

PLAN OF SUBDIVISION

EDITION

PS 805115V

<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 (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT DD ON PS801178R</p> <p>POSTAL ADDRESS: ELEVATION BOULEVARD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 CO-ORDINATES: E 314 450 (approx. centre of land in plan) N 5 836 300 ZONE: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008265 Planning Permit Reference: P18800 SPEAR Reference Number: S104651T</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: 31/08/2017</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 24/04/2018</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS								
<table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>HUME CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.1</td> <td>HUME CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.2</td> <td>HUME CITY COUNCIL</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	HUME CITY COUNCIL	RESERVE No.1	HUME CITY COUNCIL	RESERVE No.2	HUME CITY COUNCIL	<p>STAGING This is/is not a staged subdivision Planning Permit No. P18800</p> <p>DEPTH LIMITATION DOES NOT APPLY</p>
IDENTIFIER	COUNCIL/BODY/PERSON								
ROAD R1	HUME CITY COUNCIL								
RESERVE No.1	HUME CITY COUNCIL								
RESERVE No.2	HUME CITY COUNCIL								

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF POWERLINE EASEMENT E-6 ON PS801178R NOW CONTAINED IN ELEVATION BOULEVARD & CALIBRE AVENUE ON THIS PLAN.

TO VARY THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-3 ON PS801178R AFFECTING LOT 3202 ON THIS PLAN.

TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-3 ON PS801178R AFFECTING LOT 3203 ON THIS PLAN.

TO VARY THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-5 ON PS801178R AFFECTING LOTS 3205 & 3206 ON THIS PLAN.

TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-5 ON PS801178R AFFECTING LOTS 3214 & 3215 ON THIS PLAN.

GROUNDS FOR VARIATION & REMOVAL OF EASEMENTS
AGREEMENT BY ALL INTERESTED PARTIES

LOTS 1 TO 3200 (BOTH INCLUSIVE), AA & BB HAVE BEEN OMITTED FROM THIS PLAN.

AREA OF LAND SUBDIVIDED (EXCLUDING LOT CC) - 2.616ha

EASEMENT INFORMATION

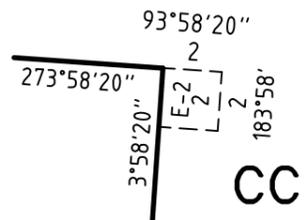
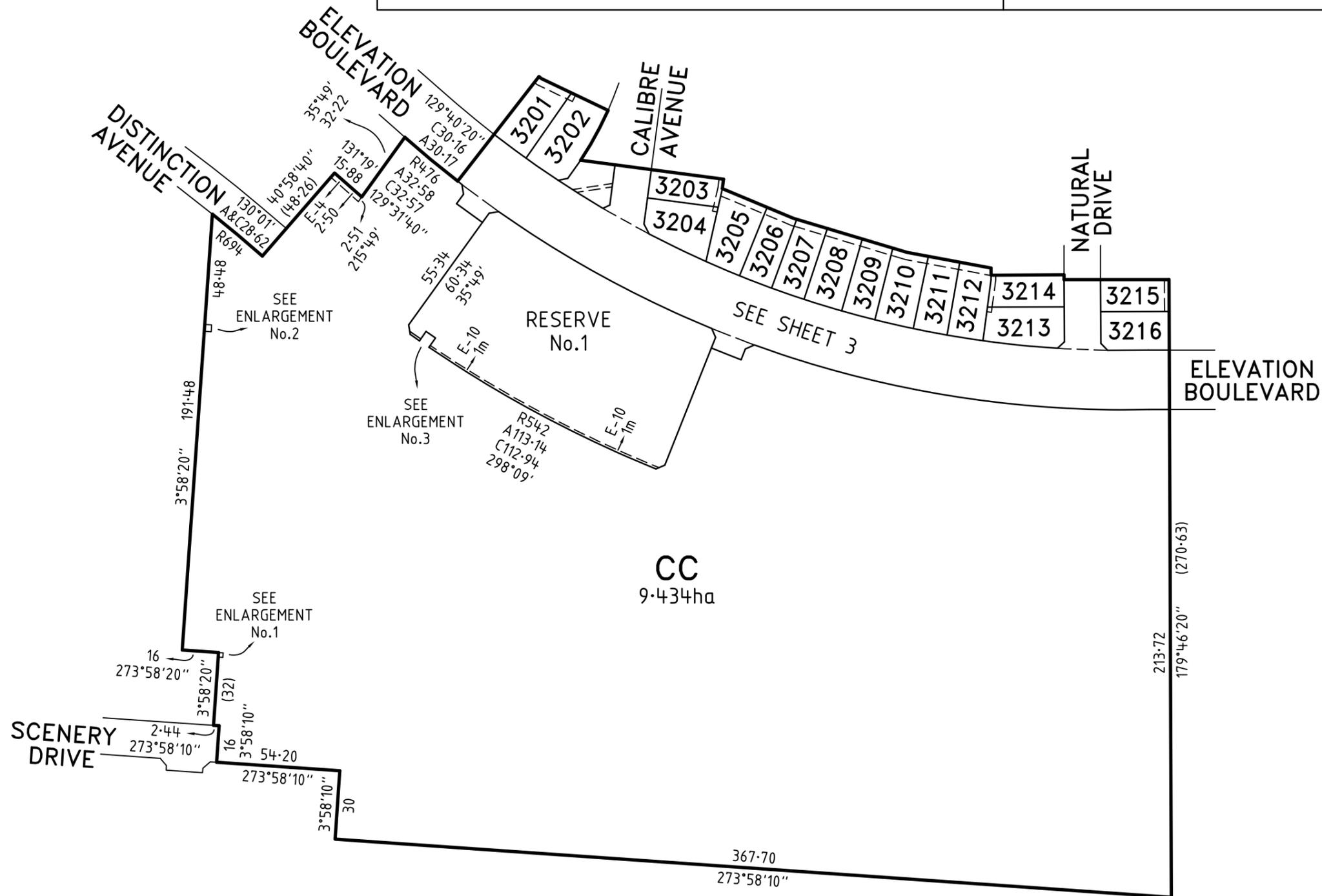
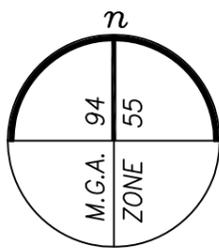
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS801178R	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	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF GAS	SEE DIAG	THIS PLAN	AUSNET SERVICES (GAS) PTY LTD
E-9	DRAINAGE	SEE DIAG	PS801178R	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	PS801178R	YARRA VALLEY WATER CORPORATION
E-10	TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN

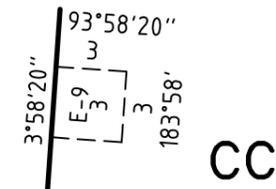
ASTON – 32	LICENSED SURVEYOR GREGORY STUART WILLIAMS	ORIGINAL SHEET SIZE A3
16 LOTS AND BALANCE LOT CC	DATE 22/02/18 REFERENCE 29093323	SHEET 1 OF 5 SHEETS
  <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au www.veris.com.au</p>	VERSION F DRAWING 2909332AF	
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 28/02/2018, SPEAR Ref: S104651T	

PLAN OF SUBDIVISION

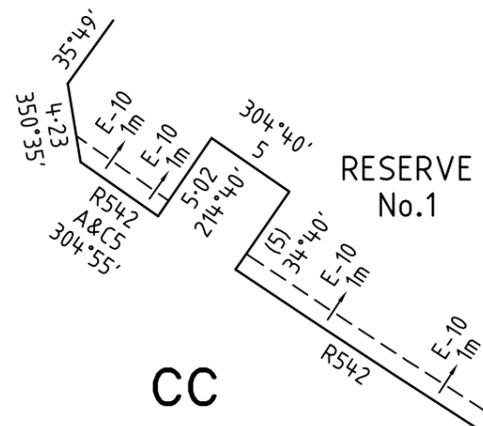
PS 805115V



ENLARGEMENT No.1
NOT TO SCALE



ENLARGEMENT No.2
NOT TO SCALE



ENLARGEMENT No.3
NOT TO SCALE

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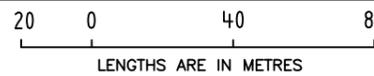
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 22/02/18

