

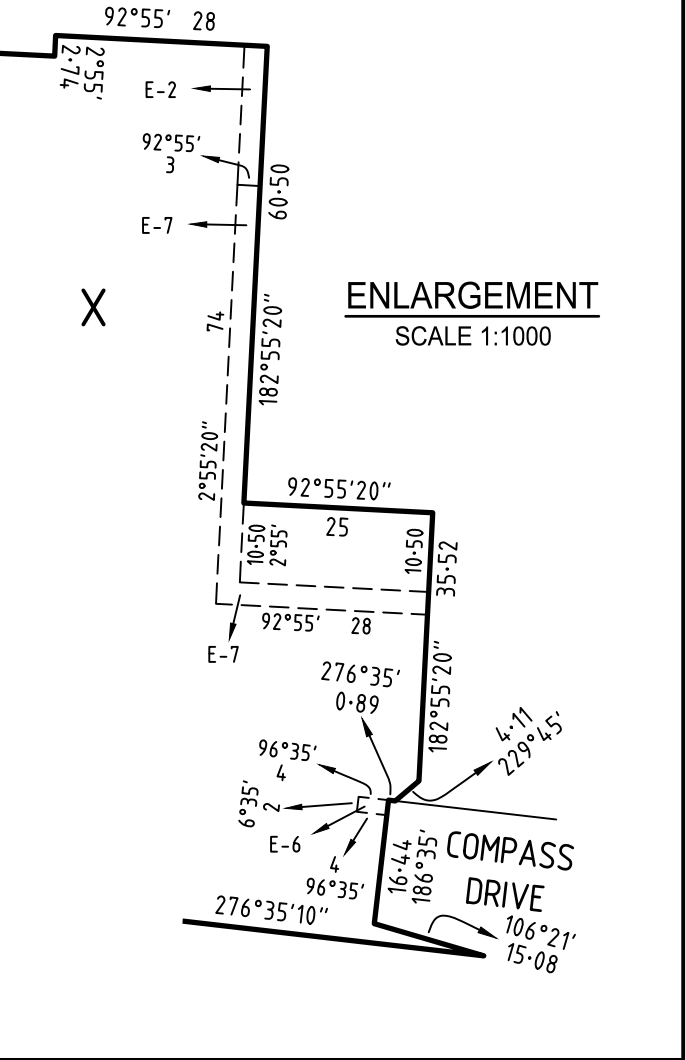
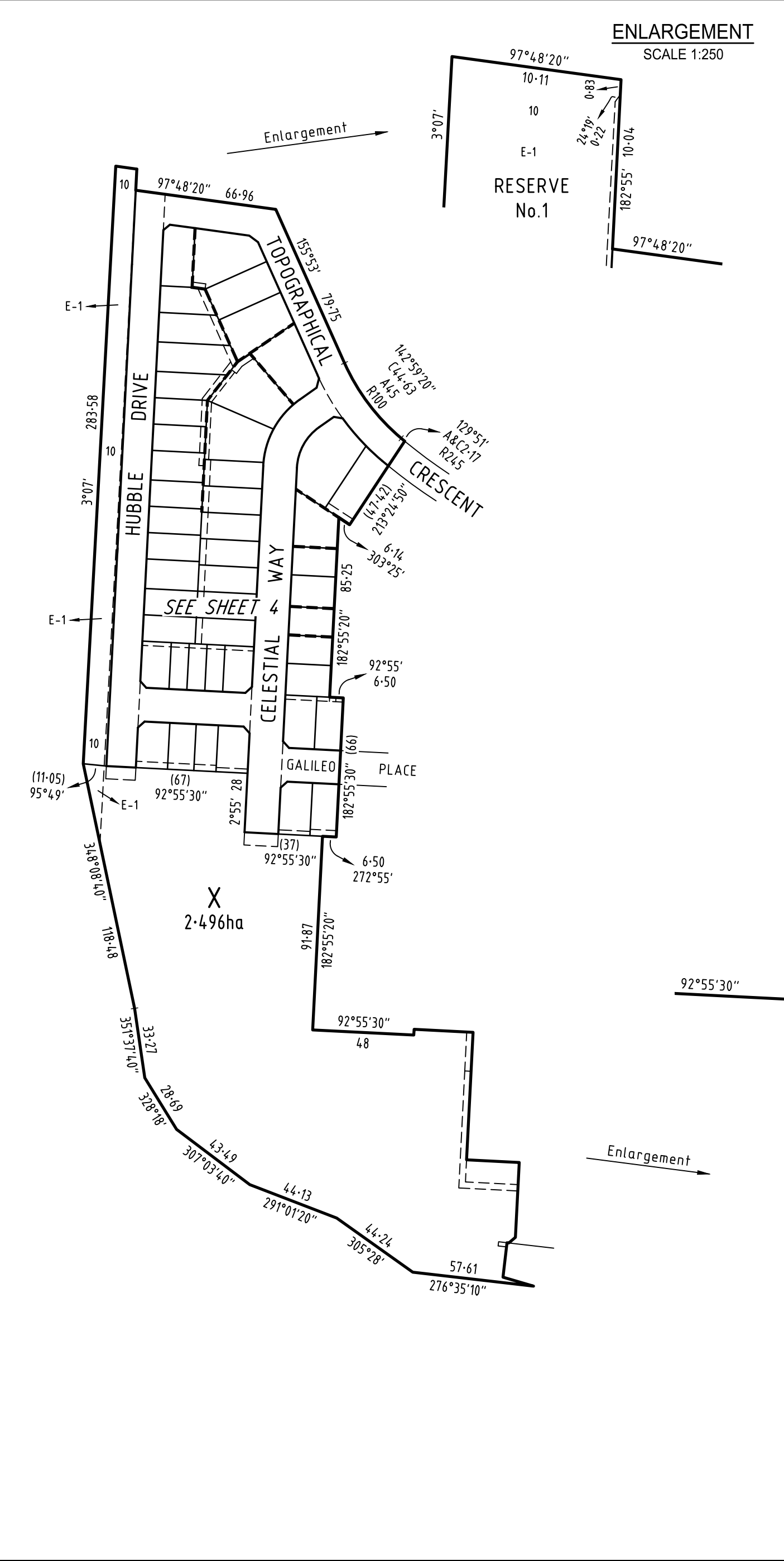


