

PLAN OF SUBDIVISION

EDITION

PS 818613F

LOCATION OF LAND	
PARISH:	MARIBYRNONG
TOWNSHIP:	—
SECTION:	B
CROWN ALLOTMENT:	9 & 12 (PARTS)
CROWN PORTION:	—
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT C ON PS814748C
POSTAL ADDRESS: (at time of subdivision)	167–233 BEATTYS ROAD FRASER RISE 3336
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 299 060 N 5 824 810 ZONE: 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL

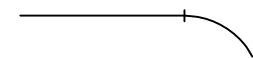
STAGING This is/is not a staged subdivision
Planning Permit No. PA2017/5637/1

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

LOTS 1 TO 2300, 2342 TO 2349 AND A TO E
(ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED (EXCLUDING LOT F) - 3.203ha

TANGENT POINTS ARE SHOWN THUS:



OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-3 ON
PS814748C NOW CONTAINED IN MAMIC BOULEVARD.

TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASMENT
E-4 ON PS814748C NOW CONTAINED IN MAMIC BOULEVARD, SLAVKO
DRIVE TARADALE CRESCENT AND SYDENHAM LANE.

GROUND FOR REMOVAL OF EASEMENTS

AGREEMENT BY ALL INTERESTED PARTIES.

TRANSMISSION OF ELECTRICITY EASEMENT CREATED IN INSTRUMENT
M569056H NO LONGER AFFECTS ROAD R1 ON THIS PLAN VIDE
SCHEDULE 5 OF SECTION 14 OF THE ROAD MANAGEMENT ACT 2004

EASEMENT INFORMATION

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

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS814748C PS814748C	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-5 E-5	TRANSMISSION OF ELECTRICITY SEWERAGE	SEE DIAG SEE DIAG	INST. K305859 PS814748C	STATE ELECTRICITY COMMISSION OF VICTORIA CITY WEST WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION

ASPIRE – STAGE 23

53 LOTS AND BALANCE LOT F

LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 24/08/18

REFERENCE 29896233

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 2989623AG

SHEET 1 OF 13 SHEETS

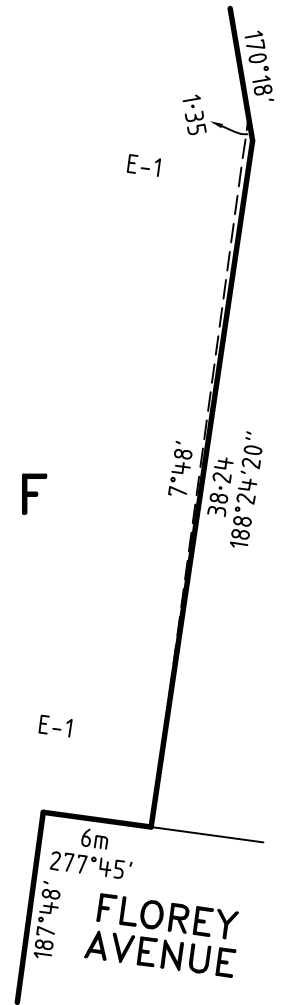
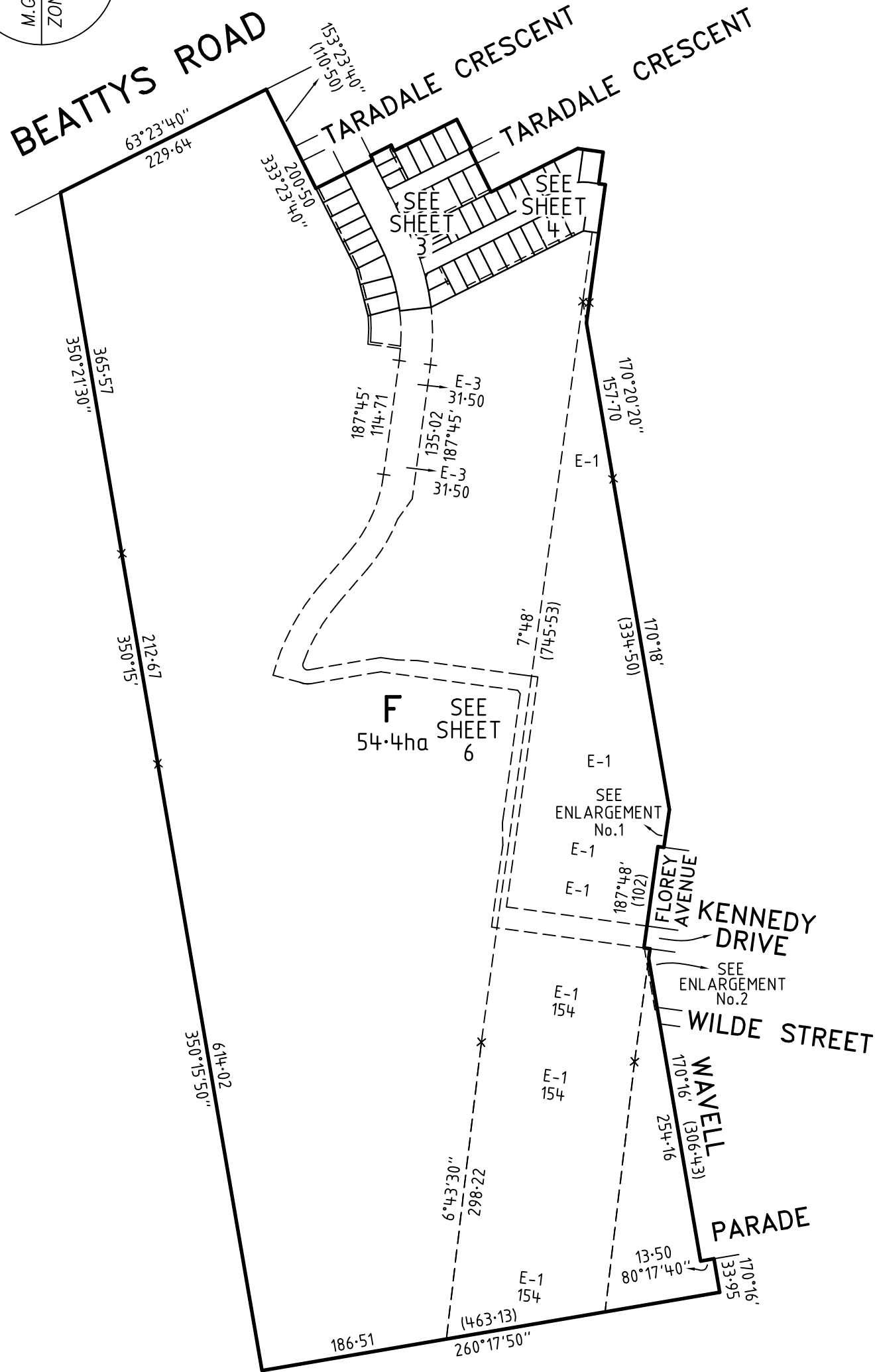
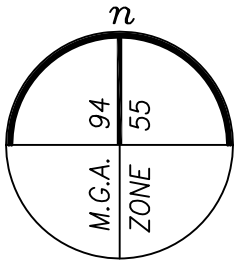
16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | (03) 9699 1400
www.veris.com.au



