

PLAN OF SUBDIVISION

EDITION

PS 818614D

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 9 & 12 (PARTS)
CROWN PORTION: -
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT G ON PS818613F

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

MGA 94 CO-ORDINATES: E 299 050 ZONE: 55
 (approx. centre of land in plan) N 5 824 800

Council Name: Melton City Council
SPEAR Reference Number: S125242T

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	MELTON CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD JEMENA ELECTRICITY NETWORKS (VIC) LTD


NOTATIONS

STAGING THIS IS / IS NOT A STAGED SUBDIVISION
 PLANNING PERMIT NO. PA2017/5637

SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 53, 136 & 776
 IN PROCLAIMED SURVEY AREA NO. -

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

 LOTS 1 TO 2400 AND A TO G (ALL INCLUSIVE) HAVE BEEN OMITTED
 FROM THIS PLAN.
 LAND SUBDIVIDED (EXCLUDING LOT H) - 3.823ha

 TANGENT POINTS ARE SHOWN THUS: 

 EASEMENTS E-1 & E-2 ON PS818613F NO LONGER AFFECT VIDE
 SCHEDULE 5 OF SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-5 ON PS818613F
 NOW CONTAINED IN MAMIC BOULEVARD & SLAVKO DRIVE ON THIS PLAN.
 TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-13
 ON PS818613F (NOW CONTAINED IN MAMIC BOULEVARD ON THIS PLAN).

GROUNDS FOR REMOVAL OF EASEMENTS

AGREEMENT BY ALL INTERESTED PARTIES.

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	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	PS818613F	MELTON CITY COUNCIL
E-13	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-14	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-14	DRAINAGE	SEE DIAG	PS818613F	MELTON CITY COUNCIL

ASPIRE - 24

60 LOTS AND BALANCE LOT H

LICENSED SURVEYOR **ADRIAN A. THOMAS**

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 Southbank, Victoria 3006
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 www.veris.com.au
 DEVELOP WITH CONFIDENCE™
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DATE 15/08/19

REFERENCE 29896243

ORIGINAL SHEET SIZE A3

VERSION E

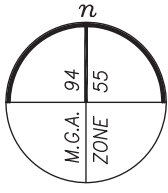
DRAWING 2989624AE

SHEET 1 OF 7 SHEETS

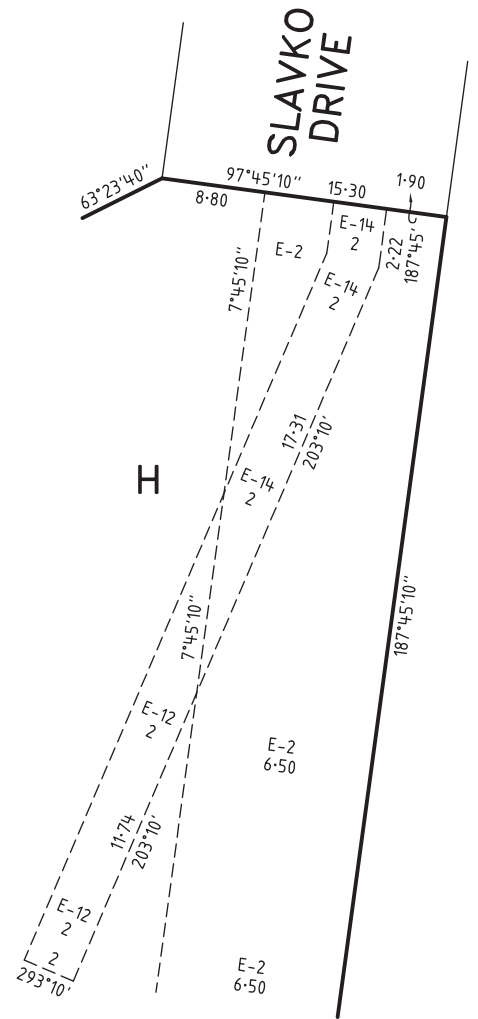
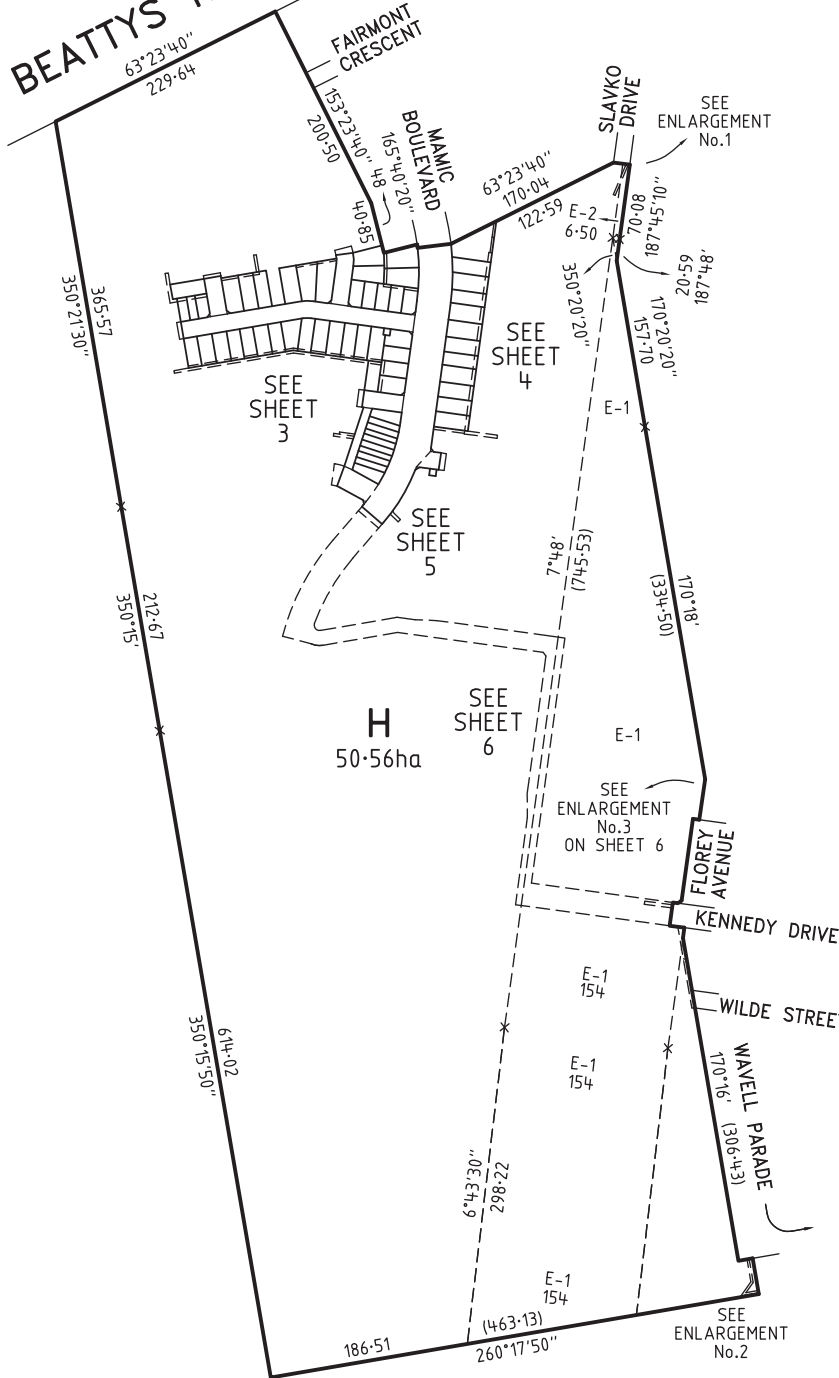
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PLAN OF SUBDIVISION

