

Our ref: MM:CL:301526

16 December 2014

The General Manager  
Adjudication Branch  
Australian Competition and Consumer Commission  
Level 35, The Tower  
Melbourne Central  
360 Elizabeth Street  
MELBOURNE VIC 3000

<b>Email</b> & Facsimile:	<b>adjudication@acc.gov.au</b> <b>(03) 9663 3699</b>
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Dear Sir/Madam

**Exclusive Dealing Notification**

We act for Peet Greenvale Syndicate ABN 72 160 996 510.

Attached is:

1. our client's Form G notification of exclusive dealing;
2. proposed plan of subdivision PS724877R; and
3. proposed single and double storey dwellings site, floor and landscaping plans.

A cheque for \$100.00 (being the applicable fee) will be handed to the Melbourne office of the Australian Competition and Consumer Commission today with the original of this letter.

If you have any queries, please do not hesitate to contact us.

Yours faithfully



**Michael Mammen**  
Partner  
HWL Ebsworth Lawyers

+61 3 8644 3643  
mmammen@hwle.com.au

Adelaide  
Brisbane  
Canberra  
Melbourne  
Norwest  
Perth  
Sydney

## Form G

Commonwealth of Australia  
*Competition and Consumer Act 2010 — subsection 93 (1)*  
**NOTIFICATION OF EXCLUSIVE DEALING**

To the Australian Competition and Consumer Commission:

Notice is hereby given, in accordance with subsection 93 (1) of the *Competition and Consumer Act 2010*, of particulars of conduct or of proposed conduct of a kind referred to subsections 47 (2), (3), (4), (5), (6), (7), (8) or (9) of that Act in which the person giving notice engages or proposes to engage.

PLEASE FOLLOW DIRECTIONS ON BACK OF THIS FORM

### 1. Applicant

- (a) Name of person giving notice:  
(Refer to direction 2)

N98052 PEET FUNDS MANAGEMENT LTD AS RESPONSIBLE ENTITY  
FOR THE PEET GREENVALE SYNDICATE ABN 72 160 996 510

- (b) Short description of business carried on by that person:  
(Refer to direction 3)  
Residential Land Construction, Development and Subdivision

- (c) Address in Australia for service of documents on that person:  
c/o HWL Ebsworth Lawyers  
Level 26, 530 Collins Street, Melbourne, Victoria 3000

### 2. Notified arrangement

- (a) Description of the goods or services in relation to the supply or acquisition of which this notice relates:

- Sale of vacant subdivided land for residential use
- Construction of fully detached residential homes

- (b) Description of the conduct or proposed conduct:

Entry into contracts of sale of vacant subdivided land for residential use, conditional upon purchasers also entering into building contracts with Nostra Homes & Developments Pty Ltd ACN 127 679 627 trading as Nostra Homes ('**Nostra Homes**'), for construction of attached and semi-attached single and double storey residential homes choosing from 4 different types of design and 8 different lot sizes.

(Refer to direction 4)

### 3. Persons, or classes of persons, affected or likely to be affected by the notified conduct

- (a) Class or classes of persons to which the conduct relates:  
(Refer to direction 5)

- purchasers of subdivided vacant residential land

- builders of residential homes

(b) Number of those persons:

(i) At present time:

0

(ii) Estimated within the next year:

*(Refer to direction 6)*

8

(c) Where number of persons stated in item 3 (b) (i) is less than 50, their names and addresses:

N/A

#### 4. Public benefit claims

(a) Arguments in support of notification:

*(Refer to direction 7)*

Peet Greenvale Syndicate is the registered proprietor of a vacant residential land estate known as Aitken Aspect (Stage 1F), Greenvale ('Estate').

The Estate contains a significant amount of land which is being developed for various residential, educational and other mixed-use purposes.

Within the Estate, Lots 10 to 17 on unregistered plan of subdivision 724877R, Halcyon Way, Greenvale ('Site') is proposed for subdivision and development as affordable single storey and double storey housing products to appeal to first homebuyers and other purchasers seeking a high quality affordable home.

The medium density residential dwellings on the Site will comprise of attached and semi attached single and double storey residential housing, where these dwellings will, in many cases, share common boundaries and will otherwise be constructed on narrow or shallow lots with small overall lot sizes to maximise affordability.

Because of this, Peet Greenvale Syndicate has entered into detailed negotiations with a number of residential builders, with a view to nominating one single builder to construct all dwellings on the Site, to:

- ensure that fully detached housing can be constructed simultaneously by the one builder;
- avoid issues with construction timeframes and disruption which would arise if multiple builders were attempting to construct housing at different times;
- avoid issues with construction timeframes and disruption which would arise if multiple builders were attempting to construct housing at the same time, using different plans which may not be cohesive;
- enable the most efficient and effective construction timeframe for purchasers;
- deliver a cohesive and attractive development where purchasers can rely on the aesthetics and design controls within the development; and
- ensure that affordable first home buyer plans can be delivered through cost savings which a single builder can achieve on the Site.

As a result of these negotiations, Peet Greenvale Syndicate wishes to nominate Nostra Homes as its preferred builder for the Site.

Nostra Homes will provide purchasers with a choice of 4 alternative designs, distinct floor plans and layouts, as well as choices of internal specifications to ensure that purchasers have a wide variety of options, whilst still ensuring cohesive, efficient and cost-effective construction.

Nostra Homes has advised they will ensure that the aesthetic and design controls on the Site will be complied with in all construction (which provides more security for the value of purchasers' investments).

As noted above, this will create significant opportunities for economies of scale, in terms of marketing costs and expertise, and most importantly, will enable Nostra Homes to offer high value building products to potential purchasers at lowered costs, due to the savings made on committing significant resources to the project, thereby reducing input, material and labour costs, and being able to transfer these benefits to purchasers.

This will lead to affordable quality homes being constructed for what is predominantly a first home buyer market, enabling purchasers to benefit from the arrangements in purchasing their own land and constructing homes.

- (b) Facts and evidence relied upon in support of these claims:
- Approved sample home designs are attached, for which Nostra Homes will be able to construct high value residential dwellings at lowered costs due to their economies of scale. 4 alternative layouts and designs are available, as well as 8 different lot sizes and a choice of fixtures, fittings and internal specifications.
  - A copy of the proposed plans are attached, showing the requirement for attached and semi-attached single and double storey dwellings.

