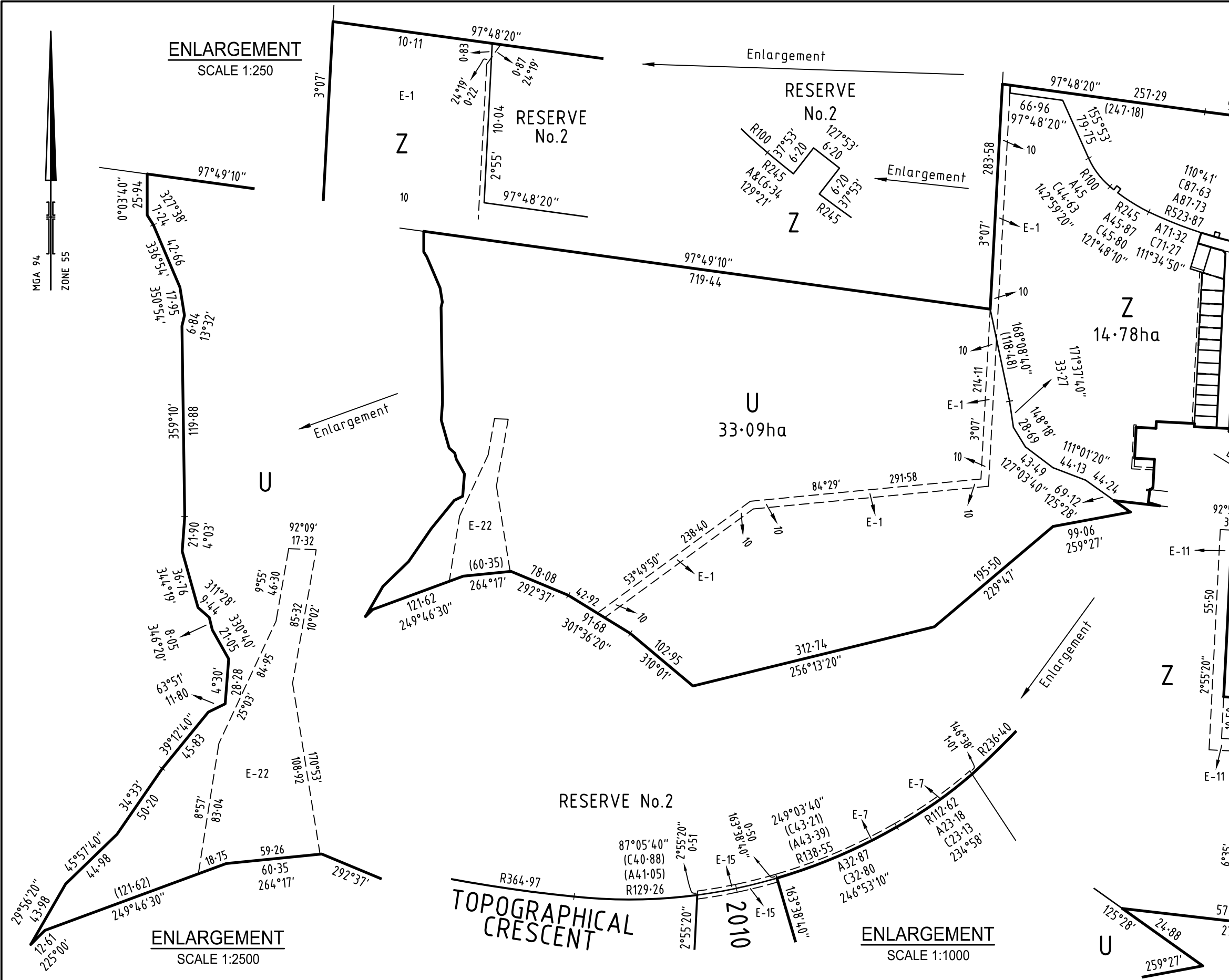


PLAN OF SUBDIVISION			EDITION 1		PS 837871Y	
<div>LOCATION OF LAND</div> <div>PARISH: YUROKE</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: V (PART), SECTION 13</div> <div>TITLE REFERENCE: C/T VOL .... FOL ...</div> <div>LAST PLAN REFERENCE: LOT T on PS 832974Q LOT G ON PS 746051W</div> <div>POSTAL ADDRESS: LYSTERFIELD DRIVE, (at time of subdivision) GREENVALE, VIC. 3059</div> <div>MGA94 CO-ORDINATES: E: 315 000 ZONE: 55 (of approx centre of land in plan) N: 5835 160</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>This is a SPEAR Plan.</div> <div>Lot U is not the subject of of this survey.</div> <div>Lots A to T, V to Y, and 1 to 2000 (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan:</div> <div>To remove part of easement E-14 created on PS 825297X now contained in Compute Street 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					
RESERVE No.1	JEMENA ELECTRICITY NETWORKS (VIC) LTD.					
RESERVE No.2	HUME CITY COUNCIL					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey						
STAGING: This is not a staged subdivision						
Planning Permit No. P20720						
This survey has been connected to permanent marks No(s). 74, 711, 713 & 740						
In Proclaimed Survey Area No. 74						
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	SEWERAGE	SEE DIAG.	PS734576A	YARRA VALLEY WATER CORPORATION		
A-1	CARRIAGEWAY	SEE DIAG.	PS734576A	VOL 11322 FOL 175		
A-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS832974Q	THE RELEVANT ABUTTING LOT ON PS832974Q		
A-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T		
A-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825297X	THE RELEVANT ABUTTING LOT ON PS825297X		
E-1	WATER SUPPLY	SEE DIAG.	C/E AF519729M	YARRA VALLEY WATER LIMITED		
E-2	DRAINAGE	SEE DIAG.	PS825299T	HUME CITY COUNCIL		
E-3	DRAINAGE	0.50	PS825299T	HUME CITY COUNCIL		
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T		
		EASEMENT INFORMATION CONTINUED ON SHEET 2				
TRUE NORTH ESTATE - STAGE 20 (52 LOTS)				AREA OF STAGE - 8.422ha		
<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>		SURVEYORS FILE REF: 303050SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
