

PLAN OF SUBDIVISION

EDITION

PS 814748C

LOCATION OF LAND
 PARISH: MARIBYRNONG
 TOWNSHIP: -
 SECTION: B
 CROWN ALLOTMENT: 9 & 12 (PART)
 CROWN PORTION: -
 TITLE REFERENCE: VOL FOL
 LAST PLAN REFERENCE: LOT B ON PS814787R
 POSTAL ADDRESS: BEATTYS ROAD
 (at time of subdivision) FRASER RISE 3336
 MGA 94 E 299 080 ZONE: 55
 CO-ORDINATES: N 5 824 920
 (approx. centre of land in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

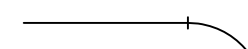
IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL

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

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

LOTS 1 TO 2200 (BOTH INCLUSIVE), A & B HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED (EXCLUDING LOTS C AND D) - 5.307ha

TANGENT POINTS ARE SHOWN THUS: 

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	THIS PLAN	CITY WEST WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION

ASPIRE - STAGE 22
 73 LOTS & BALANCE LOTS C & D

LICENSED SURVEYOR ADRIAN A. THOMAS

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

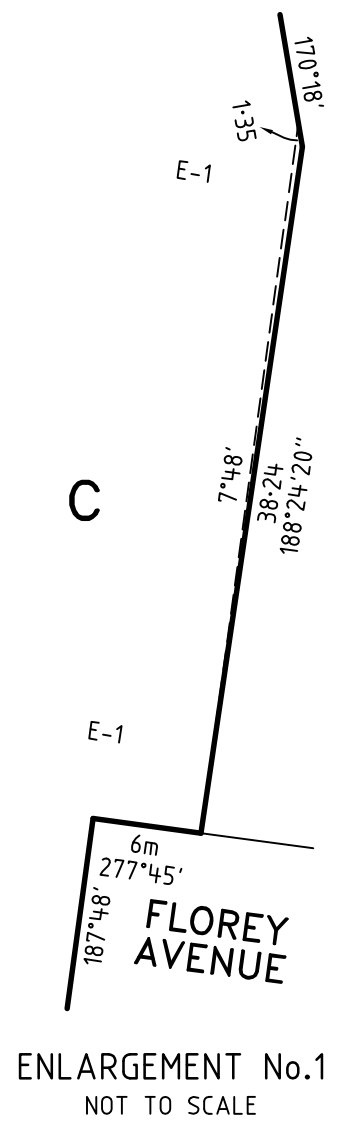
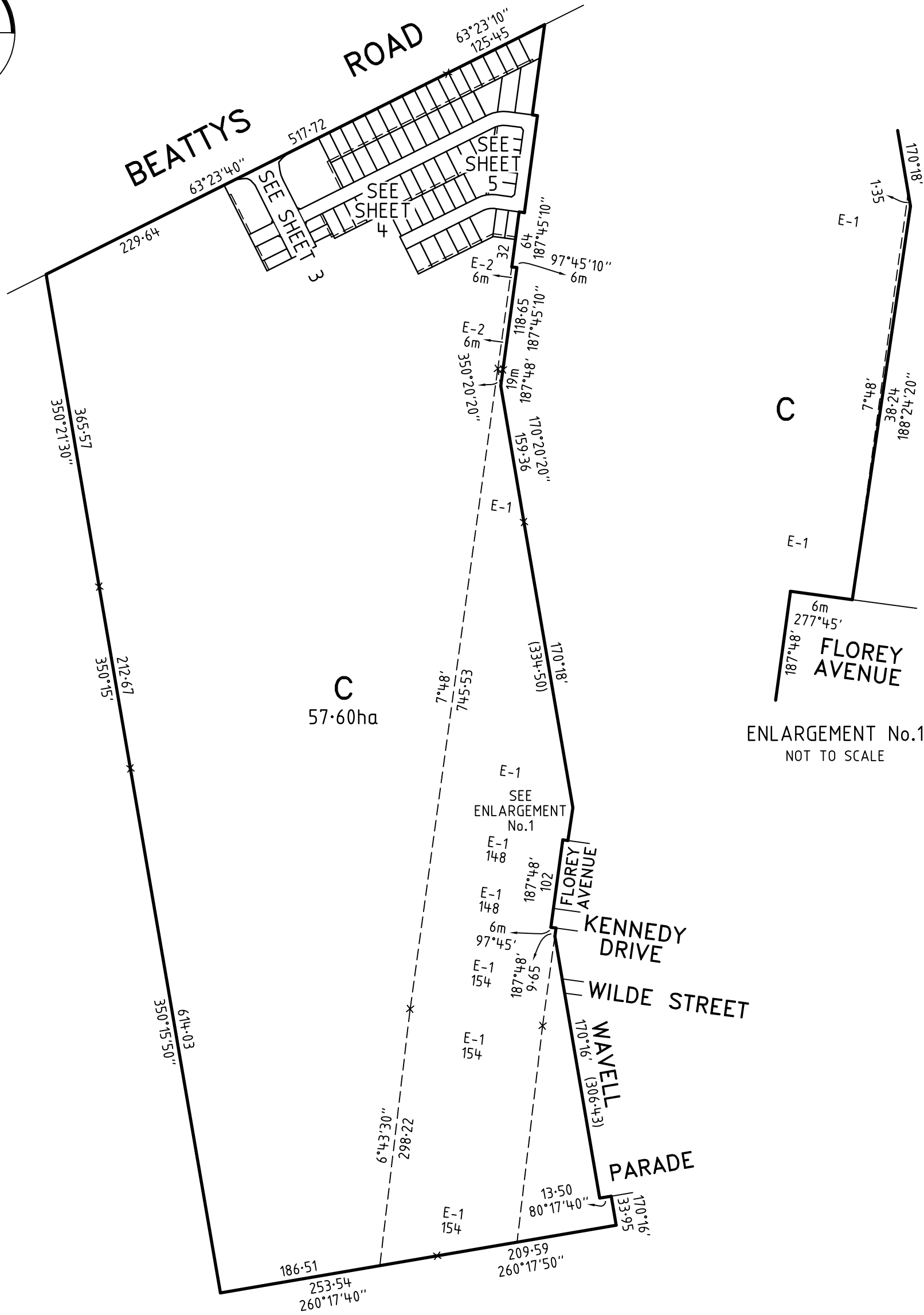
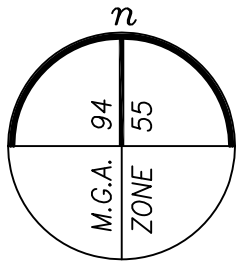