## 5. **Market definition**

Provide a description of the market(s) in which the goods or services described at 2 (a) are supplied or acquired and other affected markets including: significant suppliers and acquirers; substitutes available for the relevant goods or services; any restriction on the supply or acquisition of the relevant goods or services (for example geographic or legal restrictions):  
*(Refer to direction 8)*

- First Home Buyer market
- Second and subsequent Home Buyer Market
- Residential Home Builders
- Investor purchasers

## 6. **Public detriments**

- (a) Detriments to the public resulting or likely to result from the notification, in particular the likely effect of the notified conduct on the prices of the goods or services described at 2 (a) above and the prices of goods or services in other affected markets:

*(Refer to direction 9)*

It is likely that no detriment will flow to the public, as potential purchasers will be seeking attached and semi attached construction, and will recognise the significant cost savings to be obtained through the use of one single builder throughout the Site. Potential purchasers will also achieve further cost savings as the attached and semi-attached residential homes will be constructed simultaneously by one builder resulting in a saving of overheads.

Also, no material detriment will result from the notification, as the same goods and services (ie house and land packages, separate vacant land and also residential construction products) are available within the Estate itself and at a number of alternative residential developments adjacent to and surrounding the development for which the notification is made. Therefore, the notification will not materially affect the available options comprising an approximate amount of 380 lots for purchasers in the Estate, let alone other alternatives available in the local area. Approximately 329 lots are also available in nearby estates as follows:

<b>Estate</b>	<b>Number of lots for sale</b>
Highlands	104
Providence	44
Greenvale Gardens	35
Greenvale Orchards	8
Aston	46
Trillium	72
Arena	20

The notification will also not materially affect potential builders, as vacant land options exist within the Estate and at nearby developments, with significant levels of stock already available, or about to become available. Builders such as Metricon Homes, Porter Davis Homes, Carlisle Homes, Sherridon Homes, Eight Homes, JG King Homes, Bentley Homes, Henley Homes, Boutique Homes, Dennis Family Homes, Orbit Homes, Urban Edge Homes, Zuccala Homes and Dakota Homes are available for selection to construct on other lots.

Therefore, because the public has significant choices in this segment of the market in this geographic region, the potential detriment is minimised.

(b) Facts and evidence relevant to these detriments:

As set out above, the Estate itself offers other vacant land opportunities and other developments in the area offer vacant land to purchasers with an unlimited choice of residential builders, as well as house and land packages with a choice of nominated builders.

**7. Further information**

- (a) Name, postal address and contact telephone details of the person authorised to provide additional information in relation to this notification:

Michael Mammen

HWL Ebsworth Lawyers

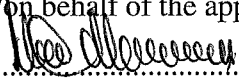
Level 26, 530 Collins Street, Melbourne VIC 3000

(03) 8644 3500

mmammen@hwle.com.au

Dated.....16/12/14.....

Signed by/on behalf of the applicant

..... (Signature)

MICHAEL MAMMEN..... (Full Name)

HWL EBSWORTH LAWYERS..... (Organisation)

PARTNER..... (Position in Organisation)

## DIRECTIONS

1. In lodging this form, applicants must include all information, including supporting evidence that they wish the Commission to take into account in assessing their notification.

Where there is insufficient space on this form to furnish the required information, the information is to be shown on separate sheets, numbered consecutively and signed by or on behalf of the applicant.

2. If the notice is given by or on behalf of a corporation, the name of the corporation is to be inserted in item 1 (a), not the name of the person signing the notice, and the notice is to be signed by a person authorised by the corporation to do so.
3. Describe that part of the business of the person giving the notice in the course of which the conduct is engaged in.
4. If particulars of a condition or of a reason of the type referred to in section 47 of the *Competition and Consumer Act 2010* have been reduced in whole or in part to writing, a copy of the writing is to be provided with the notice.
5. Describe the business or consumers likely to be affected by the conduct.
6. State an estimate of the highest number of persons with whom the entity giving the notice is likely to deal in the course of engaging in the conduct at any time during the next year.
7. Provide details of those public benefits claimed to result or to be likely to result from the proposed conduct including quantification of those benefits where possible.
8. Provide details of the market(s) likely to be affected by the notified conduct, in particular having regard to goods or services that may be substitutes for the good or service that is the subject matter of the notification.
9. Provide details of the detriments to the public which may result from the proposed conduct including quantification of those detriments where possible.

<b>LOT 10</b>		
SITE AREA:		261.0m <sup>2</sup>
GROUND FLOOR:		79.3m <sup>2</sup>
FIRST FLOOR:		74.6m <sup>2</sup>
GARAGE 1:		38.8m <sup>2</sup>
PORCH:		1.65m <sup>2</sup>
PRIVATE OPEN SPACE:		25.1m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		54.1m <sup>2</sup>
TOTAL OPEN SPACE:		79.2m <sup>2</sup>
SITE COVERAGE:	49.5%	118.8m <sup>2</sup>
PERMEABILITY	54.5%	142.2m <sup>2</sup>

<b>LOT 11</b>		
SITE AREA:		193.0m <sup>2</sup>
GROUND FLOOR:		78.3m <sup>2</sup>
FIRST FLOOR:		70.7m <sup>2</sup>
GARAGE 2:		38.8m <sup>2</sup>
PORCH:		1.65m <sup>2</sup>
PRIVATE OPEN SPACE:		18.4m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		38.5m <sup>2</sup>
TOTAL OPEN SPACE:		56.9m <sup>2</sup>
SITE COVERAGE:	61.5%	118.8m <sup>2</sup>
PERMEABILITY	38.5%	74.2m <sup>2</sup>

<b>LOT 12</b>		
SITE AREA:		192.0m <sup>2</sup>
GROUND FLOOR:		81.1m <sup>2</sup>
FIRST FLOOR:		70.7m <sup>2</sup>
GARAGE 3:		38.8m <sup>2</sup>
PORCH:		1.65m <sup>2</sup>
PRIVATE OPEN SPACE:		19.1m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		37.1m <sup>2</sup>
TOTAL OPEN SPACE:		56.2m <sup>2</sup>
SITE COVERAGE:	61.8%	118.8m <sup>2</sup>
PERMEABILITY	38.2%	73.2m <sup>2</sup>

<b>LOT 13</b>		
SITE AREA:		232.0m <sup>2</sup>
GROUND FLOOR:		81.1m <sup>2</sup>
FIRST FLOOR:		74.6m <sup>2</sup>
GARAGE 4:		38.8m <sup>2</sup>
PORCH:		1.65m <sup>2</sup>
PRIVATE OPEN SPACE:		24.6m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		44.6m <sup>2</sup>
TOTAL OPEN SPACE:		68.2m <sup>2</sup>
SITE COVERAGE:	51.2%	118.8m <sup>2</sup>
PERMEABILITY	48.8%	113.2m <sup>2</sup>

