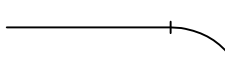


# PLAN OF SUBDIVISION


**EDITION**

**PS 738890W**

<p><b>LOCATION OF LAND</b></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 &amp; D (PARTS)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL 11653 FOL 033</p> <p>LAST PLAN REFERENCE: LOT G ON PS734582F</p> <p>POSTAL ADDRESS: GALLANTRY AVENUE (at time of subdivision) CRAIGIEBURN 3064</p> <p>MGA 94 CO-ORDINATES: E 313 970 N 5 836 590 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007590 Planning Permit Reference: P17112 SPEAR Reference Number: S070067E</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: 21/01/2016</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 been satisfied at Certification</p> <p>Digitally signed by: Antonino Magazzu for Hume City Council on 09/11/2016</p>
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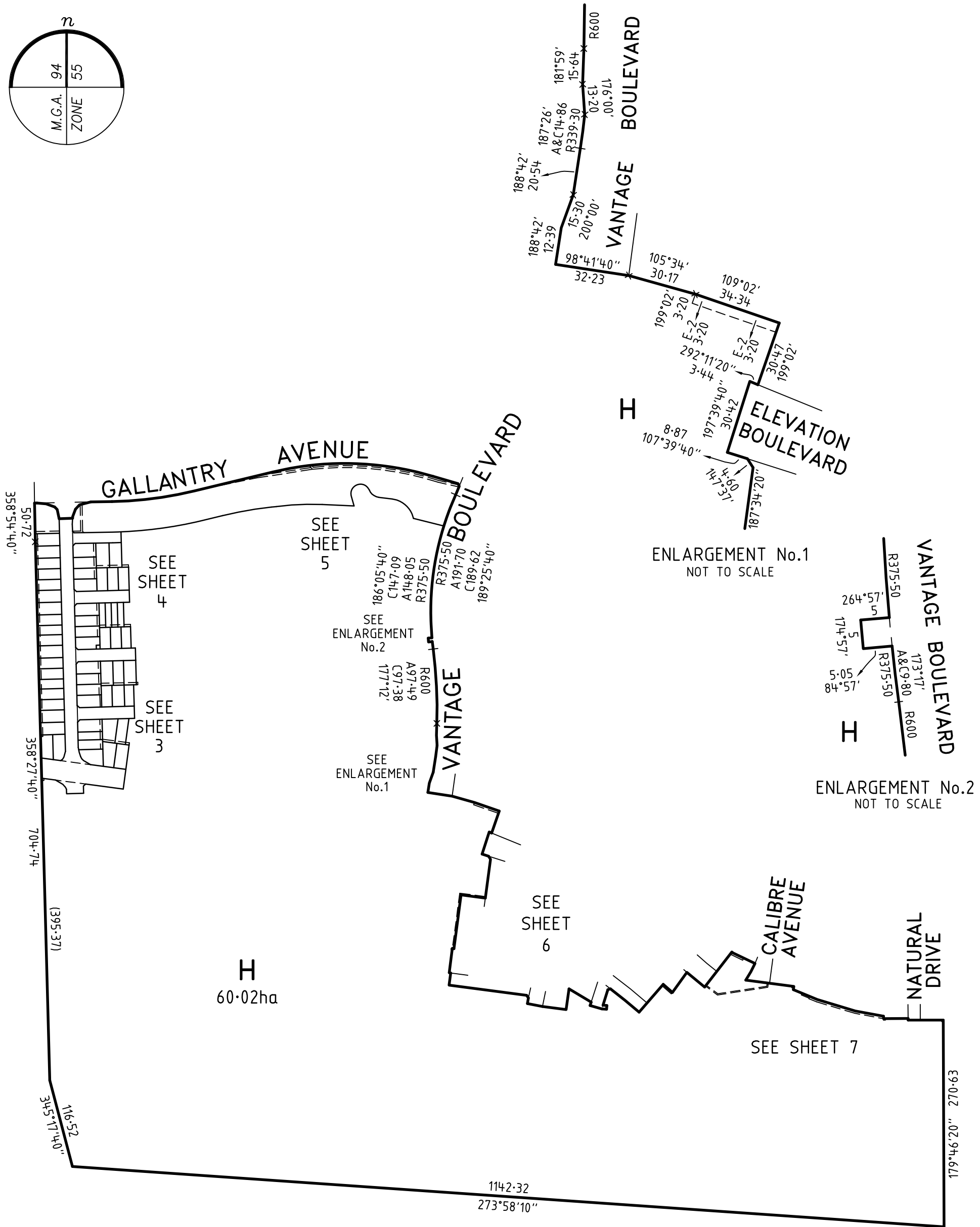
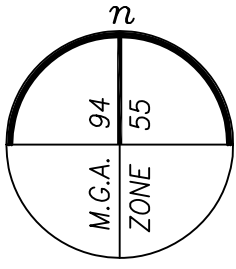
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	HUME CITY COUNCIL MELBOURNE WATER CORPORATION MELBOURNE WATER CORPORATION JENEMA ELECTRICITY NETWORKS (VIC) LTD	This <del>is</del> /is not a staged subdivision Planning Permit No. P17112	
<p><b>OTHER PURPOSE OF PLAN</b></p> <p>TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-14 ON PS734582F NOW CONTAINED IN PRECEDENCE DRIVE AND DEBONAIR PARADE ON THIS PLAN.</p> <p><b>GROUND FOR REMOVAL OF EASEMENT</b></p> <p>SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.</p>		<p><b>DEPTH LIMITATION DOES NOT APPLY</b></p> <p><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. —</p> <p>LOTS 1 TO 1800 AND A TO G (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>EASEMENTS E-8, E-9, E-11, E-12, E-13 &amp; E-15 HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT H) - 6.274ha</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	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-10	SEWERAGE	SEE DIAG	PS728899J	YARRA VALLEY WATER CORPORATION
E-14 E-14	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS734582F PS734582F	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-16	SEWERAGE	SEE DIAG	PS731958B	YARRA VALLEY WATER CORPORATION