PLAN OF SUBDIVISION			EDITION 1		PS837857S	
<div>LOCATION OF LAND</div> <div>PARISH: YUROKE</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: T (PART), SECTION 12</div> <div>TITLE REFERENCE: C/T VOL .... FOL ...</div> <div>LAST PLAN REFERENCE: LOT W ON PS 837845A</div> <div>POSTAL ADDRESS: LYSTERFIELD DRIVE, (at time of subdivision) GREENVALE, VIC. 3059</div> <div>MGA94 CO-ORDINATES: E: 314 750 ZONE: 55 (of approx centre of land in plan) N: 5 835 300</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>This is a SPEAR Plan.</div> <div>Lots A to W and 1 to 2300 (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove by agreement that part of Easement E-6 (Sewerage &amp; Drainage) created on PS 837845A and that part Easement of E-8 (Sewerage) created on PS 837845A that now lies within Roads on this plan via section 6(1)(k)(iv) of the Subdivision Act 1988.</div>		
ROAD R-1 RESERVE No.1		HUME CITY COUNCIL HUME CITY COUNCIL				
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 &amp; 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		
FOR EASEMENT INFORMATION SEE SHEET 2						
TRUE NORTH ESTATE - STAGE 23 (48 LOTS)			AREA OF STAGE - 3.223ha			
<div></div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 307544SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Licensed Surveyor: Stephen Anthony Motta Version: 4				

				PS837857S
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	SEWERAGE	SEE DIAG.	PS837876N	YARRA VALLEY WATER CORPORTATION
E-2	DRAINAGE	SEE DIAG.	PS837876N	HUME CITY COUNCIL
E-3	DRAINAGE	SEE DIAG.	PS 837845A	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	PS 837845A	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	PS 837845A	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	PS 837845A	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG.	PS825297X	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	PS825297X	HUME CITY COUNCIL
E-8	SEWERAGE	0.50	PS 837845A	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	0.50	PS 837845A	HUME CITY COUNCIL
E-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS 837845A	THE RELEVANT ABUTTING LOT ON PS 837845A
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-12	SEWERAGE	0.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-13	DRAINAGE	0.50	THIS PLAN	HUME CITY COUNCIL
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	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-15	DRAINAGE	0.50	PS 837845A	HUME CITY COUNCIL
E-15	SEWERAGE	0.50	PS 837845A	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
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
A-1	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.50	PS 837845A	THE RELEVANT ABUTTING LOT ON PS 837845A
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**PS837857S**

