

PLAN OF SUBDIVISION

EDITION

PS 814747E

<p>LOCATION OF LAND</p> <p>PARISH: MARIBYRNONG</p> <p>TOWNSHIP: —</p> <p>SECTION: B</p> <p>CROWN ALLOTMENT: 9 & 12 (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL 9660 FOL 062 VOL 11570 FOL 784</p> <p>LAST PLAN REFERENCE: TP269410Q LOT R ON PS724925H</p> <p>POSTAL ADDRESS: 167–233 BEATTYS ROAD (at time of subdivision) FRASER RISE 3336</p> <p>MGA 94 E 299 100 ZONE: 55 CO-ORDINATES: N 5 824 860 (approx. centre of land in plan)</p>	<p>Council Name: Melton City Council</p> <p>Council Reference Number: Sub 5105 Planning Permit Reference: PA2017/5637 SPEAR Reference Number: S122277J</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 05/09/2018</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Geraldine Addicott for Melton City Council on 30/08/2019</p>
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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. PA2017/5637
ROAD R1	MELTON CITY COUNCIL	DEPTH LIMITATION	15.24 METRES BELOW THE SURFACE
		LOTS 1 TO 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN	
		LAND SUBDIVIDED (EXCLUDING LOT A) - 1.449ha	
OTHER PURPOSE OF PLAN			
TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-11 IN LOT R ON PS724925H.			
GROUND FOR REMOVAL OF EASEMENT			
AGREEMENT BY ALL INTERESTED PARTIES.		EASEMENT E-1 ON TP269410Q NO LONGER AFFECTS VIDE SCHEDULE 5 CLAUSE 14 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	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
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
E-5 E-5	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	INST. K305859 THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL

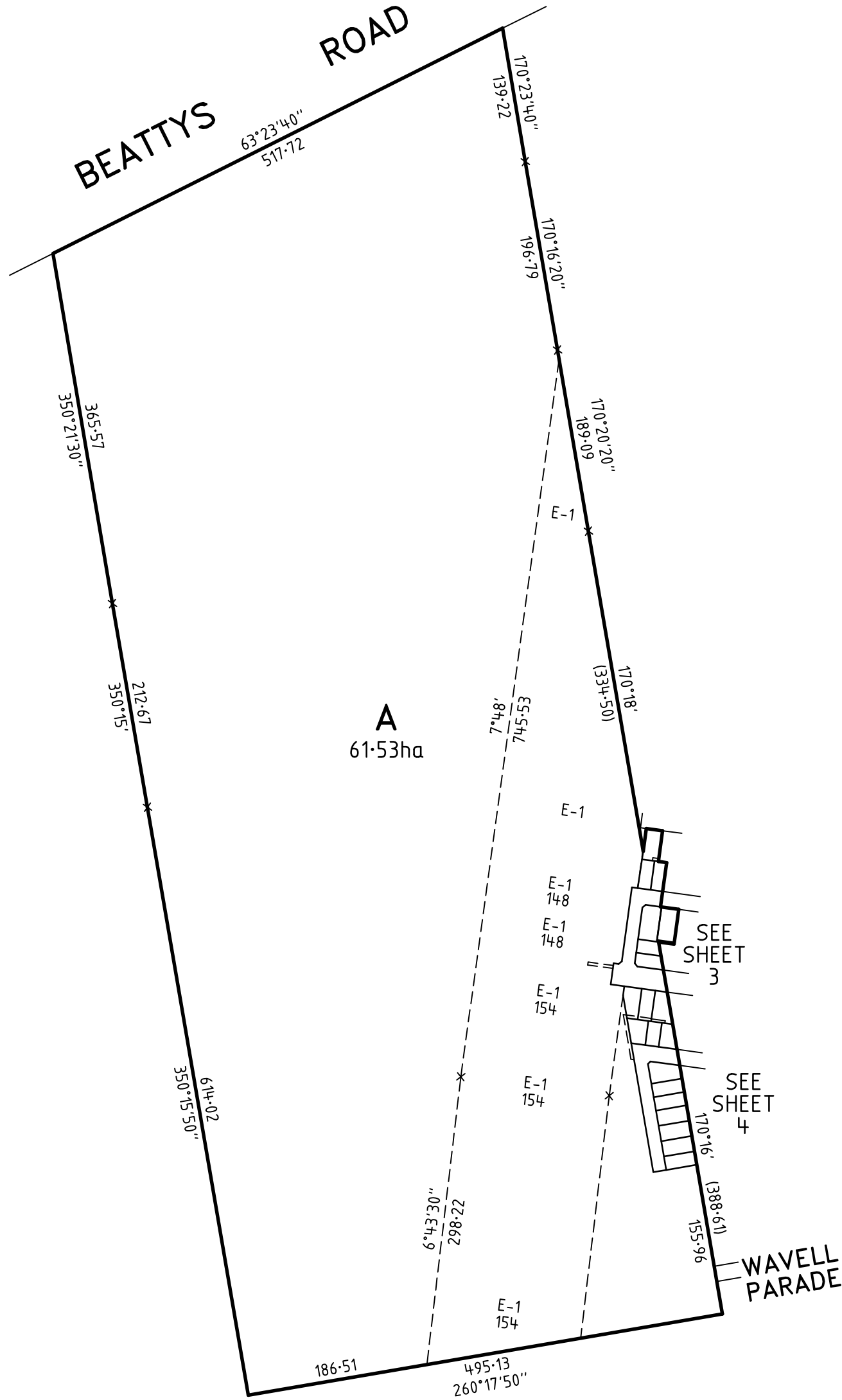
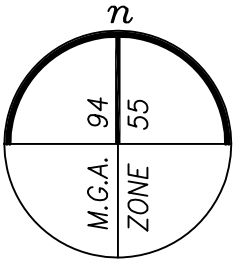
ASPIRE – 21A	LICENSED SURVEYOR ADRIAN A. THOMAS		
20 LOTS AND BALANCE LOT A	DATE 12/04/19	REFERENCE 29896213	ORIGINAL SHEET SIZE A3
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au Formerly Bosco Jonson	VERSION K	DRAWING 2989621AK	SHEET 1 OF 9 SHEETS
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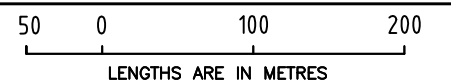
PS 814747E