<b>ASTON – 18</b>	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
<b>58 LOTS AND BALANCE LOT H</b>	DATE 03/11/16	REFERENCE 29093183	ORIGINAL SHEET SIZE A3
<p><b>Bosco Jonson Pty Ltd</b> 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</p> 	VERSION G	DRAWING 2909318AG	SHEET 1 OF 12 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (G), 03/11/2016		

PLAN OF SUBDIVISION

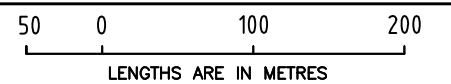
PS 738890W



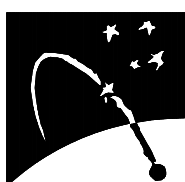
ASTON - 18

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:5000



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 Vic 3205 Australia  
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DATE 03/11/16  
 VERSION G

REFERENCE 29093183  
 DRAWING 2909318AG

ORIGINAL SHEET SIZE A3

SHEET 2

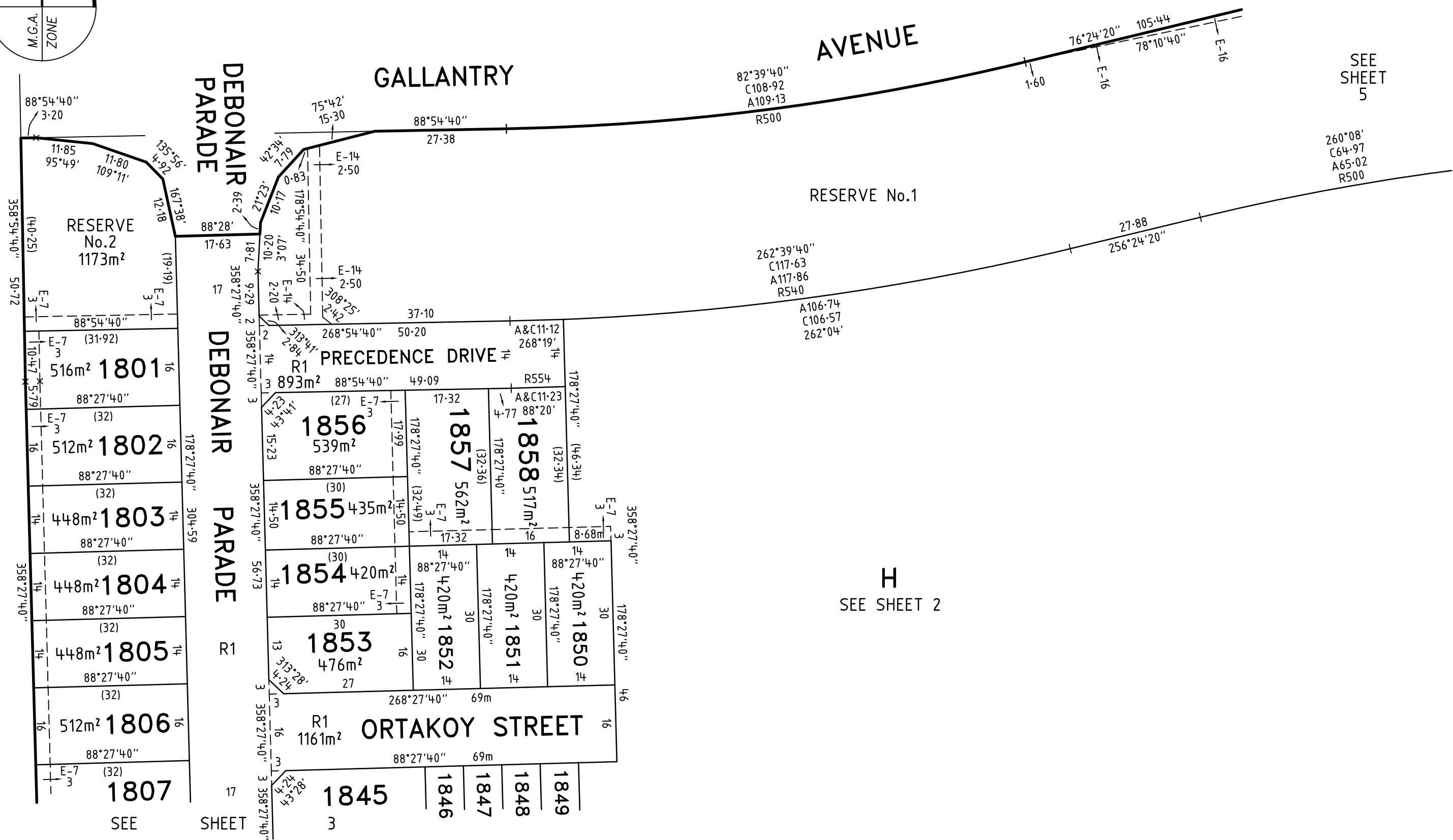
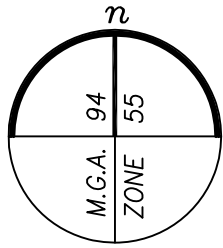
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 Surveyor's Plan Version (G),  
 03/11/2016

