

PLAN OF SUBDIVISION

EDITION

PS 742770J

<p>LOCATION OF LAND</p> <p>PARISH: YUROKE</p> <p>TOWNSHIP: —</p> <p>SECTION: 17</p> <p>CROWN ALLOTMENT: B (PART)</p> <p>SECTION: 18</p> <p>CROWN ALLOTMENT: A, B, C & D (PARTS)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL 11879 FOL 489</p> <p>LAST PLAN REFERENCE: LOT M ON PS738896J</p> <p>POSTAL ADDRESS: ELEVATION BOULEVARD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 CO-ORDINATES: E 314 100 Zone: 55 (approx. centre of land in plan) N 5 836 400</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007713 Planning Permit Reference: P18800 SPEAR Reference Number: S076154A</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/11/2016</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied</p> <p>Digitally signed by: Antonino Magazzu for Hume City Council on 18/01/2018</p>
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VESTING OF ROADS AND/OR RESERVES

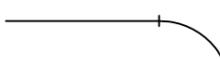
NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	This is is not a staged subdivision Planning Permit No. P18800
		DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 2500 AND B TO W (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-1 & E-2 HAVE BEEN OMITTED FROM THIS PLAN.

AREA OF LAND SUBDIVIDED (EXCLUDING LOTS A & X) - 4.269ha

TANGENT POINTS ARE SHOWN THUS: 

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-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702821U PS702821U	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724934G PS724934G	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702823Q PS702823Q	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6	POWERLINE	SEE DIAG	PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738890W PS738890W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738896J PS738896J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-9 E-9	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

ASTON – 25

57 LOTS AND BALANCE LOTS A & X

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 31/10/17

REFERENCE 29093253

ORIGINAL SHEET SIZE A3

VERSION K

DRAWING 2909325BK

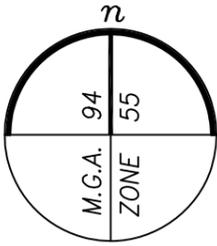
SHEET 1 OF 13 SHEETS

Bosco Jonson Pty Ltd

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P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992

