

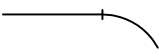
# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 728826N**

Location of Land  
Parish: YUROKE  
Township: -  
Section: 17  
Crown Allotment: B (PART)  
Crown Portion: -  
Title Reference: VOL 11476 FOL 739  
Last Plan Reference: LOT R ON PS711344C  
  
Postal Address: CRAIGIEBURN ROAD  
(at time of subdivision) CRAIGIEBURN 3064  
MGA 94 Co-ordinates E 314 620  
(of approx. centre of land in plan) N 5 836 870  
Zone: 55

Council Name: HUME CITY COUNCIL  
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1	HUME CITY COUNCIL	This <del>is</del> is not a staged subdivision Planning Permit No. P15546	
		<b>Survey</b> This plan is/ <del>is not</del> based on survey SEE PS533784N This survey has been connected to permanent marks no(s) 43 In Proclaimed Survey Area No. - <b>Depth Limitation</b> DOES NOT APPLY	
		TANGENT POINTS ARE SHOWN THUS: 	
		LOTS 1 TO 928 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN	
		AREA OF LAND SUBDIVIDED - 1.214ha	

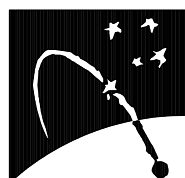
## Easement Information

**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	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

**ASTON - 9A**  
**36 LOTS**

**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



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SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /  
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DWG 2961809CK

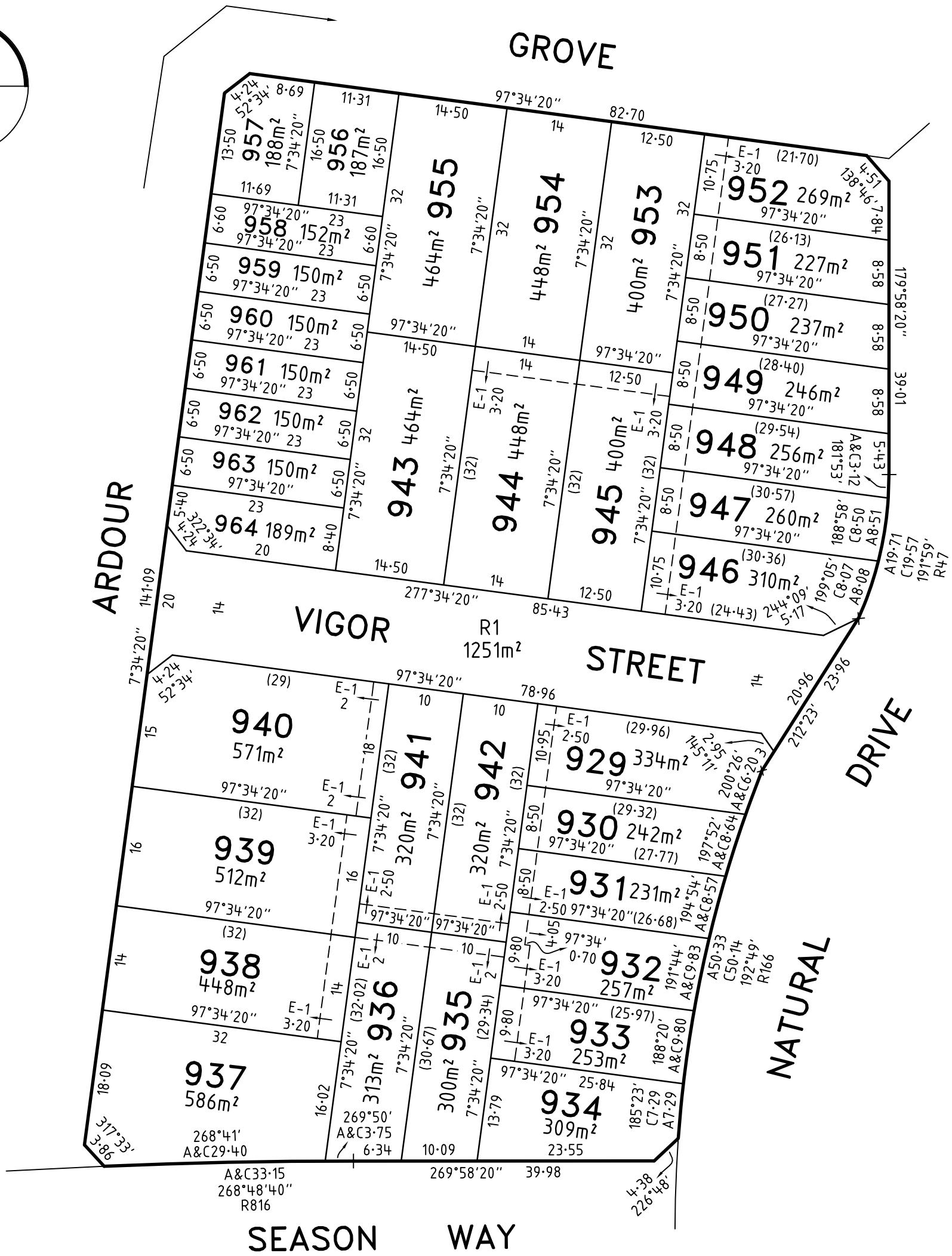
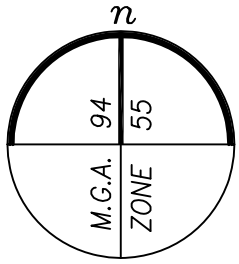
Sheet 1 of 7 sheets

