

# PLAN OF SUBDIVISION

EDITION

PS 810905K

LOCATION OF LAND	
PARISH:	YUROKE
TOWNSHIP:	—
SECTION:	17
CROWN ALLOTMENT:	B (PART)
CROWN PORTION:	—
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT EE ON PS807644F
POSTAL ADDRESS: (at time of subdivision)	SCENERY DRIVE CRAIGIEBURN 3064
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 314 600 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 <del>is</del> /is not a staged subdivision Planning Permit No. P18800
		DEPTH LIMITATION DOES NOT APPLY
		LOTS 1 TO 3000 AND A TO C (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		AREA OF LAND SUBDIVIDED (EXCLUDING LOT D) - 3.757ha

## 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	PS807644F	HUME CITY COUNCIL
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	PS807644F	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS807644F	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS807644F	YARRA VALLEY WATER CORPORATION

ASTON – 30

66 LOTS AND BALANCE LOT D

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 11/04/18

REFERENCE 29093303

ORIGINAL SHEET SIZE A3

VERSION F

DRAWING 2909330AF

SHEET 1 OF 9 SHEETS

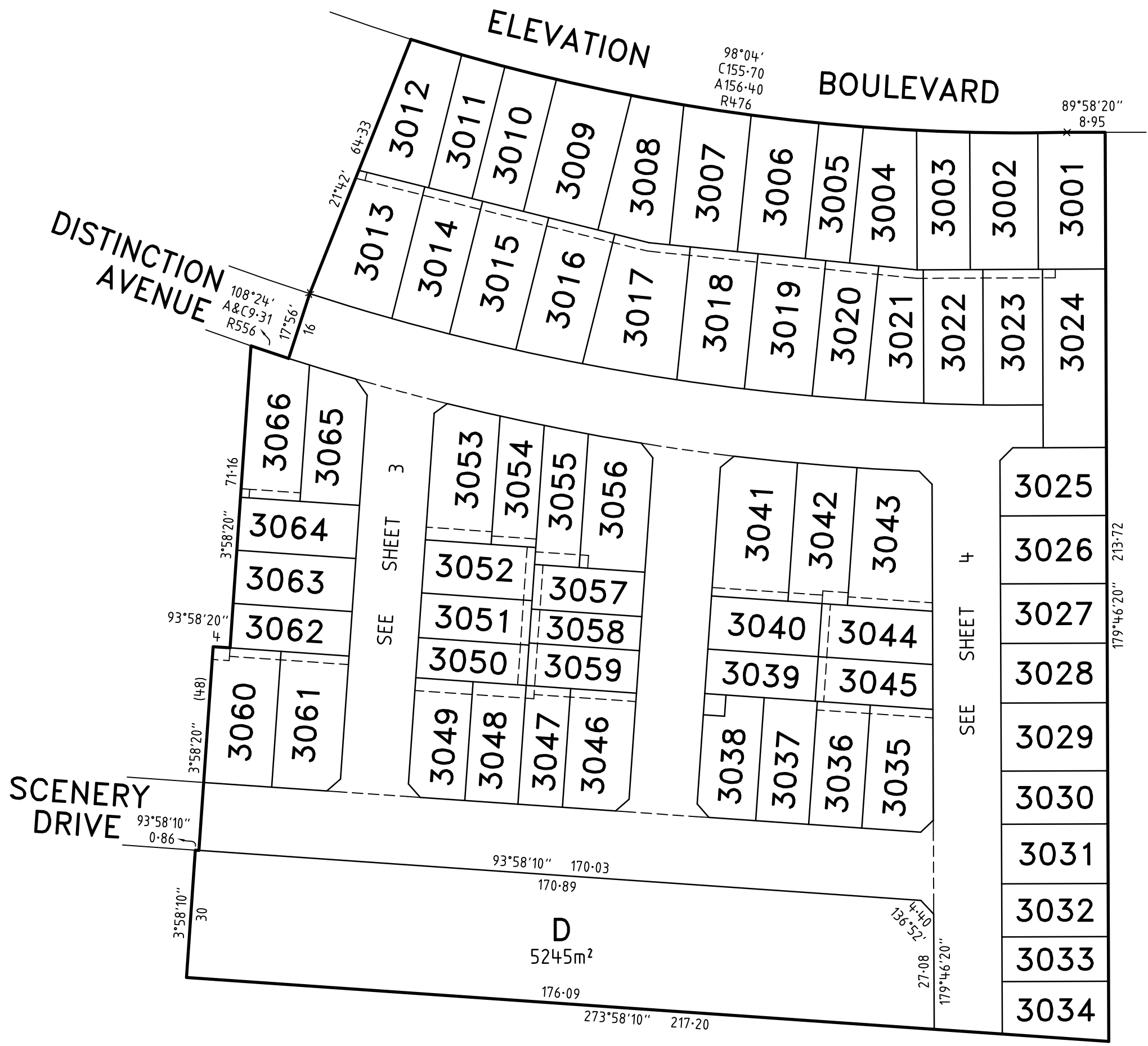
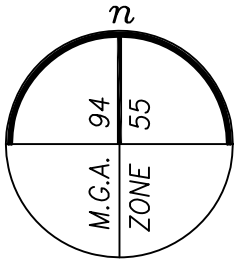
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PLAN OF SUBDIVISION