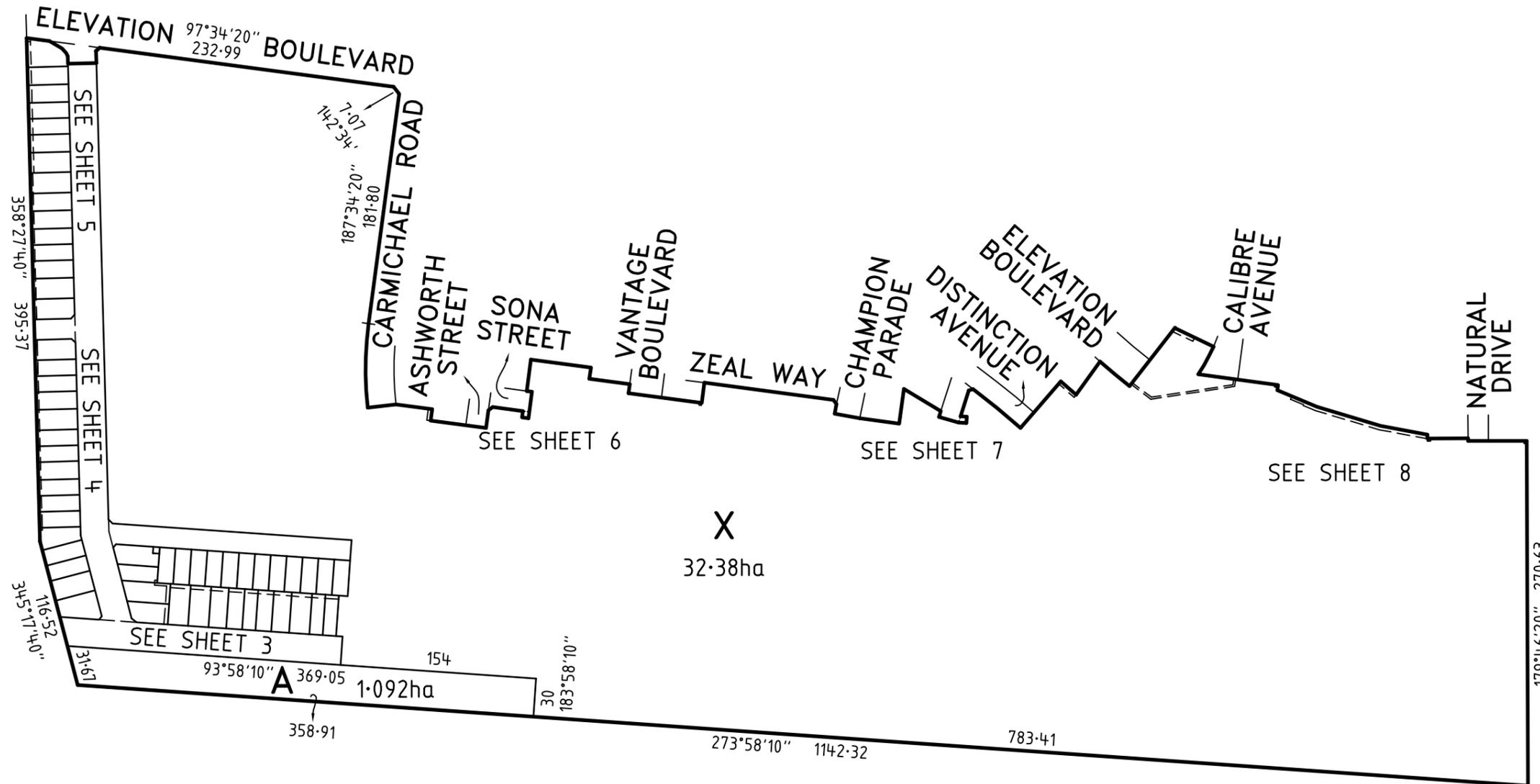


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PLAN OF SUBDIVISION

PS 742770J



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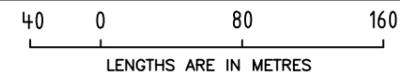


ASTON - 25

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DATE 31/10/17
 VERSION K

REFERENCE 29093253
 DRAWING 2909325BK

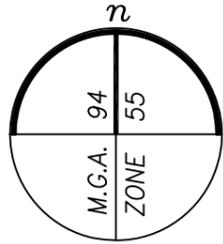


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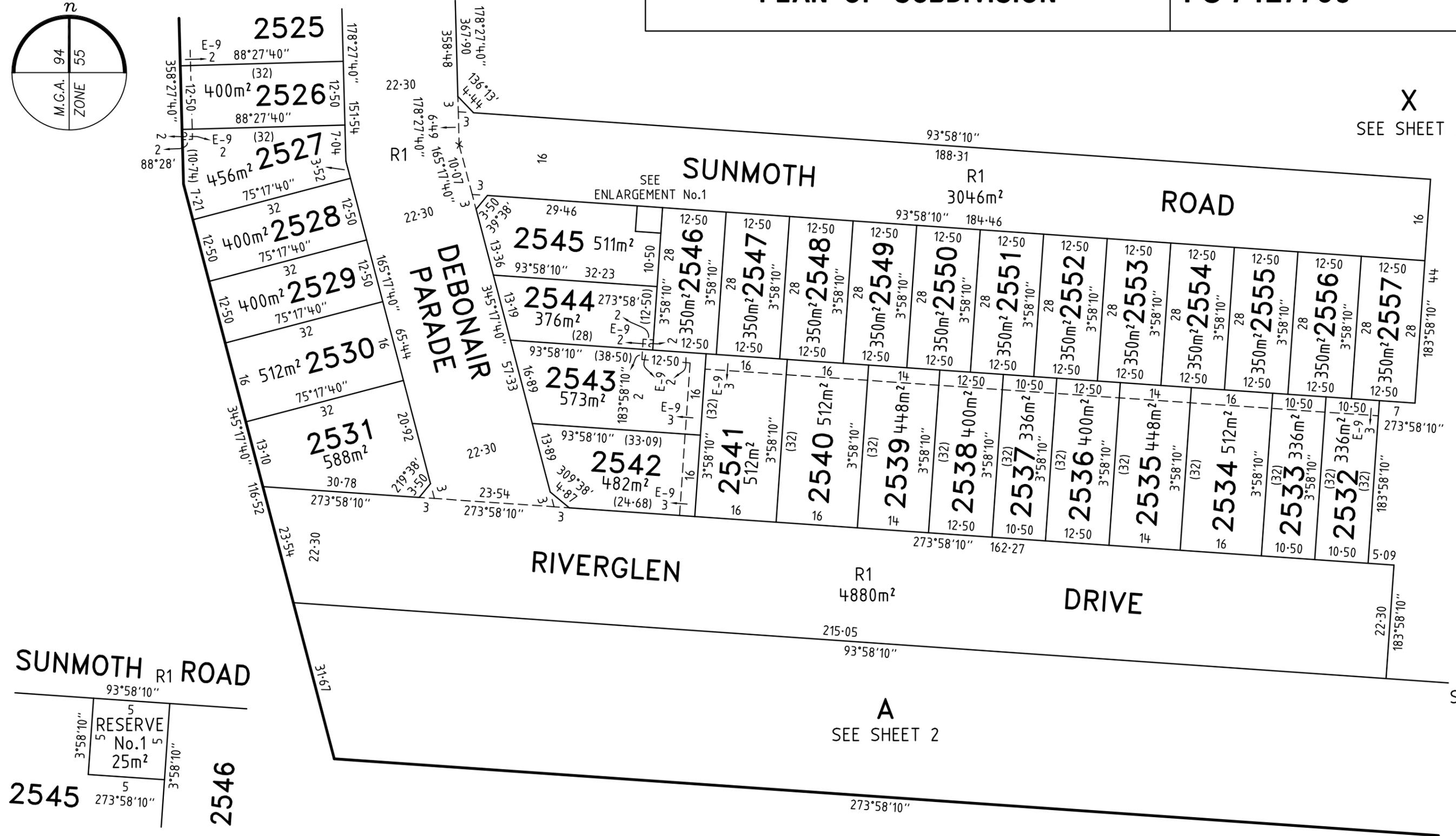
ORIGINAL SHEET SIZE A3
 SHEET 2

