EDITION

PS 807666U

LOCATION OF LAND

PARISH: **KALKALLO**

TOWNSHIP: **SECTION:**

CROWN ALLOTMENT:

CROWN PORTION: 23 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN **REFERENCE:** LOT ON

POSTAL ADDRESS:

KALKALLO 3064 (at time of subdivision)

MGA 94 CO-ORDINATES: (approx. centre of land in plan)

319 600

N 5 844 900

ZONE: 55

VESTING OF F	ROADS AND/OR RESERVES
DENTIFIER	COUNCIL/BODY/PERSON
OAD R1	HUME CITY COUNCIL
ESERVE No.1	HUME CITY COUNCIL
ESERVE No.2	HUME CITY COUNCIL
CCDVC N= 2	ALICHET FLECTDICITY CEDVICES DIV LID

Council Name: Hume City Council

Council Reference Number: S008243 Planning Permit Reference: P19978 SPEAR Reference Number: S102601B

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

has been made and the requirement has not been satisfied

Digitally signed by: Patrick Mora for Hume City Council on 06/09/2017

NOTATIONS

IE R0 RE RE: RESERVE No.3

AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)

This **is**/is not a staged subdivision **STAGING** Planning Permit No. P19978

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

LEGEND: E — Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement *Support is defined as all necessary structural support rights for all retaining wall purposes

PURPOSE	WIDTH (METRES)	ORIGI	IN	LAND BENEFITED/IN FAVOUR OF
SEE		SHEET	2	

CLOVERTON - 303

65 LOTS

DP3A

LICENSED SURVEYOR

GREGORY STUART WILLIAMS

ORIGINAL SHEET SIZE A3

SHEETS

SHEET 1 OF 7

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



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

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PS 807666U

EASEMENT INFORMATION

LEGEND: E — Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A — Appurtenant Easement

	WIDTH (METRES)	ORIGIN LAND BENEFITE	LAND BENEFITED/IN FAVOUR OF
DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
*SUPPORT	0.50	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
DRAINAGE *SUPPORT	0·50 0·50	THIS PLAN THIS PLAN	HUME CITY COUNCIL THE RELEVANT ABUTTING LOT ON THIS PLAN
SEWERAGE *SUPPORT	0·50 0·50	THIS PLAN THIS PLAN	YARRA VALLEY WATER CORPORATION THE RELEVANT ABUTTING LOT ON THIS PLAN
DRAINAGE SEWERAGE *SUPPORT	0·50 0·50 0·50	THIS PLAN THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION THE RELEVANT ABUTTING LOT ON THIS PLAN
*SUPPORT	0.50	PS807665W	THE RELEVANT ABUTTING LOT ON PS807665W
*SUPPORT	0.50	PS807665W	THE RELEVANT ABUTTING LOT ON PS807665W
	DRAINAGE SEWERAGE *SUPPORT DRAINAGE *SUPPORT SEWERAGE *SUPPORT DRAINAGE SEWERAGE *SUPPORT *SUPPORT *SUPPORT	DRAINAGE SEWERAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT SEWERAGE *SUPPORT DRAINAGE *SUPPORT O-50 SEWERAGE *SUPPORT DRAINAGE SEWERAGE *SUPPORT DRAINAGE SEWERAGE *SUPPORT O-50 *SUPPORT O-50 *SUPPORT O-50	DRAINAGE SEWERAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE *SUPPORT DRAINAGE SEWERAGE 0.50 THIS PLAN THI