		Licensed Surveyor: Stephen Anthony Motta Version: 3				

				PS 837871Y	
EASEMENT INFORMATION					
LEGEND:   A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of	
E-4	SEWERAGE	SEE DIAG.	PS825299T	YARRA VALLEY WATER CORPORATION	
E-4	DRAINAGE	SEE DIAG.	PS825299T	HUME CITY COUNCIL	
E-5	SEWERAGE	0.50	PS825299T	YARRA VALLEY WATER CORPORATION	
E-5	DRAINAGE	0.50	PS825299T	HUME CITY COUNCIL	
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T	
E-6	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825297X	THE RELEVANT ABUTTING LOT ON PS825297X	
E-7	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS832974Q	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS825299T	THE RELEVANT ABUTTING LOT ON PS825299T	
E-9	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION	
E-10	SEWERAGE	SEE DIAG.	PS825299T	YARRA VALLEY WATER CORPORATION	
E-11	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION	
E-11	DRAINAGE	SEE DIAG.	PS825297X	HUME CITY COUNCIL	
E-12	DRAINAGE	SEE DIAG.	PS832974Q	HUME CITY COUNCIL	
E-13	DRAINAGE	0.50	PS832974Q	HUME CITY COUNCIL	
E-13	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS832974Q	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-14	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-14	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	
E-15	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-16	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-16	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL	
E-16	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-17	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-18	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-18	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-19	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	
E-20	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-20	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL	
E-21	DRAINAGE	0.50	PS832974Q	HUME CITY COUNCIL	
E-21	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-22	DRAINAGE	SEE DIAG.	C/E D21535	M.M.B.W.	
SURVEYOR'S FILE REF: 303050SV00				ORIGINAL SHEET SIZE: A3	SHEET 2
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**PS 837871Y**