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X
SEE SHEET 2



SUNMOTH R1 ROAD
93°58'10"

RESERVE No.1
25m²

2545 273°58'10"

2546

ENLARGEMENT No.1
NOT TO SCALE

SEE SHEET 2

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DATE 31/10/17	REFERENCE 29093253
VERSION K	DRAWING 2909325BK

7.5 0 15 30
LENGTHS ARE IN METRES

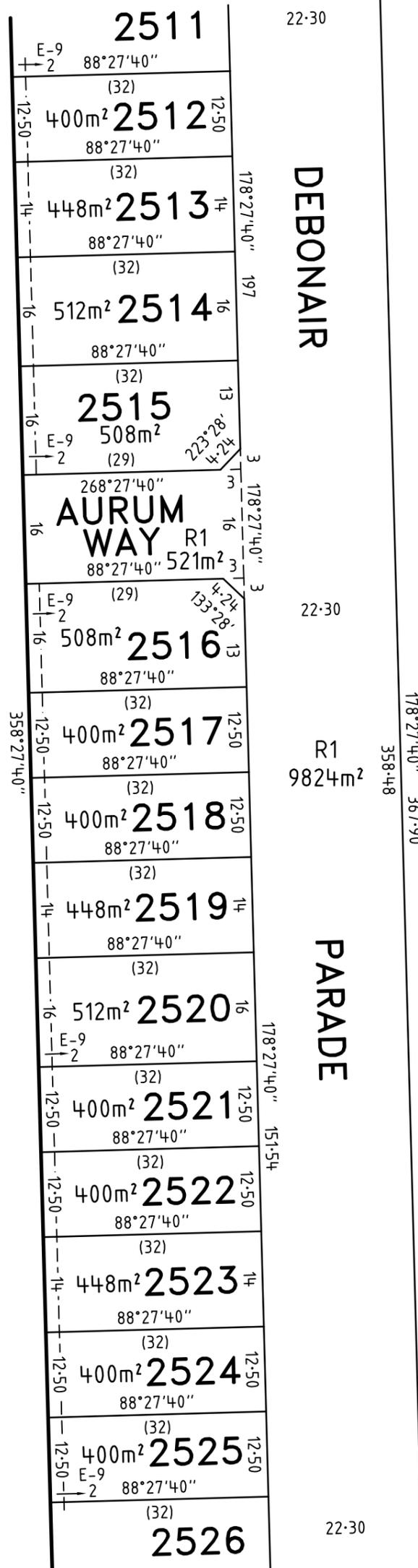
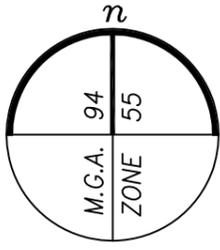
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	SHEET 3
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PLAN OF SUBDIVISION

PS 742770J

SEE SHEET 5



DEBONNAIR

R1
9824m²

PARADE

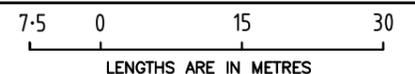
X
SEE SHEET 2

SEE SHEET 3

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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DATE 31/10/17
VERSION K

