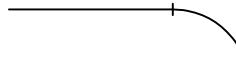



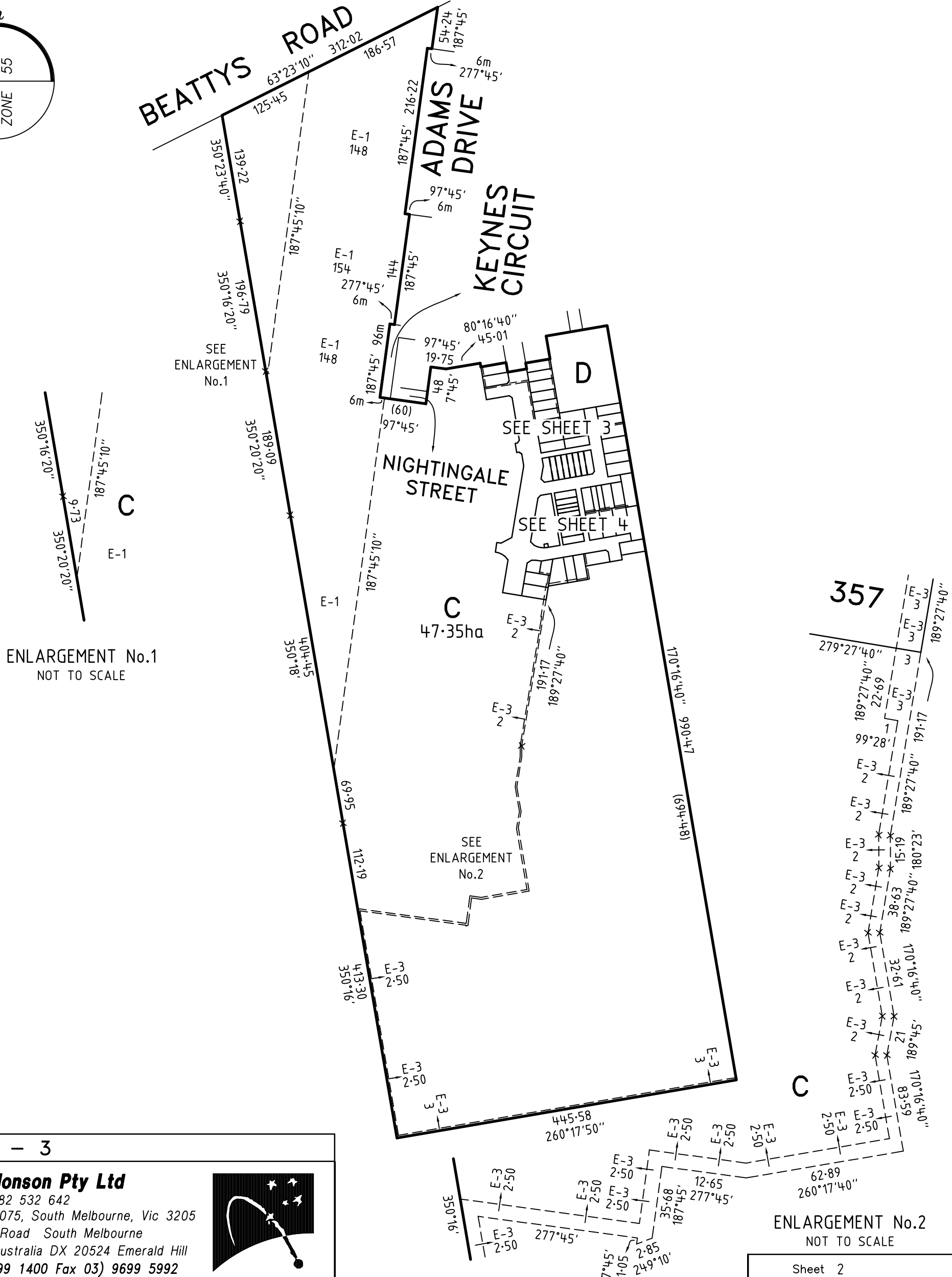
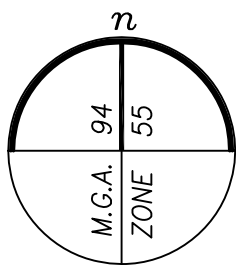
<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LRS use only <b>EDITION</b>	Plan Number <b>PS 646692N</b>
<b>Location of Land</b> Parish: MARIBYRNONG Township: - Section: B Crown Allotment: 12 (PART) Crown Portion: - Title Reference: VOL FOL Last Plan Reference: LOT B ON PS641024K Postal Address: ASPIRE BOULEVARD (at time of subdivision) PLUMPTON 3335 MGA Co-ordinates E 299 550 Zone: 55 (of approx. centre of land in plan) N 5 824 900		<b>Council Certification and Endorsement</b> 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. <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 RESERVE No.1 RESERVE No.2	MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD			
<b>Notations</b>				
<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No. PA2010/2849/1				
<b>Depth Limitation</b> 15.24 METRES BELOW THE SURFACE				
LOTS 1 TO 300 (BOTH INCLUSIVE), LOT 344 AND LOTS A & B HAVE BEEN OMITTED FROM THIS PLAN				
└ LAND SUBDIVIDED (EXCLUDING LOTS C & D) - 3.886ha				
TANGENT POINTS ARE SHOWN THUS: 				
<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, 613, 614, 615 & 616 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
E-4	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
<b>LRS use only</b>				
Statement of Compliance/ Exemption Statement				
Received <input type="checkbox"/>				
Date / /				
<b>LRS use only</b>				
PLAN REGISTERED				
TIME				
DATE / /				
..... Assistant Registrar of Titles				
Sheet 1 of 6 sheets				
<b>ASPIRE - 3</b> <b>57 LOTS &amp; BALANCE LOTS C &amp; D</b>		LICENSED SURVEYOR (PRINT) ANDREW J. REAY		
<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		SIGNATURE DIGITALLY SIGNED DATE / / REF 7059033 04/05/12 VERSION J DWG 705903AJ		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 646692N**