<b>LOT 14</b>		
SITE AREA:		270.0m <sup>2</sup>
GROUND FLOOR:		113.7m <sup>2</sup>
GARAGE 6:		38.8m <sup>2</sup>
PORCH:		1.87m <sup>2</sup>
LIGHT WELL:		3.43m <sup>2</sup>
PRIVATE OPEN SPACE:		20.9m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		38.2m <sup>2</sup>
TOTAL OPEN SPACE:		59.1m <sup>2</sup>
SITE COVERAGE:	58.4%	157.8m <sup>2</sup>
PERMEABILITY	41.6%	112.2m <sup>2</sup>

<b>LOT 15</b>		
SITE AREA:		238.0m <sup>2</sup>
GROUND FLOOR:		113.7m <sup>2</sup>
GARAGE 7:		38.8m <sup>2</sup>
PORCH:		1.87m <sup>2</sup>
LIGHT WELL:		3.43m <sup>2</sup>
PRIVATE OPEN SPACE:		20.0m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		38.7m <sup>2</sup>
TOTAL OPEN SPACE:		58.7m <sup>2</sup>
SITE COVERAGE:	66.3%	157.8m <sup>2</sup>
PERMEABILITY	33.7%	80.2m <sup>2</sup>

<b>LOT 16</b>		
SITE AREA:		247.0m <sup>2</sup>
GROUND FLOOR:		113.7m <sup>2</sup>
GARAGE 8:		38.8m <sup>2</sup>
PORCH:		1.87m <sup>2</sup>
LIGHT WELL:		3.43m <sup>2</sup>
PRIVATE OPEN SPACE:		20.9m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		46.7m <sup>2</sup>
TOTAL OPEN SPACE:		67.6m <sup>2</sup>
SITE COVERAGE:	63.0%	157.8m <sup>2</sup>
PERMEABILITY	38.1%	89.2m <sup>2</sup>

<b>LOT 17</b>		
SITE AREA:		316.0m <sup>2</sup>
GROUND FLOOR:		113.7m <sup>2</sup>
GARAGE 9:		38.8m <sup>2</sup>
PORCH:		1.87m <sup>2</sup>
LIGHT WELL:		3.43m <sup>2</sup>
PRIVATE OPEN SPACE:		23.4m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE:		60.0m <sup>2</sup>
TOTAL OPEN SPACE:		83.4m <sup>2</sup>
SITE COVERAGE:	49.9%	157.8m <sup>2</sup>
PERMEABILITY	50.1%	158.2m <sup>2</sup>

NO.	DATE	DESCRIPTION	BY

**NOSTRA**  
HOMES  
NOSTRA HOMES & DEVELOPMENT  
Pty. LTD.  
P/c 8353 2211 - P/c 83532212 233  
DERRIMUT DRIVE, DERRIMUT  
www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**

AT: LOT F DESTINATION DRIVE, GREENVALE  
FOR: NOSTRA HOMES AND DEVELOPMENTS

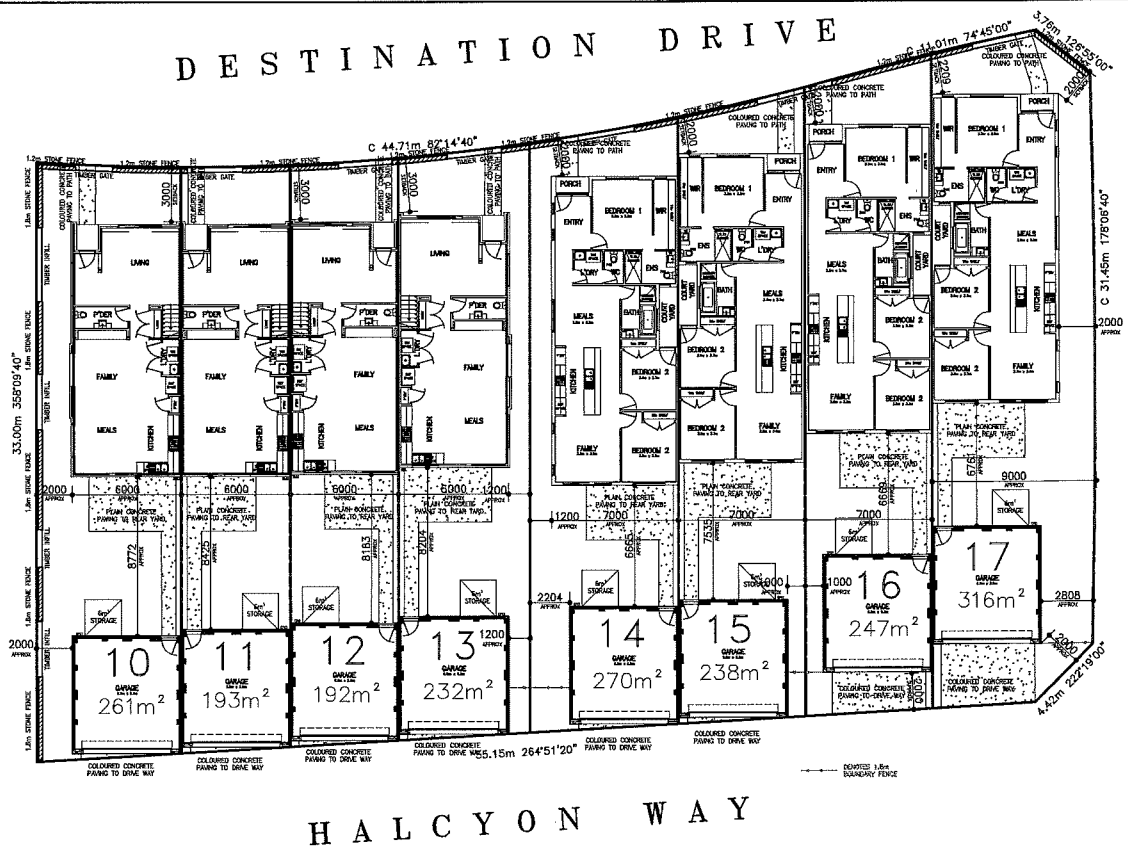
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SITE & FLOOR LEVELS TO BE CONFIRM ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS. IF ANY DISCREPANCIES ARE FOUND CONTACT OFFICE IMMEDIATELY  
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<b>AREA TABLE</b>			
DATE BY:	DATE:	NO. OF SHEETS:	SHEET NO.:
S. WATTELET	22/10/14	12	1
DATE BY:	SCALE:	DRAWN BY:	
S. WATTELET	1 : 200	AATKENS-P	
DRAWN BY:			<b>A4.0</b>





