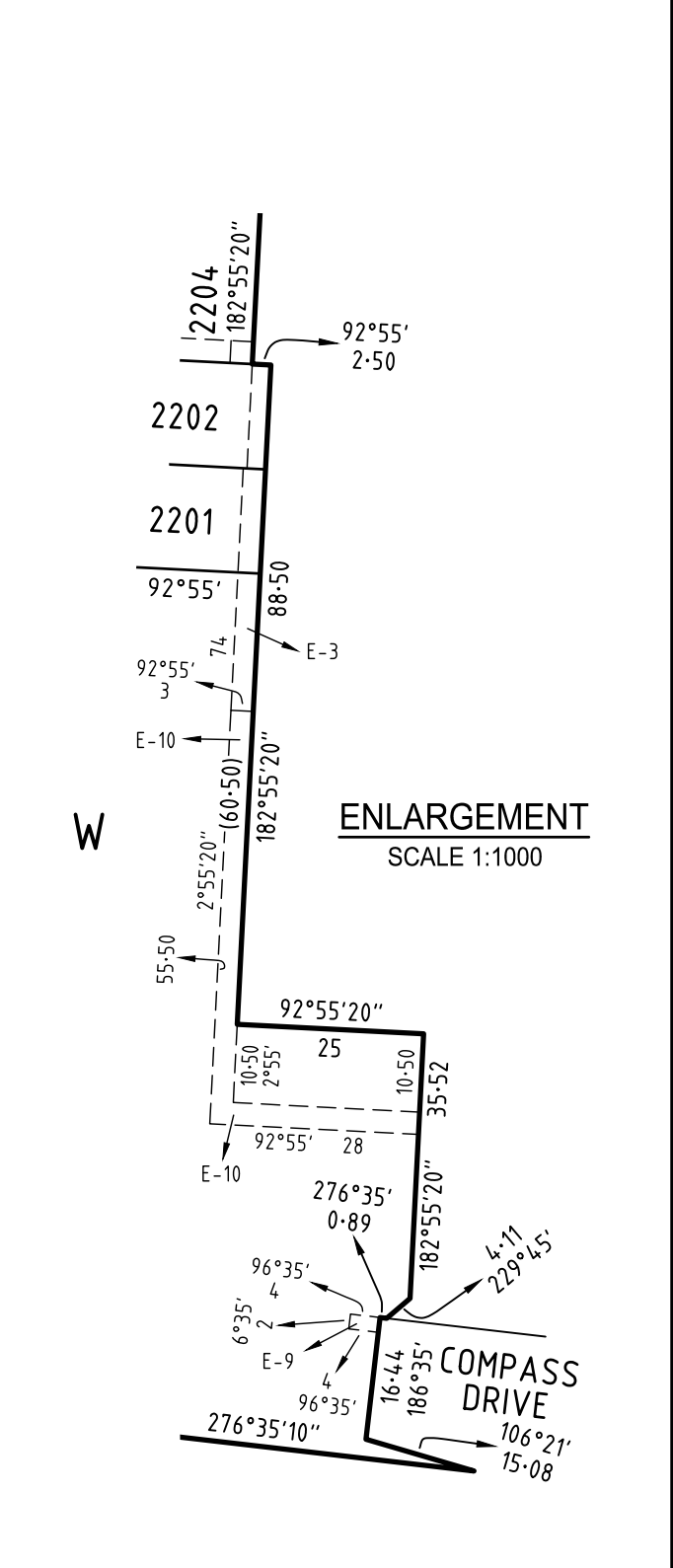
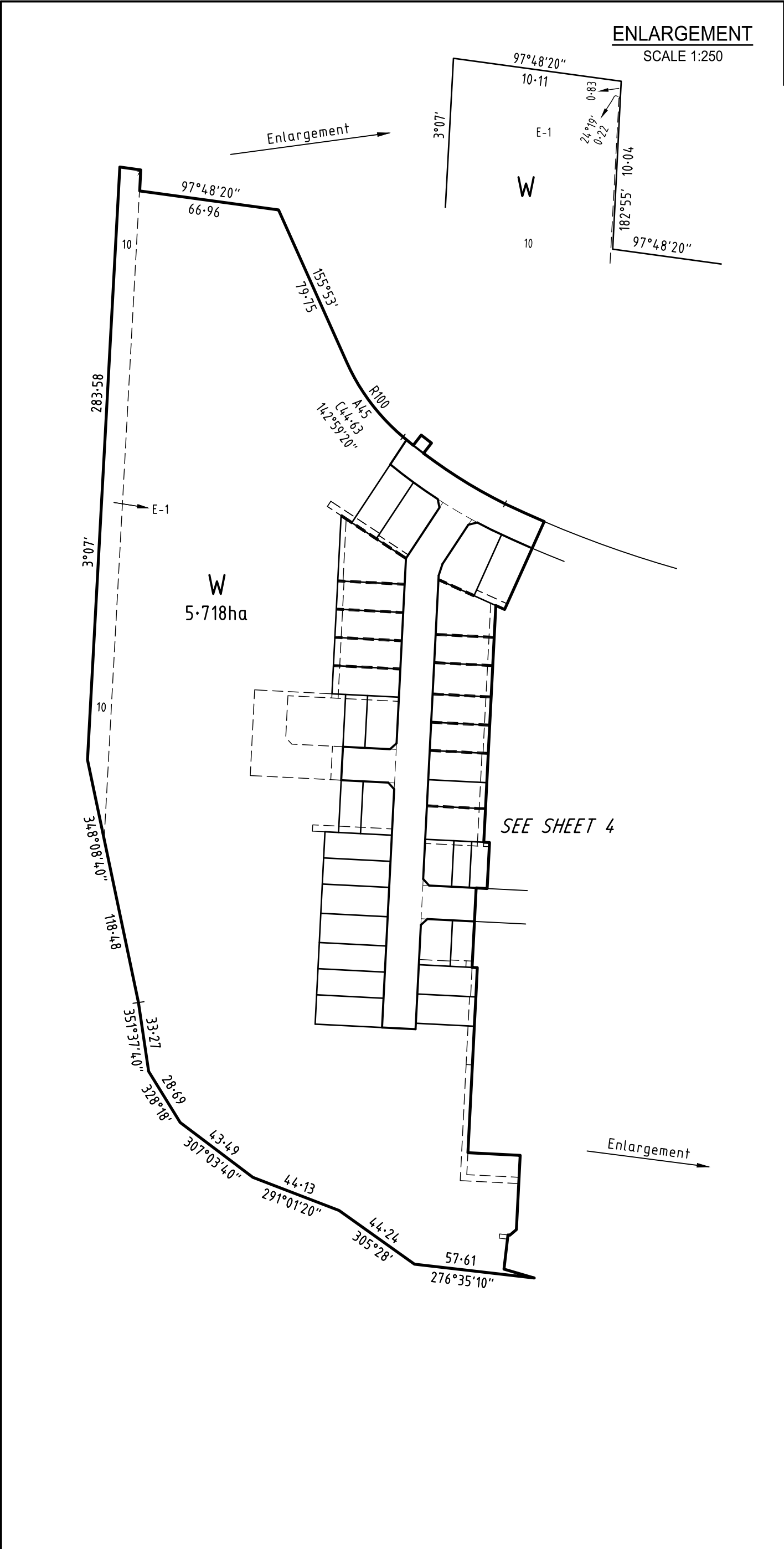