DATE 11/12/17 REFERENCE 29896223
 VERSION F DRAWING 2989622AF

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 12 SHEETS

PLAN OF SUBDIVISION

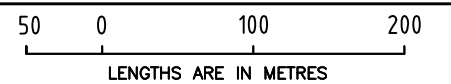
PS 814748C



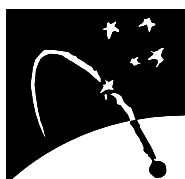
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:5000



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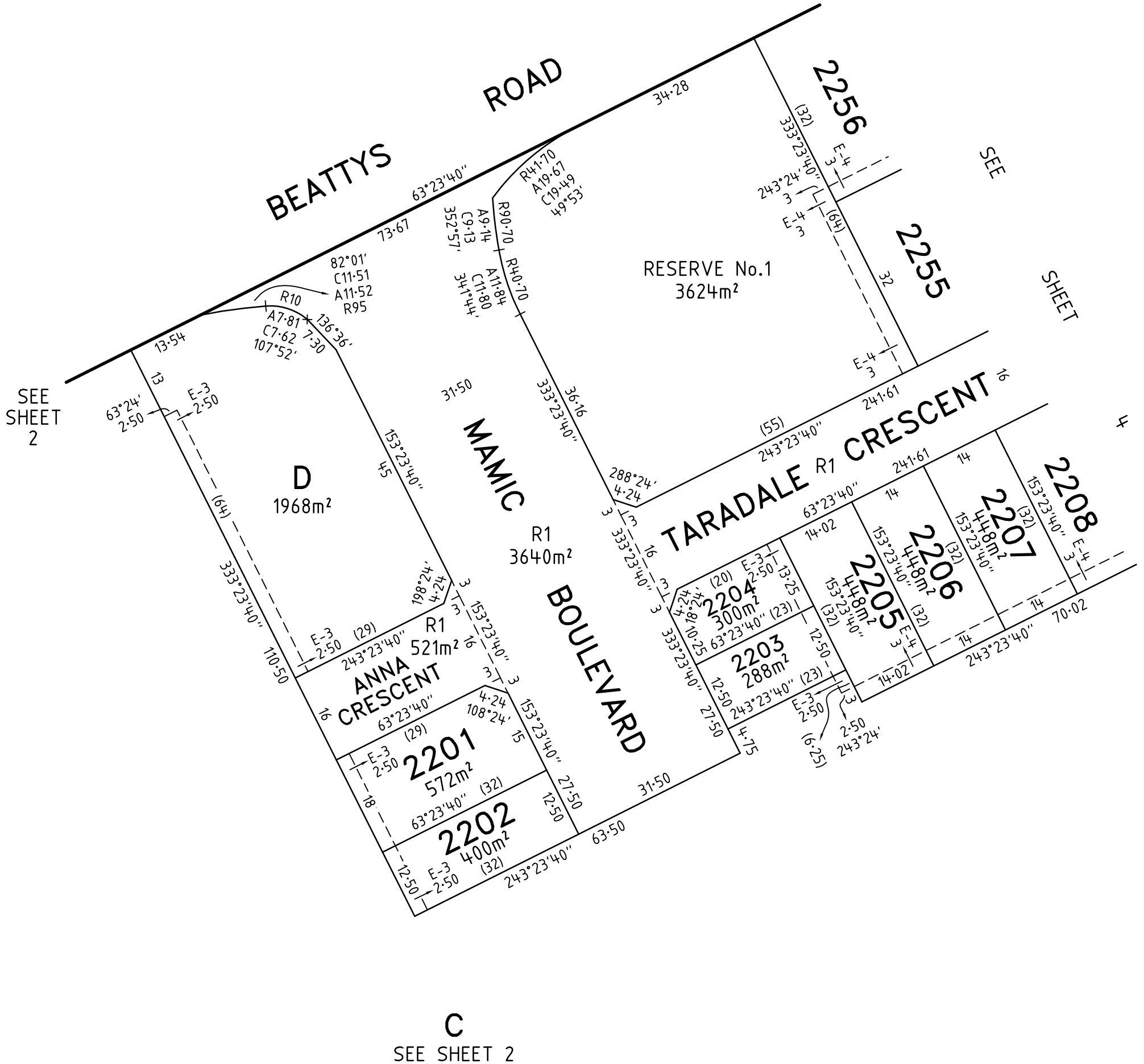
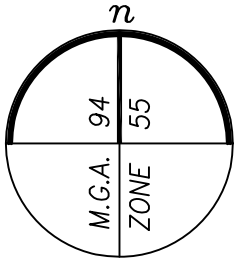
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DRAWING 2989622AF

ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

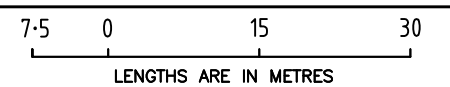
PS 814748C



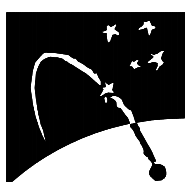
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



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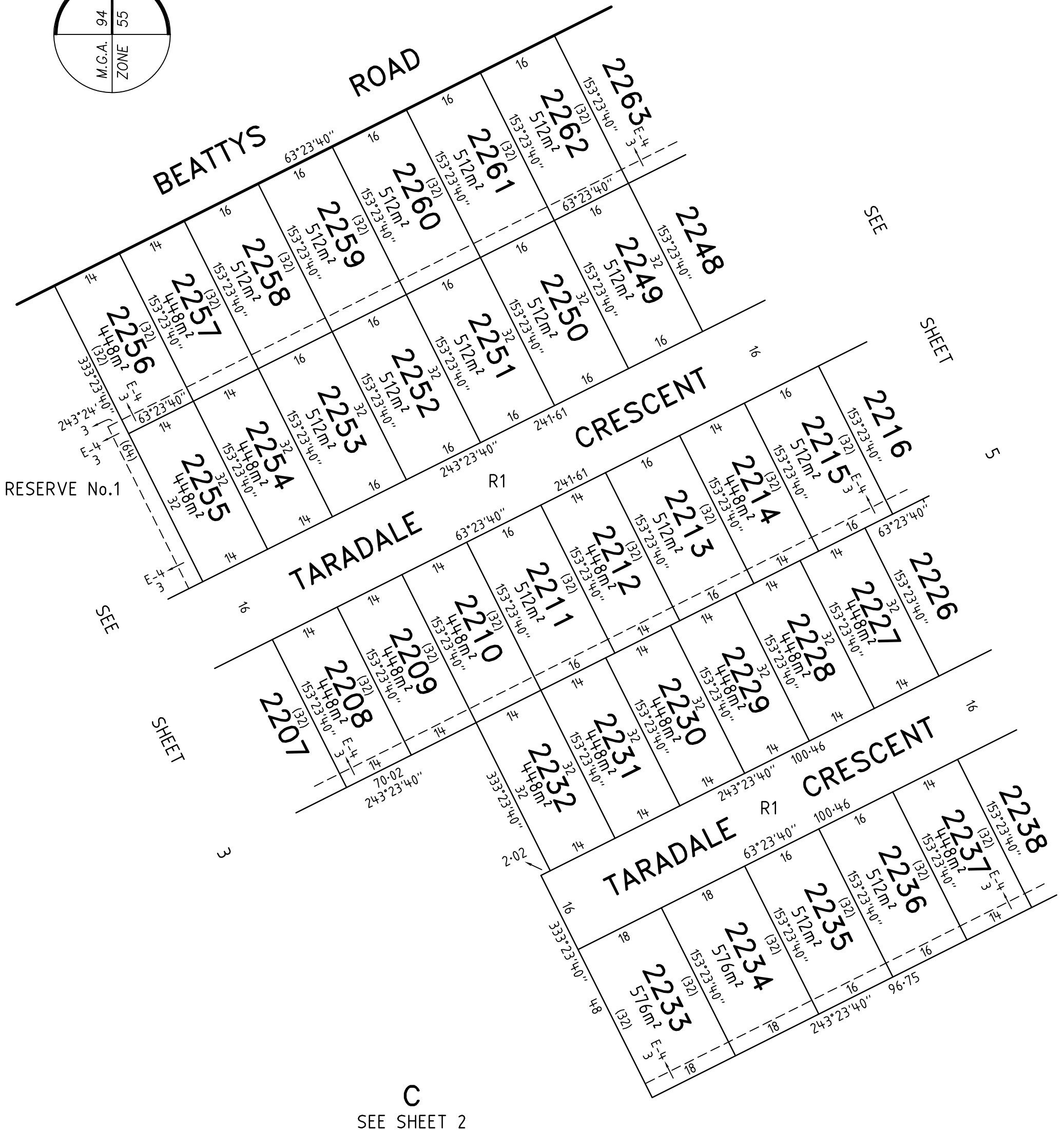
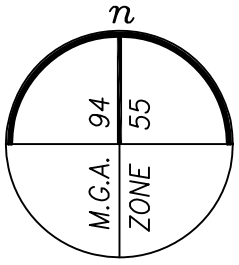
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SHEET 3

PLAN OF SUBDIVISION

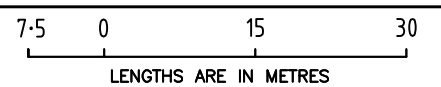
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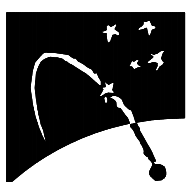
ASPIRE – STAGE 22

