

# PLAN OF SUBDIVISION

**EDITION**

**PS 814787R**

<p><b>LOCATION OF LAND</b></p> <p>PARISH: MARIBYRNONG</p> <p>TOWNSHIP: —</p> <p>SECTION: B</p> <p>CROWN ALLOTMENT: 9 (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT A ON PS814747E</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 5104 Planning Permit Reference: TBA SPEAR Reference Number: S122923A</p> <p><b>Certification</b></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 18/09/2019</p>
--	--

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1	MELTON CITY COUNCIL	<p><b>STAGING</b> This is/is not a staged subdivision Planning Permit No. PA2017/5637</p> <p><b>DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE</b></p> <p>LOTS 1 TO 2120 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN</p> <p>EASEMENT E-3 HAS BEEN OMITTED FROM THIS PLAN</p> <p>LAND SUBDIVIDED (EXCLUDING LOT B) - 6638m<sup>2</sup></p>

**EASEMENT INFORMATION**

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

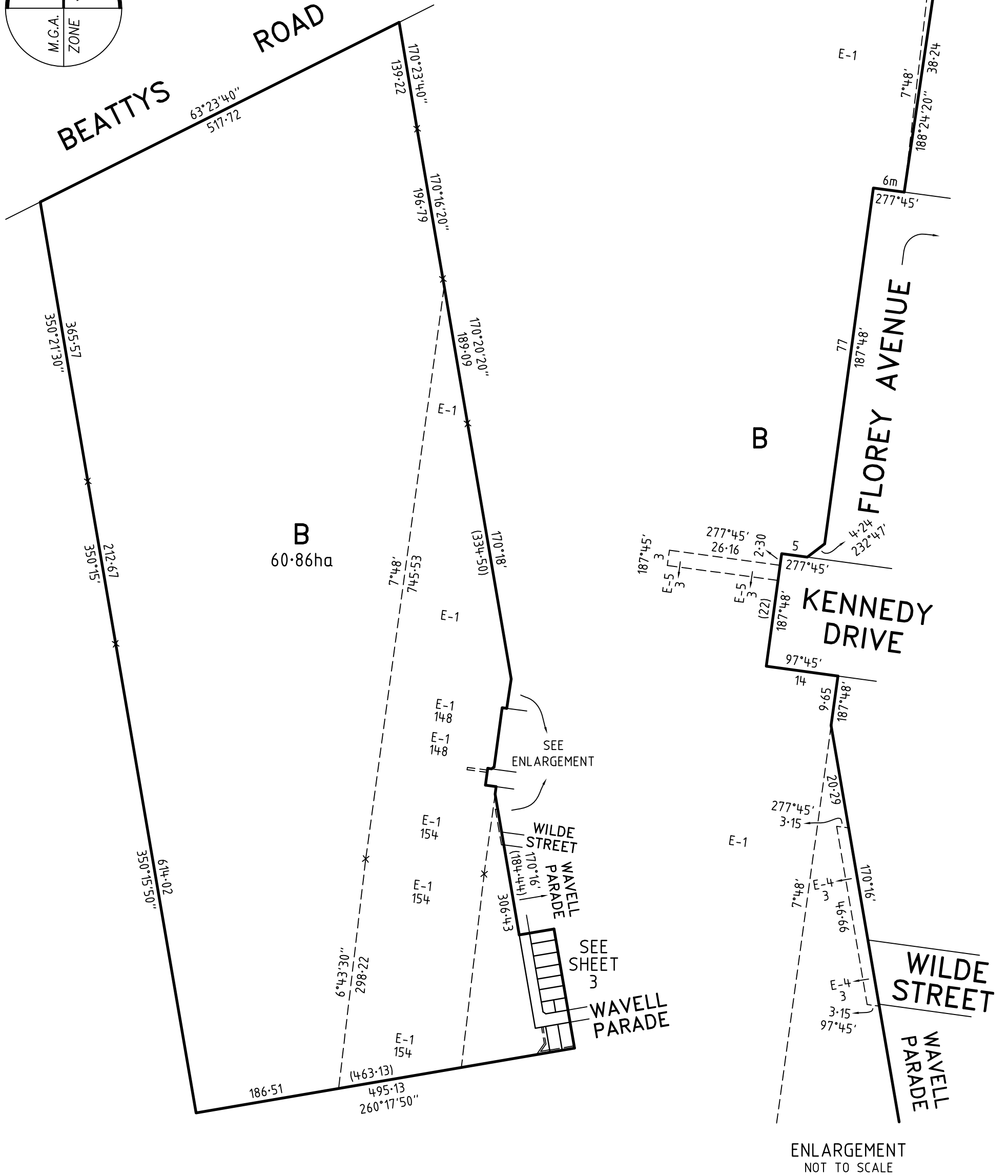
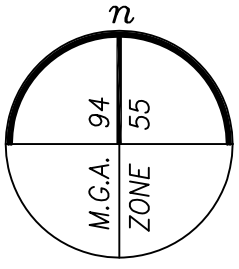
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS814747E PS814747E	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-5 E-5	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	INST. K305859 PS814747E	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL

<b>ASPIRE – 21B</b>	LICENSED SURVEYOR ADRIAN A. THOMAS
<b>10 LOTS AND BALANCE LOT B</b>	
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au Formerly <b>Bosco Jonson</b>	
DEVELOP WITH CONFIDENCE™	DATE 09/04/19      REFERENCE 32113213 VERSION E      DRAWING 3211321AE Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 01/05/2019, SPEAR Ref: S122923A
	ORIGINAL SHEET SIZE A3 SHEET 1 OF 8 SHEETS

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Veris Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S122923A 31/10/2019 12:43 pm

PLAN OF SUBDIVISION

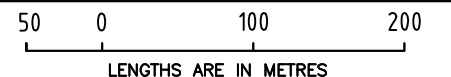
PS 814787R



ASPIRE - 21B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:5000



Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400  
www.veris.com.au



DEVELOP WITH CONFIDENCE™  
Formerly **Bosco Jonson**

DATE 09/04/19  
VERSION E

REFERENCE 32113213  
DRAWING 3211321AE

ORIGINAL SHEET SIZE A3

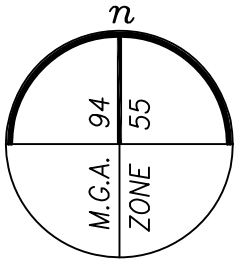
SHEET 2

Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
Surveyor's Plan Version (E),  
01/05/2019, SPEAR Ref: S122923A