Original sheet size A3

# PLAN OF SUBDIVISION

Plan Number

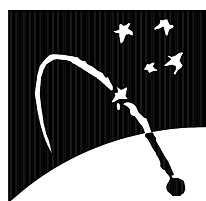
**PS 728826N**



ASTON - 9A

**Bosco Jonson Pty Ltd**

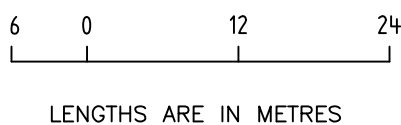
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 1:600 A3



Sheet 2

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# PLAN OF SUBDIVISION

Plan Number

**PS 728826N**

## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS728826N 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
937	936, 938
938	936, 937, 939
939	936, 938, 940, 941
940	939, 941
943	944, 955, 960, 961, 962, 963, 964
944	943, 945, 954
945	944, 946, 947, 948, 949, 953
953	945, 949, 950, 951, 952, 954
954	944, 953, 955
955	943, 954, 956, 958, 959, 960

## 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 AA2609 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 sheet 4.

### 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 sheet 4.

### 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 4.

### 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

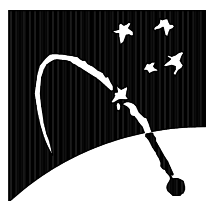
- (g) The restrictions specified in paragraphs (a) to (f) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.

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 – 9A

### **Bosco Jonson Pty Ltd**

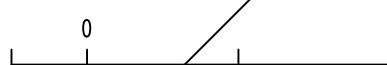
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ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3