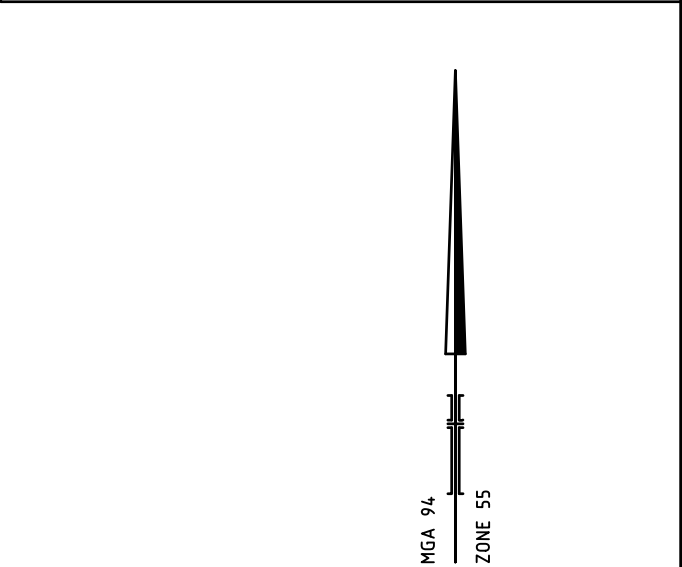


