
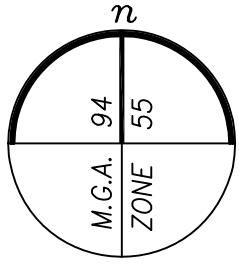


<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION</b>	Plan Number <b>PS 724925H</b>	
<p>Location of Land</p> <p>Parish: MARIBYRNONG</p> <p>Township: —</p> <p>Section: B</p> <p>Crown Allotment: 12 (PART)</p> <p>Crown Portion: —</p> <p>Title Reference: VOL FOL</p> <p>Last Plan Reference: LOT M ON PS721493C</p> <p>Postal Address: KENNEDY DRIVE (at time of subdivision) PLUMPTON 3335</p> <p>MGA 94 Co-ordinates E 299 400 (of approx. centre of land in plan) N 5 824 650</p> <p style="text-align: right;">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>Survey</b>	This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 20, 53, 402, 565, 566, In Proclaimed Survey Area No. — 613, 614, 615 & 616	
<p><u>OTHER PURPOSE OF PLAN</u></p> <p>TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-7 ON PS721493C NOW CONTAINED IN WRIGHT CIRCUIT, DEBS LANE, FLOREY AVENUE, MAWSON WAY &amp; KENNEDY DRIVE ON THIS PLAN.</p> <p>TO REMOVE THE WHOLE OF POWERLINE EASEMENT E-11 ON PS721493C NOW CONTAINED IN WRIGHT CIRCUIT ON THIS PLAN.</p> <p>TO VARY THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-3 ON PS721493C AFFECTING LOTS 1301 TO 1305 (BOTH INCLUSIVE) ON THIS PLAN.</p> <p>TO VARY THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-7 ON PS721493C AFFECTING LOT 1305 ON THIS PLAN.</p> <p><u>GROUND FOR REMOVAL AND VARIATION OF EASEMENT</u></p> <p>AGREEMENT BY ALL INTERESTED PARTIES.</p>		<p><b>Depth Limitation</b> 15.24 METRES BELOW THE SURFACE</p> <p>LOTS 1 TO 1300, 1319, 1320, 1342, A TO M AND O TO Q (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>EASEMENTS E-2 &amp; E-4 TO E-6 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOTS N AND R) - 2.711ha</p>		
<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-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646692N PS646692N	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646729R PS646729R	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS721493C PS721493C	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-9	PARTY WALL	0.20	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-10 E-10	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	INST. M569056H PS646729R	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL
E-11 E-11	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
<b>ASPIRE - 13</b>		<p>LICENSED SURVEYOR (PRINT) ANDREW J. REAY</p> <p>SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /</p> <p>REF 27059133 22/07/14 VERSION K</p> <p>DWG 2705913AK</p>		Sheet 1 of 6 sheets
<b>53 LOTS AND BALANCE LOTS N AND R</b>				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> 				

# PLAN OF SUBDIVISION

Plan Number

## PS 724925H



### BEATTYS ROAD

### ADAMS DRIVE

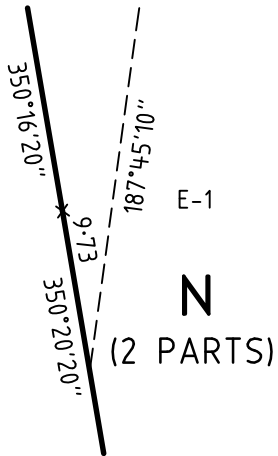
### KEYNES CIRCUIT

### WRIGHT CIRCUIT

### KEYNES CIRCUIT

N  
(2 PARTS)  
12.44ha  
TOTAL  
24.47ha

N  
(2 PARTS)



