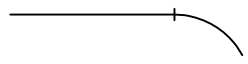


# PLAN OF SUBDIVISION

EDITION

PS 818613F


<p><b>LOCATION OF LAND</b></p> <p>PARISH: MARIBYRNONG</p> <p>TOWNSHIP: -</p> <p>SECTION: B</p> <p>CROWN ALLOTMENT: 9 &amp; 12 (PARTS)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOTS E &amp; F ON PS814748C</p> <p>POSTAL ADDRESS: 167-233 BEATTYS ROAD (at time of subdivision) FRASER RISE 3336</p> <p>MGA 94 E 299 060 ZONE: 55 CO-ORDINATES: N 5 824 810 (approx. centre of land in plan)</p>	<p>Council Name: Melton City Council</p> <p>SPEAR Reference Number: S125218M</p>
---	--

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 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL	DEPTH LIMITATION	15.24 METRES BELOW THE SURFACE
		LOTS 1 TO 2300, 2342 TO 2349 AND A TO F (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
		LAND SUBDIVIDED (EXCLUDING LOT G) - 3.202ha	
		TANGENT POINTS ARE SHOWN THUS: 	
<p><b>OTHER PURPOSE OF PLAN</b></p> <p>TO REMOVE THAT PART OF SEWERAGE EASEMENT E-5 ON PS814748C NOW CONTAINED IN MAMIC BOULEVARD ON THIS PLAN.</p> <p>TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-6 ON PS814748C NOW CONTAINED IN TARADALE CRESCENT &amp; SYDENHAM LANE ON THIS PLAN.</p> <p>TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-10 ON PS814748C (NOW CONTAINED IN MAMIC BOULEVARD &amp; SLAVKO DRIVE ON THIS PLAN).</p> <p><b>AGREEMENT BY ALL INTERESTED PARTIES.</b></p>		<p>EASEMENTS E-2, E-9 &amp; E-10 ON PS814748C NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.</p>	

