
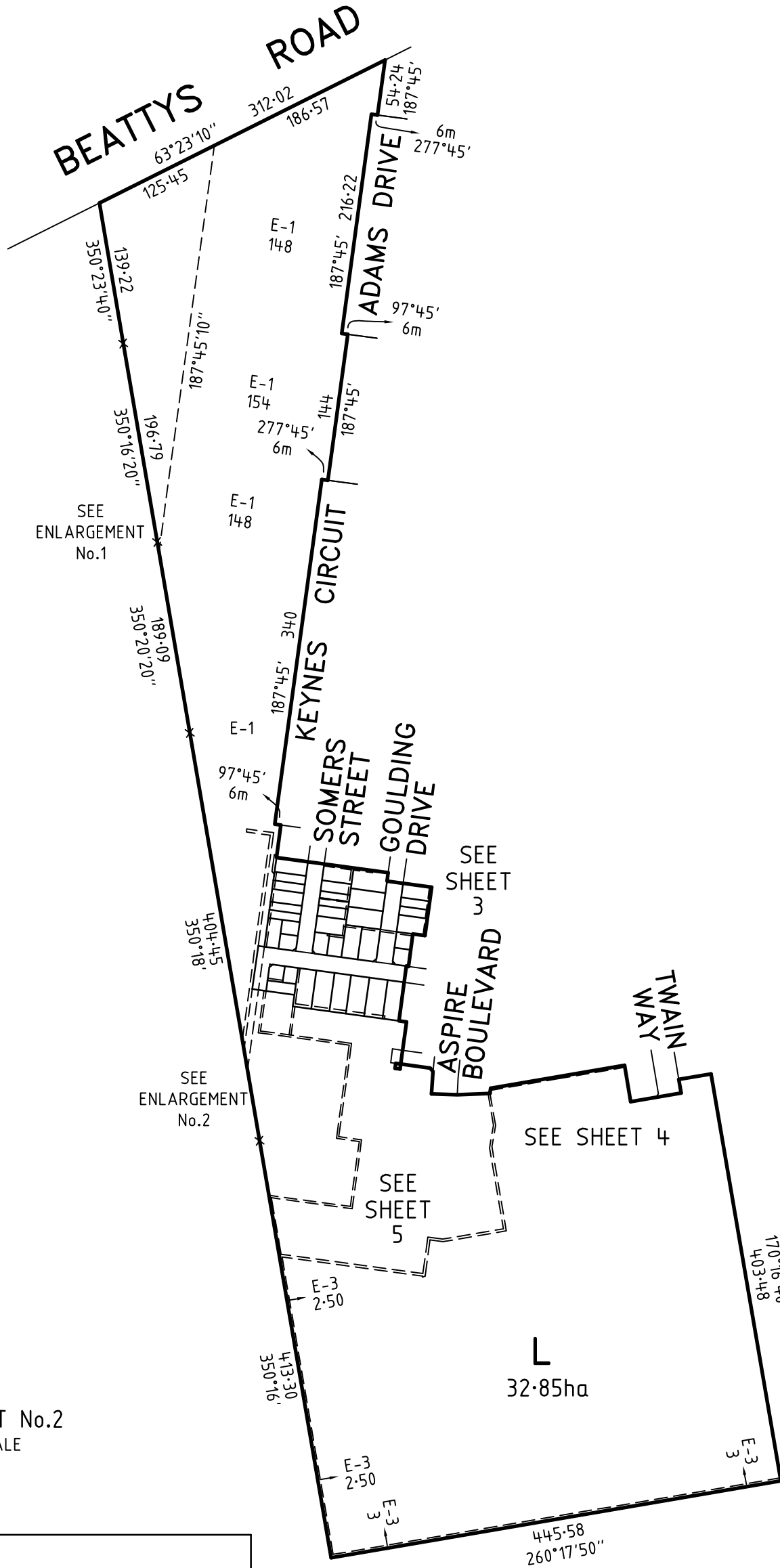
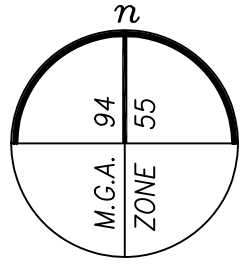


