


PLAN OF SUBDIVISION			EDITION 1		PS 832974Q	
<div>LOCATION OF LAND</div> <div>PARISH: YUROKE</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: V (PART), SECTION 13</div> <div>TITLE REFERENCE: C/T VOL 12290 FOL 445</div> <div>LAST PLAN REFERENCE: LOT R ON PS825299T</div> <div>POSTAL ADDRESS: LYSTERFIELD DRIVE (at time of subdivision) GREENVALE, VIC, 3059</div> <div>MGA94 CO-ORDINATES: E: 315 150 ZONE: 55 (of approx centre of land in plan) N: 5 835 150</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009110 Planning Permit Reference: P20720 SPEAR Reference Number: S151447H</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 18/09/2020</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Katrina Toogood for Hume City Council on 03/05/2021</div> <div>Statement of Compliance issued: 28/05/2021</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>This is a SPEAR Plan.</div> <div>Lots A to S and 1 to 1900 (all inclusive) have been omitted from this plan.</div> <div>Other Purpose of Plan:</div> <div>To remove easement E-16 and E-17 (part) on PS825299T now contained in roads on this plan.</div> <div>Grounds for Removal of Easement:</div> <div>By agreement pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.</div>		
ROAD R-1		HUME CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey (PS825296A)</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. P20720</div> <div>This survey has been connected to permanent marks No(s). 74 & 713</div> <div>In Proclaimed Survey Area No. 74</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
SEE SHEET 2 FOR EASEMENT INFORMATION						
TRUE NORTH ESTATE - STAGE 19 (41 LOTS)				AREA OF STAGE - 2.892ha		
<div>spiire</div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 303049SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 29/04/2021, SPEAR Ref: S151447H		Land Use Victoria Plan Registered 03:46 PM 03/06/2021 Assistant Registrar of Titles		

				PS 832974Q
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
A-1	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	LAND IN THIS PLAN
E-1	WATER SUPPLY	SEE DIAG.	C/E AF519729M	YARRA VALLEY WATER LIMITED
E-7	DRAINAGE	SEE DIAG.	PS825299T	HUME CITY COUNCIL
E-8	DRAINAGE	0.50	PS825299T	HUME CITY COUNCIL
E-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T
E-9	SEWERAGE	SEE DIAG.	PS825299T	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE DIAG.	PS825299T	HUME CITY COUNCIL
E-10	SEWERAGE	0.50	PS825299T	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	0.50	PS825299T	HUME CITY COUNCIL
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T
E-11	SEWERAGE	0.50	PS825299T	YARRA VALLEY WATER CORPORATION
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-13	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-14	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL
E-14	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-15	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T
E-17	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION
CONTINUED ON SHEET 3				
SURVEYOR'S FILE REF: 303049SV00				ORIGINAL SHEET SIZE: A3
				SHEET 2
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 29/04/2021, SPEAR Ref: S151447H		Digitally signed by: Hume City Council, 03/05/2021, SPEAR Ref: S151447H

EASEMENT INFORMATION	
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LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-18	SEWERAGE	SEE DIAG.	PS825299T	YARRA VALLEY WATER CORPORATION
E-19	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION
E-19	DRAINAGE	SEE DIAG.	PS825297X	HUME CITY COUNCIL
E-19	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION
E19	SUPPLY OF GAS	SEE DIAG.	PS825297X	AUSNET GAS SERVICES PTY LTD
E-20	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION
E-20	DRAINAGE	SEE DIAG.	PS825297X	HUME CITY COUNCIL
E-21	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-22	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-23	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL
E-23	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-24	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-24	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-25	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825297X	THE RELEVANT ABUTTING LOT ON PS825297X

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SURVEYOR'S FILE REF: 303049SV00