## EASEMENT INFORMATION

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

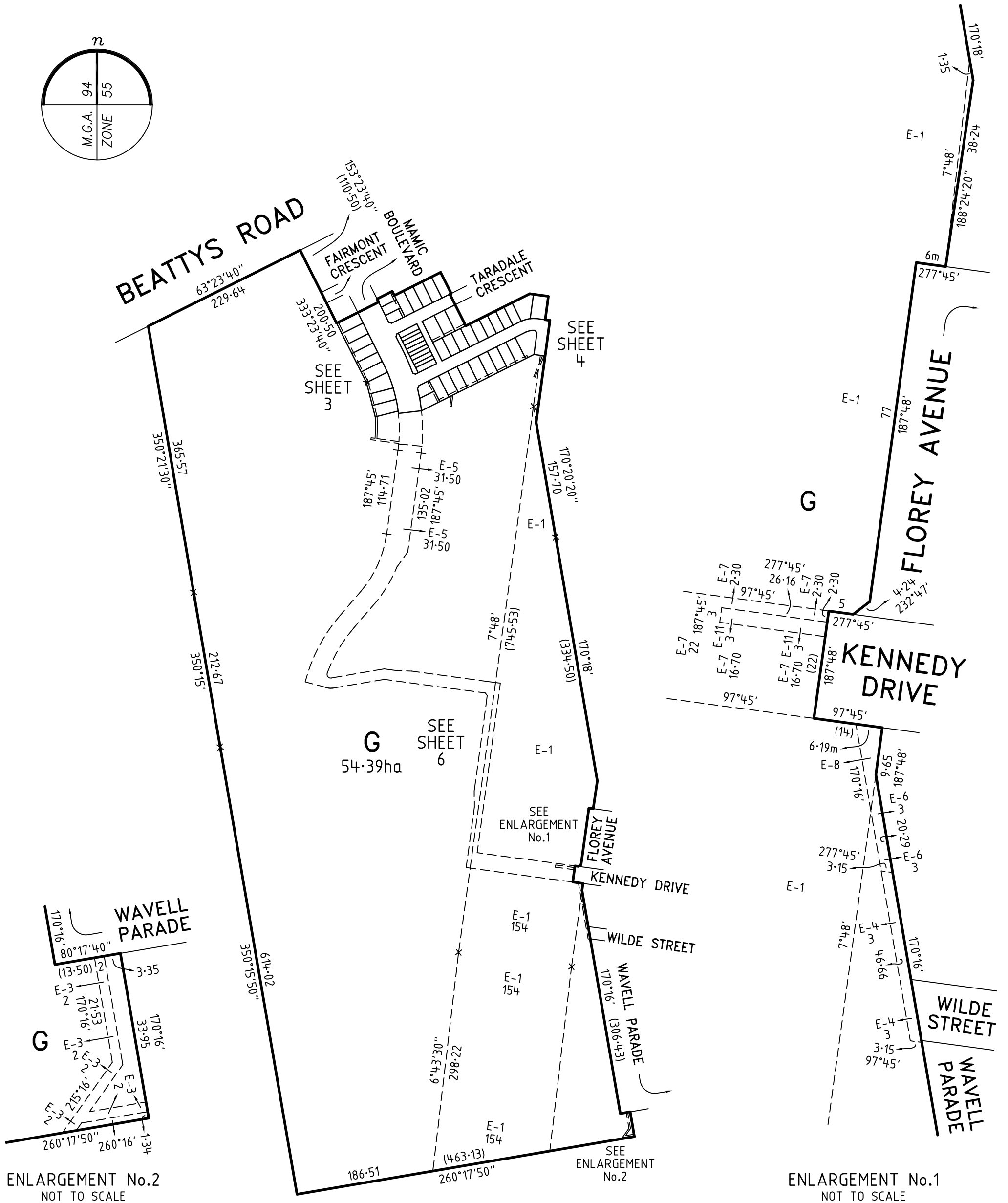
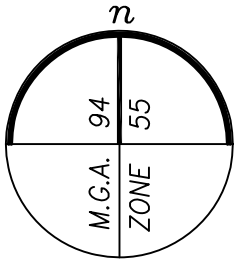
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	DRAINAGE	SEE DIAG	PS814787R	MELTON CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	PS814747E	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS814747E	CITY WEST WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS814748C	MELTON CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-7	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-7	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-8	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-8	DRAINAGE	SEE DIAG	PS814748C	MELTON CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-9	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-10	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-11	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-11	DRAINAGE	SEE DIAG	PS814747E	MELTON CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-13	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-14	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-14	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL

<b>ASPIRE - 23</b>		LICENSED SURVEYOR ADRIAN A. THOMAS	
<b>53 LOTS AND BALANCE LOT G</b>		DATE 16/07/19	REFERENCE 29896233
<p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™  Formerly <b>Bosco Jonson</b></p>		VERSION H	DRAWING 2989623AH
		<p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (H), 18/07/2019, SPEAR Ref: S125218M</p>	
		ORIGINAL SHEET SIZE A3	
		SHEET 1 OF 13 SHEETS	