ASPIRE – 21A

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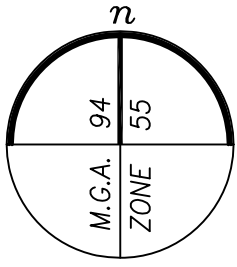
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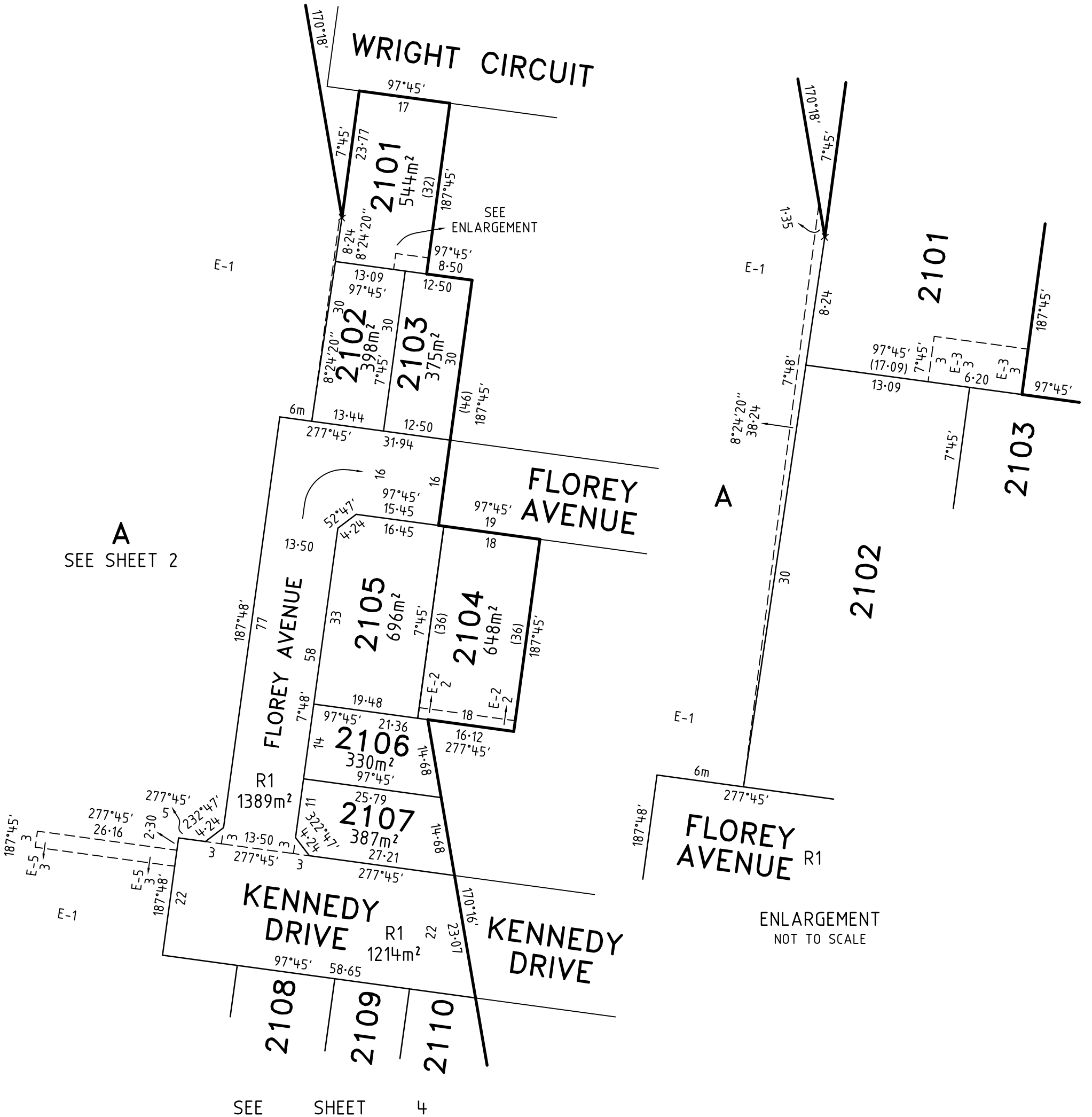
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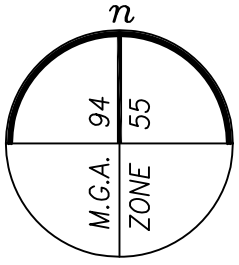
SEE SHEET 4