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



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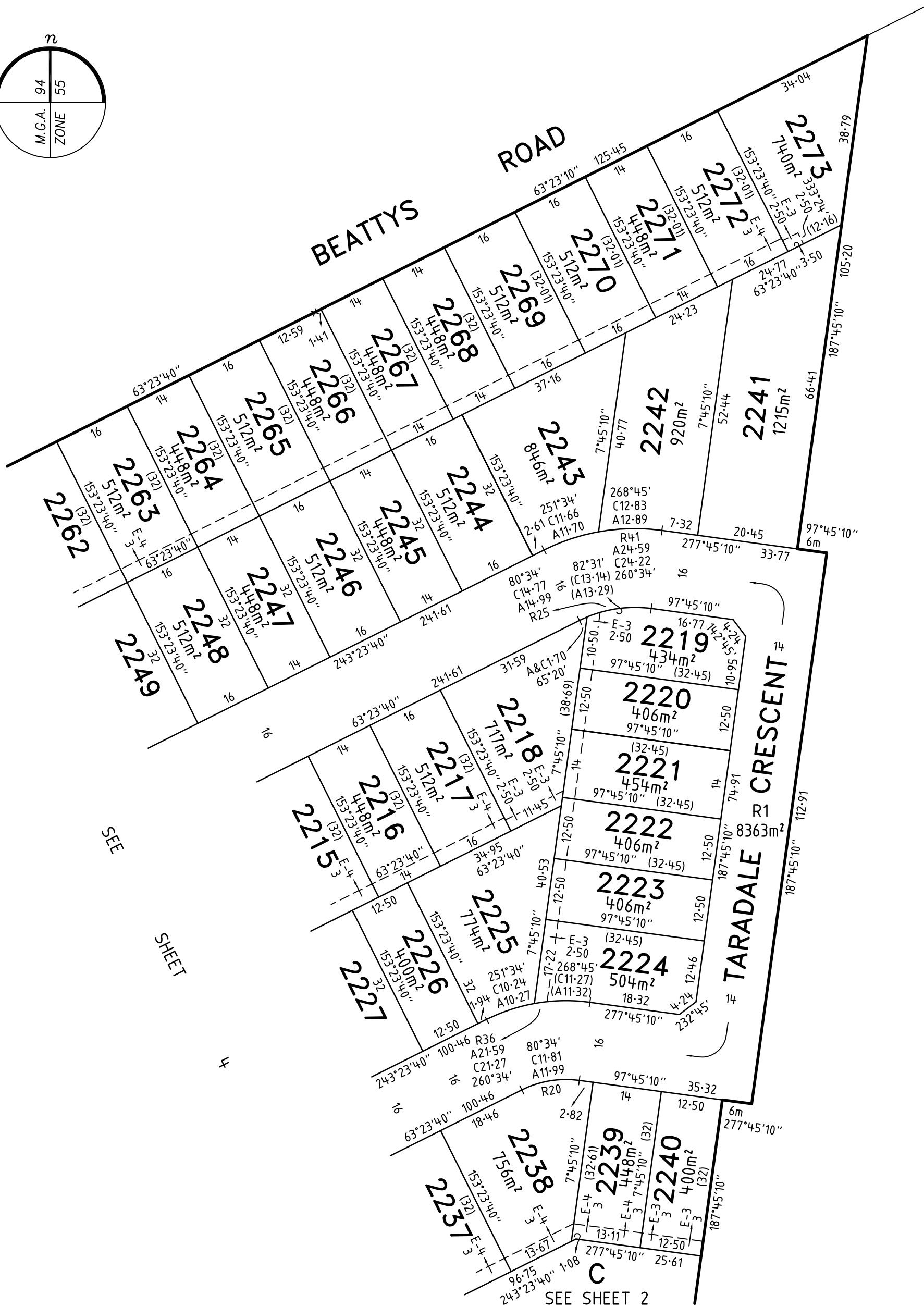
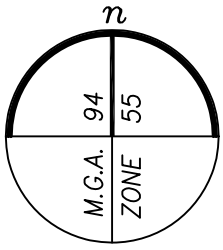
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SHEET 4

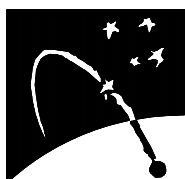
PLAN OF SUBDIVISION

PS 814748C



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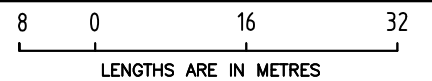


LICENSED SURVEYOR ADRIAN A. THOMAS

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SCALE
 1:800



ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PS 814748C

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:

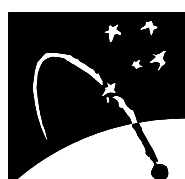
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2201	2202
2202	2201
2205	2203, 2204, 2206
2206	2205, 2207
2207	2206, 2208
2208	2207, 2209
2209	2208, 2210
2210	2209, 2211, 2232
2211	2210, 2212, 2230, 2231
2212	2211, 2213, 2229, 2230
2213	2212, 2214, 2228, 2229
2214	2213, 2215, 2227, 2228
2215	2214, 2216, 2226, 2227
2216	2215, 2217, 2225, 2226
2217	2216, 2218, 2225
2218	2217, 2219, 2220, 2221, 2222, 2225
2219	2218, 2220
2220	2218, 2219, 2221
2221	2218, 2220, 2222
2222	2218, 2221, 2223, 2225
2223	2222, 2224, 2225
2224	2223, 2225
2225	2216, 2217, 2218, 2222, 2223, 2224, 2226
2226	2215, 2216, 2225, 2227
2227	2214, 2215, 2226, 2228
2228	2213, 2214, 2227, 2229
2229	2212, 2213, 2228, 2230
2230	2211, 2212, 2229, 2231
2231	2211, 2230, 2232
2232	2210, 2231
2233	2234
2234	2233, 2235
2235	2234, 2236
2236	2235, 2237
2237	2236, 2238
2238	2237, 2239

