

PLAN OF SUBDIVISION

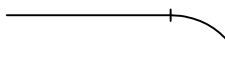
EDITION

PS 807644F

LOCATION OF LAND	
PARISH:	YUROKE
TOWNSHIP:	—
SECTION:	17
CROWN ALLOTMENT:	B (PART)
SECTION:	18
CROWN ALLOTMENT:	A (PART)
CROWN PORTION:	—
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT CC ON PS805115V
POSTAL ADDRESS: (at time of subdivision)	SCENERY DRIVE CRAIGIEBURN 3064
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 314 470 N 5 836 250 ZONE: 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	This is /is not a staged subdivision Planning Permit No. P18800
		DEPTH LIMITATION DOES NOT APPLY
		LOTS 1 TO 2900, AA TO DD (ALL INCLUSIVE), A & B HAVE BEEN OMITTED FROM THIS PLAN.
		AREA OF LAND SUBDIVIDED (EXCLUDING LOTS C & EE) - 4.700ha
		TANGENT POINTS ARE SHOWN THUS: 


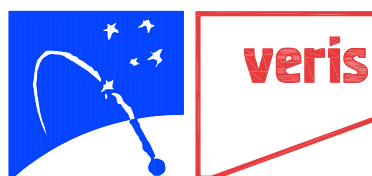
OTHER PURPOSE OF PLAN
TO VARY DRAINAGE & SEWERAGE EASEMENT E-4 ON PS805115V AFFECTING LOT 2903 ON THIS PLAN.

GROUNDS FOR VARIATION OF EASEMENT
AGREEMENT BY ALL INTERESTED PARTIES

EASEMENT INFORMATION

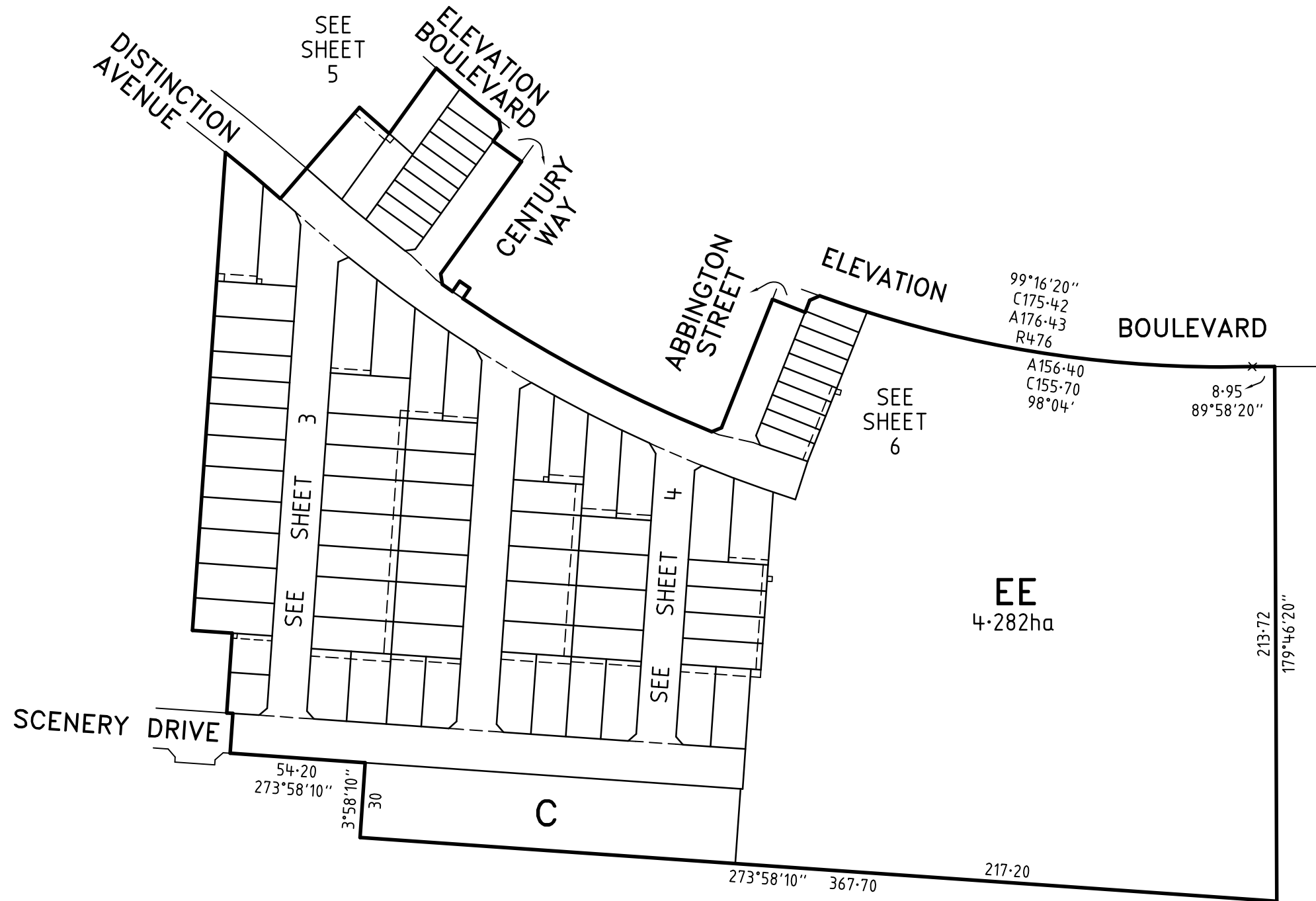
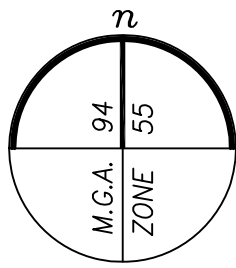
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS801178R	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	PS801178R	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS801178R	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	PS724934G	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS724934G	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