RESERVE No. 1



HALCYON WAY

NO.	DATE	DESCRIPTION	BY

**NOSTRA HOMES**  
 NOSTRA HOMES & DEVELOPMENT Pty. LTD.  
 P/O: 8353 2211 - Fax: 8353 2212, 230  
 DERRIMUT DRIVE, DERRIMUT  
 www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**  
 AT: LOT F DESTINATION DRIVE, GREENVALE  
 FOR: NOSTRA HOMES AND DEVELOPMENTS

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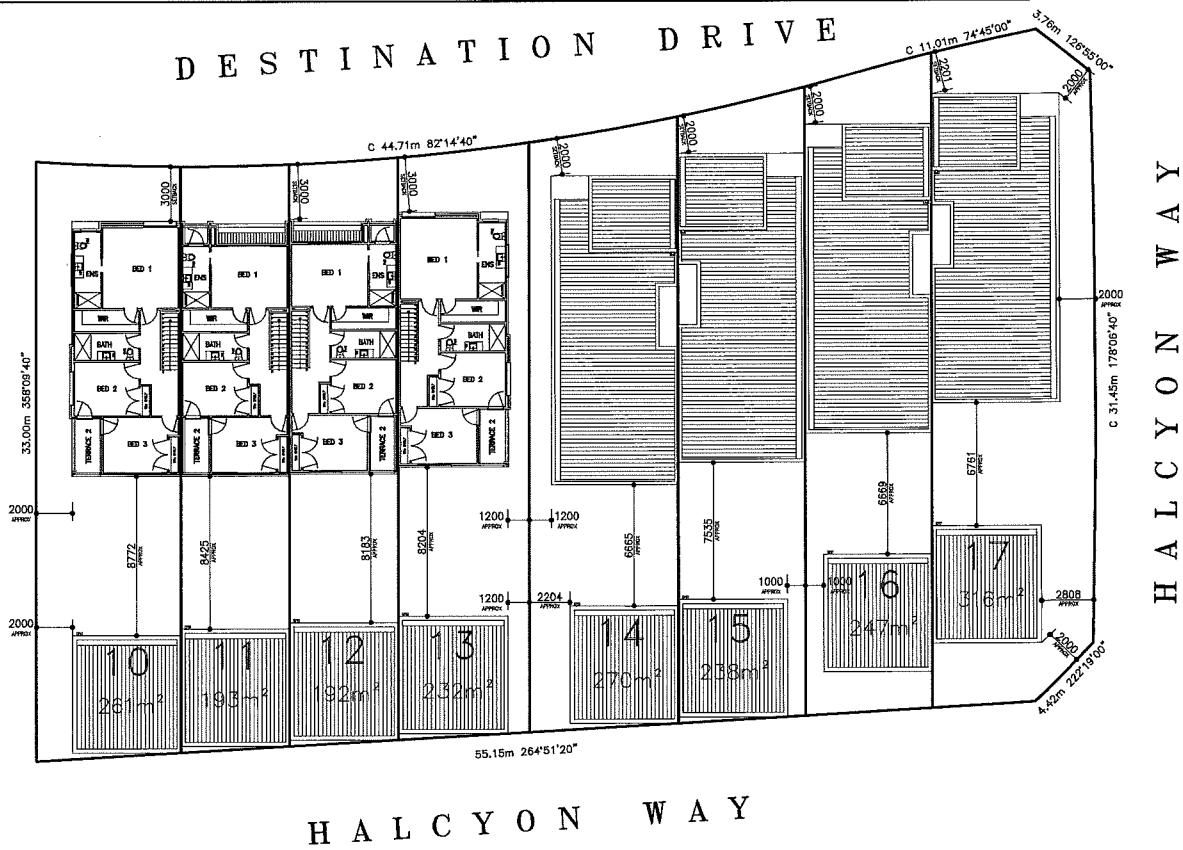
**GROUND FLOOR PLAN**

DATE: 22/10/14	SHEET: 2 OF 12
DRAWN BY: S.WATTELET	SCALE: 1:200
CHECKED BY: S.WATTELET	STATUS: -
DATE: -	SCALE: -

AITKENS-JF **A4.0**



RESERVE No. 1



NO.	DATE	DESCRIPTION

**NOSTRA HOMES**  
 NOSTRA HOMES & DEVELOPMENT Pty LTD.  
 P/O BOX 2211 • Tel: 83552212 239  
 DERRIMUT DRIVE, DERRIMUT  
 www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**  
 AT: LOT F DESTINATION DRIVE, GREENMALE  
 FOR: NOSTRA HOMES AND DEVELOPMENTS

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**FIRST FLOOR PLAN**

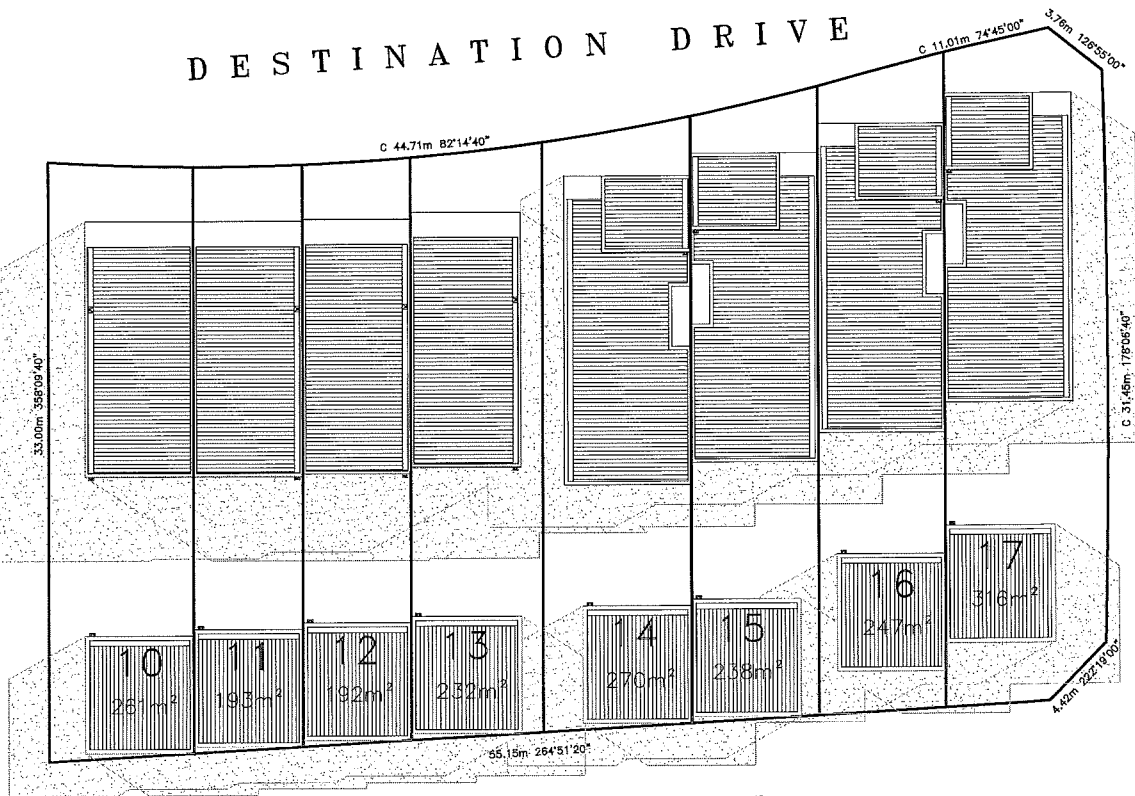
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DRAWN BY: S.WATTELET	CHECKED BY: S.WATTELET
SCALE: 1 : 200	WORK: -
DATE: -	SCALE: -