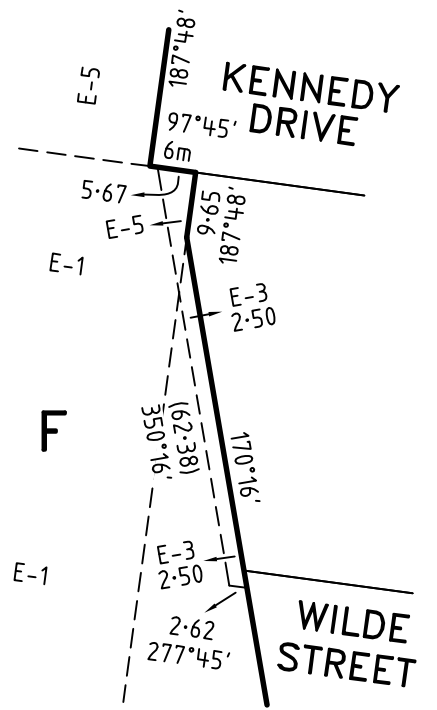
DEVELOP WITH CONFIDENCE™
Formerly **Bosco Jonson**

PLAN OF SUBDIVISION

PS 818613F



ENLARGEMENT No.1
NOT TO SCALE

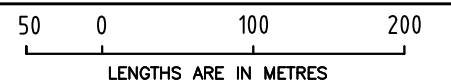


ENLARGEMENT No.2
NOT TO SCALE

ASPIRE – STAGE 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:5000



16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | (03) 9699 1400



DATE 24/08/18
VERSION G

REFERENCE 29896233
DRAWING 2989623AG

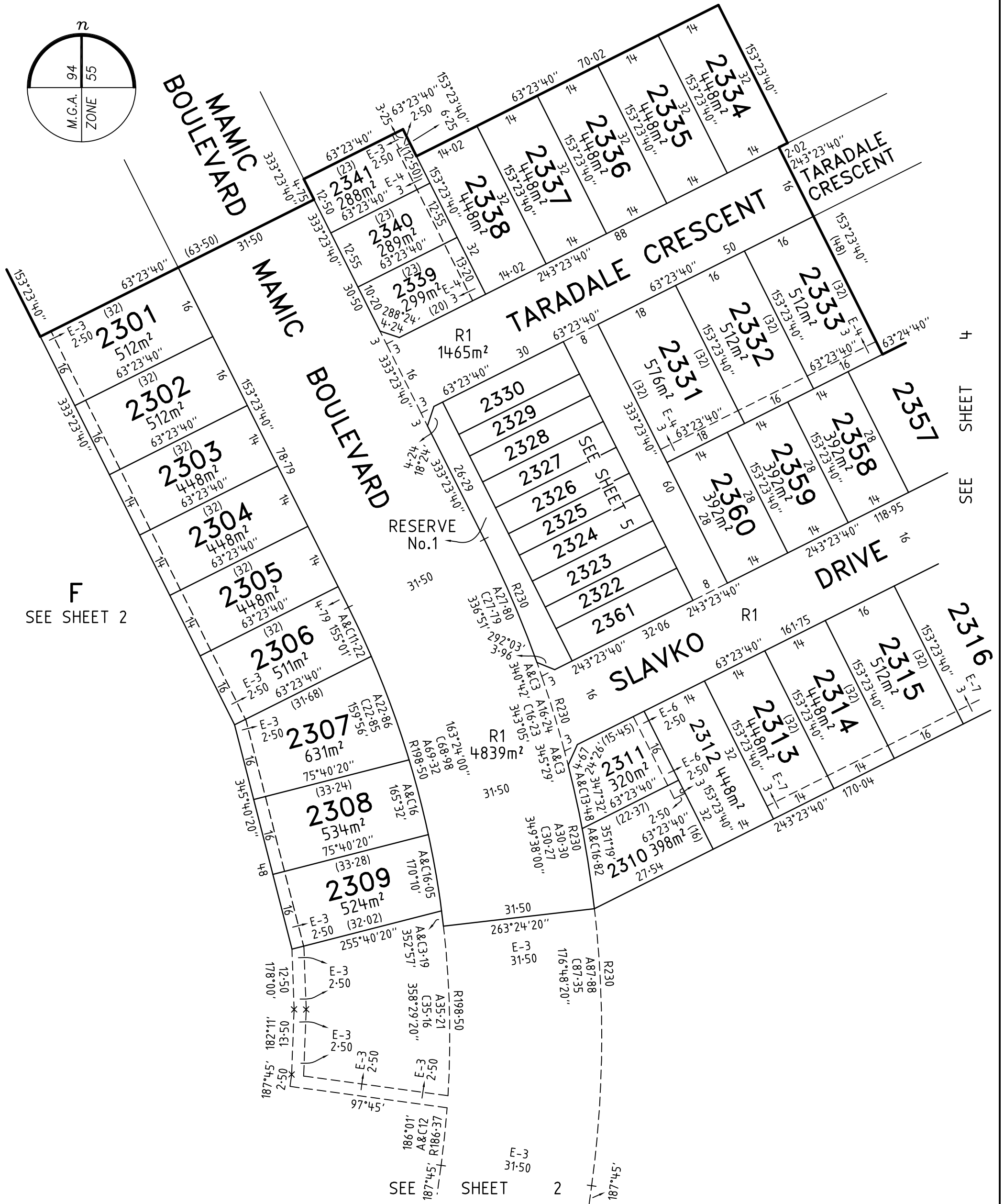
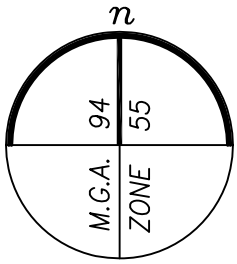
ORIGINAL SHEET SIZE A3