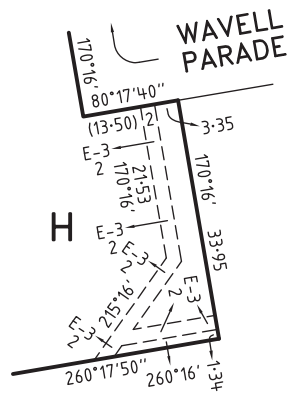
PS 818614D



BEATTYS ROAD
63°23'40"
229.64



ENLARGEMENT No.1
NOT TO SCALE

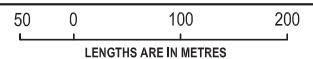


ENLARGEMENT No.2
NOT TO SCALE

ASPIRE - 24

LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE
1:5000



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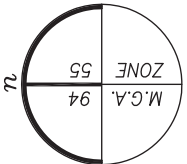
DATE 15/08/19 REFERENCE 29896243
VERSION E DRAWING 2989624AE

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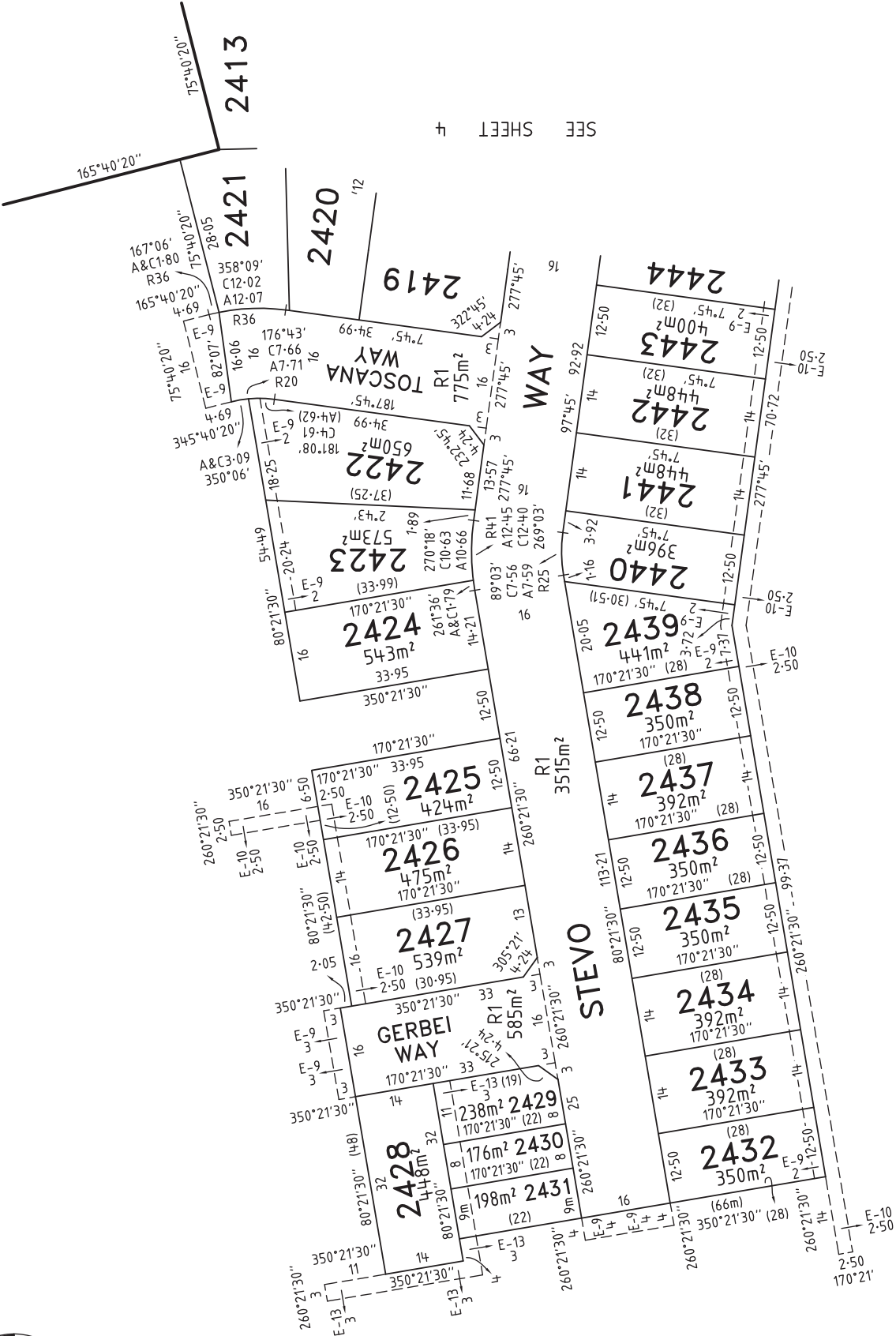
ORIGINAL SHEET SIZE A3
SHEET 2