ASPIRE - 21A Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly Bosco Jonson	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:750	
	DATE 12/04/19 VERSION K	REFERENCE 29896213 DRAWING 2989621AK	ORIGINAL SHEET SIZE A3 SHEET 3
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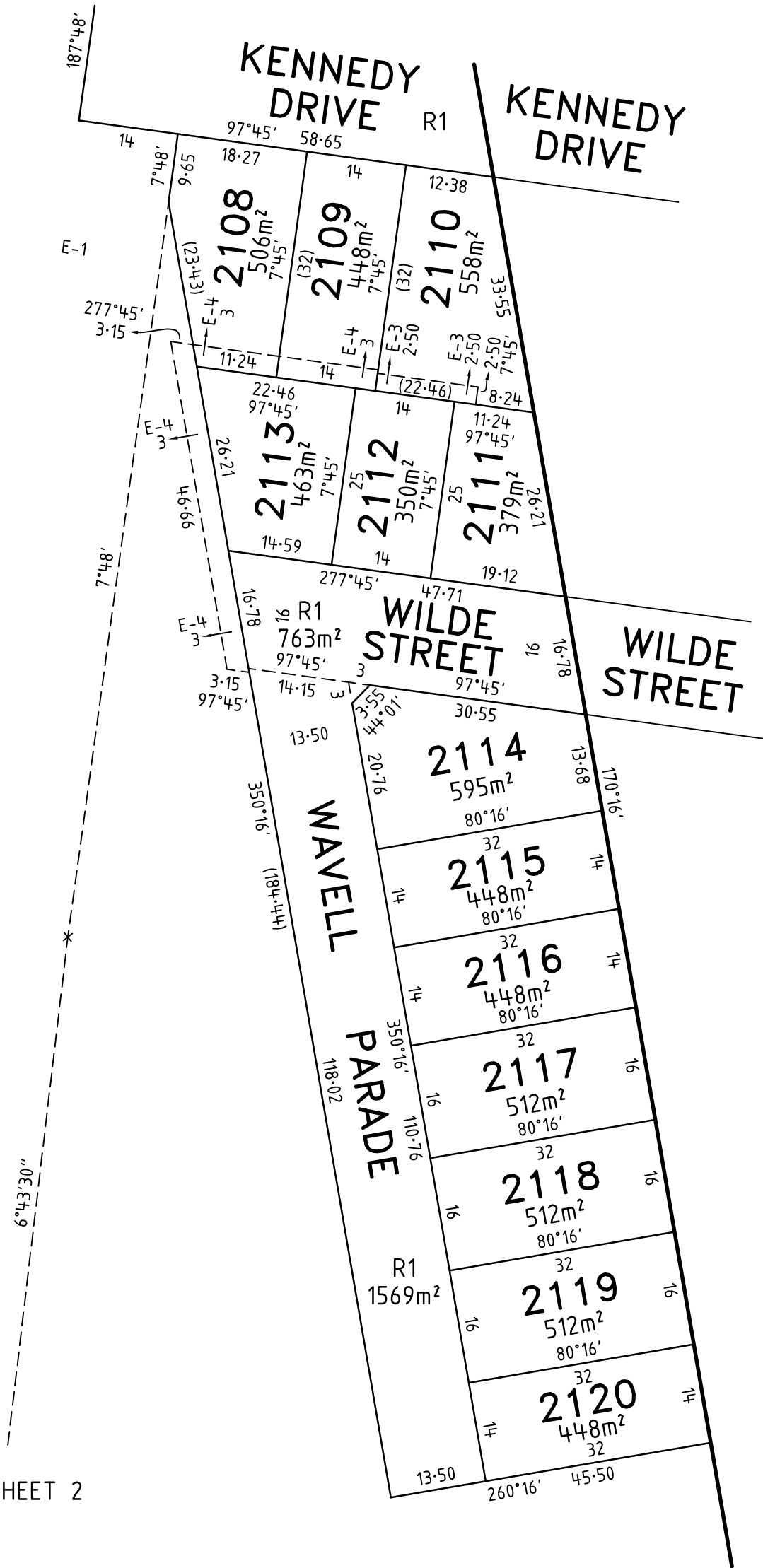
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SEE SHEET 3

A
SEE SHEET 2

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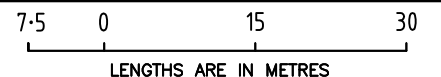


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SHEET 4

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PLAN OF SUBDIVISION

PS 814747E

CREATION OF RESTRICTION

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
2101	2102, 2103
2102	2101, 2103
2103	2101, 2102
2104	2105, 2106
2105	2104, 2106
2106	2104, 2105, 2107
2107	2106
2108	2109, 2113
2109	2108, 2110, 2112, 2113
2110	2109, 2111, 2112



BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2111	2110, 2112
2112	2109, 2110, 2111, 2113
2113	2108, 2109, 2112
2114	2115
2115	2114, 2116
2116	2115, 2117
2117	2116, 2118
2118	2117, 2119
2119	2118, 2120
2120	2119

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 standing 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 5 of the Building Regulations 2018 (or any superseding regulation), a copy of which can be obtained from the website at www.aspirefraserrise.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) Build or cause to be built or allow to be built or allow to remain standing any buildings constructed on a lot containing a building envelope that does not conform to the relevant building envelope as shown in the attached Building Envelope Schedule, except with the written consent of the Responsible Authority.
- (vi) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 31 December 2030.