AITKENS-P **A4.0**



RESERVE No. 1

DESTINATION DRIVE



HALCYON WAY

HALCYON WAY

NO.	DATE	REVISION

**NOSTRA**  
HOMES  
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Pty LTD.  
P/c: 8553 2211 - Fax: 8553 2212 239  
DERRIMUT DRIVE, DERRIMUT  
www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**

AT: LOT F DESTINATION DRIVE, GREENVALE  
FOR: NOSTRA HOMES AND DEVELOPMENTS

**NOTE:**  
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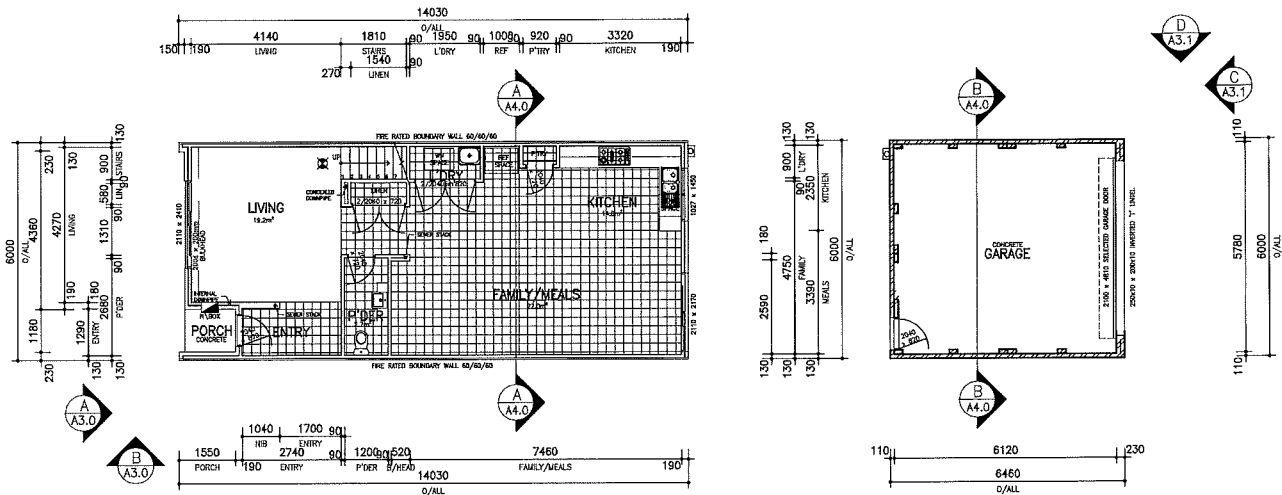
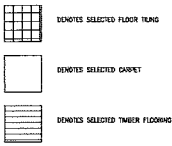
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**SHADOW PLAN**

DATE	29/10/14	SHEET	4 OF 12
DRAWN BY	E. WATTELET	CHECKED BY	S. WATTELET
SCALE	1 : 200	REVISION	-
JOB NUMBER	ATKENS-F A4.0		

# LOTS 11 & 12



**NOTE:**  
 NOSTRA HOMES MAY AT OUR OWN DISCRETION CONSTRUCT  
 DUCTS, BULKHEADS OR VOIDS TO CONCEAL ANY SERVICES  
 WITHIN THE STRUCTURE

Ground Floor:	78.23 sq.m	8.42sqrs
First Floor:	70.74 sq.m	7.6sqrs
Sub Total:	148.97 sq.m	16.04sqrs
Garages:	38.78 sq.m	4.17sqrs
Porch:	1.69 sq.m	0.18sqrs
Terrace 1:	1.33 sq.m	0.14sqrs
Terrace 2:	5.28 sq.m	0.57sqrs
<b>Total Area:</b>	<b>190.74 sq.m</b>	<b>20.53sqrs</b>

NO.	DATE	REVISION	BY

**NOSTRA**  
 HOMES  
 NOSTRA HOMES & DEVELOPMENT  
 Pty LTD.  
 P/O BOX 2211 • PO BOX 2212 239  
 DERRIMUT DRIVE, DERRIMUT  
 www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**  
 AT: LOT F DESTINATION DRIVE, GREENVALE  
 FOR: NOSTRA HOMES AND DEVELOPMENTS




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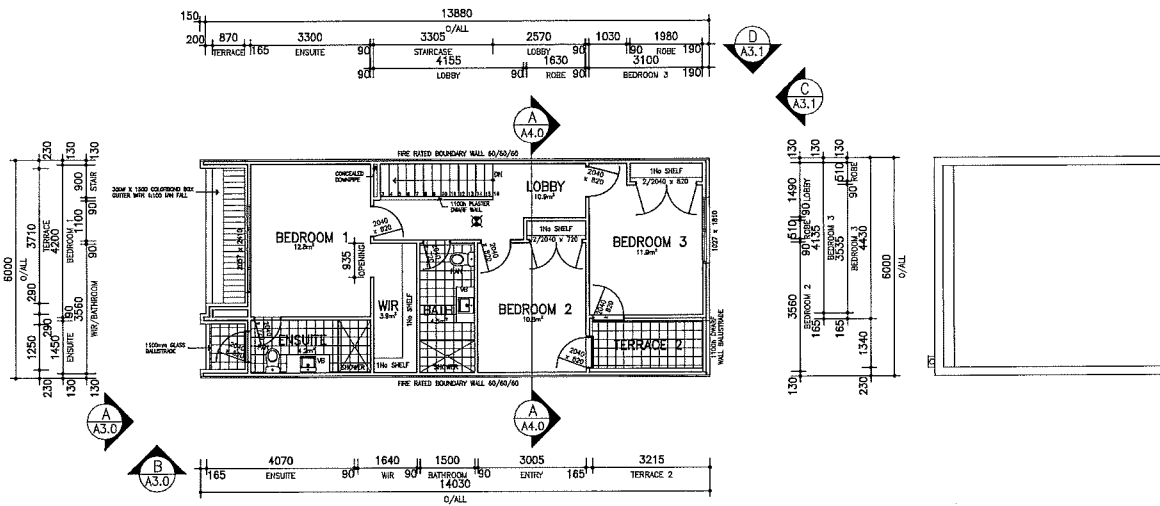
**FLOOR PLAN**