PLAN OF SUBDIVISION

PS 818614D



SEE SHEET 2



H
SEE SHEET 2

ORIGINAL SHEET SIZE A3
SHEET 3

SCALE
1:750

LENGTHS ARE IN METRES
7.5 0 15 30

ASPIRE - 24

LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 15/08/19

REFERENCE 29896243

DRAWING 2989624AE

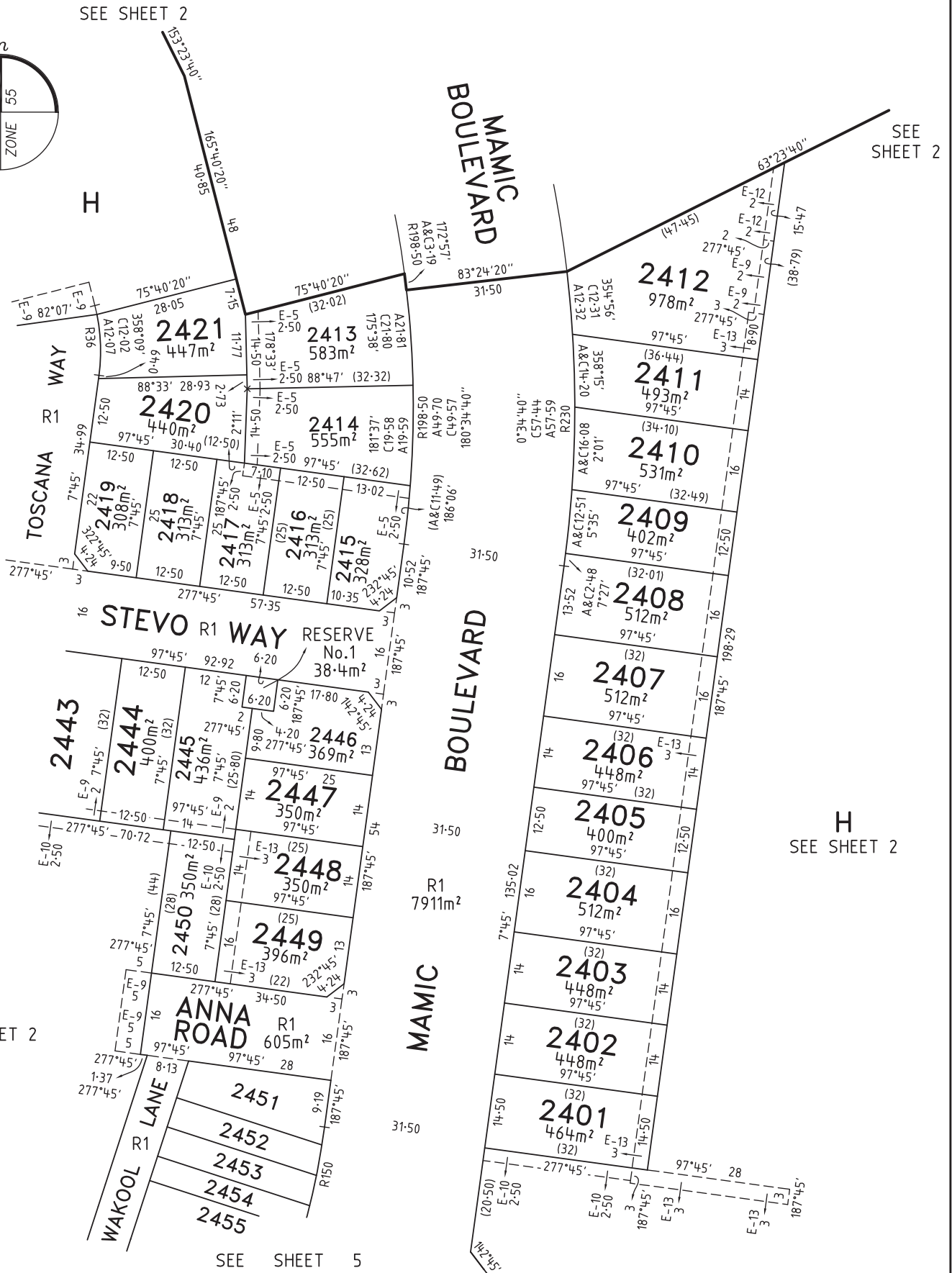
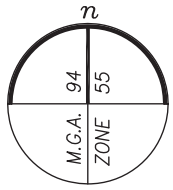
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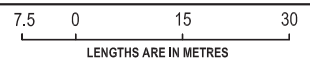
PS 818614D



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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



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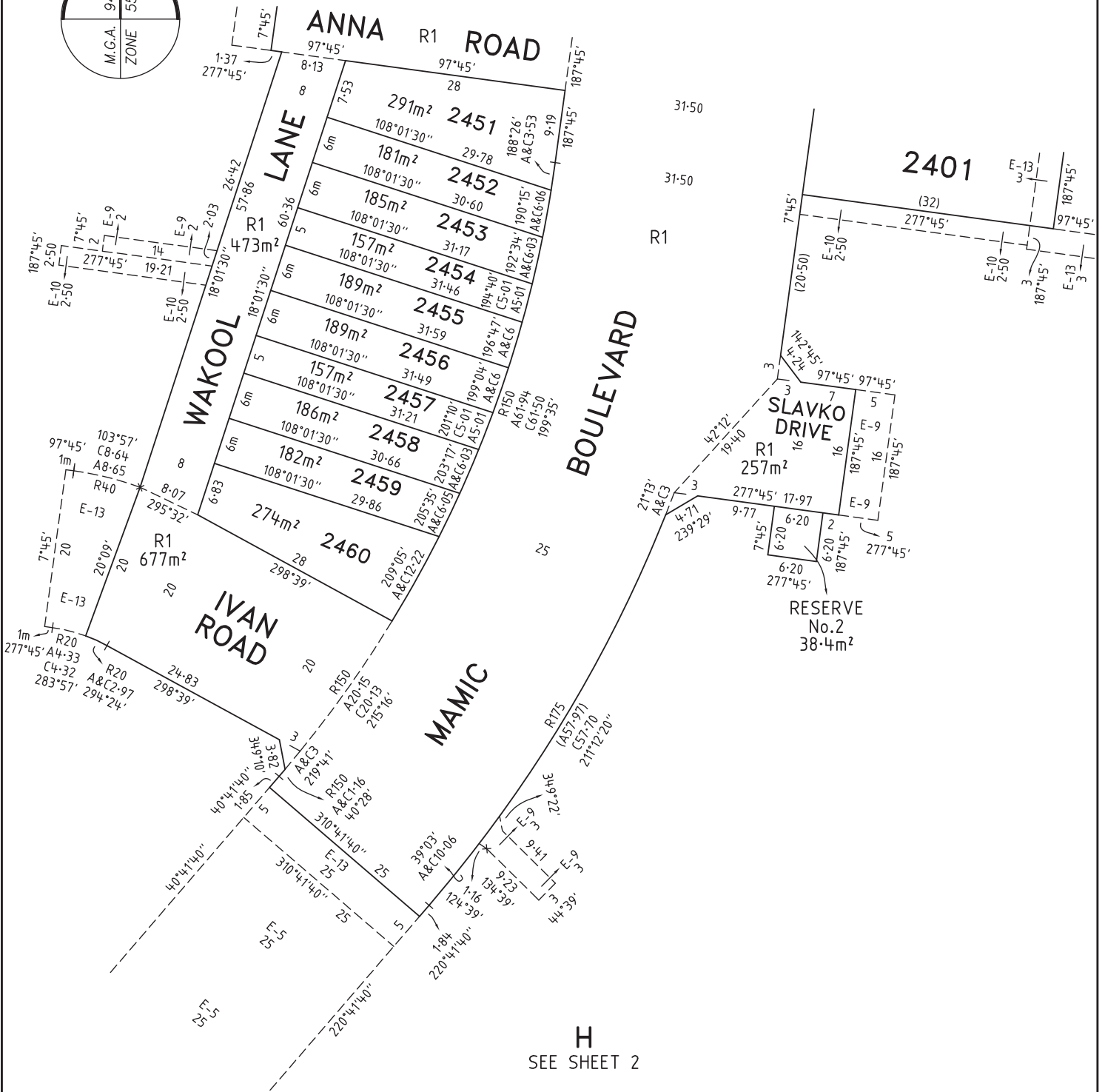
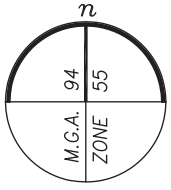
ORIGINAL SHEET SIZE A3
SHEET 4

