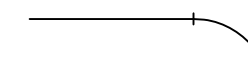


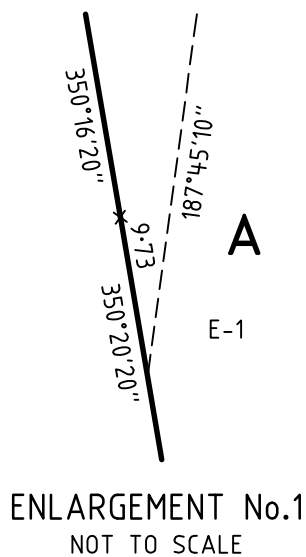
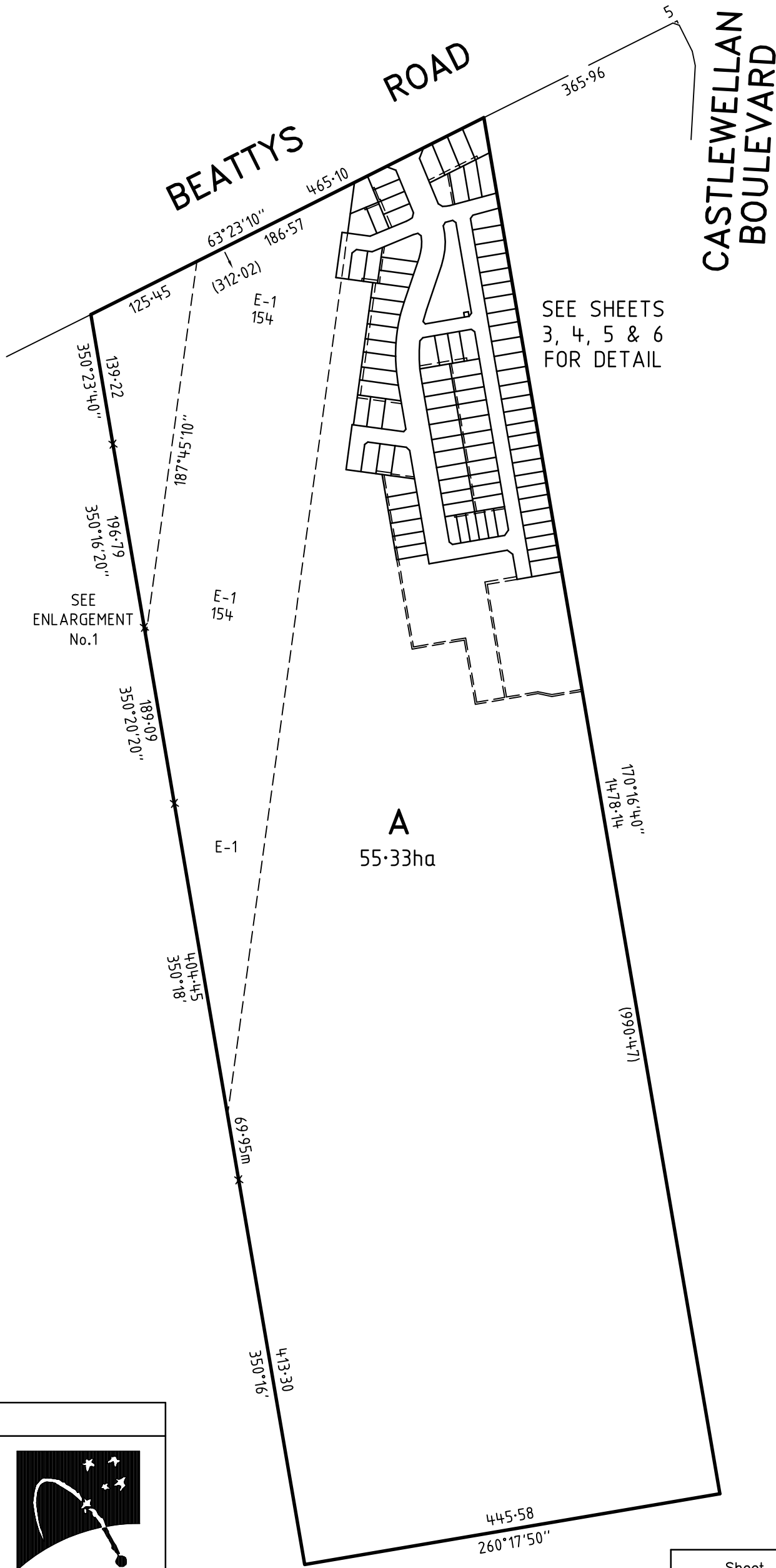
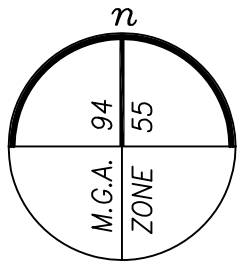
PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION	Plan Number PS 641020T		
Location of Land Parish: MARIBYRNONG Township: - Section: B Crown Allotment: 12 Crown Portion: - Title Reference: VOL 6313 FOL 505 Last Plan Reference: TP821315H Postal Address: 107-165 BEATTYS ROAD (at time of subdivision) PLUMPTON 3335 MGA Co-ordinates E 299 540 Zone: 55 (of approx. centre of land in plan) N 5 825 000		Council Certification and Endorsement Council Name: MELTON SHIRE COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /				
Vesting of Roads and/or Reserves						
Identifier	Council/Body/Person					
ROAD R1 RESERVE No.1 RESERVE No.2	MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD					
Notations						
Staging		This is is not a staged subdivision Planning Permit No. PA2010/2849/1				
Depth Limitation		15.24 METRES BELOW THE SURFACE				
SUBJECT TO THE RESERVATIONS AND CONDITIONS AND POWERS IN CROWN GRANT VOL.6313 FOL.505 LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOT A) - 7.507ha TANGENT POINTS ARE SHOWN THUS: 						
Survey		This plan is is not 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. -				
THIS IS A SPEAR PLAN						
Easement Information						
Legend:		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	THIS PLAN THIS PLAN	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED		
LRS use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / /						
LRS use only PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles						
Sheet 1 of 7 sheets						
ASPIRE - 1 99 LOTS & BALANCE LOT A 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 DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		LICENSED SURVEYOR (PRINT) ANDREW J. REAY SIGNATURE DIGITALLY SIGNED DATE / / REF 7059013 31/10/11 VERSION H DWG 705901AH			DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641020T



