EDITION

PS 807644F

LOCATION OF LAND

PARISH: YUROKE

TOWNSHIP:

SECTION: CROWN ALLOTMENT: B (PART) SECTION: 18

CROWN ALLOTMENT: A (PART)

CROWN PORTION:

TITLE REFERENCE: VOL FOL

LAST PLAN

REFERENCE:

LOT CC ON PS805115V

POSTAL ADDRESS: SCENERY DRIVE CRAIGIEBURN 3064 (at time of subdivision)

MGA 94 314 470

CO-ORDINATES: N 5 836 250

(approx. centre of land in plan)

NOTATIONS

COUNCIL/BODY/PERSON IDENTIFIER This **≒**/is not a staged subdivision **STAGING** Planning Permit No. P18800 ROAD R1 HUME CITY COUNCIL

ZONE: 55

VESTING OF ROADS AND/OR RESERVES

JEMENA ELECTRICITY NETWORKS (VIC) LTD RESERVE No.1

DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 2900, AA TO DD (ALL INCLUSIVE), A & B HAVE BEEN OMITTED FROM

AREA OF LAND SUBDIVIDED (EXCLUDING LOTS C & EE) - 4.700ha

TANGENT POINTS ARE SHOWN THUS:

OTHER PURPOSE OF PLAN

TO VARY DRAINAGE & SEWERAGE EASEMENT E-4 ON PS805115V AFFECTING LOT 2903 ON THIS PLAN.

GROUNDS FOR VARIATION OF EASEMENT

AGREEMENT BY ALL INTERESTED PARTIES

EASEMENT INFORMATION

LEGEND:	E — Encumbering Easement, Condition in Crow	n Grant in the Nature	e of an Easement or Other	r Encumbrance A — Appurtenant Easement
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS801178R	YARRA VALLEY WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS801178R PS801178R	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	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
ASTO	N _ 20			

ASTON - 29

86 LOTS AND BALANCE LOTS C & EE

LICENSED SURVEYOR GREGORY STUART WILLIAMS

Bosco Jonson Pty Ltd

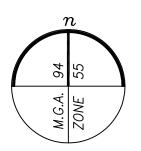
A Veris Company

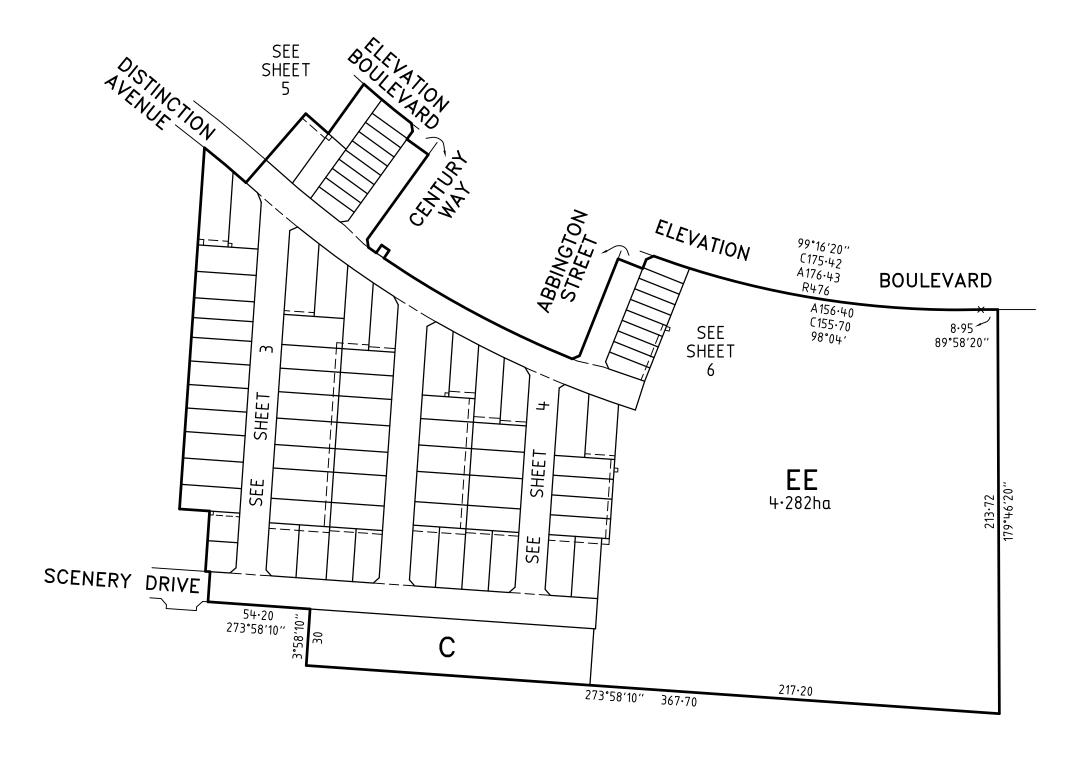
16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400



