

PLAN OF SUBDIVISION

EDITION

PS 801105V

| | |
|--|--|
| <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 FOL</p> <p>LAST PLAN REFERENCE: LOT X ON PS742770J</p> <p>POSTAL ADDRESS: CARMICHAEL ROAD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 CO-ORDINATES: E 314 100 N 5 836 350 (approx. centre of land in plan) Zone: 55</p> | <p>Council Name: Hume City Council</p> <p>SPEAR Reference Number: S089535A</p> |
|--|--|

| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS |
|----------------------------------|---------------------|--|
| IDENTIFIER | COUNCIL/BODY/PERSON | |
| ROAD R1 | HUME CITY COUNCIL | <p>STAGING This is/is not a staged subdivision Planning Permit No. P18800</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 2600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN.</p> <p>┌ AREA OF LAND SUBDIVIDED (EXCLUDING LOT AA) - 2.063ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> |

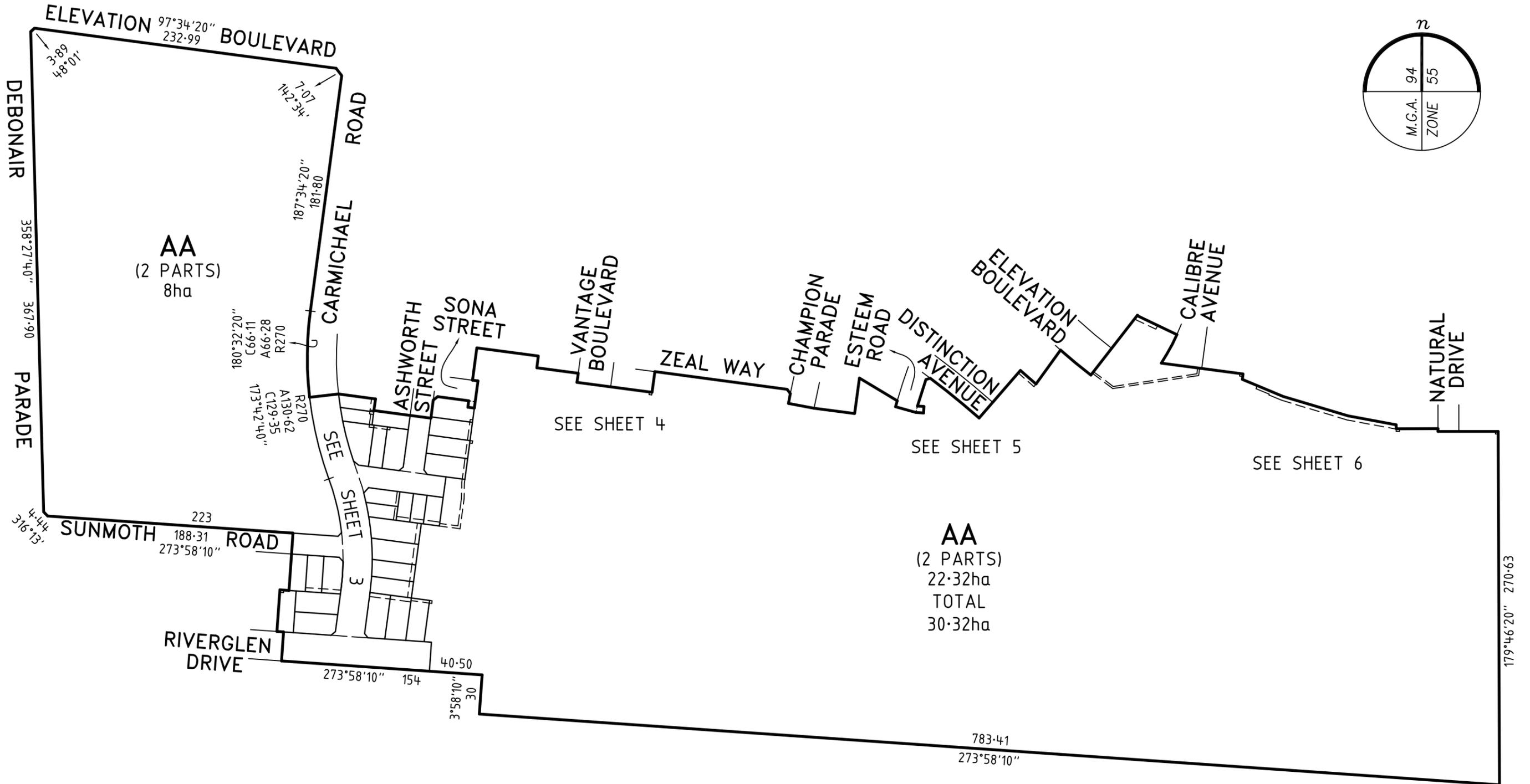
| EASEMENT INFORMATION | | | | |
|---|-----------|----------------|---|---------------------------------------|
| LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement | | | | |
| SUBJECT LAND | PURPOSE | WIDTH (METRES) | ORIGIN | LAND BENEFITED/IN FAVOUR OF |
| E-2 | SEWERAGE | SEE DIAG | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-3 | DRAINAGE | SEE DIAG | PS702821U | HUME CITY COUNCIL |
| E-3 | SEWERAGE | SEE DIAG | PS702821U | YARRA VALLEY WATER CORPORATION |
| E-4 | DRAINAGE | SEE DIAG | PS724934G | HUME CITY COUNCIL |
| E-4 | SEWERAGE | SEE DIAG | PS724934G | YARRA VALLEY WATER CORPORATION |
| E-5 | DRAINAGE | SEE DIAG | PS702823Q | HUME CITY COUNCIL |
| E-5 | SEWERAGE | SEE DIAG | PS702823Q | YARRA VALLEY WATER CORPORATION |
| E-6 | POWERLINE | SEE DIAG | PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000 | JEMENA ELECTRICITY NETWORKS (VIC) LTD |
| E-7 | DRAINAGE | SEE DIAG | THIS PLAN | HUME CITY COUNCIL |
| E-7 | SEWERAGE | SEE DIAG | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-8 | DRAINAGE | SEE DIAG | PS738896J | HUME CITY COUNCIL |
| E-8 | SEWERAGE | SEE DIAG | PS738896J | YARRA VALLEY WATER CORPORATION |