Digitally signed by:  
 Hume City Council,  
 09/11/2016,  
 SPEAR Ref: S070067E

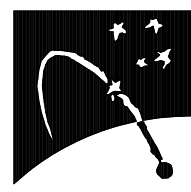


PLAN OF SUBDIVISION

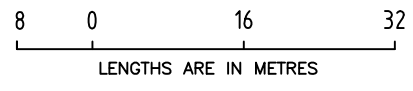
PS 738890W



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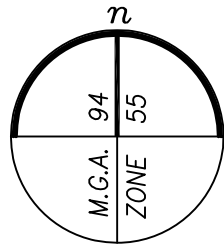
**ASTON - 18**  
 LICENSED SURVEYOR GREGORY STUART WILLIAMS  
 DATE 03/11/16 REFERENCE 29093183  
 VERSION G DRAWING 2909318AG



SCALE 1:800 ORIGINAL SHEET SIZE A3  
 SHEET 4

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 Surveyor's Plan Version (G),  
 03/11/2016

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 Hume City Council,  
 09/11/2016,  
 SPEAR Ref: S070067E

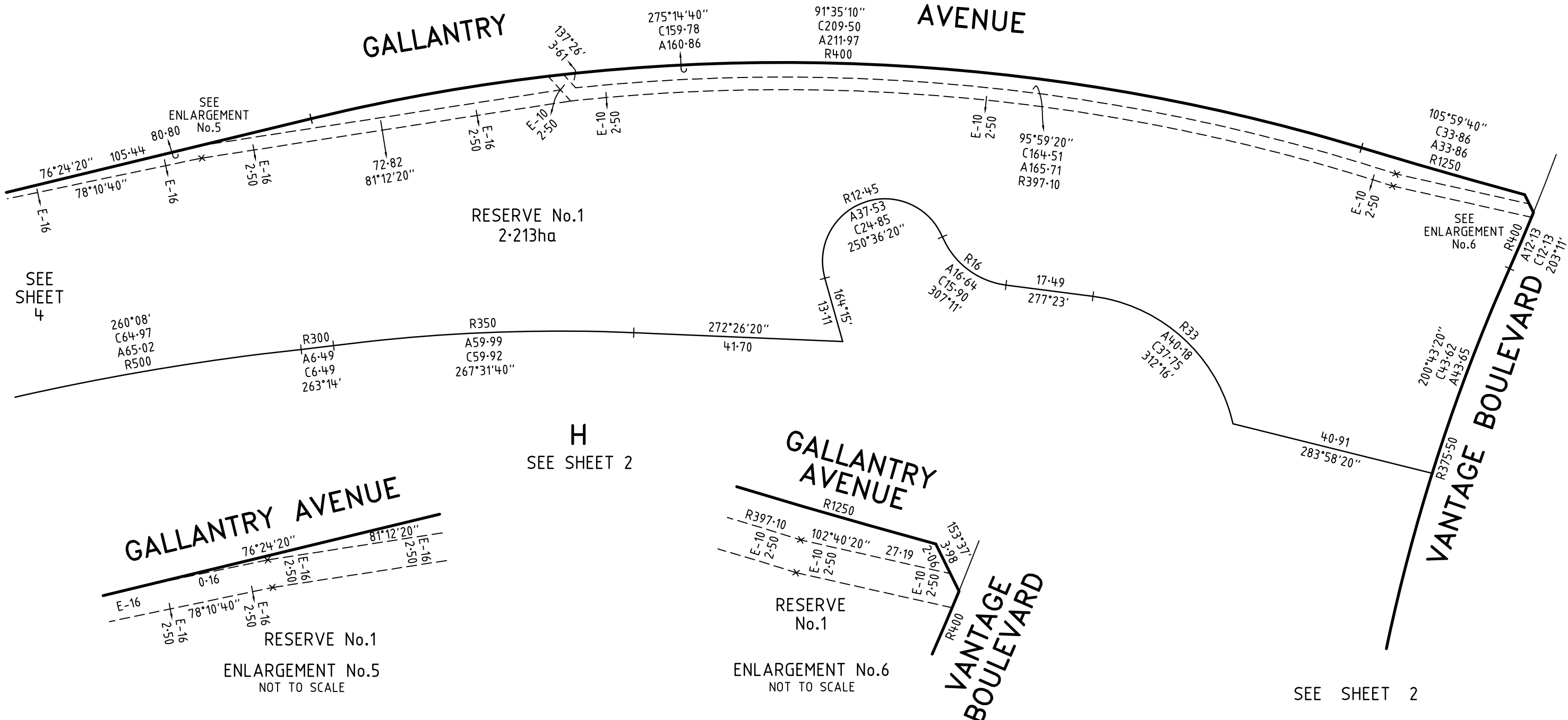


PLAN OF SUBDIVISION

PS 738890W

GALLANTRY

AVENUE