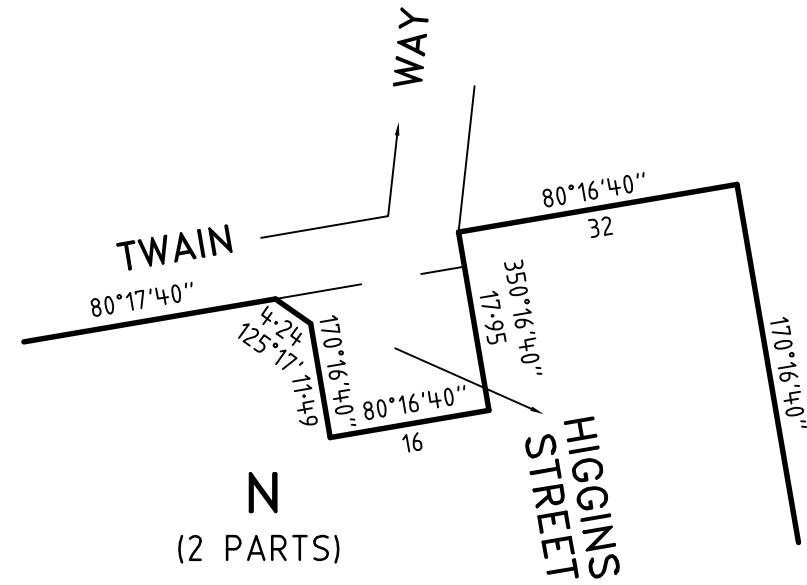
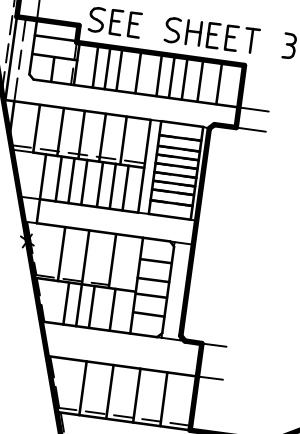
ENLARGEMENT No.1  
NOT TO SCALE

ENLARGEMENT No.2  
NOT TO SCALE

N  
(2 PARTS)

ENLARGEMENT No.3  
NOT TO SCALE

N  
(2 PARTS)  
12.03ha



### ASPIRE - 13

#### 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

