
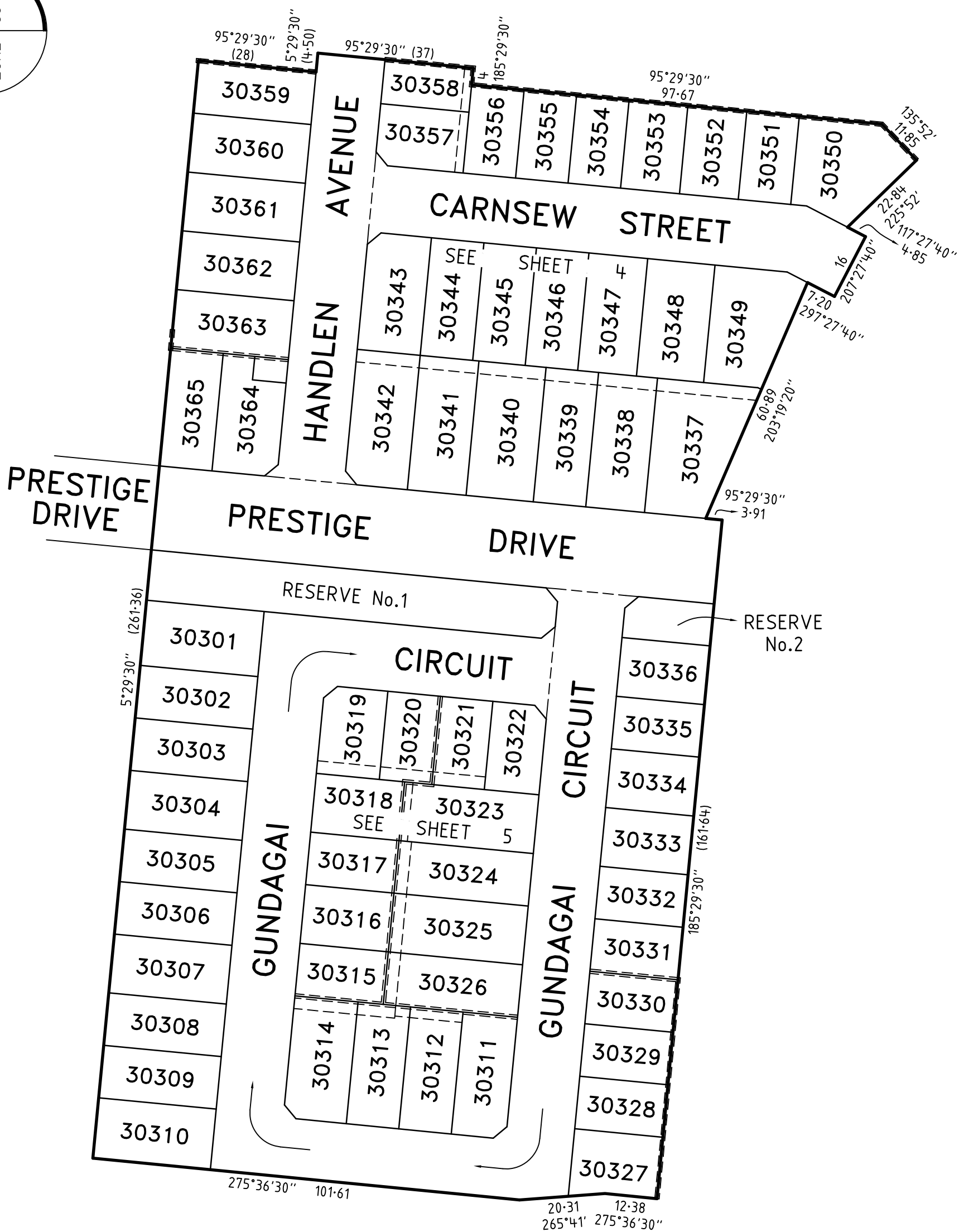
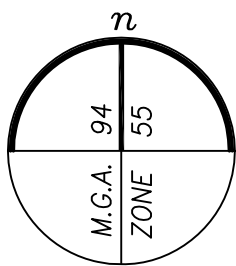