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2239	2238, 2240
2240	2239
2241	2242, 2272, 2273
2242	2241, 2243, 2270, 2271, 2272
2243	2242, 2244, 2268, 2269, 2270
2244	2243, 2245, 2267, 2268
2245	2244, 2246, 2266
2246	2245, 2247, 2265
2247	2246, 2248, 2264
2248	2247, 2249, 2263
2249	2248, 2250, 2262
2250	2249, 2251, 2261
2251	2250, 2252, 2260
2252	2251, 2253, 2259
2253	2252, 2254, 2258
2254	2253, 2255, 2257
2255	2254, 2256
2256	2255, 2257
2257	2254, 2256, 2258
2258	2253, 2257, 2259
2259	2252, 2258, 2260
2260	2251, 2259, 2261
2261	2250, 2260, 2262
2262	2249, 2261, 2263
2263	2248, 2262, 2264
2264	2247, 2263, 2265
2265	2246, 2264, 2266
2266	2245, 2265, 2267
2267	2244, 2266, 2268
2268	2243, 2244, 2267, 2269
2269	2243, 2268, 2270
2270	2242, 2243, 2269, 2271
2271	2248, 2270, 2272
2272	2241, 2242, 2271, 2273
2273	2241, 2272

CONTINUED ON SHEET 7

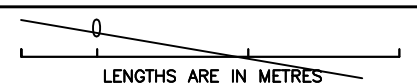
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 11/12/17
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 DRAWING 2989622AF

ORIGINAL SHEET SIZE A3

SHEET 6

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 4 of the *Building Regulations 2006* 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

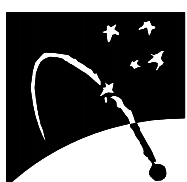

The following restriction is to be created upon registration of this plan.

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2203	2204, 2205
2204	2203, 2205

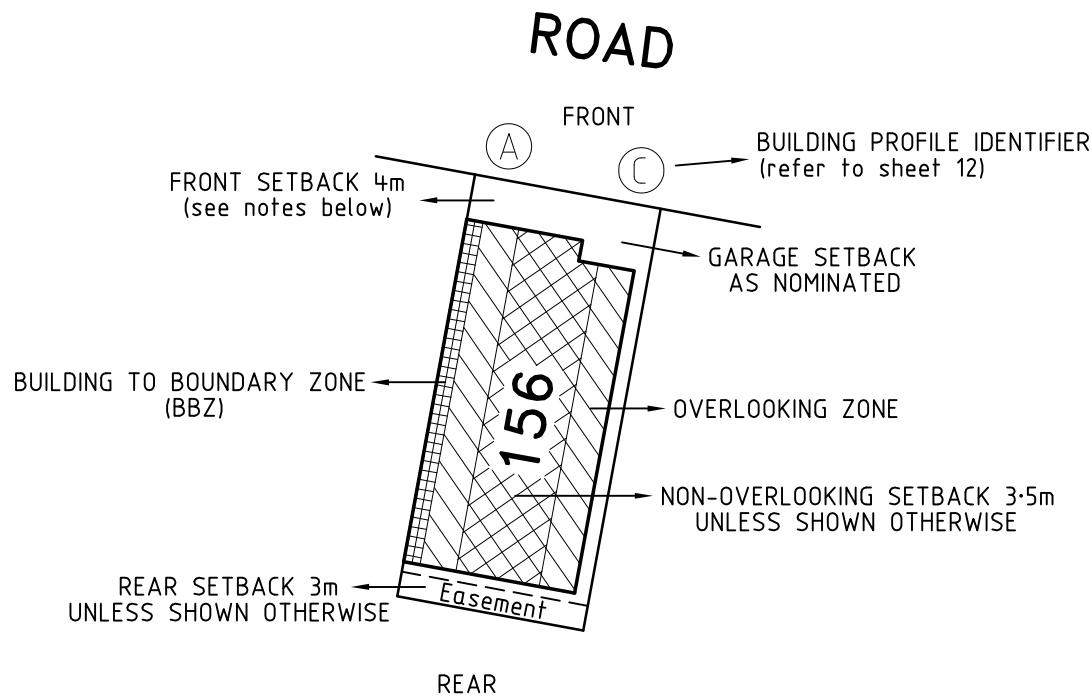
The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the '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 22</p> <p>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</p> 	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 	ORIGINAL SHEET SIZE A3 SHEET 7
	DATE 11/12/17 VERSION F	REFERENCE 29896223 DRAWING 2989622AF	

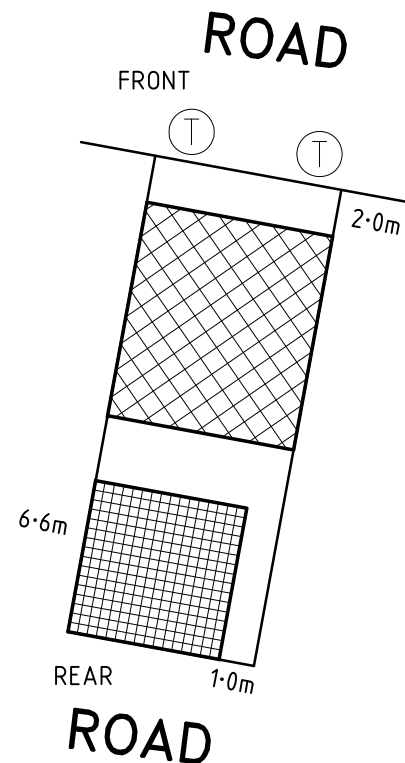
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS814748C