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ORIGINAL SCALE

SCALE 1:5000 SHEET SIZE A3

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

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REF 7059013 31/10/11 VERSION H

DWG 705901AH

Sheet 2

DATE / /

COUNCIL DELEGATE SIGNATURE

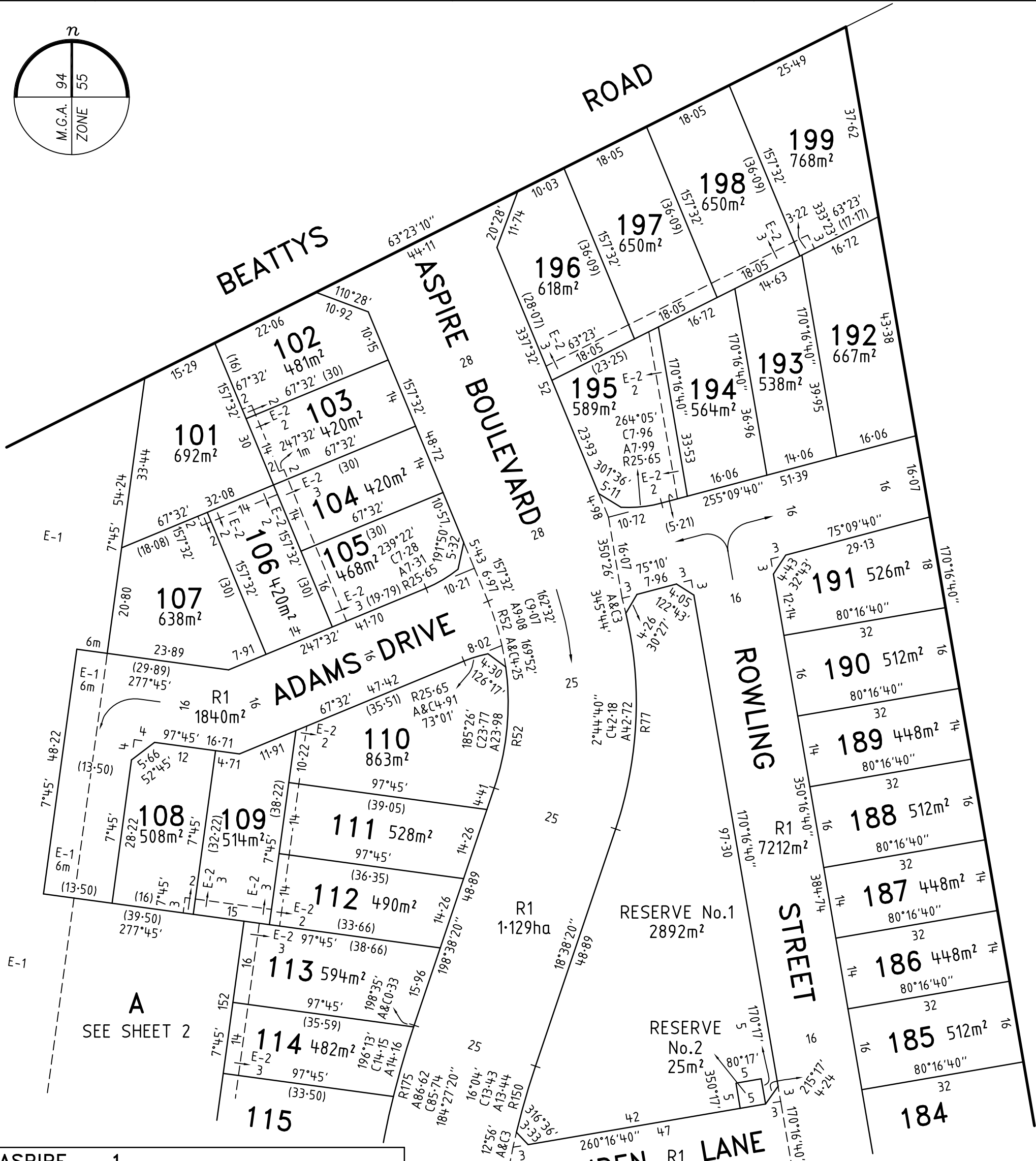
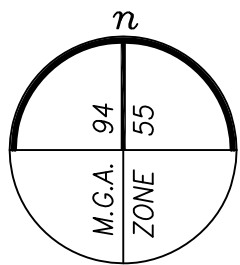
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641020T