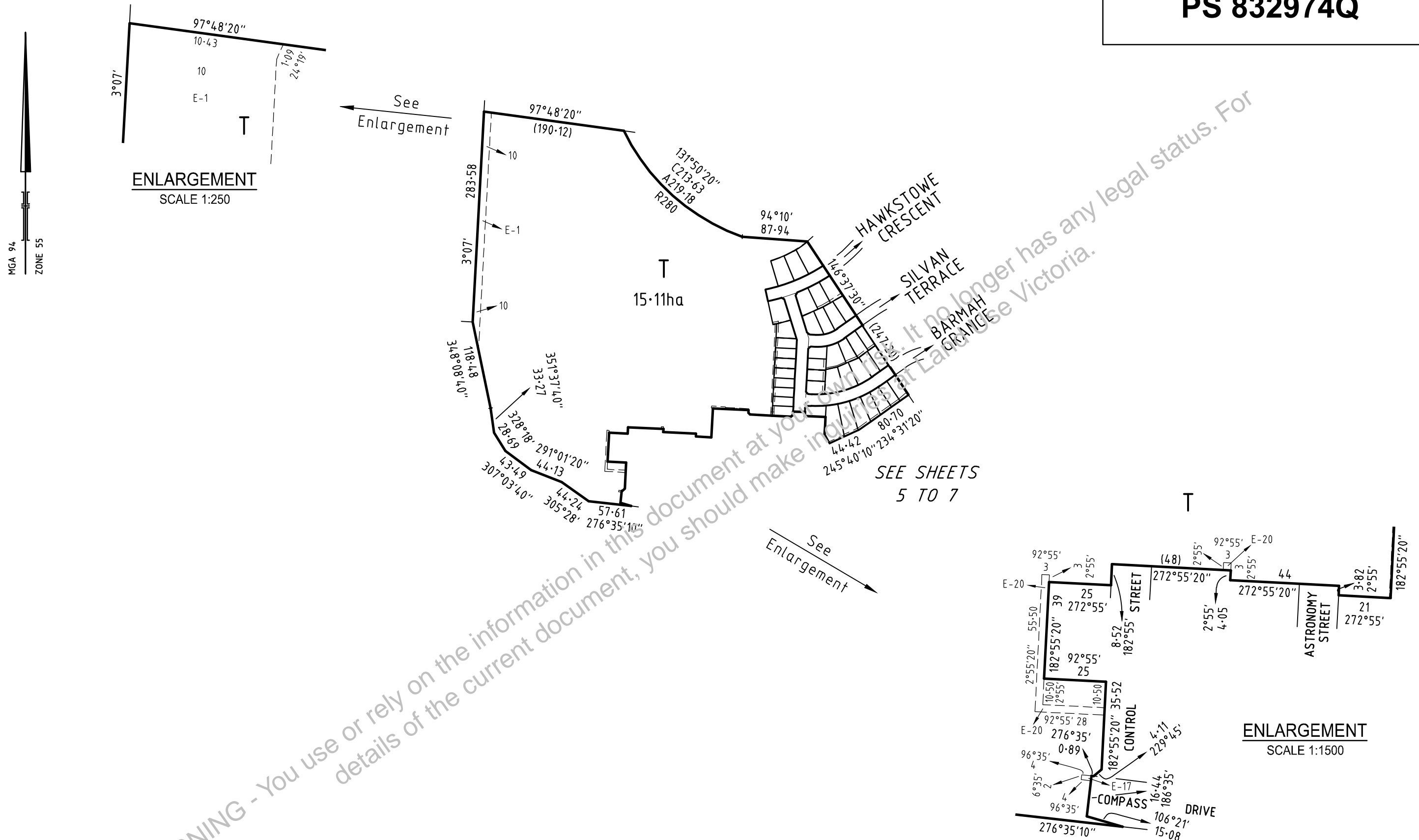
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	SHEET 3
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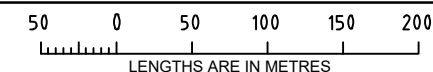