| | | | |
|---|---|--------------------|------------------------|
| ASTON – 26 | LICENSED SURVEYOR GREGORY STUART WILLIAMS | | |
| 28 LOTS AND BALANCE LOT AA | DATE 01/11/17 | REFERENCE 29093263 | ORIGINAL SHEET SIZE A3 |
| 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 | VERSION K | DRAWING 2909326AK | SHEET 1 OF 10 SHEETS |
| | Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (K), 08/11/2017, SPEAR Ref: S089535A | | |



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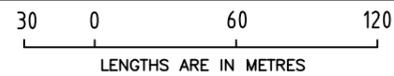


ASTON - 26

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/11/17
 VERSION K

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 DRAWING 2909326AK



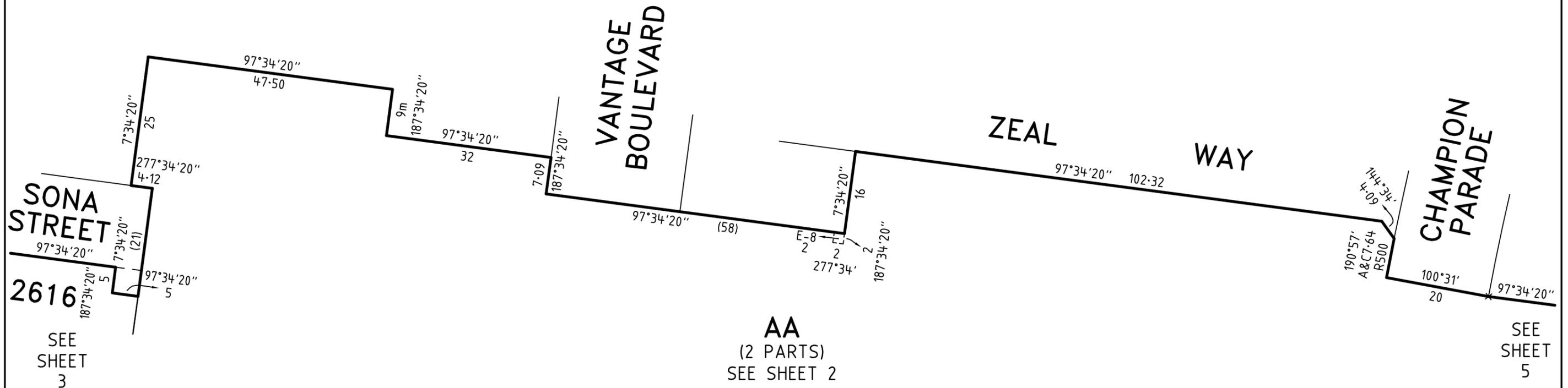
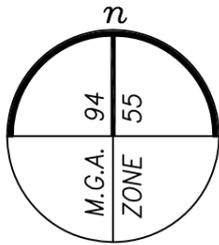
SCALE
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ORIGINAL SHEET SIZE A3
 SHEET 2

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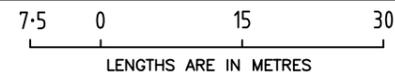


ASTON - 26

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/11/17
 VERSION K

REFERENCE 29093263
 DRAWING 2909326AK



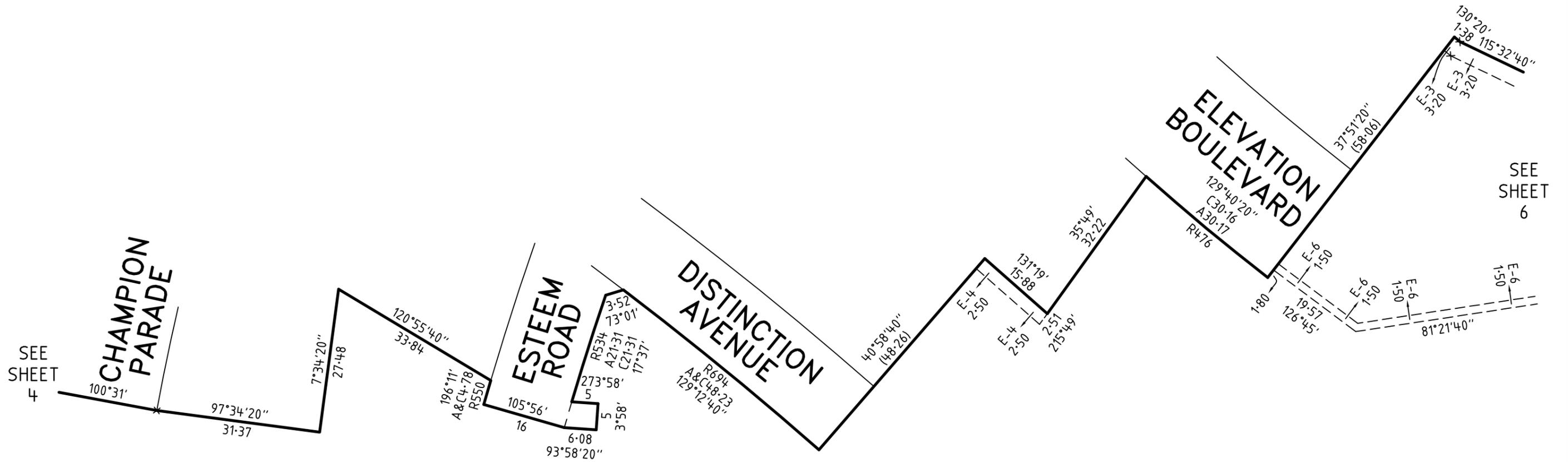
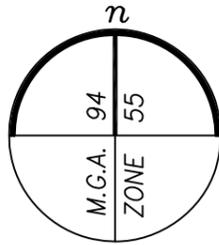
SCALE
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ORIGINAL SHEET SIZE A3
 SHEET 4