REFERENCE 29093293 ORIGINAL SHEET SIZE A3 27/11/17 DATE 2909329AG VERSION [DRAWING SHEET 1 OF 12 SHEETS

PS 807644F





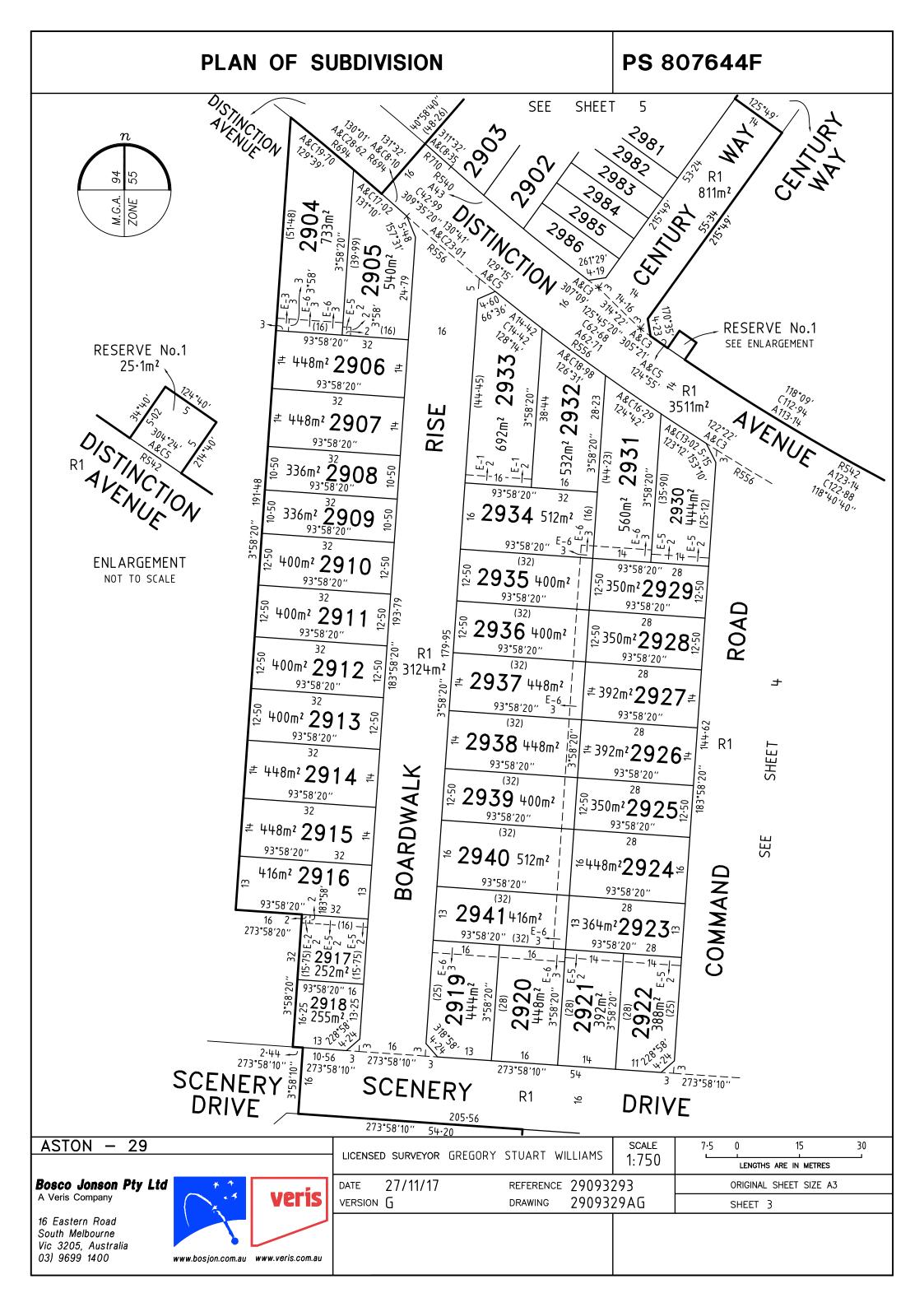
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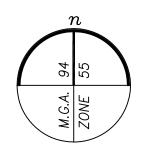