VERSION F

REFERENCE 29093323

DRAWING 2909332AF



SCALE
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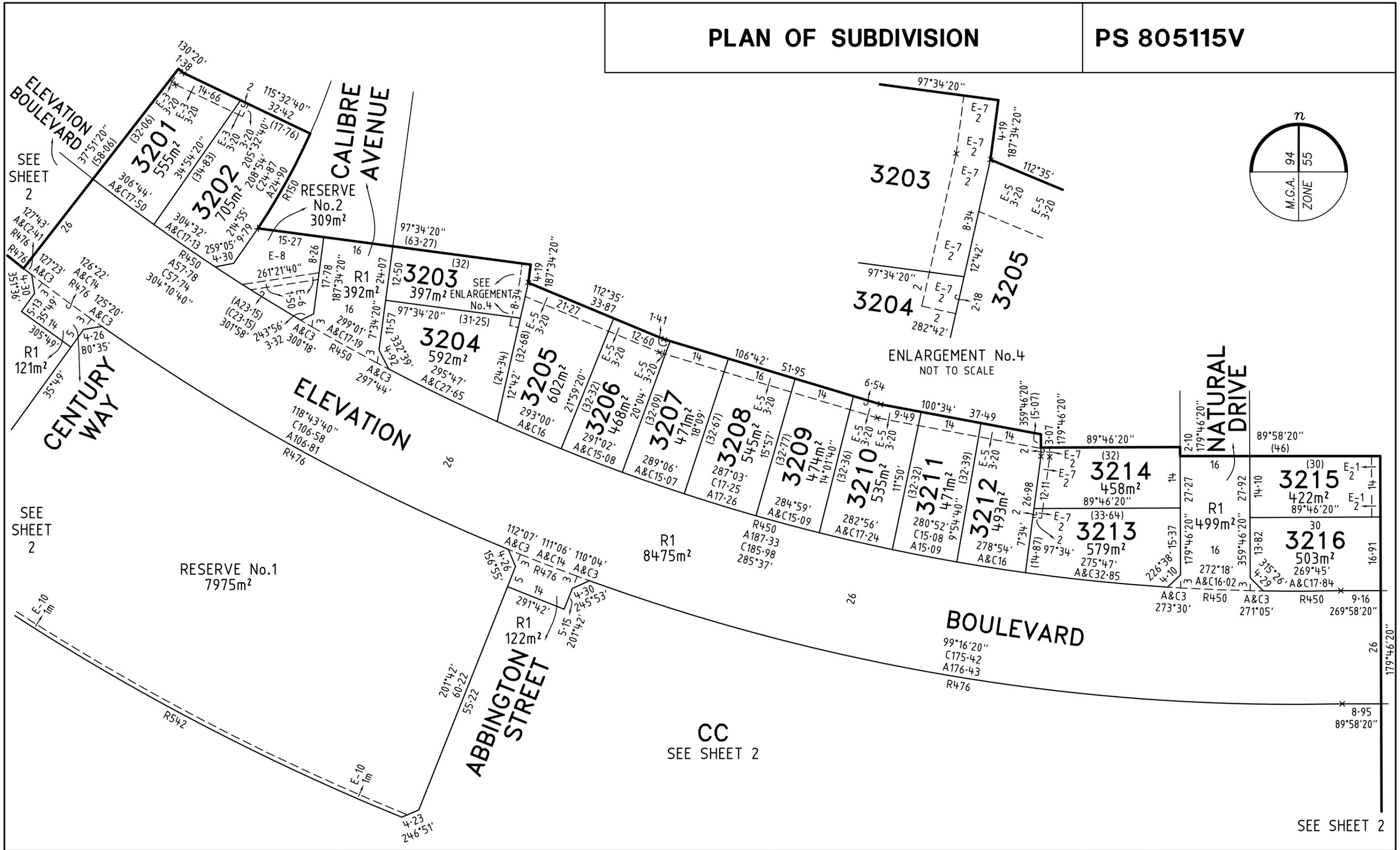
ORIGINAL SHEET SIZE A3
SHEET 2

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Surveyor's Plan Version (F),
28/02/2018, SPEAR Ref: S104651T

Digitally signed by:
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24/04/2018,
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PLAN OF SUBDIVISION

PS 805115V



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LICENSED SURVEYOR GREGORY STUART WILLIAMS	
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8 0 16 32
LENGTHS ARE IN METRES

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SCALE 1:800	ORIGINAL SHEET SIZE A3
	SHEET 3
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PLAN OF SUBDIVISION

PS 805115V

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS805115V 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
3201	3202
3202	3201
3203	3204, 3205
3204	3203, 3205
3205	3203, 3204, 3206
3206	3205, 3207
3207	3206, 3208
3208	3207, 3209
3209	3208, 3210
3210	3209, 3211
3211	3210, 3212
3212	3211, 3213, 3214
3213	3212, 3214
3214	3212, 3213
3215	3216
3216	3215

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 5.

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 5.

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 5.