SHEET 2

DEVELOP WITH CONFIDENCE™
www.veris.com.au
Formerly **Bosco Jonson**

PLAN OF SUBDIVISION

PS 818613F



F
SEE SHEET 2

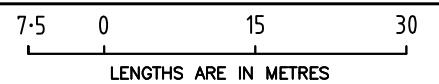
4
SEE SHEET

SEE SHEET 2

ASPIRE – STAGE 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | (03) 9699 1400



DEVELOP WITH CONFIDENCE™
www.veris.com.au
Formerly Bosco Jonson

DATE 24/08/18
VERSION G

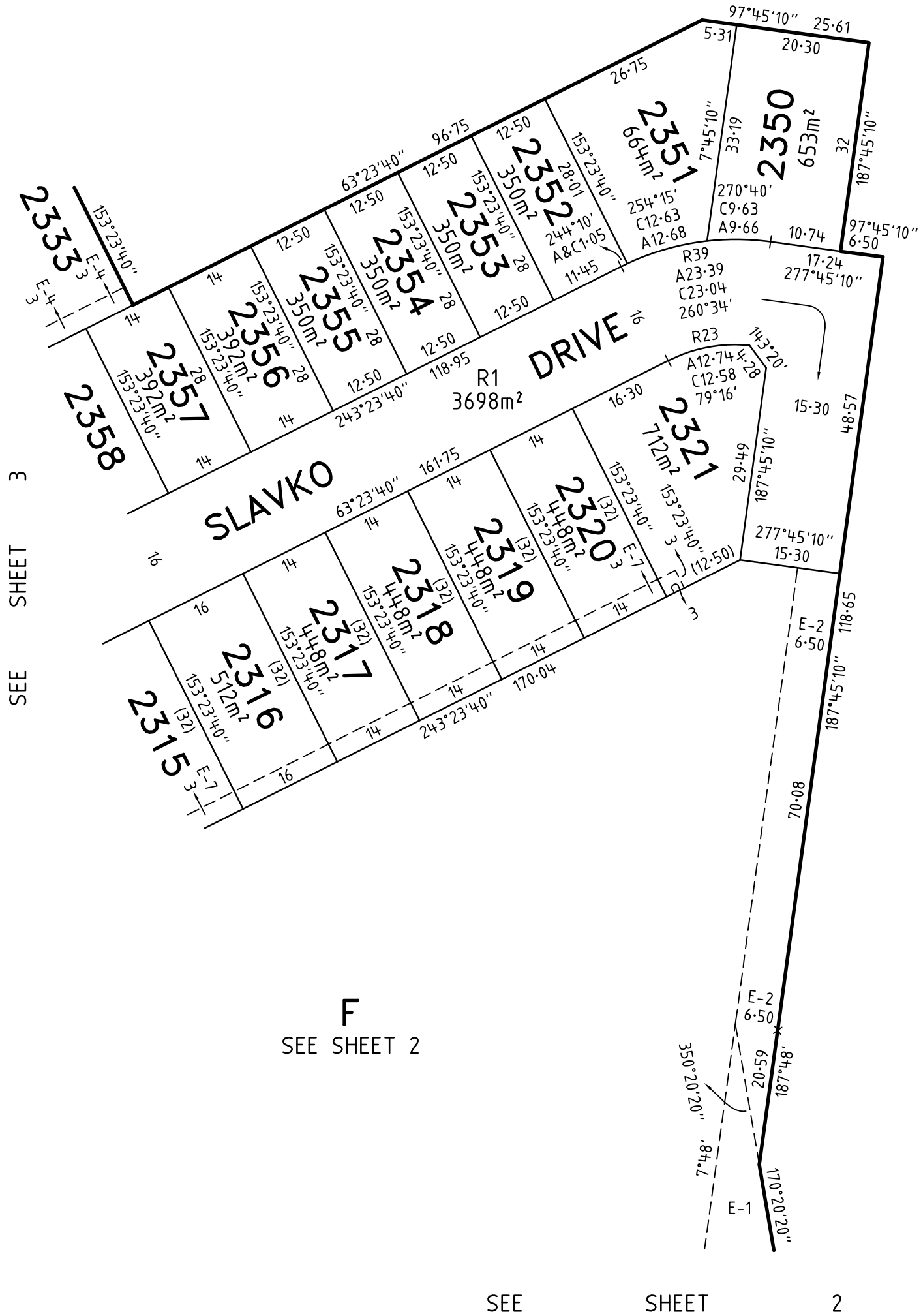
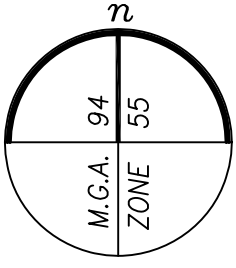
REFERENCE 29896233
DRAWING 2989623AG

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PS 818613F



ASPIRE – STAGE 23

16 Eastern Road | South Melbourne
 Victoria 3205 | PO Box 5075
 Australia | (03) 9699 1400
 www.veris.com.au
 Formerly **Bosco Jonson**

