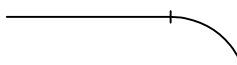


PLAN OF SUBDIVISION

EDITION

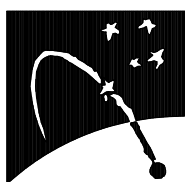
PS 738893Q

<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 H ON PS738890W</p> <p>POSTAL ADDRESS: ELEVATION BOULEVARD (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 CO-ORDINATES: E 313 980 N 5 836 580 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>SPEAR Reference Number: S070096P</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. P17112</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>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. —</p> <p>LOTS 1 TO 1900 AND A TO J (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT L) - 3.625ha</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-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724933J PS724933J	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 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702821U PS702821U	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 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS702823Q PS702823Q	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6	POWERLINE	SEE DIAG	PS724934G -SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738890W PS738890W	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

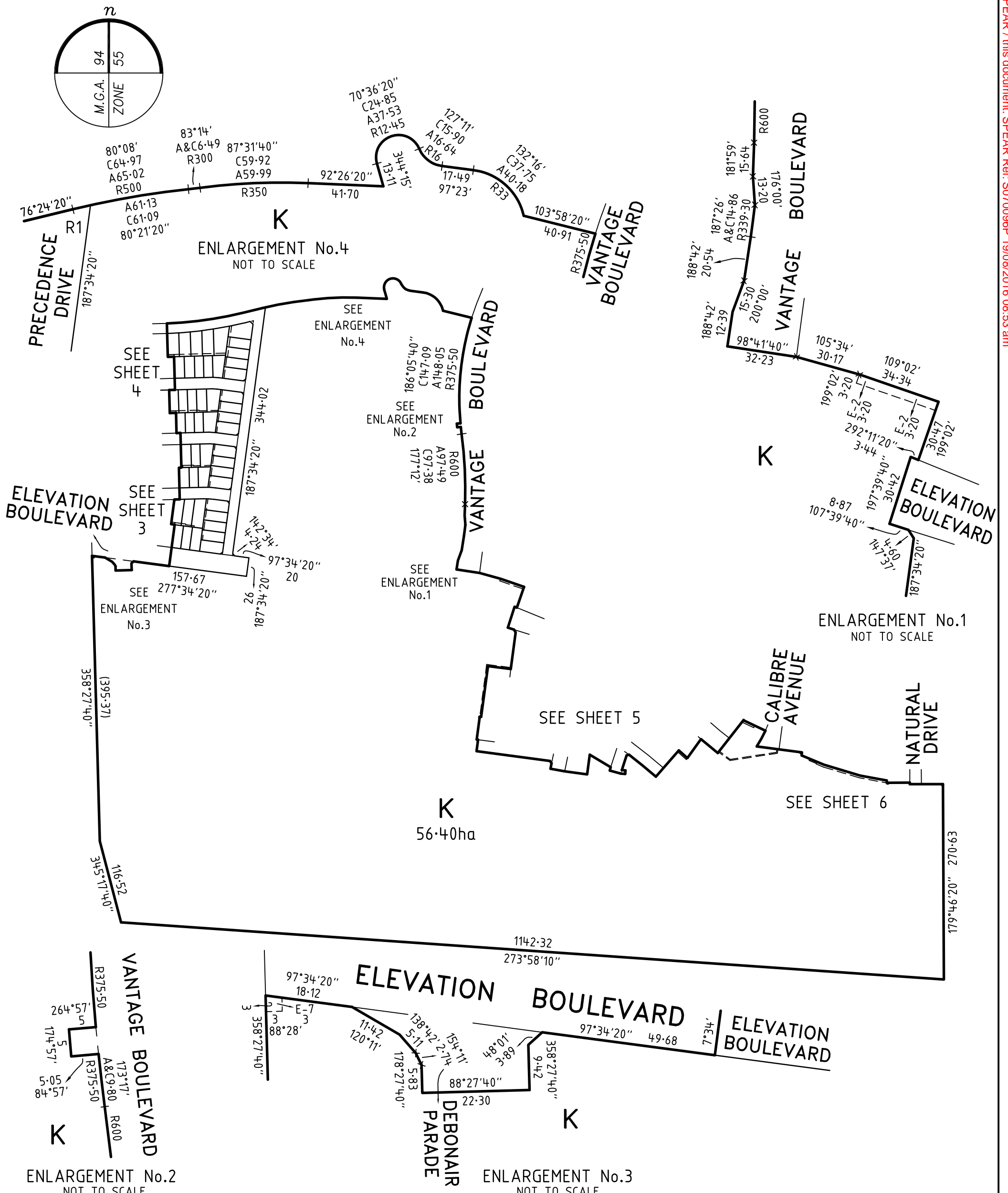
ASTON – 19	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
49 LOTS AND BALANCE LOT K	DATE 20/06/16	REFERENCE 29093193	ORIGINAL SHEET SIZE A3
Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	VERSION G	DRAWING 2909319AG	SHEET 1 OF 9 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (G), 13/07/2016		