ASPIRE - 1

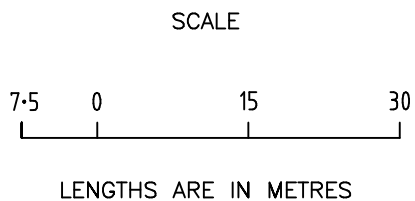
Bosco Jonson Pty Ltd

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SEE SHEET 4

ORIGINAL
 SCALE
 1:750
 SHEET SIZE
 A3

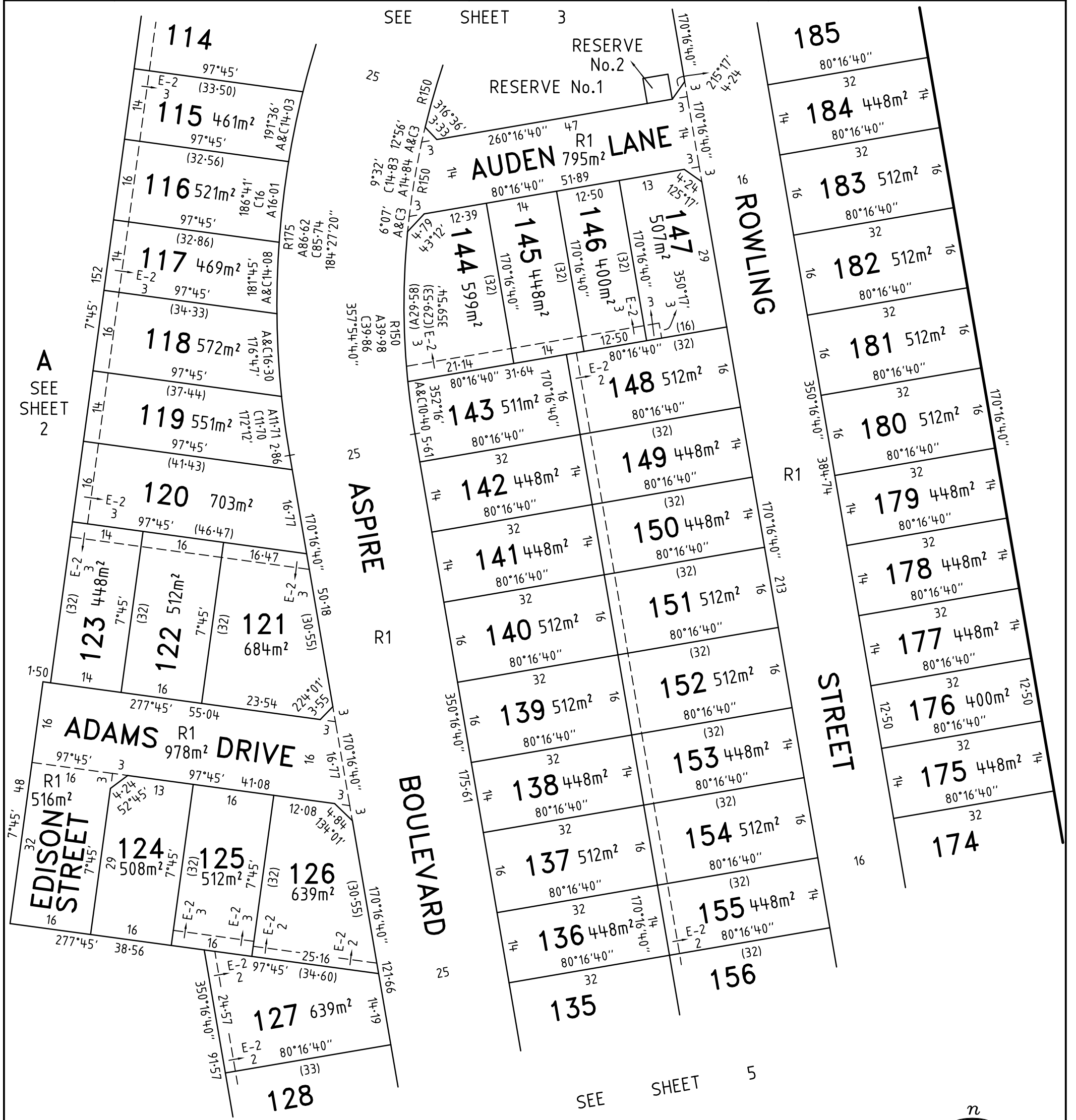


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 DWG 705901AH

Sheet 3

DATE / /
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 641020T
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ORIGINAL	SCALE
SCALE 1:750	 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