CLOVERTON - 303

DP3A

LIAMS SCALE

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

01/09/17

DATE

VERSION F

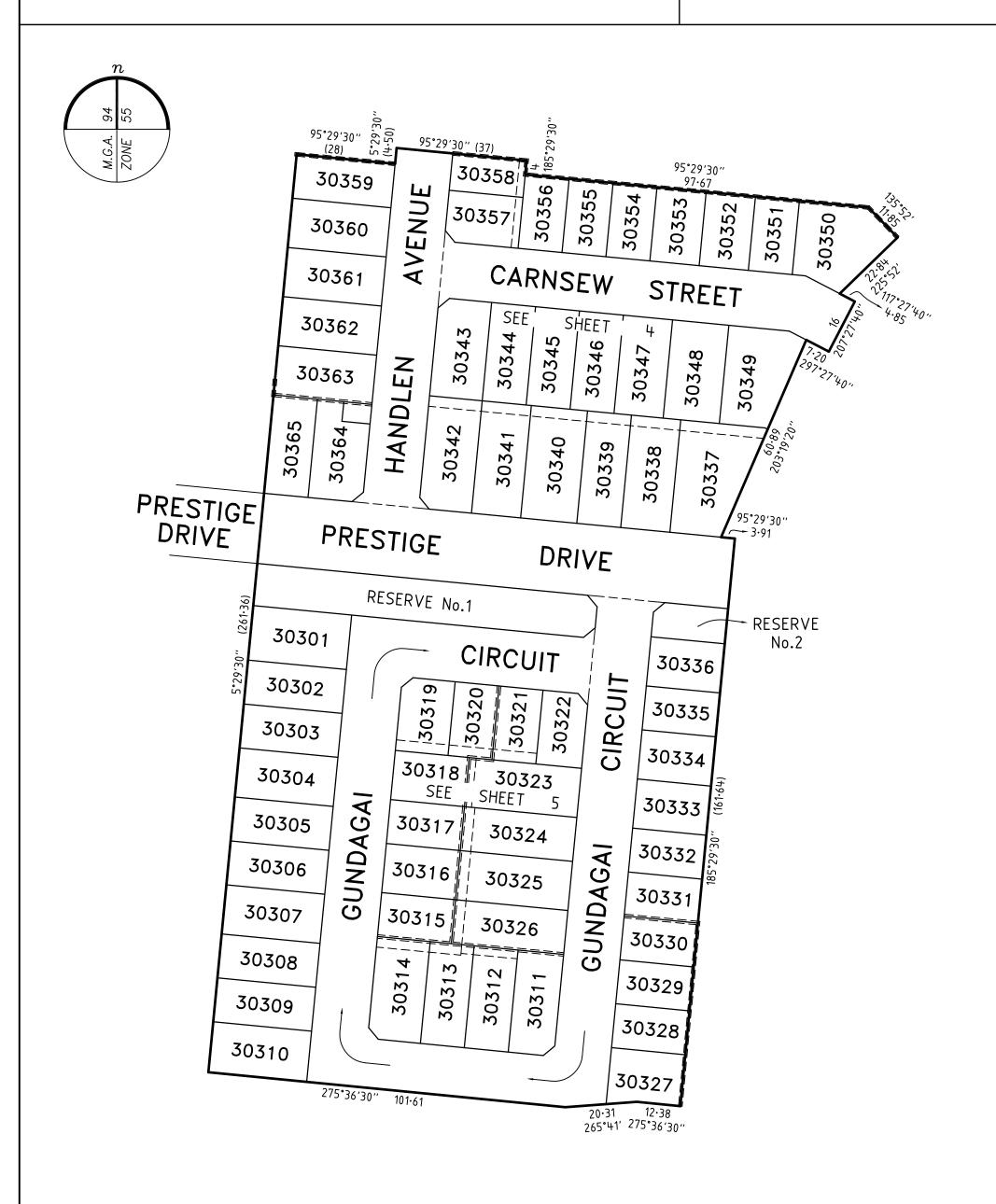
REFERENCE 31637033
DRAWING 3163703AF

Digitally signed by:

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

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

PS 807666U



CLOVERTON - 303

DP3A

LICENSED SURVEYOR GREGORY STUART WILLIAMS

01/09/17

06/09/2017, SPEAR Ref: S102601B

VERSION F

SCALE 10 1:1000

LENGTHS ARE IN METRES ORIGINAL SHEET SIZE A3

SHEET 3

40

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REFERENCE 31637033

DRAWING

3163703AF

PLAN OF SUBDIVISION PS 807666U n95°29'30" 94 55 E-1 1·50 M.G.A. ZONE SEE *0.0.00 SEE *0.00.00 SEE *0.00 SEE *0.00.00 SEE *0.00 SEE *0.00.00 SEE *0.00 SEE *0.00.00 SEE *0.00 SEE *0.00.00 SEE *0.00 SEE *0.00.00 SEE *0.00.00 SEE *0.00.00 SEE *0.00.00 SEE *0.0 SEE ENLARGEMENT 95°29′30″ | 95°29′30″ L in ± 30358 | E-5 30359 350m² 95°29′30″ _ີ່ 30358 <u>95°29′30″</u> 97.67 221m² 30355 263m² 52930... £ 30357 = ်ဖ 30357 9 E-1 1 12:50 **3035**, 263m², 5.29,30" 3035; 294m² 5°29'30". E-1 1·50 30351 263m² 5.263m² 30360 **30350** 520m² 3035 294m² 392m² E-1 95°29'30" 12.50 12.50 30356 275°29′30″ 28 12.50 99.79 CARNSEW 30361 VENUI 392m² R1 ENLARGEMENT No.1 STREET NOT TO SCALE 1856m² 95°29'30" 95°29′30″ 28 96·69m 12.50 12.50 30362 12.50 392m² 30345 350m² 5°29'30" 25 **3034** 416m² 5°29'30' 177.27:40. 95°29′30" 3034. 350m² 529'30 30346 350m² 5°29'30" R1 30347 392m² 5°29'30" ິ95°29′30″ 28 **30349** 509m² 28 30348 448m² 30363 392m² 1625m² ··· (28) 0.50 275°29′30′ _9<u>5</u>°29′30′′ 95°29′30′ 12.50 (12.50) 1 7.50 12.50 95°29′30′ 95°29′30″ 0·50 12.50 12.89 30359 _95°29′30" 0·50 (28) **3036**2 385m² (29) **3034**2 476m² 30341 448m² 5°29'3" 30340 512m² A-1 3033 400m² 5.2930," ENLARGEMENT No.2 30338 448m² 30337 631m² NOT TO SCALE AVENUE 30363 12.50 5.29'30' 30363 4.92 **PRESTIGE** 25 275°29′30″ 275°29′30′′ 95°29′30″ 275°29′30″ 14.59 - 3.91 DRIVE PRESTIGE HANDLEN 2680m² RESERVE DRIVE No.3 275°29′30″ 95°29′30′′ 30364 44·8m² 0.50 275°29′30″ E-8 RESERVE No.1 95°29′30″ 95°29′30″ GUNDAGAI CIRCUIT ™ 16 30365 ENLARGEMENT No.4 RESERVE NOT TO SCALE No.2 ENLARGEMENT No.3 SEE SHEET NOT TO SCALE