PLAN OF SUBDIVISION			EDITION 1		PS 837845A	
<div>LOCATION OF LAND</div> <div>PARISH: YUROKE</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: V (PART), SECTION 13</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT V ON PS 837876N</div> <div>POSTAL ADDRESS: LYSTERFIELD DRIVE, (at time of subdivision) GREENVALE, VIC. 3059</div> <div>MGA94 CO-ORDINATES: E: 314 900 ZONE: 55 (of approx centre of land in plan) N: 5 835 170</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>This is a SPEAR Plan.</div> <div>Lots A to V and 1 to 2200 (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove part of easements E-16 and E-20 created on PS 837876N now contained in Meteor Way and Lunar Drive 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 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD.					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey (PS 825296A)</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 22 (35 LOTS)						
AREA OF STAGE - 2.009ha						
<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: 303052SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
			Licensed Surveyor: Stephen Anthony Motta Version: 5			


				PS 837845A	
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-1	WATER SUPPLY	SEE DIAG.	C/E AF519729M	YARRA VALLEY WATER LIMITED	
E-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-3	SEWERAGE	SEE DIAG.	PS837876N	YARRA VALLEY WATER CORPORTATION	
E-3	DRAINAGE	SEE DIAG.	PS837876N	HUME CITY COUNCIL	
E-4	DRAINAGE	SEE DIAG.	PS837876N	HUME CITY COUNCIL	
E-5	SEWERAGE	SEE DIAG.	PS837876N	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	
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-9	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION	
E-10	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION	
E-10	DRAINAGE	SEE DIAG.	PS825297X	HUME CITY COUNCIL	
E-11	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-11	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL	
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-12	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL	
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-13	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-13	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-14	SEWERAGE	0.50	PS837876N	YARRA VALLEY WATER CORPORTATION	
E-14	DRAINAGE	0.50	PS837876N	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	SEWERAGE	0.50	PS837876N	YARRA VALLEY WATER CORPORATION	
E-15	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
SURVEYOR'S FILE REF: 303052SV00-V5				ORIGINAL SHEET SIZE: A3	SHEET 2
<div><div><div></div><div></div><div></div></div><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></div>		Licensed Surveyor: Stephen Anthony Motta Version: 5			

PS 837845A

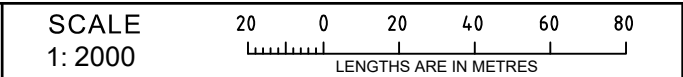


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SCALE
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LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