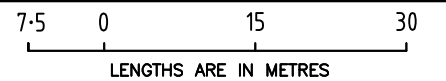


LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 24/08/18
 VERSION G

REFERENCE 29896233
 DRAWING 2989623AG

SCALE
 1:750

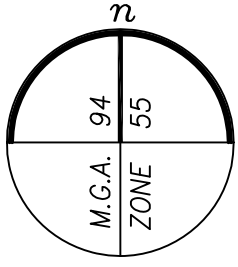


ORIGINAL SHEET SIZE A3

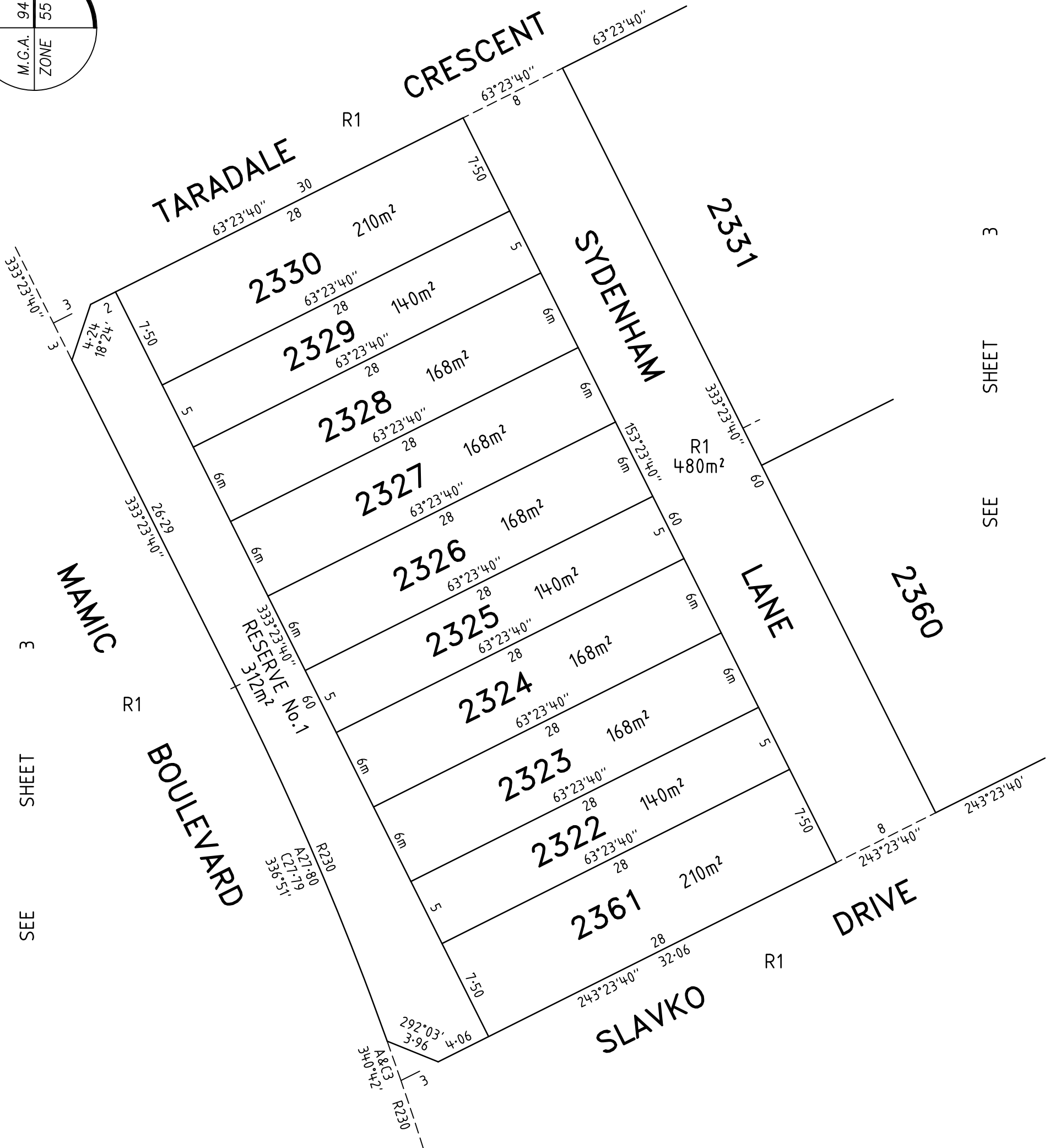
SHEET 4

PLAN OF SUBDIVISION

PS 818613F



SEE SHEET 3

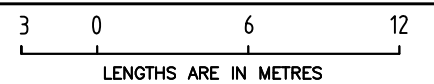


SEE SHEET 3

ASPIRE – STAGE 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:300



16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | (03) 9699 1400



DEVELOP WITH CONFIDENCE™
www.veris.com.au
Formerly **Bosco Jonson**

DATE 24/08/18
VERSION G

REFERENCE 29896233
DRAWING 2989623AG

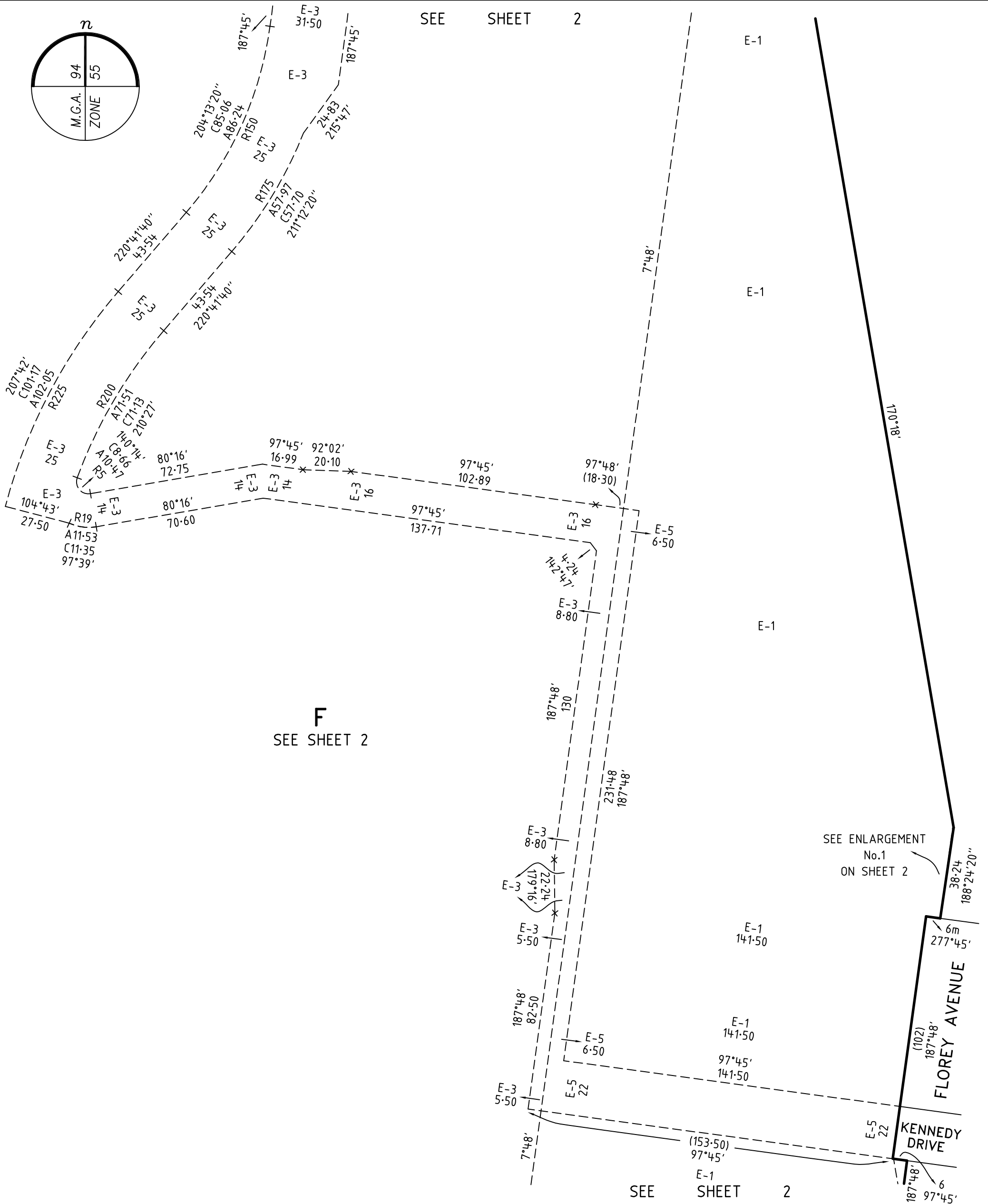
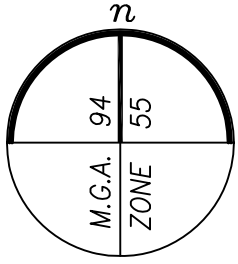
ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PS 818613F

SEE SHEET 2



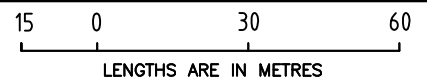
ASPIRE – STAGE 23

16 Eastern Road | South Melbourne
 Victoria 3205 | PO Box 5075
 Australia | (03) 9699 1400
 www.veris.com.au
 DEVELOP WITH CONFIDENCE™
 Formerly **Bosco Jonson**



LICENSED SURVEYOR ADRIAN A. THOMAS
 DATE 24/08/18 REFERENCE 29896233
 VERSION G DRAWING 2989623AG

SCALE 1:1500
 ORIGINAL SHEET SIZE A3
 SHEET 6



PLAN OF SUBDIVISION

PS 818613F

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of this plan.

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2301	2302
2302	2301, 2303
2303	2302, 2304
2304	2303, 2305
2305	2304, 2306
2306	2305, 2307
2307	2306, 2308
2308	2307, 2309
2309	2308
2310	2311, 2312
2311	2310, 2312
2312	2310, 2311, 2313
2313	2312, 2314
2314	2313, 2315
2315	2314, 2316
2316	2315, 2317
2317	2316, 2318
2318	2317, 2319
2319	2318, 2320
2320	2319, 2321

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2321	2320
2331	2332, 2359, 2360
2332	2331, 2333, 2358, 2359, 2360
2333	2332, 2357, 2358
2334	2335
2335	2334, 2336
2336	2335, 2337
2337	2336, 2338
2338	2337, 2339, 2340, 2341
2350	2351
2351	2350, 2352
2352	2351, 2353
2353	2352, 2354
2354	2353, 2355
2355	2354, 2356
2356	2355, 2357
2357	2333, 2356, 2358
2358	2332, 2333, 2357, 2359
2359	2331, 2332, 2358, 2360
2360	2331, 2359

CONTINUED ON SHEET 7

ASPIRE – STAGE 23

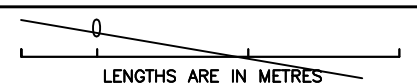