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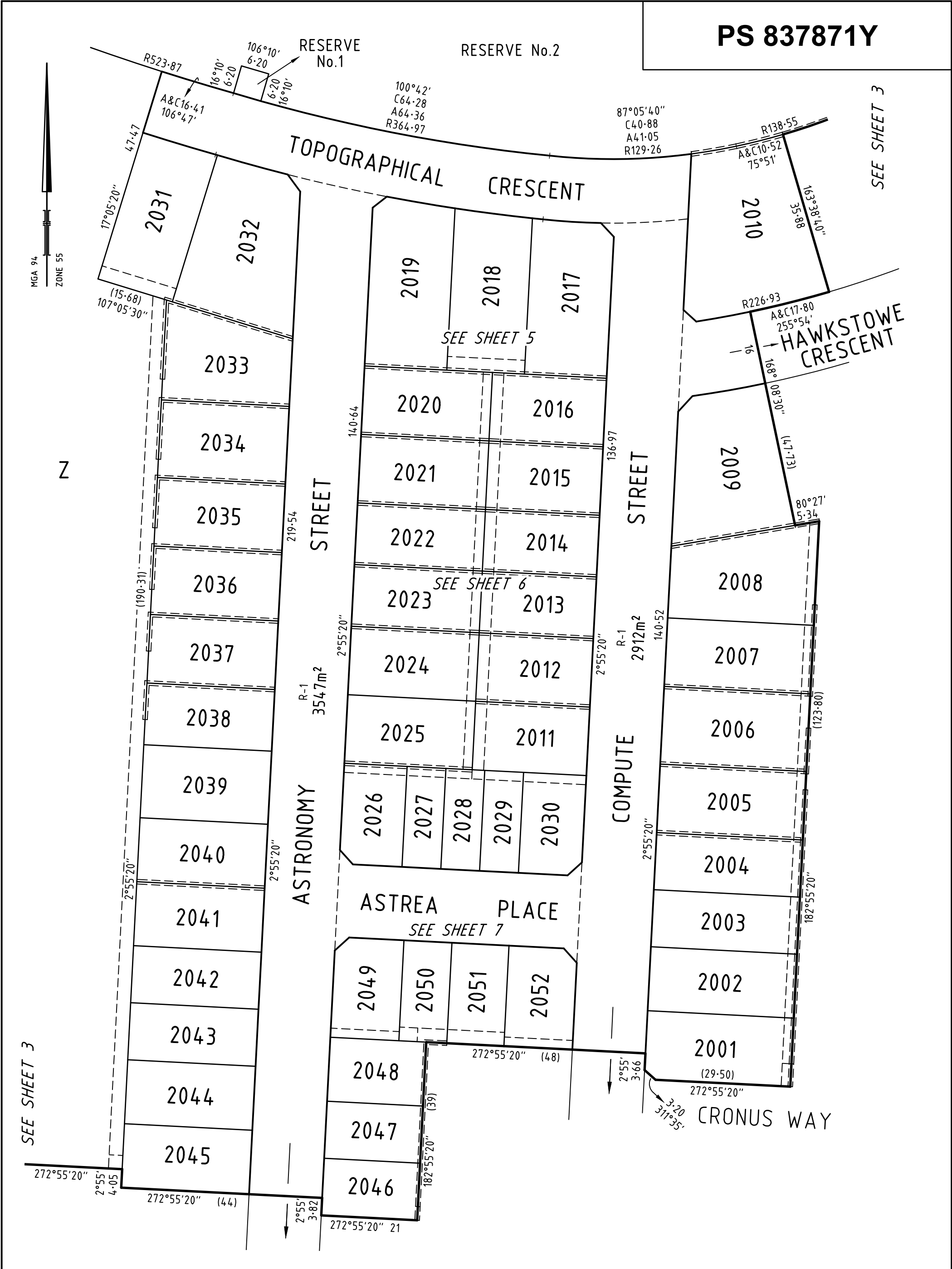
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LENGTHS ARE IN METRES

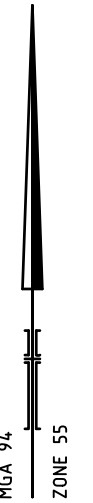
Licensed Surveyor: Stephen Anthony Motta  
Version: 3