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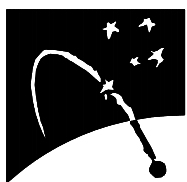
PLAN OF SUBDIVISION

PS 738893Q



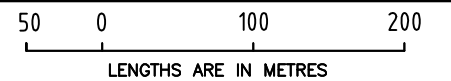
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:5000



DATE 20/06/16

REFERENCE 29093193

VERSION G

DRAWING 2909319AG

ORIGINAL SHEET SIZE A3

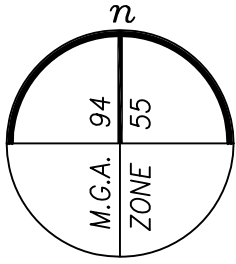
SHEET 2

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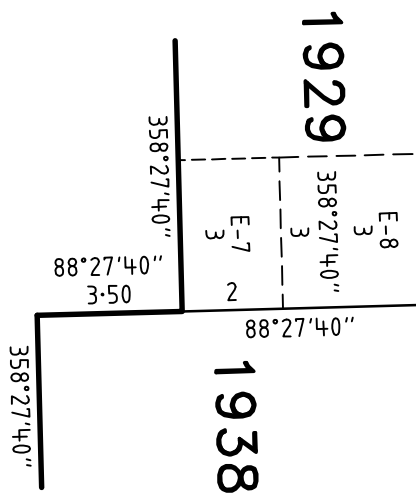
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PLAN OF SUBDIVISION