REFERENCE 29093253
DRAWING 2909325BK

ORIGINAL SHEET SIZE A3

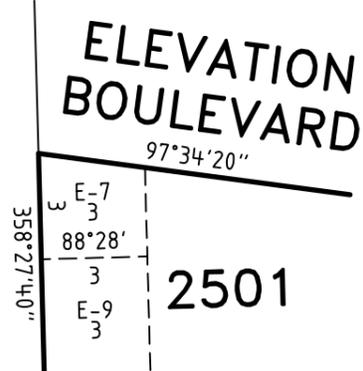
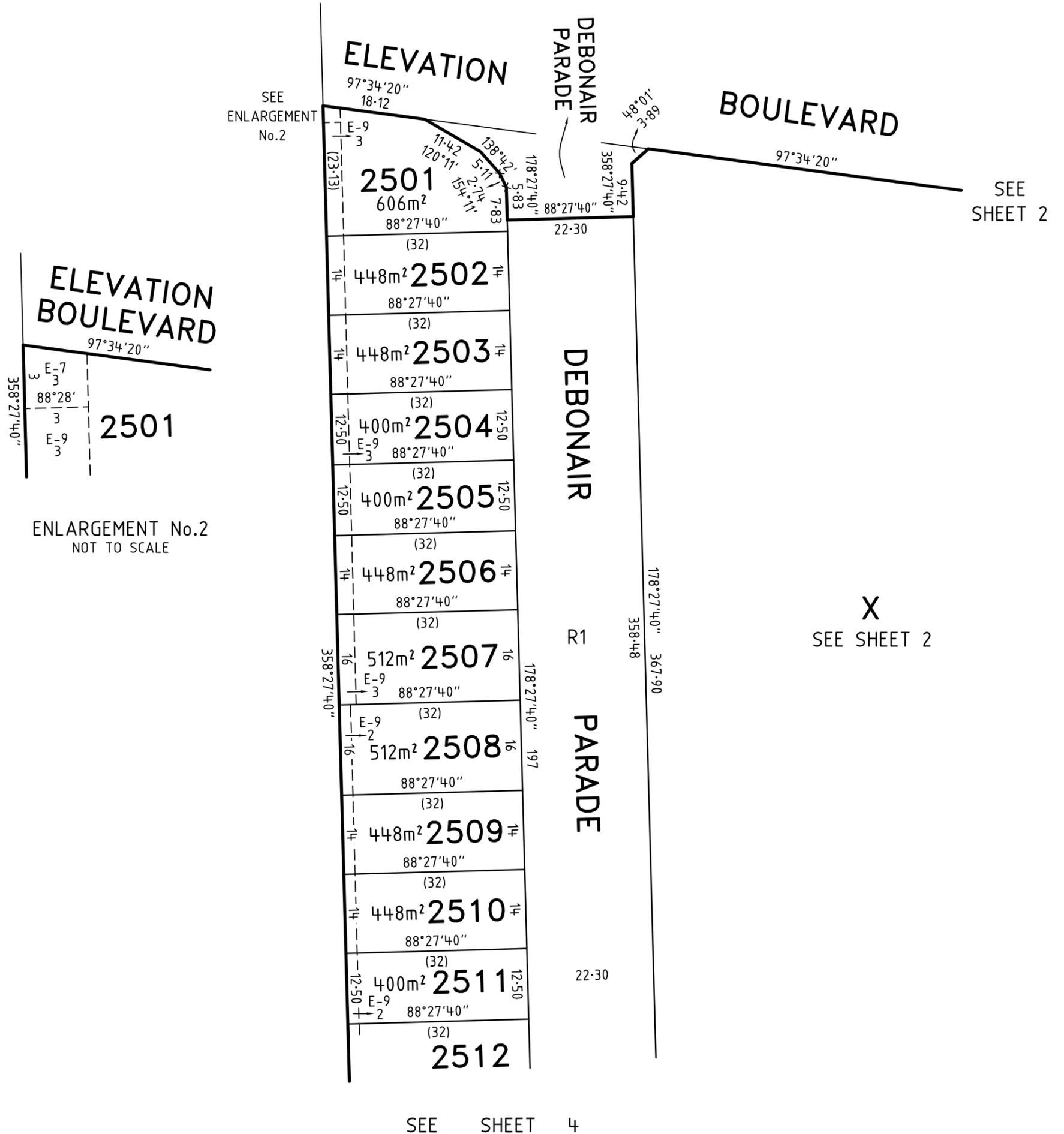
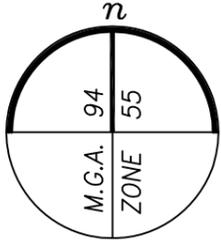
SHEET 4