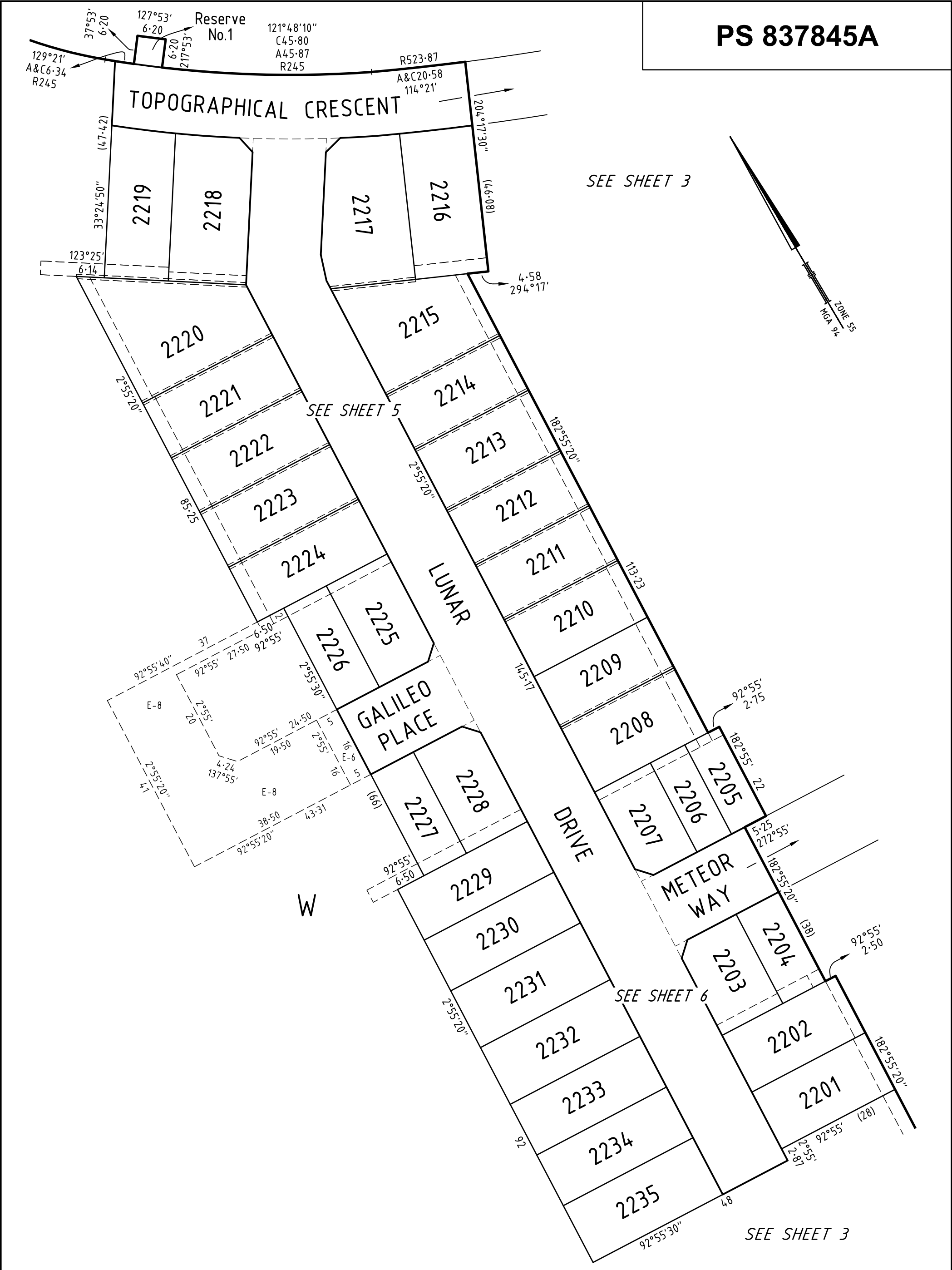
SHEET 3



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PS 837845A

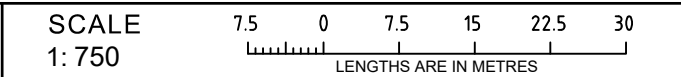


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SCALE
1 : 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES



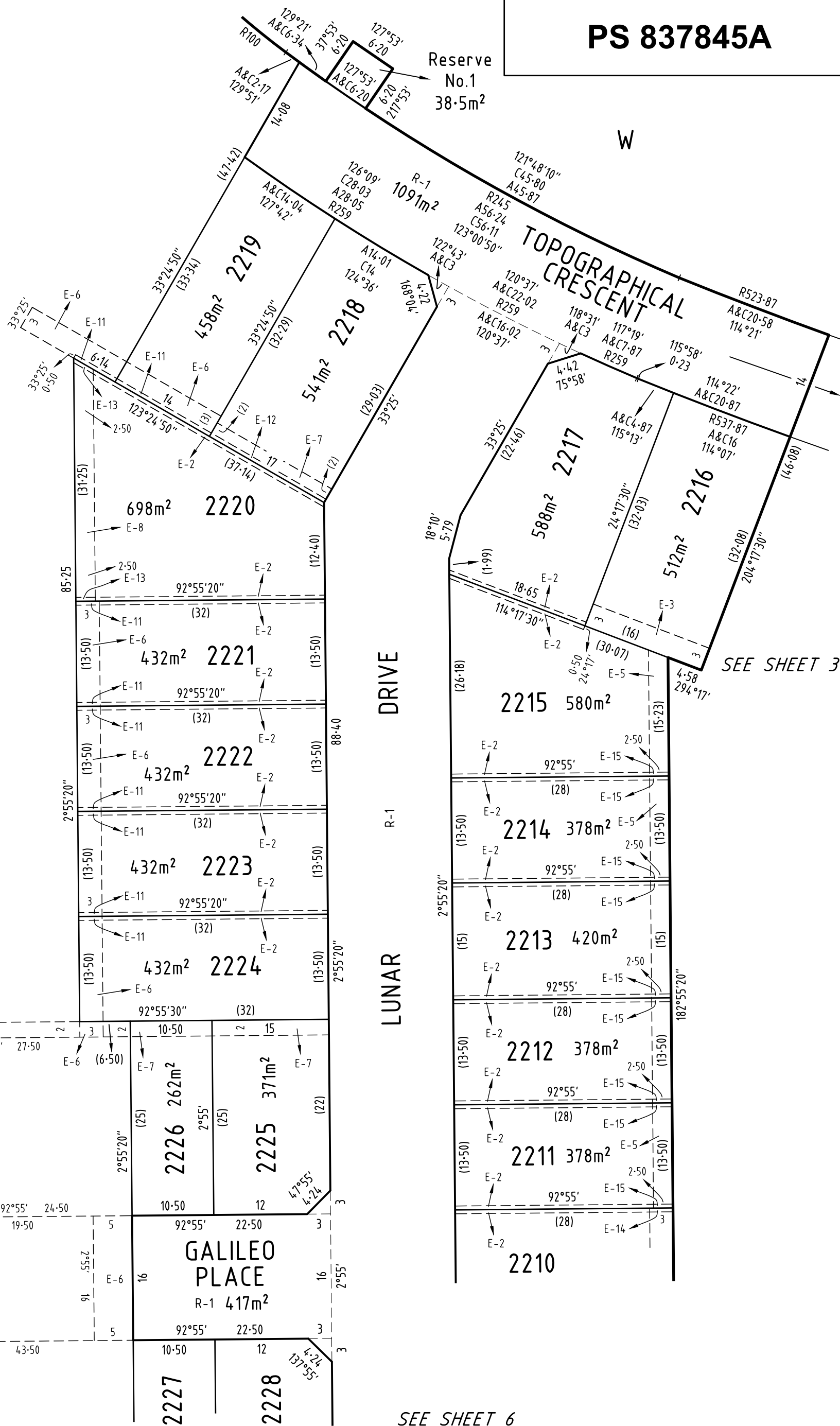
ORIGINAL SHEET
SIZE: A3

SHEET 4



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SCALE 1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