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

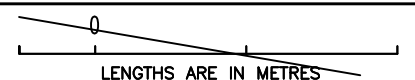
Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

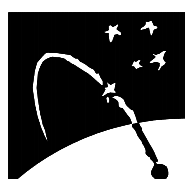
ASPIRE – STAGE 22

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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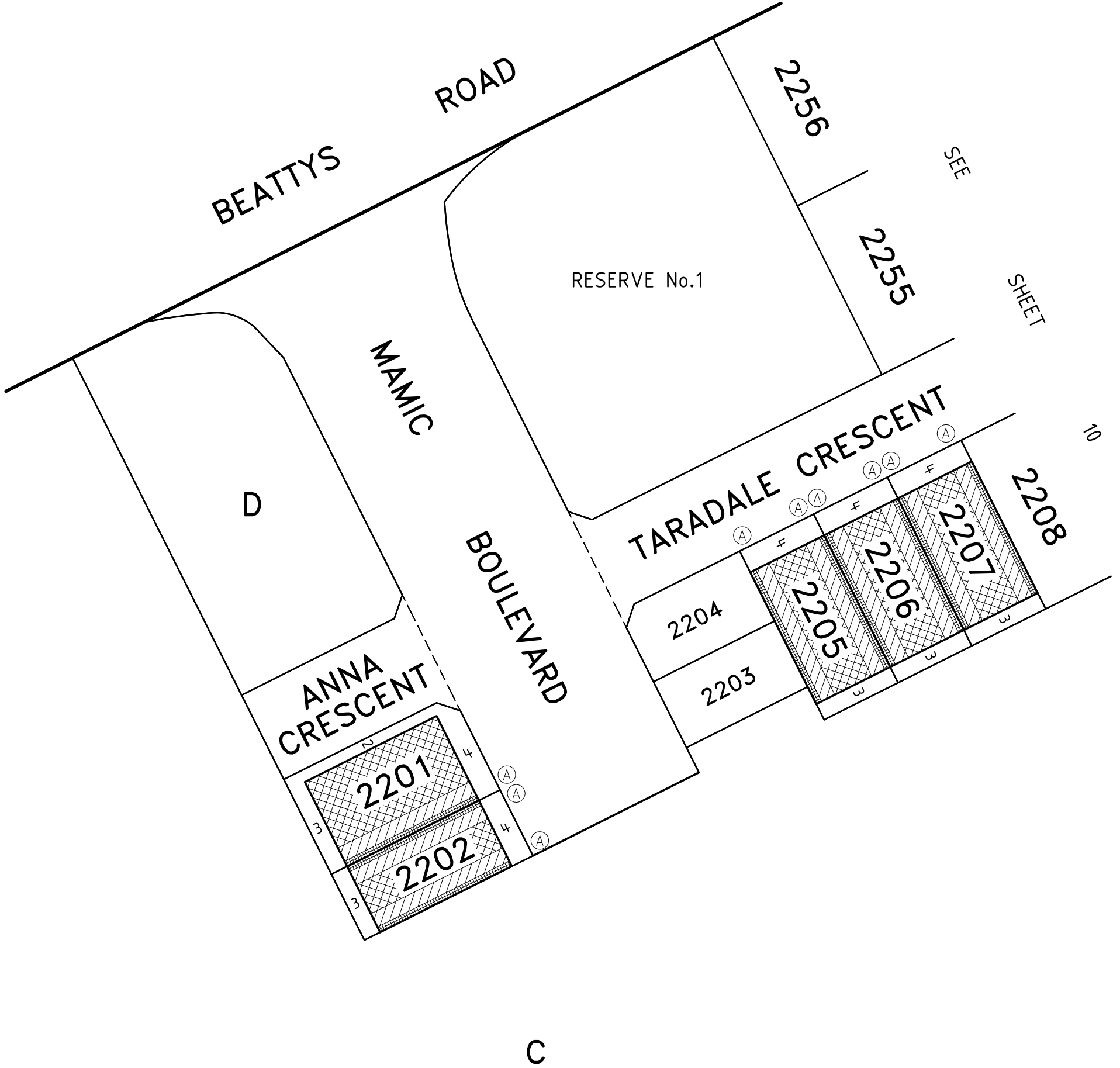
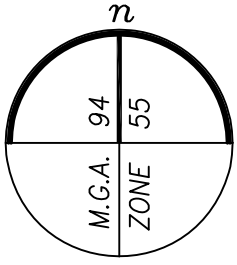
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ORIGINAL SHEET SIZE A3