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PS 801105V



SEE SHEET 6

AA
(2 PARTS)
SEE SHEET 2

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ASTON - 26

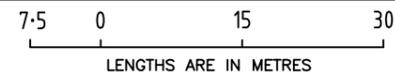
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/11/17

VERSION K

REFERENCE 29093263

DRAWING 2909326AK



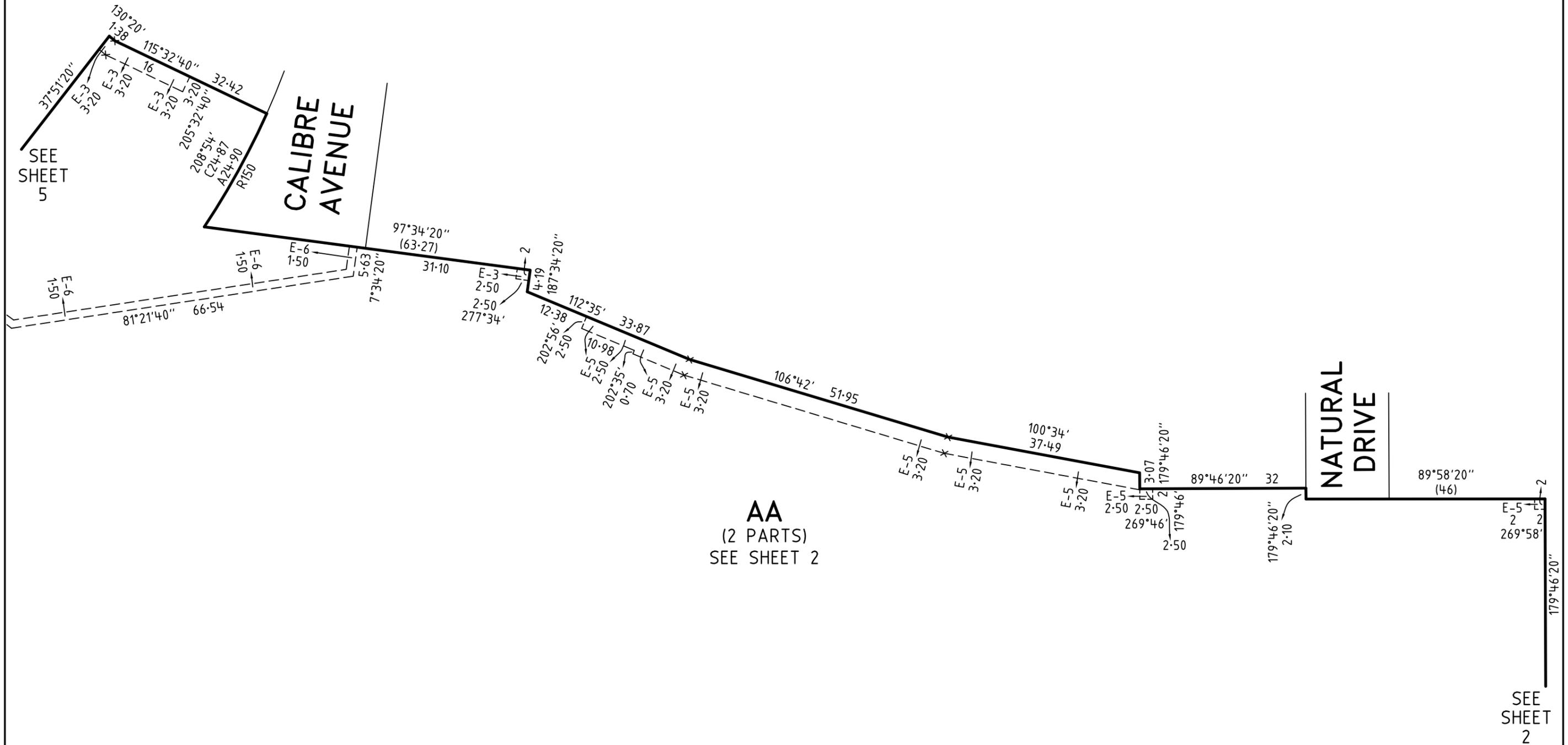
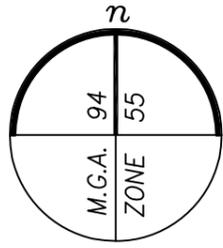
SCALE
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ORIGINAL SHEET SIZE A3
SHEET 5