SIGNATURE _____ DATE / /

REF 7059013 31/10/11 VERSION H

DWG 705901AH

M.C.A. ZONE 94 55

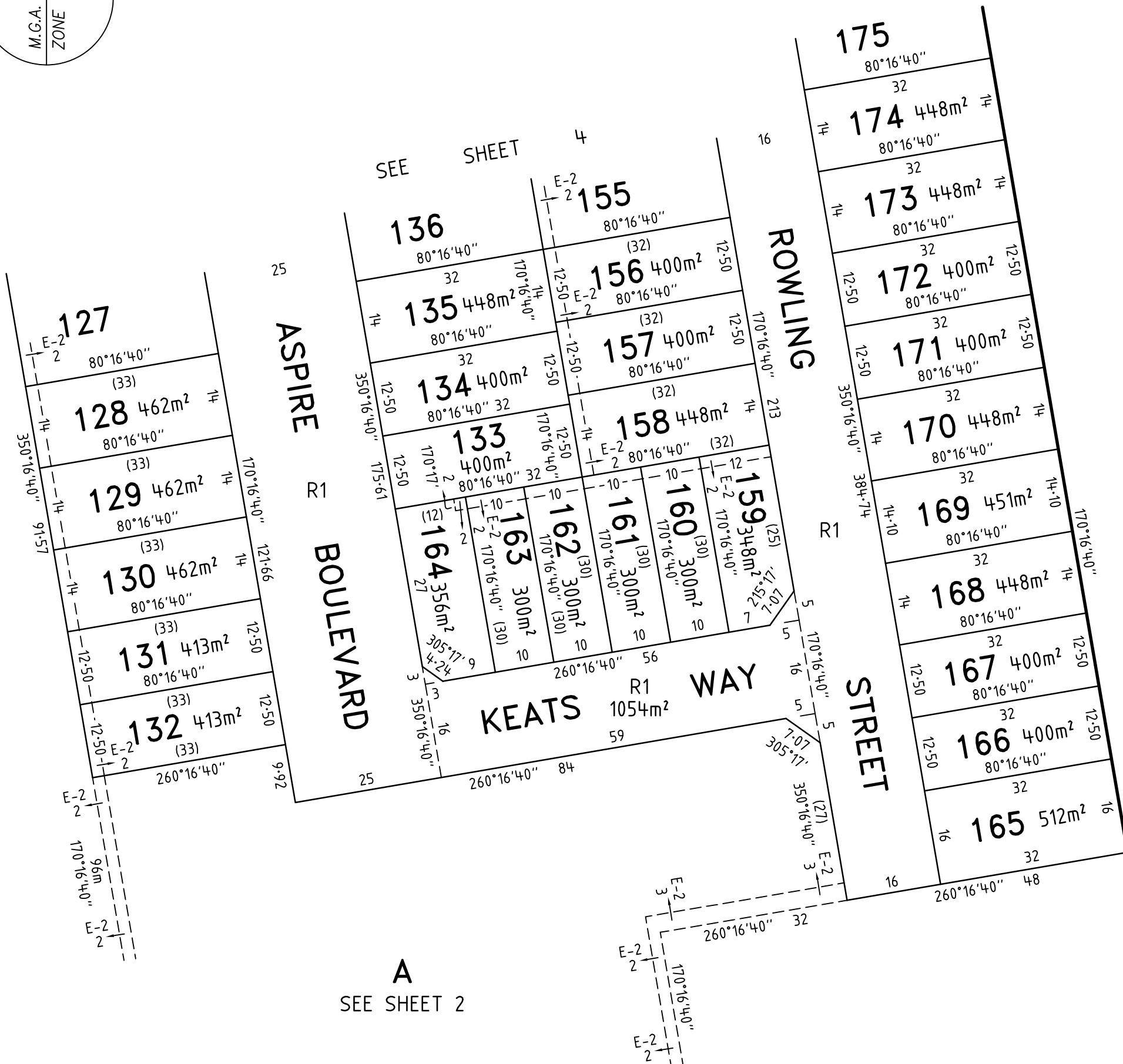
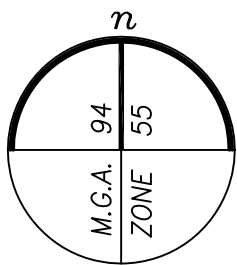
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641020T

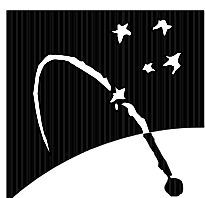


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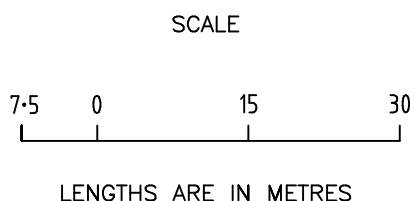
SEE SHEET 6

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ORIGINAL
 SCALE
 SHEET SIZE
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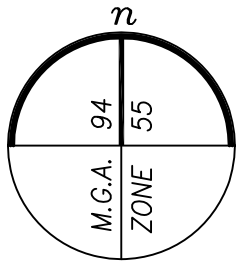