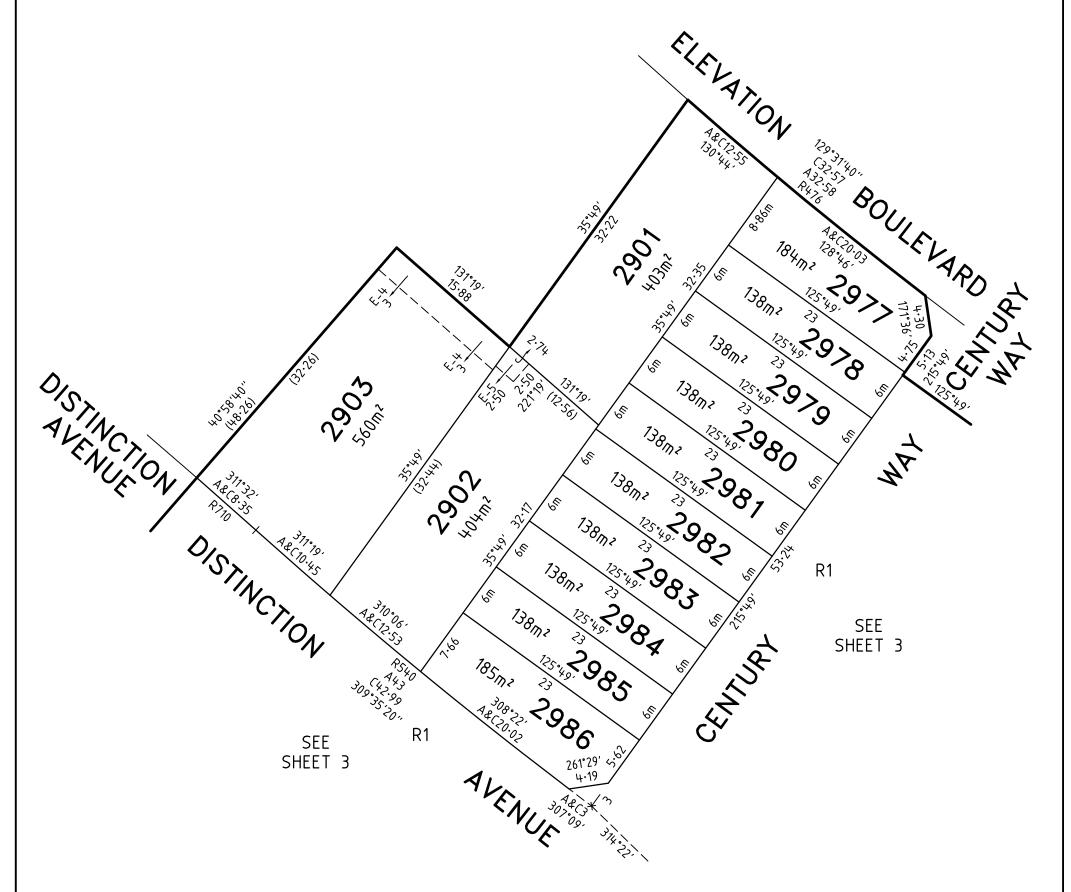
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	ASTON – 29	20 0 40 80	SCALE	ORIGINAL SHEET SIZE A3
S	LICENSED SURVEYOR GREGORY STUART WILLIAMS	LENGTHS ARE IN METRES	1:2000	SHEET 2
	DATE 27/11/17 REFERENCE 29093293			
n.au	VERSION G DRAWING 2909329AG			