GALLANTRY AVENUE

GALLANTRY AVENUE

VANTAGE BOULEVARD

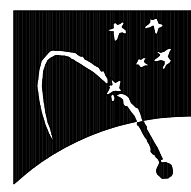
VANTAGE BOULEVARD

RESERVE No.1  
ENLARGEMENT No.5  
NOT TO SCALE

RESERVE No.1  
ENLARGEMENT No.6  
NOT TO SCALE

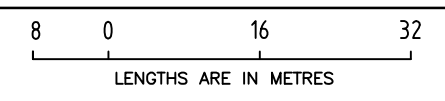
SEE SHEET 2

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**ASTON - 18**  
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 03/11/16 REFERENCE 29093183  
VERSION G DRAWING 2909318AG



SCALE 1:800 ORIGINAL SHEET SIZE A3  
SHEET 5

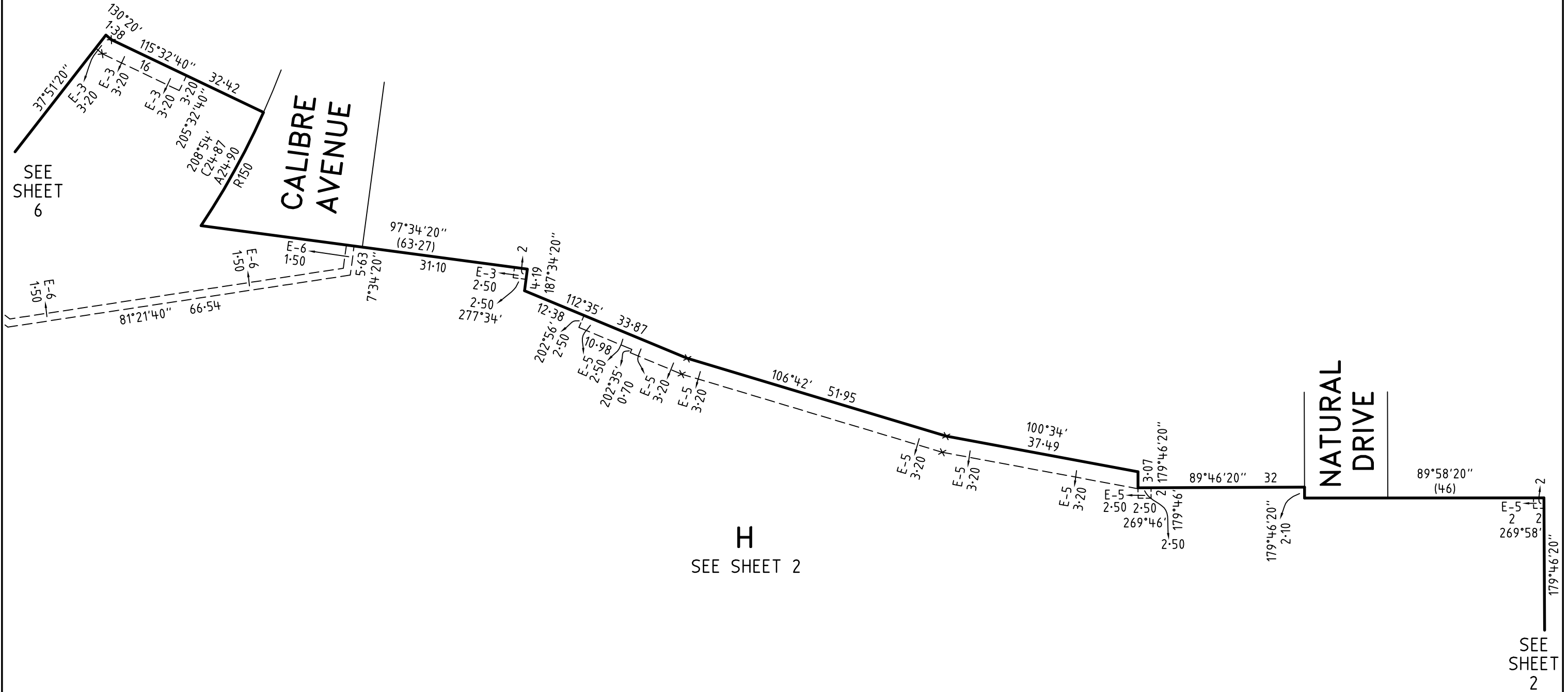
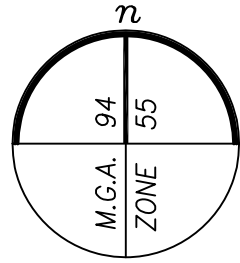
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Surveyor's Plan Version (G),  
03/11/2016

Digitally signed by:  
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SPEAR Ref: S070067E