<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION</b>	Plan Number <b>PS 646729R</b>	
<p>Location of Land</p> <p>Parish: MARIBYRNONG</p> <p>Township: -</p> <p>Section: B</p> <p>Crown Allotment: 12 (PART)</p> <p>Crown Portion: -</p> <p>Title Reference: VOL FOL</p> <p>Last Plan Reference: LOT K ON PS718168H</p> <p>Postal Address: WRIGHT CIRCUIT (at time of subdivision) PLUMPTON 3335</p> <p>MGA 94 Co-ordinates E 299 440 (of approx. centre of land in plan) N 5824 850      Zone: 55</p>	<p>Council Name: MELTON CITY COUNCIL</p> <p>Council Ref:</p>			
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b>	This <del>is</del> is not a staged subdivision Planning Permit No. PA2010/2849/2	
ROAD R1	MELTON CITY COUNCIL	<b>Depth Limitation</b>	<b>15.24 METRES BELOW THE SURFACE</b>	
		<p>LOTS 1 TO 600 AND A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>EASEMENTS E-4 AND E-10 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOT L) - 2.021ha</p> <p><u>OTHER PURPOSE OF PLAN</u> TO REMOVE THAT PART OF DRAINAGE &amp; SEWERAGE EASEMENT E-2 ON PS718168H (AFFECTING LOT 624) AS IS NOT SHOWN HEREON.</p> <p><u>GROUND FOR REMOVAL OF EASEMENT</u> AGREEMENT BY ALL INTERESTED PARTIES.</p>		
<b>Survey</b> This plan is/is <del>not</del> based on survey				
This survey has been connected to permanent marks no(s) 20, 53, 402, 565, 566, 613, 614, 615 & 616				
In Proclaimed Survey Area No. -				
<b>Easement Information</b>				
<b>Legend:</b>		E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		
		A - Appurtenant Easement R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646715D PS646715D	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646692N PS646692N	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718167K PS718167K	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS718168H PS718168H	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-8	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ADJOINING LOT ON THIS PLAN
E-9 E-9	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	INST. M569056H THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL
E-11	POWERLINE	SEE DIAG	PS718167K - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
<b>ASPIRE - 6</b>		LICENSED SURVEYOR (PRINT)    ANDREW J. REAY		Sheet 1 of 6 sheets
<b>37 LOTS AND BALANCE LOT L</b>		SIGNATURE ..... DIGITALLY SIGNED .....    DATE    /    /		Original sheet size A3
<p><b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 		REF 7059063      28/01/14      VERSION J DWG 705906AJ		