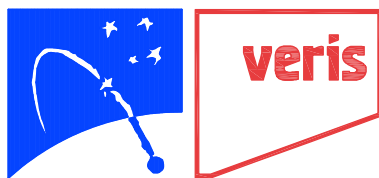
ASTON – 29		LICENSED SURVEYOR GREGORY STUART WILLIAMS	
86 LOTS AND BALANCE LOTS C & EE		DATE 27/11/17	REFERENCE 29093293
 		VERSION G	DRAWING 2909329AG
		ORIGINAL SHEET SIZE A3 SHEET 1 OF 12 SHEETS	
16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au		www.veris.com.au	

PLAN OF SUBDIVISION

PS 807644F



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ASTON - 29

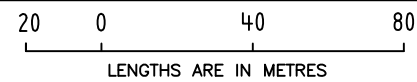
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 27/11/17

VERSION G

REFERENCE 29093293

DRAWING 2909329AG

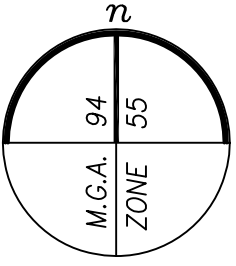


SCALE
1:2000

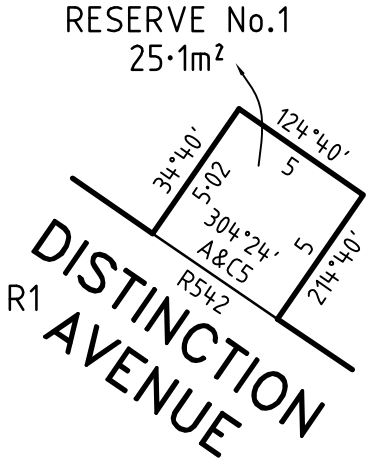
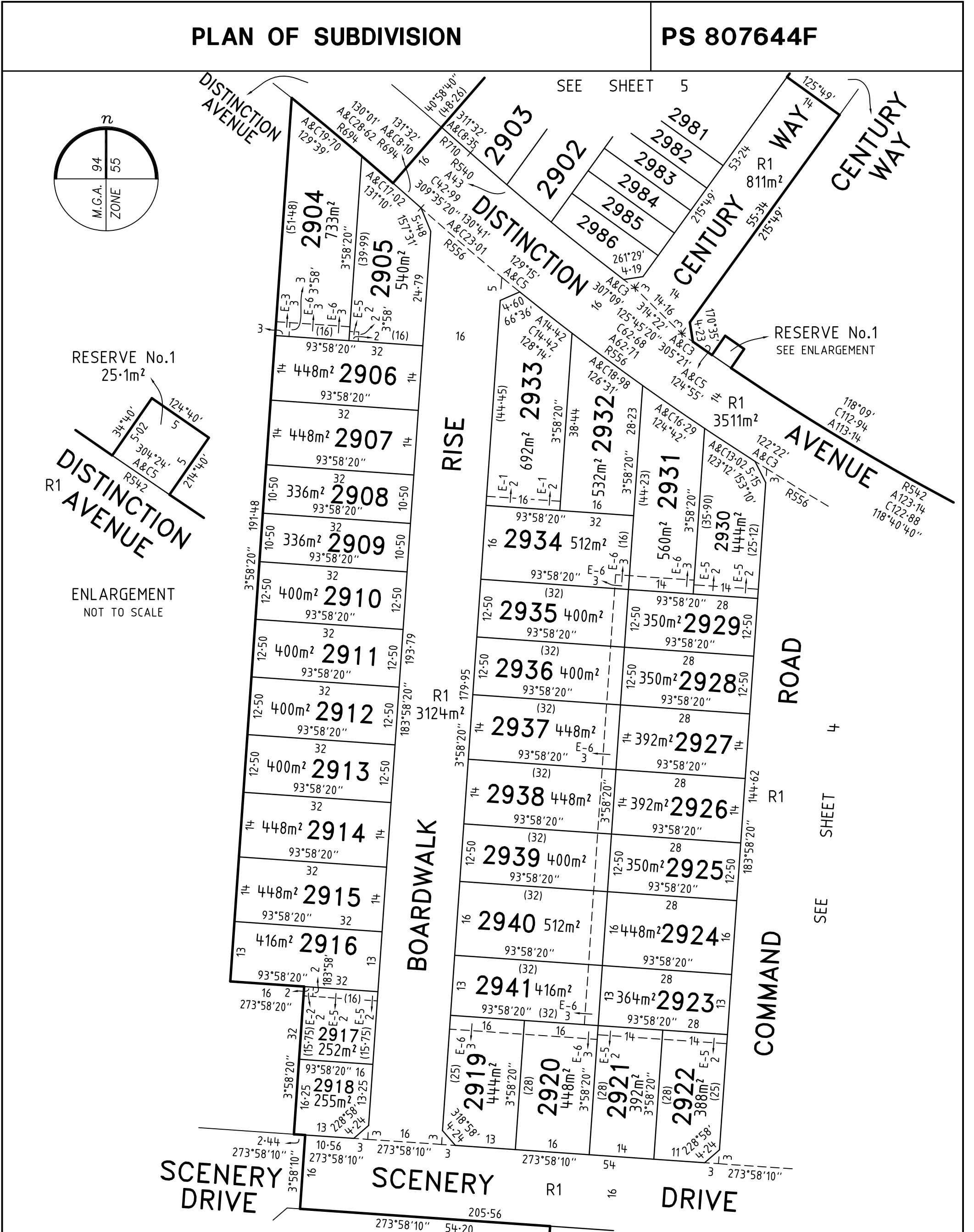
ORIGINAL SHEET SIZE A3
SHEET 2