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PLAN OF SUBDIVISION

PS 818614D

SEE SHEET 4

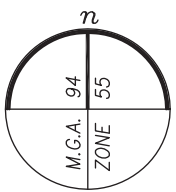
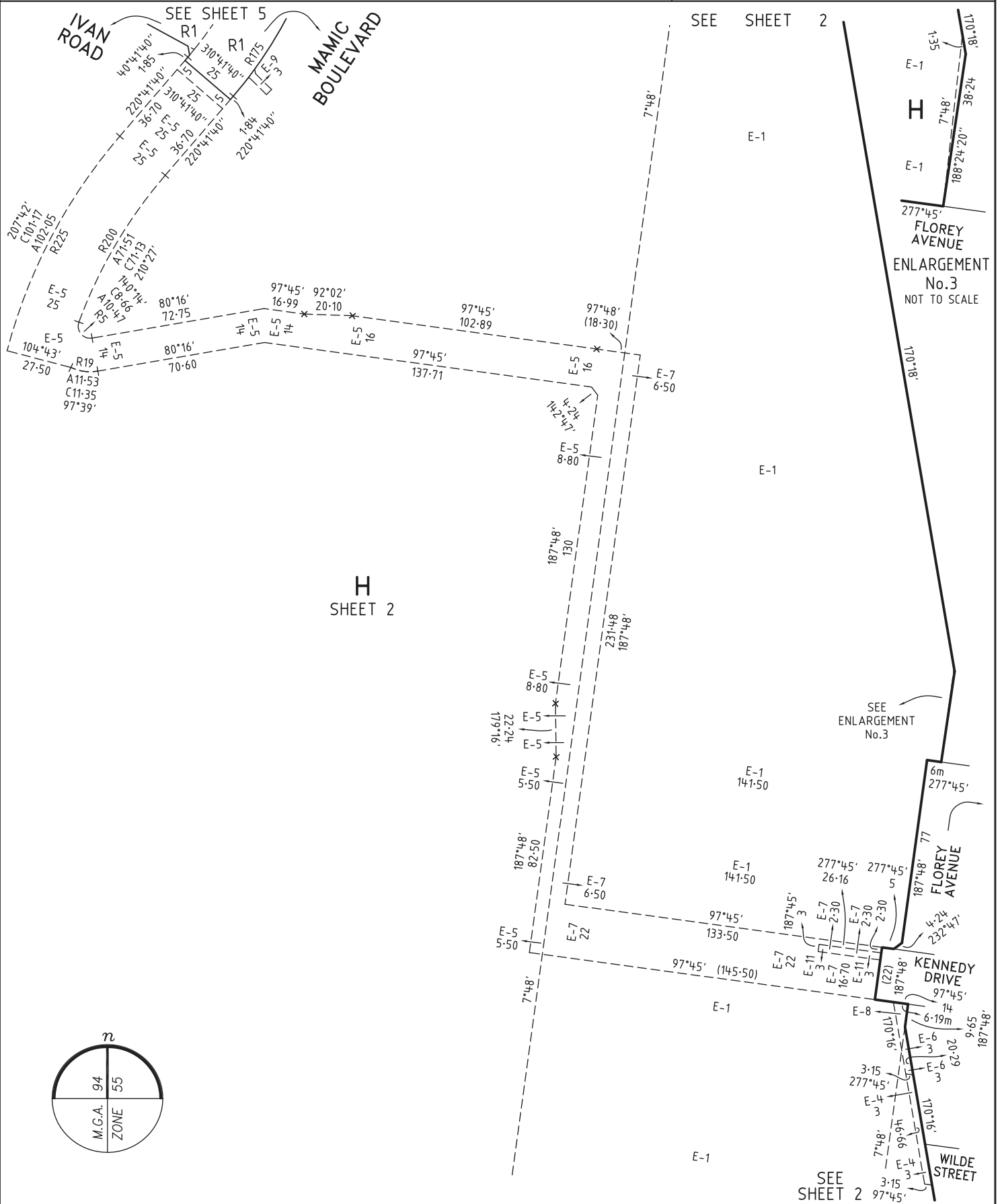


SEE SHEET 6

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	DATE 15/08/19 VERSION E	REFERENCE 29896243 DRAWING 2989624AE	ORIGINAL SHEET SIZE A3 SHEET 5
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PLAN OF SUBDIVISION

PS 818614D



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	DATE 15/08/19 VERSION E	REFERENCE 29896243 DRAWING 2989624AE	ORIGINAL SHEET SIZE A3 SHEET 6
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PLAN OF SUBDIVISION

PS 818614D

CREATION OF RESTRICTION A

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2401	2402	2413	2414, 2420, 2421	2425	2426	2440	2439, 2441
2402	2401, 2403	2414	2413, 2415, 2416, 2417, 2420	2426	2425, 2427	2441	2440, 2442
2403	2402, 2404	2415	2414, 2416	2427	2426	2442	2441, 2443
2404	2403, 2405	2416	2414, 2415, 2417	2428	2429, 2430, 2431	2443	2442, 2444
2405	2404, 2406	2417	2414, 2416, 2418, 2420	2432	2433	2444	2443, 2445
2406	2405, 2407	2418	2417, 2419, 2420	2433	2432, 2434	2445	2444, 2446, 2447, 2448, 2450
2407	2406, 2408	2419	2418, 2420	2434	2433, 2435	2446	2445, 2447
2408	2407, 2409	2420	2413, 2414, 2417, 2418, 2419, 2421	2435	2434, 2436	2447	2445, 2446, 2448
2409	2408, 2410	2421	2413, 2420	2436	2435, 2437	2448	2445, 2447, 2449, 2450
2410	2409, 2411	2422	2423	2437	2436, 2438	2449	2448, 2450
2411	2410, 2412	2423	2422, 2424	2438	2437, 2439	2450	2445, 2448, 2449
2412	2411	2424	2423	2439	2438, 2440		