ORIGINAL SHEET SIZE: A3
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SHEET 3





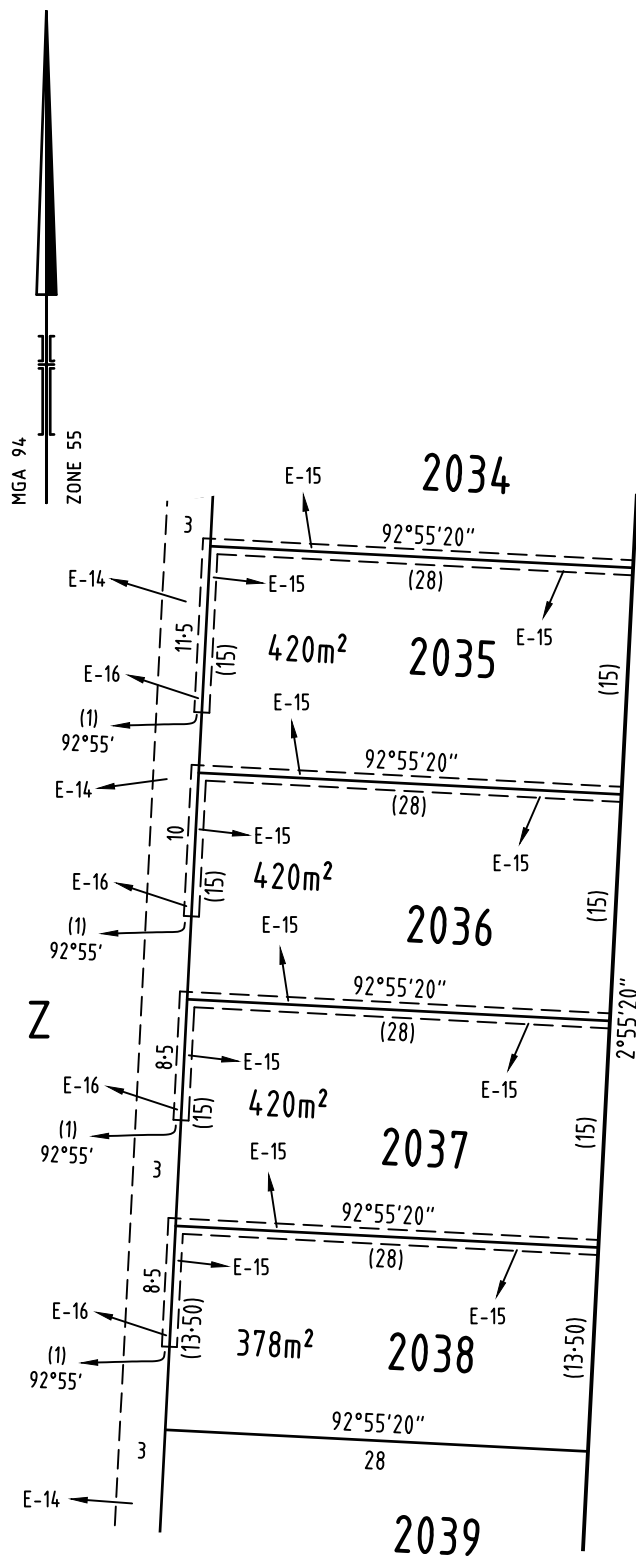


SEE SHEET 6