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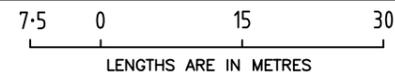
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/11/17

VERSION K

REFERENCE 29093263

DRAWING 2909326AK



LENGTHS ARE IN METRES

SCALE
1:750

ORIGINAL SHEET SIZE A3

SHEET 6

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PLAN OF SUBDIVISION

PS 801105V

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS801105V 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 | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|------------------|------------------------------|
| 2601 | 2602 | 2616 | 2615 |
| 2602 | 2601, 2603, 2604 | 2617 | 2618, 2619, 2620, 2621, 2622 |
| 2603 | 2602, 2604 | 2618 | 2617, 2619 |
| 2604 | 2602, 2603, 2605 | 2619 | 2617, 2618, 2620 |
| 2605 | 2604, 2606 | 2620 | 2617, 2619, 2621 |
| 2606 | 2605, 2607 | 2623 | 2624, 2626, 2628 |
| 2607 | 2606, 2608, 2610, 2611 | 2624 | 2623, 2625, 2626 |
| 2609 | 2608, 2610 | 2625 | 2624, 2626 |
| 2613 | 2614 | 2626 | 2623, 2624, 2625, 2627, 2628 |
| 2614 | 2613, 2615 | 2627 | 2626, 2628 |
| 2615 | 2614, 2616 | 2628 | 2623, 2626, 2627 |

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 8.

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 8.

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 8.

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.

