

PLAN OF SUBDIVISION	LV use only EDITION	Plan Number PS 734546K
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Location of Land Parish: MARIBYRNONG Township: - Section: B Crown Allotment: 12 (PART) Crown Portion: - Title Reference: VOL FOL Last Plan Reference: LOT V ON PS732038R Postal Address: HIGGINS STREET (at time of subdivision) PLUMPTON 3335 MGA 94 Co-ordinates E 299 760 (of approx. centre of land in plan) N 5 824 340 Zone: 55	Council Name: MELTON CITY COUNCIL Council Ref:
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Vesting of Roads and/or Reserves	Notations		
Identifier	Council/Body/Person	Staging	This is is not a staged subdivision Planning Permit No. PA2010/2849/2
ROAD R1	MELTON CITY COUNCIL	Survey	This plan is is not based on survey This survey has been connected to permanent marks no(s) 20, 53, 402, 565, 566, In Proclaimed Survey Area No. - 613, 614, 615 & 616 Depth Limitation 15.24 METRES BELOW THE SURFACE
OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-3 ON PS732038R NOW CONTAINED IN HIGGINS STREET ON THIS PLAN. TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-13 ON PS732038R NOW CONTAINED IN HIGGINS STREET ON THIS PLAN. <u>GROUND FOR REMOVAL OF EASEMENTS</u> AGREEMENT BY ALL INTERESTED PARTIES.		TANGENT POINTS ARE SHOWN THUS: 	
LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-1, E-2 & E-4 TO E-12 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED - 1.580ha			

Easement Information

Legend:		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	Land Benefited/In Favour Of
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646692N PS646692N	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-13 E-13	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS734540X PS734540X	MELTON CITY COUNCIL CITY WEST WATER CORPORATION

ASPIRE - 12 23 LOTS 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 	LICENSED SURVEYOR (PRINT) ANDREW J. REAY SIGNATURE DIGITALLY SIGNED DATE / / REF 27059123 08/07/15 VERSION F DWG 2705912AF
Sheet 1 of 3 sheets Original sheet size A3	

PLAN OF SUBDIVISION

Plan Number

PS 734546K

CREATION OF RESTRICTION

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

Land to benefit: Lots 1201 to 1223 (both inclusive) on this plan.

Land to be burdened: Lots 1201 to 1223 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION:

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his 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 more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain 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 1 January 2020 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 current design guidelines; and
 - (B) the plans comply with the Design Guidelines and building envelopes, a copy of which can be obtained from the website at www.aspireplumpton.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;
- (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) 150 square metres in the case of a lot having an area of 500 square metres or greater; or
 - (B) 120 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) 70 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 4 of the *Building Regulations 2006* in relation to overlooking.
- (v) Subdivide or cause to subdivide or allow to be subdivided the burdened land;
- (vi) Build on a lot without a building envelope;
- (vii) Build a dwelling-house outside of the building envelope, except with the written consent of the Responsible Authority.

The building envelopes within this restriction shall cease to apply once a Certificate of Occupancy is issued for the whole of a dwelling on the land for lots 250-300 square metres (inclusive).

ASPIRE – 12

Bosco Jonson Pty Ltd

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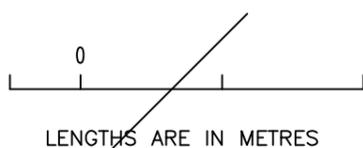


ORIGINAL

SCALE

Sheet 3

SCALE SHEET SIZE
 A3



LICENSED SURVEYOR (PRINT) ANDREW J. REAY
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