0  
  
 LENGTHS ARE IN METRES

Sheet 3

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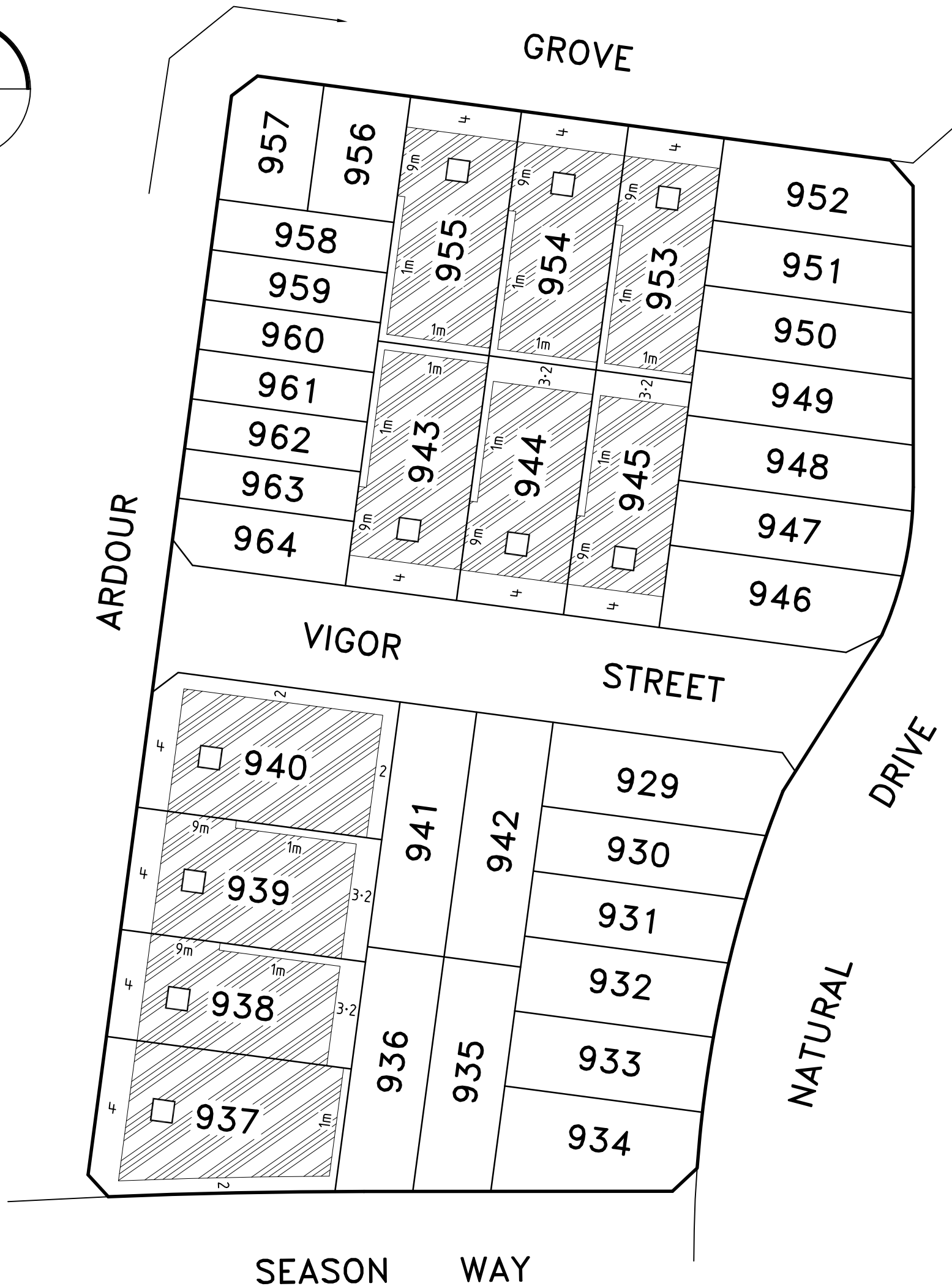
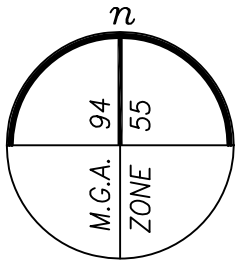
REF 29618093 13/04/15 VERSION K  
 DWG 2961809CK

# PLAN OF SUBDIVISION

Plan Number

**PS 728826N**

CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE



ASTON - 9A

**Bosco Jonson Pty Ltd**

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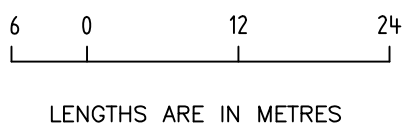
**LEGEND**