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Surveyor,
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Hume City Council,
03/05/2021,
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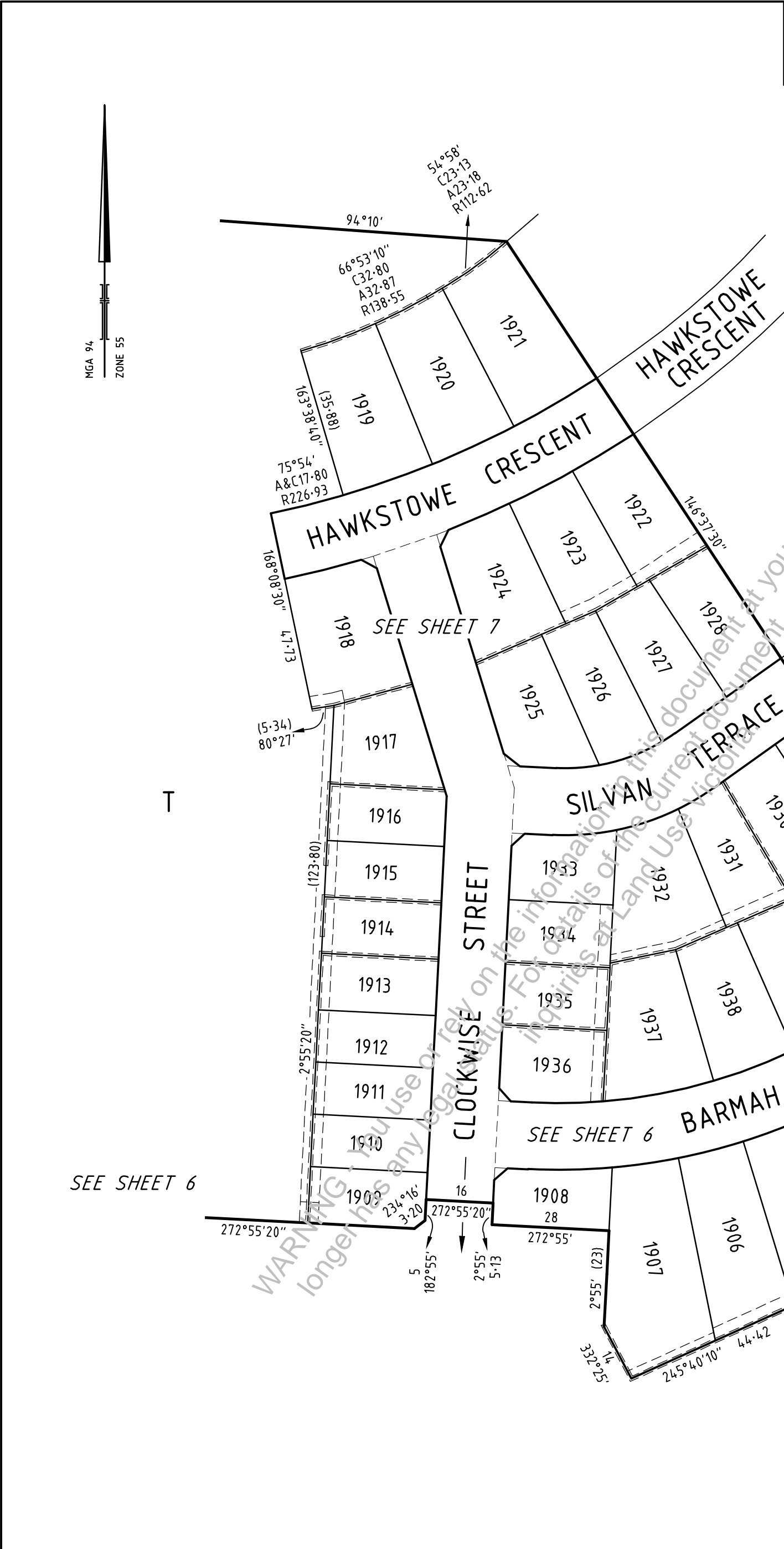




SURVEYOR'S FILE REF: 303049SV00

spiire414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
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1: 5000Digitally signed by: Stephen Anthony Motta, Licensed
Surveyor,
Surveyor's Plan Version (6),
29/04/2021, SPEAR Ref: S151447HORIGINAL SHEET
SIZE: A3