# PLAN OF SUBDIVISION

Plan Number

## PS 646729R



ENLARGEMENT No.1  
NOT TO SCALE

ENLARGEMENT No.2  
NOT TO SCALE

### ASPIRE - 6

#### Bosco Jonson Pty Ltd

A.B.N 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992

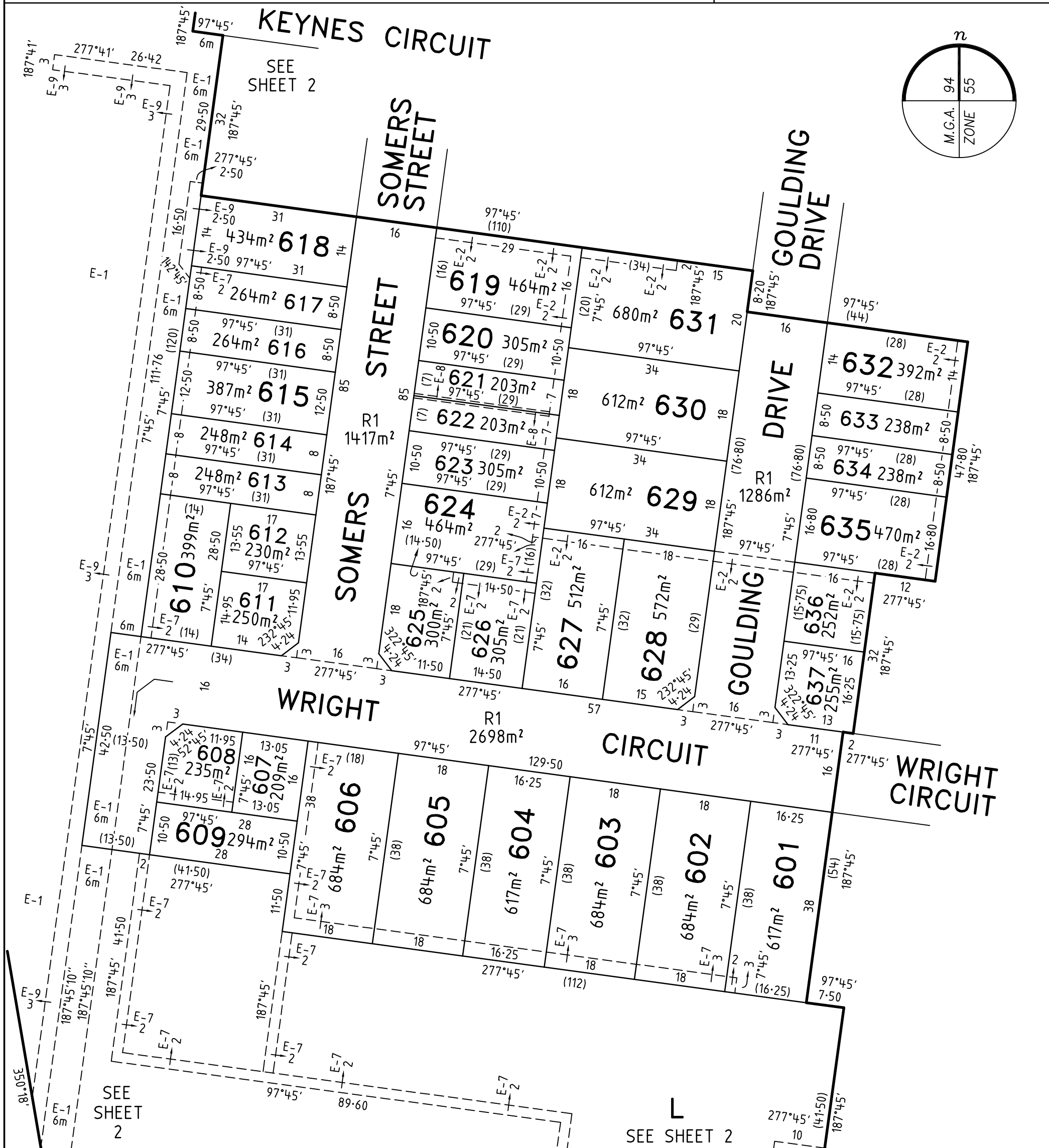
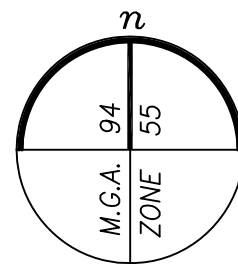


ORIGINAL		SCALE		Sheet 2	
SCALE	SHEET SIZE	50 0 100 200		LICENSED SURVEYOR (PRINT) ANDREW J. REAY	
1:5000	A3	LENGTHS ARE IN METRES		SIGNATURE . . . . . DATE / /	
				REF 7059063 28/01/14 VERSION J	
				DWG 705906AJ	