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS OF ANY BURDENED LOT SHOWN IN THE TABLE ABOVE SHALL NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE WHICH IS BUILT OR ERECTED IN ACCORDANCE WITH BUILDING ENVELOPES CONTAINED IN MEMORANDUM OF COMMON PROVISIONS REGISTERED IN DEALING NUMBER EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

EXPIRY DATE: 30 DECEMBER 2030

CREATION OF RESTRICTION B

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2429	2428, 2430	2431	2428, 2430
2430	2428, 2429, 2431		

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF 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.

EXPIRY DATE: 30 DECEMBER 2030

CREATION OF RESTRICTION C

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2451	2452	2456	2455, 2457
2452	2451, 2453	2457	2456, 2458
2453	2452, 2454	2458	2457, 2459
2454	2453, 2455	2459	2458, 2460
2455	2454, 2456	2460	2459

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF 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.

EXPIRY DATE: 30 DECEMBER 2030

CREATION OF RESTRICTION D

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2451	2452	2454	2453, 2455	2457	2456, 2458	2460	2459
2452	2451, 2453	2455	2454, 2456	2458	2457, 2459		
2453	2452, 2454	2456	2455, 2457	2459	2458, 2460		

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT CONSTRUCT A DWELLING-HOUSE THAT IS LESS THAN TWO STOREYS IN HEIGHT.

EXPIRY DATE: 30 DECEMBER 2030

ASPIRE - 24

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LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE



DATE 15/08/19

REFERENCE 29896243

ORIGINAL SHEET SIZE A3

VERSION E

DRAWING 2989624AE

SHEET 7

Digitally signed by: Adrian A Thomas, Licensed Surveyor,
 Surveyor's Plan Version (E),
 15/08/2019, SPEAR Ref: S125242T

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	
Phone:	
Address:	
Reference:	
Customer code:	

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

Preliminary

All Provisions not addressed in this Memorandum of Common Provisions (MCP) are as required in the current Building Regulations. This MCP cannot be changed or amended unless with the written consent of the Responsible Authority.

Approved Building Envelopes

Any building on Lot 2401 to Lot 2428 and Lot 2432 to Lot 2450 (inclusive) within subdivision plan PS818614D must be contained within the building envelopes, associated setback profiles and written notes contained therein, except with the written consent of the Responsible Authority.

Text of restrictions:

The registered proprietor or proprietors for the time being of a lot on Plan of Subdivision PS818614D, 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 5 of the Building Regulations 2018 (or any superseding regulation), a copy of which can be obtained from the website at www.aspirefraserise.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.

35271702A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 9

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

(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.

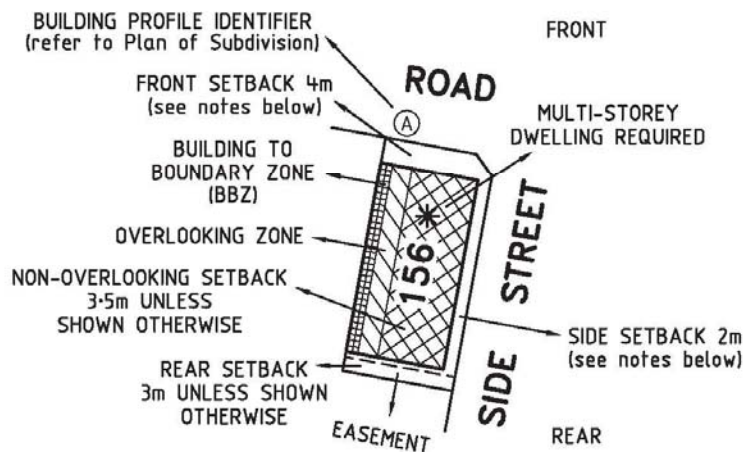
(v) Build or cause to be built or allow to be built or allow to remain standing any buildings constructed on a lot containing a building envelope that does not conform to the relevant building envelope as shown in the attached Building Envelope Schedule, except the written consent of the Responsible Authority.

(vi) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 31 December 2030.