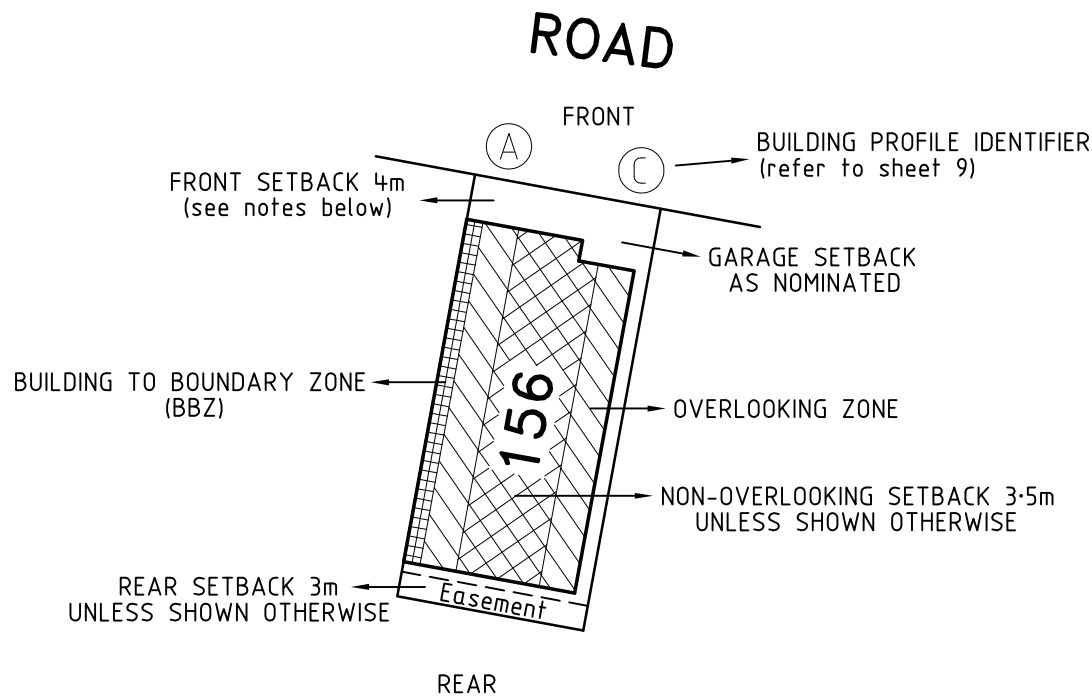
<p>ASPIRE – 21A</p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™ Bosco Jonson Formerly</p> 	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 12/04/19 REFERENCE 29896213 VERSION K DRAWING 2989621AK</p> <p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (K), 02/05/2019, SPEAR Ref: S122277J</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 5</p> <p>Digitally signed by: Melton City Council, 30/08/2019, SPEAR Ref: S122277J</p>
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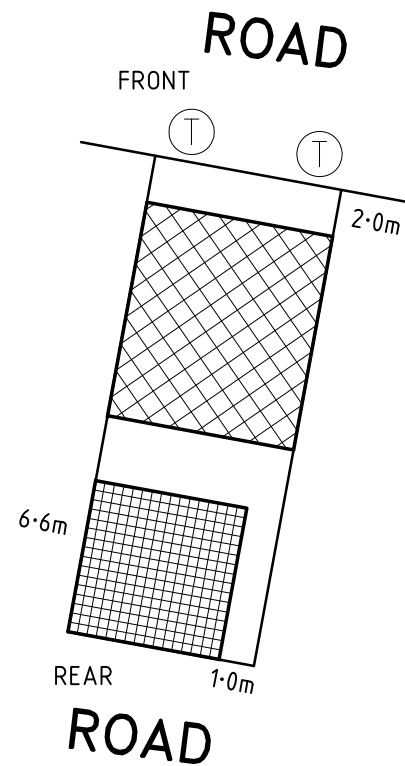
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS814747E

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.