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# PLAN OF SUBDIVISION

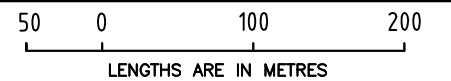
PS 818613F



ASPIRE - 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:5000



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DATE 16/07/19  
VERSION H

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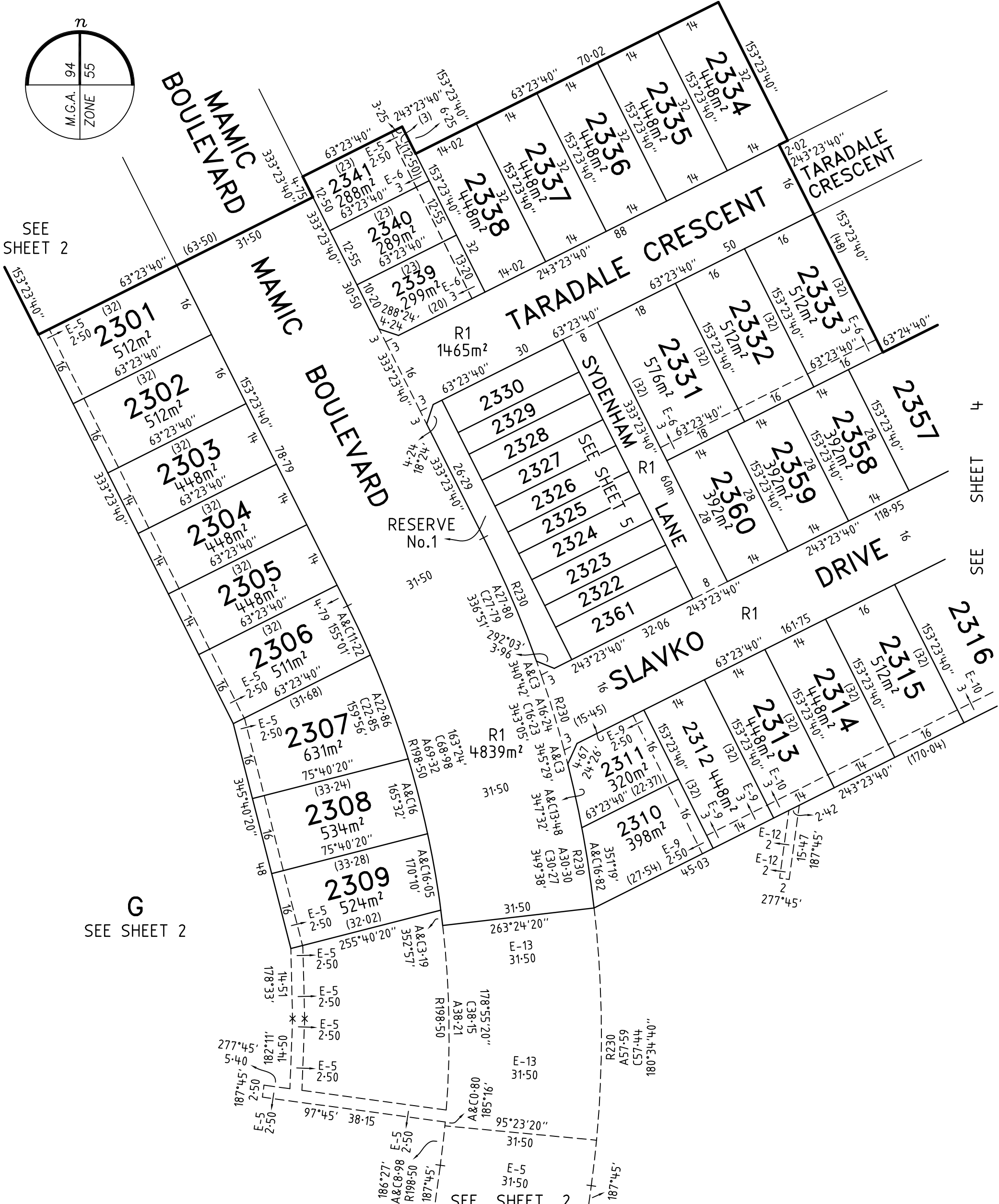
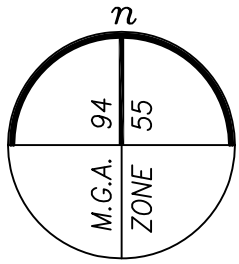
ORIGINAL SHEET SIZE A3

SHEET 2

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18/07/2019, SPEAR Ref: S125218M