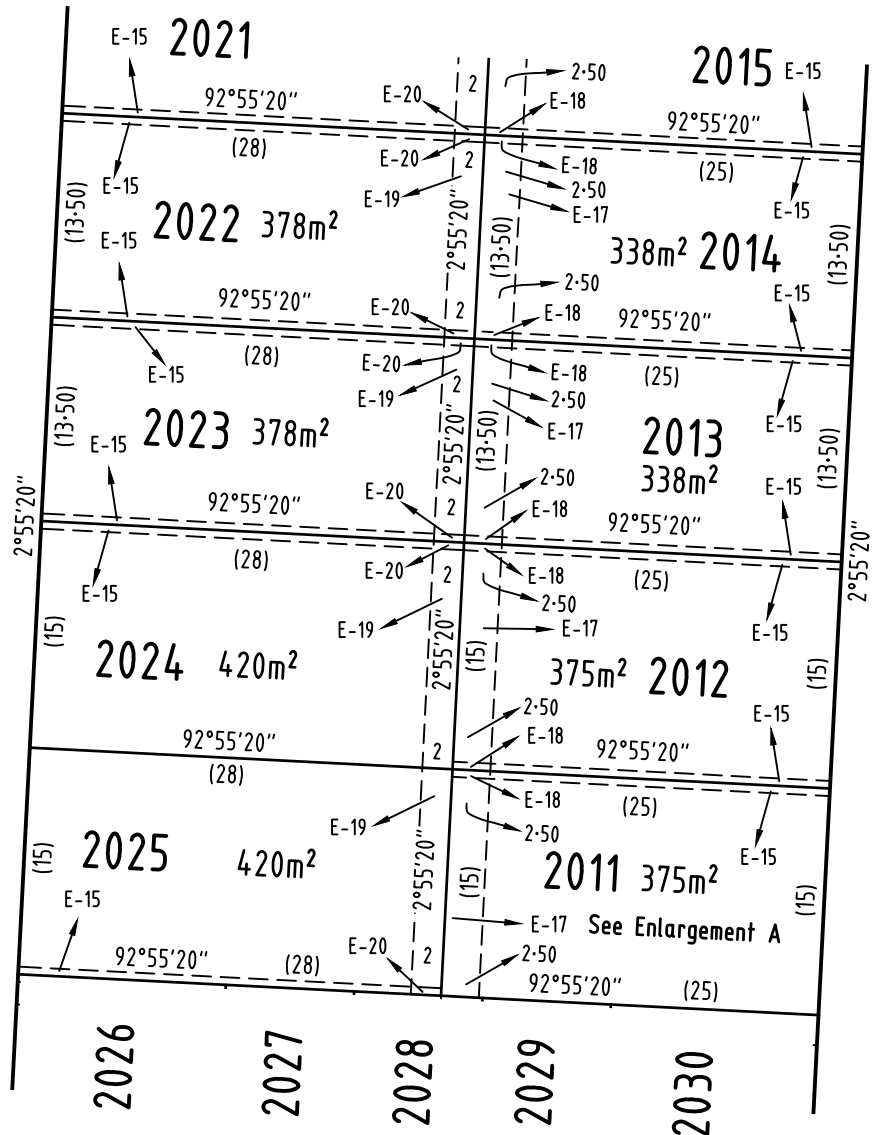
SHEET 5

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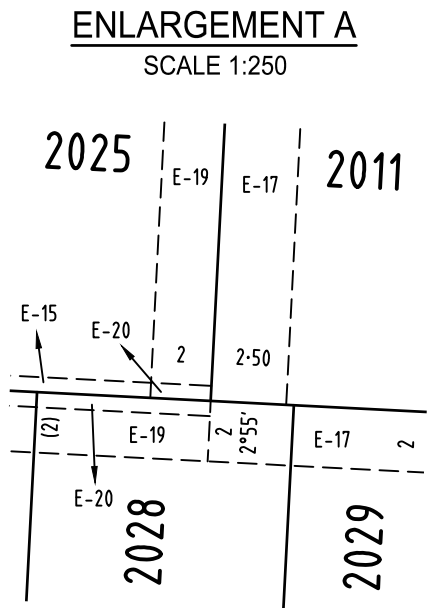