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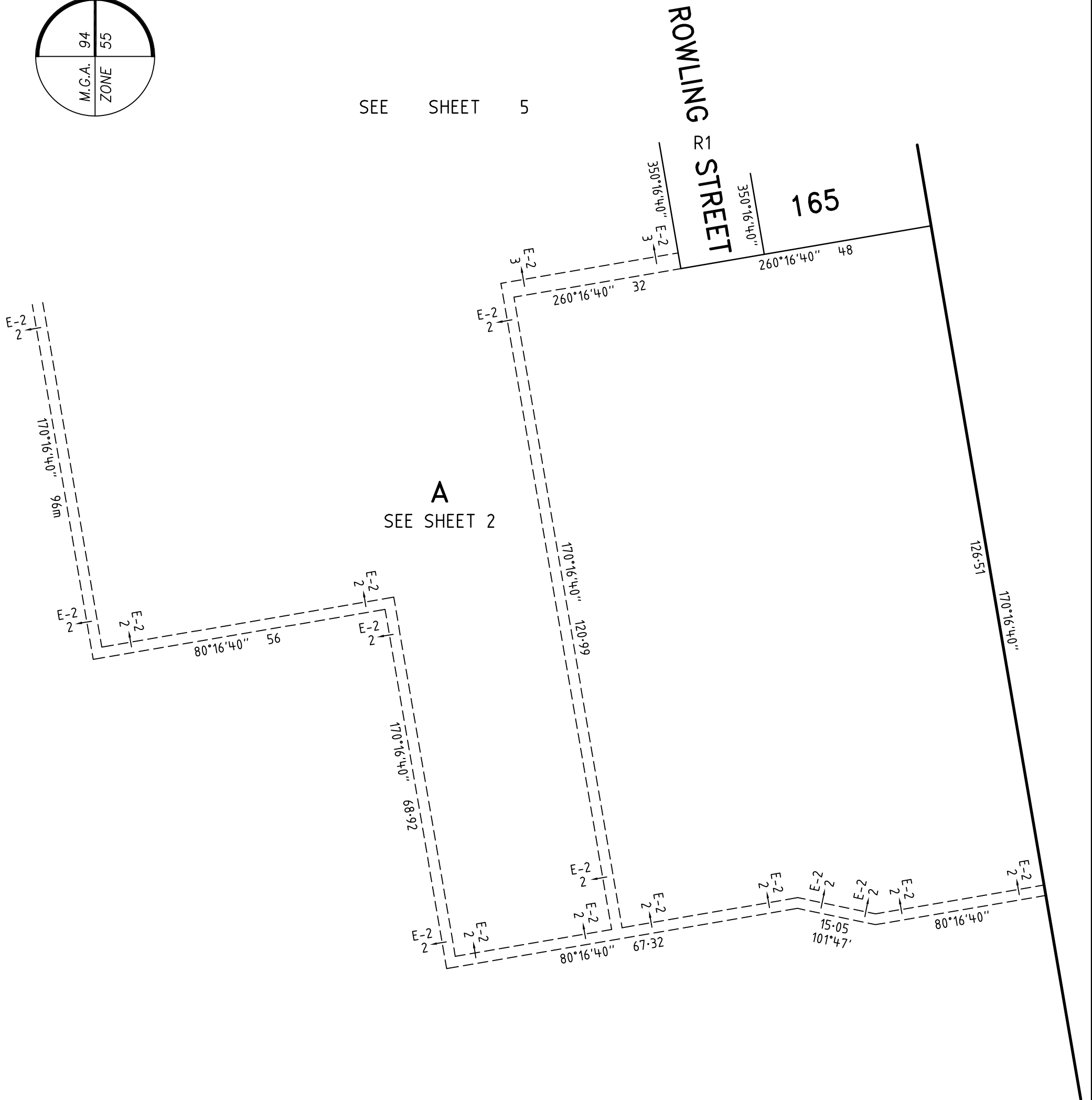
Sheet 5

DATE / /
 COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 641020T
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SEE SHEET 5



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ORIGINAL	SCALE
SCALE 1:750	<p style="text-align: center;">LENGTHS ARE IN METRES</p>
SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ANDREW J. REAY
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 REF 7059013 31/10/11 VERSION H
 DWG 705901AH

Sheet 6
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

	PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 641020T
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CREATION OF RESTRICTION

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

Land to benefit: Lots 101 to 199 (both inclusive) on this plan.


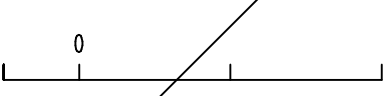
Land to be burdened: Lots 101 to 199 (both inclusive) on this plan.

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 contour, 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, a copy of which can be obtained from the website at 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) 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 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*.
- (v) Subdivide or cause to subdivide or allow to be subdivided the burdened land.

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ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ANDREW J. REAY SIGNATURE DIGITALLY SIGNED DATE / / REF 7059013 31/10/11 VERSION H DWG 705901AH	DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		
SCALE	SHEET SIZE A3	 LENGTHS ARE IN METRES			