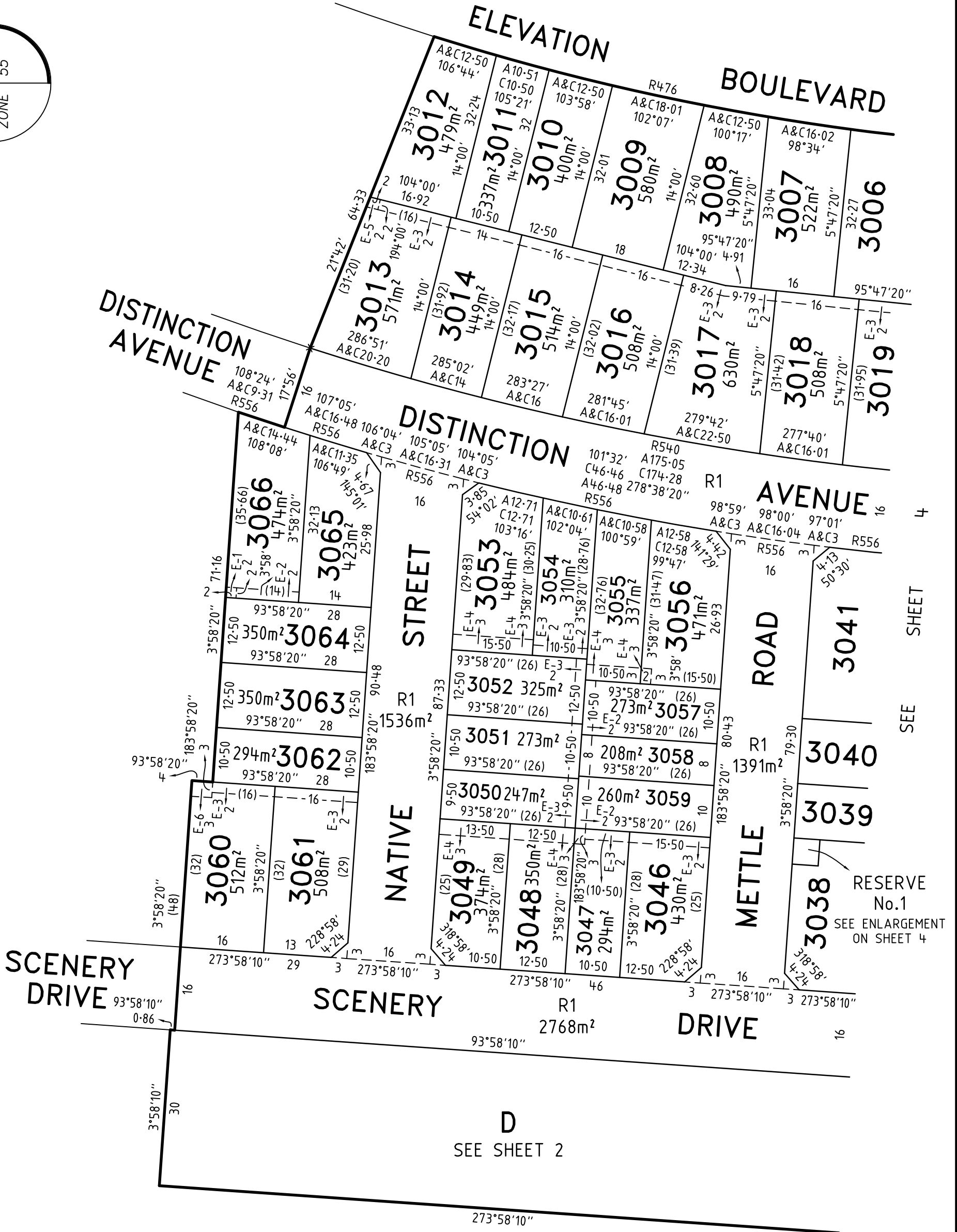
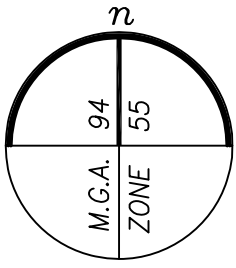
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	DATE 11/04/18 VERSION F	REFERENCE 29093303 DRAWING 2909330AF