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PLAN OF SUBDIVISION

PS 742770J

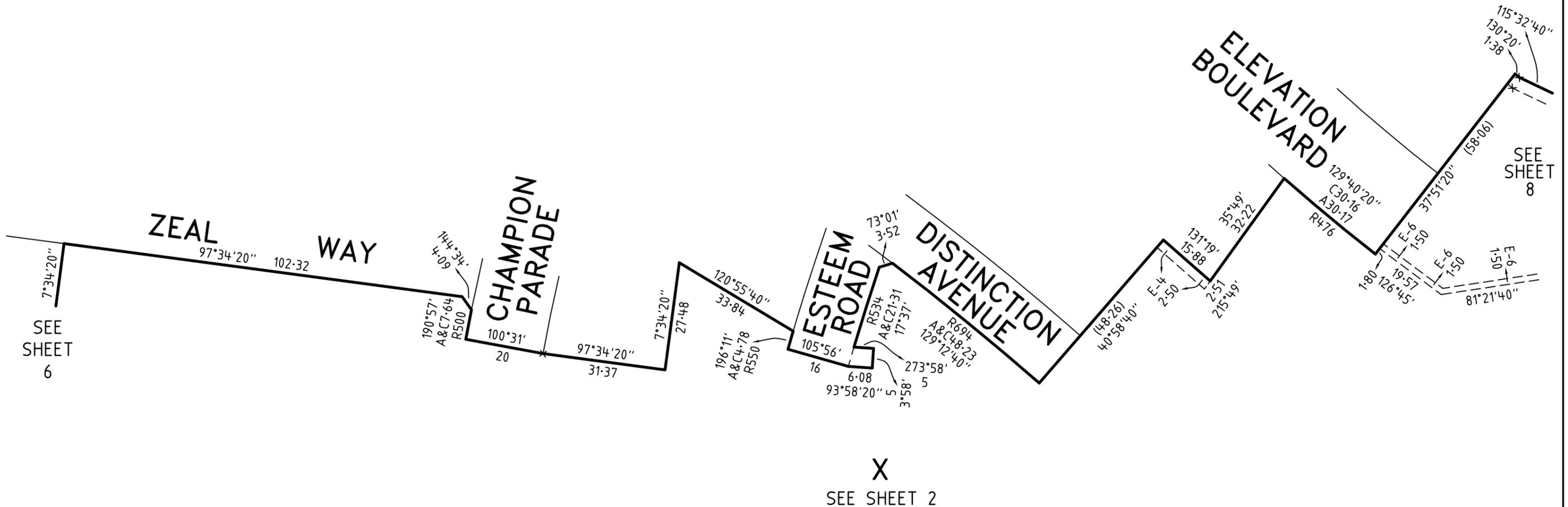
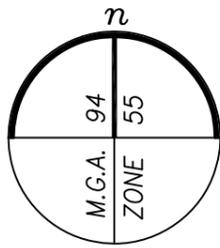


ENLARGEMENT No.2
NOT TO SCALE

ASTON - 25 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	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 31/10/17 VERSION K	REFERENCE 29093253 DRAWING 2909325BK	ORIGINAL SHEET SIZE A3 SHEET 5
Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (K), 03/11/2017, SPEAR Ref: S076154A		Digitally signed by: Hume City Council, 18/01/2018, SPEAR Ref: S076154A	

PLAN OF SUBDIVISION

PS 742770J



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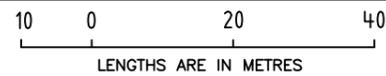
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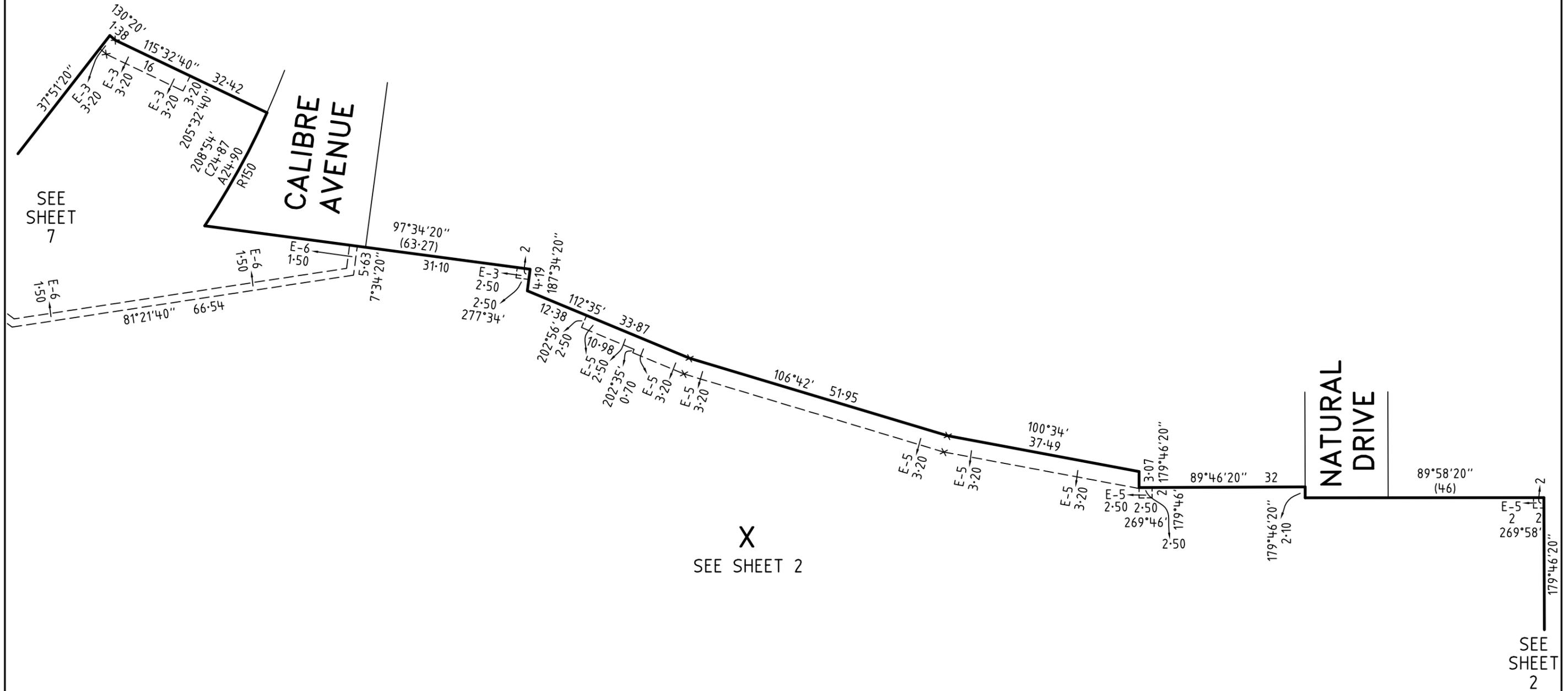
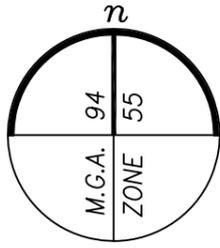
ORIGINAL SHEET SIZE A3
SHEET 7