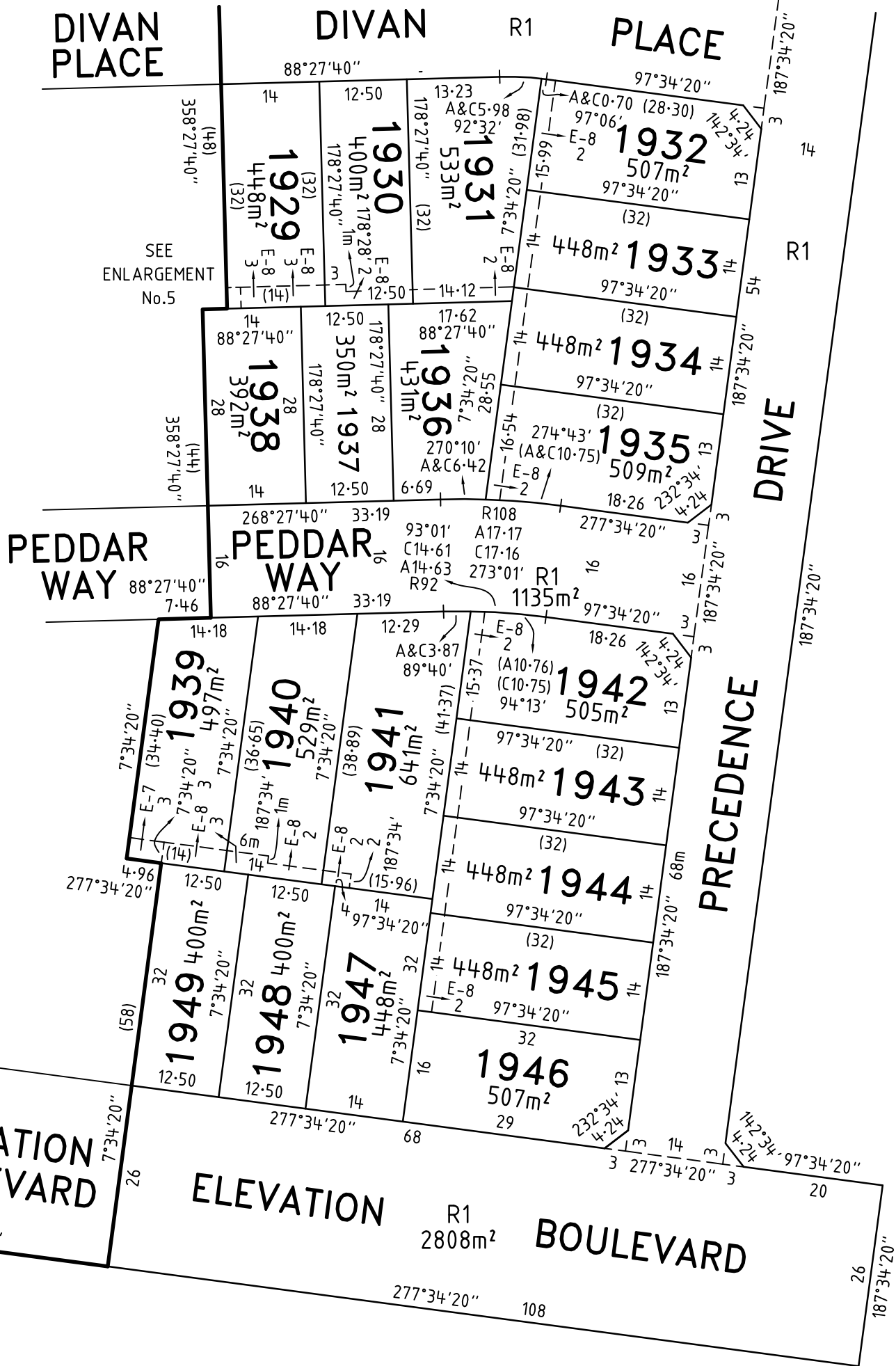
PS 738893Q



SEE SHEET 4



ENLARGEMENT No.5
NOT TO SCALE

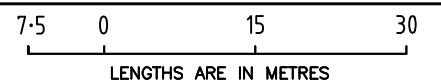


K
SEE SHEET 2

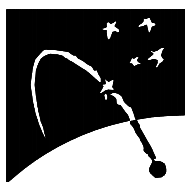
ASTON - 19

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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DATE 20/06/16
VERSION G

REFERENCE 29093193
DRAWING 2909319AG

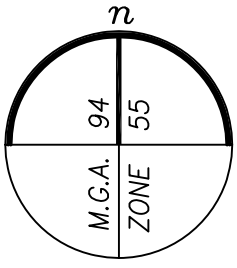
ORIGINAL SHEET SIZE A3

SHEET 3

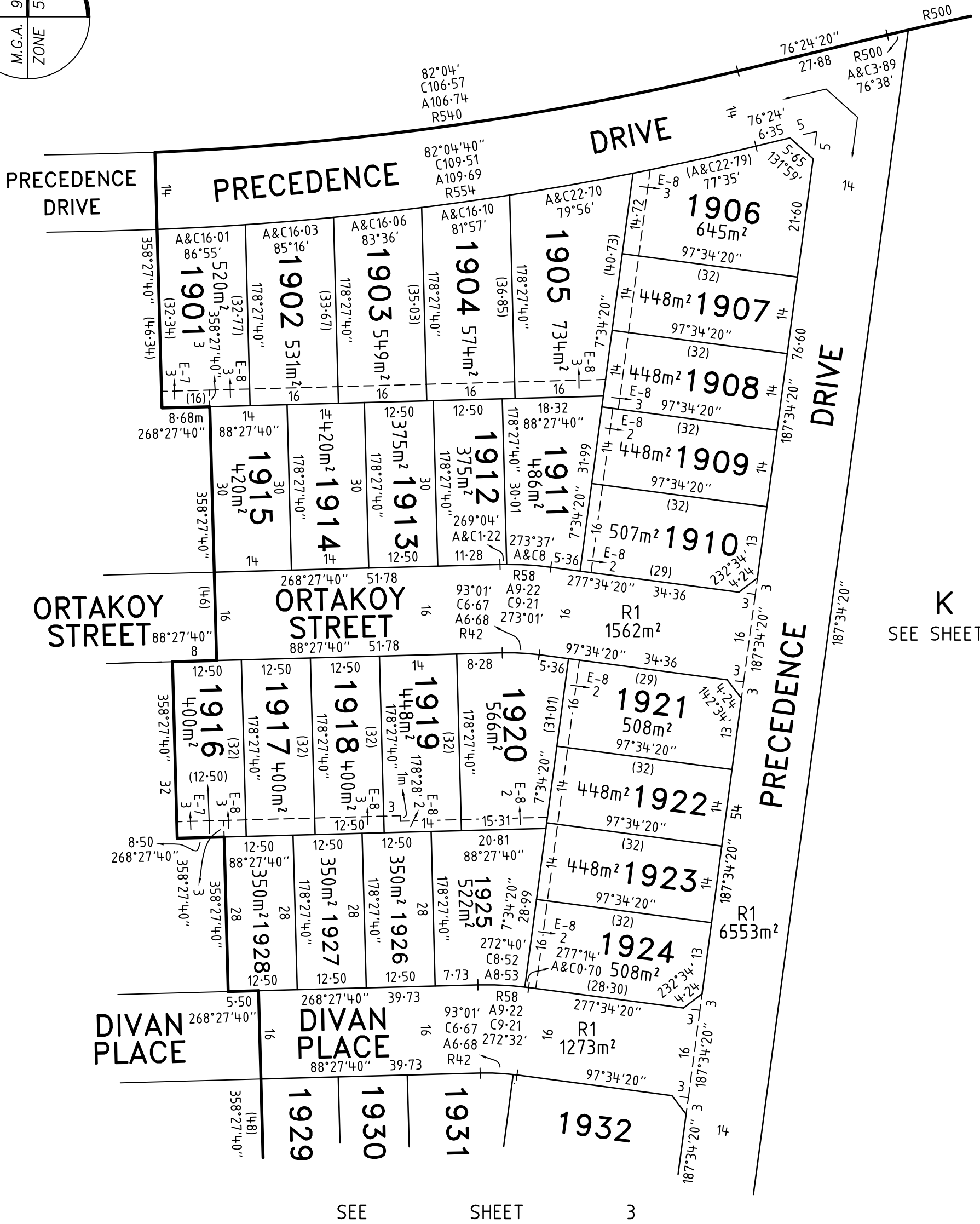
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13/07/2016