PLAN OF SUBDIVISION



PS 807644F



SEE SHEET 5

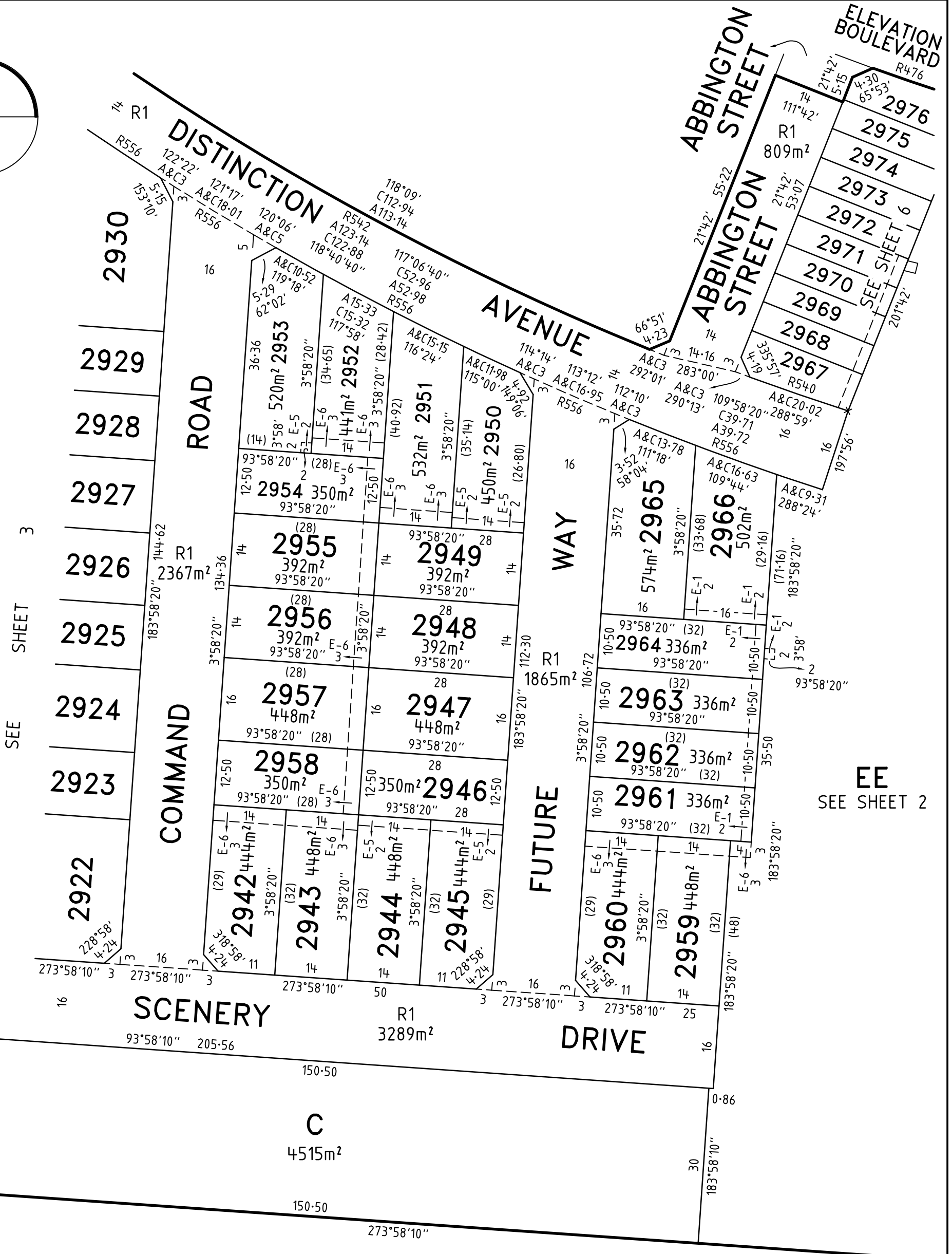
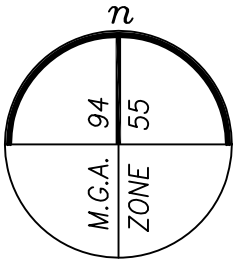