PLAN OF SUBDIVISION **PS 807644F** BOULEVARD R476 ABBINGTON'S STREET n2976 55 111.42 94 [≈] R1 DISTINCTION 2975 M.G.A. R1 ZONE 2974 809m² 2973 ¹¹8°09 A&C18.01 120.06. (172.94 2972 173.74 6123.74 178.40.40.. 2930 18BING1 STREET 2971 117°06'40" (52.96 757.98 A&C10.52 2970 119.18 16 AVENUE 2969 62.02 2968 520m² 2953 3*58′20′′ (28·42) 174°14, A&C3 A&C3 173°12, = 292°01, A&C16.95 172°10, 2 P556 A&C3 116.24 115°00' 25°00' C 296; 2929 283.007 A&C3-290°13, 109.58,20...288.59. 532m² 295 (40.92) (39.71 A39.72 450m² 2950 2928 93°58′20″ (28)E-6-2 2954 350m² 16 109.44 A&(9.31 288°24' 2927 9 9 93°58'20' (33.68) **296**(502m² 3*58′20″ 29 ⁷9. 17 R1 93°58′20″ 2949 392m² \sim 2955 (29.16)(71·16) 183°58′20" 574m² 2926 2367m² ½ 3**92m²** 93°58′20″ 93°58'20" (28)2956 SHEET 2948 3.58′20″ 93°58′20″ 2925 (32)2964 336m² 392m² E-6 in 08:211 R1 # 3**92m²** 93°58′20″ ≅ R1 ? 1865m²% 93°58′20″ (28)2963 336m² 93°58'20" 2957 183°58′20″ 16 2947 2924 COMMAND 448m2 448m² SEE 3.58,20 93°58′20″ (28) 93°58′20′ 2962 336m² 2958 350m² E-6 93°58′20″ (28) 3 28 EE 2923 15.350m²2946 5.5 UTURE 2961 336m² SEE SHEET 2 93°58′20″ 28 93°58′20″ 2942++4m²¹: $(32)^{-2}$ 183°58′20″ 448m², E-6 2960 444m^{2/±}| 945 HHHMIZ 2922 / 448m² 3.58'20" 3.58,20 432 **43**2 (32) (29) 44 59 (32) (48) **O** 2 **O** 2 2 9 183°58′20″ 273°58′10″ 3 2 273°58′10″ 273°58′10″ 50 **SCENERY** 273°58′10′′ 16 273°58′10′′ R1 DRIVE 3289m² 93°58′10″ 205·56 273°58′10 9 150.50 8′10″ 0.86 m 4515m² .58 183, 150.50 273°58′10″ ASTON - 29 SCALE 7.5 30 LICENSED SURVEYOR GREGORY STUART WILLIAMS 1:750 LENGTHS ARE IN METRES Bosco Jonson Pty Ltd REFERENCE 29093293 DATE 27/11/17 ORIGINAL SHEET SIZE A3 A Veris Company VERSION G 2909329AG **DRAWING** SHEET 4 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosion.com.au www.veris.com.au

PS 807644F





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LICENS	SED SURVEYOR	GREGORY	STUART	WI	LLIAMS
DATE	27/11/17		REFEREN	CE	29093

VERSION G

REFERENCE	29093293
DRAWING	2909329AG

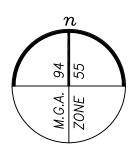
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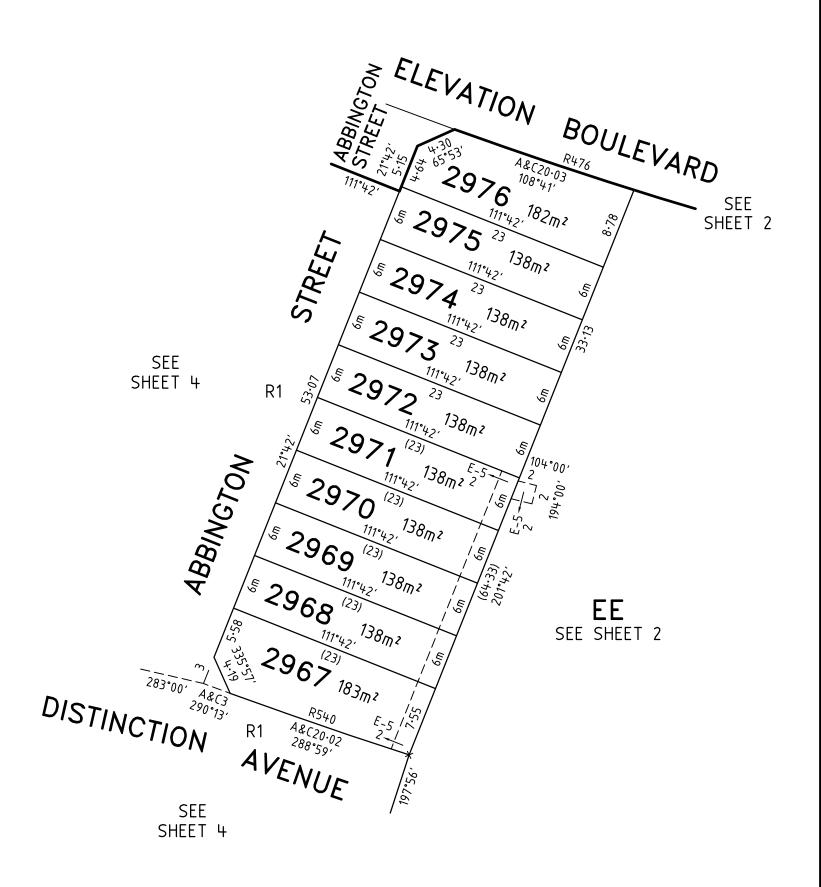
SHEET 5