PLAN OF SUBDIVISION

PS 738893Q



SEE SHEET 2



K
SEE SHEET 2

SEE SHEET 3

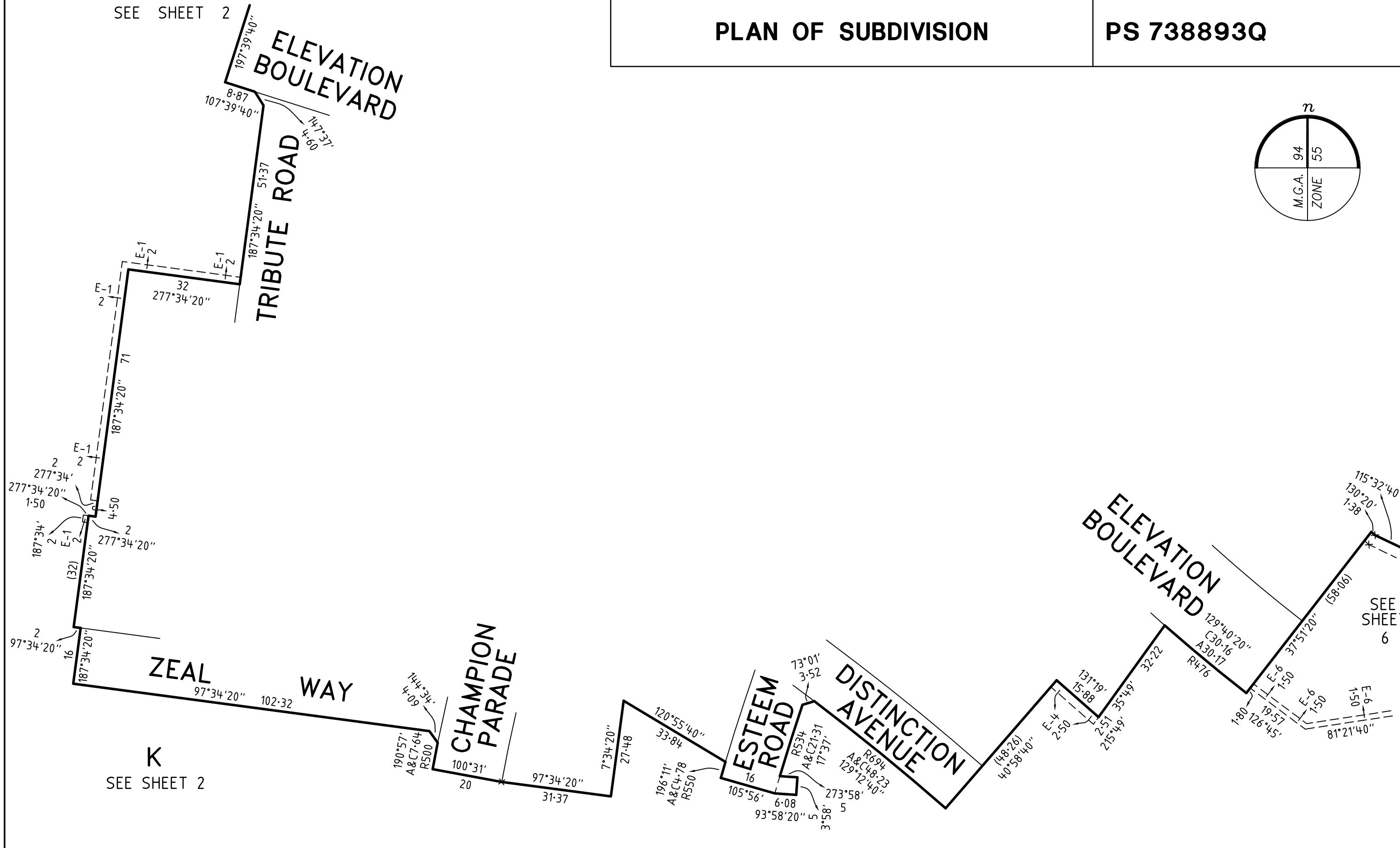
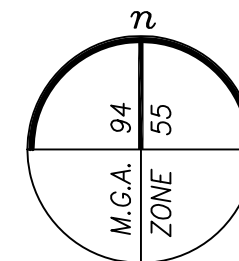
ASTON - 19 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 20/06/16 VERSION G	REFERENCE 29093193 DRAWING 2909319AG	ORIGINAL SHEET SIZE A3 SHEET 4	
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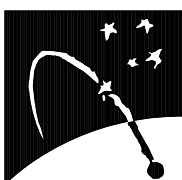
SEE SHEET 2