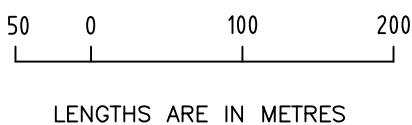


ORIGINAL

SCALE

Sheet 2

SCALE SHEET SIZE  
1:5000 A3



LICENSED SURVEYOR (PRINT) ANDREW J. REAY

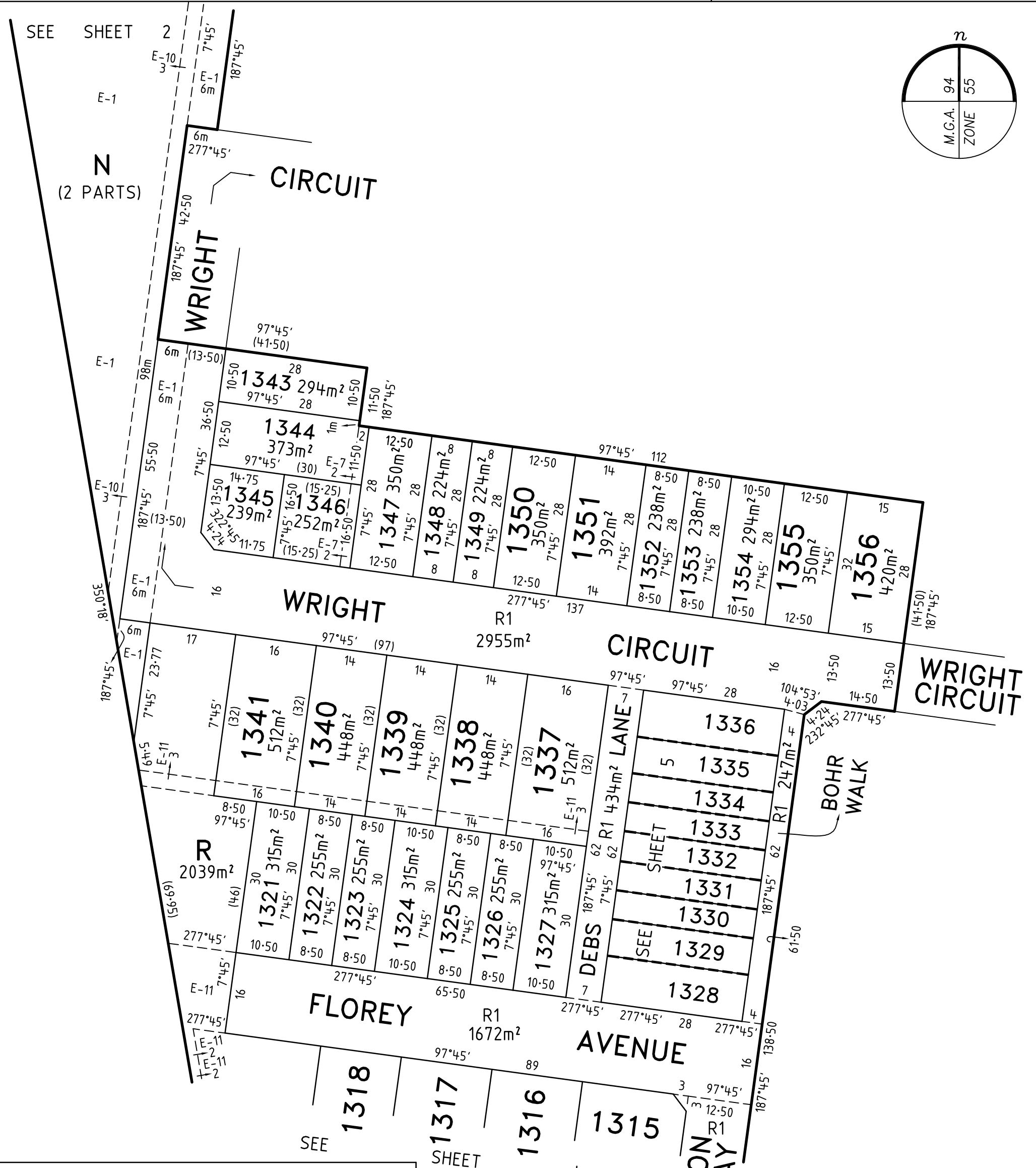
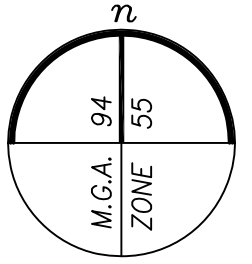
SIGNATURE DIGITALLY SIGNED DATE / /