Digitally signed by:  
Melton City Council,  
18/09/2019,  
SPEAR Ref: S122923A

PLAN OF SUBDIVISION

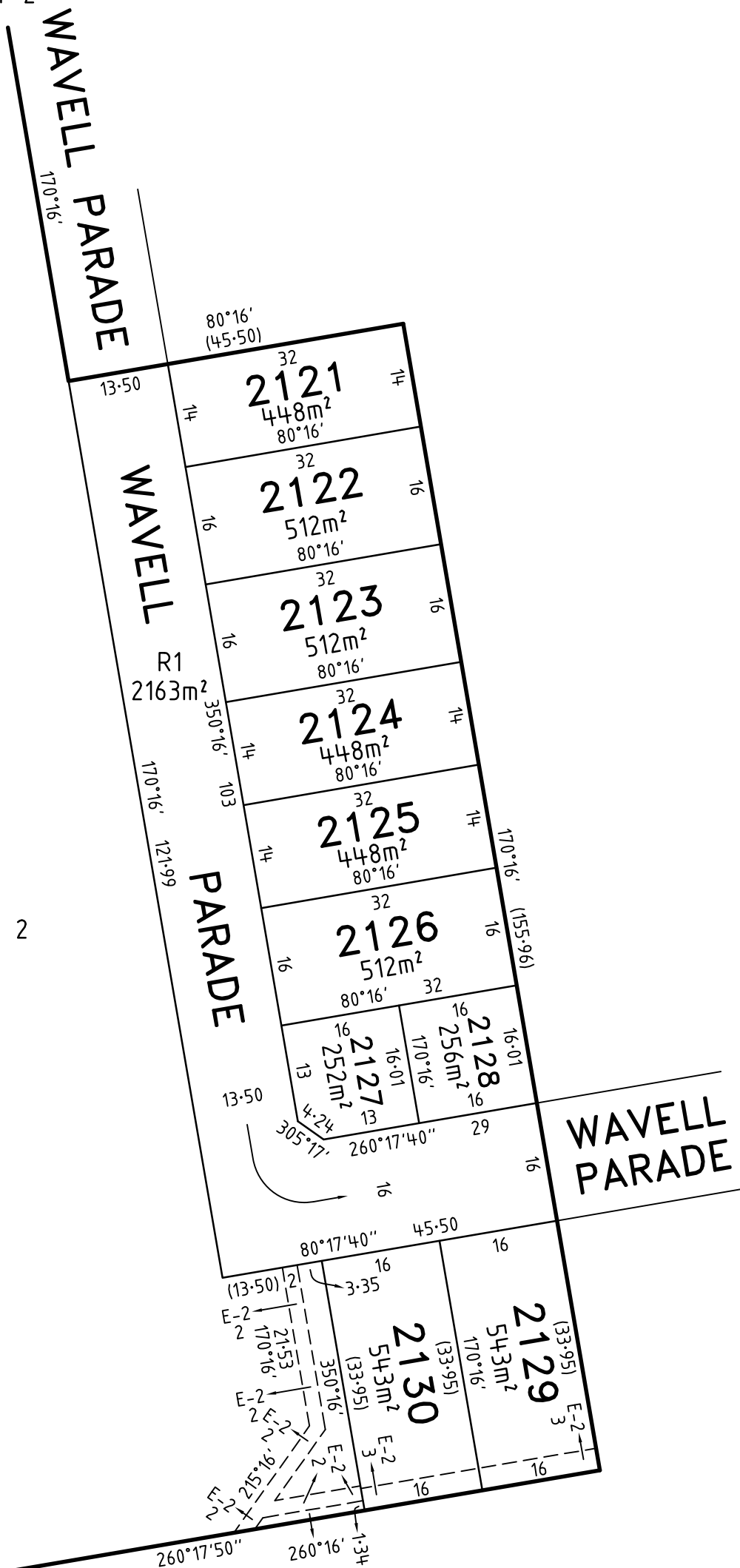
PS 814787R



SEE SHEET 2

SEE SHEET 2

B  
SEE SHEET 2



WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Veris Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S122923A 31/10/2019 12:43 pm

<b>ASPIRE – 21B</b>  Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au  DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Jonson</b>	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 09/04/19 VERSION E	REFERENCE 32113213 DRAWING 3211321AE	ORIGINAL SHEET SIZE A3 SHEET 3
	Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 01/05/2019, SPEAR Ref: S122923A	Digitally signed by: Melton City Council, 18/09/2019, SPEAR Ref: S122923A	

# PLAN OF SUBDIVISION

**PS 814787R**

## 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
2121	2122
2122	2121, 2123
2123	2122, 2124
2124	2123, 2125
2125	2124, 2126
2126	2125, 2127, 2128
2129	2130
2130	2129

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](http://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><b>ASPIRE – 21B</b></p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 <a href="http://www.veris.com.au">www.veris.com.au</a></p> <p>DEVELOP WITH CONFIDENCE™ <b>veris</b> Formerly <b>Bosco Jonson</b></p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 09/04/19 REFERENCE 32113213 VERSION E DRAWING 3211321AE</p> <p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 01/05/2019, SPEAR Ref: S122923A</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 4</p> <p>Digitally signed by: Melton City Council, 18/09/2019, SPEAR Ref: S122923A</p>
--	--	---	---

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Veris Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S122923A 31/10/2019 12:43 pm

# PLAN OF SUBDIVISION

# PS 814787R

## 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
2127	2126, 2128
2128	2126, 2127

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.

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Veris Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S122923A 31/10/2019 12:43 pm