# PLAN OF SUBDIVISION

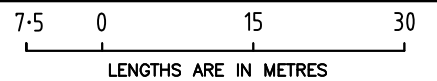
PS 818613F



ASPIRE - 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE 1:750



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DATE 16/07/19  
VERSION H

REFERENCE 29896233  
DRAWING 2989623AH

ORIGINAL SHEET SIZE A3

SHEET 3

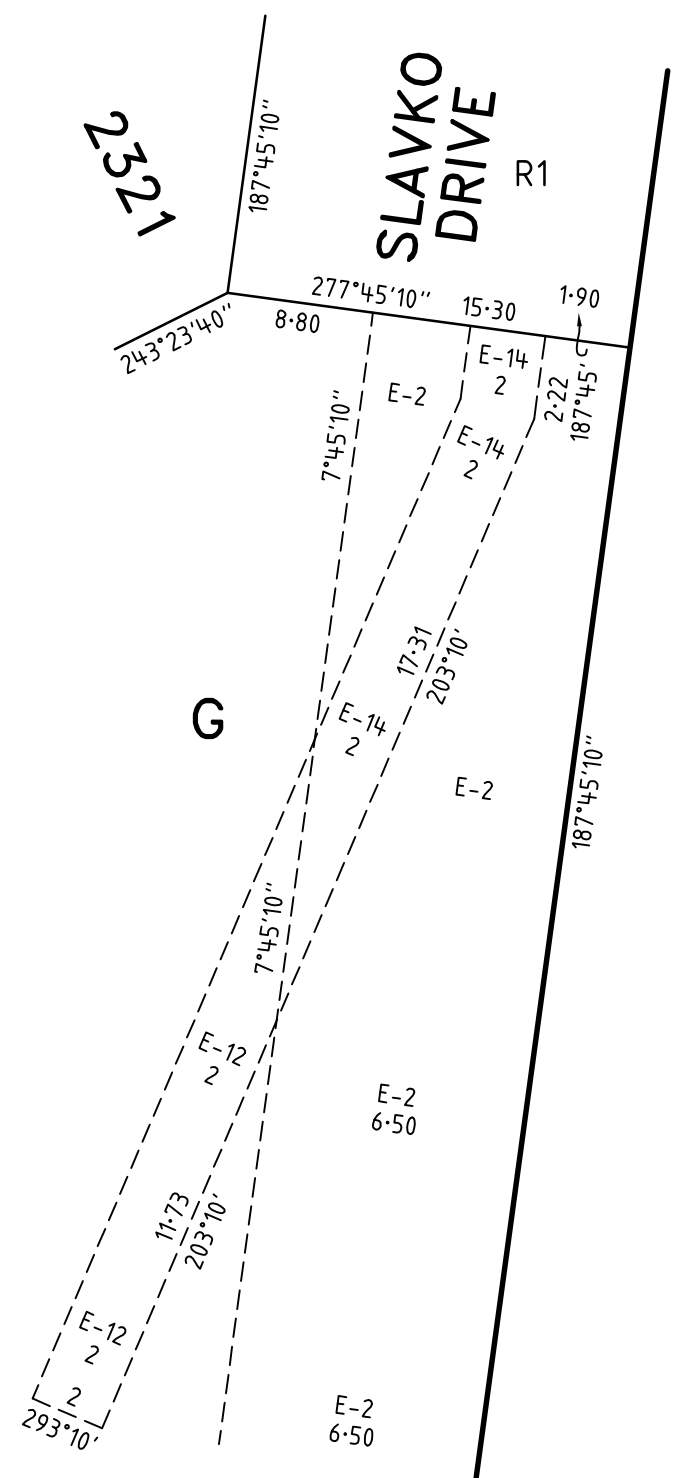
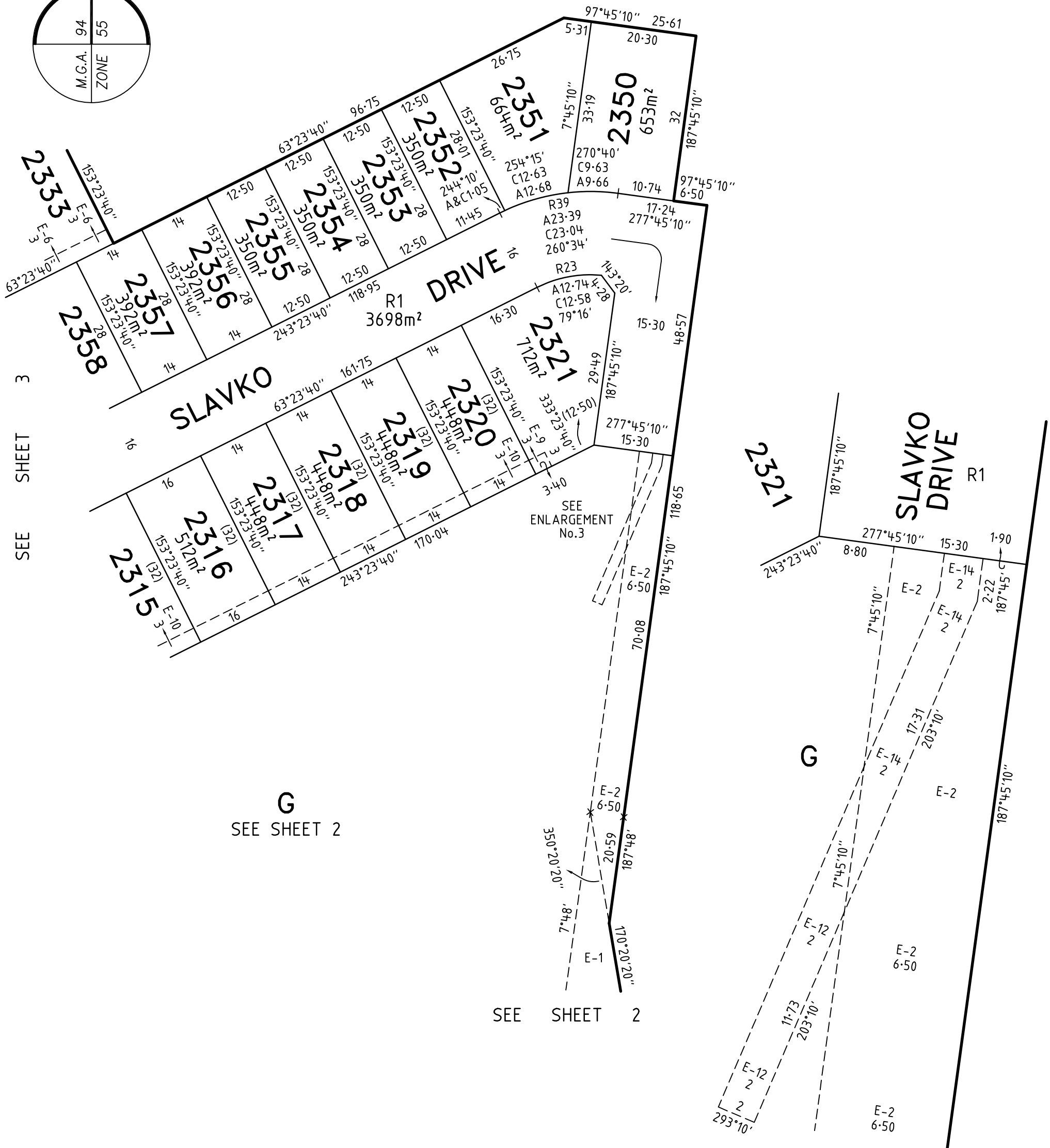
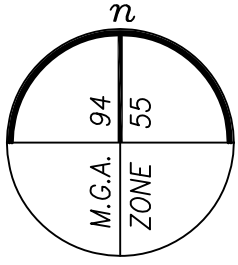
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PLAN OF SUBDIVISION