PS 807644F



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ASTON - 29			LICENSED SURVEYOR	GREGORY STUART WILLIAMS	SCALE 1:400	4 0 8 16
					1:400	LENGTHS ARE IN METRES
Bosco Jonson Pty Ltd	* * *		DATE 27/11/17	REFERENCE 29093	293	ORIGINAL SHEET SIZE A3
A Veris Company	() () () () () () () () () ()	veris	VERSION G	drawing 29093	29AG	SHEET 6
16 Eastern Road South Melbourne Vic 3205, Australia						

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS807644F 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	BENEFITING LOTS
LOT No.	ON THIS PLAN
2901	2902, 2977, 2978, 2979, 2980, 2981
2902	2901, 2903, 2981, 2982, 2983, 2984, 2985, 2986
2903	2902
2904	2905, 2906
2905	2904, 2906
2906	2904, 2905, 2907
2907	2906, 2908
2908	2907, 2909
2909	2908, 2910
2910	2909, 2911
2911	2910, 2912
2912	2911, 2913
2913	2912, 2914
2914	2913, 2915
2915	2914, 2916
2916	2915, 2917
2919	2920, 2941
2920	2919, 2921, 2941
2921	2920, 2922, 2923
2922	2921, 2923
2923	2921, 2922, 2924, 2941
2924	2923, 2925, 2940
2925	2924, 2926, 2939
2926	2925, 2927, 2938
2927	2926, 2928, 2937
2928	2927, 2929, 2936
2929	2928, 2930, 2931, 2935
2930	2929, 2931
2931	2929, 2930, 2932, 2934
2932	2931, 2933, 2934
2933	2932, 2934
2934	2931, 2932, 2933, 2935

BURDENED	BENEFITING LOTS
LOT No.	ON THIS PLAN
2935	2929, 2934, 2936
2936	2928, 2935, 2937
2937	2927, 2936, 2938
2938	2926, 2937, 2939
2939	2925, 2938, 2940
2940	2924, 2939, 2941
2941	2919, 2920, 2923, 2940
2942	2943, 2958
2943	2942, 2944, 2958
2944	2943, 2945, 2946
2945	2944, 2946
2946	2944, 2945, 2947, 2958
2947	2946, 2948, 2957
2948	2947, 2949, 2956
2949	2948, 2950, 2951, 2955
2950	2949, 2951
2951	2949, 2950, 2952, 2954
2952	2951, 2953, 2954
2953	2952, 2954
2954	2951, 2952, 2953, 2955
2955	2949, 2954, 2956
2956	2948, 2955, 2957
2957	2947, 2956, 2958
2958	2942, 2943, 2946, 2957
2959	2960, 2961
2960	2959, 2961
2961	2959, 2960, 2962
2962	2961, 2963
2963	2962, 2964
2964	2963, 2965, 2966
2965	2964, 2966
2966	2964, 2965

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 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 sheets 9, 10 and 11.

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 sheets 9, 10 and 11.

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 sheets 9, 10 and 11.