PLAN OF SUBDIVISION				EDITION		PS 807666U		
<div>LOCATION OF LAND</div> <div>PARISH: KALKALLO</div> <div>TOWNSHIP: —</div> <div>SECTION: —</div> <div>CROWN ALLOTMENT: —</div> <div>CROWN PORTION: 23 (PART)</div> <div>TITLE REFERENCE: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT ON</div> <div>POSTAL ADDRESS: — (at time of subdivision) KALKALLO 3064</div> <div>MGA 94 CO-ORDINATES: E 319 600 N 5 844 900 (approx. centre of land in plan)</div> <div>ZONE: 55</div>				<div>Council Name: Hume City Council</div> <div>Council Reference Number: S008243 Planning Permit Reference: P19978 SPEAR Reference Number: S102601B</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied</div> <div>Digitally signed by: Patrick Mora for Hume City Council on 06/09/2017</div>				
VESTING OF ROADS AND/OR RESERVES				NOTATIONS				
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING		This is /is not a staged subdivision Planning Permit No. P19978		
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3		HUME CITY COUNCIL HUME CITY COUNCIL HUME CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)		DEPTH LIMITATION DOES NOT APPLY LOTS 1 TO 30300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. AREA OF LAND SUBDIVIDED IS 3.653ha.				
EASEMENT INFORMATION								
<div>LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement</div> <div>*Support is defined as all necessary structural support rights for all retaining wall purposes</div>								
SUBJECT LAND	PURPOSE		WIDTH (METRES)	ORIGIN		LAND BENEFITED/IN FAVOUR OF		
	SEE			SHEET 2				
CLOVERTON – 303 DP3A			LICENSED SURVEYOR GREGORY STUART WILLIAMS					
65 LOTS								
<div><div>Bosco Jonson Pty Ltd</div><div>A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</div><div></div></div>			DATE 01/09/17		REFERENCE 31637033		ORIGINAL SHEET SIZE A3	
			VERSION F		DRAWING 3163703AF		SHEET 1 OF 7 SHEETS	
			Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 06/09/2017, SPEAR Ref: S102601B					

[illegible]

PLAN OF SUBDIVISION

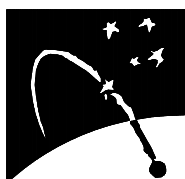
PS 807666U



CLOVERTON – 303

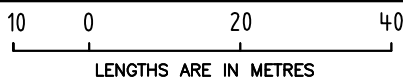
DP3A

Bosco Jonson Pty Ltd
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16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1000



