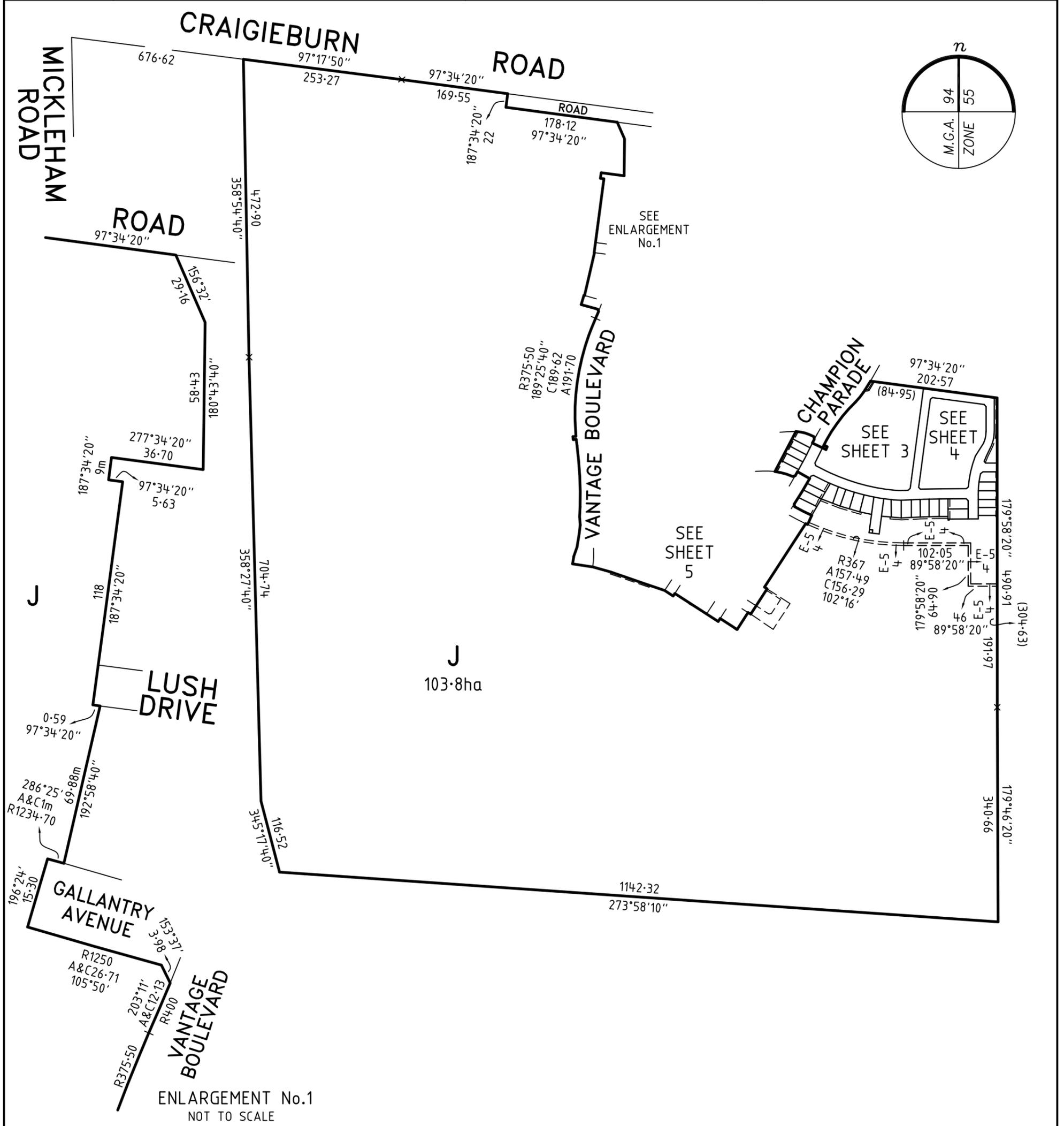


PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION	Plan Number PS 711344C
Location of Land Parish: YUROKE Township: - Section: 17 Crown Allotment: B (PART) Section: 18 Crown Allotment: A, B, C & D (PARTS) Crown Portion: - Title Reference: VOL FOL Last Plan Reference: LOT L PS718118Y Postal Address: CRAIGIEBURN ROAD (at time of subdivision) CRAIGIEBURN 3064 MGA Co-ordinates E 314 100 Zone: 55 (of approx. centre of land in plan) N 5 836 800		Council Certification and Endorsement Council Name: HUME CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves		Notations		
Identifier	Council/Body/Person	Staging This is /is not a staged subdivision Planning Permit No. P15546		
ROAD R1	HUME CITY COUNCIL	Depth Limitation DOES NOT APPLY		
RESERVE No.1	HUME CITY COUNCIL	TANGENT POINTS ARE SHOWN THUS:		
RESERVE No.2	HUME CITY COUNCIL	LOTS 1 TO 900, A TO I AND K TO Q (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
RESERVE No.3	HUME CITY COUNCIL	AREA OF LAND SUBDIVIDED (EXCLUDING LOT J) - 5.801ha		
RESERVE No.4	JEMENA ELECTRICITY NETWORKS (VIC) LTD	Survey This plan is/ is not based on survey SEE PS533784N This survey has been connected to permanent marks no(s) 43 In Proclaimed Survey Area No. -		
OTHER PURPOSE OF PLAN TO REMOVE EASEMENT E-7 & THAT PART OF EASEMENT E-5 IN LOT L ON PS718118Y NOW CONTAINED WITHIN CHAMPION PARADE. TO REMOVE THAT PART OF EASEMENT E-1 IN LOT L ON PS718118Y NOW CONTAINED WITHIN SEASON WAY, NATURAL DRIVE & POISE ROAD.				
OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF EASEMENT E-1 IN LOT L ON PS718118Y NOW CONTAINED WITHIN SEASON WAY, NATURAL DRIVE & POISE ROAD.				
OTHER PURPOSE OF PLAN BY AGREEMENT				
OTHER PURPOSE OF PLAN THIS IS A SPEAR PLAN				
Easement Information				
Legend:		E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718118Y PS718118Y	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS714636W PS714636W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	PS711340L	YARRA VALLEY WATER LIMITED
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS711339U PS711339U	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-5 E-5	SUPPLY OF WATER BY PIPELINE SUPPLY OF GAS	SEE DIAG SEE DIAG	PS640978B PS718118Y	YARRA VALLEY WATER LIMITED SPI NETWORKS (GAS) PTY LTD
