

PLAN OF SUBDIVISION

EDITION

PS 814747E

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: —

SECTION: B

CROWN ALLOTMENT: 9 & 12 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL 11570 FOL 784
VOL FOL
VOL 9660 FOL 062

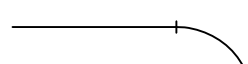
LAST PLAN REFERENCE: LOT R ON PS724925H
LOT E ON PS801117N
TP269410Q

POSTAL ADDRESS: 167–233 BEATTYS ROAD
(at time of subdivision) FRASER RISE 3336

MGA 94 E 299 120 ZONE: 55
CO-ORDINATES: N 5 824 860
(approx. centre of land in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1	MELTON CITY COUNCIL	This is /is not a staged subdivision Planning Permit No. PA2017/5637/1
		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
		TANGENT POINTS ARE SHOWN THUS: 

OTHER PURPOSE OF PLAN
TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-11 IN LOT R ON PS724925H.

AGREEMENT BY ALL INTERESTED PARTIES.

TRANSMISSION OF ELECTRICITY EASEMENT CREATED IN INSTRUMENT K305859 NO LONGER AFFECTS 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	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION

ASPIRE – STAGE 21A
20 LOTS AND BALANCE LOT A

LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 24/07/18
VERSION G

REFERENCE 29896213
DRAWING 2989621AG

ORIGINAL SHEET SIZE A3
SHEET 1 OF 9 SHEETS

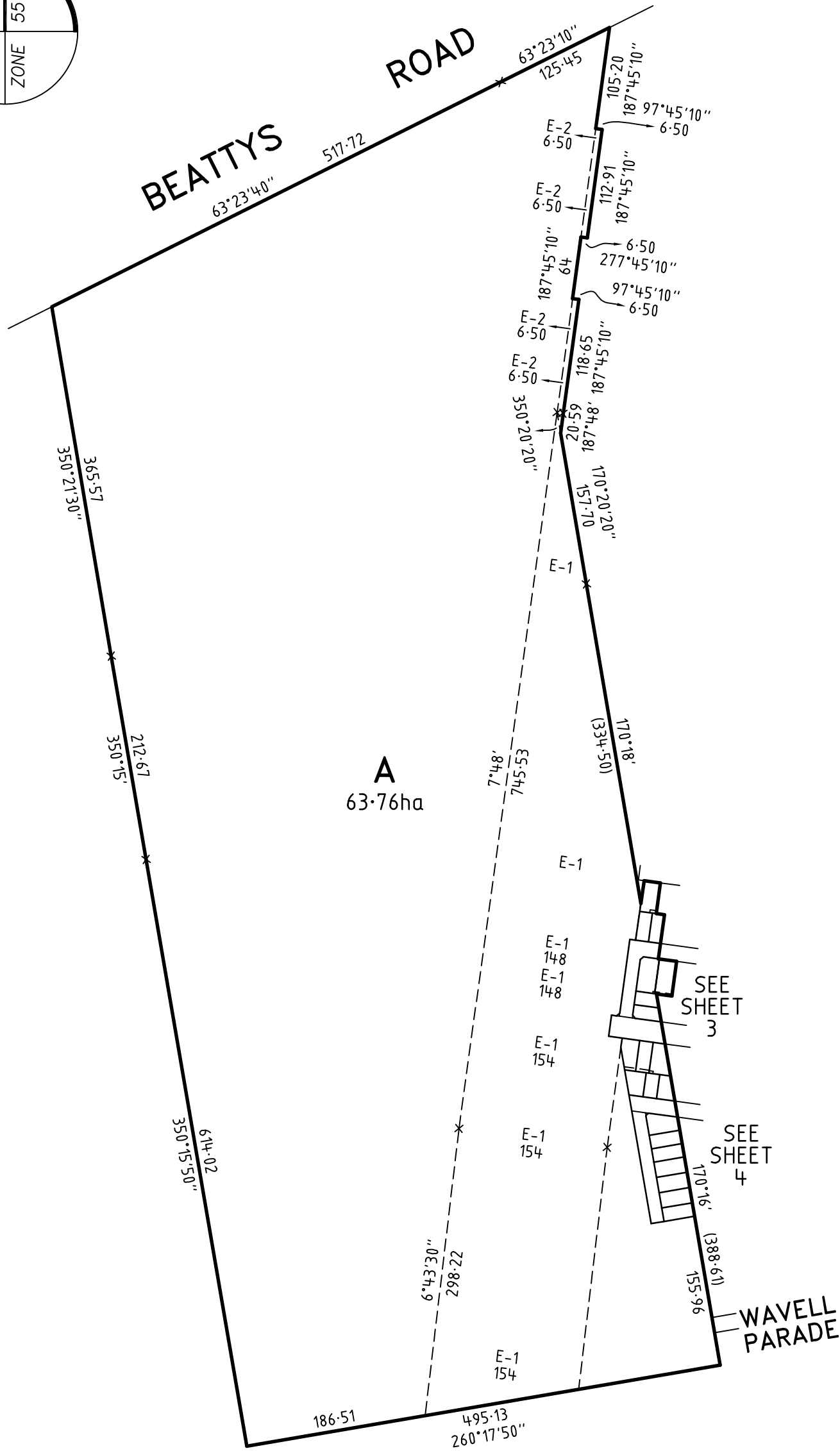
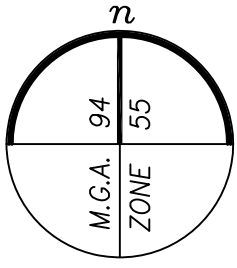
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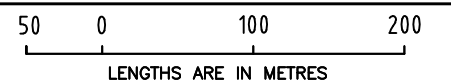
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SCALE
1:5000