PLAN OF SUBDIVISION

PS 738893Q



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ASTON - 19
 LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 20/06/16 REFERENCE 29093193
 VERSION G DRAWING 2909319AG

10 0 20 40
 LENGTHS ARE IN METRES

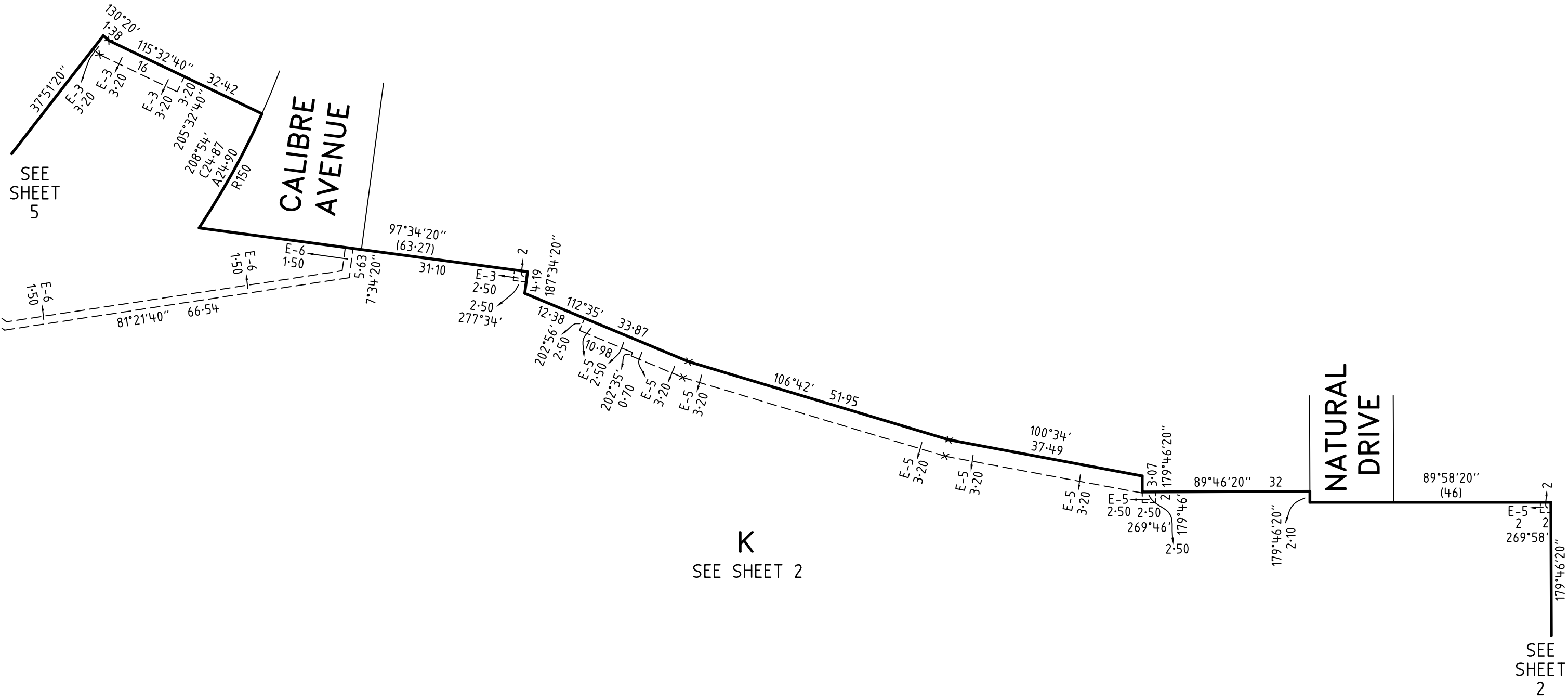
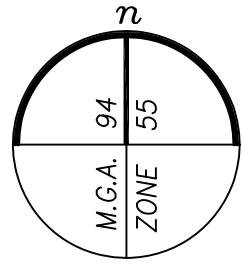
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SCALE 1:1000 ORIGINAL SHEET SIZE A3
 SHEET 5