DATE 01/09/17
VERSION F

REFERENCE 31637033
DRAWING 3163703AF

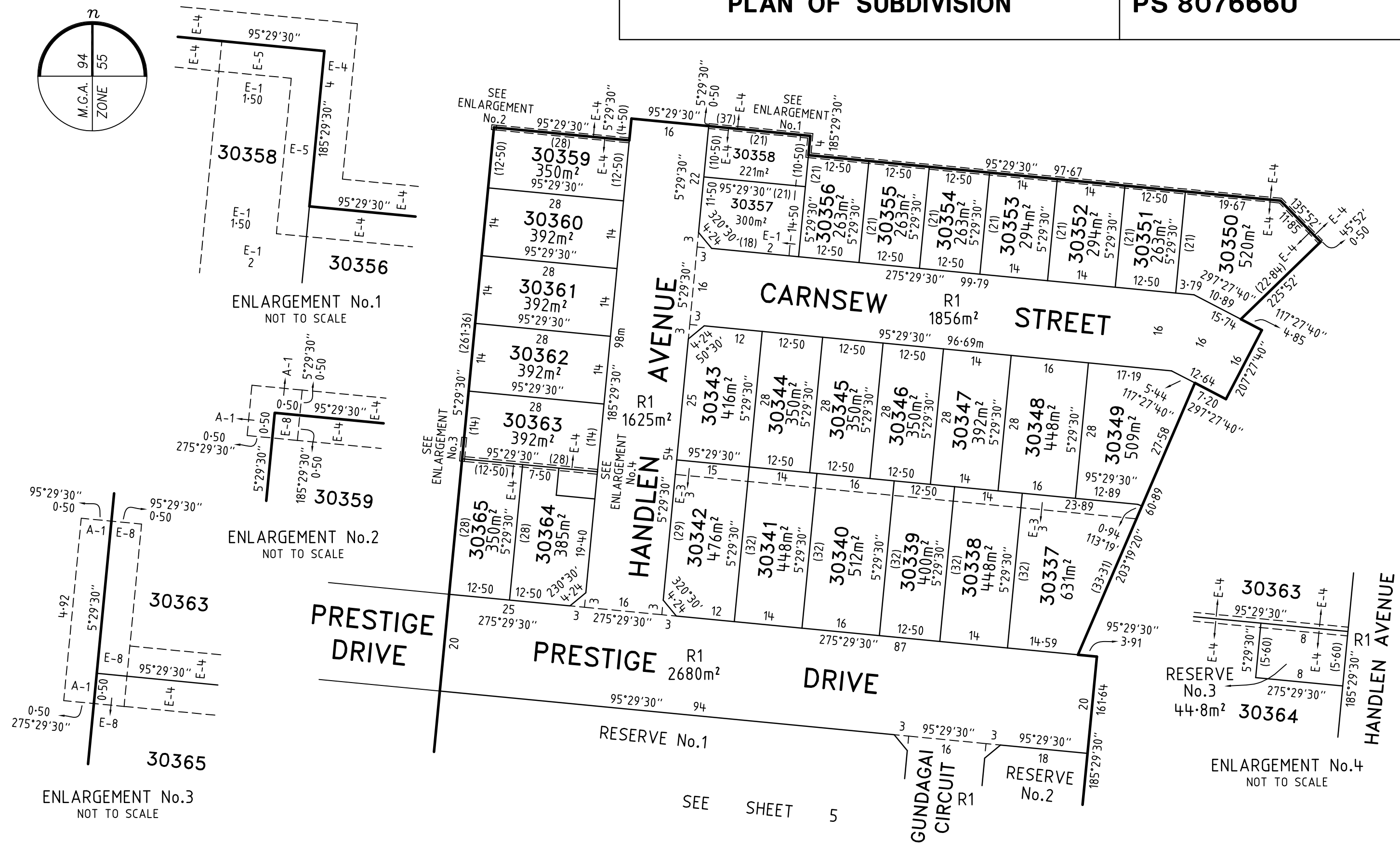
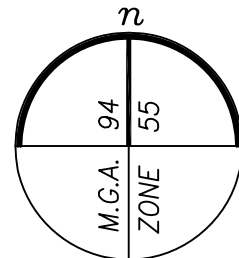
ORIGINAL SHEET SIZE A3
SHEET 3


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06/09/2017, SPEAR Ref: S102601B