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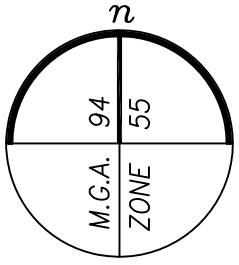
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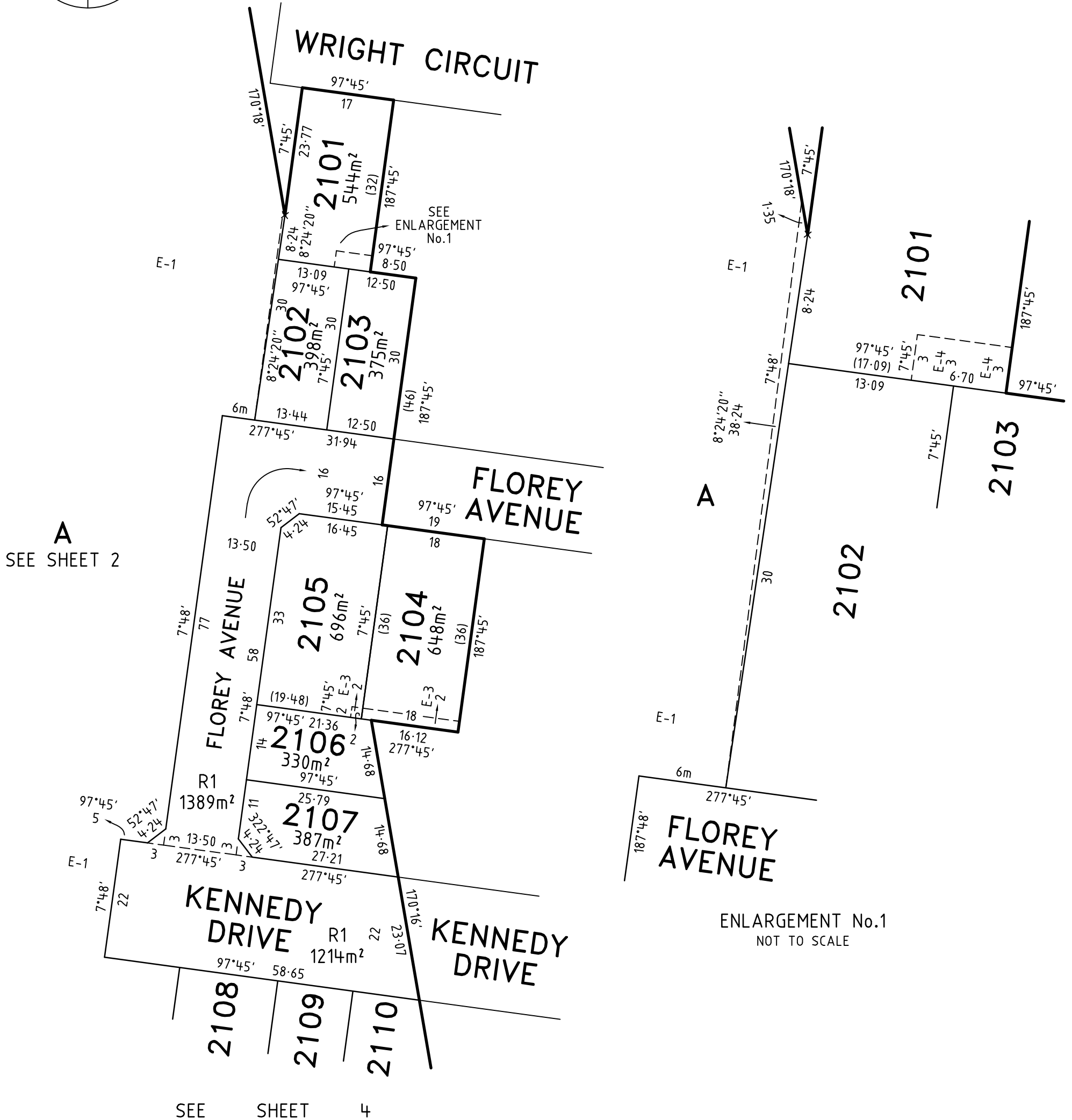
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SHEET 2