PLAN OF SUBDIVISION

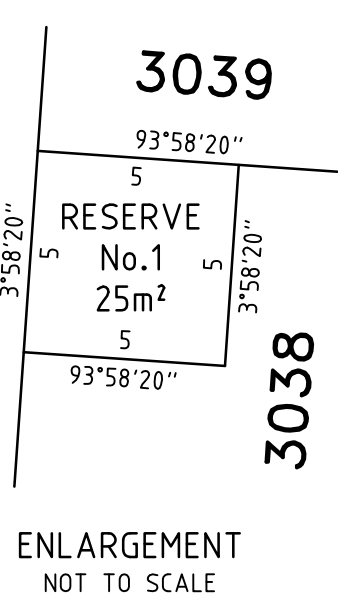
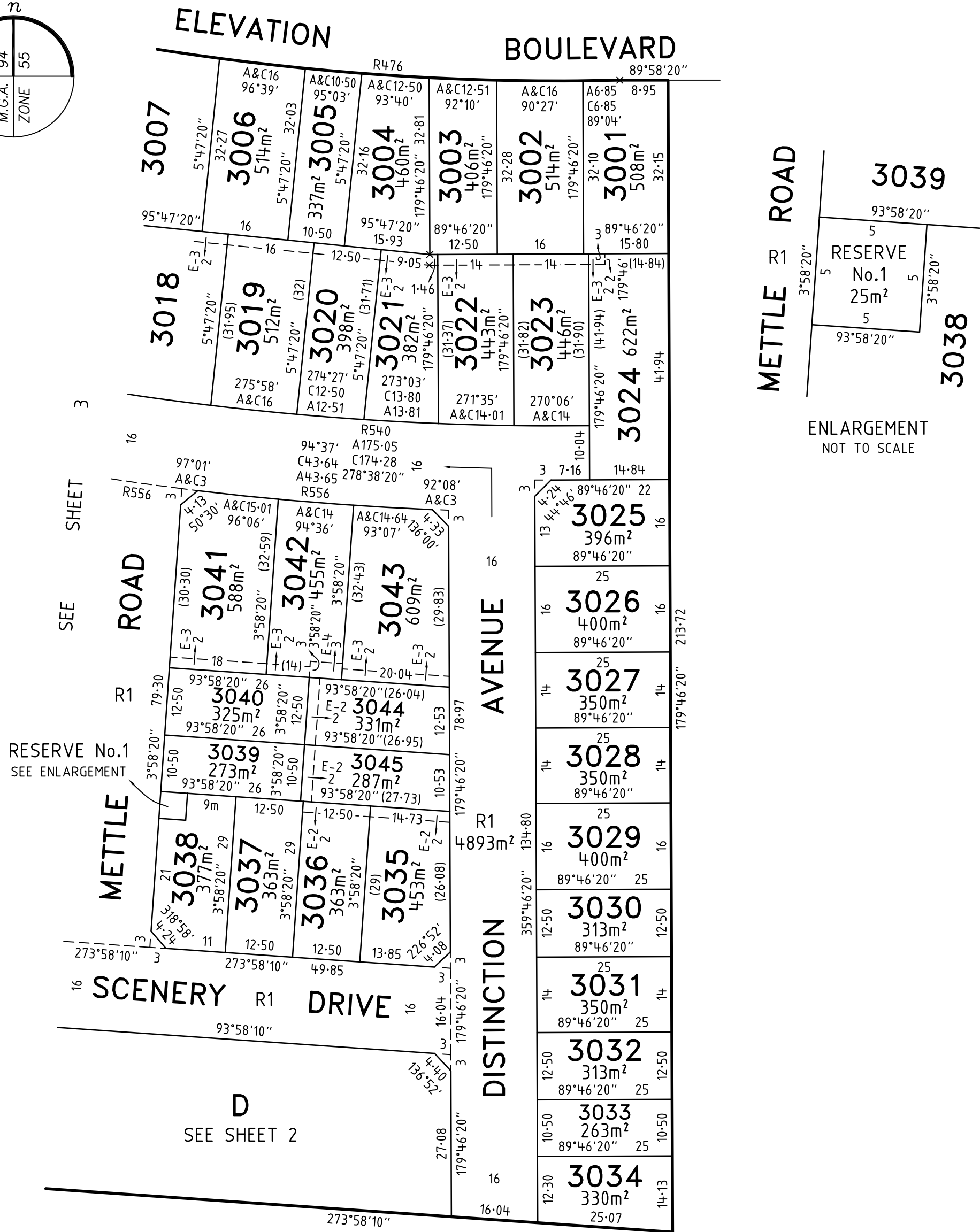
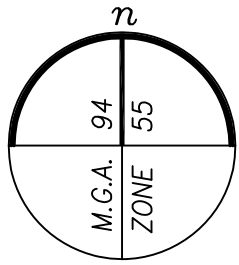
PS 810905K



SEE SHEET 4

RESERVE No.1  
SEE ENLARGEMENT ON SHEET 4

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	DATE 11/04/18 VERSION F	REFERENCE 29093303 DRAWING 2909330AF	ORIGINAL SHEET SIZE A3 SHEET 3



RESERVE No.1  
SEE ENLARGEMENT

ENLARGEMENT  
NOT TO SCALE

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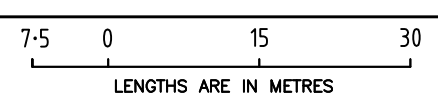


LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 11/04/18  
VERSION F

REFERENCE 29093303  
DRAWING 2909330AF

SCALE 1:750



ORIGINAL SHEET SIZE A3

SHEET 4

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS810905K 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
3001	3002, 3023, 3024
3002	3001, 3003, 3022, 3023
3003	3002, 3004, 3021, 3022
3004	3003, 3005, 3020, 3021
3005	3004, 3006, 3019, 3020
3006	3005, 3007, 3018, 3019
3007	3006, 3008, 3017, 3018
3008	3007, 3009, 3016, 3017
3009	3008, 3010, 3015, 3016
3010	3009, 3011, 3014, 3015
3011	3010, 3012, 3014
3012	3011, 3013, 3014
3013	3012, 3014
3014	3010, 3011, 3012, 3013, 3015
3015	3009, 3010, 3014, 3016
3016	3008, 3009, 3015, 3017
3017	3007, 3008, 3016, 3018
3018	3006, 3007, 3017, 3019
3019	3005, 3006, 3018, 3020
3020	3004, 3005, 3019, 3021
3021	3003, 3004, 3020, 3022
3022	3002, 3003, 3021, 3023
3023	3001, 3002, 3022, 3024
3024	3001, 3023, 3025
3025	3024, 3026
3026	3025, 3027
3027	3026, 3028
3028	3027, 3029