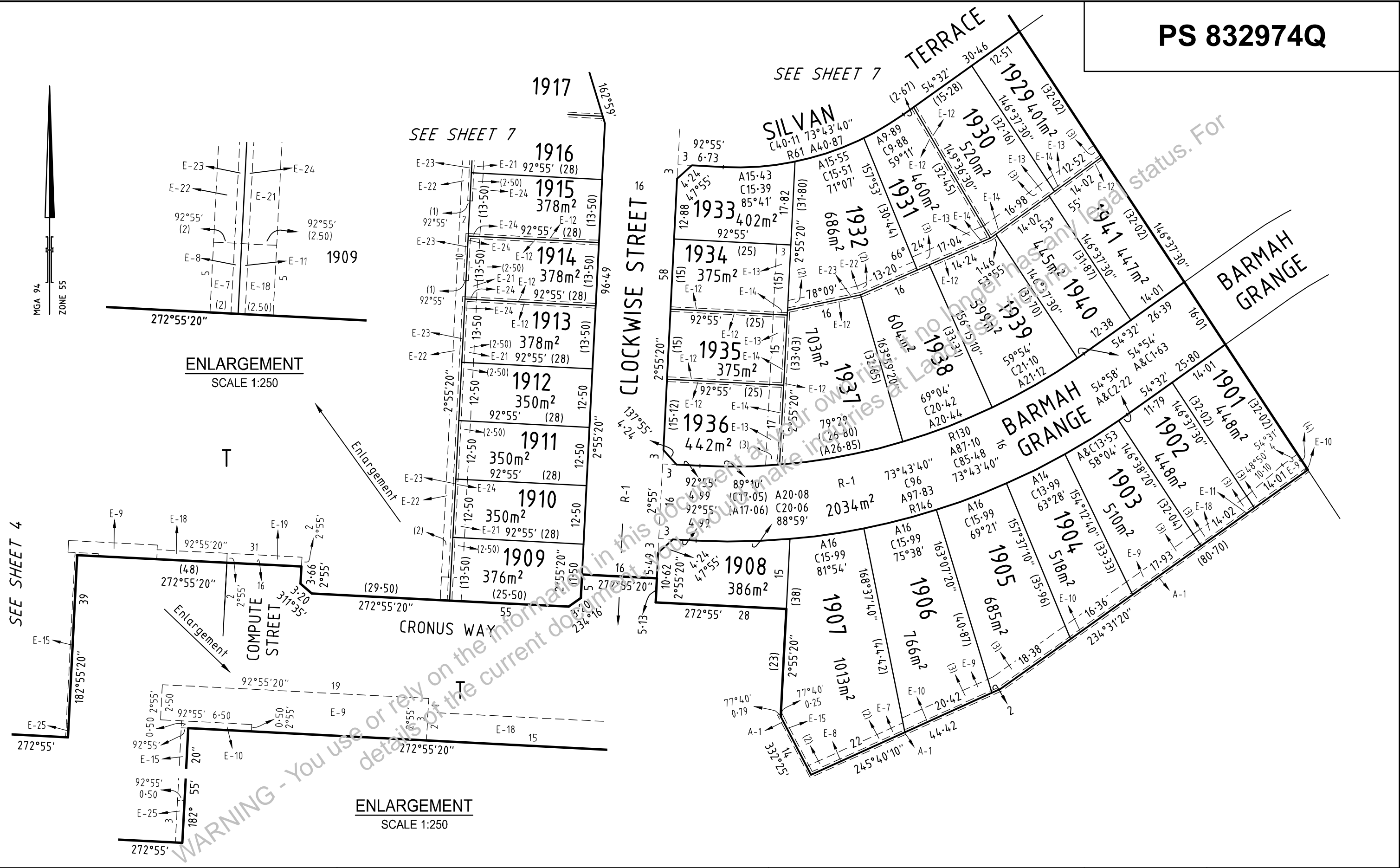
SHEET 4

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SPEAR Ref: S151447H



<p>SURVEYOR'S FILE REF: 303049SV00</p>	<p>SCALE 1: 1000</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p>
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 29/04/2021, SPEAR Ref: S151447H</p>	<p>Digitally signed by: Hume City Council, 03/05/2021, SPEAR Ref: S151447H</p>	