### ASPIRE – 21B

Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400

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



LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 09/04/19  
VERSION E

REFERENCE 32113213  
DRAWING 3211321AE

ORIGINAL SHEET SIZE A3

SHEET 5

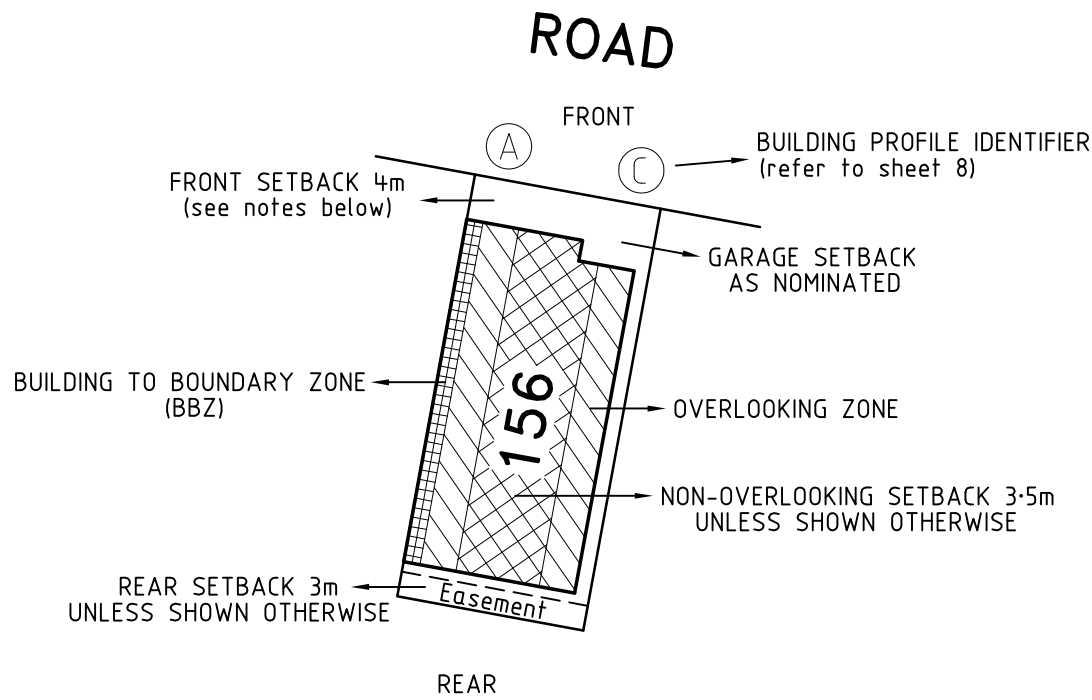
Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
Surveyor's Plan Version (E),  
01/05/2019, SPEAR Ref: S122923A

Digitally signed by:  
Melton City Council,  
18/09/2019,  
SPEAR Ref: S122923A

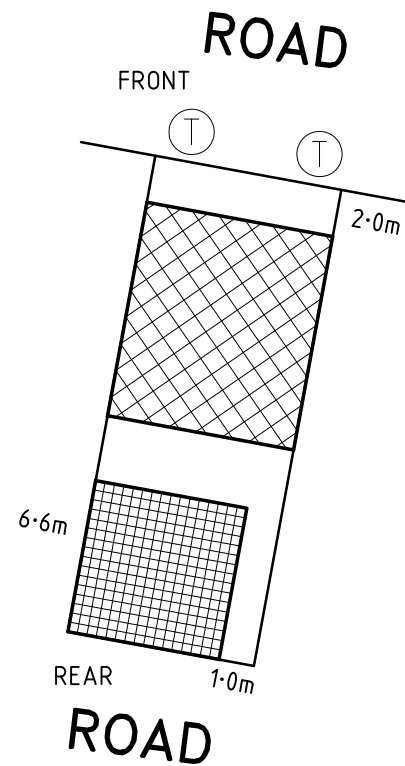
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS814787R

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 - 21B

Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400

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



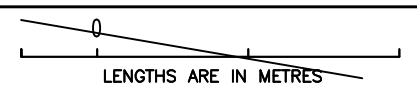
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 09/04/19  
VERSION E

REFERENCE 32113213  
DRAWING 3211321AE

Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
Surveyor's Plan Version (E),  
01/05/2019, SPEAR Ref: S122923A