# PLAN OF SUBDIVISION

Plan Number

## PS 646729R



ASPIRE - 6

**Bosco Jonson Pty Ltd**

A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



SEE SHEET 5

SEE SHEET 2

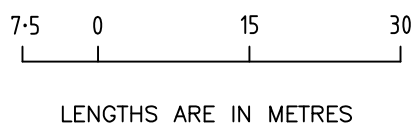
SEE SHEET 4

N.I.S

ORIGINAL

SCALE

SCALE SHEET SIZE  
 1:750 A3

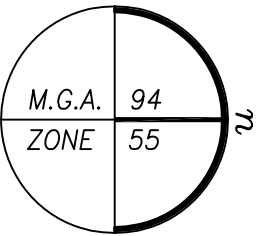


LICENSED SURVEYOR (PRINT) ANDREW J. REAY

SIGNATURE DIGITALLY SIGNED DATE / /

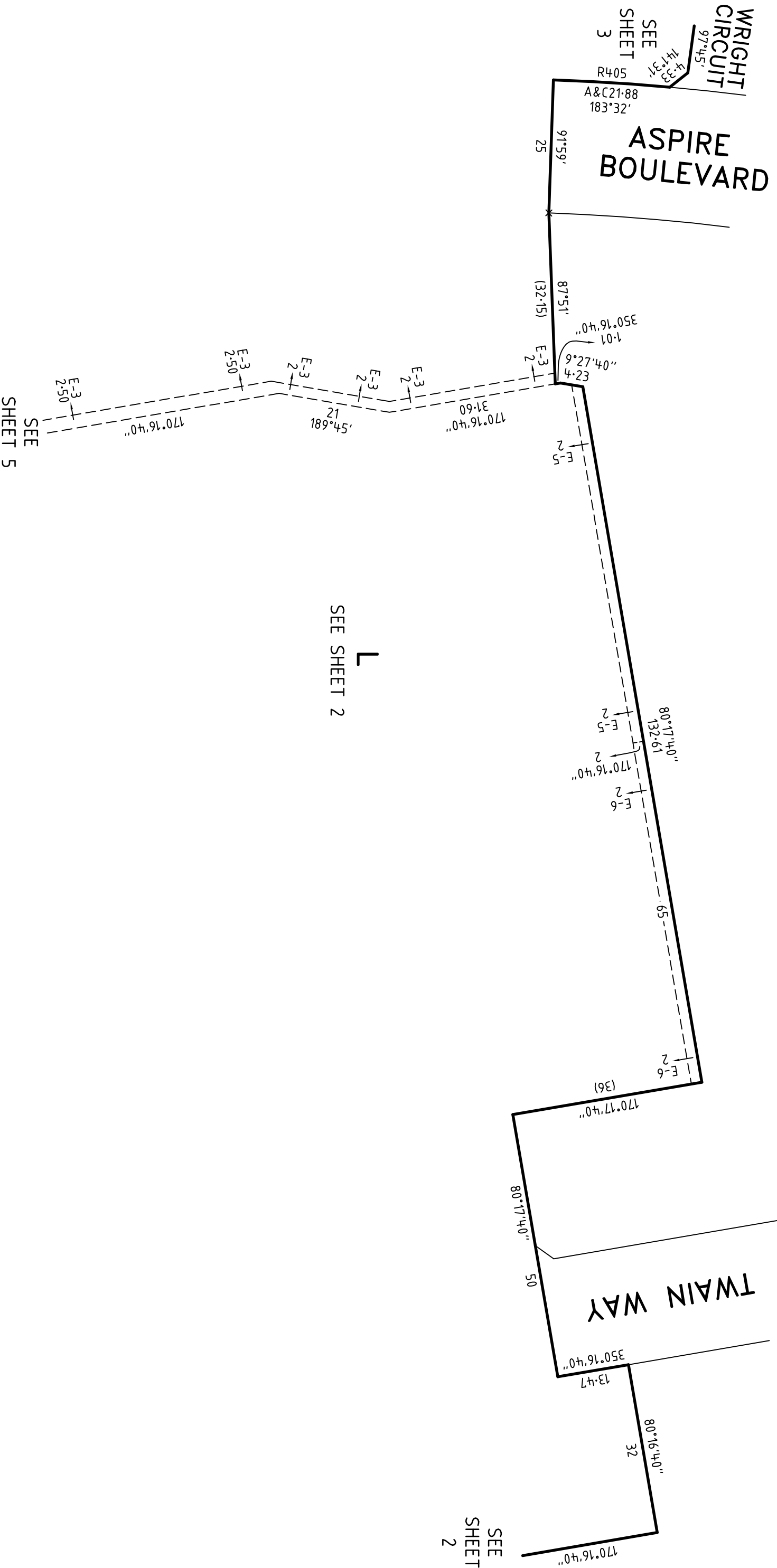
REF 7059063 28/01/14 VERSION J  
 DWG 705906AJ

