

# PLAN OF SUBDIVISION

Stage No. /

LRS use only

Plan Number

**EDITION**

**PS 631277K**

Location of Land  
 Parish: YUROKE  
 Township: -  
 Section: 14 (PART)  
 Crown Allotment: -  
 Crown Portion: U & V (PARTS), SECTION 13  
 Title Reference: VOL FOL

Last Plan Reference: PS 634251N LOT N

Postal Address: JAMES MIRAMS DRIVE  
 (at time of subdivision) GREENVALE 3059

MGA Co-ordinates E 316100 Zone: 55  
 (of approx. centre of land in plan) N 5834800

## Council Certification and Endorsement

Council Name: HUME CITY COUNCIL Ref: S.005711  
~~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 18/1/2010  
~~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 *[Signature]*  
~~Council Seal~~  
 Date 28/1/2011

### Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROADS R1	HUME CITY COUNCIL

### Notations

**Staging** This is/is not a staged subdivision  
 Planning Permit No. P13223

**Depth Limitation** DOES NOT APPLY

TANGENT POINTS ARE SHOWN THUS: 

LOTS 1 TO 1200 (BOTH INCLUSIVE) AND LOTS A TO D (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

LAND SUBDIVIDED (EXCLUDING LOT P) - 1.988ha

**Survey** This plan is/is not based on survey VIDE BP2063D  
 This survey has been connected to permanent marks no(s) 74, 211, 212, 216  
 In Proclaimed Survey Area No. - 217, 218, 328, 478

### 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.	PS 634251N PS 634251N	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED
E-2	POWERLINE	SEE DIAG.	PS630151P - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER LIMITED

LRS use only

Statement of Compliance/  
 Exemption Statement

Received   
 Date / /

LRS use only

PLAN REGISTERED  
 TIME  
 DATE / /

Assistant Registrar of Titles

Sheet 1 of 6 sheets

GREENVALE LAKES - 12A  
 31 LOTS AND BALANCE LOT P

**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



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 SIGNATURE *[Signature]* DATE 20/1/2011  
 REF 6485123 17/01/11 VERSION F  
 DWG 648512BF

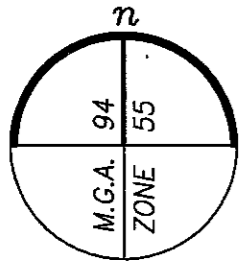
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SEE ENLARGEMENT No.1

AITKEN BOULEVARD

96°54'20"  
108.41

96°55'20"  
430.23  
353.73

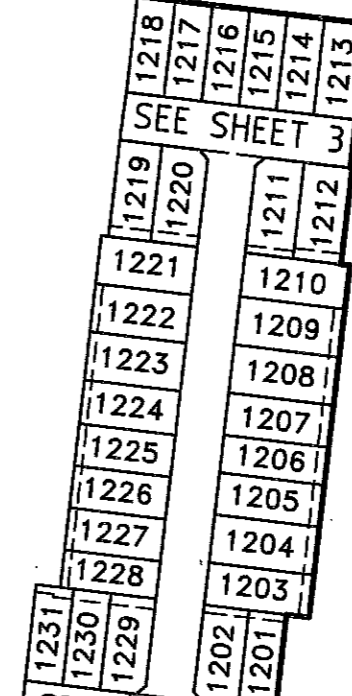
P  
13.94ha

SEE SHEET 3

BILTMORE CRESCENT

JAMES MIRAMS DRIVE

292°39'  
C170.42  
A174.90  
R222.40



SEE SHEET 4

BLUEBIRD WAY

P

KATSURA RETREAT

156.47

277°36'40"

JAMES MIRAMS DRIVE

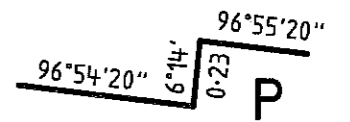
ENLARGEMENT No.2  
NOT TO SCALE

KATSURA RETREAT

SEE ENLARGEMENT No.2

YENGO WAY

WESTBURY PARKWAY



ENLARGEMENT No.1  
NOT TO SCALE

Sheet 2

GREENVALE LAKES - 12A

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ORIGINAL

SCALE 1:2500  
SHEET SIZE A3

SCALE



LENGTHS ARE IN METRES

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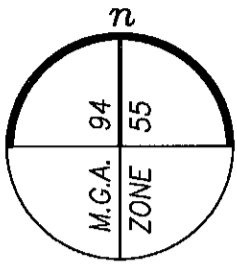
*[Signature]*  
DATE 28/1/2011