ENLARGEMENT No.1  
NOT TO SCALE

ENLARGEMENT No.2  
NOT TO SCALE

**ASPIRE - 3**

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LENGTHS ARE IN METRES

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DWG 705903AJ

Sheet 2

DATE / /

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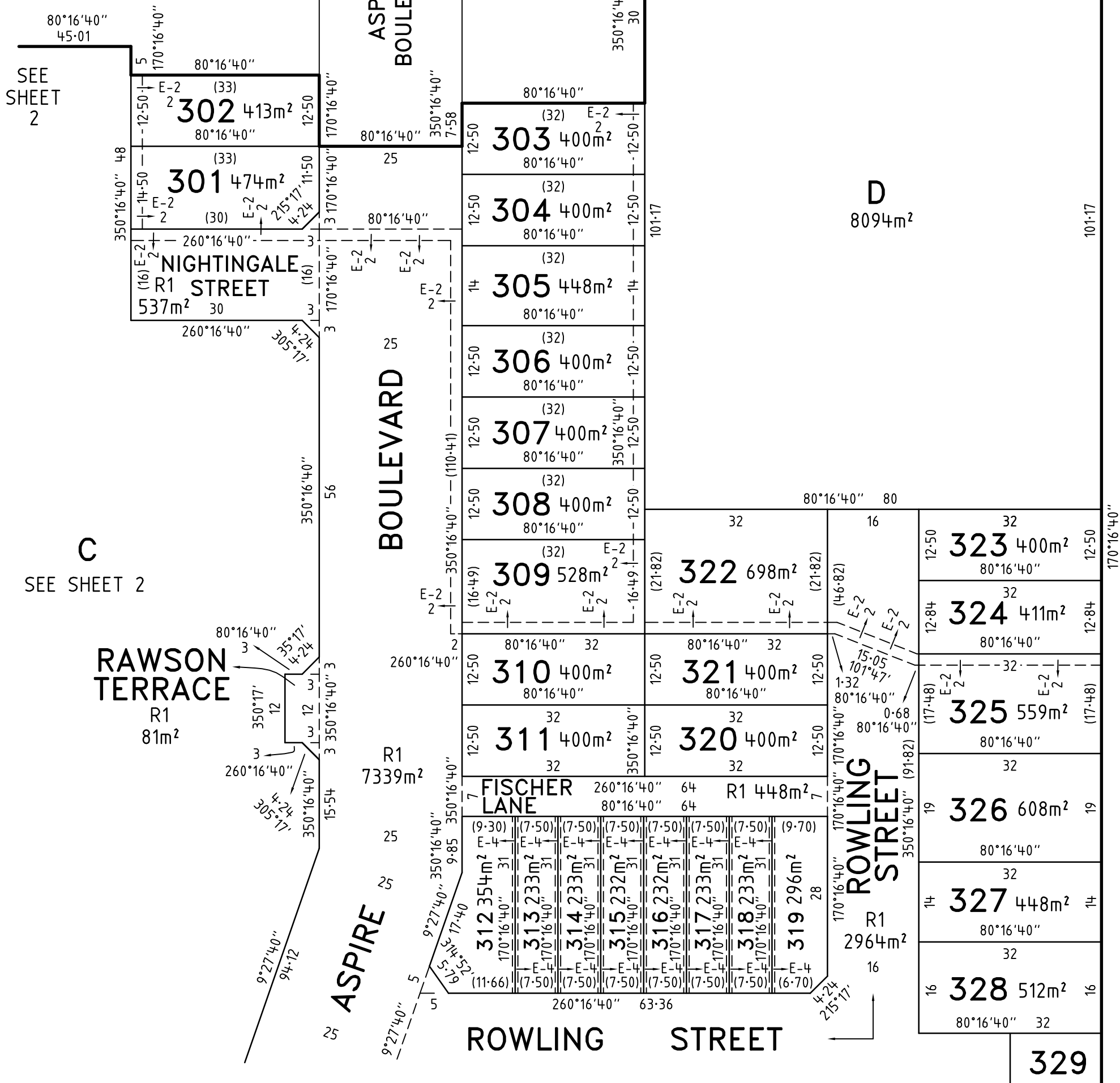
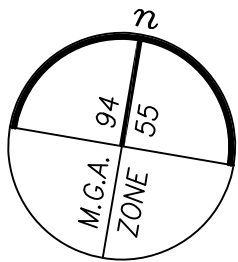
Original sheet size A3

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 646692N**



SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

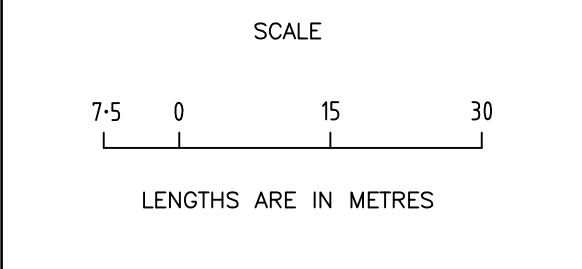
**ASPIRE - 3**

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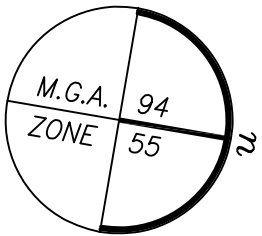


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Sheet 3  
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RESERVE  
No.1

RESERVE  
No.2

ENLARGEMENT No.3  
NOT TO SCALE

**DAWKINS AVENUE**  
R1  
264.04'

**BOYD LANE**

SEE SHEET 3

# PLAN OF SUBDIVISION

Stage No.