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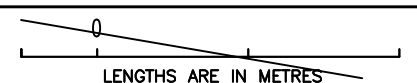
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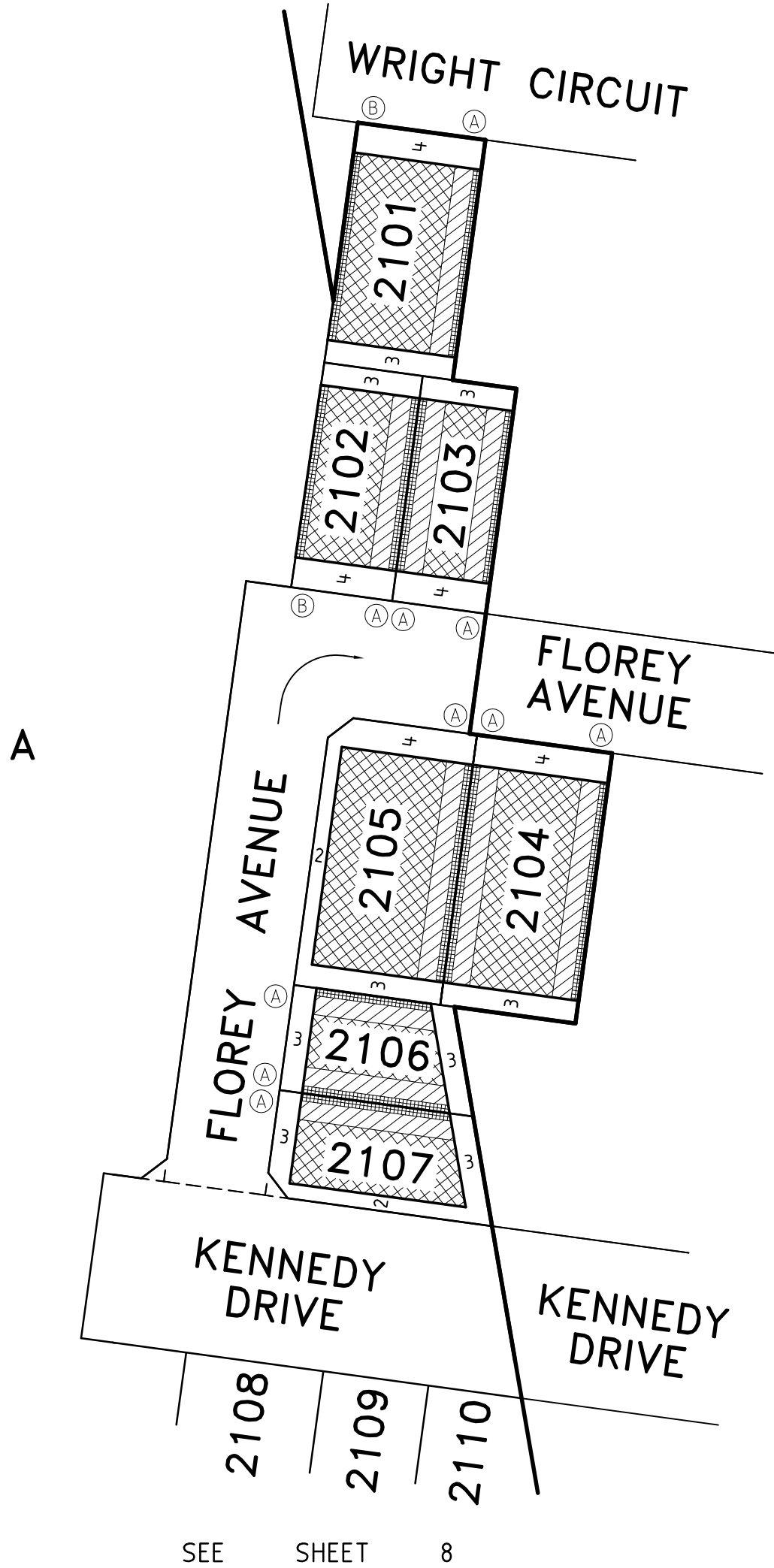
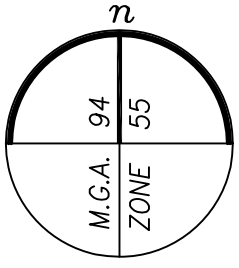
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SEE SHEET 8