SHEET 8

PLAN OF SUBDIVISION

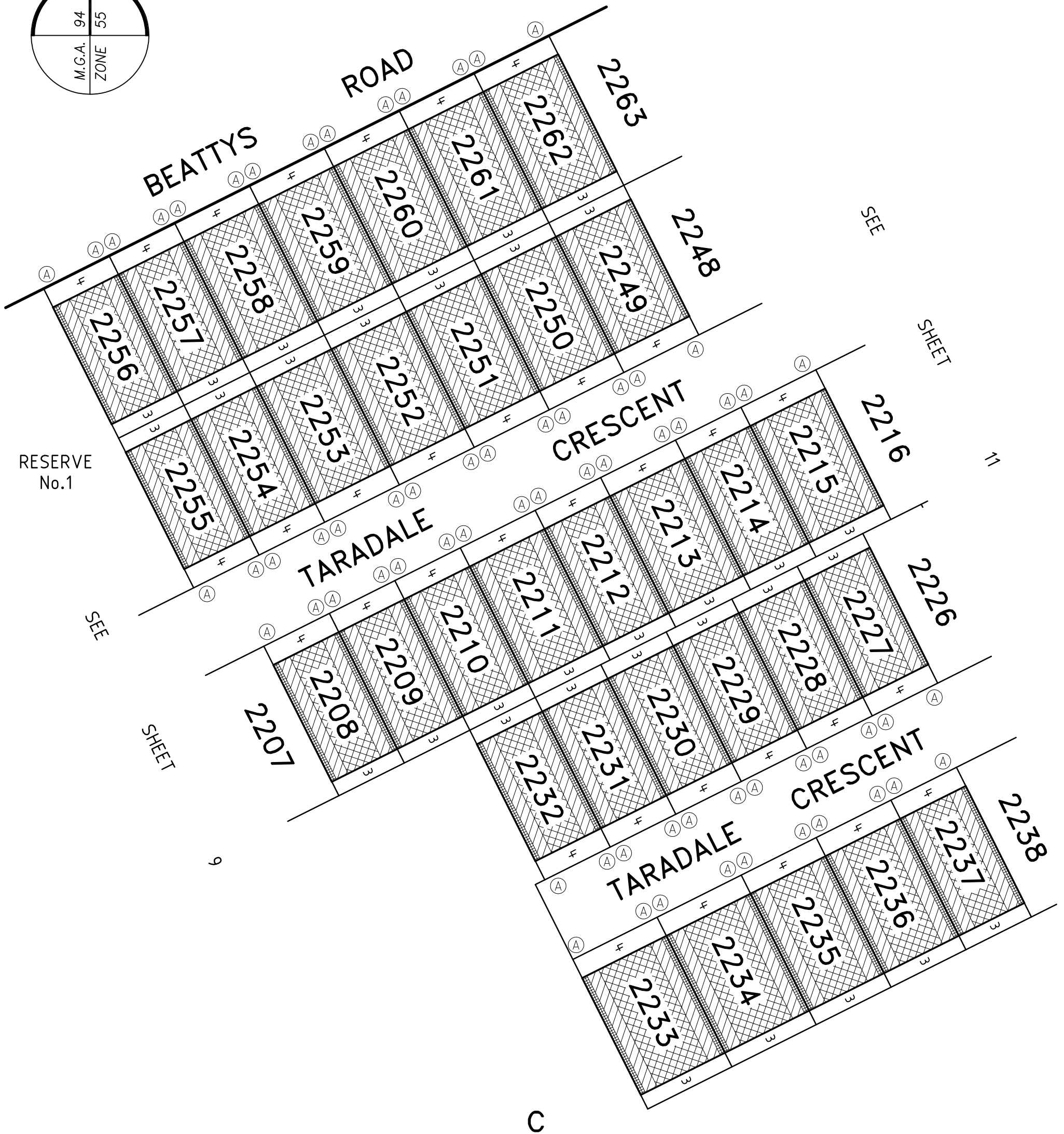
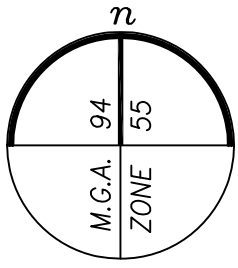
PS 814748C



ASPIRE – STAGE 22		LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
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		VERSION F	DRAWING 2989622AF	SHEET 9

PLAN OF SUBDIVISION

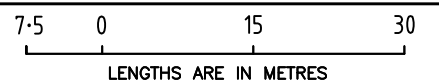
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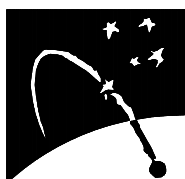
ASPIRE - STAGE 22