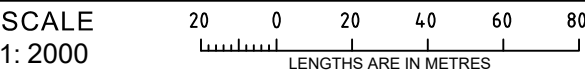


SURVEYOR'S FILE REF: 307544SV00

SCALE  
1: 2000

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LENGTHS ARE IN METRES



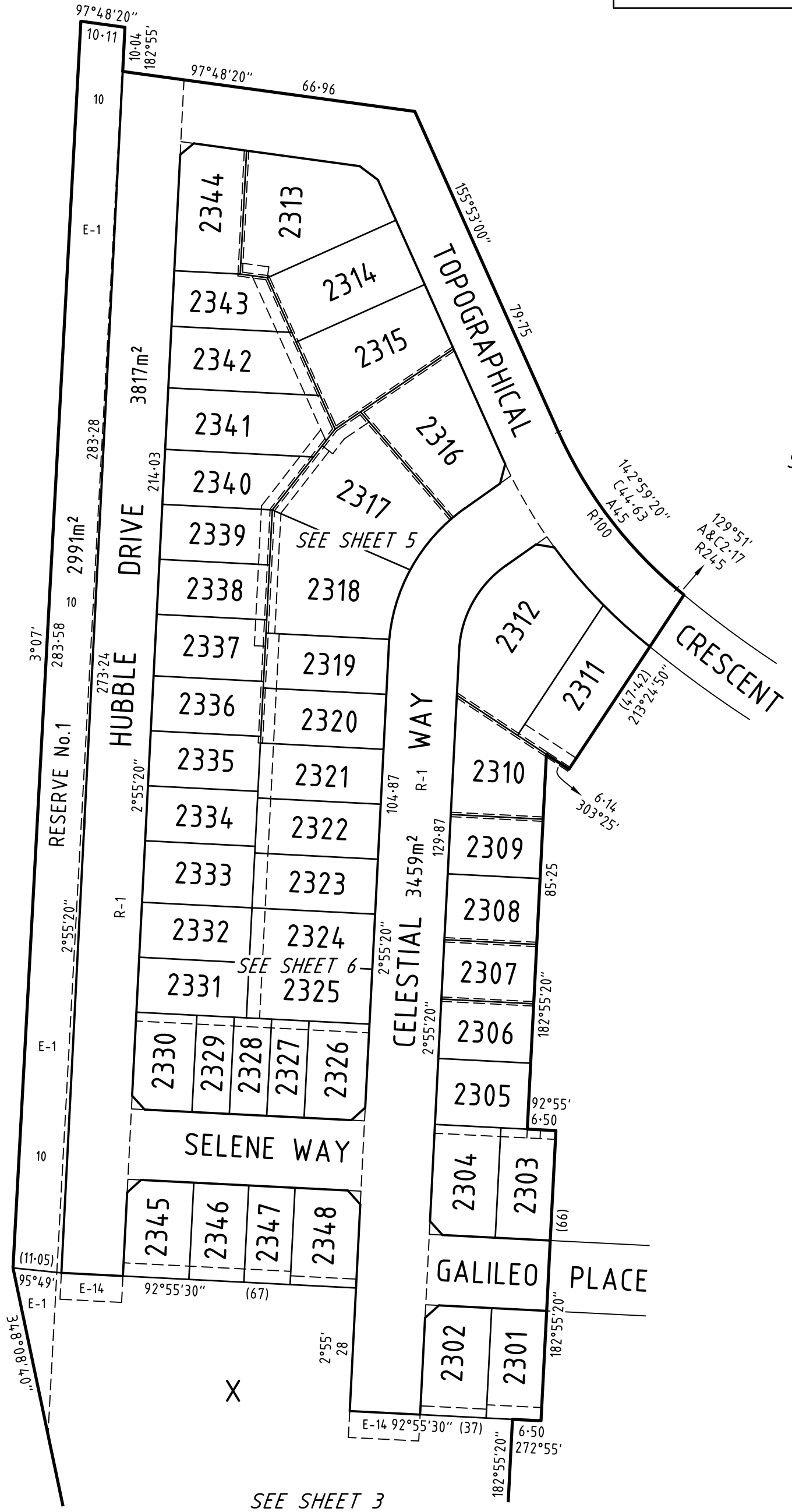
ORIGINAL SHEET  
SIZE: A3

SHEET 3



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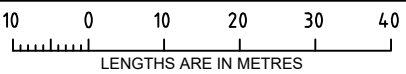