16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | 03) 9699 1400
www.veris.com.au



DEVELOP WITH CONFIDENCE™
Formerly **Bosco Jonson**

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 24/08/18
VERSION G

REFERENCE 29896233
DRAWING 2989623AG

ORIGINAL SHEET SIZE A3

SHEET 7

CREATION OF RESTRICTION A (CONTINUED)

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision, his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (i) Build or cause to be built or allow to be built or allow to remain standing more than one private dwelling-house (which expression shall include a house, apartment, unit or flat) prior to 31 December 2030;
- (ii) Build or cause to be built or allow to be built or allow to remain built a dwelling-house or any other improvements, or carry out, cause to be carried out or allow to be carried out any building or construction works on the lot prior to 31 December 2030 unless:
 - (A) copies of building plans, elevations, roof plan, site plan (incorporating set-back from all boundaries, building envelope, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time); and
 - (B) the plans comply with the Design Guidelines and Building Envelopes that deal with all siting and other matters that would otherwise be regulated by Part 4 of the Building Regulations 2006 (or any superseding regulation), a copy of which can be obtained from the website at www.aspire.villawoodproperties.com.au; and
 - (C) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works; and
 - (D) any building or construction works are carried out in accordance with the approved plans.
- (iii) Build or cause to be built or allow to be built or allow to remain a dwelling-house with a floor area of less than:
 - (A) 160 square metres in the case of a lot having an area of 500 square metres or greater; or
 - (B) 130 square metres in the case of a lot having an area of 400 square metres or greater but less than 500 square metres; or
 - (C) 100 square metres in the case of a lot having an area of 300 square metres or greater but less than 400 square metres; or
 - (D) 75 square metres in the case of a lot having an area of less than 300 square metres.