SCALE



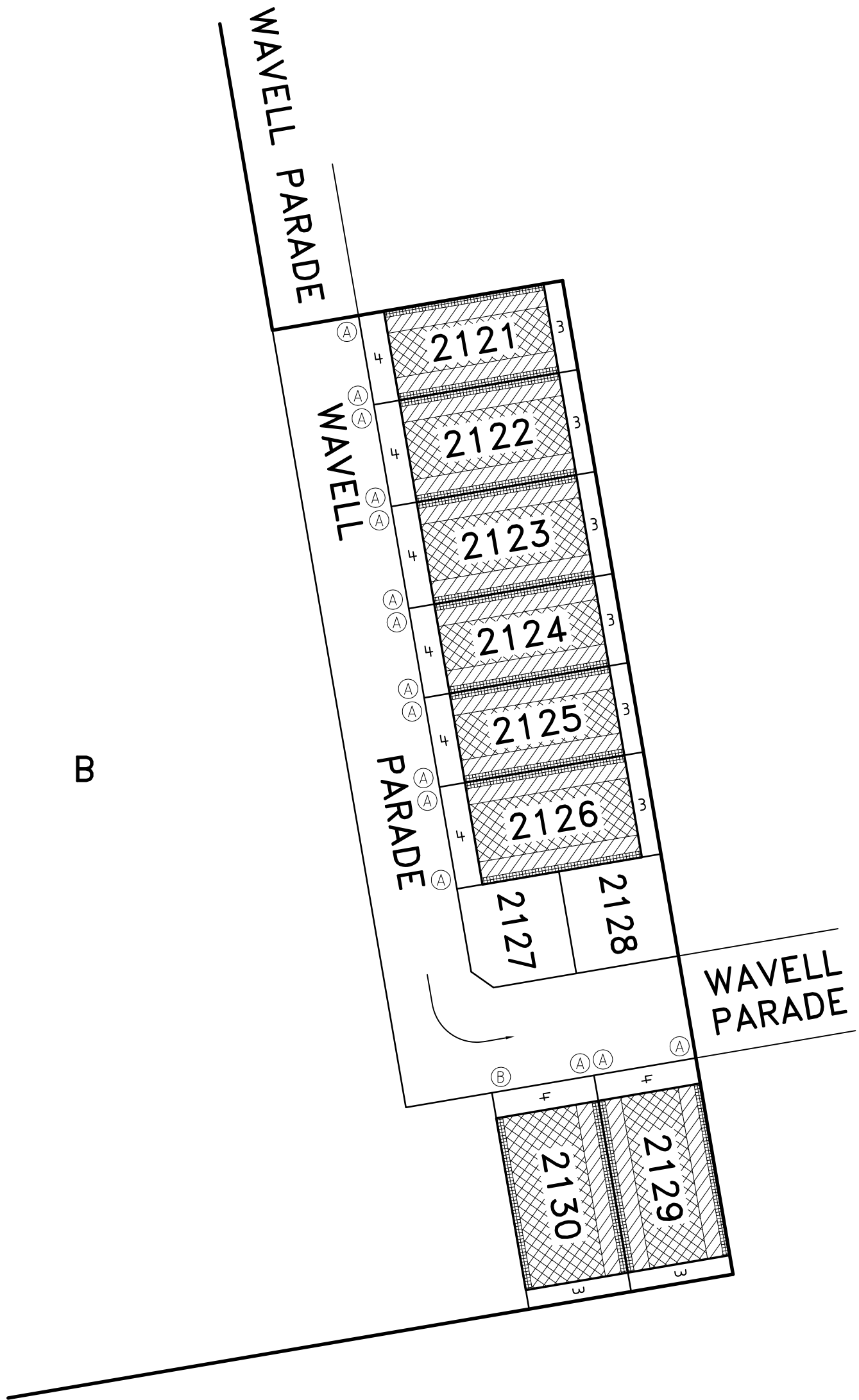
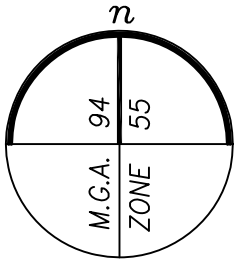
ORIGINAL SHEET SIZE A3