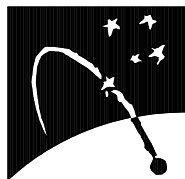


PLAN OF SUBDIVISION

PS 738890W



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**ASTON - 18**

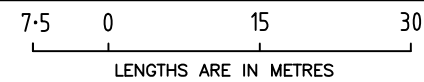
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 03/11/16

VERSION G

REFERENCE 29093183

DRAWING 2909318AG



SCALE  
1:750

ORIGINAL SHEET SIZE A3  
SHEET 7

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 Surveyor's Plan Version (G),  
 03/11/2016

Digitally signed by:  
 Hume City Council,  
 09/11/2016,  
 SPEAR Ref: S070067E

# PLAN OF SUBDIVISION

# PS 738890W

## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS738890W 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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1801	1802	1819	1818, 1820	1837	1830, 1836, 1838
1802	1801, 1803	1820	1818, 1819	1838	1829, 1837
1803	1802, 1804	1821	1822, 1828	1839	1840, 1849
1804	1803, 1805	1822	1821, 1823, 1824, 1825, 1827, 1828	1840	1839, 1841, 1847, 1848, 1849
1805	1804, 1806	1823	1822, 1824	1841	1840, 1842, 1843, 1846, 1847
1806	1805, 1807	1824	1822, 1823, 1825	1842	1841, 1843
1807	1806, 1808	1825	1822, 1824, 1826, 1827	1843	1841, 1842, 1844, 1846
1808	1807, 1809	1826	1825, 1827	1844	1843, 1845, 1846
1809	1808, 1810	1827	1822, 1825, 1826, 1828	1845	1844, 1846
1810	1809, 1811	1828	1821, 1822, 1827	1850	1851, 1858
1811	1810, 1812	1829	1830, 1838	1851	1850, 1852, 1857, 1858
1812	1811, 1813	1830	1829, 1831, 1836, 1837	1852	1851, 1853, 1854, 1857
1813	1812, 1814	1831	1830, 1832, 1833, 1836	1853	1852, 1854
1814	1813, 1815	1832	1831, 1833	1854	1852, 1853, 1855
1815	1814, 1816	1833	1831, 1832, 1834, 1836	1855	1854, 1856, 1857
1816	1815, 1817	1834	1833, 1835, 1836	1856	1855, 1857
1817	1816, 1818	1835	1834, 1836	1857	1851, 1852, 1855, 1856, 1858
1818	1817, 1819, 1820	1836	1830, 1831, 1833, 1834, 1835, 1837	1858	1850, 1851, 1857

## 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 9 and 10.

### 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 9 and 10.

### 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 9 and 10.

### 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.

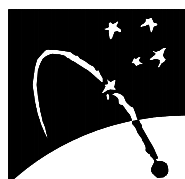
### Expiry

- (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.

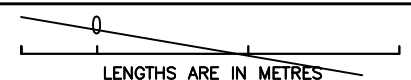
ASTON – 18

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 03/11/16

REFERENCE 29093183

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 2909318AG

SHEET 8

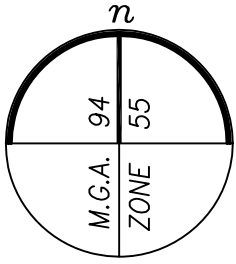
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Surveyor's Plan Version (G),  
03/11/2016

Digitally signed by:  
Hume City Council,  
09/11/2016,  
SPEAR Ref: S070067E



PLAN OF SUBDIVISION

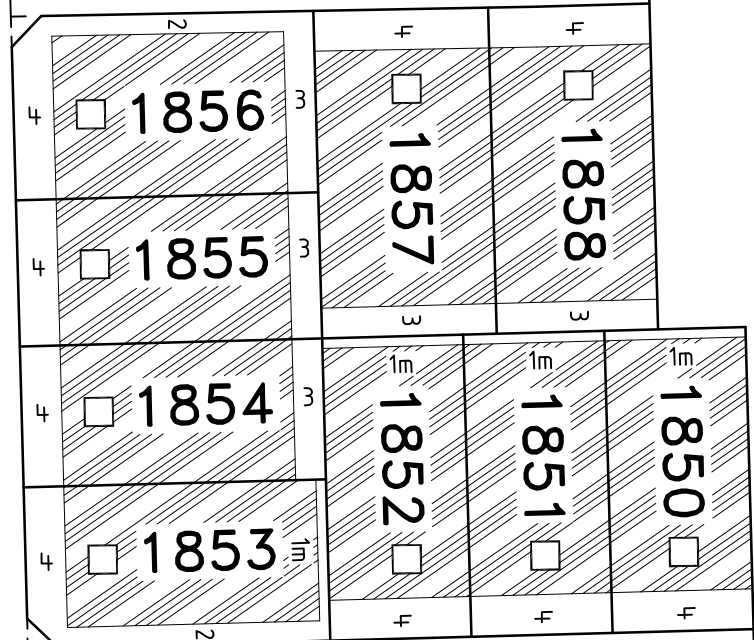
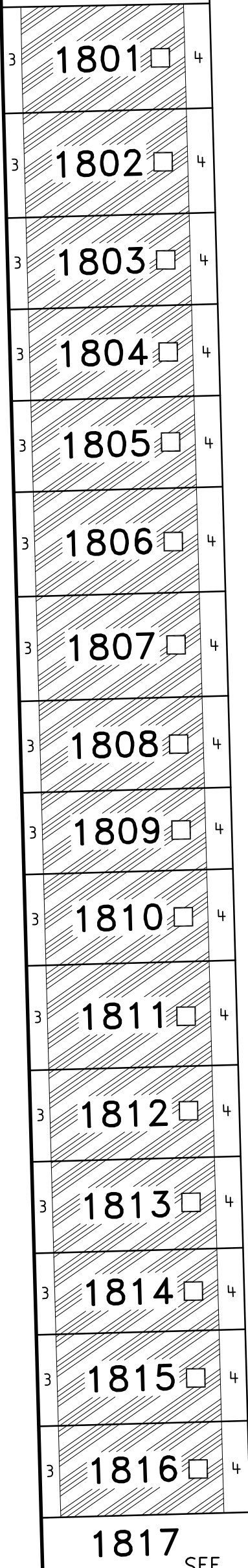
PS 738890W