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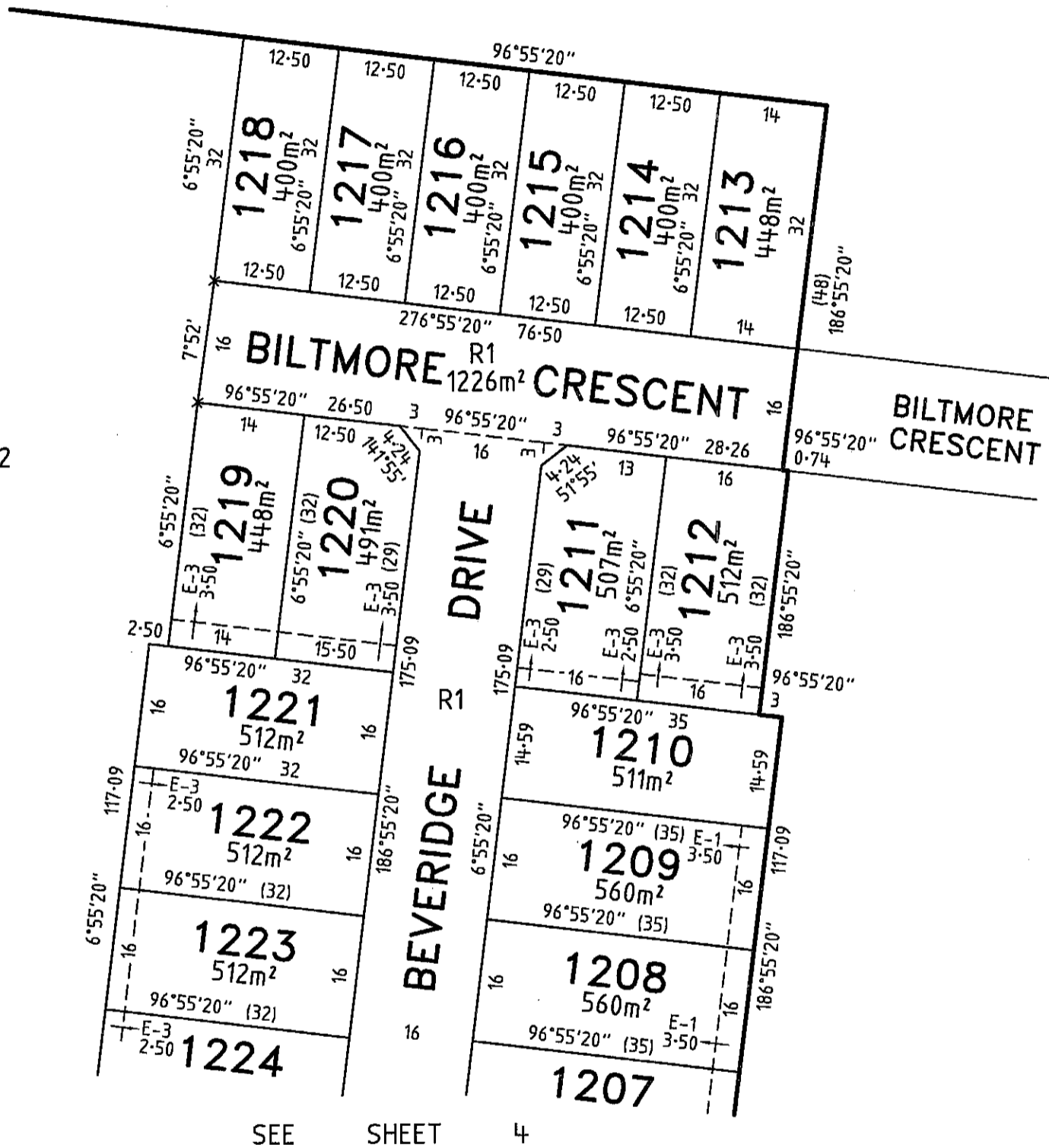
**PLAN OF SUBDIVISION**