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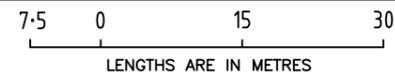
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SHEET 8

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PLAN OF SUBDIVISION

PS 742770J

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS742770J 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
2501	2502
2502	2501, 2503
2503	2502, 2504
2504	2503, 2505
2505	2504, 2506
2506	2505, 2507
2507	2506, 2508
2508	2507, 2509
2509	2508, 2510
2510	2509, 2511
2511	2510, 2512
2512	2511, 2513
2513	2512, 2514
2514	2513, 2515
2515	2514
2516	2517
2517	2516, 2518
2518	2517, 2519
2519	2518, 2520
2520	2519, 2521
2521	2520, 2522
2522	2521, 2523
2523	2522, 2524
2524	2523, 2525
2525	2524, 2526
2526	2525, 2527
2527	2526, 2528
2528	2527, 2529
2529	2528, 2530

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2530	2529, 2531
2531	2530
2532	2533, 2556, 2557
2533	2532, 2534, 2555, 2556
2534	2533, 2535, 2554, 2555
2535	2534, 2536, 2553, 2554
2536	2535, 2537, 2552, 2553
2537	2536, 2538, 2551, 2552
2538	2537, 2539, 2550, 2551
2539	2538, 2540, 2549, 2550
2540	2539, 2541, 2548, 2549
2541	2540, 2542, 2543, 2546, 2547, 2548
2542	2541, 2543
2543	2541, 2542, 2544, 2546
2544	2543, 2545, 2546
2545	2544, 2546
2546	2541, 2543, 2544, 2545, 2547
2547	2541, 2546, 2548
2548	2540, 2541, 2547, 2549
2549	2539, 2540, 2548, 2550
2550	2538, 2539, 2549, 2551
2551	2537, 2538, 2550, 2552
2552	2536, 2537, 2551, 2553
2553	2535, 2536, 2552, 2554
2554	2534, 2535, 2553, 2555
2555	2533, 2534, 2554, 2556
2556	2532, 2533, 2555, 2557
2557	2532, 2556

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 11, 12 and 13.

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 11, 12 and 13.

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 11, 12 and 13.

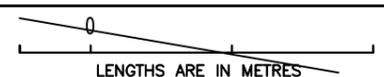
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 31/10/17

REFERENCE 29093253

VERSION K

DRAWING 2909325BK

ORIGINAL SHEET SIZE A3

SHEET 9

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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.

CCTV of Sewer Infrastructure

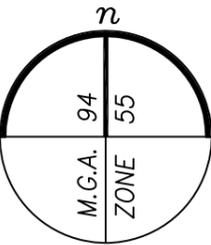
- (g) (i) prevent access by Peet, Yarra Valley Water or any nominated representative of either party for the purpose of undertaking closed circuit television scanning of sewer infrastructure between the dwelling on the Property, the property branch and oblique branch.
- (ii) fail to promptly rectify 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.