PS 818613F



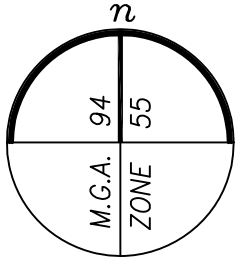
ENLARGEMENT No.3  
NOT TO SCALE

ASPIRE - 23  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 16/07/19 VERSION H	REFERENCE 29896233 DRAWING 2989623AH	ORIGINAL SHEET SIZE A3 SHEET 4
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PLAN OF SUBDIVISION

PS 818613F



SEE SHEET 3

CRESCENT

TARADALE

SYDENHAM

2331

SEE SHEET 3

MAMIC

LANE

2360

SEE SHEET 3

R1

BOULEVARD

RESERVE No.1  
312m<sup>2</sup>

A27.880  
C21.176  
336.511

R230

SLAVKO

R1

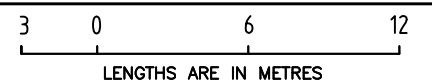
DRIVE

SEE SHEET 3

ASPIRE - 23

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE 1:300



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SHEET 5

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# 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
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

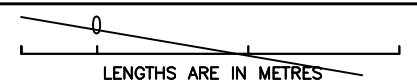
ASPIRE – 23

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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SHEET 7

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**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.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 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) 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.