SHEET 6

Digitally signed by:  
Melton City Council,  
18/09/2019,  
SPEAR Ref: S122923A

PLAN OF SUBDIVISION

PS 814787R



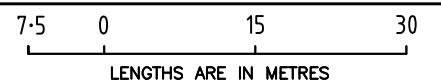
ASPIRE - 21B

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 09/04/19  
 VERSION E

REFERENCE 32113213  
 DRAWING 3211321AE

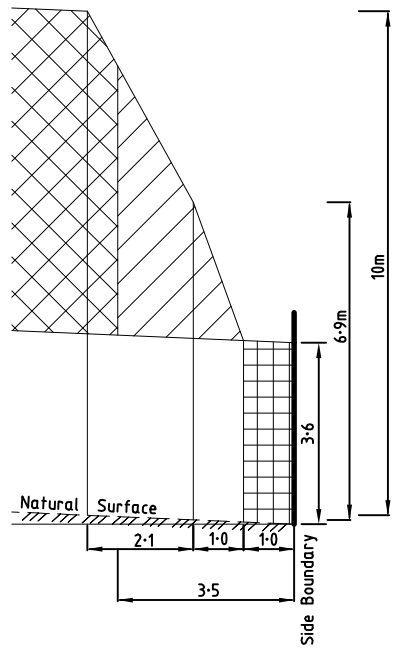
ORIGINAL SHEET SIZE A3  
 SHEET 7

Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
 Surveyor's Plan Version (E),  
 01/05/2019, SPEAR Ref: S122923A

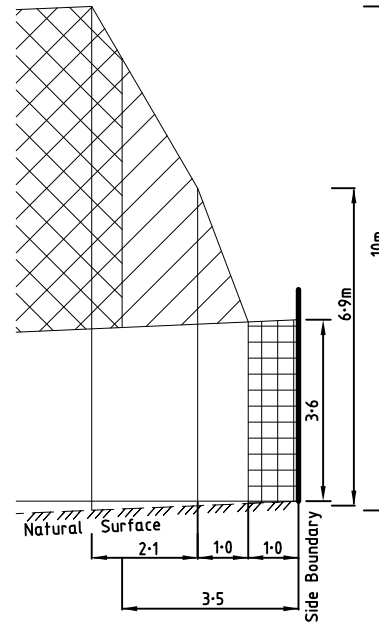
Digitally signed by:  
 Melton City Council,  
 18/09/2019,  
 SPEAR Ref: S122923A

PROFILE DIAGRAM

(A) Profile

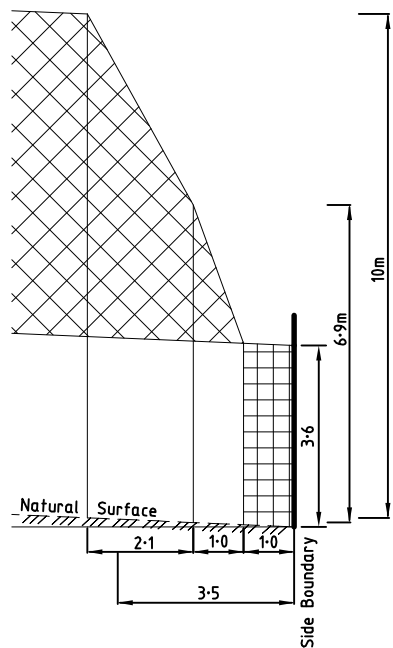


Natural surface rising from side boundary

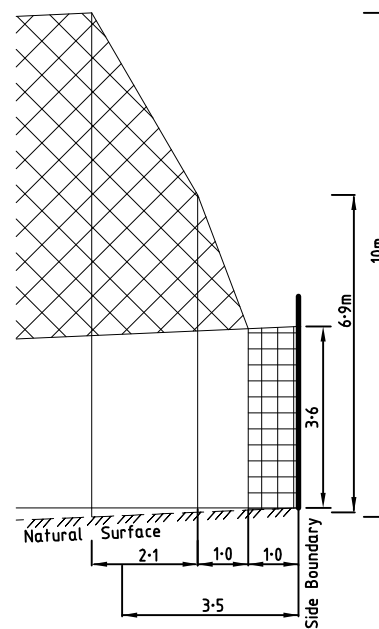


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

ASPIRE – 21B

Level 3, 1 Southbank Boulevard  
 Southbank, Victoria 3006  
 03) 7019 8400  
 www.veris.com.au  
 DEVELOP WITH CONFIDENCE™  
 Formerly **Bosco Jonson**



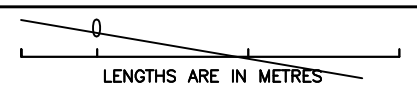
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 09/04/19  
 VERSION E

REFERENCE 32113213  
 DRAWING 3211321AE

Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
 Surveyor's Plan Version (E),  
 01/05/2019, SPEAR Ref: S122923A

SCALE



ORIGINAL SHEET SIZE A3

SHEET 8

Digitally signed by:  
 Melton City Council,  
 18/09/2019,  
 SPEAR Ref: S122923A