For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) Build or cause to be built or allow to be built or allow to remain any fencing:
 - (A) Along a front street boundary; or
 - (B) Between the front street boundary and the building line; or
 - (C) Upon a side or rear boundary of a lot except a fence:
 - a. Which is constructed of timber palings with exposed posts capped across the top of the palings; and
 - b. Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 5 of the *Building Regulations 2018* in relation to overlooking.

The foregoing restriction shall not apply during any period that the lot is being used as a display home.
- (v) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 31 December 2030.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of this plan.




DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2339	2338, 2340
2340	2338, 2339, 2341

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2341	2338, 2340

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' 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 (Type A)' unless in accordance with a 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.

<p>ASPIRE – STAGE 23</p> <p>16 Eastern Road South Melbourne Victoria 3205 PO Box 5075 Australia (03) 9699 1400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™ </p> 	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE	 <p>LENGTHS ARE IN METRES</p>	
	DATE 24/08/18	REFERENCE 29896233	ORIGINAL SHEET SIZE A3	
	VERSION G	DRAWING 2989623AG	SHEET 8	

PLAN OF SUBDIVISION

PS 818613F

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of this plan.

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2322	2323, 2361
2323	2322, 2324
2324	2323, 2325
2325	2324, 2326
2326	2325, 2327

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2327	2326, 2328
2328	2327, 2329
2329	2328, 2330
2330	2329
2361	2322

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type B)' 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 (Type B)' unless in accordance with a 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.

CREATION OF RESTRICTION D

The following restriction is to be created upon registration of this plan.

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2322	2323, 2361
2323	2322, 2324
2324	2323, 2325
2325	2324, 2326
2326	2325, 2327

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2327	2326, 2328
2328	2327, 2329
2329	2328, 2330
2330	2329
2361	2322

The registered proprietor or proprietors for the time being of any burdened lot must not construct a dwelling-house that is less than two storeys in height.

ASPIRE – STAGE 23

16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | 03) 9699 1400

DEVELOP
WITH
CONFIDENCE™

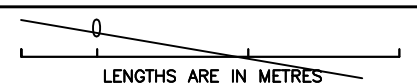
www.veris.com.au

Formerly
Bosco Jonson



LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 24/08/18
VERSION G

REFERENCE 29896233
DRAWING 2989623AG

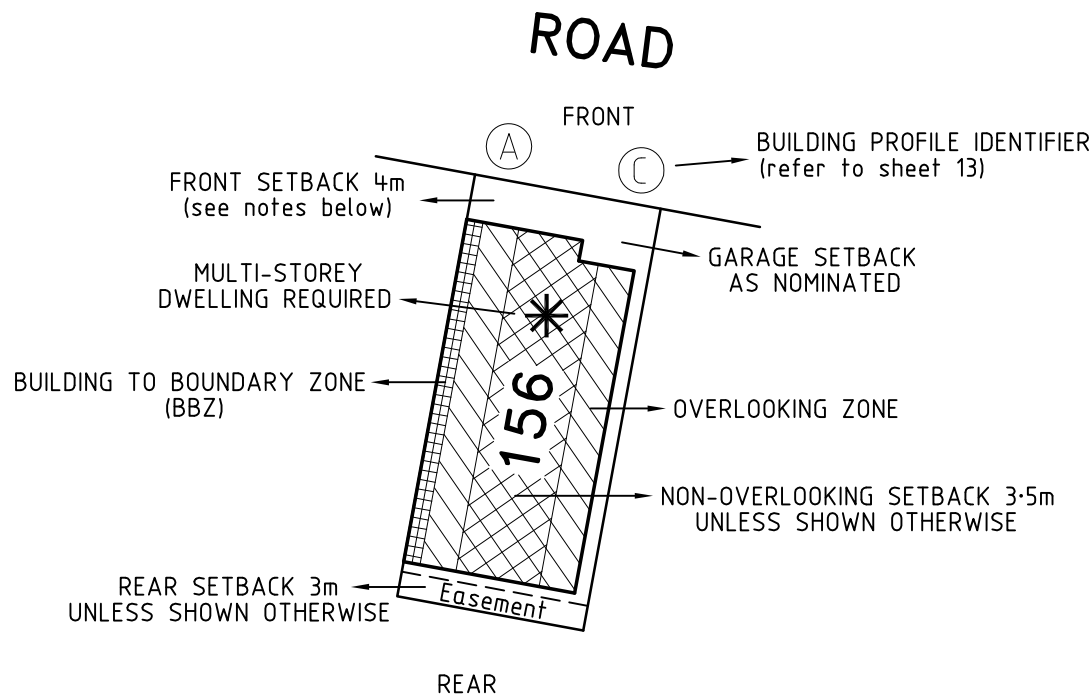
ORIGINAL SHEET SIZE A3

SHEET 9

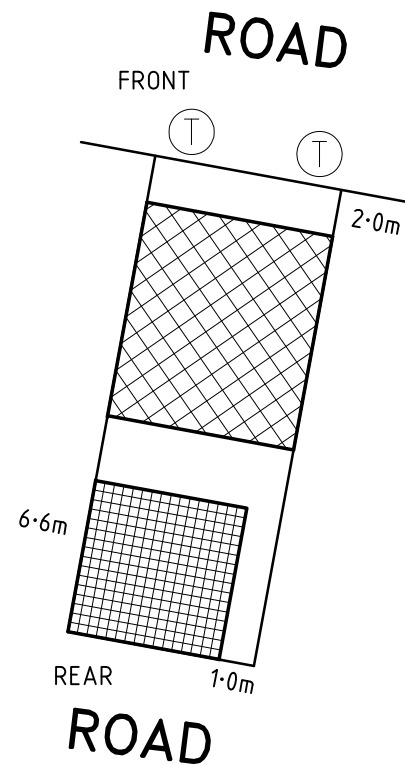
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS818613F

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations

- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 200mm of the boundary.
- The BBZ shall be applicable to one side boundary only, one side boundary must be kept clear of buildings. Terrace style lots are exempt from this requirement.
- The setback to a side street boundary for a corner lot is 2m unless noted otherwise.
- Where the minimum front setback is 3.0m or more, porches, verandahs and architectural features can encroach into the front setback by up to 1.5m.
- Where the minimum front setback is less than 3.0m, porches, verandahs and architectural features can encroach into the front setback by up to 1.0m.