BUILDING ENVELOPE SCHEDULE
 See Plan of Subdivision PS818614D

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS




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

ASPIRE - Stage 24

Ref: 329896-ST24-BA

Date: 01/11/2019

Version 2

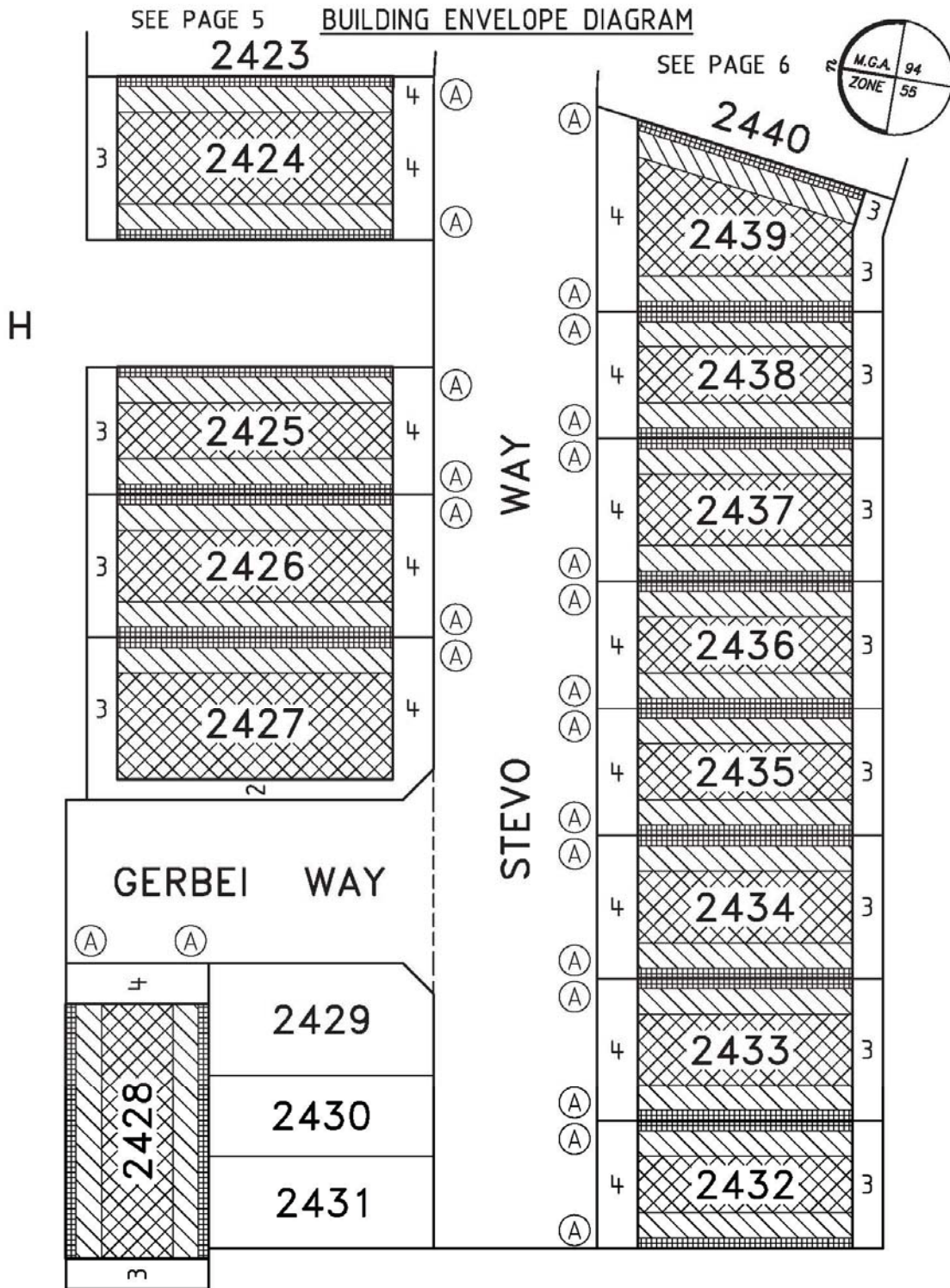
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Memorandum of common provisions
Section 91A Transfer of Land Act 1958



ASPIRE - Stage 24

Ref: 329896-ST24-BA

Date: 01/11/2019

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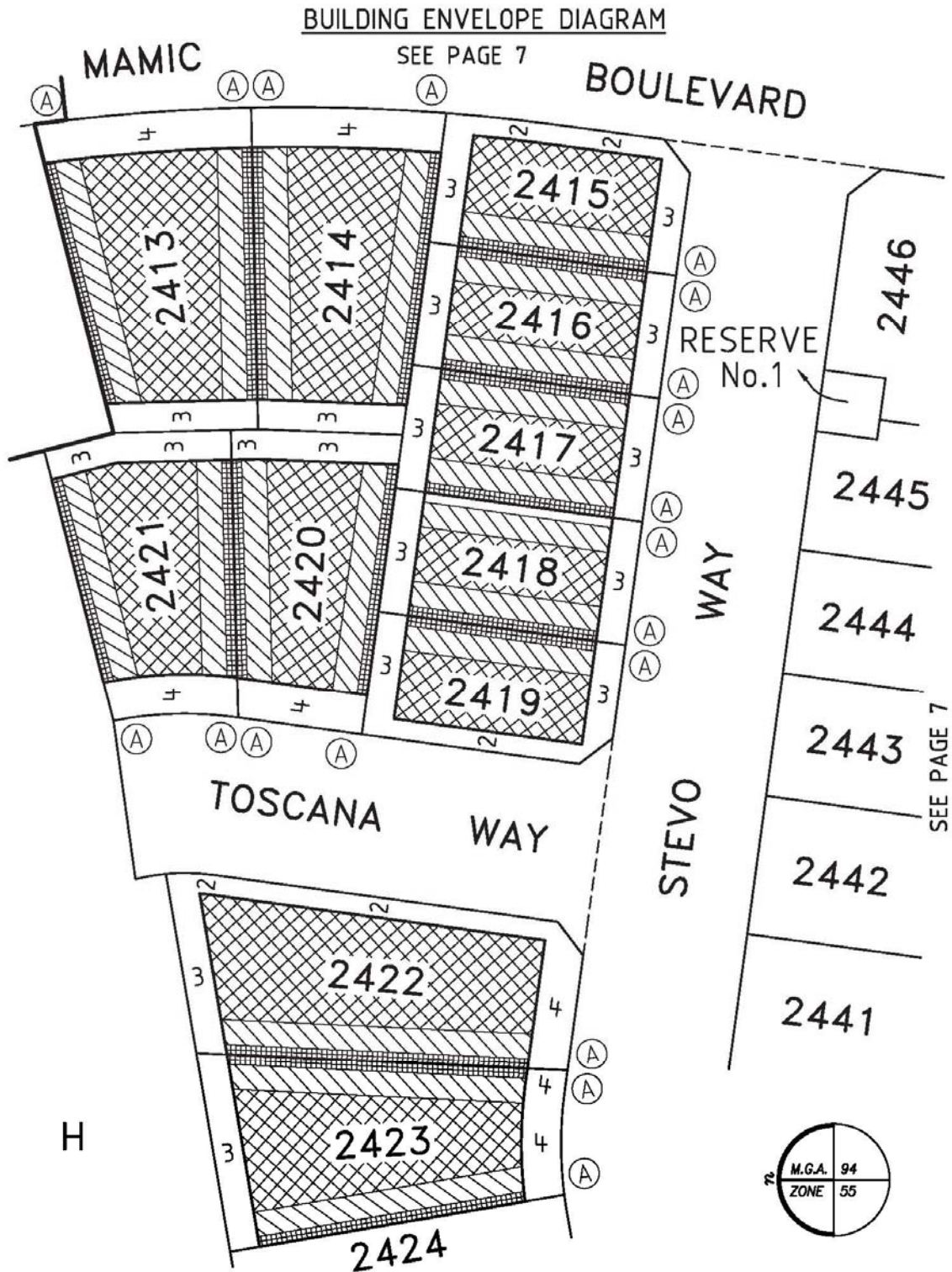
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Memorandum of common provisions
Section 91A Transfer of Land Act 1958