Stage No. /

Plan Number  
**PS 631277K**



**P**  
SEE SHEET 2



SEE SHEET 4

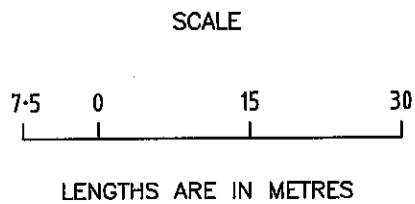
**GREENVALE LAKES - 12A**

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Sheet 3

ORIGINAL  
SCALE  
1:750  
SHEET SIZE  
A3



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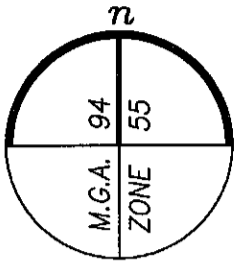
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**PLAN OF SUBDIVISION**

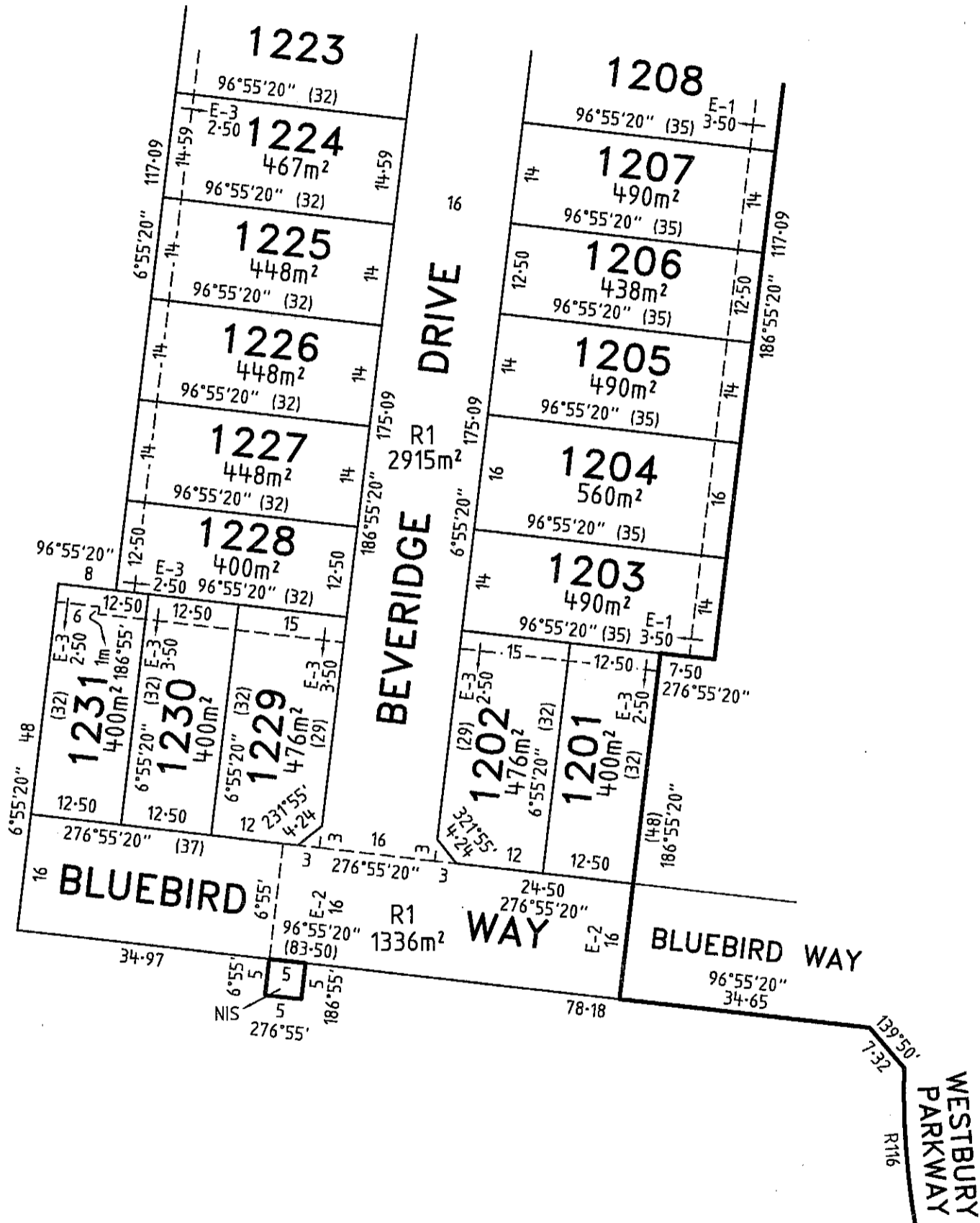
Stage No.