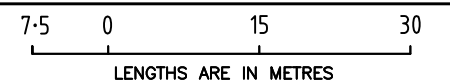
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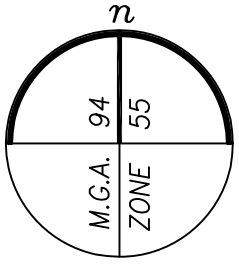
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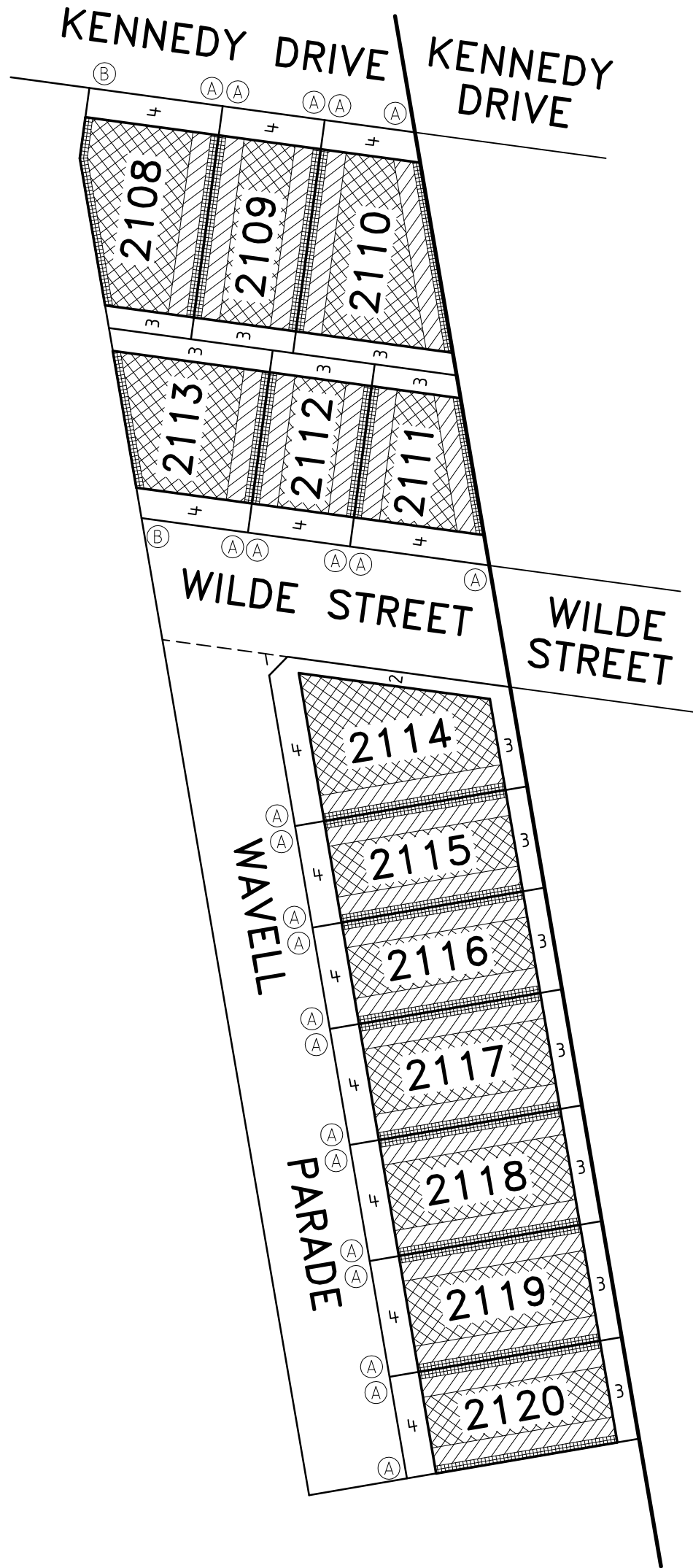
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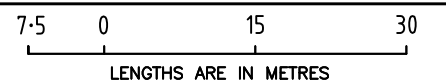