SEE SHEET 2

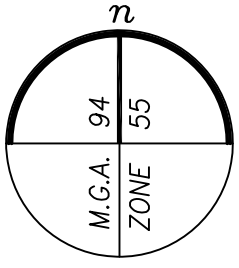


ENLARGEMENT No.1
NOT TO SCALE

ASPIRE – STAGE 21A 16 Eastern Road South Melbourne Victoria 3205 PO Box 5075 Australia (03) 9699 1400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly Bosco Jonson	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 24/07/18 VERSION G	REFERENCE 29896213 DRAWING 2989621AG	ORIGINAL SHEET SIZE A3
			SHEET 3

PLAN OF SUBDIVISION

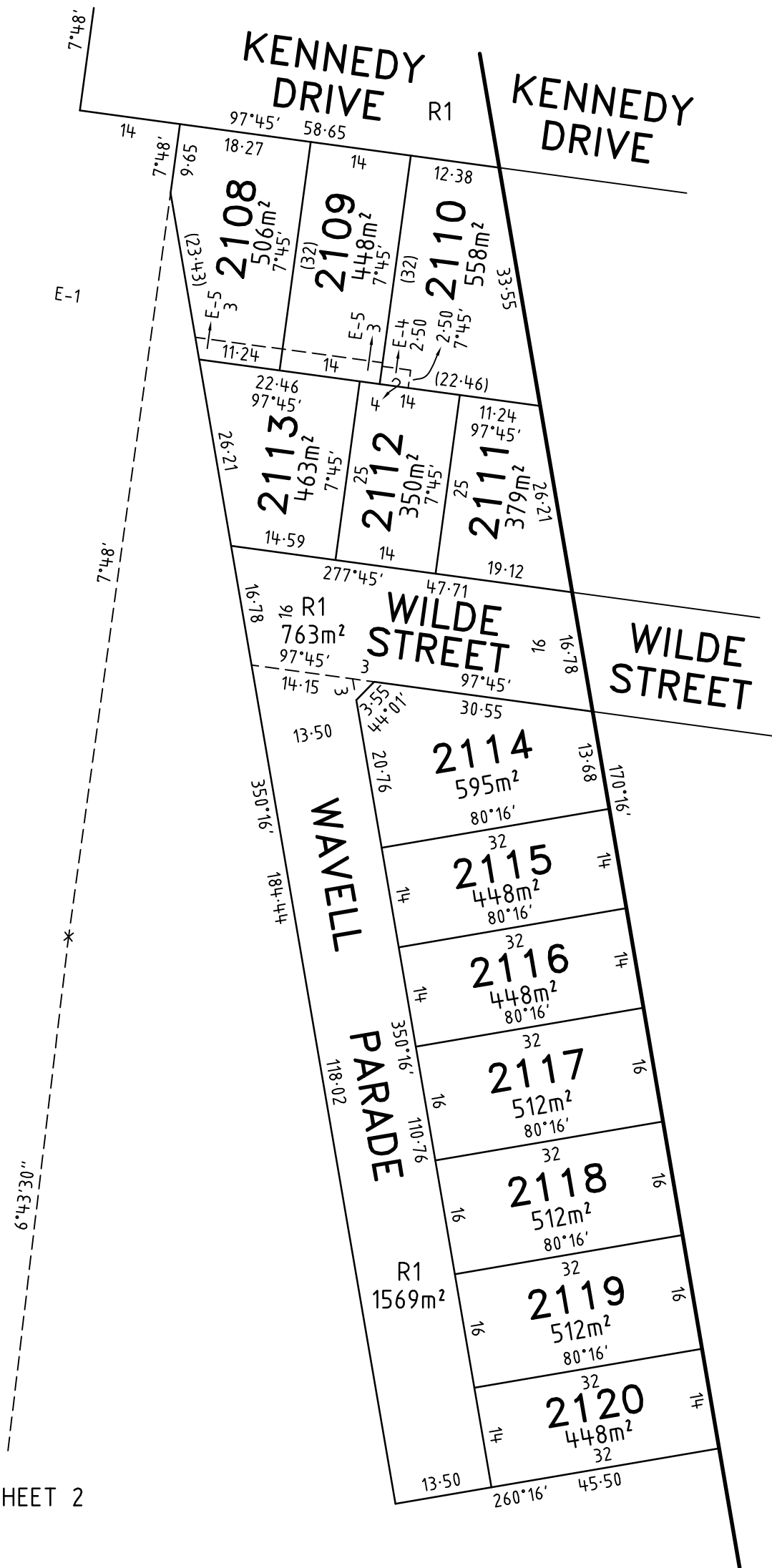
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SEE SHEET 3

A
SEE SHEET 2

SEE SHEET 2



