
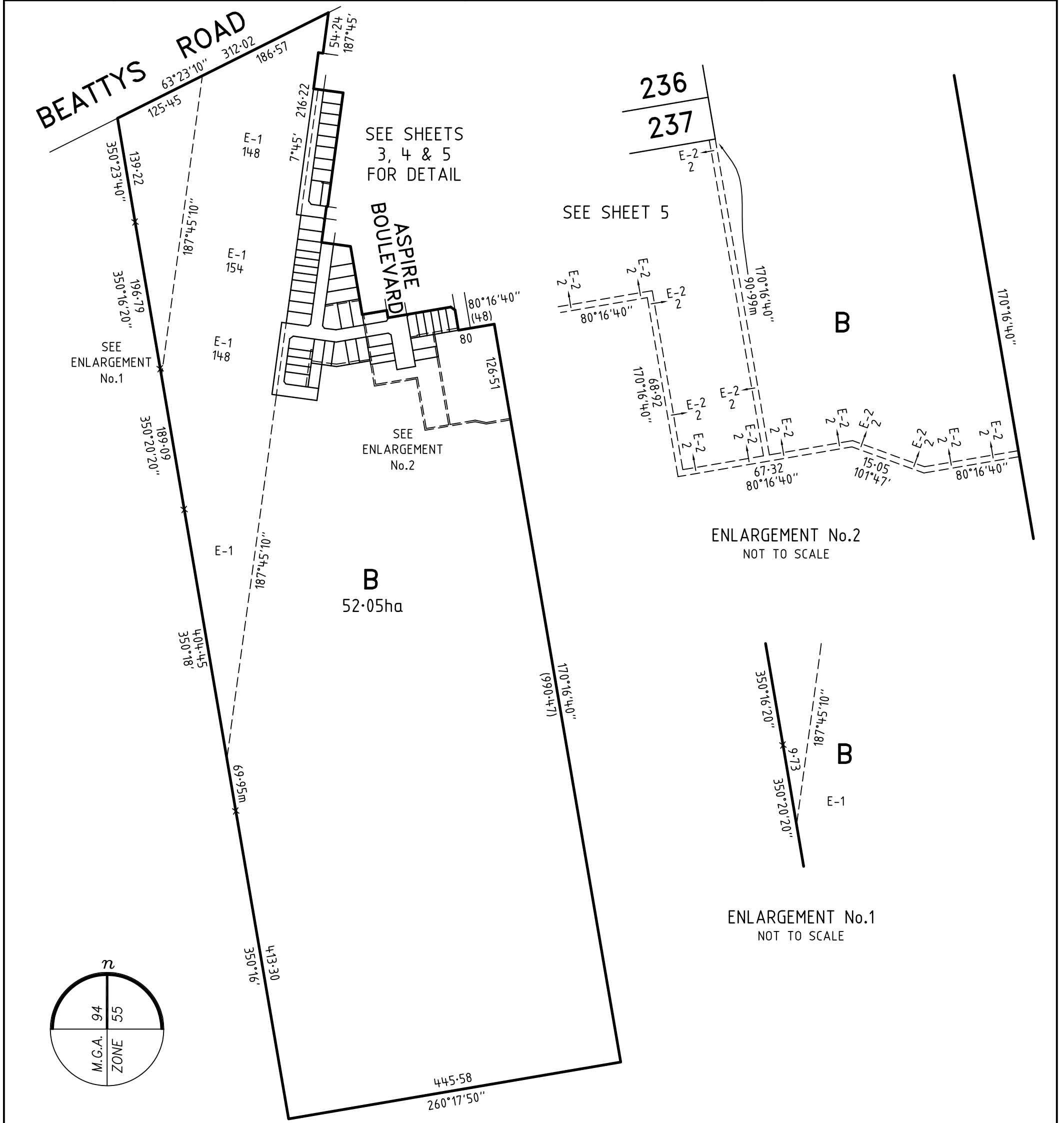


<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LRS use only <b>EDITION</b>	Plan Number <b>PS 641024K</b>
Location of Land Parish: <b>MARIBYRNONG</b> Township: <b>—</b> Section: <b>B</b> Crown Allotment: <b>12 (PART)</b> Crown Portion: <b>—</b> Title Reference: <b>VOL FOL</b> Last Plan Reference: <b>LOT A ON PS641020T</b> Postal Address: <b>ASPIRE BOULEVARD</b> (at time of subdivision) <b>PLUMPTON 3335</b> MGA Co-ordinates <b>E 299 540</b> Zone: <b>55</b> (of approx. centre <b>N 5 825 000</b> of land in plan)		<b>Council Certification and Endorsement</b> Council Name: <b>MELTON SHIRE COUNCIL</b> 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. <b>OPEN SPACE</b> (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 / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person			