REF 27059133 22/07/14 VERSION K  
DWG 2705913AK

# PLAN OF SUBDIVISION

Plan Number

## PS 724925H



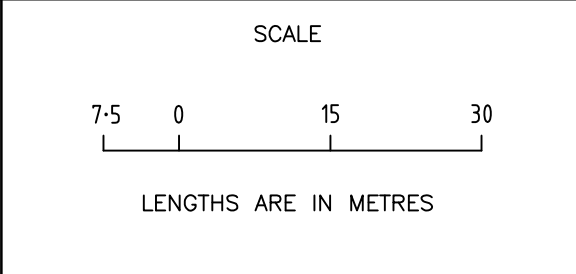
ASPIRE - 13

**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
1:750	A3

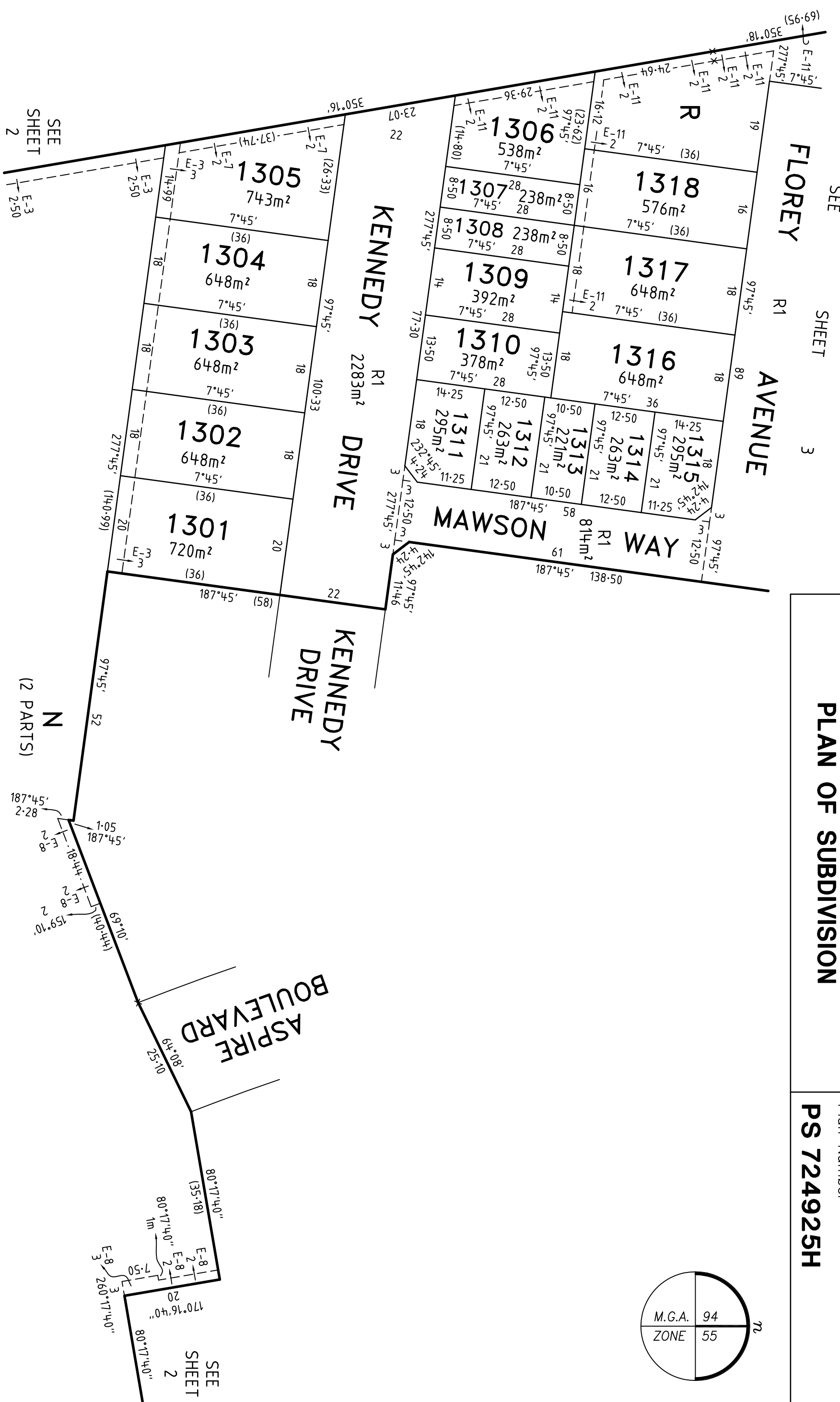


LICENSED SURVEYOR (PRINT) ANDREW J. REAY  
 SIGNATURE . . . . . DATE / /  
 REF 27059133 22/07/14 VERSION K  
 DWG 2705913AK

Sheet 3

# PLAN OF SUBDIVISION

Plan Number  
**PS 724925H**



ASPIRE - 13

**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 SIZE

1:750 A3

SCALE



N  
(2 PARTS)