ENLARGEMENT NOT TO SCALE

ASTON - 29		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30	
Bosco Jonson Pty Ltd A Veris Company		DATE 27/11/17	REFERENCE 29093293	LENGTHS ARE IN METRES	
		VERSION G	DRAWING 2909329AG	ORIGINAL SHEET SIZE A3	
		16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400		SHEET 3	
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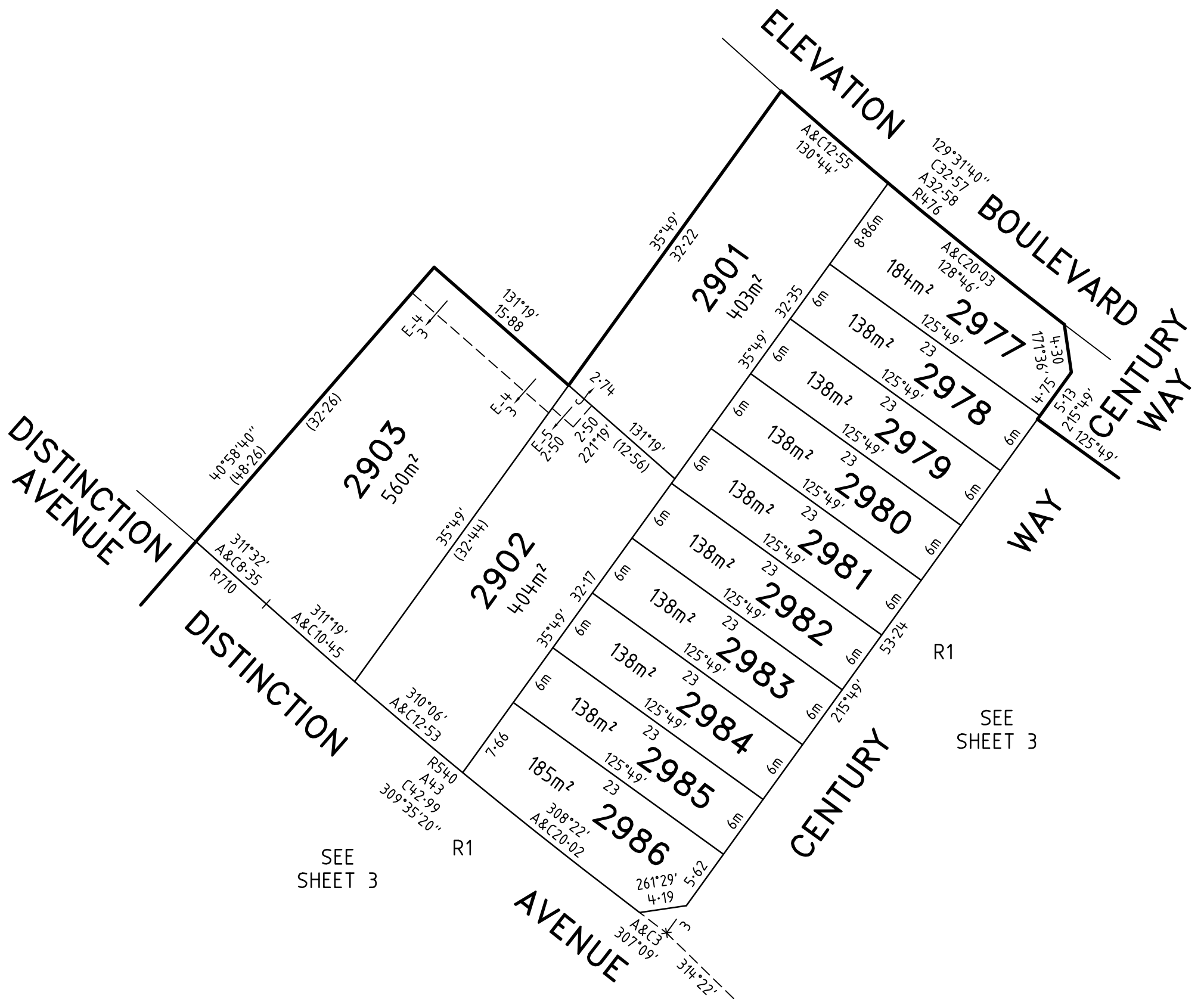
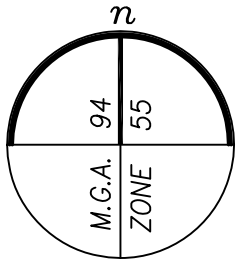
SEE SHEET 3

EE SEE SHEET 2

ASTON - 29		LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:750		7.5 0 15 30 LENGTHS ARE IN METRES	
Bosco Jonson Pty Ltd A Veris Company 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400   www.bosjon.com.au www.veris.com.au	DATE 27/11/17	REFERENCE 29093293		ORIGINAL SHEET SIZE A3			
	VERSION G	DRAWING 2909329AG		SHEET 4			