ROAD R1	MELTON SHIRE COUNCIL			
<b>Notations</b>				
<b>Staging</b>		This <del>is</del> is not a staged subdivision Planning Permit No. <b>PA2010/2849/1</b>		
<b>Depth Limitation</b>		<b>15.24 METRES BELOW THE SURFACE</b>		
LOTS 1 TO 200 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOT B) - 3.275ha <b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) <b>20, 53, 402, 565, 566, 613, 614, 615 &amp; 616</b> In Proclaimed Survey Area No. —				
<b>THIS IS A SPEAR PLAN</b>				
<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	PS641020T PS641020T	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-3 E-3	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 6 sheets				
<b>ASPIRE – 2</b>		LICENSED SURVEYOR (PRINT) <b>ANDREW J. REAY</b> SIGNATURE ..... DIGITALLY SIGNED ..... DATE / / REF <b>7059023</b> 31/10/11 VERSION <b>G</b> DWG <b>705902AG</b>		
<b>51 LOTS &amp; BALANCE LOT B</b>		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		
<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 DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992				

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 641024K</b>
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**ASPIRE - 2**

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ORIGINAL	SCALE	<p>LENGTHS ARE IN METRES</p>
SCALE 1:5000	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT)    ANDREW J. REAY

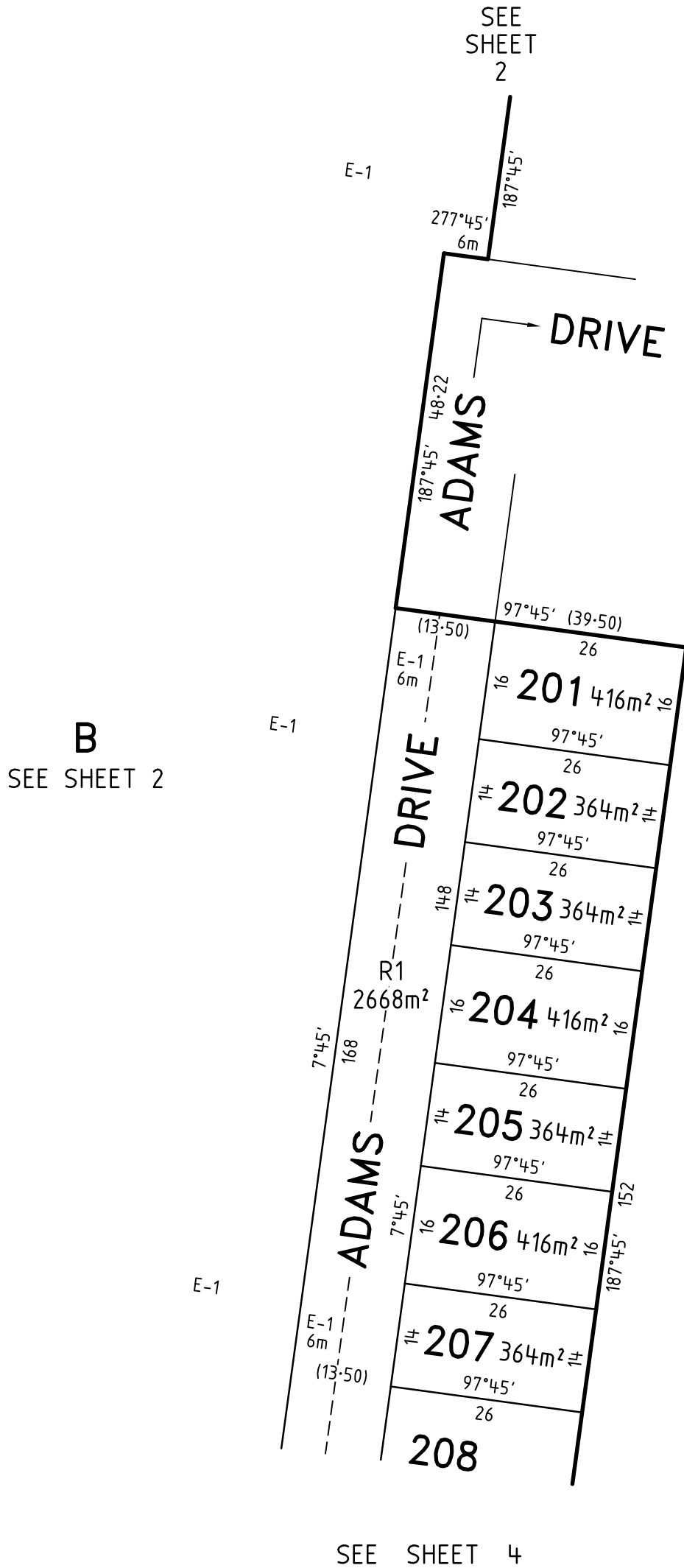
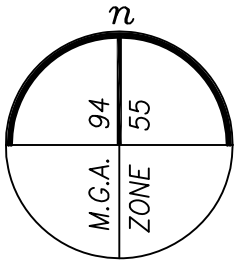
SIGNATURE    DIGITALLY SIGNED    DATE    /    /