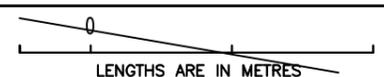
ASTON – 26

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 01/11/17

REFERENCE 29093263

VERSION K

DRAWING 2909326AK

ORIGINAL SHEET SIZE A3

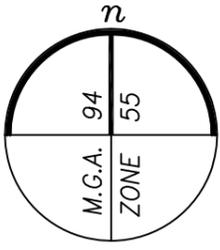
SHEET 7

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PLAN OF SUBDIVISION

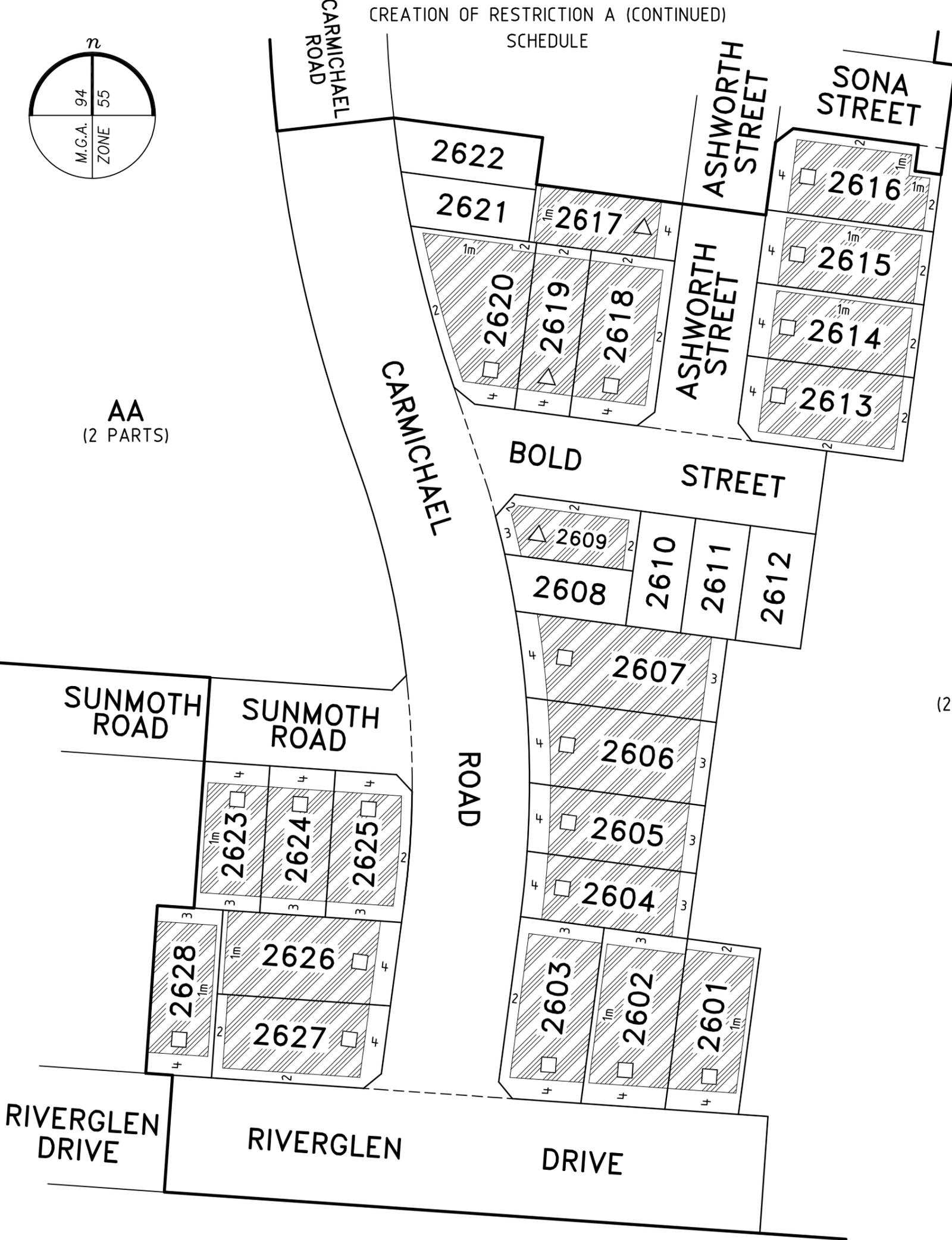
PS 801105V

CREATION OF RESTRICTION A (CONTINUED) SCHEDULE



AA
(2 PARTS)

AA
(2 PARTS)



LEGEND

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

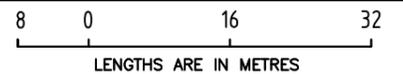
NOTE

THE BUILDING ENVELOPE OF LOT 2620 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ASTON - 26

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:800



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DATE 01/11/17
VERSION K

REFERENCE 29093263
DRAWING 2909326AK

ORIGINAL SHEET SIZE A3
SHEET 8

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PLAN OF SUBDIVISION

PS 801105V

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS801105V 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 |
|------------------|------------------------------|
| 2608 | 2607, 2609, 2610 |
| 2610 | 2607, 2608, 2609, 2611 |
| 2611 | 2607, 2610, 2612 |
| 2612 | 2611 |

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 in the table as a lot subject to the 'Small Lot Housing Code (Type A)' shall not:

Small Lot Housing Code

- (a) build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

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.

Design Plans

- (c) 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

- (d) (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

- (e) the restrictions in paragraphs (a) to (d) (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.

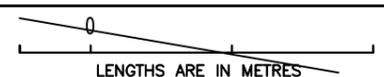
ASTON – 26

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 01/11/17

REFERENCE 29093263

VERSION K

DRAWING 2909326AK

ORIGINAL SHEET SIZE A3

SHEET 9

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PLAN OF SUBDIVISION

PS 801105V

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS801105V 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 |
|------------------|------------------------------|
| 2621 | 2617, 2620, 2622 |
| 2622 | 2617, 2621 |

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 in the table as a lot subject to the 'Small Lot Housing Code (Type B)' shall not:

Small Lot Housing Code

- (a) build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

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.

Design Plans

- (c) 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

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(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

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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.

ASTON – 26

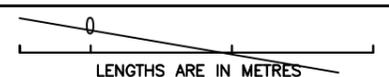
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VERSION K

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ORIGINAL SHEET SIZE A3

SHEET 10

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