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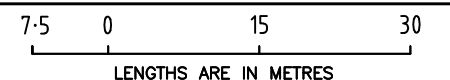


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ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PS 814747E

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
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 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.

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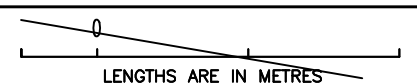
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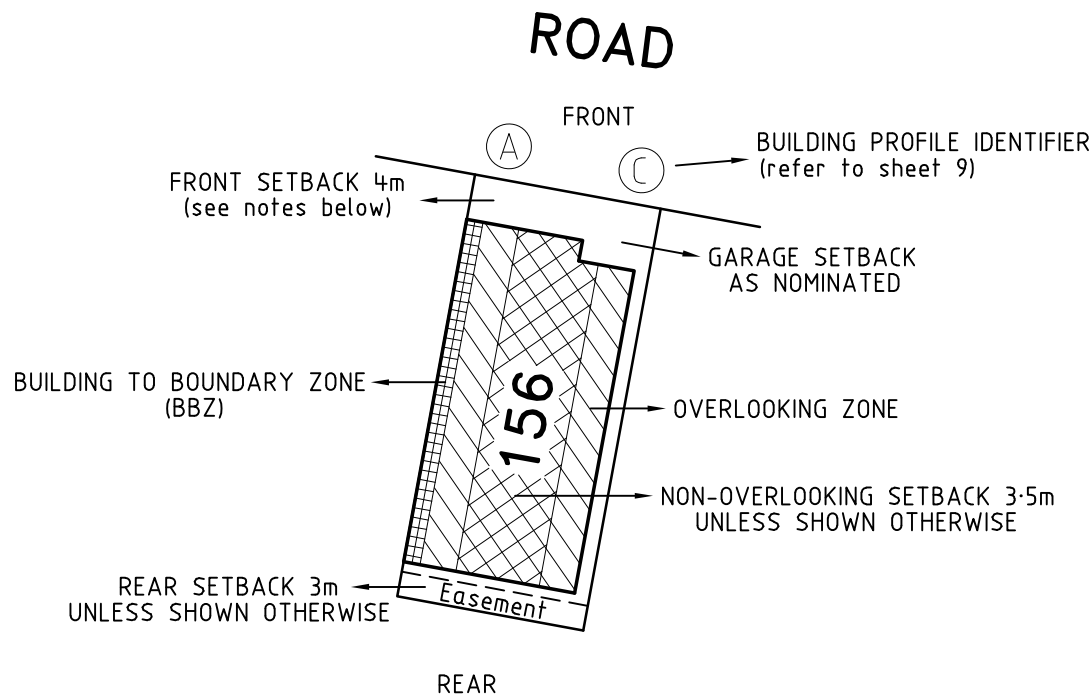
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SHEET 5