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PLAN OF SUBDIVISION

PS 738893Q



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ASTON - 19	
LICENSED SURVEYOR GREGORY STUART WILLIAMS	
DATE 20/06/16	REFERENCE 29093193
VERSION G	DRAWING 2909319AG

7.5 0 15 30
 LENGTHS ARE IN METRES

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SCALE 1:750	ORIGINAL SHEET SIZE A3
	SHEET 6

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PLAN OF SUBDIVISION

PS 738893Q

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS738893Q 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
1901	1902, 1915
1902	1901, 1903, 1914, 1915
1903	1902, 1904, 1913, 1914
1904	1903, 1905, 1911, 1912, 1913
1905	1904, 1906, 1907, 1908, 1911
1906	1905, 1907
1907	1905, 1906, 1908
1908	1905, 1907, 1909, 1911
1909	1908, 1910, 1911
1910	1909, 1911
1911	1904, 1905, 1908, 1909, 1910, 1912
1912	1904, 1911, 1913
1913	1903, 1904, 1912, 1914
1914	1902, 1903, 1913, 1915
1915	1901, 1902, 1914
1916	1917, 1928
1917	1916, 1918, 1927, 1928

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1918	1917, 1919, 1926, 1927
1919	1918, 1920, 1925, 1926
1920	1919, 1921, 1922, 1923, 1925
1921	1920, 1922
1922	1920, 1921, 1923
1923	1920, 1922, 1924, 1925
1924	1923, 1925
1925	1919, 1920, 1923, 1924, 1926
1926	1918, 1919, 1925, 1927
1927	1917, 1918, 1926, 1928
1928	1916, 1917, 1927
1929	1930, 1937, 1938
1930	1929, 1931, 1936, 1937
1931	1930, 1932, 1933, 1934, 1936
1932	1931, 1933
1933	1931, 1932, 1934
1934	1931, 1933, 1935, 1936

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1935	1934, 1936
1936	1930, 1931, 1934, 1935, 1937
1937	1929, 1930, 1936, 1938
1938	1929, 1937
1939	1940, 1949
1940	1939, 1941, 1948, 1949
1941	1940, 1942, 1943, 1944, 1947, 1948
1942	1941, 1943
1943	1941, 1942, 1944
1944	1941, 1943, 1945, 1947
1945	1944, 1946, 1947
1946	1945, 1947
1947	1941, 1944, 1945, 1946, 1948
1948	1940, 1941, 1947, 1949
1949	1939, 1940, 1948

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 plans shown in the Schedule on sheets 8 and 9.

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 8 and 9.

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 sheet 8 and 9.

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.

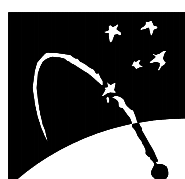
Expiry

- (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 – 19

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 16 Eastern Road South Melbourne
 Vic 3205 Australia
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 20/06/16