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3029	3028, 3030
3030	3029, 3031
3031	3030, 3032
3032	3031, 3033
3034	3033
3035	3036, 3045
3036	3035, 3037, 3045
3037	3036, 3038, 3039, 3045
3038	3037, 3039
3040	3039, 3041, 3042, 3044
3041	3040, 3042
3042	3040, 3041, 3043, 3044
3043	3042, 3044
3044	3040, 3042, 3043, 3045
3046	3047, 3059
3048	3047, 3049, 3050
3049	3048, 3050
3052	3051, 3053, 3054, 3055, 3057
3053	3052, 3054
3054	3052, 3053, 3055
3055	3052, 3054, 3056, 3057
3056	3055, 3057
3060	3061, 3062
3061	3060, 3062
3063	3062, 3064
3064	3063, 3065, 3066
3065	3064, 3066
3066	3064, 3065

**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 7 and 8.

**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 7 and 8.

**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 7 and 8.

**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.

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	<p>DATE 11/04/18</p> <p>VERSION F</p>	<p>REFERENCE 29093303</p> <p>DRAWING 2909330AF</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 5</p>
	<p> </p>		

CREATION OF RESTRICTION A (CONTINUED)



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.

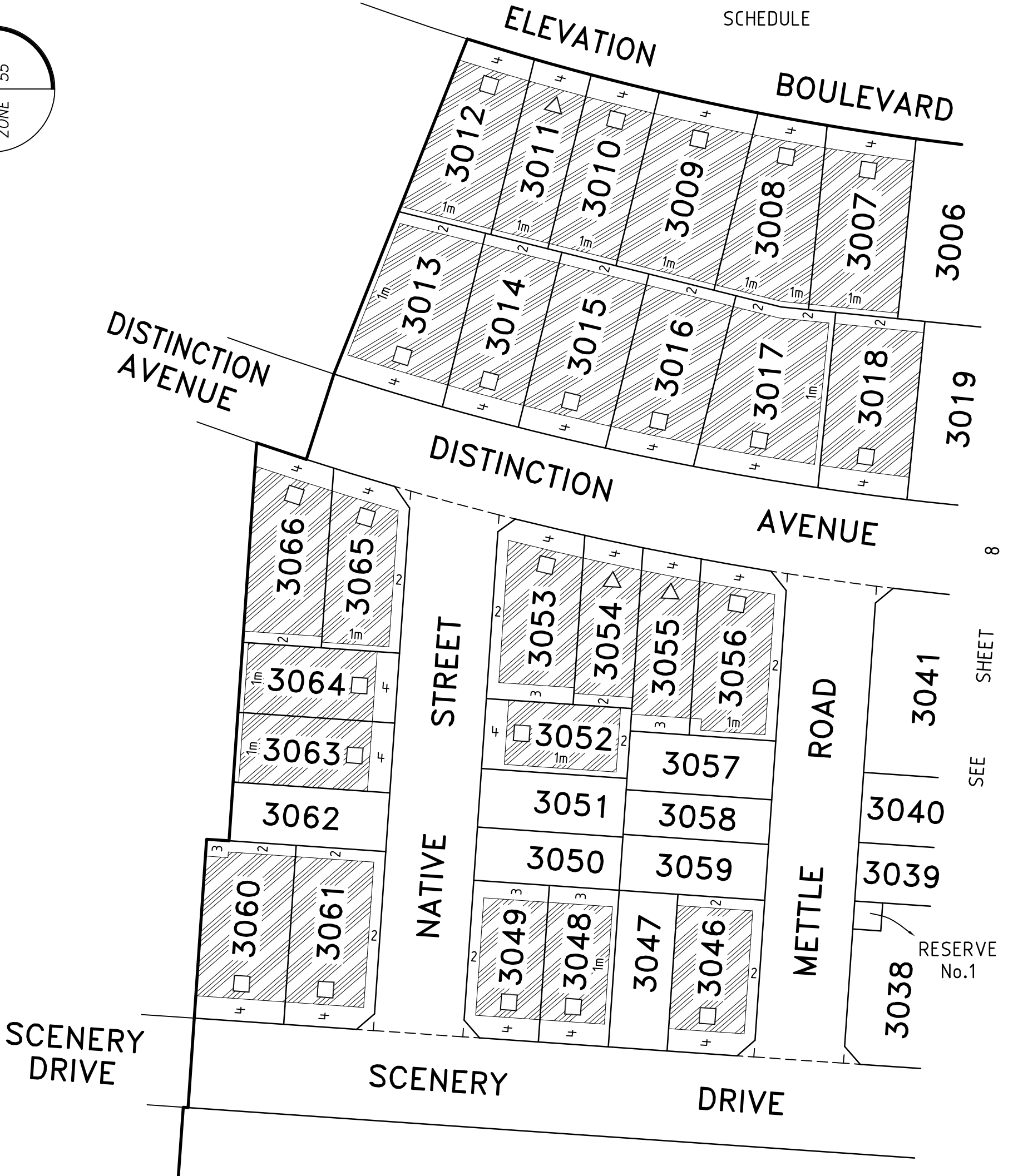
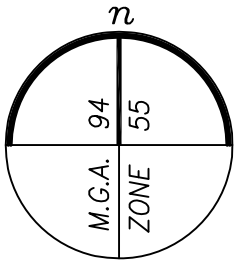
For the purposes of this restriction "Peet" means Peet Craigieburn Pty Ltd ABN: 88 100 290 640 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