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

ORIGINAL

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DWG 2961809CK

Sheet 4

# PLAN OF SUBDIVISION

Plan Number

**PS 728826N**

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS728826N 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
929	930, 942
932	931, 933, 935, 942
933	932, 934, 935
934	933, 935
935	932, 933, 934, 936, 942
936	935, 937, 938, 939, 941
941	936, 939, 940, 942
942	929, 930, 931, 932, 935, 941
946	945, 947
947	945, 946, 948
948	945, 947, 949
952	951, 953

## 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:

### Design Guidelines

- (a) 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

- (b) except with the written consent of the Hume City Council, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the area indicated by the building envelopes as shown on the Building Envelope Plan at sheet 6 and profile diagrams on PS728826N of the Plan of Subdivision unless it is an encroachment by eaves, balconies, bay windows, open verandas, porches, porticos or pergolas by no more than 1.5 metres into the front setback to a maximum height of 6.9 metres and by no more than 1.0 metre into the side setback to a maximum height of 6.9 metres.

### Design Plans

- (c) build or allow to be built any building with a height exceeding 10 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 12 metres.
- (d) build or allow to be built a garage and/or carport which is set back between 3.9 metres and 5 metres of the front boundary.
- (e) build or allow to be built a dwelling with a private open space area of less than 25 square metres and a width of less than 3 metres to the side or rear of the dwelling.
- (f) build or allow to be built a dwelling house together with the usual outbuildings which exceed total site coverage of 75 percent.
- (g) 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

- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (i) the restrictions in paragraphs b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole dwelling on the Lot.

**ASTON – 9A**

**Bosco Jonson Pty Ltd**

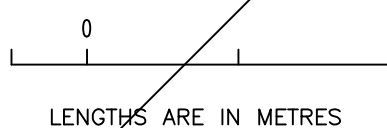
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SCALE