REF 7059023    31/10/11    VERSION G

DWG 705902AG

Sheet 2
DATE    /    /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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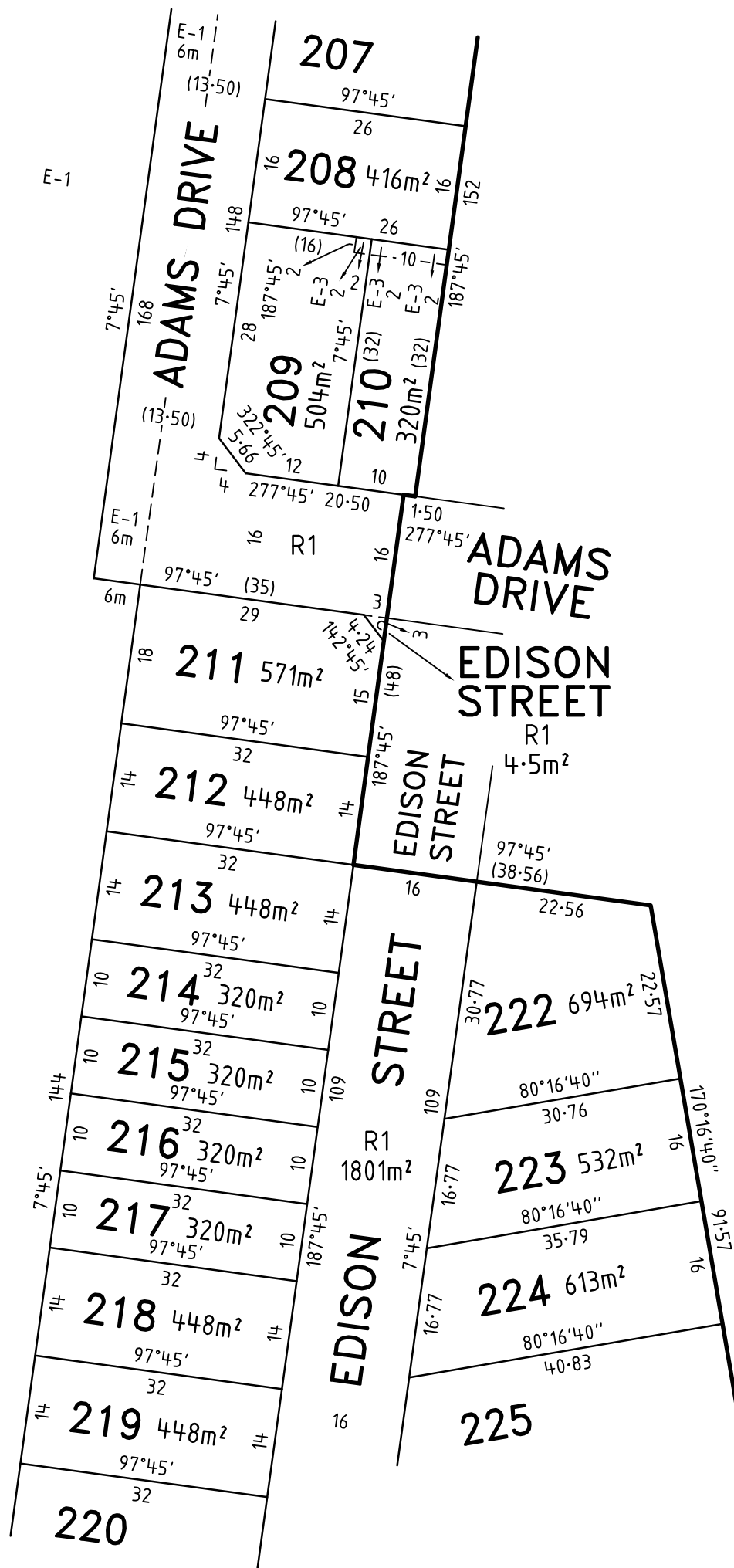
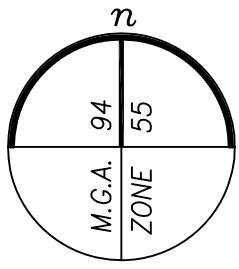
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 SIGNATURE    DIGITALLY SIGNED    DATE    /    /  
 REF 7059023    31/10/11    VERSION G  
 DWG 705902AG

Sheet 3
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COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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SEE SHEET 3



**B**  
SEE SHEET 2

SEE SHEET 5

**ASPIRE - 2**

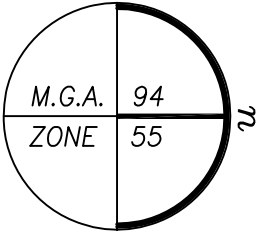
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ORIGINAL	SCALE
SCALE 1:750	<p>LENGTHS ARE IN METRES</p>
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Sheet 4
DATE    /    /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