DATE:	22/10/14	SHEET:	5 OF 12
DRAWN BY:	S.WATTELET	SCALE:	1 : 100
CHECKED BY:	S.WATTELET	NO.:	-
DATE:	-	PROJECT:	A4.1

AITKENS-P

# LOTS 11 & 12

-  DENOTES SELECTED FLOOR TILING
-  DENOTES SELECTED CARPET
-  DENOTES SELECTED TIMBER FLOORING



NOTE:  
 NOSTRA HOMES MAY AT OUR OWN DISCRETION CONSTRUCT  
 DUCTS, BULKHEADS OR VOIDS TO CONCEAL ANY SERVICES  
 WITHIN THE STRUCTURE

NO.	DET.	DESCRIPTION	BY




**NOSTRA**  
 HOMES  
 NOSTRA HOMES & DEVELOPMENT  
 Pty LTD.  
 Ph: 8353 2211 • Fax: 8353 2212 238  
 DERRIMUT DRIVE, DERRIMUT  
 www.nostrahomes.com.au

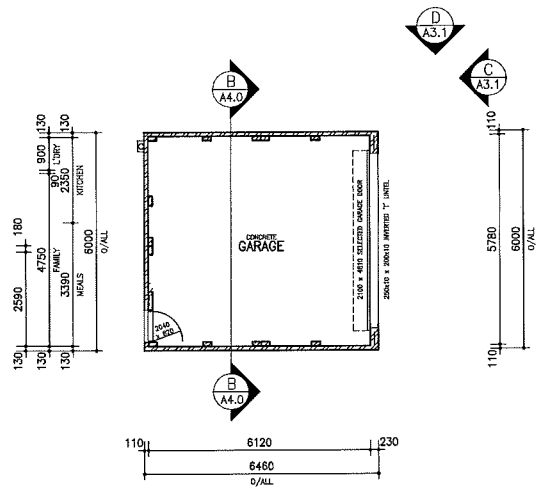
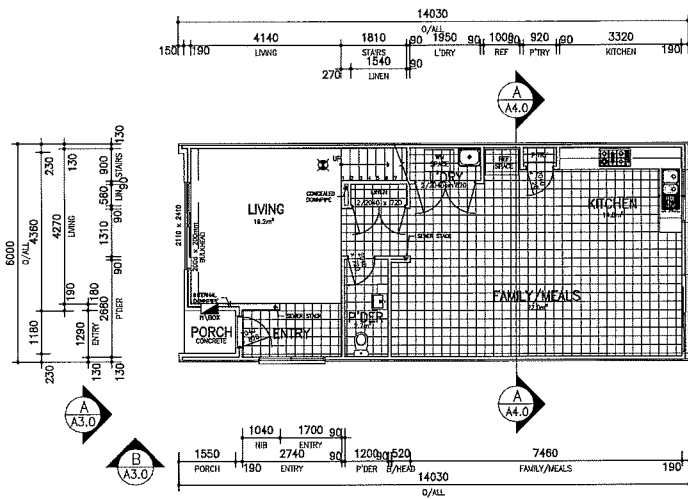
**PROPOSED NEW DWELLINGS**  
 AT: LOT F DESTINATION DRIVE, GREENVALE  
 FOR: NOSTRA HOMES AND DEVELOPMENTS

NOTE:  
 SITE & FLOOR LEVELS TO BE CONFIRM ON SITE BY BUILDER  
 PRIOR TO COMMENCEMENT OF ANY WORKS. IF ANY  
 DISCREPANCIES ARE FOUND CONTACT OFFICE IMMEDIATELY  
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FLOOR PLAN			
DATE ON	DATE	NO.	OF 12
22/10/14	22/10/14	6	12
SCALE	SCALE	SCALE	SCALE
1 : 100	1 : 100	-	-
DATE	DATE	DATE	DATE
ATKENS-P	ATKENS-P	ATKENS-P	ATKENS-P
<b>A4.1</b>	<b>A4.1</b>	<b>A4.1</b>	<b>A4.1</b>

# LOTS 10 & 13

-  DENOTES SELECTED FLOOR TILING
-  DENOTES SELECTED CARPET
-  DENOTES SELECTED TIMBER FLOORING



**NOTE:**  
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 WITHIN THE STRUCTURE

Ground Floor:	78.23 sq.m	8.42sqm
First Floor:	70.74 sq.m	7.61sqm
Sub Total:	148.97 sq.m	16.04sqm
Garage:	38.76 sq.m	4.17sqm
Porch:	1.65 sq.m	0.18sqm
Terrace 1:	1.33 sq.m	0.14sqm
Terrace 2:	5.28 sq.m	0.57sqm
Total Area:	190.71 sq.m	20.53sqm

NO.	DATE	DESCRIPTION	BY

**NOSTRA HOMES**  
 NOSTRA HOMES & DEVELOPMENT Pty LTD.  
 Ph: 8353 2211 - Fax: 8353 2212 230  
 DERRIMUT DRIVE, DERRIMUT  
 www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**  
 AT: LOT F DESTINATION DRIVE, GREENVALE  
 FOR: NOSTRA HOMES AND DEVELOPMENTS