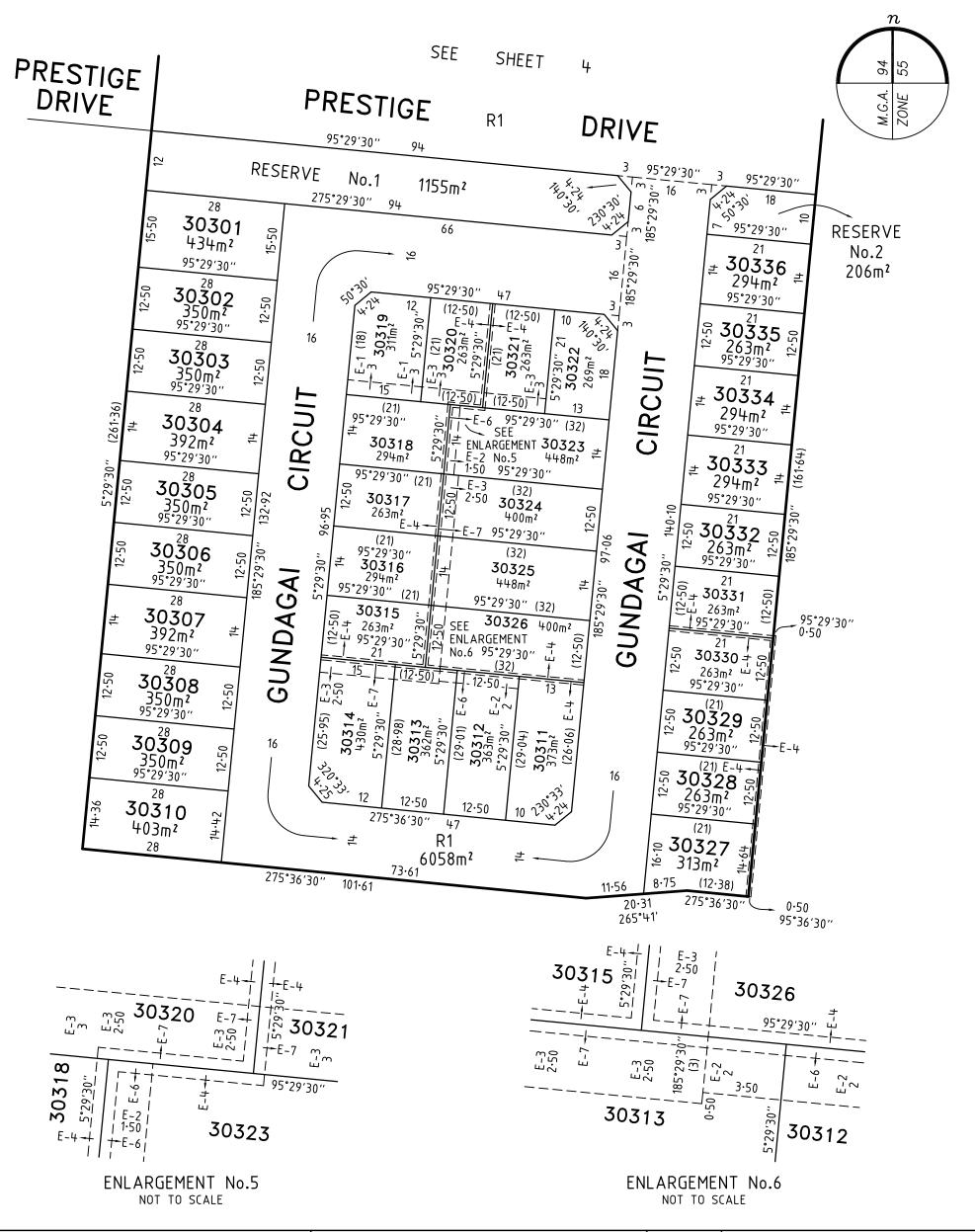
Bosco Jonson Pty Ltd

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



,	CLOVERTON - 30 LICENSED SURVEYOR GREGOR		7.5 0 15 30 LENGTHS ARE IN METRES	SCALE 1:750	ORIGINAL SHEET SIZE A3 SHEET 4
	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 sign Hume City (06/09/2017, SPEAR Ref	Council,

PS 807666U



CLOVERTON - 303

DP3A

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LICENSED SURVEYOR GREGORY	STUART WILLIAMS	scale 1:750	7·5 0 LENGTHS	15 ARE IN METRES	30
DATE 01/09/17	REFERENCE 31637()33	ORIGINAL	SHEET SIZE A	.3
VERSION F	drawing 316370)3AF	SHEET 5	-)	

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

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

Bosco Jonson Ptv Ltd

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Digitally signed by:

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Surveyor's Plan Version (F),

06/09/2017, SPEAR Ref: S102601B

Hume City Council, 06/09/2017. SPEAR Ref: S102601B

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 **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

LICENSE	SURVEYOR	GREGORY	STUART	WILLIAMS	SCALE	_	LENGTHS
DATE	01/09/17		REFEREN	CE 316370	133		ORIGINAL
VERSION	F		DRAWING	316370	3AF		SHEET 7

Digitally signed by: Gregory Stuart Williams (Bosco Jonson

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

Digitally signed by:

ARE IN METRES

SHEET SIZE A3

Surveyor's Plan Version (F),

06/09/2017, SPEAR Ref: S102601B