REFERENCE 29093193

VERSION G

DRAWING 2909319AG

ORIGINAL SHEET SIZE A3

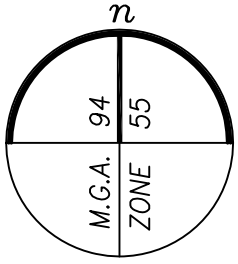
SHEET 7

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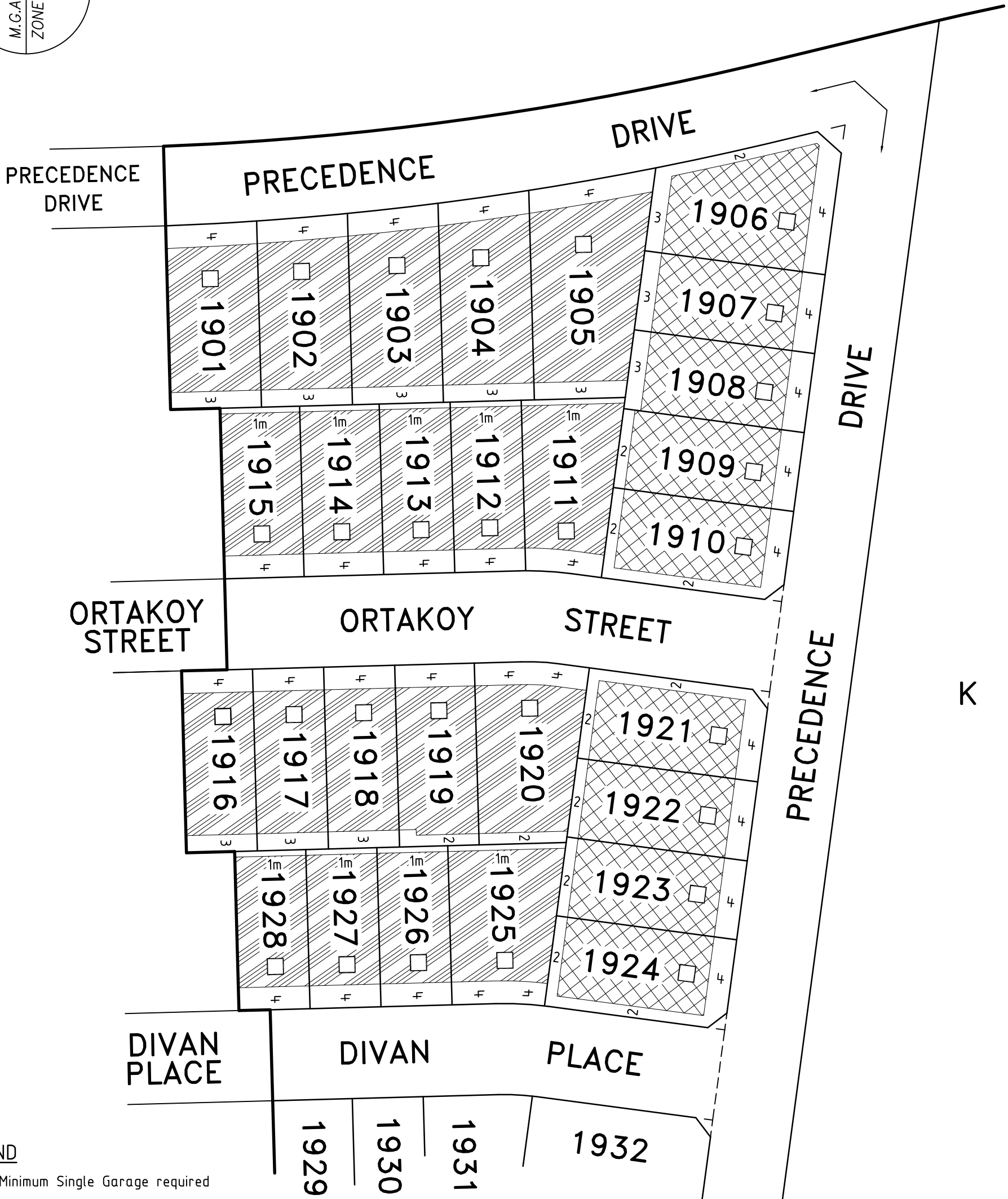
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PLAN OF SUBDIVISION

PS 738893Q



CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



LEGEND

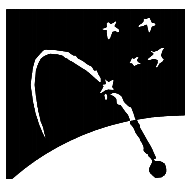
- Minimum Single Garage required
- Double Garage required
- Single or Double Storey dwelling permitted
- Double Storey dwelling required

SEE SHEET 9

NOTE:
THE BUILDING ENVELOPES OF LOTS 1919
ARE PARTIALLY DEFINED BY EASEMENT
BOUNDARIES SHOWN ON SHEET 3.