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SEE SHEET 3



**P**  
SEE SHEET 2

**GREENVALE LAKES - 12A**

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ORIGINAL

SCALE

SCALE  
1:750

SHEET  
SIZE  
A3



LENGTHS ARE IN METRES

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SIGNATURE *Geoffrey James Turner* DATE 20/1/2011

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Sheet 4

*Geoffrey James Turner*  
DATE 28/1/2011

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# PLAN OF SUBDIVISION

Stage No. \_\_\_\_\_

Plan Number

**PS 631277K**

## CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS631277K (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 1201 to 1231 (both inclusive) on the Plan of Subdivision  
 Land to be burdened: Lots 1201 to 1231 (both inclusive) on the Plan of Subdivision

## DESCRIPTION OF RESTRICTION

Except with the written consent of Peet 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:

### Subdivision/Consolidation

- (a) subdivide or allow the Lot to be subdivided.
- (b) consolidate or allow the Lot to be consolidated.

### Primary Dwelling Construction

- (c) build or allow to be built on the Lot a dwelling that has not been approved by Peet or the Peet Greenvale Lakes Design Review Panel in accordance with the Peet Greenvale Lakes Design Guidelines.
- (d) build or allow to be built on the Lot more than one private dwelling house together with the usual outbuildings.
- (e) build or allow to be built a dwelling house which is not constructed:
  - (i) with any material used in the primary façade comprising more than 80% of the total area of the façade;
  - (ii) with a roof:
    - (1) if pitched, at a pitch of less than 22 degrees;
    - (2) of any material other than colour bonded steel sheeting or tile, slate or shingles;
  - (iii) of a colour not listed in the following table (or a similar colour regardless of whatever product name by which it may be identified); and

Harvest	Pale Eucalypt	Blue Ridge
Dune	Wilderness	Deep Ocean
Riversand	Headland	Ironstone
Cottage Green	Manor Red	Woodland Grey
Shale Grey	Windspray	

Table e(iii) Colour palette for colour bonded steel

- (iv) with a front verandah which has an area of not less than 4 square metres and a dimension of not less than 1.2 metres (unless otherwise expressly provided in these Restrictions) except for a dwelling house on Lots 1202, 1211, 1220, and 1229 with a minimum of one window visible from the street of an area of no less than 1.62 square metres on the sides of the dwelling house with a road frontage or without both sides of the dwelling house with a road frontage each having a verandah of not less than 3.5 metres in length and not less than 1.2 metres in width which connects with the other verandah.
- (f) on Lots 1202, 1211, 1220, and 1229, build or allow to be built a dwelling house without an eave overhang of at least 450 millimetres to the entire dwelling house, except where such eave is adjacent to the Lot boundary where a zero tolerance is approved, in which case no overhang is required.
- (g) build or allow to be built a dwelling house or part thereof with exposed stumps.
- (h) allow any external plumbing (waste pipes and fittings but not including down pipes and guttering) to be visible from the street.

### Garage

- (i) build or allow to be built a dwelling house which does not simultaneously have constructed one roofed garage capable of accommodating two passenger vehicles side by side.
- (j) build or allow to be built a garage that is capable of accommodating more than two passenger vehicles side by side.
- (k) build or allow to be built a garage that is not set back from the primary building line a minimum of 840 millimetres.
- (l) build or allow to be built a garage that is not set back from the front boundary a minimum of 5.5 metres.

### Garage Doors

- (m) build or allow to be built a garage which does not have sectional panels or panel doors

### Outbuildings

- (n) build or allow to be built on the Lot outbuildings (including any garage, workshop, garden shed, storage shed or other outbuilding):
  - (i) which exceed 20 square metres;
  - (ii) which has a maximum height of greater than 3.6 metres.
- (o) allow any clothes lines, water tanks, bins, storage or part thereof to be visible from the street.

### Fencing

- (p) build or allow to be built:
  - (i) side or rear boundary fences between the Lots which are less than 1.8 metres in height and not capped and which are in any material other than colour bonded type steel;
  - (ii) any fence between the side boundary fence and the private dwelling house which is not consistent in height and colour and material to the side boundary fence and which is forward of the front building line;
  - (iii) side boundary fences between the Lots which are forward of the front building line, except when the side boundary forms part of the rear boundary of an adjoining Lot;

## GREENVALE LAKES – 12A

### Bosco Jonson Pty Ltd

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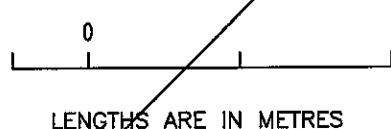
Sheet 5

ORIGINAL

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*[Signature]*  
 DATE 28 / 1 / 2011

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**CREATION OF RESTRICTION (CONTINUED)**

- (iv) a courtyard fence which is constructed of material other than brick, rendered brick masonry, stone, rendered fibrous cement sheeting, brushwood or any combination of those materials and which is more than 2.0 metres in height;
- (v) any front boundary fence;
- (vi) any side boundary fence along the secondary street frontage covering more than 60 percent of the Lot boundary.