PLAN OF SUBDIVISION

PS 807644F



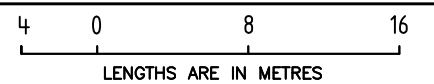
SEE SHEET 3

SEE SHEET 3

ASTON - 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:400



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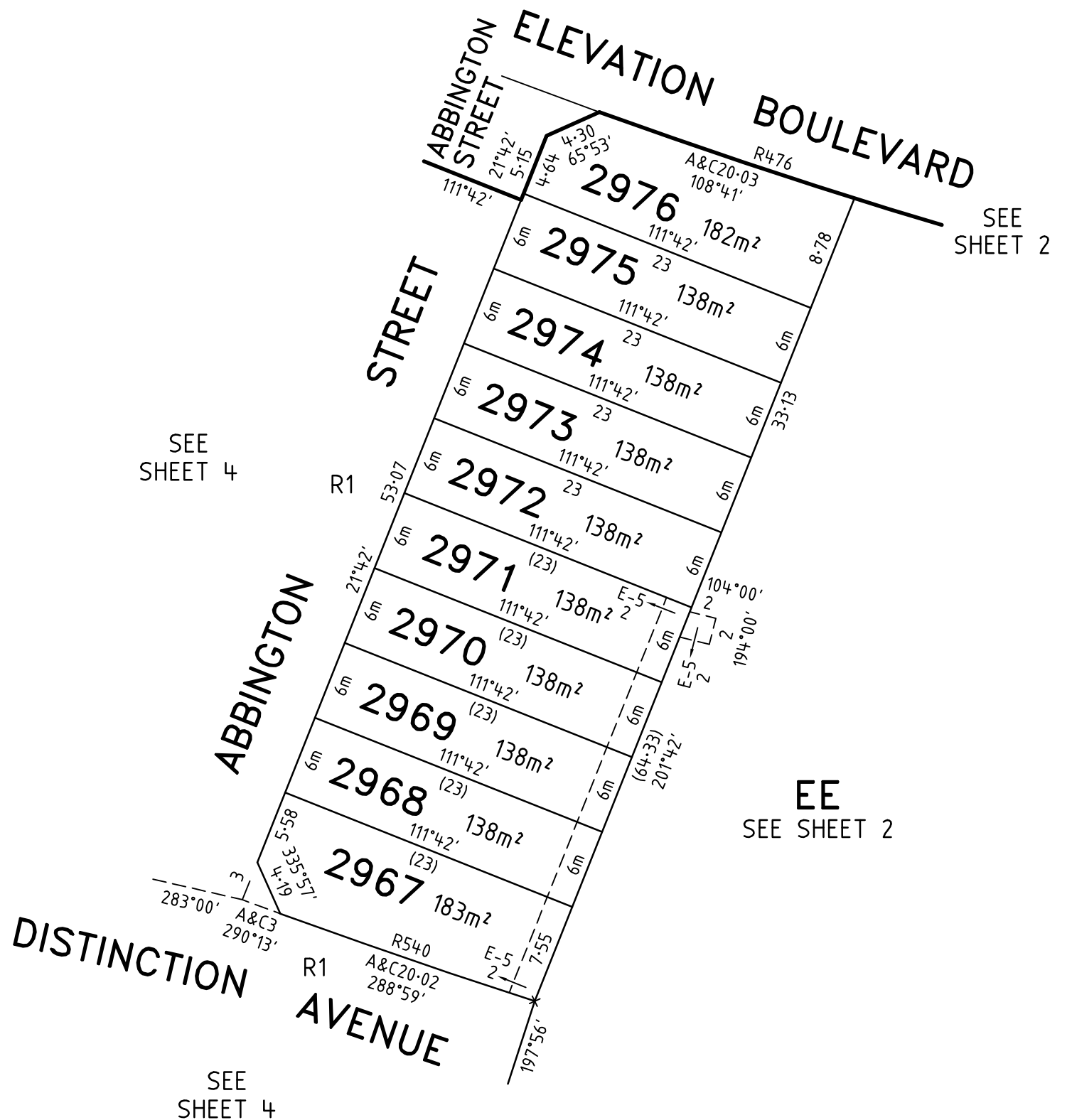
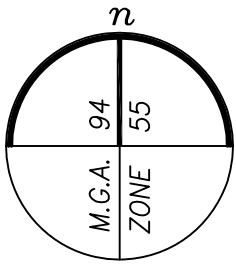
REFERENCE 29093293
DRAWING 2909329AG

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

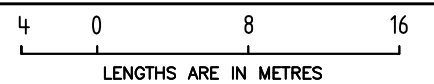
PS 807644F



ASTON - 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:400



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VERSION G

REFERENCE 29093293
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ORIGINAL SHEET SIZE A3
SHEET 6

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PLAN OF SUBDIVISION

PS 807644F

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS807644F 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
2901	2902, 2977, 2978, 2979, 2980, 2981
2902	2901, 2903, 2981, 2982, 2983, 2984, 2985, 2986
2903	2902
2904	2905, 2906
2905	2904, 2906
2906	2904, 2905, 2907
2907	2906, 2908
2908	2907, 2909
2909	2908, 2910
2910	2909, 2911
2911	2910, 2912
2912	2911, 2913
2913	2912, 2914
2914	2913, 2915
2915	2914, 2916
2916	2915, 2917
2919	2920, 2941
2920	2919, 2921, 2941
2921	2920, 2922, 2923
2922	2921, 2923
2923	2921, 2922, 2924, 2941
2924	2923, 2925, 2940
2925	2924, 2926, 2939
2926	2925, 2927, 2938
2927	2926, 2928, 2937
2928	2927, 2929, 2936
2929	2928, 2930, 2931, 2935
2930	2929, 2931
2931	2929, 2930, 2932, 2934
2932	2931, 2933, 2934
2933	2932, 2934
2934	2931, 2932, 2933, 2935

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2935	2929, 2934, 2936
2936	2928, 2935, 2937
2937	2927, 2936, 2938
2938	2926, 2937, 2939
2939	2925, 2938, 2940
2940	2924, 2939, 2941
2941	2919, 2920, 2923, 2940
2942	2943, 2958
2943	2942, 2944, 2958
2944	2943, 2945, 2946
2945	2944, 2946
2946	2944, 2945, 2947, 2958
2947	2946, 2948, 2957
2948	2947, 2949, 2956
2949	2948, 2950, 2951, 2955
2950	2949, 2951
2951	2949, 2950, 2952, 2954
2952	2951, 2953, 2954
2953	2952, 2954
2954	2951, 2952, 2953, 2955
2955	2949, 2954, 2956
2956	2948, 2955, 2957
2957	2947, 2956, 2958
2958	2942, 2943, 2946, 2957
2959	2960, 2961
2960	2959, 2961
2961	2959, 2960, 2962
2962	2961, 2963
2963	2962, 2964
2964	2963, 2965, 2966
2965	2964, 2966
2966	2964, 2965

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 plan shown in the Schedule on sheets 9, 10 and 11.

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 plan shown in the Schedule on sheets 9, 10 and 11.