ASPIRE - Stage 24
 Ref: 329896-ST24-BA
 Date: 01/11/2019
 Version 2

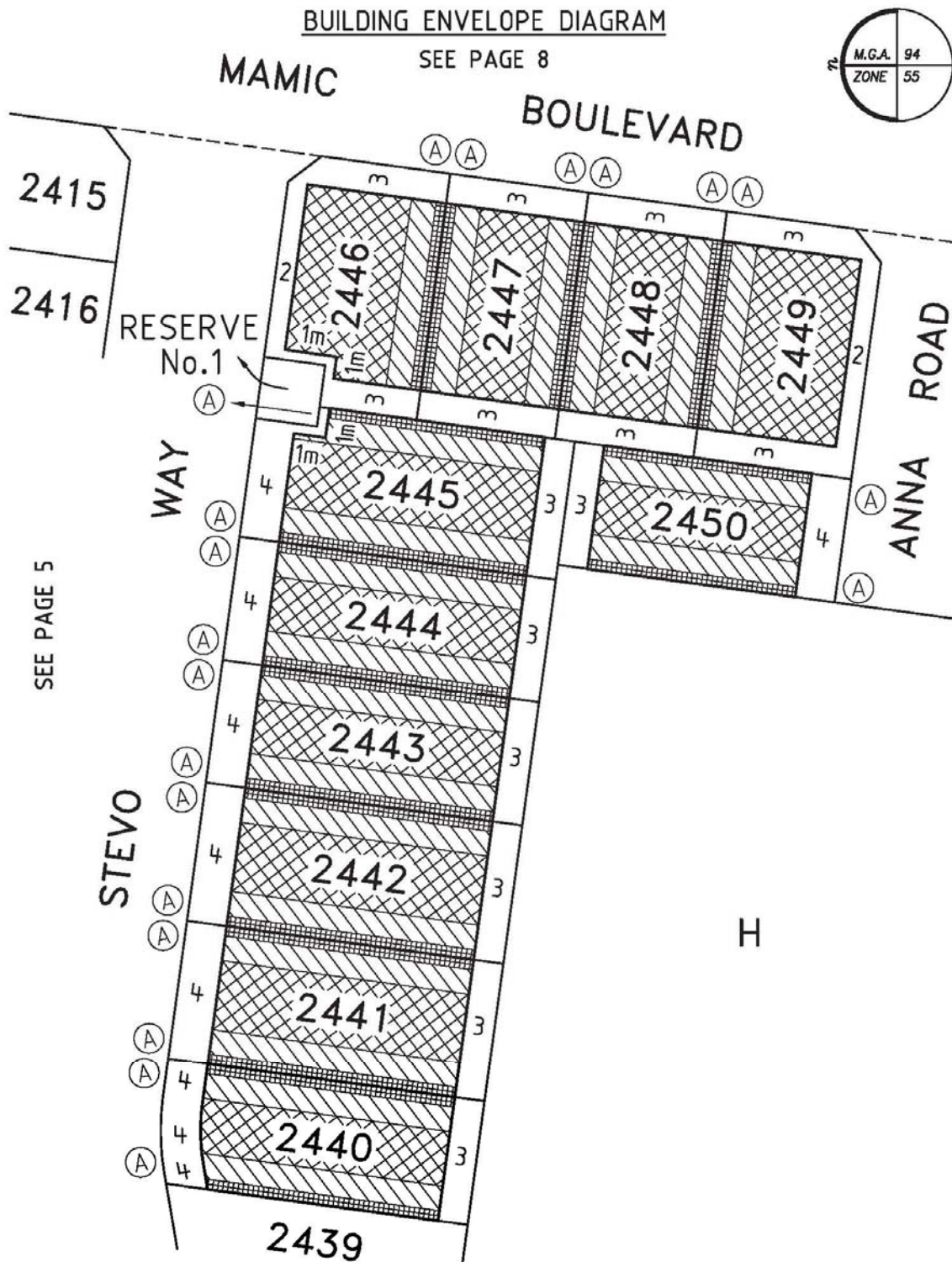
SEE PAGE 4



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Memorandum of common provisions
Section 91A Transfer of Land Act 1958



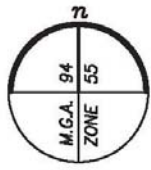
ASPIRE - Stage 24 SEE PAGE 4
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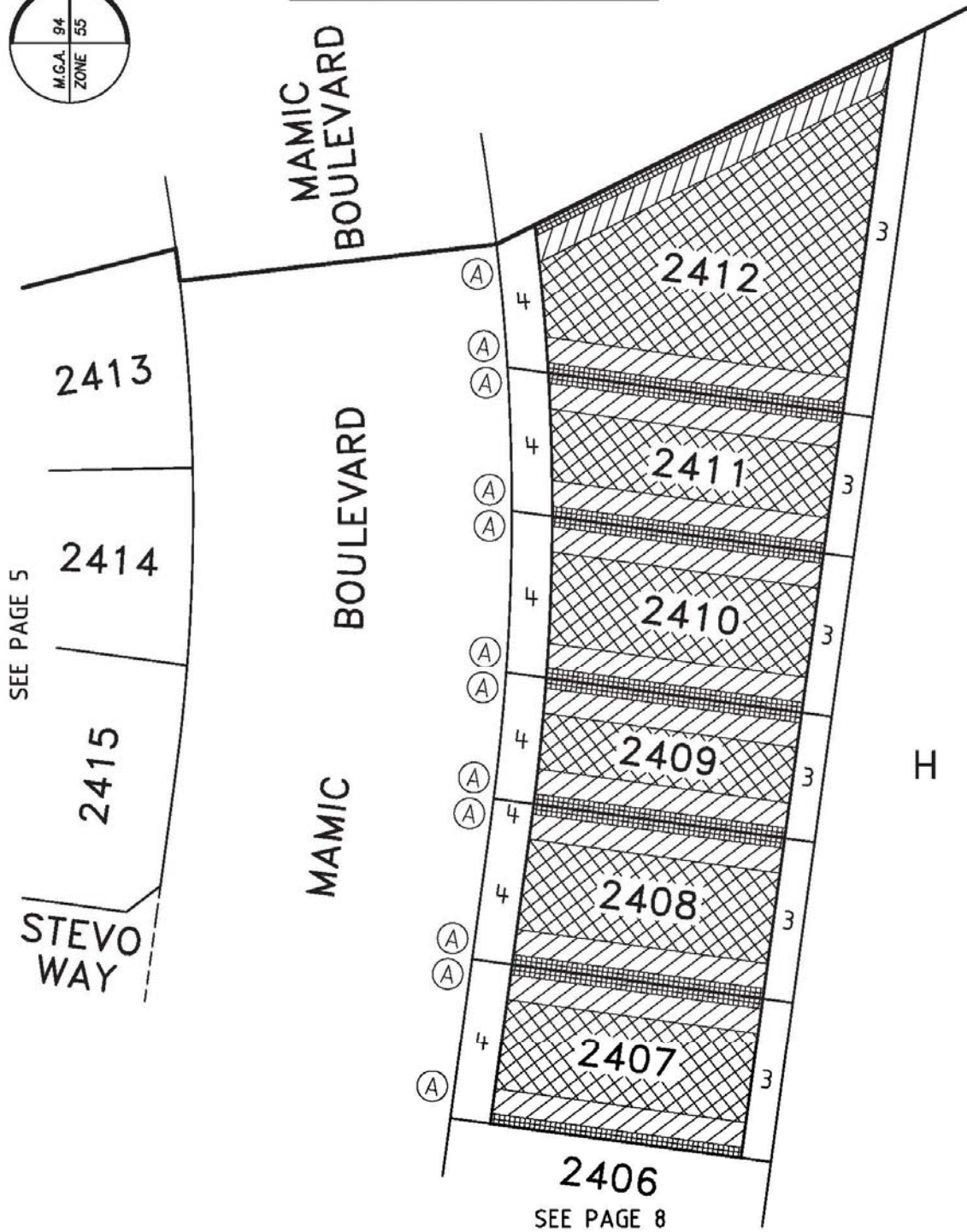
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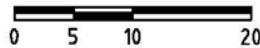
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BUILDING ENVELOPE DIAGRAM