**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
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><b>ASPIRE – 23</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>Bosco Jonson</b> Formerly</p> 	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 8</p>
	<p>DATE 16/07/19 REFERENCE 29896233</p> <p>VERSION H DRAWING 2989623AH</p>		
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# 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 – 23

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SCALE



DATE 16/07/19  
VERSION H

REFERENCE 29896233  
DRAWING 2989623AH

ORIGINAL SHEET SIZE A3

SHEET 9

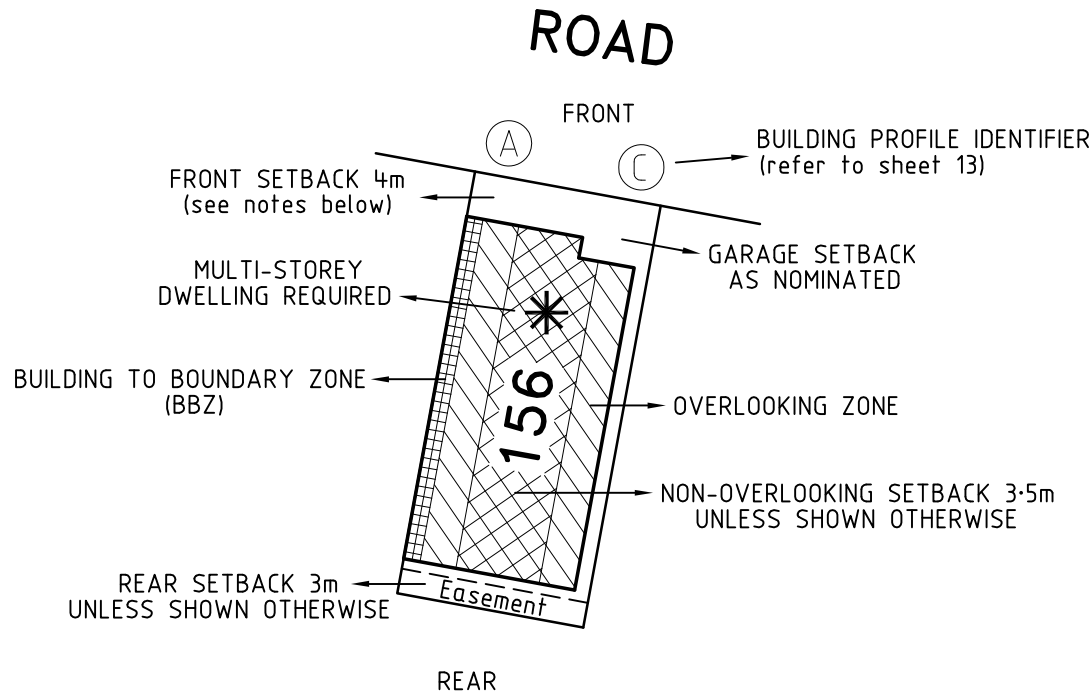
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Surveyor's Plan Version (H),  
18/07/2019, SPEAR Ref: S125218M

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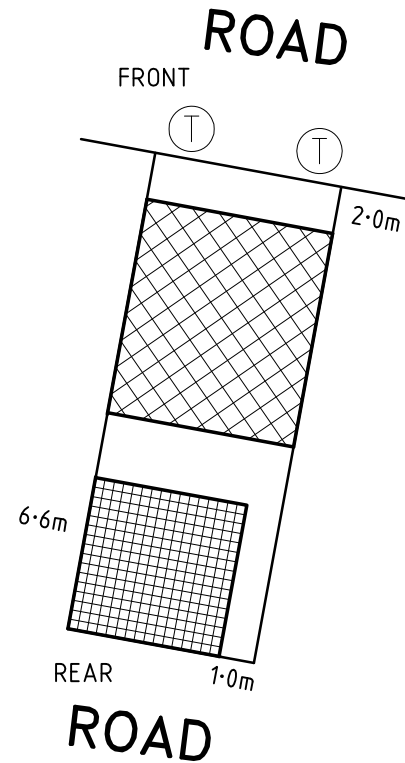
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS818613F

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 Diagrams" in this document.