<b>ASTON – 30</b>		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE	
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	VERSION F	DRAWING 2909330AF	SHEET 6	

PLAN OF SUBDIVISION

PS 810905K

CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE



SEE SHEET 8

RESERVE No.1

LEGEND

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

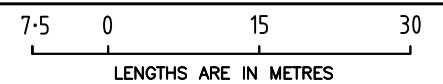
NOTE

THE BUILDING ENVELOPES OF LOTS 3056 AND 3060 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ASTON - 30

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SCALE 1:750



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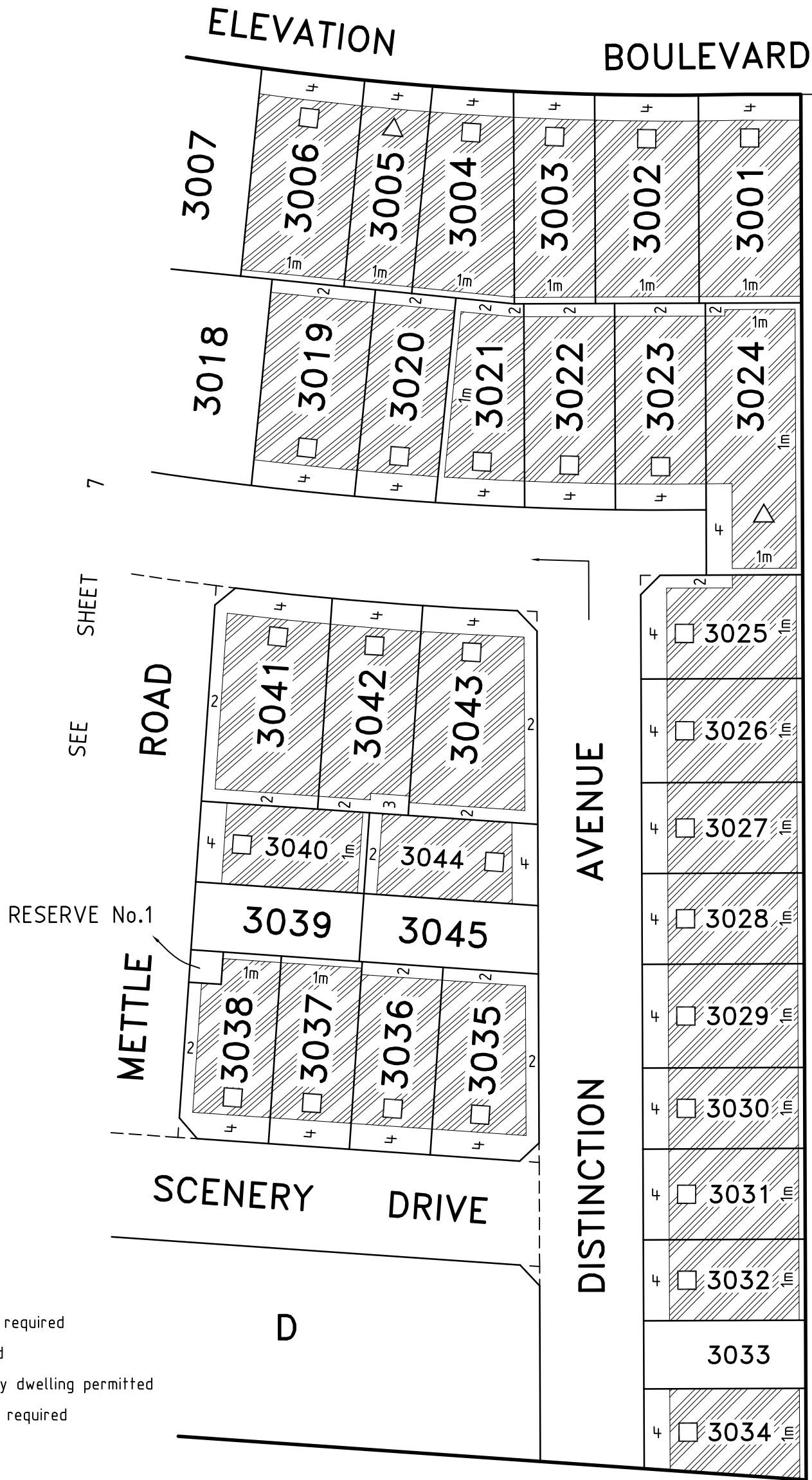
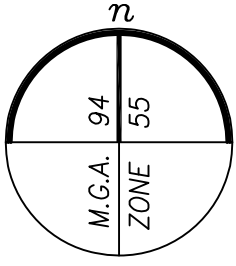
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VERSION F

REFERENCE 29093303  
DRAWING 2909330AF

ORIGINAL SHEET SIZE A3

SHEET 7

CREATION OF RESTRICTION A (CONTINUED)  
SCHEDULE



**LEGEND**

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

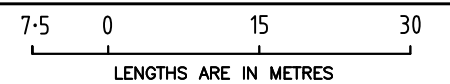
**NOTE**

THE BUILDING ENVELOPES OF LOTS 3024 & 3042 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

**ASTON - 30**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:750



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DATE 11/04/18  
VERSION F

REFERENCE 29093303  
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ORIGINAL SHEET SIZE A3

SHEET 8



# PLAN OF SUBDIVISION

# PS 810905K

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS810905K 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
3033	3032, 3034
3039	3037, 3038, 3040, 3045
3045	3035, 3036, 3037, 3039, 3044
3047	3046, 3048, 3059
3050	3048, 3049, 3051, 3059
3051	3050, 3052, 3057, 3058, 3059
3057	3051, 3052, 3055, 3056, 3058
3058	3051, 3057, 3059
3059	3046, 3047, 3050, 3051, 3058
3062	3060, 3061, 3063

## 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.

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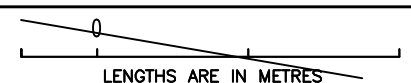
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ORIGINAL SHEET SIZE A3

SHEET 9