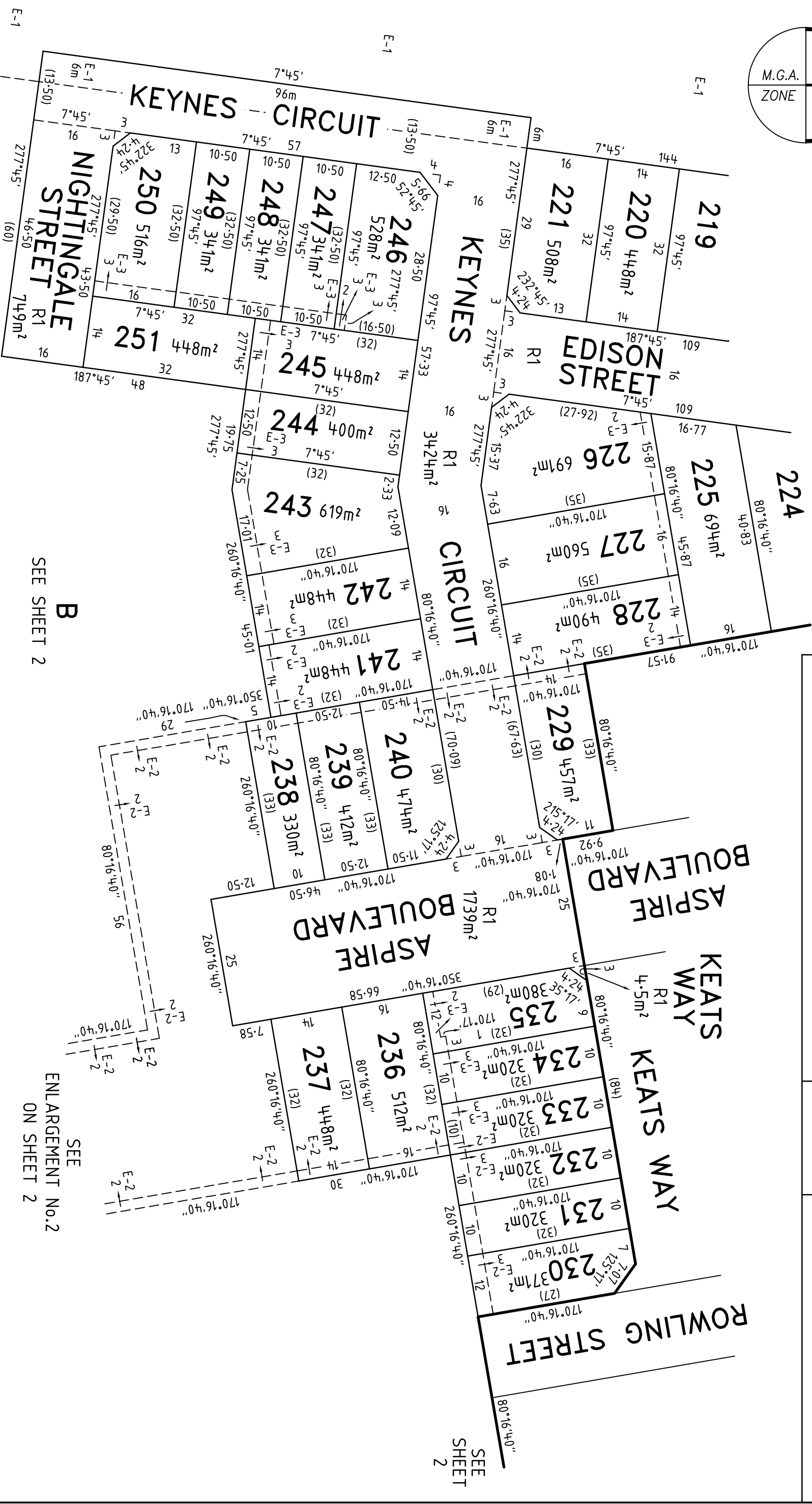
SEE SHEET 4

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641024K



SEE SHEET 2

SEE ENLARGEMENT No.2 ON SHEET 2

SEE SHEET 2

ASPIRE - 2

ORIGINAL

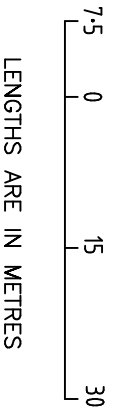
SCALE

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SCALE SHEET SIZE  
1:750 A3



LENGTHS ARE IN METRES

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DATE  
COUNCIL DELEGATE SIGNATURE

Sheet 5

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50%; margin: 0 auto;"/>	Plan Number <b>PS 641024K</b>
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CREATION OF RESTRICTION

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

Land to benefit: Lots 201 to 251 (both inclusive) on this plan.

Land to be burdened: Lots 201 to 251 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION:

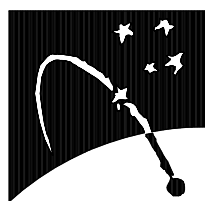
The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his heirs executors administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (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](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) 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.

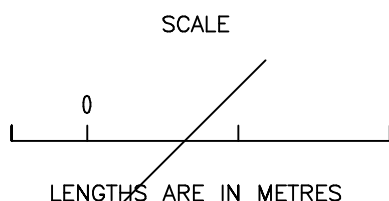
**ASPIRE – 2**

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Sheet 6

ORIGINAL  
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