E-6	POWERLINE	SEE DIAG	PS711340L -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
LRS use only				
Statement of Compliance/Exemption Statement				
Received <input type="checkbox"/>				
Date / /				
LRS use only				
PLAN REGISTERED				
TIME				
DATE / /				
Assistant Registrar of Titles				
Sheet 1 of 8 sheets				
ASTON - 9 28 LOTS & BALANCE LOTS J & R Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 29093093 10/09/13 VERSION K DWG 2909309AK		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 711344C
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ASTON - 9

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ORIGINAL	SCALE	<p>LENGTHS ARE IN METRES</p>
SCALE 1:6000	SHEET SIZE A3	

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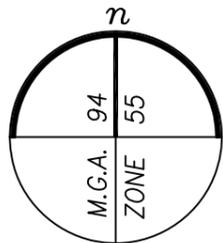
Sheet 2
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 711344C



SEE SHEET 3

97°34'20"

GROVE

97°34'20" 82.70

NATURAL DRIVE

POISE R1 ROAD

ENLARGEMENT No.3
NOT TO SCALE

RESERVE No.1

ARDOUR

R
1.214ha

SEE SHEET 3

SEE SHEET 3

ASTON - 9

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J
SEE SHEET 2

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LENGTHS ARE IN METRES

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Sheet 4

DATE / /

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Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50%; margin: 0 auto;"/>	Plan Number PS 711344C
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS711344C 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
901	902
902	901, 903
903	902, 904
904	903, 905
905	904
906	907
907	906, 908
908	907, 909, 910
909	908, 910
910	908, 909, 911
911	910, 912
912	911, 913
913	912, 914
914	913

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
915	916
916	915, 917
917	916, 918
918	917, 919
919	918, 920
920	919, 921
921	920, 922, 923
922	921, 923
923	921, 922
924	925
925	924, 926
926	925, 927
927	926, 928
928	927

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 AA2192 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 7 and 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 plans shown in the Schedule on sheets 7 and 8.

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 7 and 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.