ASTON - 29		LICENSED SURVEYOR GREE	ORY STUART WILLIAMS	SCALE	LENGTHS ARE IN METRES
Bosco Jonson Pty Ltd A Veris Company	veris	DATE 27/11/17 VERSION G	REFERENCE 290932 DRAWING 290932		ORIGINAL SHEET SIZE A3 SHEET 7
16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400	www.bosion.com.au www.veris.com.au	J			

PS 807644F

CREATION OF RESTRICTION A (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 - 29

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LICENS	ED SURVEYOR	GREGORY	STUART	WILLIAMS
DATE	27/11/17		REFEREN	CE 29093

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SCALE

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

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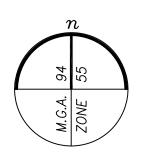
SHEET 8

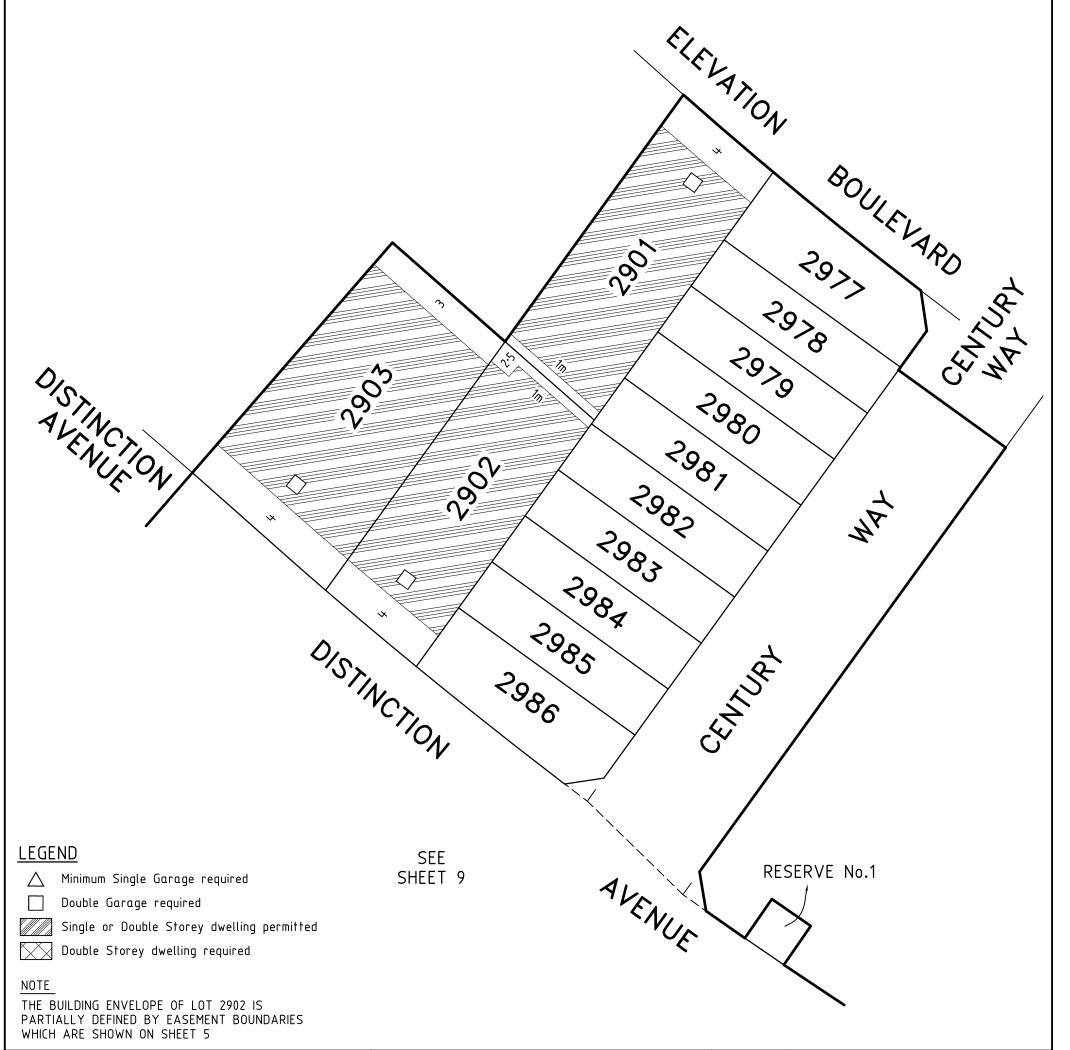
PLAN OF SUBDIVISION **PS** 807644F OISTINCTION CREATION OF RESTRICTION A (CONTINUED) AVENUE **SCHEDULE** SEE SHEET 94 55 11 ZONE DISTINCTION 2904 2905 2906 AVENUE M M RISE 2907 932 29 2908 30 2909 **O** 2910 🗇 + 2953 4 2935 £2929 **1** 4 ROAD 2911 **2936** 3 2928 4 2912 2954 🚊 4 2937 **2927** 4 2913 2955 4 2938 **52926** 2914 6 4 BOARDWALK 2956 EHE 4 2939 **52925** 4 2915 ⁴ 2940 2957 COMMAND 2916 4 2941 2923 2958 2917 LEGEND တြ 22 2 Double Garage required /N/ ത **O** 9 9 2918 **⟨**⟨**८**|⟨|| \odot Single or Double Storey dwelling permitted 2 2 N Double Storey dwelling required SCENERY NOTE **SCENERY** $_{\scriptscriptstyle \mathsf{D}}\mathsf{DRIVE}$ THE BUILDING ENVELOPES OF LOTS 2905 & 2934 ARE PARTIALLY DEFINED DRIVE BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3 ASTON -SCALE 7.5 30 LICENSED SURVEYOR GREGORY STUART WILLIAMS 1:750 LENGTHS ARE IN METRES Bosco Jonson Pty Ltd DATE 27/11/17 REFERENCE 29093293 ORIGINAL SHEET SIZE A3 A Veris Company VERSION G **DRAWING** 2909329AG SHEET 9 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au www.veris.com.au