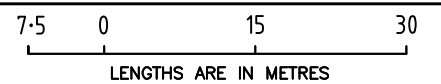
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



DATE 20/06/16

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VERSION G

DRAWING 2909319AG

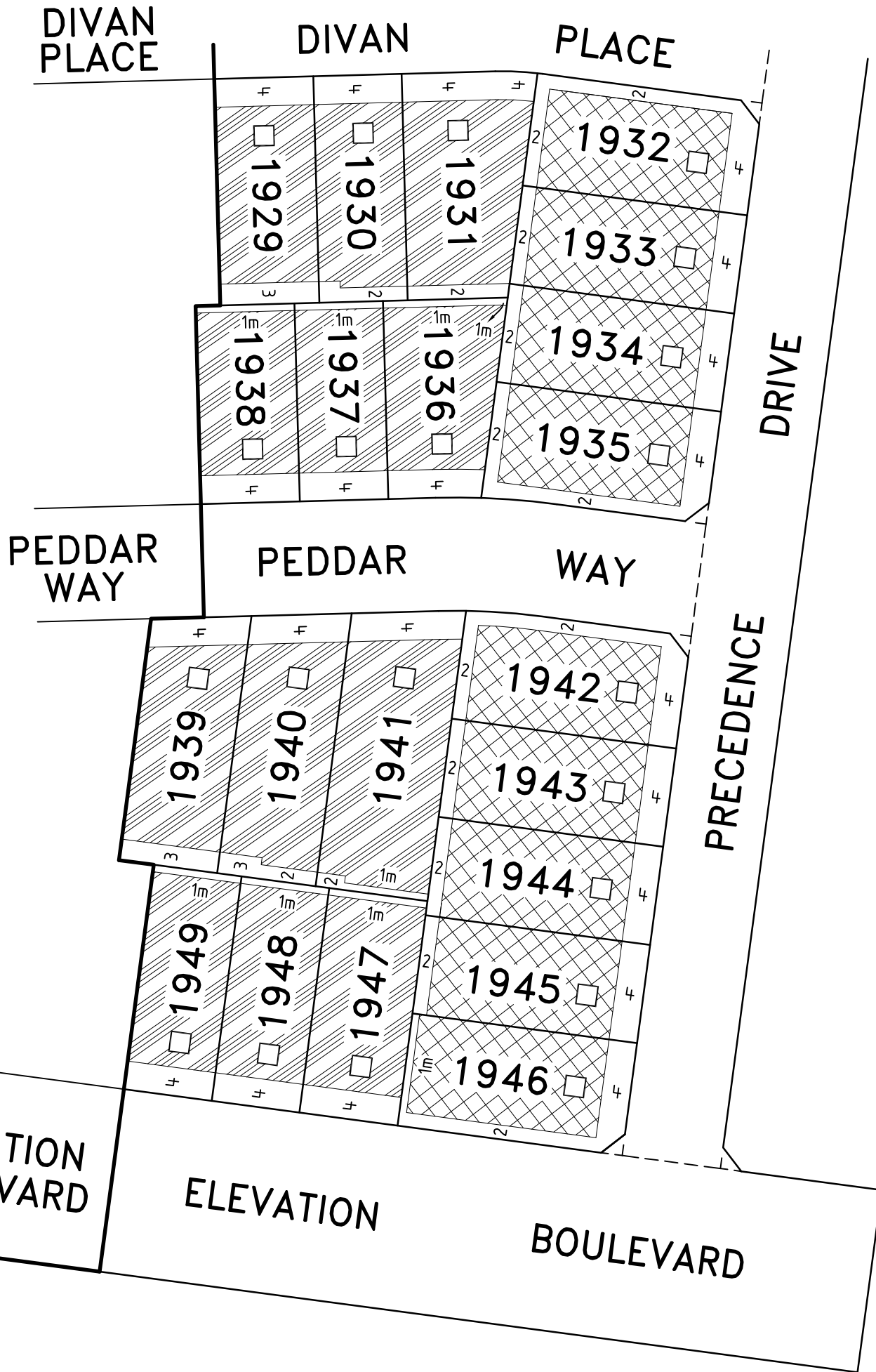
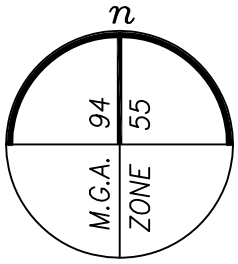
ORIGINAL SHEET SIZE A3

SHEET 8

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13/07/2016

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE

SEE SHEET 8



LEGEND

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

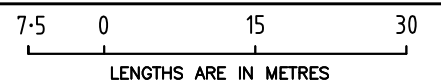
NOTE:
THE BUILDING ENVELOPES OF LOTS 1930,
1940 & 1941 ARE PARTIALLY DEFINED BY EASEMENT
BOUNDARIES SHOWN ON SHEET 4.

K

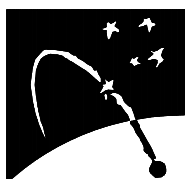
ASTON - 19

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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DATE 20/06/16
VERSION G

REFERENCE 29093193
DRAWING 2909319AG

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SHEET 9

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