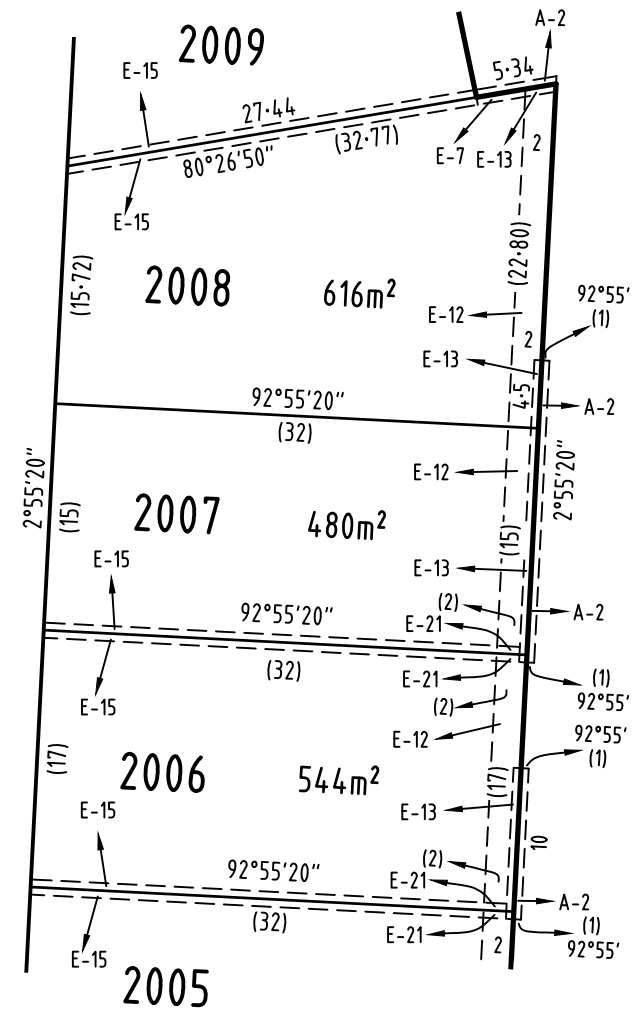
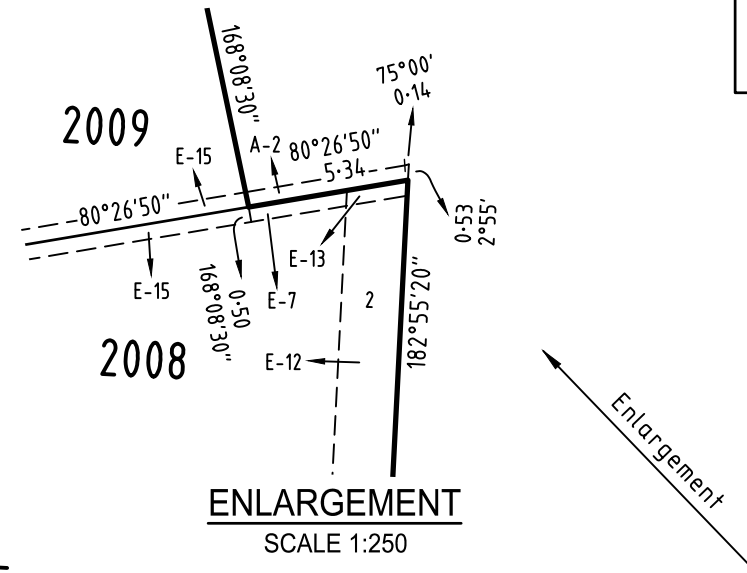
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Version: 3