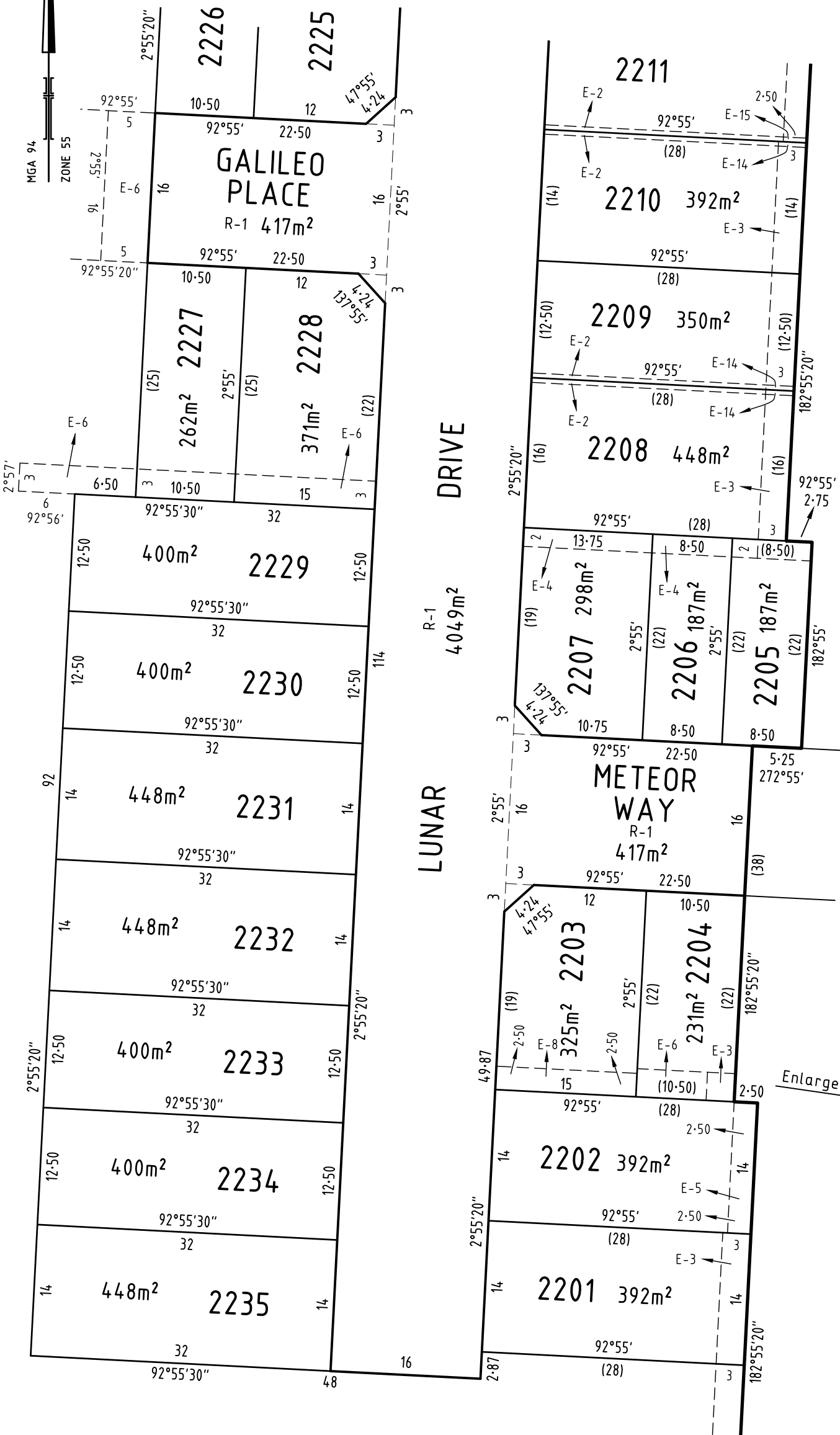
SHEET 5



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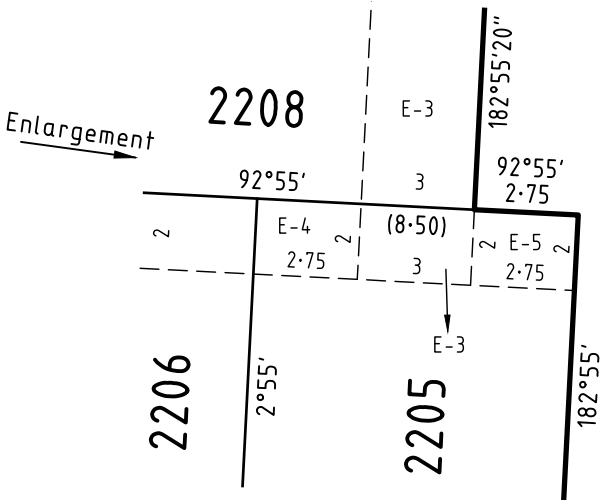
SEE SHEET 5



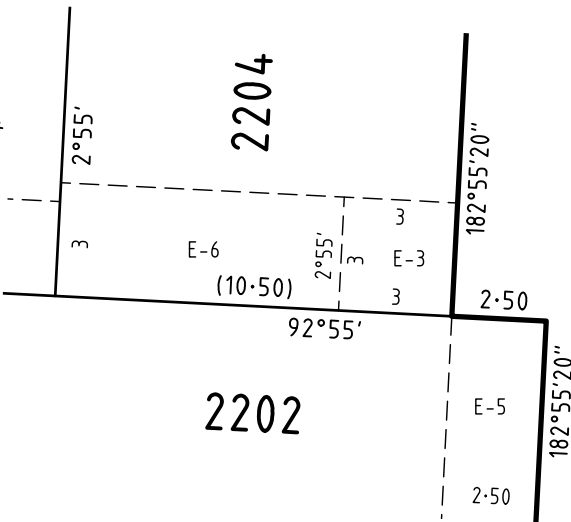
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SEE SHEET 3

ENLARGEMENT
SCALE 1:200

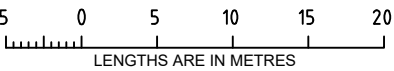


ENLARGEMENT
SCALE 1:200



SURVEYOR'S FILE REF: 303052SV00-V5

SCALE 1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 6



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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 2201 to 2235 (both inclusive) on this plan
Land to be Burdened: Lots 2201 to 2235 (both 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 2201 to 2235 (both inclusive) on this plan
Land to be Burdened: Lots 2201 to 2235 (both 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 2204 to 2207 (both inclusive), 2226 and 2227
Land to be Burdened: Lots 2204 to 2207 (both inclusive), 2226 and 2227

Lots 2204 to 2207 (both inclusive), 2226 and 2227 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.