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

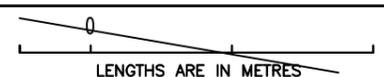
- (h) The restrictions specified in paragraphs (a), (b) and (d) to (g) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.
(i) The restrictions specified in paragraph (c) shall cease to have effect under the issue of the Certificate 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 – 32

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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REFERENCE 29093323

VERSION F

DRAWING 2909332AF

ORIGINAL SHEET SIZE A3

SHEET 4

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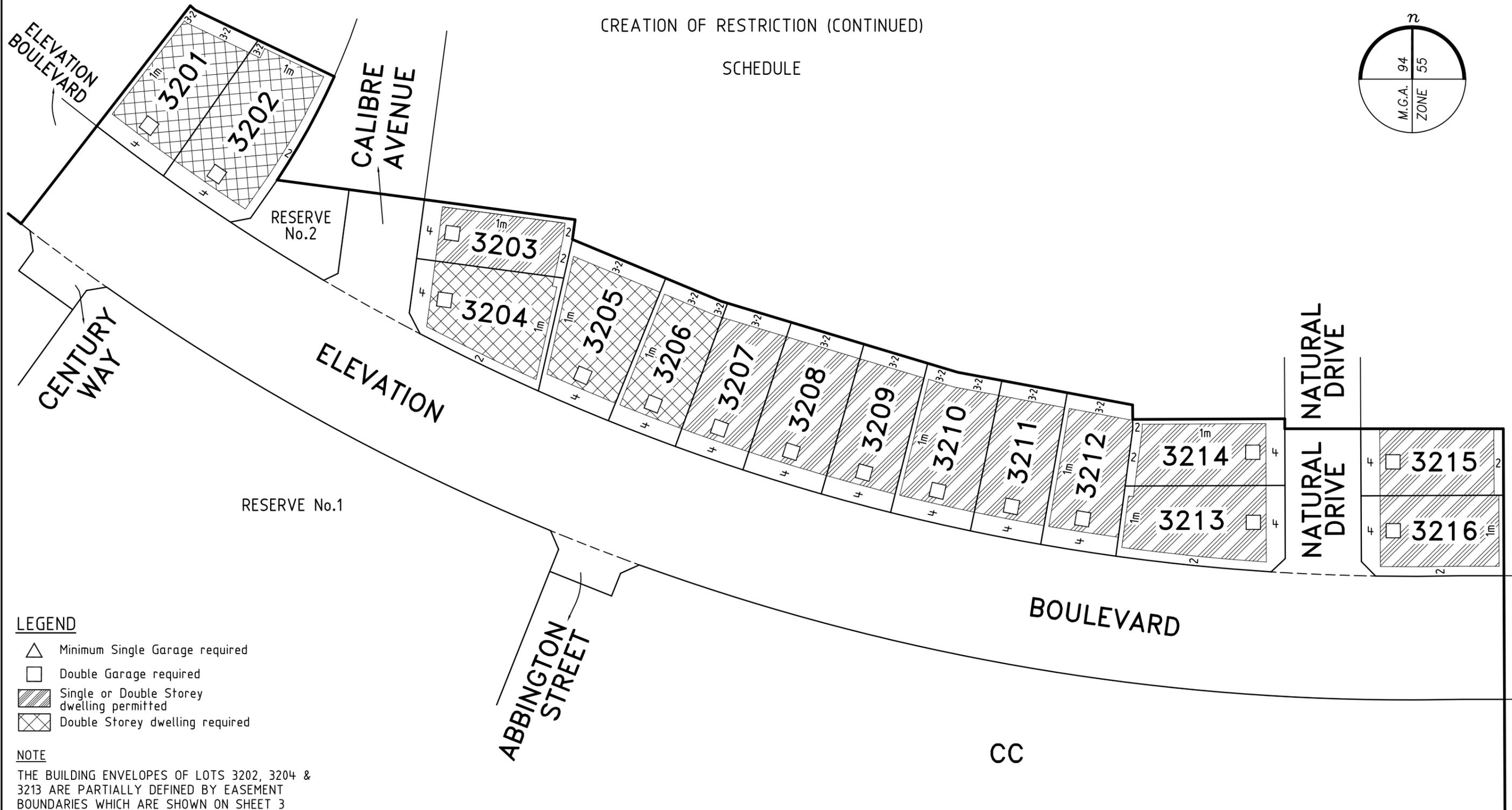
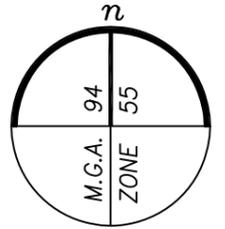
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CREATION OF RESTRICTION (CONTINUED)

SCHEDULE



LEGEND

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

NOTE

THE BUILDING ENVELOPES OF LOTS 3202, 3204 & 3213 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

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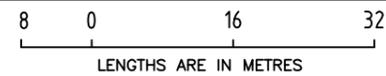
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