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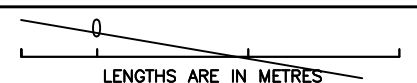
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 16/07/19  
VERSION H

REFERENCE 29896233  
DRAWING 2989623AH

Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
Surveyor's Plan Version (H),  
18/07/2019, SPEAR Ref: S125218M

SCALE



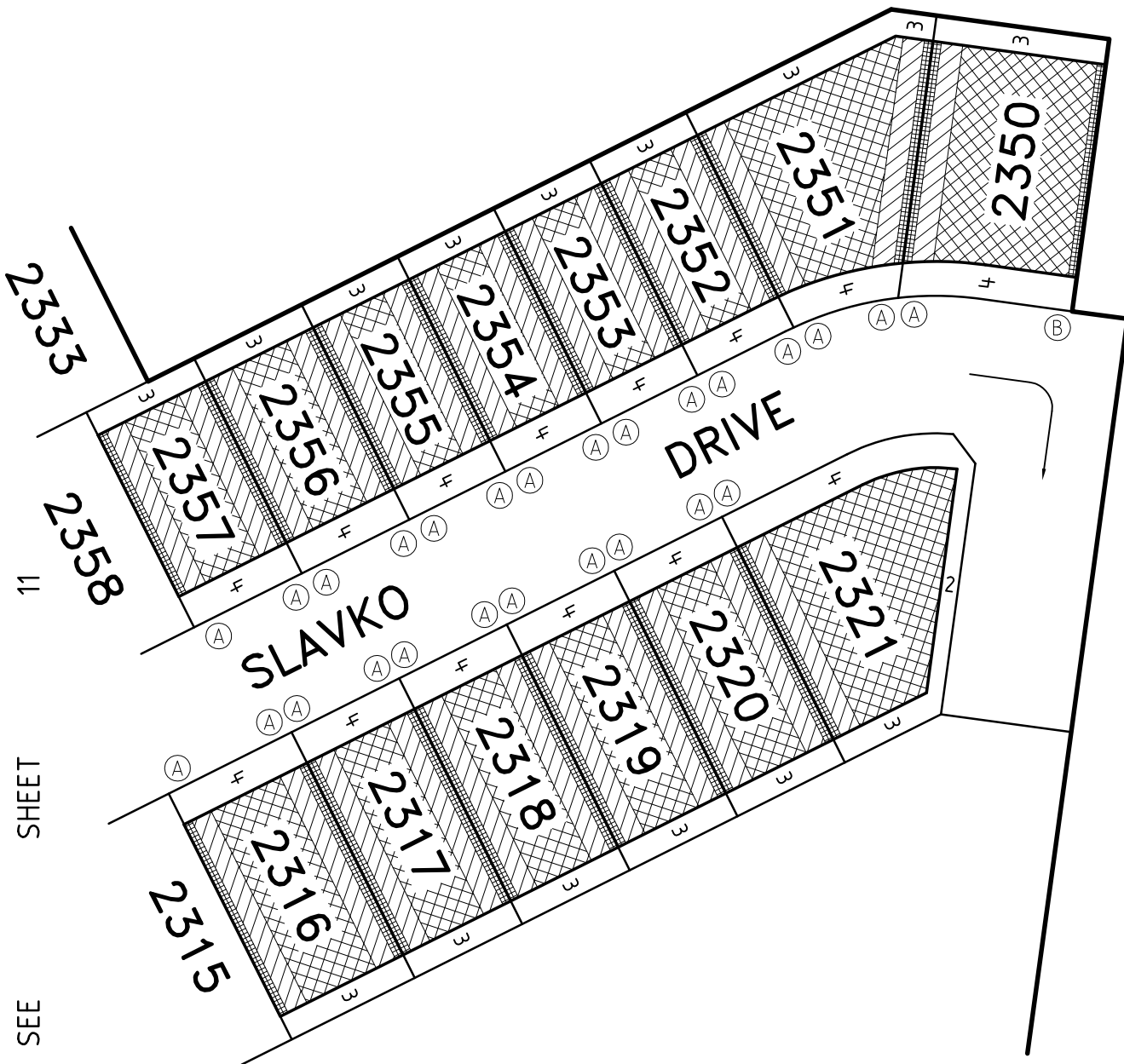
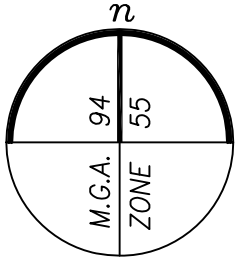
ORIGINAL SHEET SIZE A3