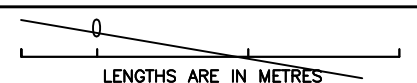
Garage

- (e) build or allow to be built on the Lot any garage other than in accordance with the garage plan shown in the Schedule on sheets 9, 10 and 11.

ASTON – 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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DATE 27/11/17
VERSION G

REFERENCE 29093293
DRAWING 2909329AG

ORIGINAL SHEET SIZE A3

SHEET 7

CREATION OF RESTRICTION A (CONTINUED)

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.




CCTV of Sewer Infrastructure

- (g)
 - (i) prevent access by Peet, Yarra Valley Water or any nominated representative of either party for the purpose of undertaking closed circuit television scanning of sewer infrastructure between the dwelling on the Property, the property branch and oblique branch.
 - (ii) fail to promptly rectify at the registered proprietor's cost, any sewer infrastructure not deemed fit for purpose by Peet, Yarra Valley Water or any nominated representative of either party.

Expiry

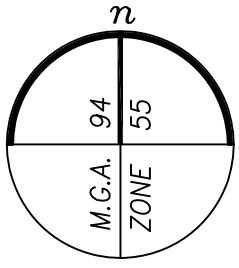
- (h) The restrictions specified in paragraphs (a), (b) and (d) to (g) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (i) The restrictions specified in paragraph (c) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this 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 – 29		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE	
Bosco Jonson Pty Ltd A Veris Company 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400   www.bosjon.com.au www.veris.com.au	DATE 27/11/17	REFERENCE 29093293	ORIGINAL SHEET SIZE A3	
	VERSION G	DRAWING 2909329AG	SHEET 8	

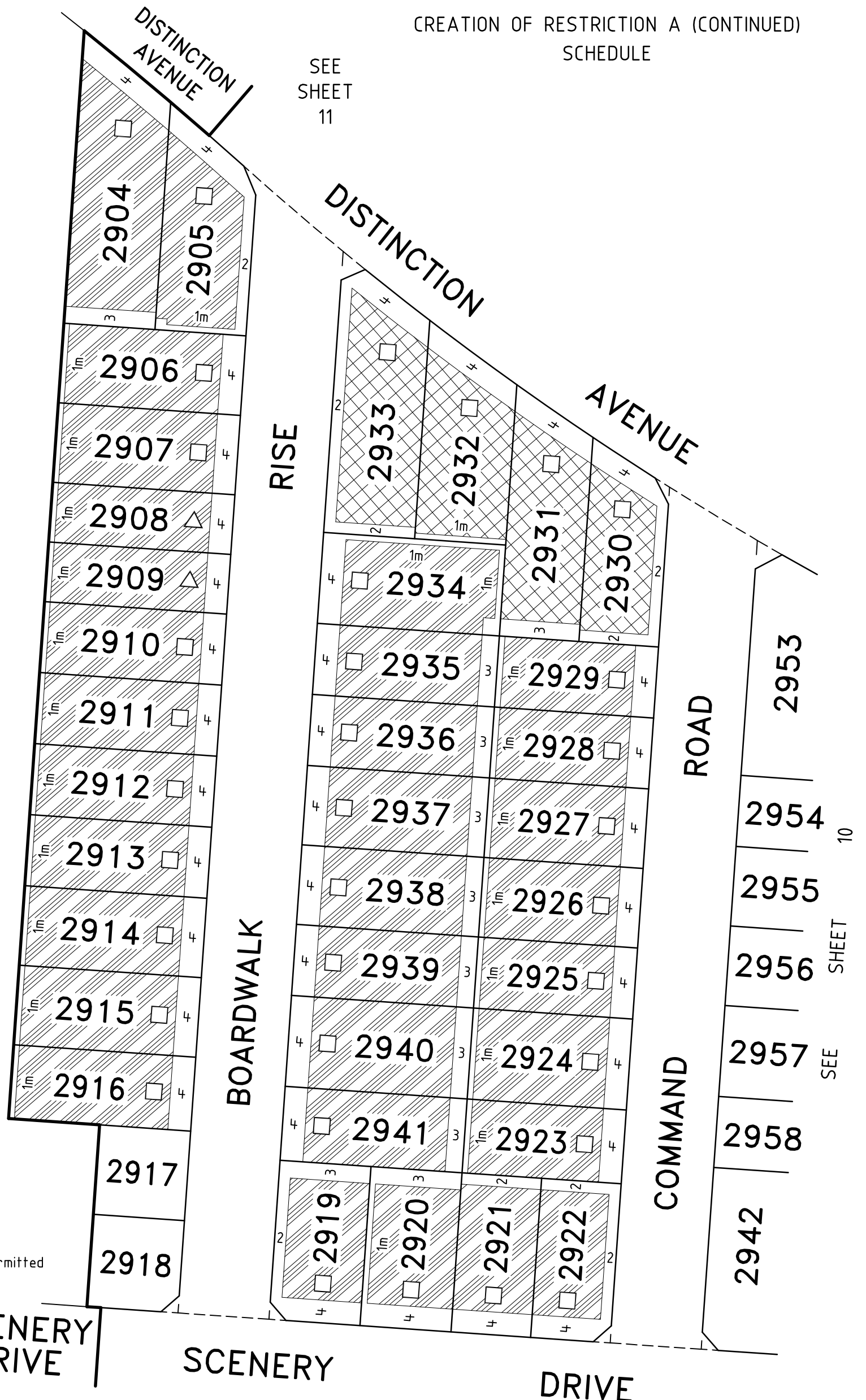
PLAN OF SUBDIVISION

PS 807644F



CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE

SEE SHEET 11



LEGEND

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

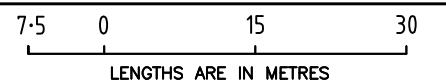
NOTE

THE BUILDING ENVELOPES OF LOTS 2905 & 2934 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ASTON - 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:750