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 A3



Sheet 5

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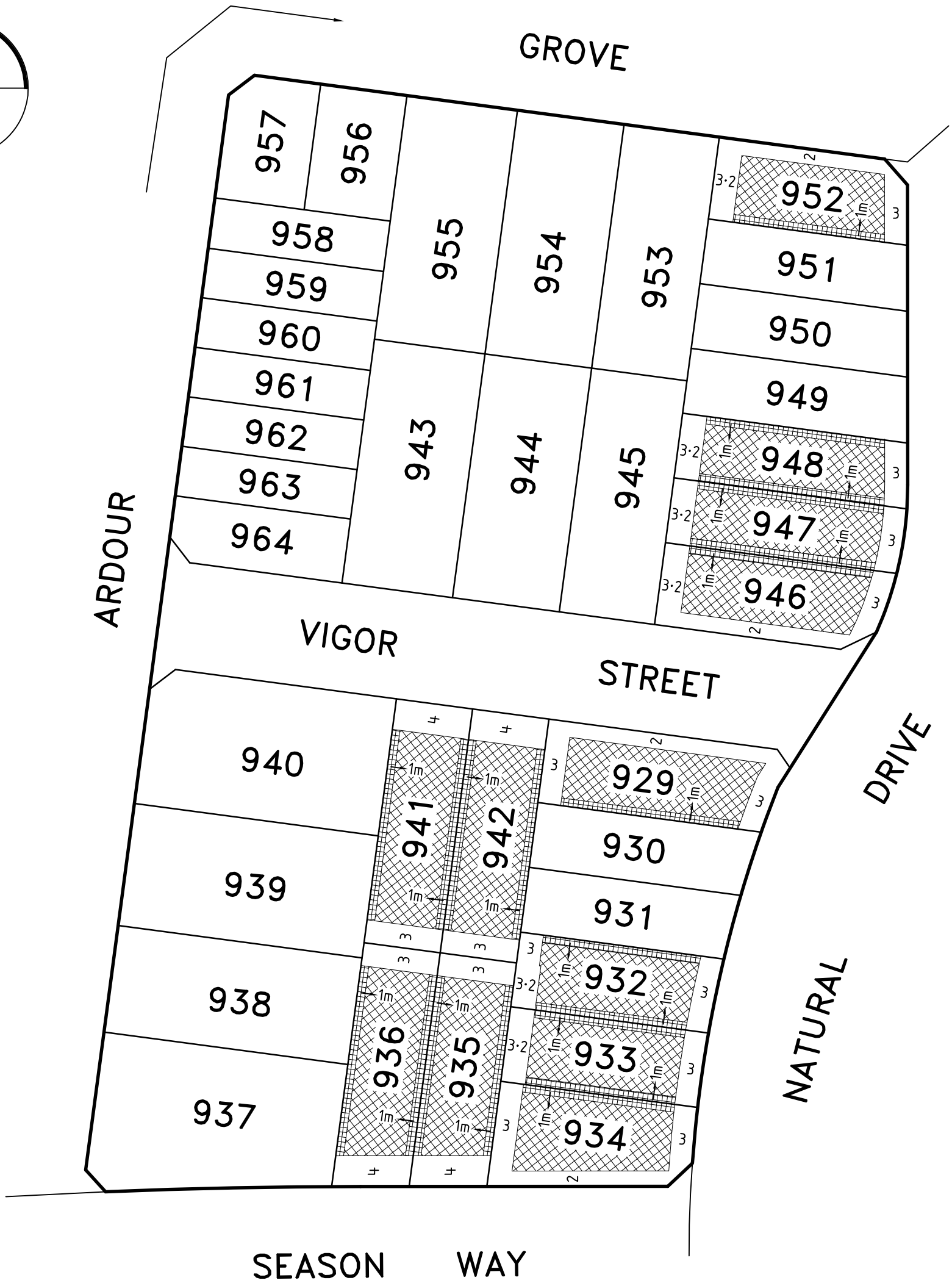
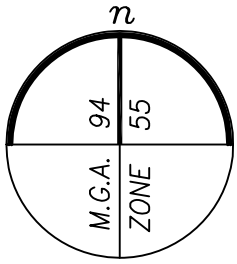
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# PLAN OF SUBDIVISION

Plan Number

**PS 728826N**

CREATION OF RESTRICTION B (CONTINUED)  
SCHEDULE



ASTON - 9A

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**LEGEND**

- Non Overlooking Zone. Habitable room windows/raised open spaces are not a source of overlooking
- Building to Boundary Zone

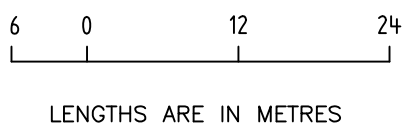
**NOTE**

THE BUILDING ENVELOPE OF LOT 932 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 2

ORIGINAL

SCALE

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1:600 A3



Sheet 6

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DWG 2961809CK

# PLAN OF SUBDIVISION

Plan Number

**PS 728826N**

## CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS728826N 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 LOTS SUBJECT TO THE SMALL LOT LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
956	955, 957, 958
957	956, 958
958	955, 956, 957, 959
959	955, 958, 960
960	943, 955, 959, 961
961	943, 960, 962
962	943, 961, 963
963	943, 962, 964
964	943, 963

## DESCRIPTION OF RESTRICTION

- (a) 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 in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not 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.

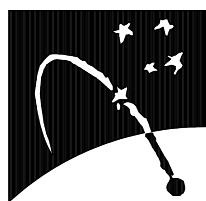
### Expiry

- (b) This restriction shall cease to have effect under the issue of a Certificate of Occupancy for the whole of the dwelling on the lot.

**ASTON – 9A**

**Bosco Jonson Pty Ltd**

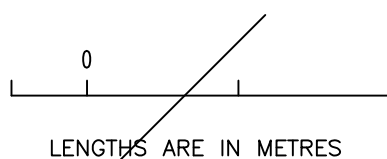
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**A3**



Sheet 7

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