Expiry

- (g) The restrictions specified in paragraphs (a) to (f) (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 – 9

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Sheet 6

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DIGITALLY SIGNED DATE / / REF 29093093 10/09/13 VERSION K DWG 2909309AK	DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
SCALE	SHEET SIZE A3 LENGTHS ARE IN METRES		

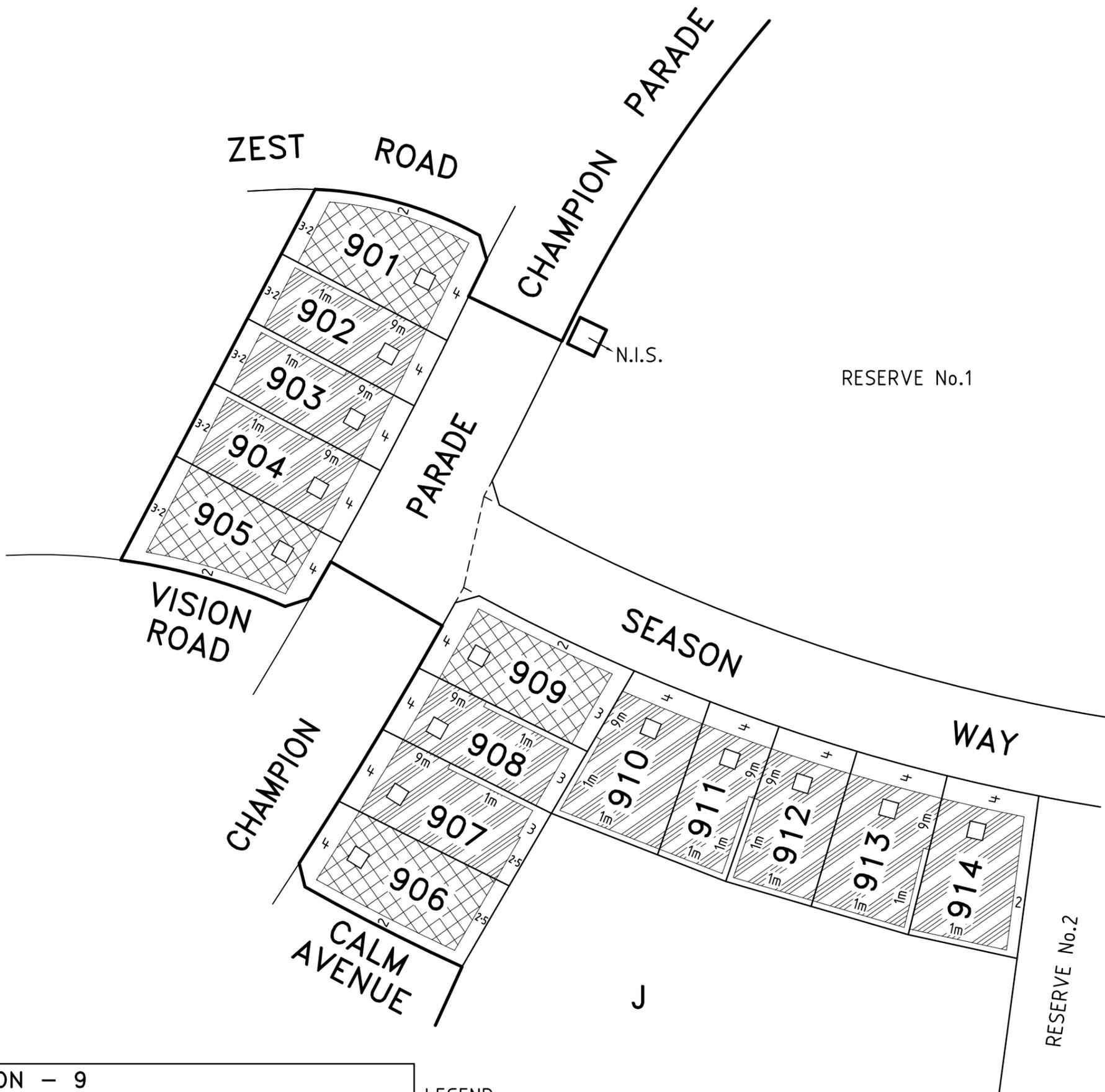
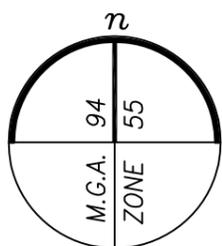
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 711344C

CREATION OF RESTRICTION (CONTINUED)
SCHEDULE



SEE SHEET 8

ASTON - 9

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LEGEND

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

NOTE

THE BUILDING ENVELOPE OF LOT 907 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

Sheet 7

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



LENGTHS ARE IN METRES

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DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