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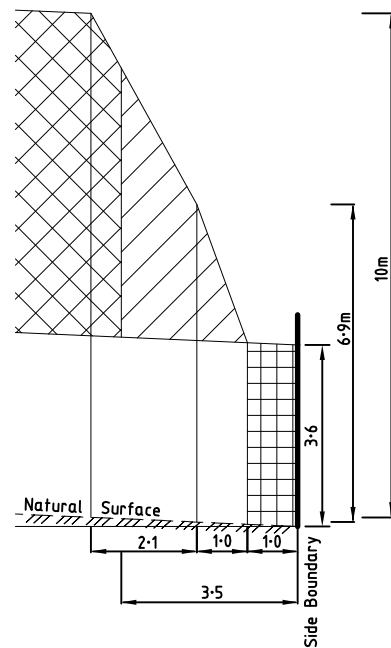
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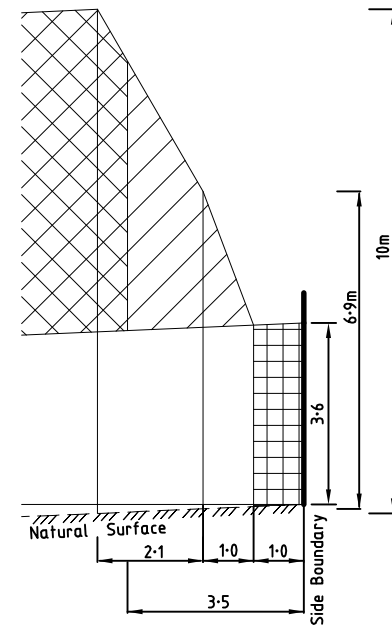
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PROFILE DIAGRAM

(A) Profile

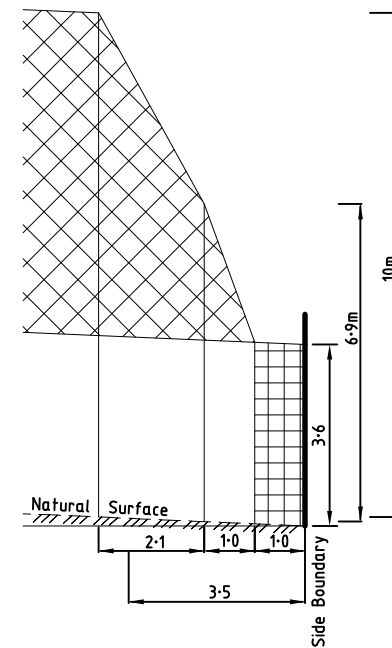


Natural surface rising from side boundary

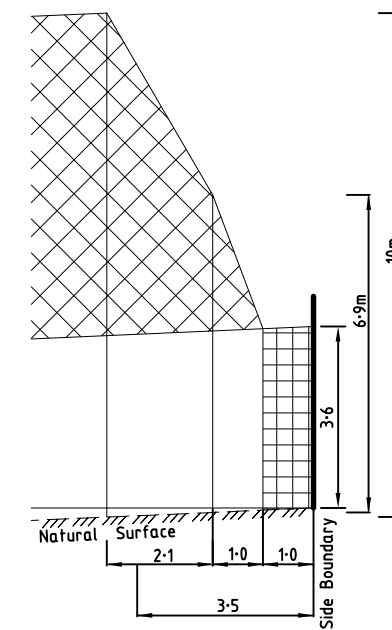


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

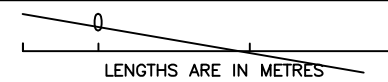
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