Refer "Diagrams and Plans" in this document for further definitions

Single Storey Building Envelope hatch types

Building to Boundary Zone

Double Storey Building Envelope hatch types

Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

The registered proprietor or proprietors of the lot are required to build in accordance with the approved building envelopes shown hereon and in the "Profile Diagram" in this document.

ASPIRE – STAGE 23

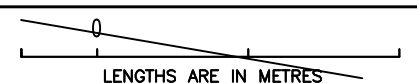
16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | (03) 9699 1400
www.veris.com.au



DEVELOP WITH CONFIDENCE™
Formerly **Bosco Jonson**

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 24/08/18
VERSION G

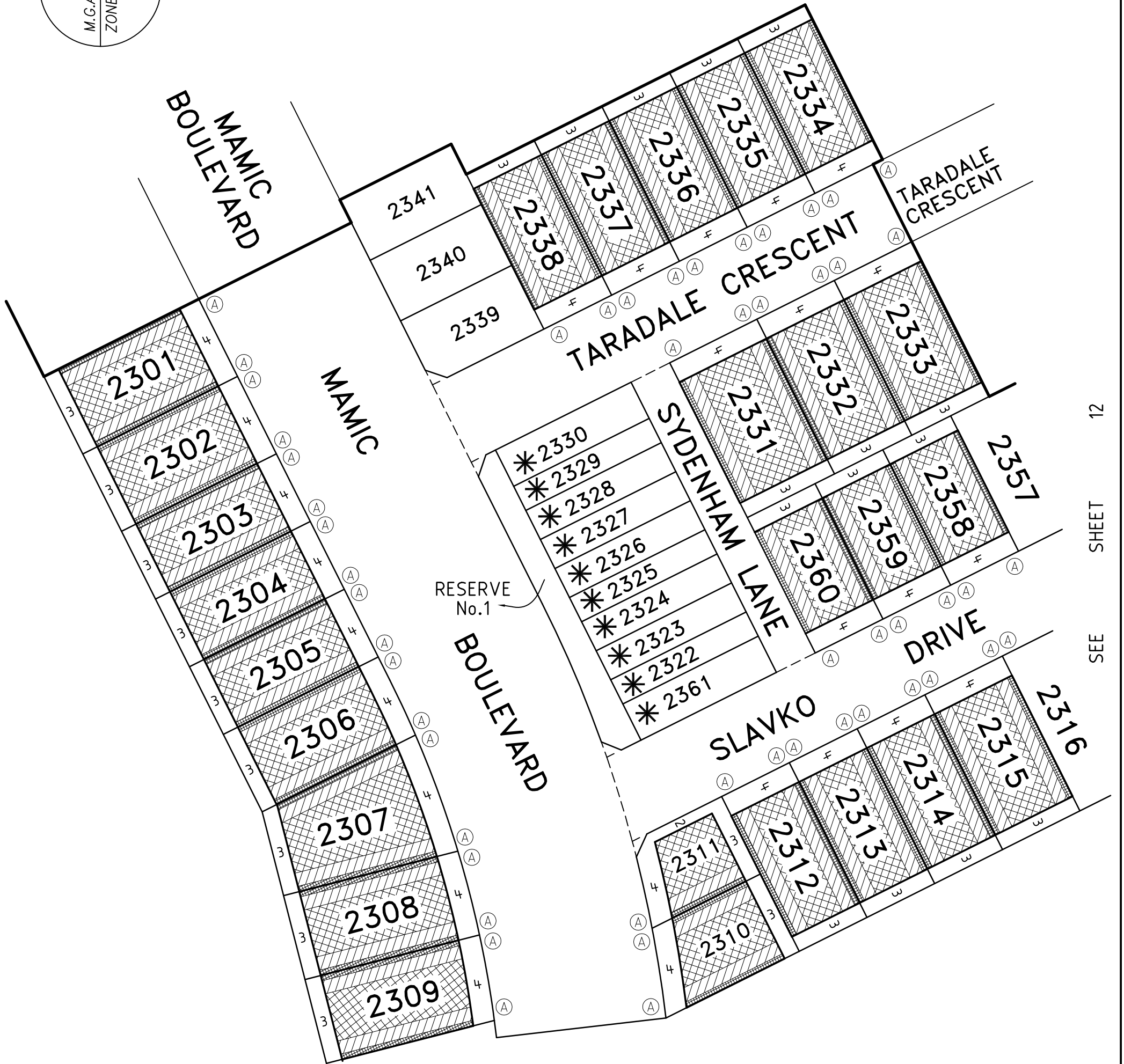
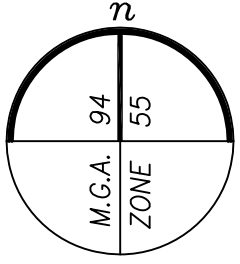
REFERENCE 29896233
DRAWING 2989623AG

ORIGINAL SHEET SIZE A3

SHEET 10

PLAN OF SUBDIVISION

PS 818613F



SEE SHEET 12

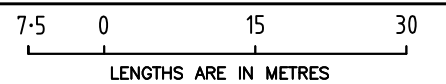
F

* Multi-storey dwelling required

ASPIRE – STAGE 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | (03) 9699 1400