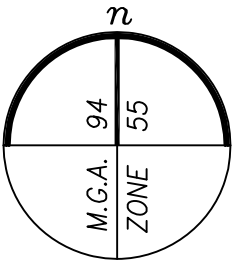
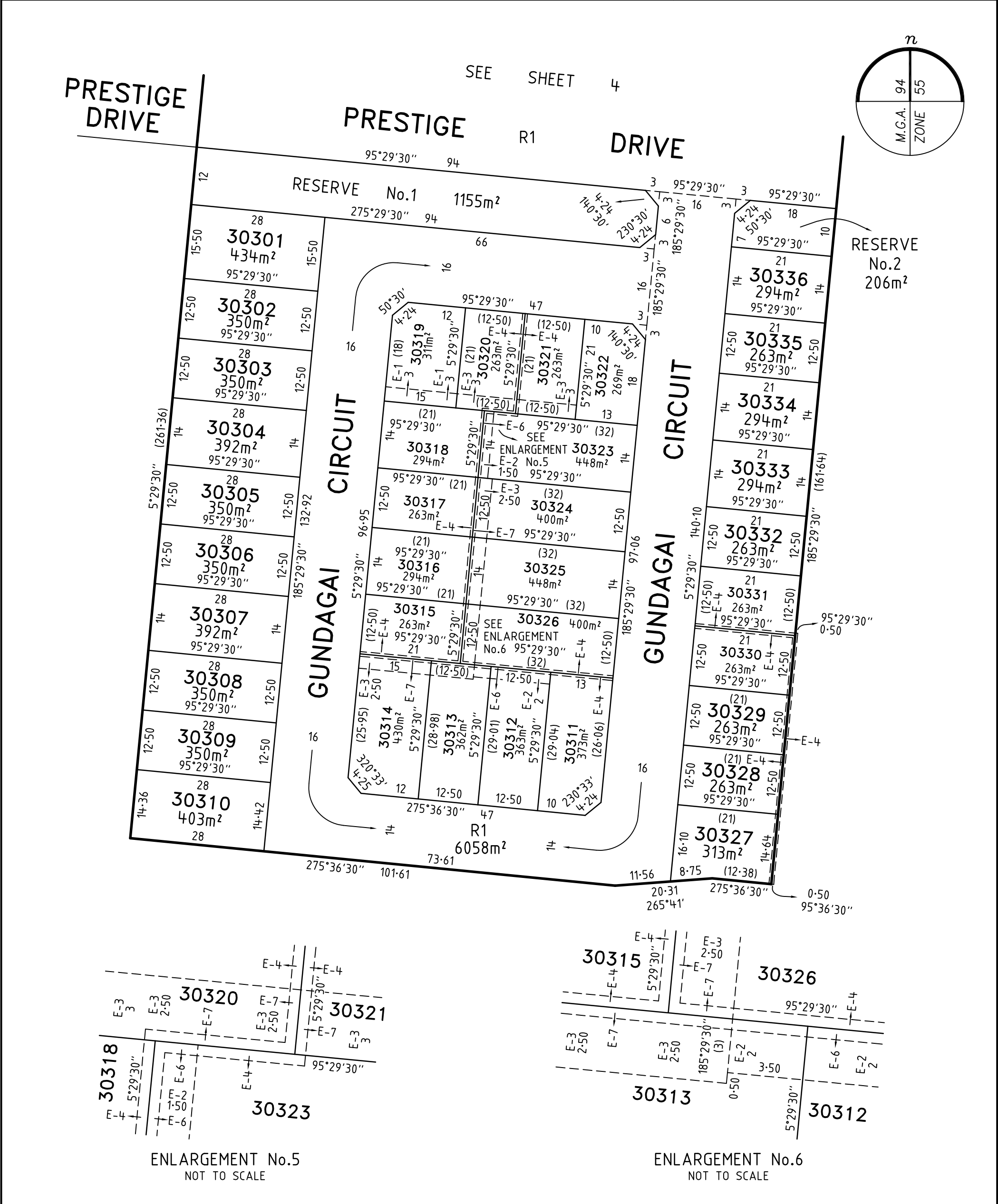
Digitally signed by:
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SPEAR Ref: S102601B

PLAN OF SUBDIVISION

PS 807666U



<div><div>Bosco Jonson Pty Ltd</div><div>A.B.N 15 169 138 827</div><div>P.O. Box 5075, South Melbourne, Vic 3205</div><div>16 Eastern Road South Melbourne</div><div>Vic 3205 Australia</div><div>Tel 03) 9699 1400 Fax 03) 9699 5992</div></div> <div></div>	CLOVERTON – 303 DP3A		<div><div>7.50 0 15 30</div><div>LENGTHS ARE IN METRES</div></div>	SCALE 1:750	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR GREGORY STUART WILLIAMS				SHEET 4
	DATE 01/09/17	REFERENCE 31637033	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 06/09/2017, SPEAR Ref: S102601B		Digitally signed by: Hume City Council, 06/09/2017, SPEAR Ref: S102601B
VERSION F	DRAWING 3163703AF				



CLOVERTON – 303 DP3A		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992		DATE 01/09/17	REFERENCE 31637033	ORIGINAL SHEET SIZE A3
		VERSION F	DRAWING 3163703AF	SHEET 5
Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 06/09/2017, SPEAR Ref: S102601B			Digitally signed by: Hume City Council, 06/09/2017, SPEAR Ref: S102601B	