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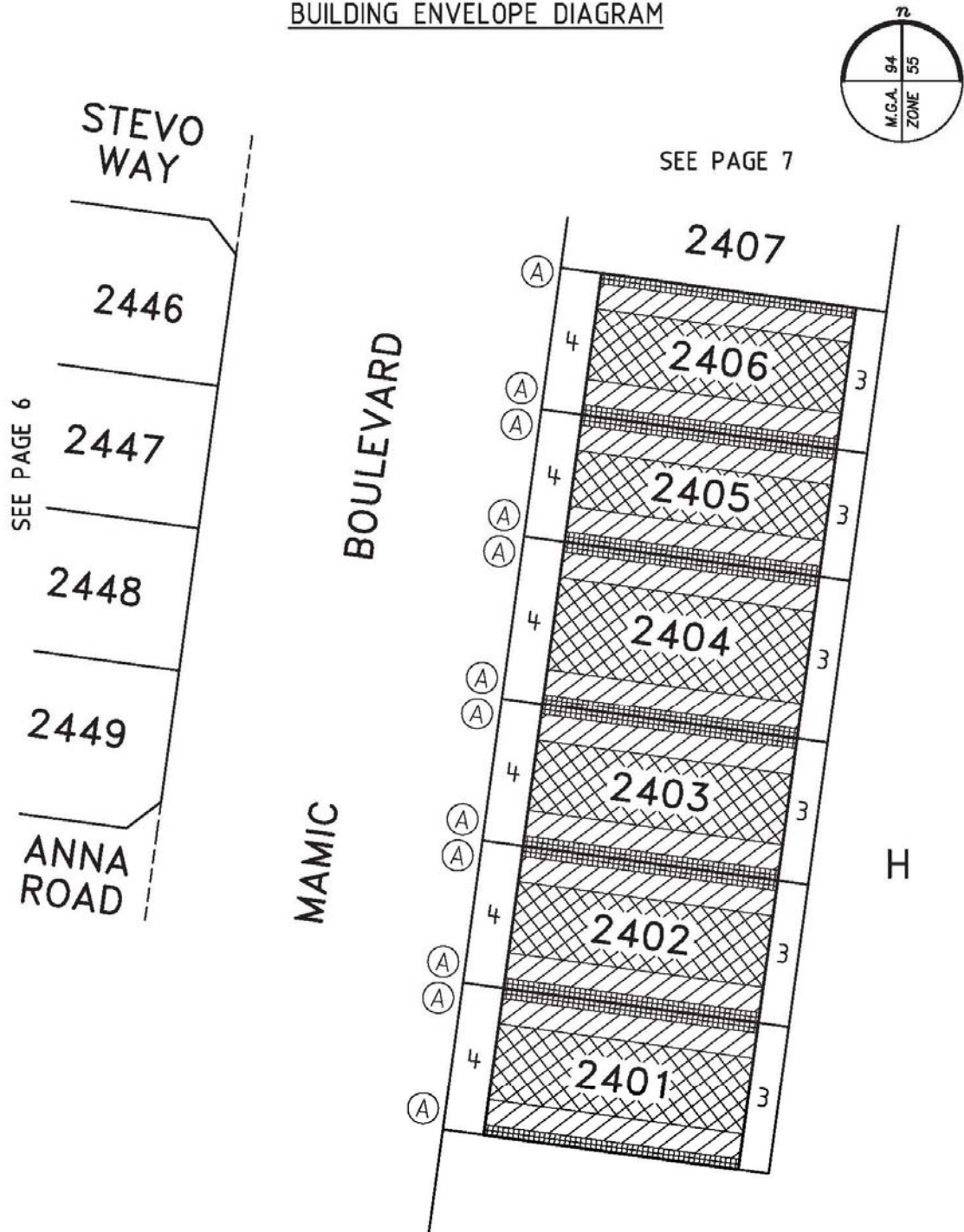


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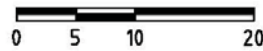


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BUILDING ENVELOPE DIAGRAM



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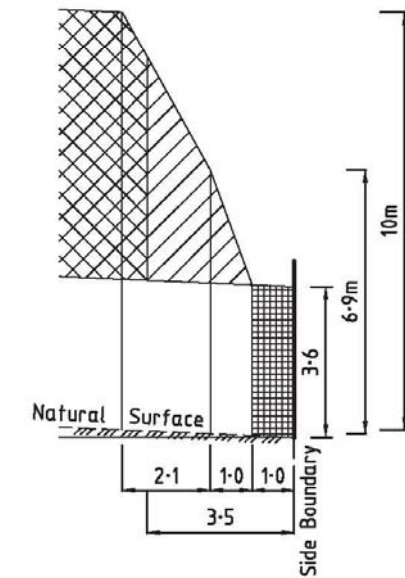


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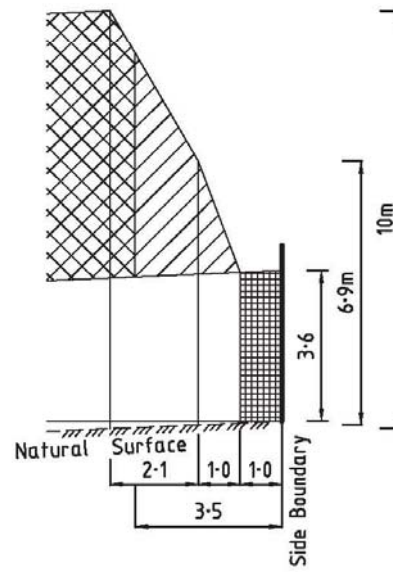


PROFILE DIAGRAM

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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