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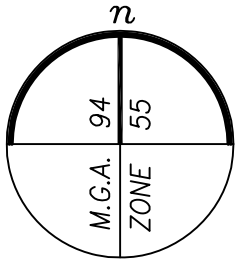
ORIGINAL SHEET SIZE A3

SHEET 9

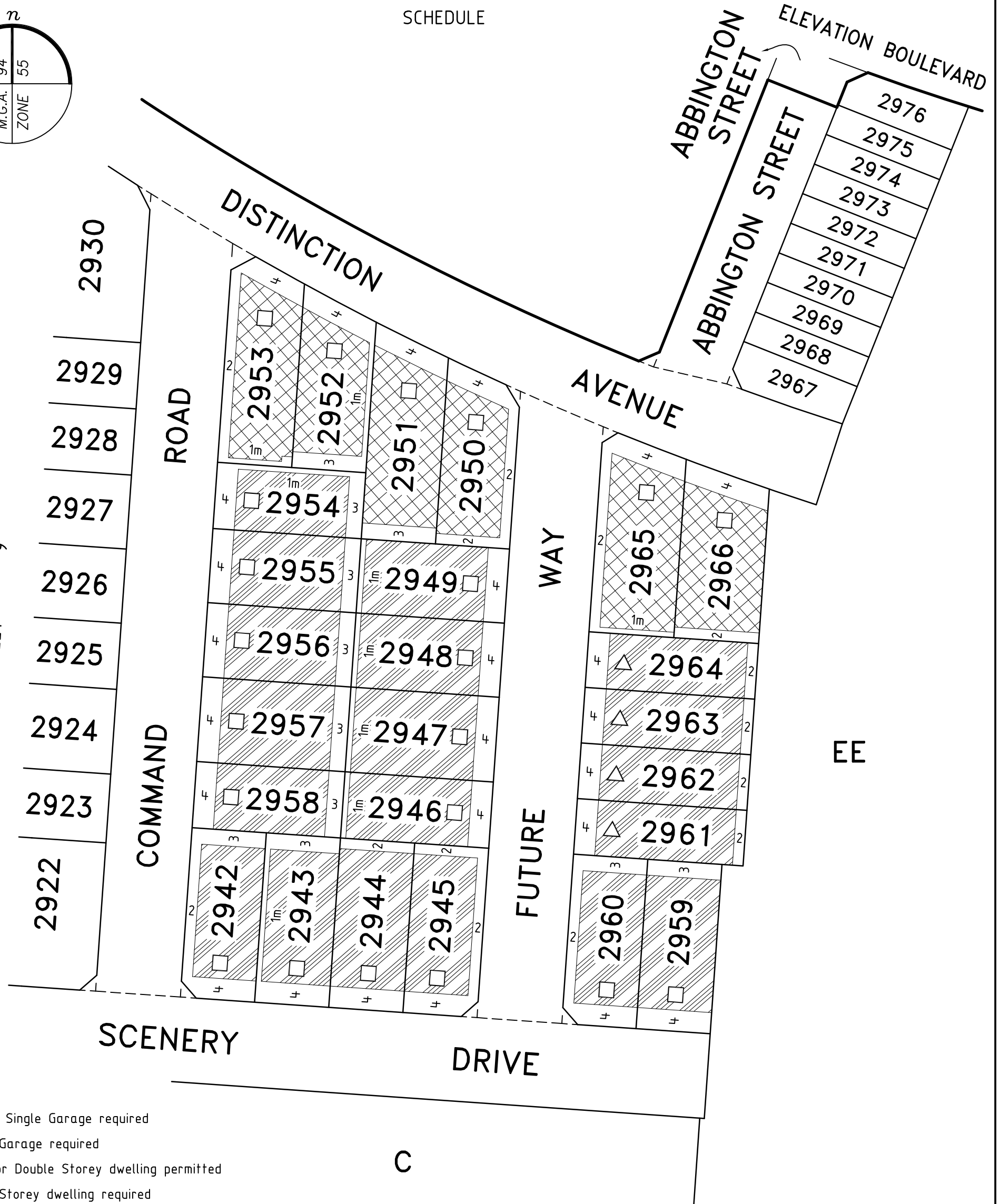
PLAN OF SUBDIVISION

PS 807644F

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



SEE SHEET 9



LEGEND

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

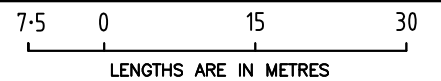
NOTE

THE BUILDING ENVELOPE OF LOT 2953 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