Sheet 3



**PLAN OF SUBDIVISION**

Plan Number  
**PS 646729R**



**ASPIRE - 6**

**Bosco Jonson Pty Ltd**  
A.B.N 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel (03) 9699 1400 Fax (03) 9699 5992



ORIGINAL

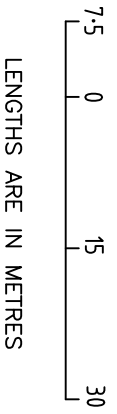
SCALE

1:750

SHEET SIZE

A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

ANDREW J. REAY

SIGNATURE

DIGITALLY SIGNED

/

/

REF 7059063  
DWG 705906AJ

28/01/14

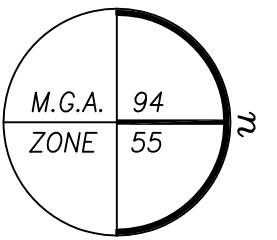
VERSION J

Sheet 4

SEE SHEET 2

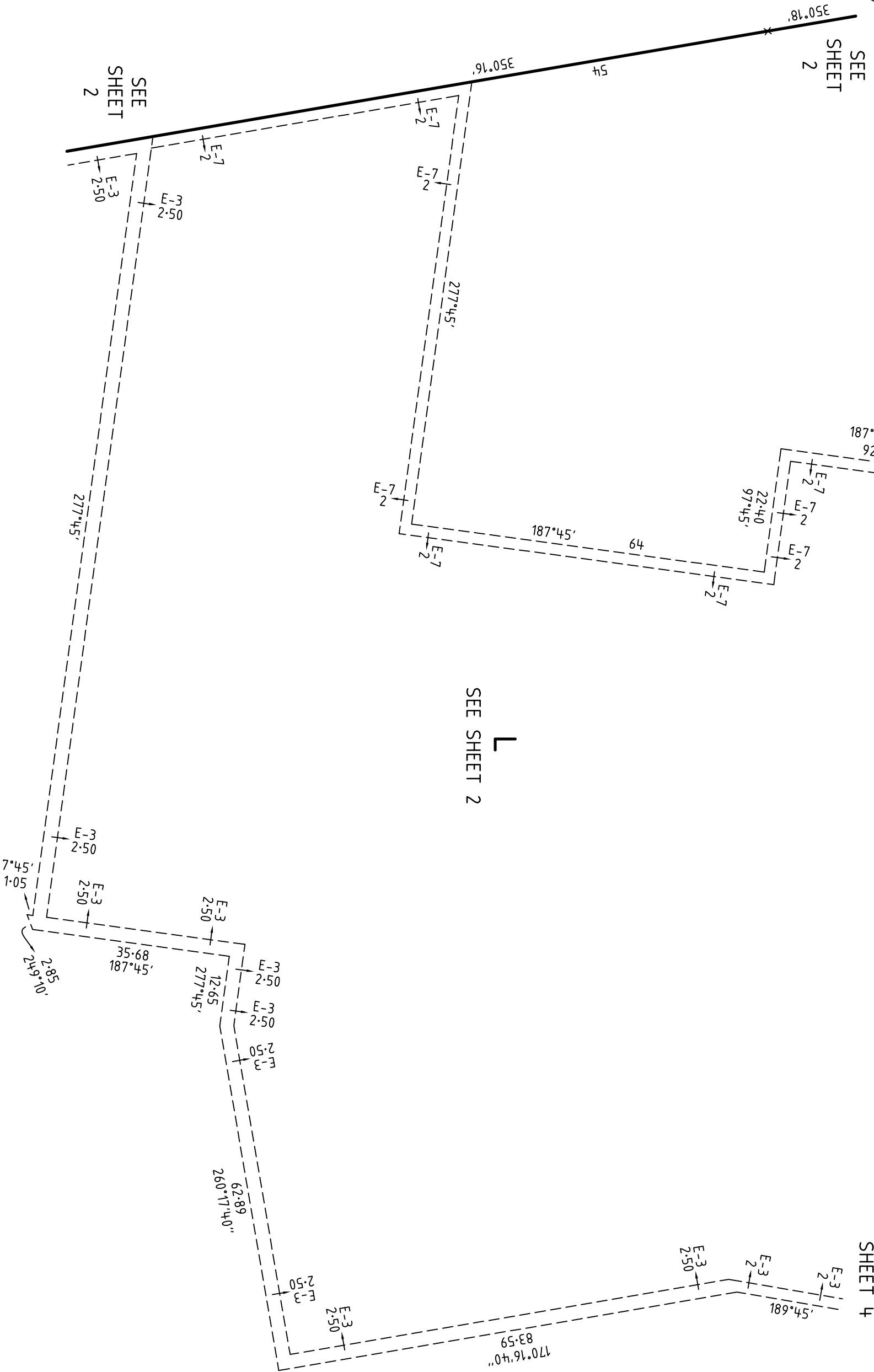
SEE SHEET 2

SEE SHEET 5



# PLAN OF SUBDIVISION

Plan Number  
**PS 646729R**



ASPIRE - 6

**Bosco Jonson Pty Ltd**  
 A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

1:750

SHEET SIZE

A3

SCALE



LICENSED SURVEYOR (PRINT)

ANDREW J. REAY

SIGNATURE

DATE

VERSION

REF 7059063  
 DWG 705906AJ

28/01/14

J

Sheet 5

# PLAN OF SUBDIVISION

Plan Number

**PS 646729R**

## CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan.

**Land to benefit:** Lots 601 to 637 (all inclusive) on this plan.

**Land to be burdened:** Lots 601 to 637 (all inclusive) on this plan.

### DESCRIPTION OF RESTRICTION:

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his 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 more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain 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 1 January 2020 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 current design guidelines; and
