIVISION

PS 805169V

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS805169V 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
1732	1733
1733	1732, 1734
1734	1733, 1735
1735	1734, 1736
1736	1735, 1737
1737	1736, 1738
1738	1737
1739	1740
1740	1739, 1741
1741	1740, 1742
1742	1741, 1743
1743	1742, 1744
1744	1743, 1745
1745	1744

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 plan shown in the Schedule on sheet 4.

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 plan shown in the Schedule on sheet 4.

Garage

- (e) build or allow to be built on the Lot any garage other than in accordance with the garage plan shown in the Schedule on sheet 4.

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.

CCTV of Sewer Infrastructure

- (g) (i) prevent access by Peet, Yarra Valley Water or any nominated representative of either party for the purpose of undertaking closed circuit television scanning of sewer infrastructure between the dwelling on the Property, the property branch and oblique branch.
(ii) fail to promptly rectify at the registered proprietor's cost, any sewer infrastructure not deemed fit for purpose by Peet, Yarra Valley Water or any nominated representative of either party.

Expiry

- (h) The restrictions specified in paragraphs (a), (b) and (d) to (g) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.
(i) The restrictions specified in paragraph (c) 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.

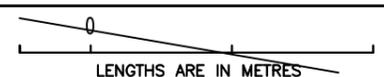
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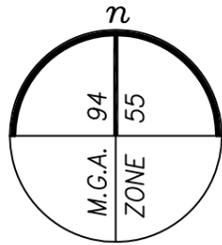
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SHEET 3

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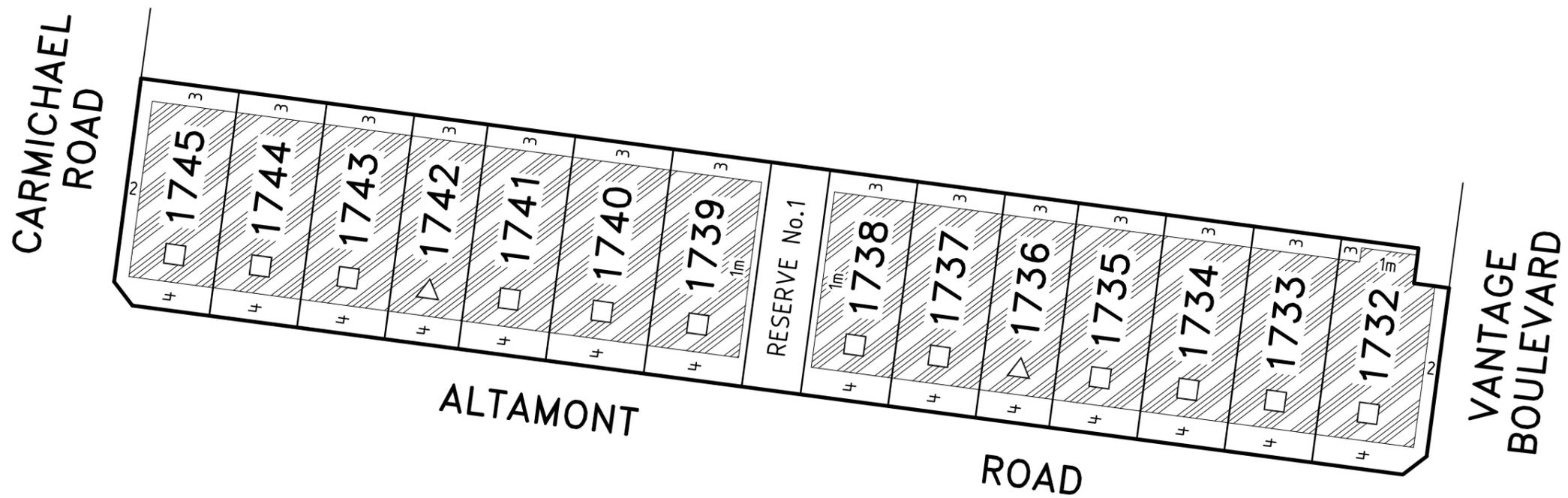
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CREATION OF RESTRICTION (CONTINUED)

SCHEDULE



LEGEND

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

NOTE

THE BUILDING ENVELOPE OF LOT 1732 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 2

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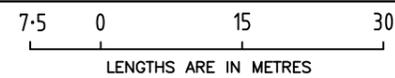
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