PS 832974Q




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SCALE 1: 750



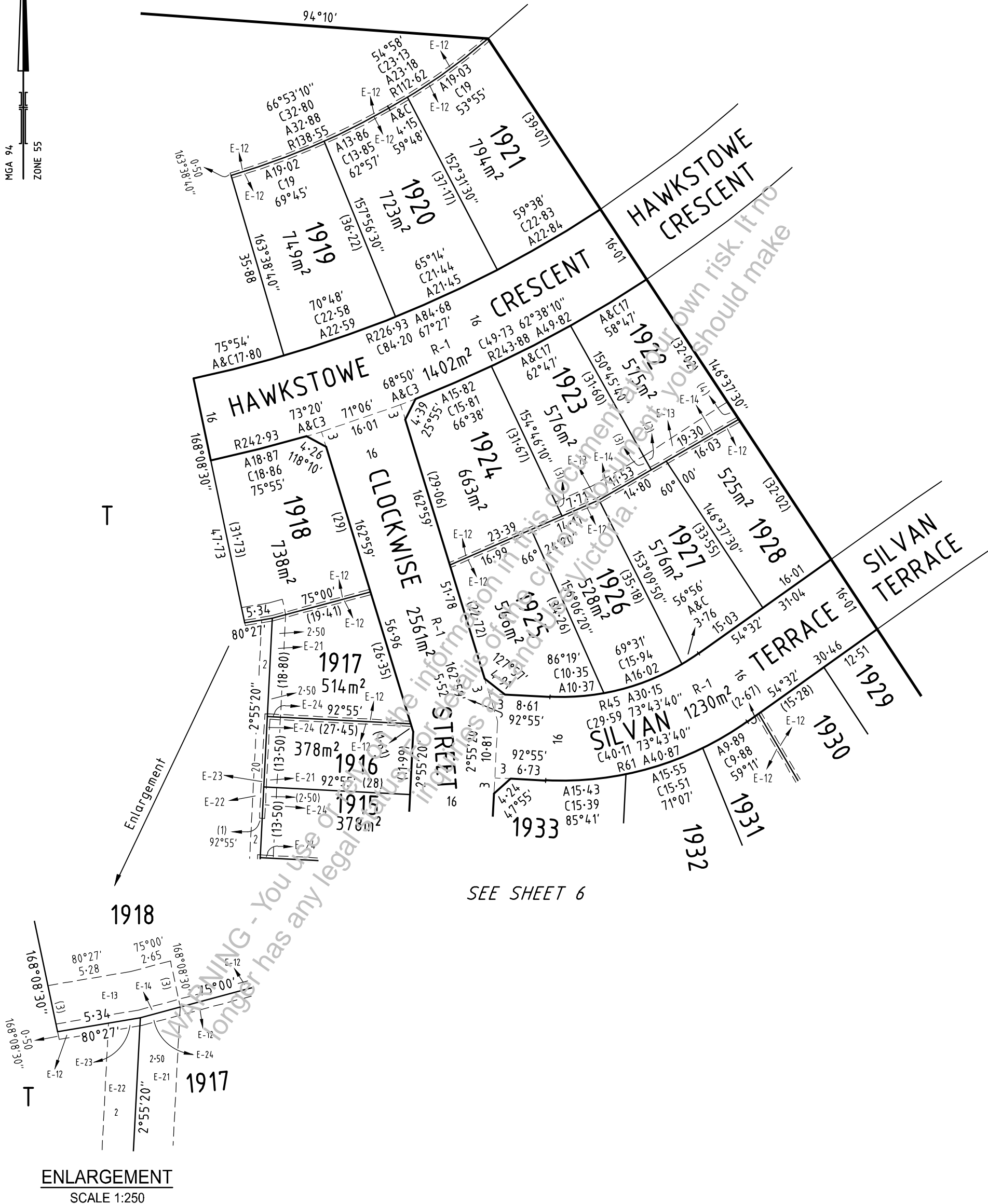
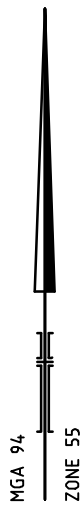
7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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29/04/2021, SPEAR Ref: S151447H

ORIGINAL SHEET SIZE: A3	SHEET 6
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Amended by: Stephen Anthony Motta, Licensed Surveyor 03/06



SEE SHEET 6

SURVEYOR'S FILE REF: 303049SV00	SCALE 1: 750 <div><div>7.50</div><div>0</div><div>7.50</div><div>15</div><div>22.5</div><div>30</div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	SHEET 7
<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>	Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 29/04/2021, SPEAR Ref: S151447H	Digitally signed by: Hume City Council, 03/05/2021, SPEAR Ref: S151447H	

CREATION OF RESTRICTION No.1

The following restriction is to be created upon registration of this plan:

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 1901 to 1941 (all inclusive) on this plan
Land to be Burdened: Lots 1901 to 1941 (all inclusive) on this plan

Description of Restriction:

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

- 1) Construct or permit to be constructed more than one dwelling on any burdened lot.
- 2) Commence construction of a dwelling on any lot on the plan of subdivision without first having the building plans approved by the True North Design Review Committee as set out in detail in the Design Guidelines as approved by the Responsible Authority or amended from time to time to the satisfaction of the Responsible Authority.
- 3) Commence construction / demolition or any extension to a building that has been constructed on any lot on the plan of subdivision without first having the alteration plans approved by the True North Design Review Committee and / or the Responsible Authority.

Note :

- (1) The restrictions specified in paragraphs (1) to (3) (inclusive) shall expire one year after an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.
- (2) The provisions of the Hume Planning Scheme, the True North Design Review Committee Guidelines and Rescode apply to all lots on this plan.

CREATION OF RESTRICTION No.2


The following restriction is to be created upon registration of this plan:

Land to Benefit: Lots 1901 to 1941 (all inclusive) on this plan
Land to be Burdened: Lots 1901 to 1941 (all inclusive) on this plan

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not build or erect or allow to be built or erected any building or structure, other than a building or structure which is built or erected in accordance with the provisions of memorandum of common provisions registered in dealing no. AA6937 which memorandum of common provisions is incorporated into and by this plan.

This Restriction shall expire 10 years after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.

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