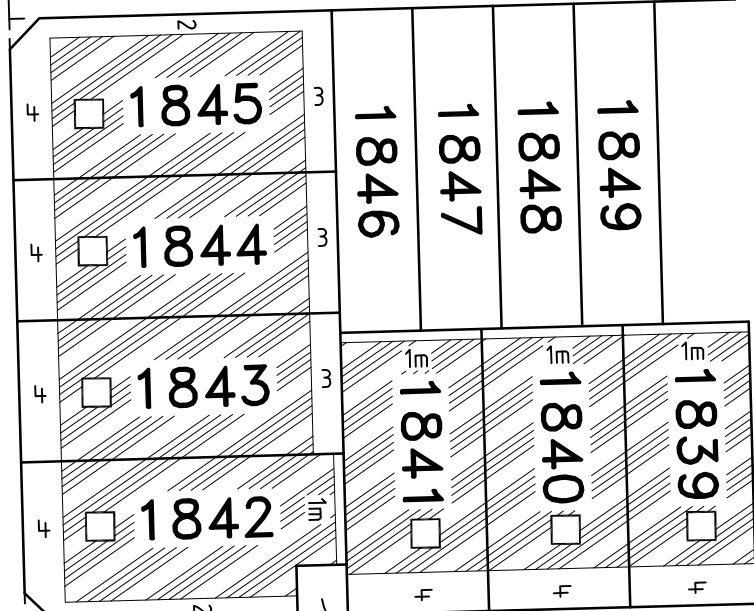
RESERVE No.2

CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE

PRECEDENCE DRIVE

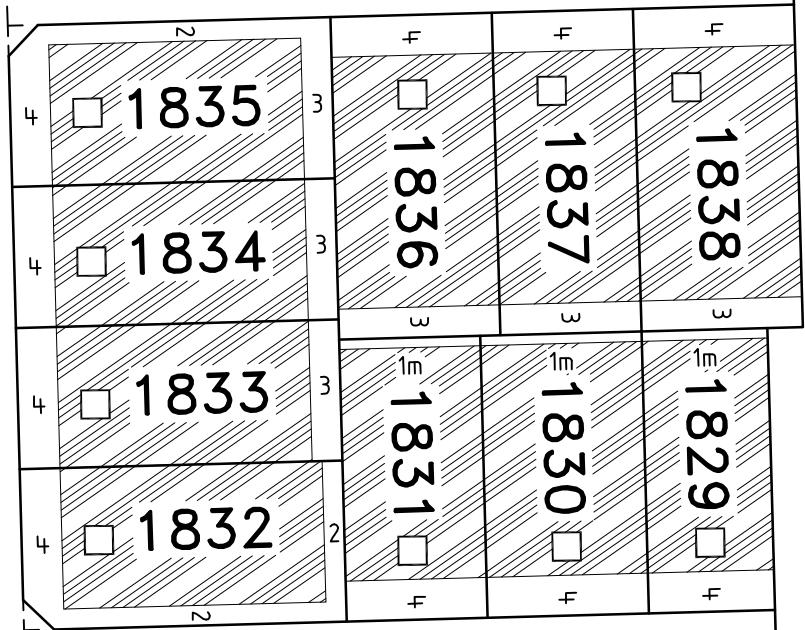


ORTAKOY STREET



RESERVE No.3

DIVAN PLACE



PEDDAR WAY

DEBONAIR PARADE

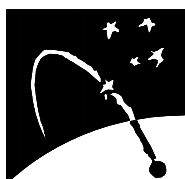
H

LEGEND

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

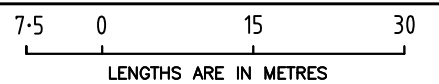
ASTON - 18

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:750



DATE 03/11/16  
VERSION G

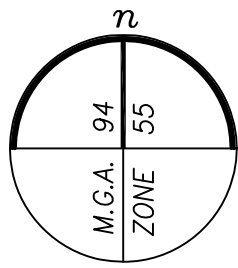
REFERENCE 29093183  
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ORIGINAL SHEET SIZE A3