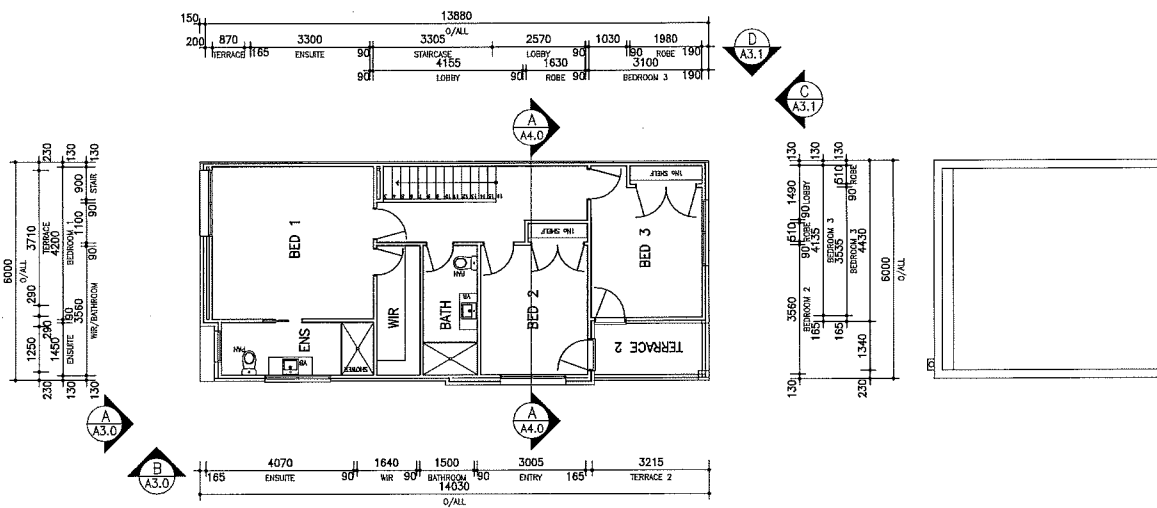
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**FLOOR PLAN**

DATE	22/10/14	SHEET	7 OF 12
DRAWN BY	S.WATTELET	CHECKED	-
SCALE	1 : 100	PROJECT	-

BY: **AITKENS-P** **A4.2**

LOTS 10 & 13



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NO.	DATE	DESCRIPTION

**NOSTRA HOMES**  
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 P.O. BOX 32211 • Tel: 83332212 239  
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 www.nostrahomes.com.au

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 AT: LOT F DESTINATION DRIVE, GREENVALE  
 FOR: NOSTRA HOMES AND DEVELOPMENTS

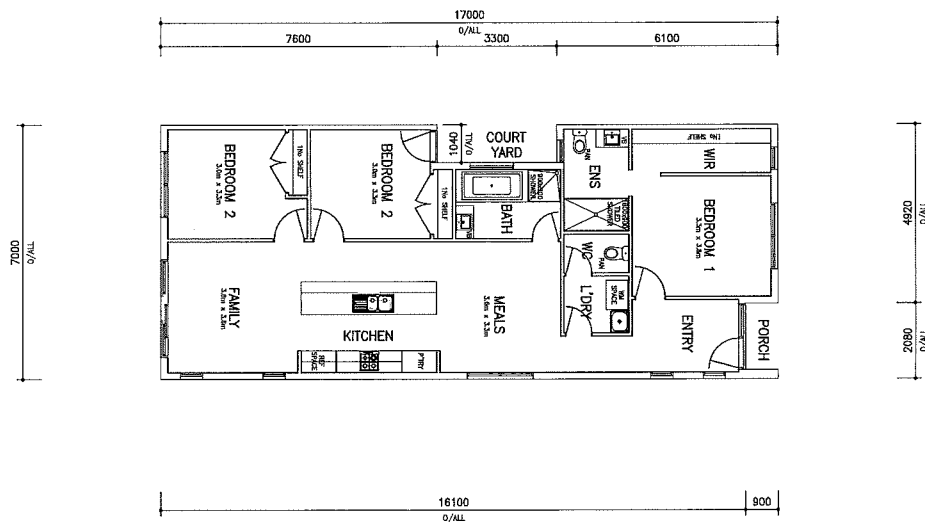
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**FLOOR PLAN**

DATE:	22/10/14	SHEET:	8 OF 12
DRAWN BY:	SWATTELET	SCALE:	1 : 500
CHECKED BY:	SWATTELET	DATE:	
DESIGNED BY:		PROJECT NO.:	

ATTIKENS-F **A4.2**

LOTS 14, 15, 16 & 17



Ground Floor:	113.70 sq.m	12.24sqrs
Garage:	38.78 sq.m	4.17sqrs
Court Yard:	3.43 sq.m	0.37sqrs
Porch:	1.87 sq.m	0.20sqrs
<b>Total Area:</b>	<b>157.76 sq.m</b>	<b>16.98sqrs</b>

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NO.	DATE	DESCRIPTION	BY

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www.nostrahomes.com.au

**PROPOSED NEW DWELLINGS**  
AT: LOT F DESTINATION DRIVE, GREENVALE  
FOR: NOSTRA HOMES AND DEVELOPMENTS

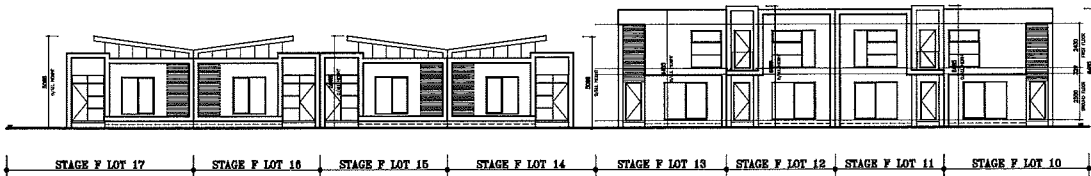
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**FLOOR PLAN**

DRAWN BY:	SWATTELET	DATE:	22/10/14	SHEET:	9 OF 12
CHECKED BY:	SWATTELET	SCALE:	1 : 100	REVISION:	-
DATE:	22/10/14	SCALE:	1 : 100	REVISION:	-

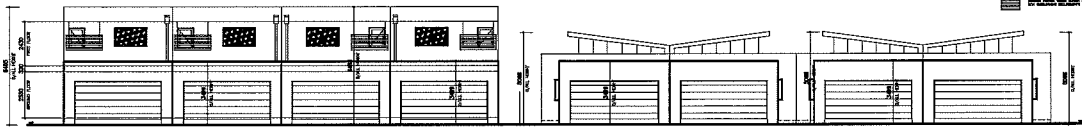
ATTIKENS-P **A4.2**





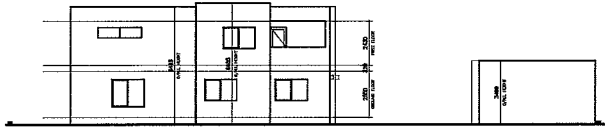
DESTINATION DRIVE

NORTH ELEVATION - STREET VIEW  
SCALE 1:100

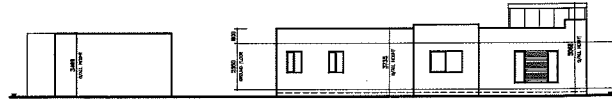


HALCYON WAY

SOUTH ELEVATION - STREET VIEW  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