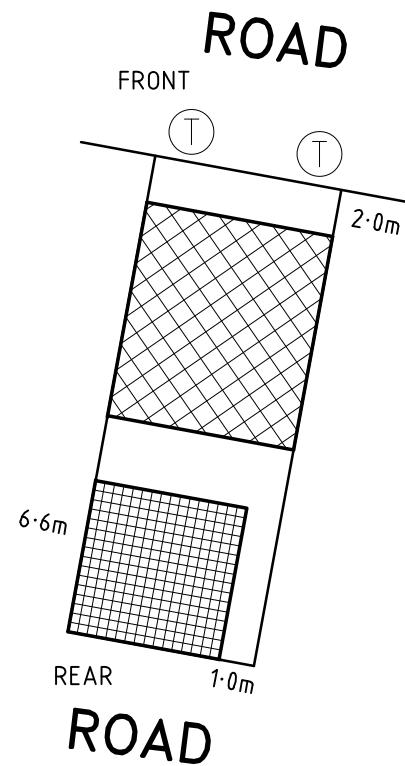
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS814747E

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 Diagrams" in this document.

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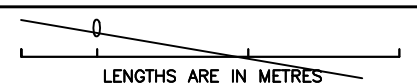
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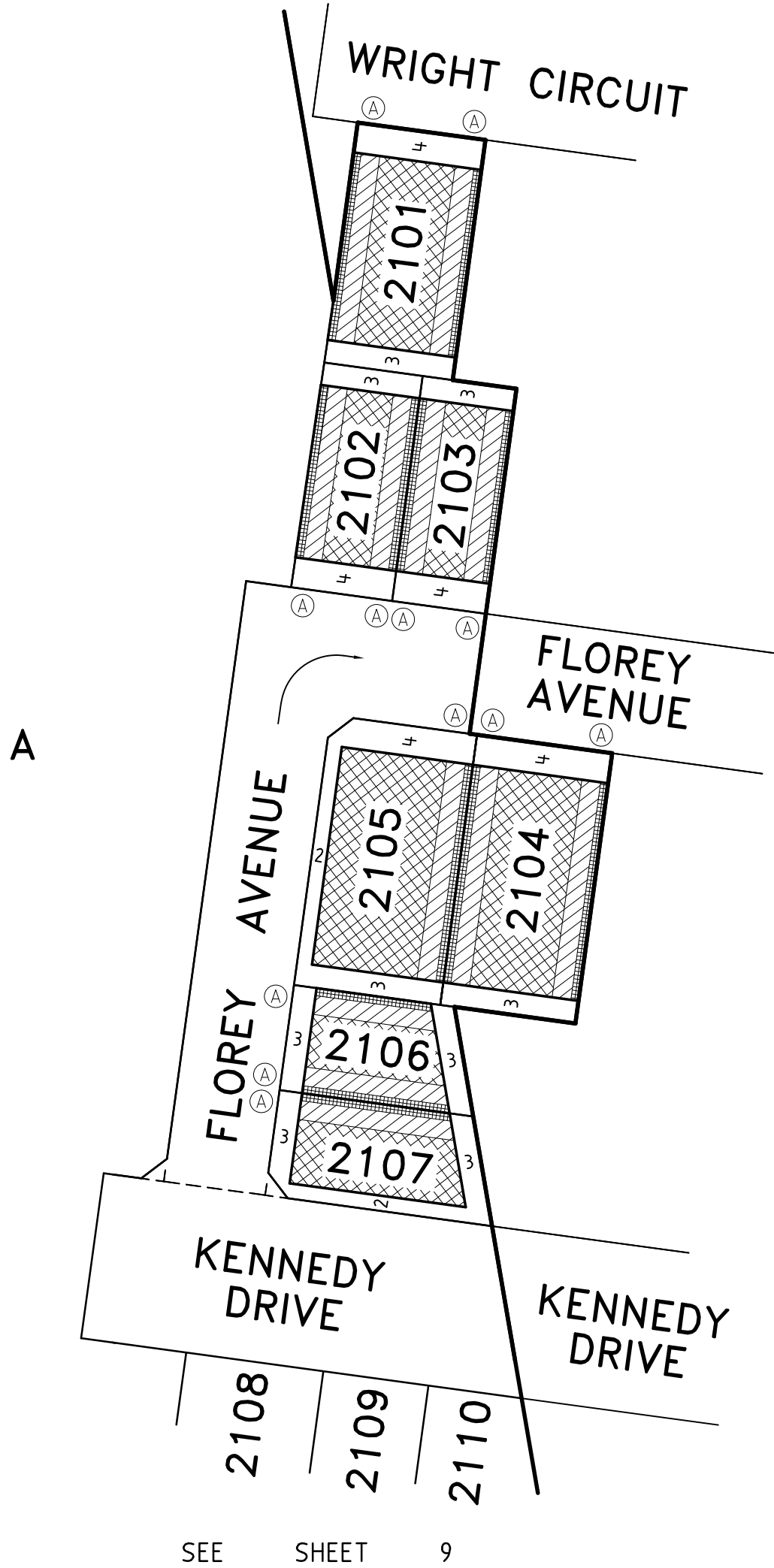
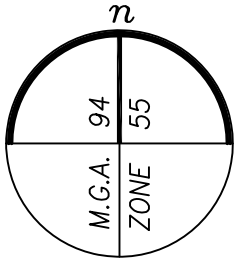
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SHEET 6