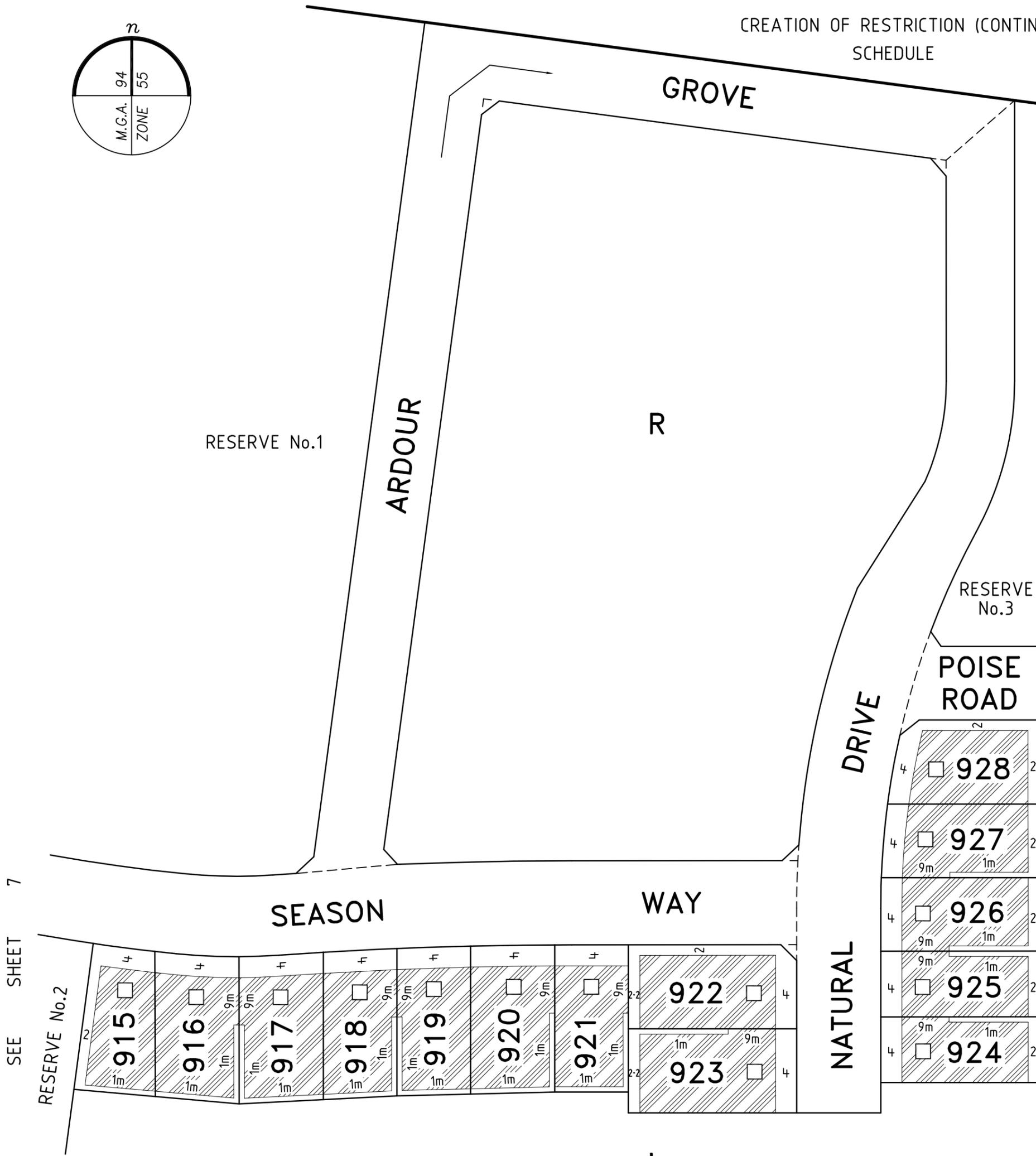
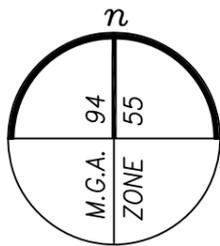
PLAN OF SUBDIVISION

Stage No.

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CREATION OF RESTRICTION (CONTINUED)
SCHEDULE



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LEGEND

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

ORIGINAL

SCALE

SCALE
1:750

SHEET SIZE
A3



LENGTHS ARE IN METRES

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DWG 2909309AK

Sheet 8

DATE / /

COUNCIL DELEGATE SIGNATURE

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