SEE SHEET 3

SEE SHEET 3

SURVEYOR'S FILE REF: 307544SV00

SCALE 1: 1000



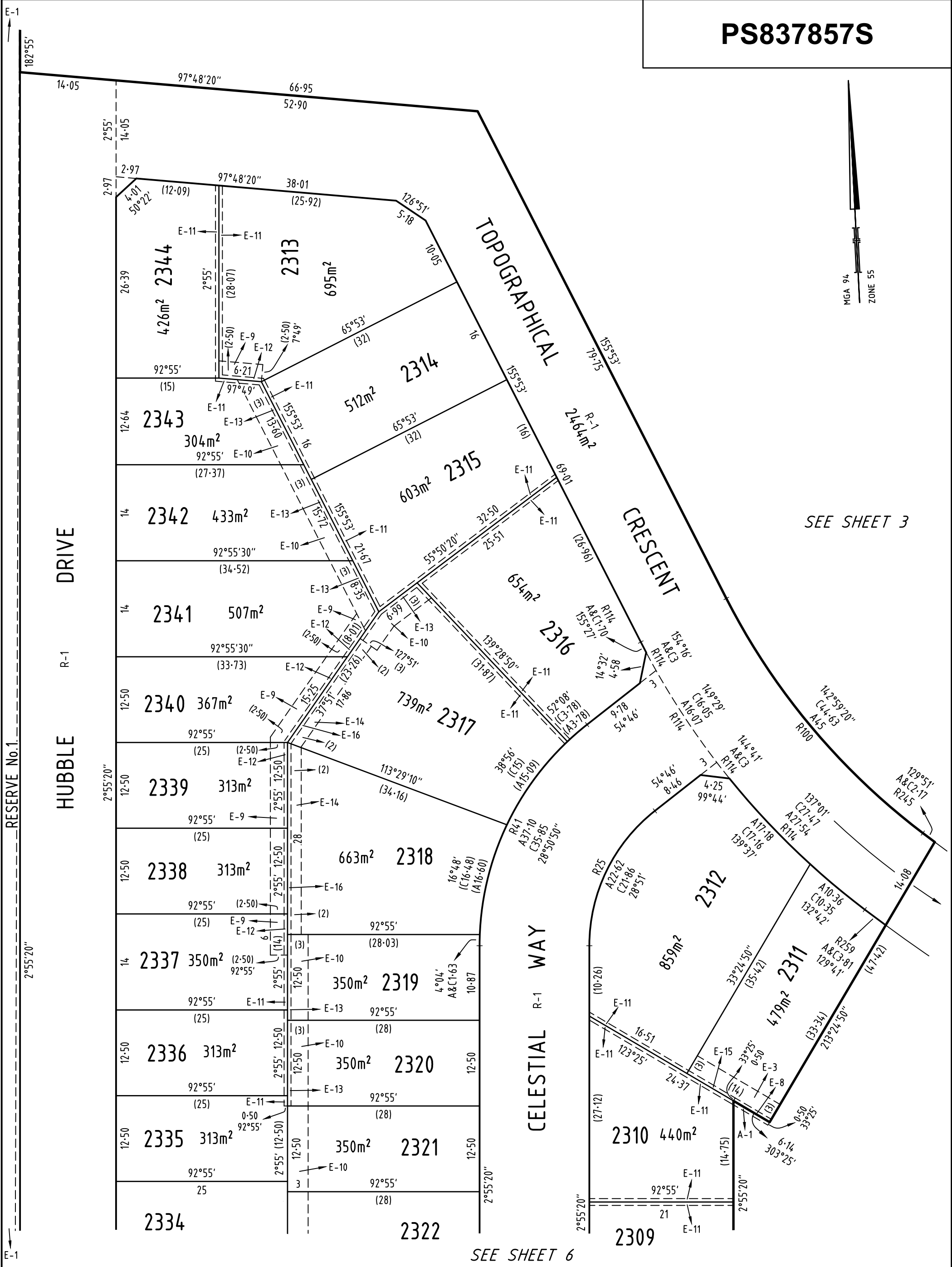
ORIGINAL SHEET SIZE: A3

SHEET 4



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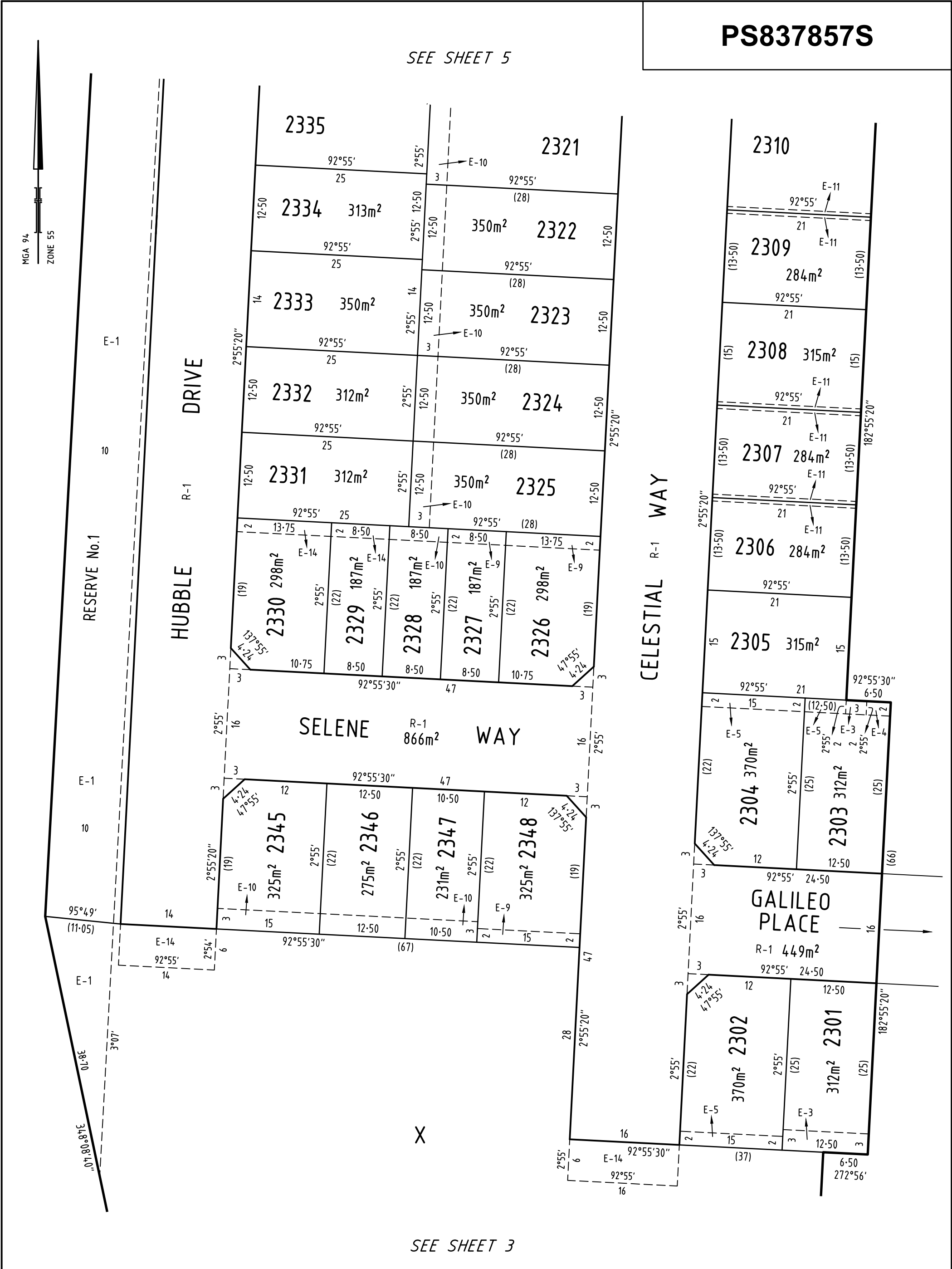
SEE SHEET 3

SEE SHEET 6

SURVEYOR'S FILE REF: 307544SV00	SCALE 1: 500 <div><div></div><div>5</div><div>0</div><div>5</div><div>10</div><div>15</div><div>20</div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	SHEET 5
<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>	Licensed Surveyor: Stephen Anthony Motta Version: 4		



SEE SHEET 5



SEE SHEET 3

SURVEYOR'S FILE REF: 307544SV00	SCALE 1: 500 <div><div>500m</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 6
<div><div><div>spiire</div></div><div><div>414 La Trobe Street</div><div>PO Box 16084</div><div>Melbourne Vic 8007</div><div>T 61 3 9993 7888</div><div>spiire.com.au</div></div></div>	Licensed Surveyor: Stephen Anthony Motta Version: 4		

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 2301 to 2348 (both inclusive) on this plan  
Land to be Burdened: Lots 2301 to 2348 (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 2301 to 2348 (both inclusive) on this plan  
Land to be Burdened: Lots 2301 to 2348 (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 2306, 2307, 2309, 2326 to 2330 (both inclusive), 2346 and 2347  
Land to be Burdened: Lots 2306, 2307, 2309, 2326 to 2330 (both inclusive), 2346 and 2347

Lots 2306, 2307, 2309, 2326 to 2330 (both inclusive), 2346 and 2347 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.