ASTON – 25		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE	
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 31/10/17	REFERENCE 29093253	ORIGINAL SHEET SIZE A3
		VERSION K	DRAWING 2909325BK	SHEET 10
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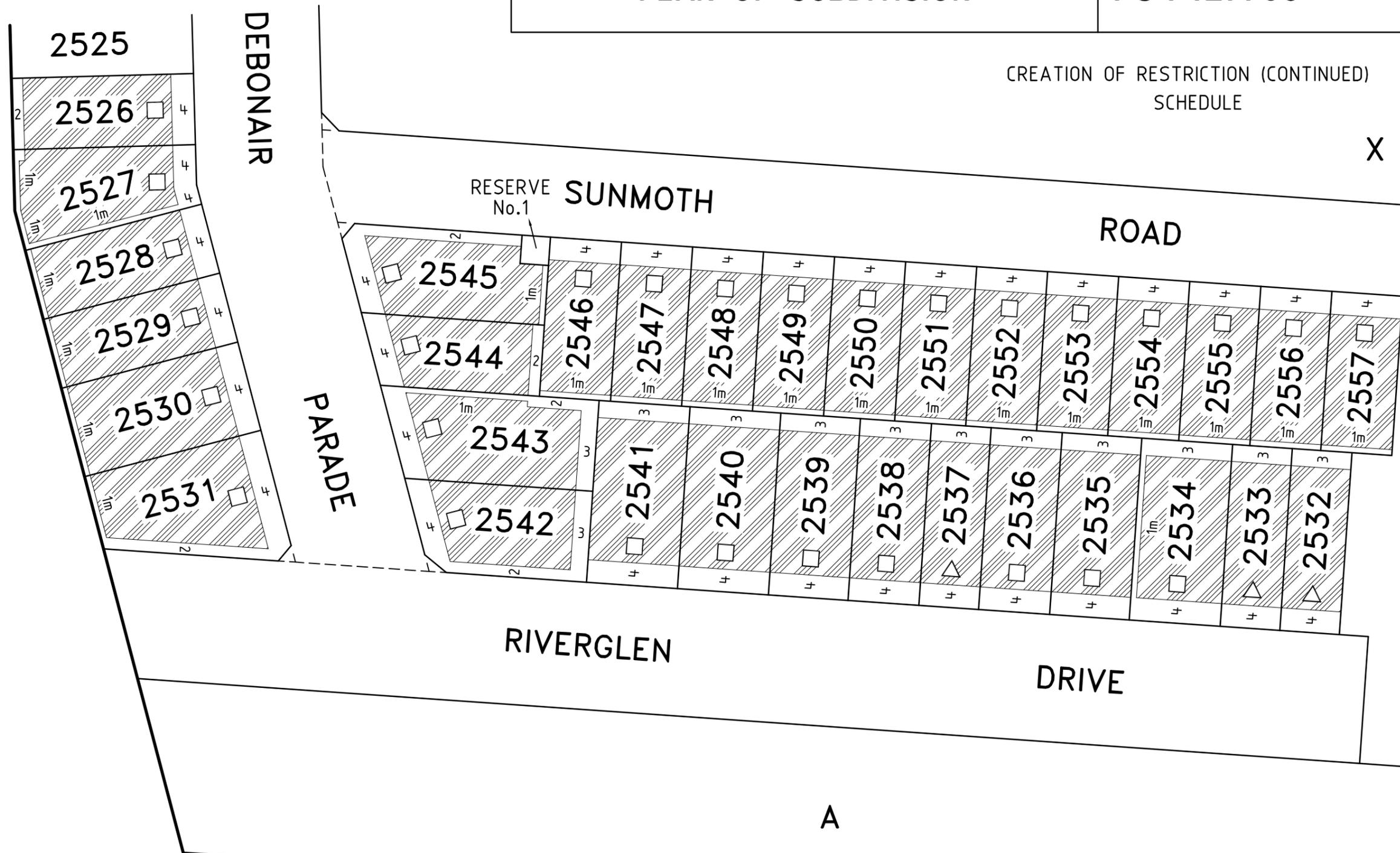


SEE SHEET 12

PLAN OF SUBDIVISION

PS 742770J

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 ENVELOPES OF LOTS 2527 & 2543 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

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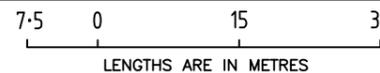
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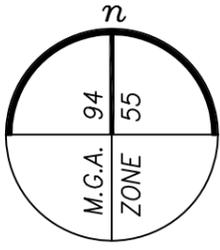
ORIGINAL SHEET SIZE A3
SHEET 11

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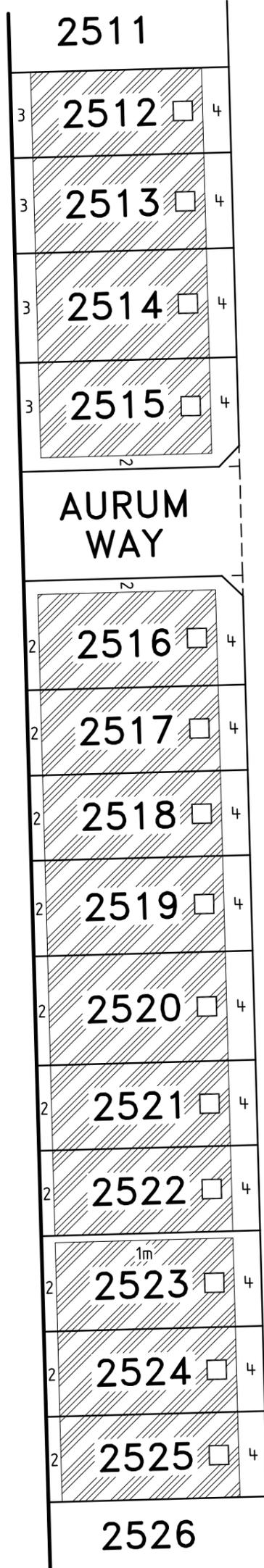
PLAN OF SUBDIVISION