PLAN OF SUBDIVISION **PS** 807644F CREATION OF RESTRICTION A (CONTINUED) ELEVATION BOULEVARD ABBINGTON STREET **SCHEDULE** 55 94 2976 M.G.A. ABBINGTON STREET ZONE 2975 2974 DISTINCTION 2973 2972 30 2971 2970 2969 2968 M AVENUE 2929 2967 S 52 ROAD **O** 0 2928 2 2 0 95(9 2 **2954** 2927 2965 WAY 996 6 4 2955 3 **52949** 2926 SHEET **2956 1 2948** 2925 2964 2957 3 2947 4 2963 2924 COMMAND SEE EE 2962 2958 3 2946 4 2923 2961 2922 42 M 45 294 0967 2959 **O** 29 **O** 3 **《へ**》 **/**N Ø **SCENERY** DRIVE **LEGEND** Minimum Single Garage required Double Garage required Single or Double Storey dwelling permitted Double Storey dwelling required NOTE THE BUILDING ENVELOPE OF LOT 2953 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4 SCALE 7.5 30 LICENSED SURVEYOR GREGORY STUART WILLIAMS 1:750 LENGTHS ARE IN METRES Bosco Jonson Pty Ltd DATE 27/11/17 REFERENCE 29093293 ORIGINAL SHEET SIZE A3 A Veris Company VERSION G 2909329AG **DRAWING** SHEET 10 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosion.com.au www.veris.com.au

PS 807644F

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE





ASTON - 29

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LICENSED SI	SURVEYOR (GREGORY	STUART	WILLIAMS	1:400	4	0 LENGTHS	8 S ARE IN METRES	16
DATE 27	7/11/17		REFERENC	E 290932	293		ORIGINAL	SHEET SIZE A3	1
VERSION G			DRAWING 2909329AG		SHEET 11				

PS 807644F

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS807644F 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
2917	2916, 2918
2918	2917
2967	2968
2968	2967, 2969
2969	2968, 2970
2970	2969, 2971
2971	2970, 2972
2972	2971, 2973
2973	2972, 2974
2974	2973, 2975
2975	2974, 2976
2976	2975
2977	2901, 2978
2978	2901, 2977, 2979
2979	2901, 2978, 2980
2980	2901, 2979, 2981
2981	2901, 2902, 2980, 2982
2982	2902, 2981, 2983
2983	2902, 2982, 2984
2984	2902, 2983, 2985
2985	2902, 2984, 2986
2986	2902, 2985

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 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 - 29		LICENSED SURVEYOR GREG	ORY STUART WILLIAMS	SCALE	LENGTHS ARE IN METRES
Bosco Jonson Pty Ltd A Veris Company	veris	DATE 27/11/17 VERSION G	REFERENCE 290932 DRAWING 290932		ORIGINAL SHEET SIZE A3 SHEET 12
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