**Design Plans**

- (q) commence, carry out, erect, construct or alter any development on the Lot, or enter into any agreement for such action without applicable plans and specifications (including finishes schedules) being first prepared and submitted to and approved by Peet and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet in respect of that approval.

**Landscaping**

- (r) allow landscaping to the front street view to remain or be left incomplete for a period of more than three months after the date of issue of the Occupancy Permit for the dwelling house, or leave any boundary fencing incomplete after the completion of the construction of the dwelling house.
- (s) permit the letter box to remain uninstalled after the commencement of occupation of the dwelling house.
- (t) permit the front yard to remain without at least one native tree of a minimum mature height of 3 metres after the completion of landscaping.

**Removal of Existing Items**

- (u) mutilate or remove in whole or part from a Lot or a reserve (without the written approval of Peet) any tree or part of any tree, fence, sign, irrigation pipe, underground pipe or conduit.

**Driveway Construction**

- (v) construct or allow to be constructed any driveway on the Lot of any material other than brick, asphalt or coloured concrete or exposed aggregate.
- (w) leave any driveway incomplete or partly constructed after the issue of an Occupancy Permit for the dwelling house constructed on the Lot.
- (x) construct or allow to be constructed any driveway that is less than 300mm from the side boundary.
- (y) construct or allow to be constructed more than one driveway or one motor vehicle crossover per lot without the written approval of and in the case of a motor vehicle crossover, which does not match the colour and finish of the original motor vehicle crossover to the Lot as provided by Peet.

**Building Setbacks**

- (z) construct or allow to be constructed on the Lot any building which is not set back from frontages or boundaries the minimum distance specified in the Peet Greenvale Lakes Design Guidelines, or greater if required by the Responsible Authority.
- (aa) construct or allow to be constructed on a Lots 1202, 1211, 1220, and 1229 any building which is not set back to the secondary street frontage a minimum distance of 2 metres, or greater if required by the Responsible Authority
- (bb) construct or allow to be constructed on a Lot any building which is not set back from the rear boundary a minimum distance of:
  - (a) 3 metres in respect to the ground storey, or greater if required by the Responsible Authority;
  - (b) 6 metres in respect to the first storey above the ground storey, or greater if required by the Responsible Authority.

**Building Height**

- (cc) construct or allow to be constructed on the Lot:
  - (a) any building which has more than one storey above the ground storey;
  - (b) any building which has a maximum height of greater than 9 metres above the finished surface level of the Lot.

**Private Open Space**

- (dd) provide an area of private open space with an area of less than 40 square metres (excluding driveways, car parking, and service areas of which 25 square metres must be one continuous space with a minimum dimensions of 4 metres and a maximum grade of 5 degrees.

**Site Coverage and Permeability**

- (ee) permit more than 80 percent of the total area of the Lot to be covered with non-permeable surfaces.

**Display Homes**

- (ff) permit any dwelling house constructed on the Lot to be used for the purposes of a display home or for the purposes of marketing display homes unless prior written consent of Peet has first been obtained.

**Signage**

- (gg) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.

**Delivery of Building Materials**


- (hh) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the Lot.

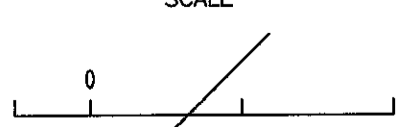
The restrictions specified in paragraphs (a) to (hh) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31 December 2020.

For the purposes of this restriction "Peet" means Peet Greenvale No.2 Pty Ltd ACN 82 100 290 677 or any of its related bodies corporate within the meaning of Section 50 of the Corporations Act 2001.

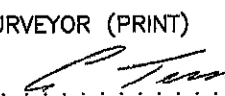
**GREENVALE LAKES – 12A**

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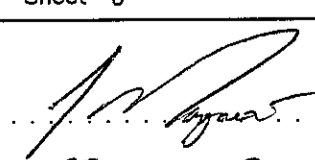
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SIGNATURE  DATE 20, 1, 2011

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Sheet 6



DATE 28, 1, 2011

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