SHEET 9

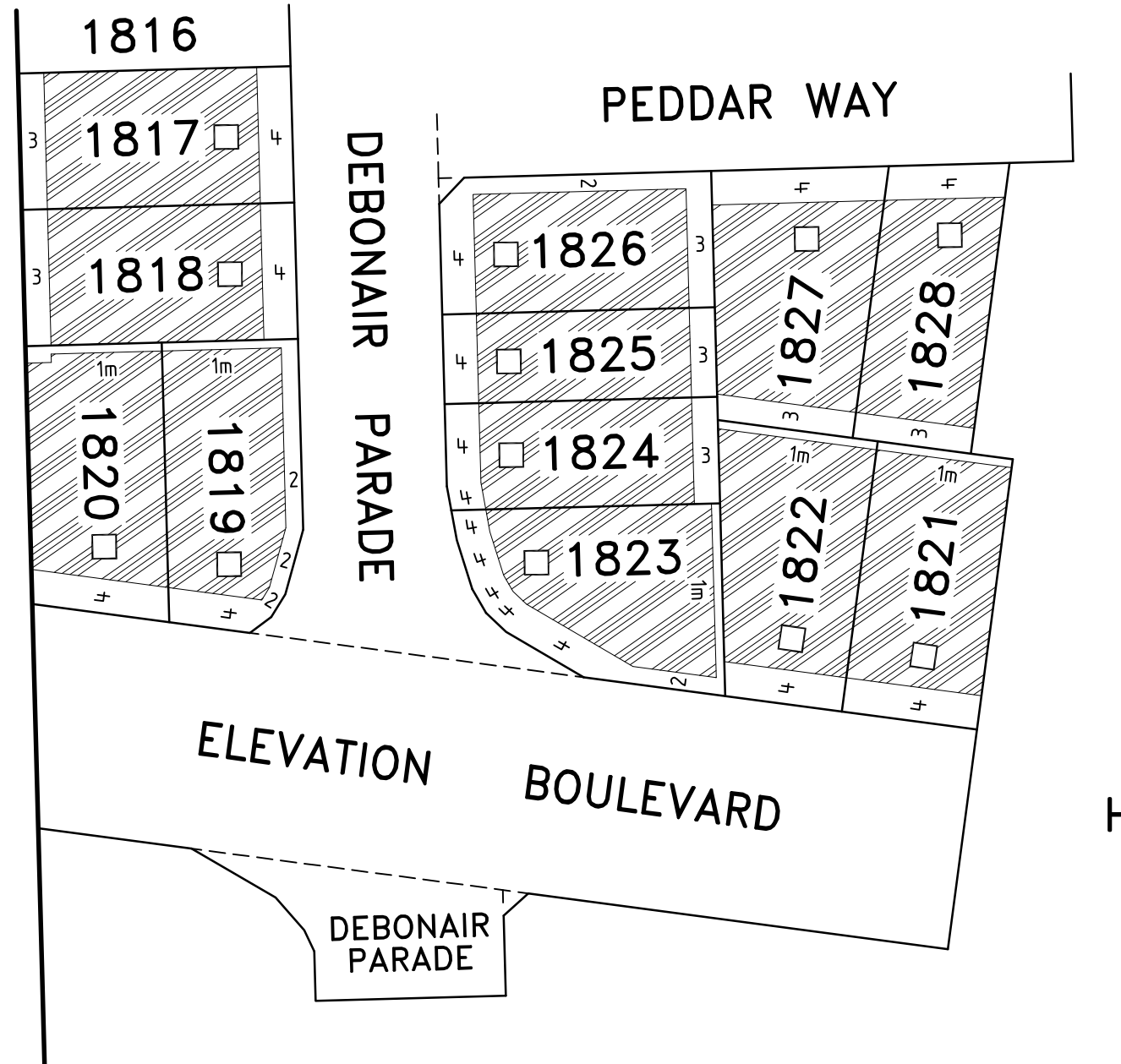
Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),  
Surveyor's Plan Version (G),  
03/11/2016

Digitally signed by:  
Hume City Council,  
09/11/2016,  
SPEAR Ref: S070067E



CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE

SEE SHEET 10



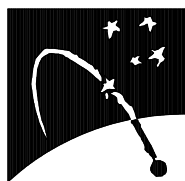
LEGEND

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

NOTE

THE BUILDING ENVELOPE OF LOT 1820 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

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ASTON – 18

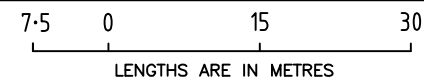
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 03/11/16

VERSION G

REFERENCE 29093183

DRAWING 2909318AG



SCALE  
1:750

ORIGINAL SHEET SIZE A3  
SHEET 10

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Surveyor's Plan Version (G),  
03/11/2016

Digitally signed by:  
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09/11/2016,  
SPEAR Ref: S070067E

**CREATION OF RESTRICTION B**

The following restriction is to be created upon registration of Plan of Subdivision No. PS738890W 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
1846	1841, 1843, 1844, 1845, 1847
1847	1840, 1841, 1846, 1848
1848	1840, 1847, 1849
1849	1839, 1840, 1848

**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 12 and profile diagrams on PS738890W 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.

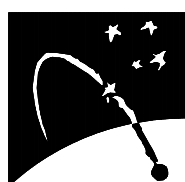
**Expiry**

- (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.