DEVELOP WITH CONFIDENCE™
www.veris.com.au
Formerly **Bosco Jonson**

DATE 24/08/18
VERSION G

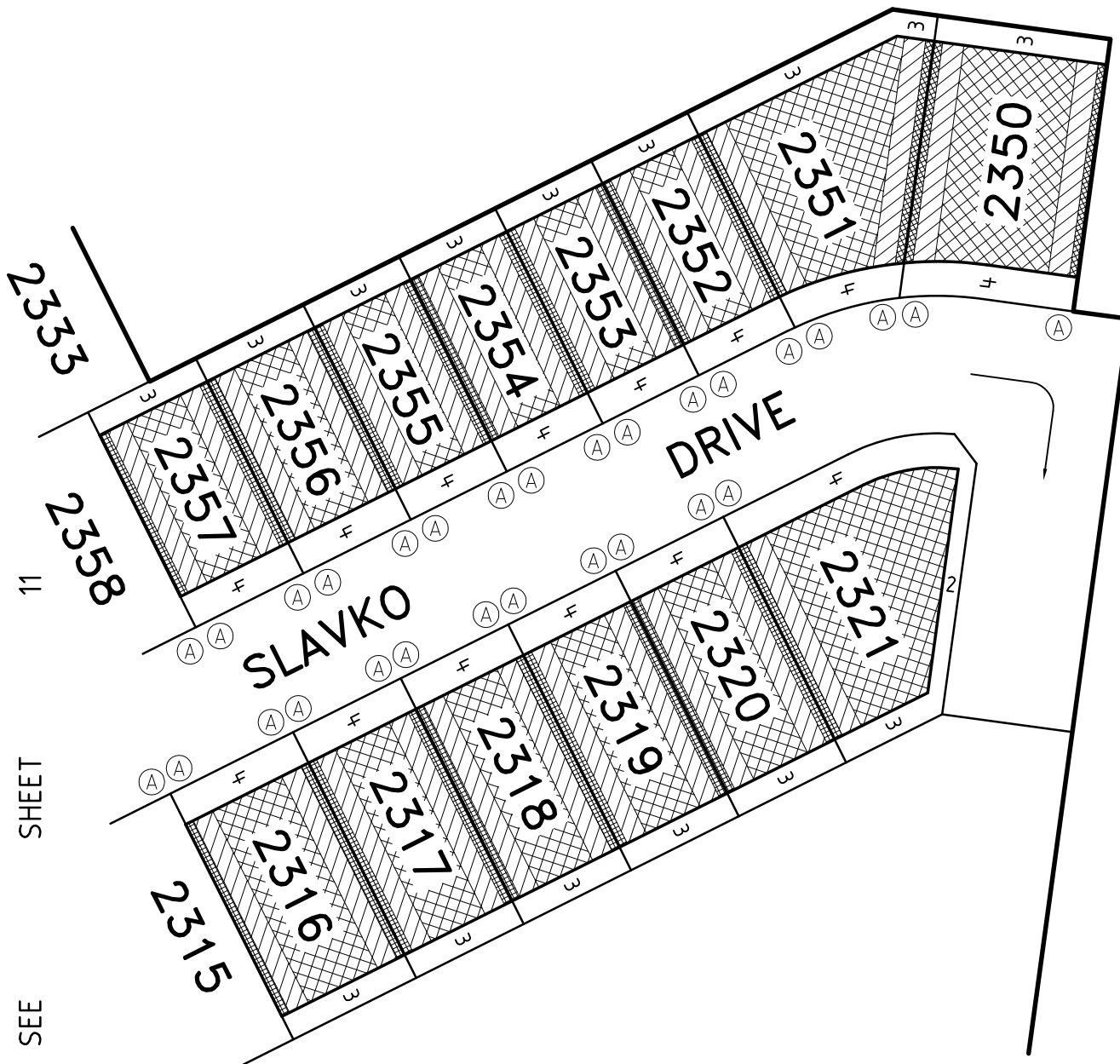
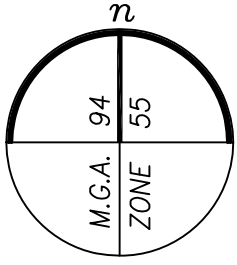
REFERENCE 29896233
DRAWING 2989623AG

ORIGINAL SHEET SIZE A3

SHEET 11

PLAN OF SUBDIVISION

PS 818613F



SEE SHEET 11

F

ASPIRE – STAGE 23

16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | 03) 9699 1400

DEVELOP WITH CONFIDENCE™

www.veris.com.au

Formerly **Bosco Jonson**

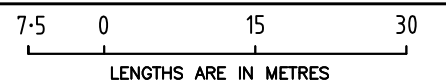


LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 24/08/18
VERSION G

REFERENCE 29896233
DRAWING 2989623AG

SCALE 1:750

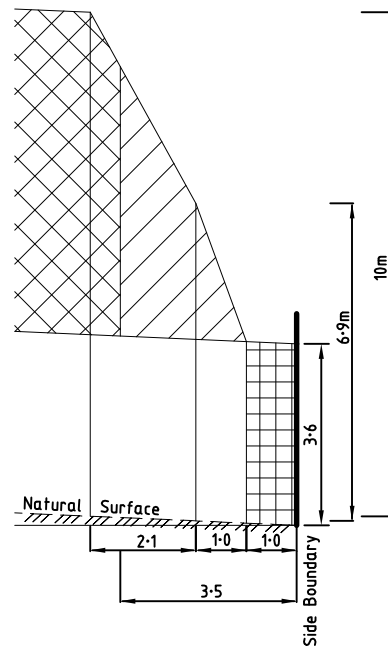


ORIGINAL SHEET SIZE A3

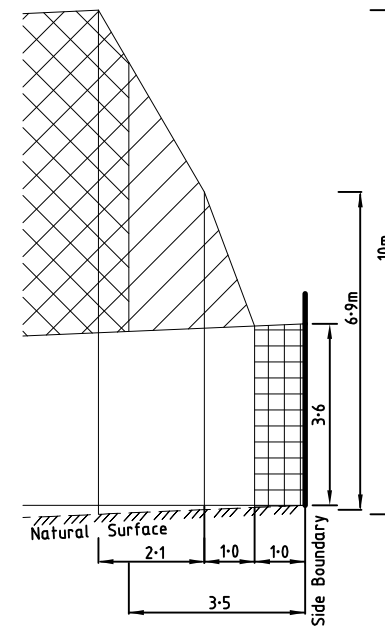
SHEET 12

PROFILE DIAGRAMS

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

16 Eastern Road | South Melbourne
Victoria 3205 | PO Box 5075
Australia | 03) 9699 1400
www.veris.com.au



DEVELOP WITH CONFIDENCE™
Formerly **Bosco Jonson**

ASPIRE – STAGE 23

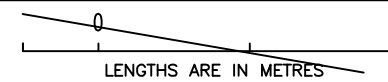
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 24/08/18

VERSION G

REFERENCE 29896233

DRAWING 2989623AG



SCALE

ORIGINAL SHEET SIZE A3

SHEET 13