SEE SHEET 9

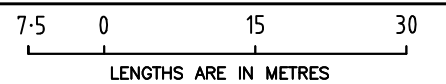
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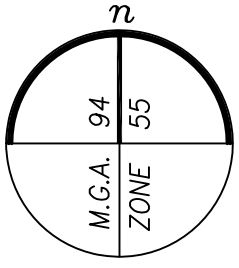
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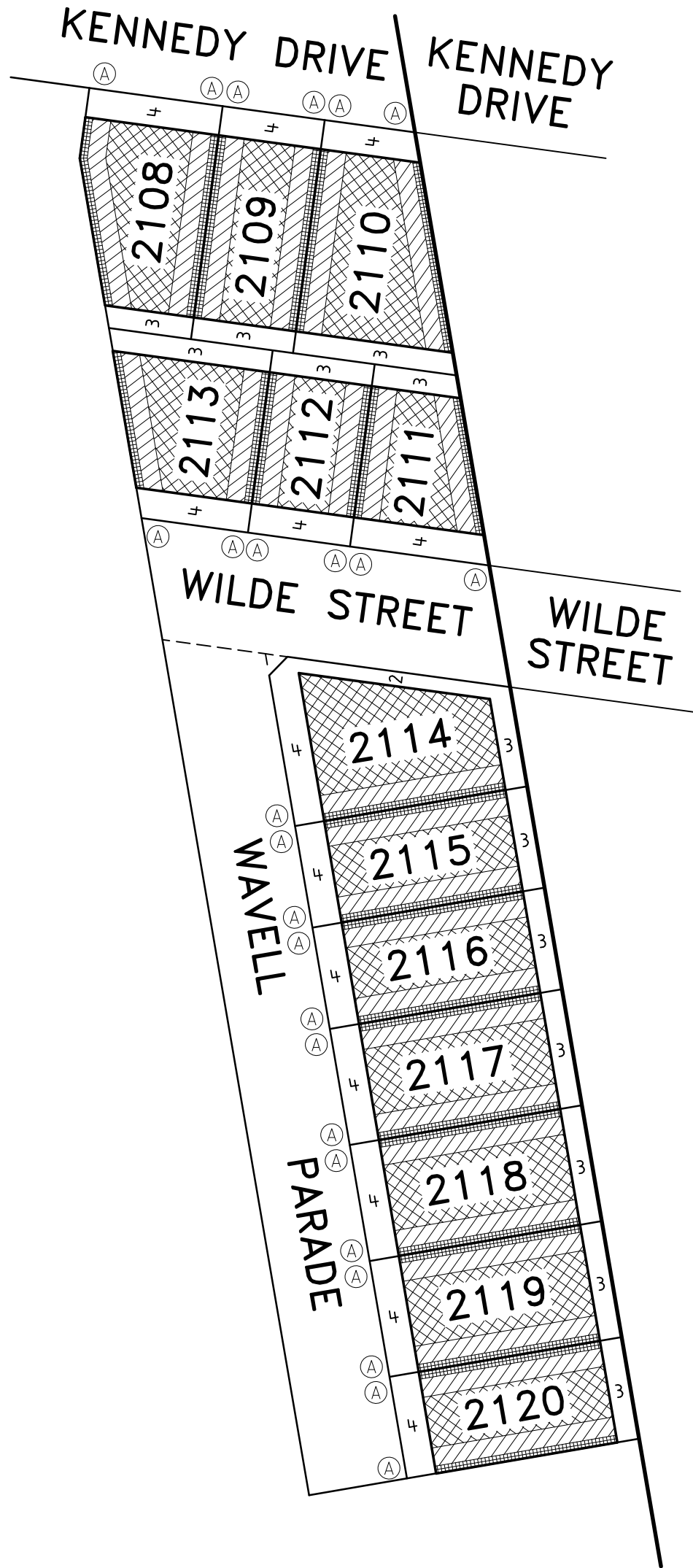
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 SHEET 7



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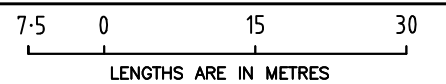
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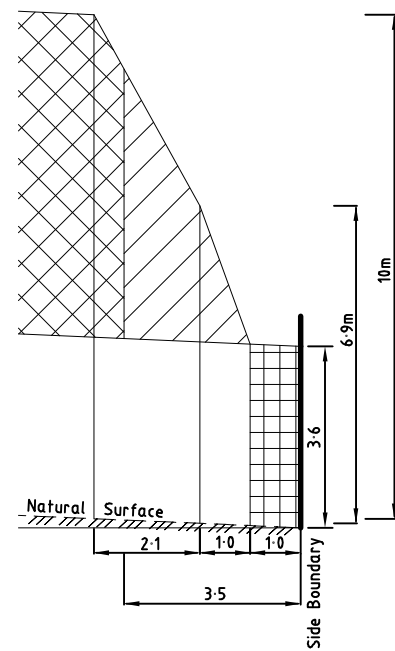
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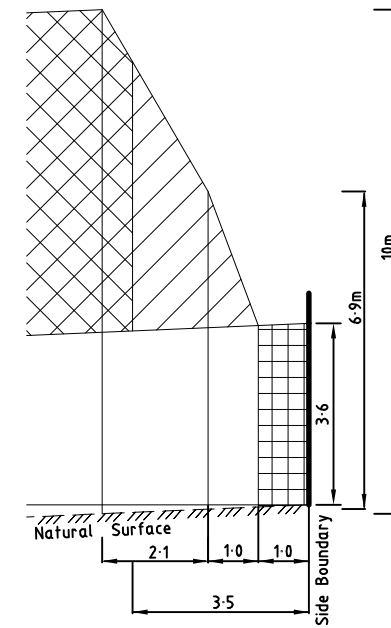
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SHEET 8

PROFILE DIAGRAM

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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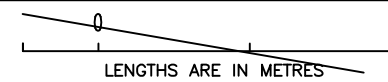
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SCALE

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SHEET 9