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 – 18**

**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



DATE 03/11/16

REFERENCE 29093183

VERSION G

DRAWING 2909318AG

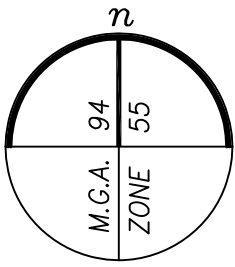
ORIGINAL SHEET SIZE A3

SHEET 11

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),  
 Surveyor's Plan Version (G),  
 03/11/2016




Digitally signed by:  
 Hume City Council,  
 09/11/2016,  
 SPEAR Ref: S070067E

CREATION OF RESTRICTION B (CONTINUED)  
SCHEDULE

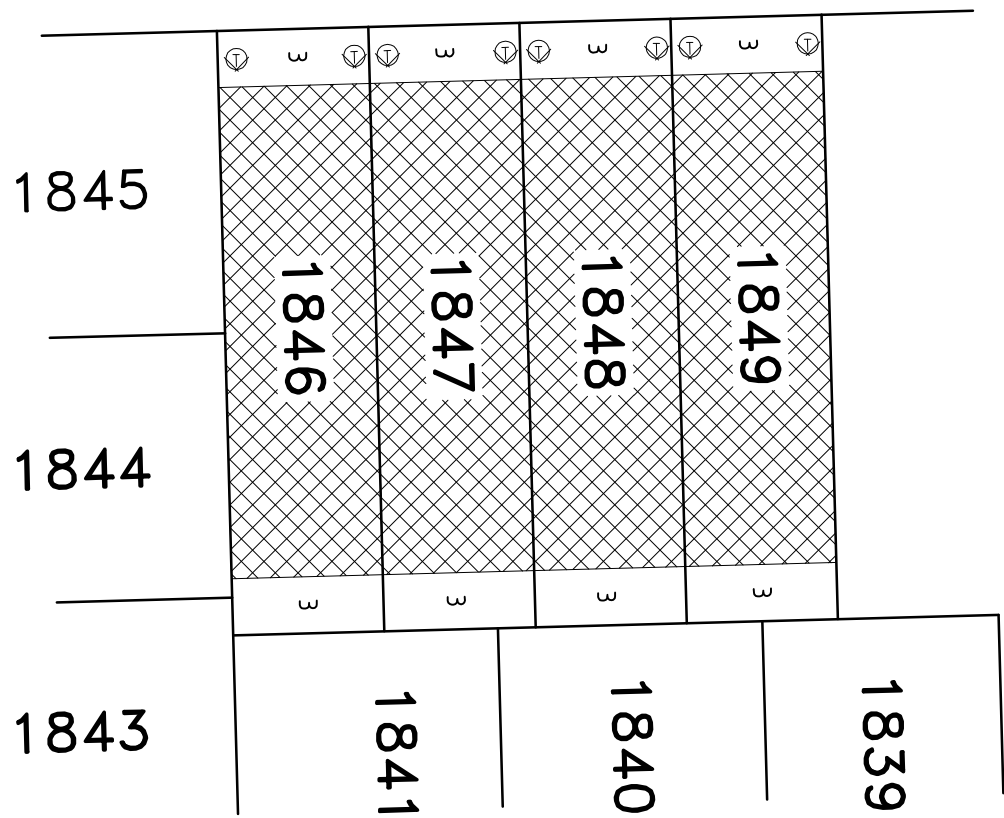


BUILDING ENVELOPE  
SCALE 1:400

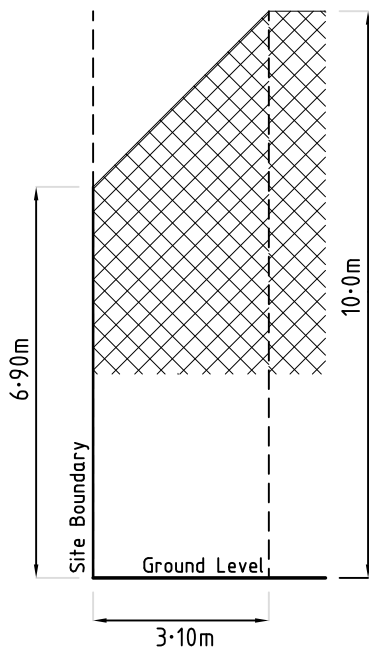
LEGEND

-  Overlooking Zone
-  Non Overlooking Zone
-  Build To Boundary Zone

ORTAKOY STREET



PROFILE DIAGRAM  
NOT TO SCALE

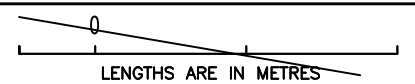


Side Setbacks T

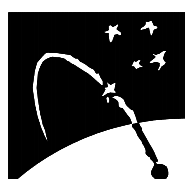
ASTON - 18

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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DATE 03/11/16  
VERSION G

REFERENCE 29093183  
DRAWING 2909318AG

ORIGINAL SHEET SIZE A3  
SHEET 12

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),  
Surveyor's Plan Version (G),  
03/11/2016

Digitally signed by:  
Hume City Council,  
09/11/2016,  
SPEAR Ref: S070067E