SEE SHEET 2

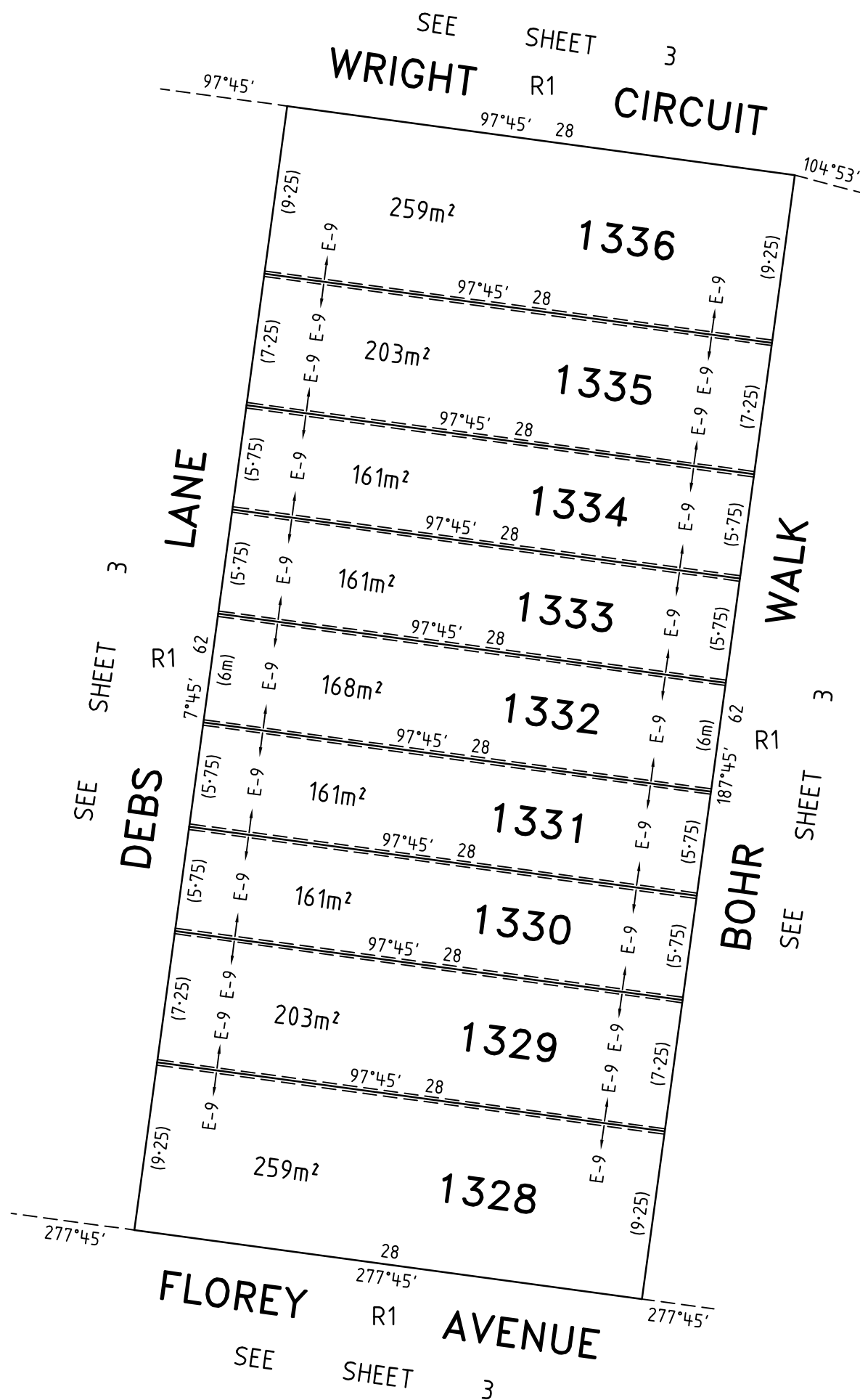
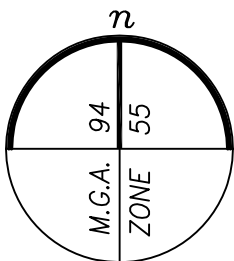
SEE SHEET 2

LICENSED SURVEYOR (PRINT) ANDREW J. REAY  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 27059133 22/07/14 VERSION K  
DWG 2705913AK

Sheet 4

# PLAN OF SUBDIVISION

Plan Number  
**PS 724925H**



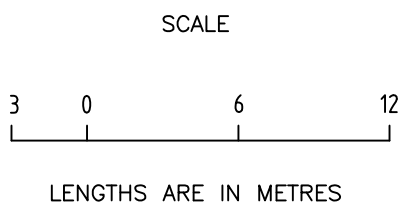
ASPIRE - 13

**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 1:300	SHEET SIZE A3



LICENSED SURVEYOR (PRINT) ANDREW J. REAY  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 27059133 22/07/14 VERSION K  
DWG 2705913AK

Sheet 5

# PLAN OF SUBDIVISION

Plan Number

**PS 724925H**

## CREATION OF RESTRICTION

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

**Land to benefit:** Lots 1301 to 1318, 1321 to 1341 and 1343 to 1356 (all inclusive) on this plan.

**Land to be burdened:** Lots 1301 to 1318, 1321 to 1341 and 1343 to 1356 (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 – 13**

**Bosco Jonson Pty Ltd**

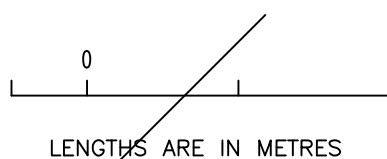
A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



LICENSED SURVEYOR (PRINT) ANDREW J. REAY  
 SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
 REF 27059133 22/07/14 VERSION K  
 DWG 2705913AK

Sheet 6