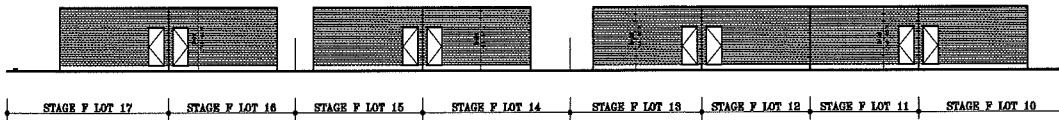
No.	DATE	DESCRIPTION

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NOSTRA HOMES & DEVELOPMENT  
Pty LTD.  
P/c 8353 2211 - F/c 83532212 239  
DERRIMUT DRIVE, DERRIMUT  
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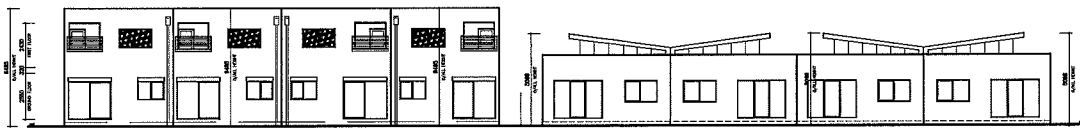
**PROPOSED NEW DWELLINGS**  
AT: LOT F DESTINATION DRIVE, GREENVALE  
FOR: NOSTRA HOMES AND DEVELOPMENTS

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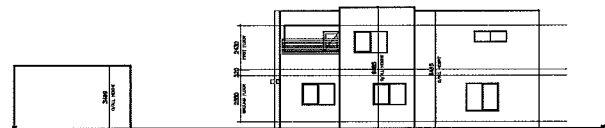
ELEVATIONS			
DESIGNED BY S.WATTELET	DATE 22/10/14	SHEET 10 OF 12	SCALE 1:200
DRAWN BY S.WATTELET		PROJECT A4.0	DATE 22/10/14
CHECKED BY S.WATTELET		PROJECT A4.0	DATE 22/10/14



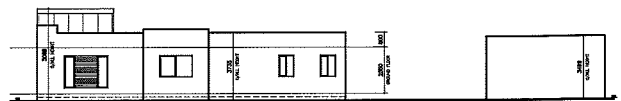
**NORTH ELEVATION** - VIEW FROM PRIVATE OPEN SPACE  
SCALE 1:100



**SOUTH ELEVATION** - VIEW FROM PRIVATE OPEN SPACE  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

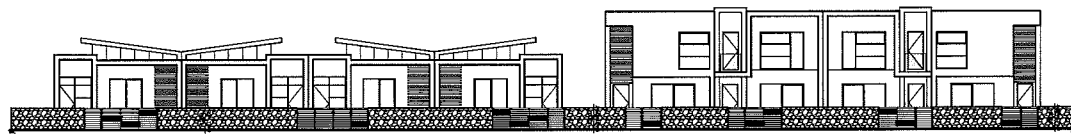
NO.	DATE	DESCRIPTION

**NOSTRA**  
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Pty Ltd.  
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AT: LOT F DESTINATION DRIVE, GREENVALE  
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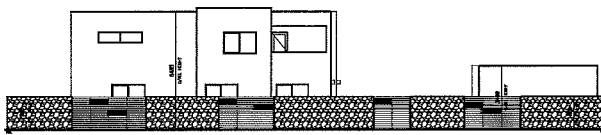
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PROJECT NO:	DATE:	SHEET:	TOTAL SHEETS:
S.W.A.TELET	22/10/14	11	12
DRAWN BY:	SCALE:	TITLE:	NO.:
S.W.A.TELET	1:200	ELEVATIONS	-
DATE PLOTTED:	A4.0		
AITKENS-F	A4.0		



STAGE F LOT 17 | STAGE F LOT 16 | STAGE F LOT 15 | STAGE F LOT 14 | STAGE F LOT 13 | STAGE F LOT 12 | STAGE F LOT 11 | STAGE F LOT 10

NORTH FENCE ELEVATION  
SCALE 1:100

DESTINATION DRIVE



WEST FENCE ELEVATION  
SCALE 1:100

NO.	DATE	DESCRIPTION	BY

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**PROPOSED NEW DWELLINGS**

AT: LOT F DESTINATION DRIVE, GREENVALE  
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ELEVATIONS			
DATE	SCALE	NO.	TOTAL
22/10/14	1 : 200	12	12 OF 12
DRAWN BY: S.WATTELET		CHECKED BY: S.WATTELET	
DATE: 22/10/14		SCALE: 1 : 200	
BY: AITKENS-F		<b>A4.0</b>	

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<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION</b>	Plan Number <b>PS 724877R</b>
Location of Land Parish: YUROKE  Township: - Section: 12 Crown Allotment: T (PART)  Crown Portion: - Title Reference: VOL 11485 FOL 480  Last Plan Reference: LOT F PS714668H  Postal Address: HALCYON WAY (at time of subdivision) GREENVALE 3059  MGA 94 Co-ordinates E 313 470      Zone: 55 (of approx. centre of land in plan) N 5 834 820		Council Name: HUME CITY COUNCIL Council Ref:	
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>	
Identifier	Council/Body/Person	<b>Staging</b> This <del>is</del> is not a staged subdivision Planning Permit No.	
NIL	NIL	<b>Survey</b> This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 74, 41, 39 & 349 In Proclaimed Survey Area No. 74 <b>Depth Limitation</b> DOES NOT APPLY  LOTS 1 TO 9 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  AREA OF LAND SUBDIVIDED - 1948m <sup>2</sup>  TANGENT POINTS ARE SHOWN THUS:	
<b>Easement Information</b>			
<b>Legend:</b>		E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)	
Subject Land	Purpose	Width (metres)	Origin
<b>AITKEN ASPECT - 1F</b>		LICENSED SURVEYOR (PRINT)      GEOFFREY JAMES TURNER  SIGNATURE ..... DIGITALLY SIGNED .....      DATE      /      /	
<b>8 LOTS</b>		REF 29818013      02/05/14      VERSION E DWG 2981801AE	
<b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992			
		Sheet 1 of 2 sheets Original sheet size A3	