PS 742770J



SEE SHEET 13

CREATION OF RESTRICTION (CONTINUED)
SCHEDULE



DEBONAIR

PARADE

X

LEGEND

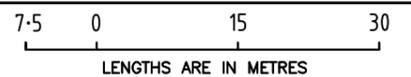
- Minimum Single Garage required
- Double Garage required
- Single or Double Storey dwelling permitted
- Double Storey dwelling required

SEE SHEET 11

ASTON - 25

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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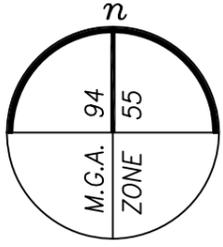
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ORIGINAL SHEET SIZE A3

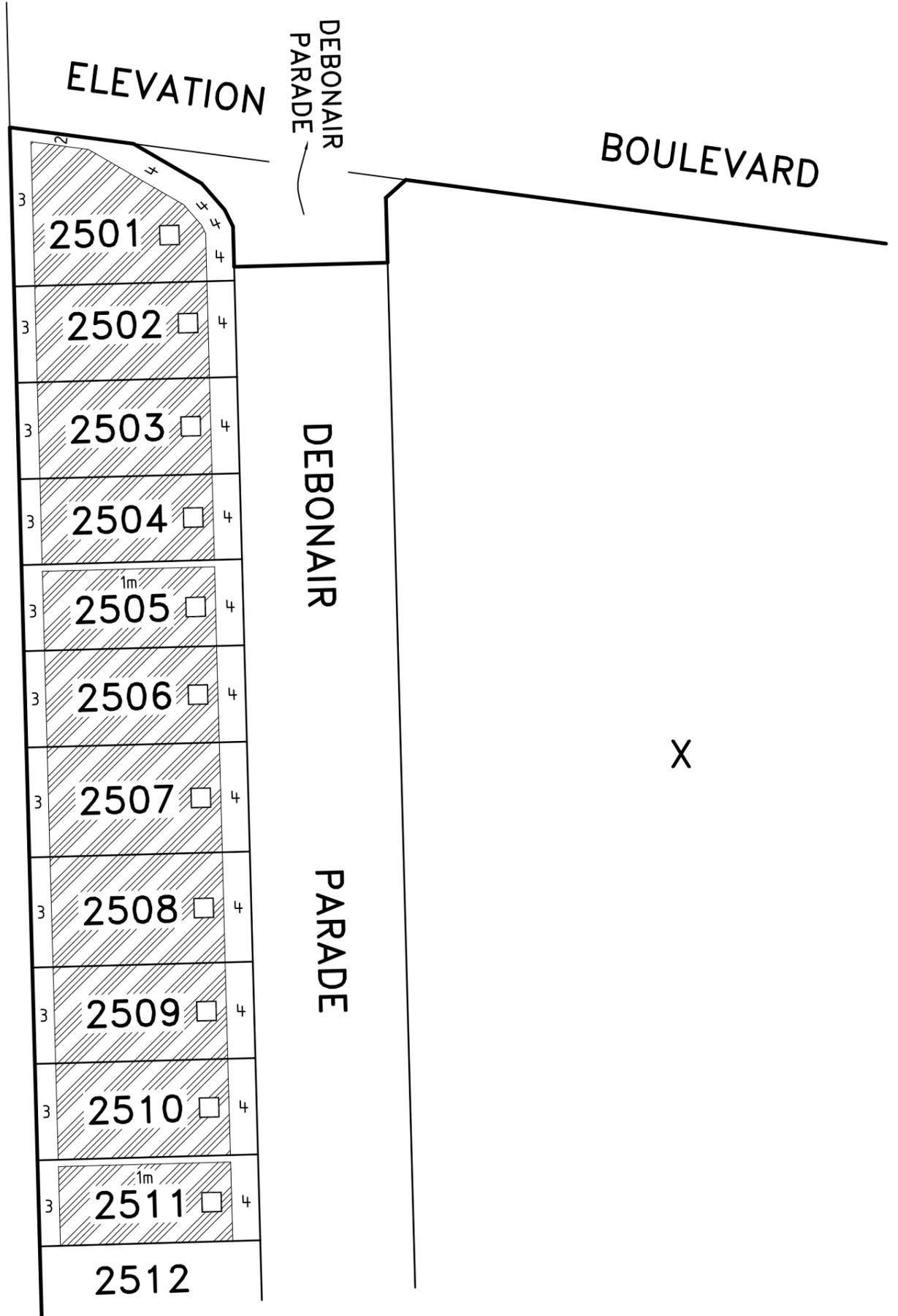
SHEET 12

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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

SEE SHEET 12

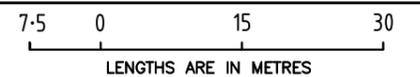
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