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SCALE
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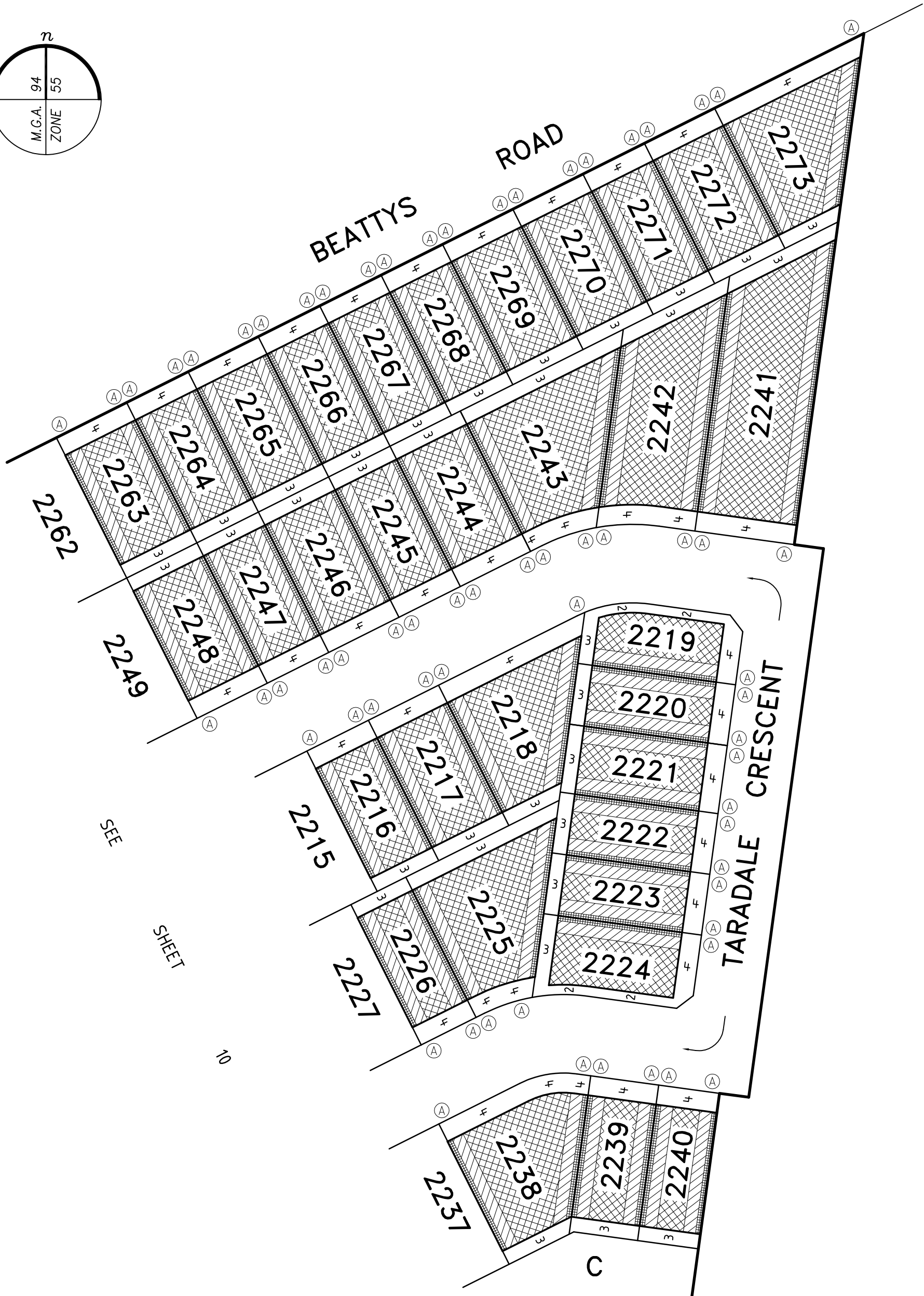
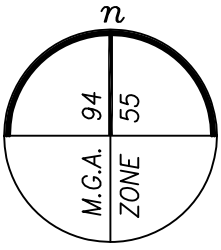
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ORIGINAL SHEET SIZE A3
 SHEET 10

PLAN OF SUBDIVISION

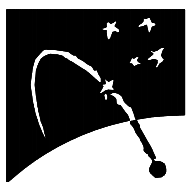
PS 814748C



SEE SHEET 10

ASPIRE – STAGE 22

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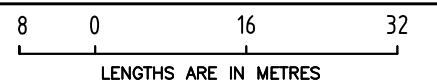


LICENSED SURVEYOR ADRIAN A. THOMAS

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SCALE 1:800

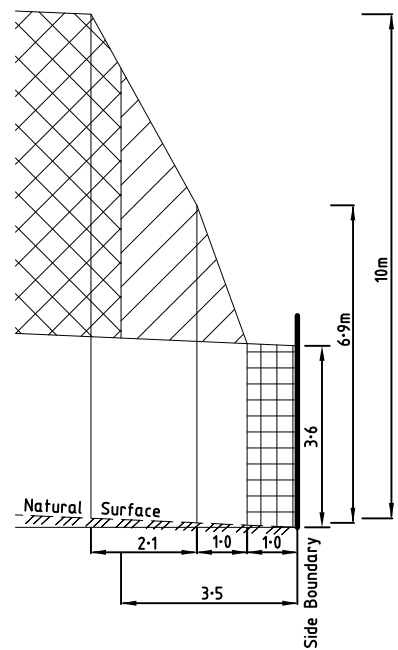


ORIGINAL SHEET SIZE A3

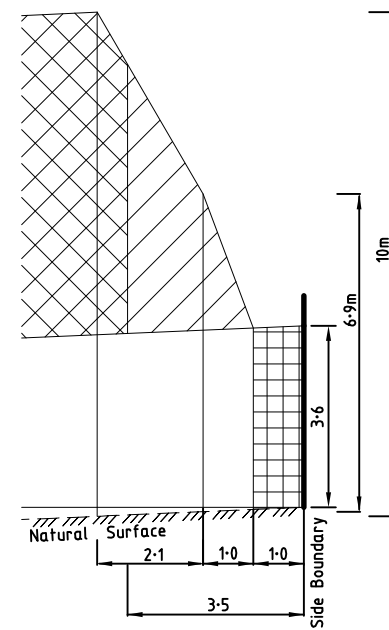
SHEET 11

PROFILE DIAGRAM

(A) Profile

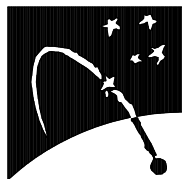


Natural surface rising from side boundary



Natural surface falling from side boundary

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ASPIRE – STAGE 22

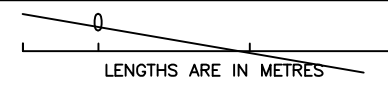
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 11/12/17

VERSION F

REFERENCE 29896223

DRAWING 2989622AF



SCALE

ORIGINAL SHEET SIZE A3

SHEET 12