ASTON - 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:750



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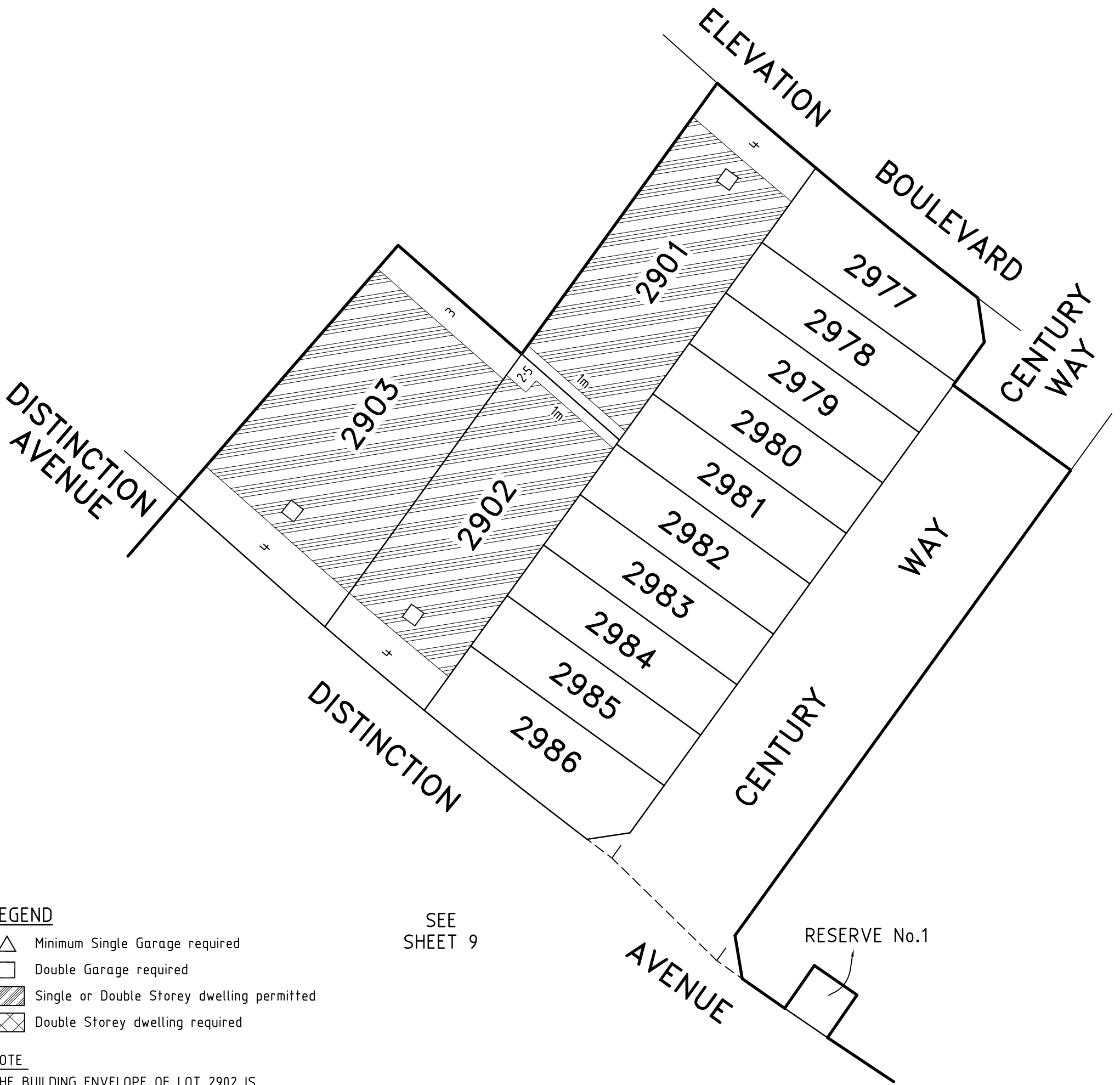
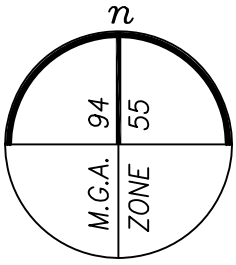
DATE 27/11/17
VERSION G

REFERENCE 29093293
DRAWING 2909329AG

ORIGINAL SHEET SIZE A3

SHEET 10

CREATION OF RESTRICTION A (CONTINUED)
SCHEDULE



SEE SHEET 9

LEGEND

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

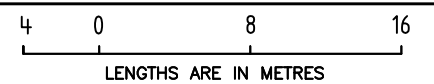
NOTE

THE BUILDING ENVELOPE OF LOT 2902 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

ASTON - 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:400



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VERSION G

REFERENCE 29093293
DRAWING 2909329AG

ORIGINAL SHEET SIZE A3

SHEET 11

PLAN OF SUBDIVISION

PS 807644F

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS807644F 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
2917	2916, 2918
2918	2917
2967	2968
2968	2967, 2969
2969	2968, 2970
2970	2969, 2971
2971	2970, 2972
2972	2971, 2973
2973	2972, 2974
2974	2973, 2975
2975	2974, 2976
2976	2975
2977	2901, 2978
2978	2901, 2977, 2979
2979	2901, 2978, 2980
2980	2901, 2979, 2981
2981	2901, 2902, 2980, 2982
2982	2902, 2981, 2983
2983	2902, 2982, 2984
2984	2902, 2983, 2985
2985	2902, 2984, 2986
2986	2902, 2985

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 in the table as a lot subject to the 'Small Lot Housing Code (Type A)' shall not:

Small Lot Housing Code

- (a) 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.

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.

Design Plans

- (c) 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.

CCTV of Sewer Infrastructure

- (d) (i) prevent access by Peet, Yarra Valley Water or any nominated representative of either party for the purpose of undertaking closed circuit television scanning of sewer infrastructure between the dwelling on the Property, the property branch and oblique branch.
(ii) fail to promptly rectify at the registered proprietor's cost, any sewer infrastructure not deemed fit for purpose by Peet, Yarra Valley Water or any nominated representative of either party.

Expiry

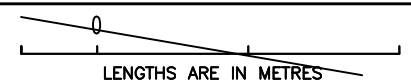
- (e) the restrictions in paragraphs (a) to (d) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration.

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 – 29

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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ORIGINAL SHEET SIZE A3

SHEET 12