SHEET 10



PLAN OF SUBDIVISION

PS 818613F

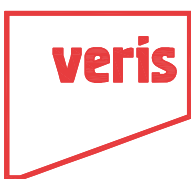


SEE SHEET 11

G

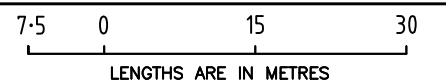
ASPIRE - 23

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VERSION H

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DRAWING 2989623AH

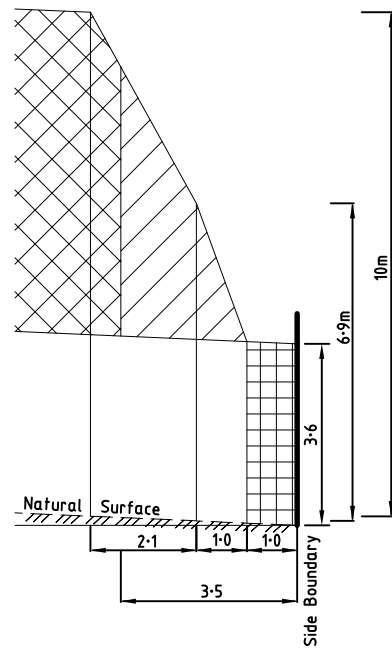
ORIGINAL SHEET SIZE A3

SHEET 12

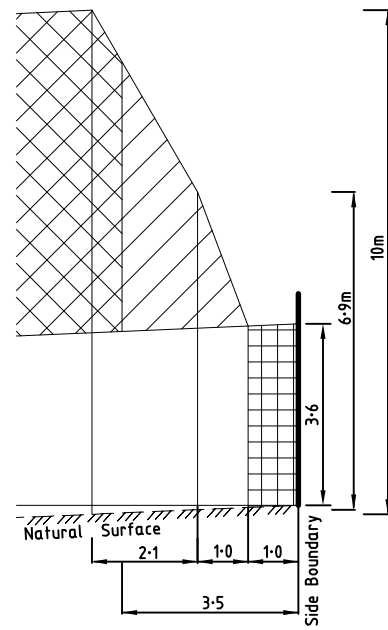
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18/07/2019, SPEAR Ref: S125218M

PROFILE DIAGRAMS

(A) Profile

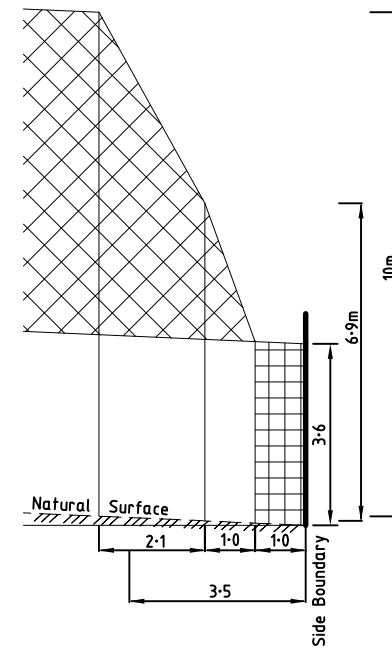


Natural surface rising from side boundary

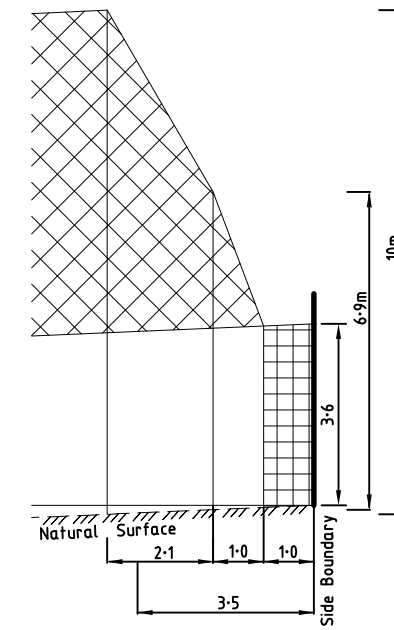


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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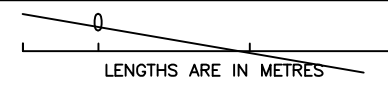


ASPIRE – 23

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SHEET 13

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