ASTRONOMY R-1 STREET



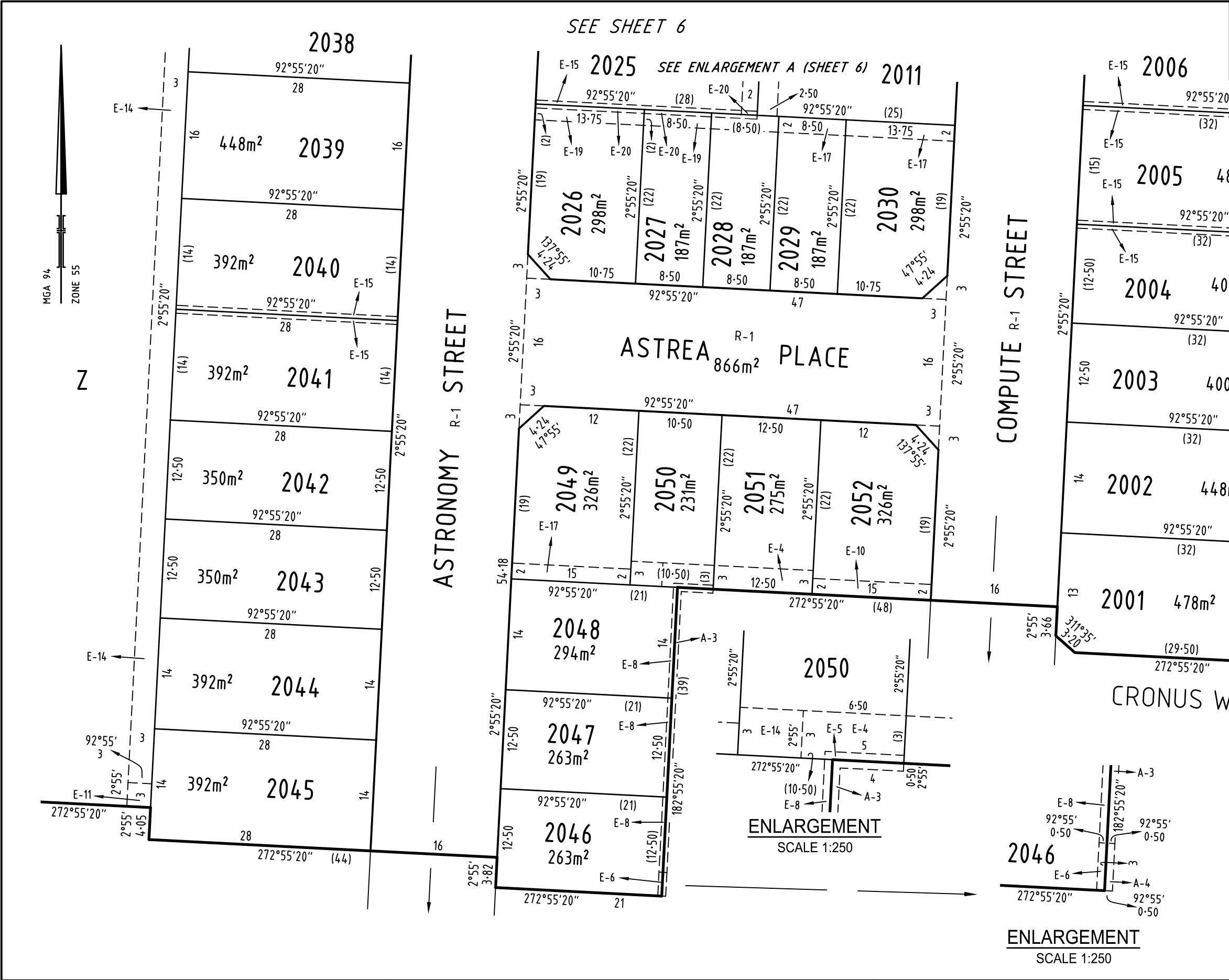
COMPUTE R-1 STREET



SEE SHEET 5

SEE SHEET 7

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SCALE  
1: 500

LENGTHS ARE IN METRES

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Version: 3

ORIGINAL SHEET  
SIZE: A3

SHEET 7
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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 2001 to 2052 (all inclusive) on this plan  
Land to be Burdened: Lots 2001 to 2052 (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 2001 to 2052 (all inclusive) on this plan  
Land to be Burdened: Lots 2001 to 2052 (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. 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.

CREATION OF RESTRICTION No.3

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

Land to Benefit: Lots 2026 to 2030, 2046 to 2048, 2050 and 2051 (all inclusive)  
Land to be Burdened: Lots 2026 to 2030, 2046 to 2048, 2050 and 2051 (all inclusive)

Lots 2026 to 2030, 2046 to 2048, 2050 and 2051 (all inclusive) are 'Type A' Lots under the 'Small Lot Housing Code'.

Description of Restriction:

The registered proprietor or proprietors for the time being for any burdened Lot on this plan in this restriction is a Lot subject to the 'Small Lot Housing Code' and 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' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.