PLAN OF SUBDIVISION

PS 807666U

CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
30301	30302
30302	30301, 30303
30303	30302, 30304
30304	30303, 30305
30305	30304, 30306
30306	30305, 30307
30307	30306, 30308
30308	30307, 30309
30309	30308, 30310
30310	30309
30311	30312, 30326
30312	30311, 30313, 30326
30313	30312, 30314, 30315, 30326
30314	30313, 30315
30319	30318, 30320
30323	30318, 30320, 30321, 30322, 30324
30324	30317, 30323, 30325
30325	30316, 30324, 30326
30326	30311, 30312, 30313, 30315, 30325
30327	30328
30337	30338, 30348, 30349

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
30338	30337, 30339, 30347, 30348
30339	30338, 30340, 30346, 30347
30340	30339, 30341, 30345, 30346
30341	30340, 30342, 30344, 30345
30342	30341, 30343
30343	30342, 30344
30344	30341, 30343, 30345
30345	30340, 30341, 30344, 30346
30346	30339, 30340, 30345, 30347
30347	30338, 30339, 30346, 30348
30348	30337, 30338, 30347, 30349
30349	30337, 30348
30350	30351
30357	30356, 30358
30359	30360
30360	30359, 30361
30361	30360, 30362
30362	30361, 30363
30363	30362, 30364, 30365
30364	30363, 30365
30365	30363, 30364

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

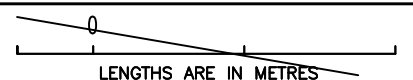
1. SHALL NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING THAT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE ENDORSED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO.....
2. SHALL NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS THE AMENDMENT IS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND ANY CRITERIA OR MATTERS THAT MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON AN AMENDMENT TO A BUILDING ENVELOPE.
3. THE BUILDING ENVELOPES SHALL CEASE TO HAVE EFFECT ON THE LOT CONTAINING THE ENVELOPE TEN YEARS AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THE LOT CONTAINING THE BUILDING ENVELOPE.
4. SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT.
5. THE REQUIREMENT FOR SUCH ENDORSEMENT SHALL CEASE TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.

CLOVERTON - 303

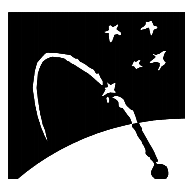
DP3A

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



Bosco Jonson Pty Ltd
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16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



DATE 01/09/17

VERSION F

REFERENCE 31637033

DRAWING 3163703AF

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (F),
06/09/2017, SPEAR Ref: S102601B

Digitally signed by:
Hume City Council,
06/09/2017,
SPEAR Ref: S102601B

PLAN OF SUBDIVISION

PS 807666U

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
30315	30313, 30314, 30316, 30326
30316	30315, 30317, 30325
30317	30316, 30318, 30324
30318	30317, 30319, 30323
30320	30318, 30319, 30321, 30323
30321	30320, 30322, 30323
30328	30327, 30329
30329	30328, 30330
30330	30329, 30331
30331	30330, 30332
30332	30331, 30333

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
30333	30332, 30334
30334	30333, 30335
30335	30334, 30336
30336	30335
30351	30350, 30352
30352	30351, 30353
30353	30352, 30354
30354	30353, 30355
30355	30354, 30356
30356	30355, 30357, 30358
30358	30356, 30357

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

1. 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 LOT TYPE 'A' OF THE SMALL LOT HOUSING CODE.
2. SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT
3. THE REQUIREMENT FOR SUCH ENDORSEMENT SHALL CEASE TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.
4. THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER THE ISSUE OF CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF THE DWELLING ON THE LOT.

CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
30322	30321, 30323

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

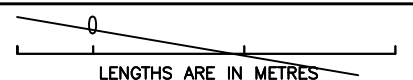
1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH LOT TYPE 'B' OF THE SMALL LOT HOUSING CODE.
2. SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT
3. THE REQUIREMENT FOR SUCH ENDORSEMENT SHALL CEASE TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.
4. THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER THE ISSUE OF CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF THE DWELLING ON THE LOT.

CLOVERTON - 303

DP3A

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE	01/09/17	REFERENCE	31637033
VERSION	F	DRAWING	3163703A

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Surveyor's Plan Version (F),
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Digitally signed by:
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