  - (B) the plans comply with the Design Guidelines and building envelopes, a copy of which can be obtained from the website at [www.aspireplumpton.com.au](http://www.aspireplumpton.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;
- (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) 150 square metres in the case of a lot having an area of 500 square metres or greater; or
  - (B) 120 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) 70 square metres in the case of a lot having an area of less than 300 square metres.

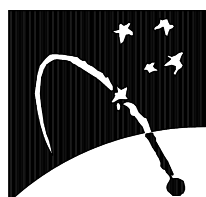
For the purposes of calculating the floor area of a dwelling house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) Build or cause to be built or allow to be built or allow to remain any fencing:
  - (A) Along a front street boundary; or
  - (B) Between the front street 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.
- (v) Subdivide or cause to subdivide or allow to be subdivided the burdened land;
- (vi) Build on a lot without a building envelope;
- (vii) Build a dwelling-house outside of the building envelope, except with the written consent of the Responsible Authority.

The building envelopes within this restriction shall cease to apply once a Certificate of Occupancy is issued for the whole of a dwelling on the land for lots 250-300 square metres (inclusive).

### ASPIRE – 6

**Bosco Jonson Pty Ltd**

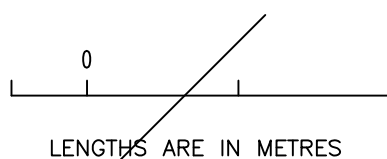
A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



LICENSED SURVEYOR (PRINT) ANDREW J. REAY  
 SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
 REF 7059063 28/01/14 VERSION J  
 DWG 705906AJ

Sheet 6