Plan Number

**PS 646692N**

SEE  
SHEET  
3

SEE SHEET 2

SEE SHEET 2

Sheet 4

ASPIRE - 3

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SCALE SHEET SIZE

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A3

SCALE



LENGTHS ARE IN METRES

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ANDREW J. REAY

SIGNATURE

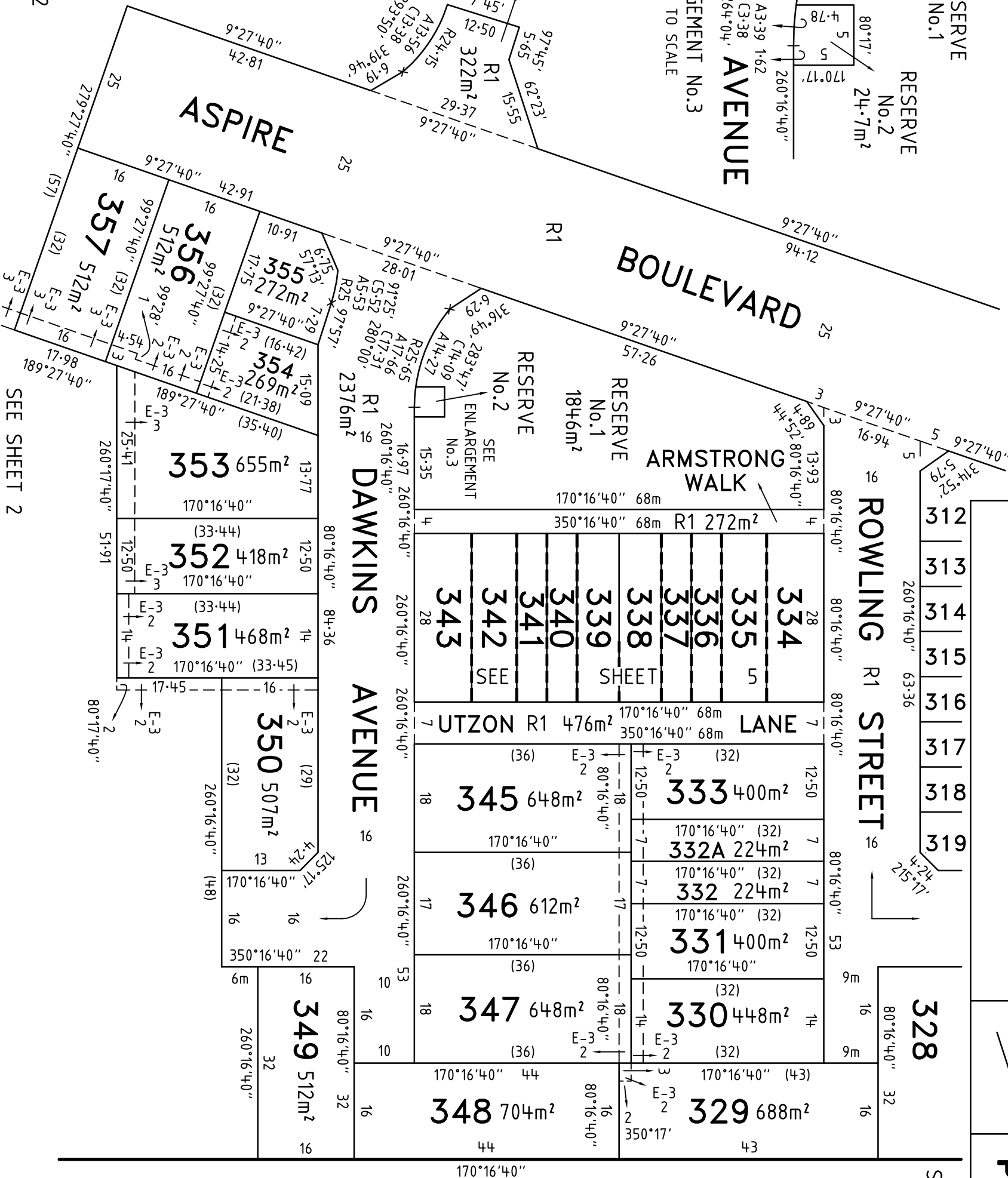
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REF 7059033  
DWG 705903AJ

04/05/12 VERSION J

DATE

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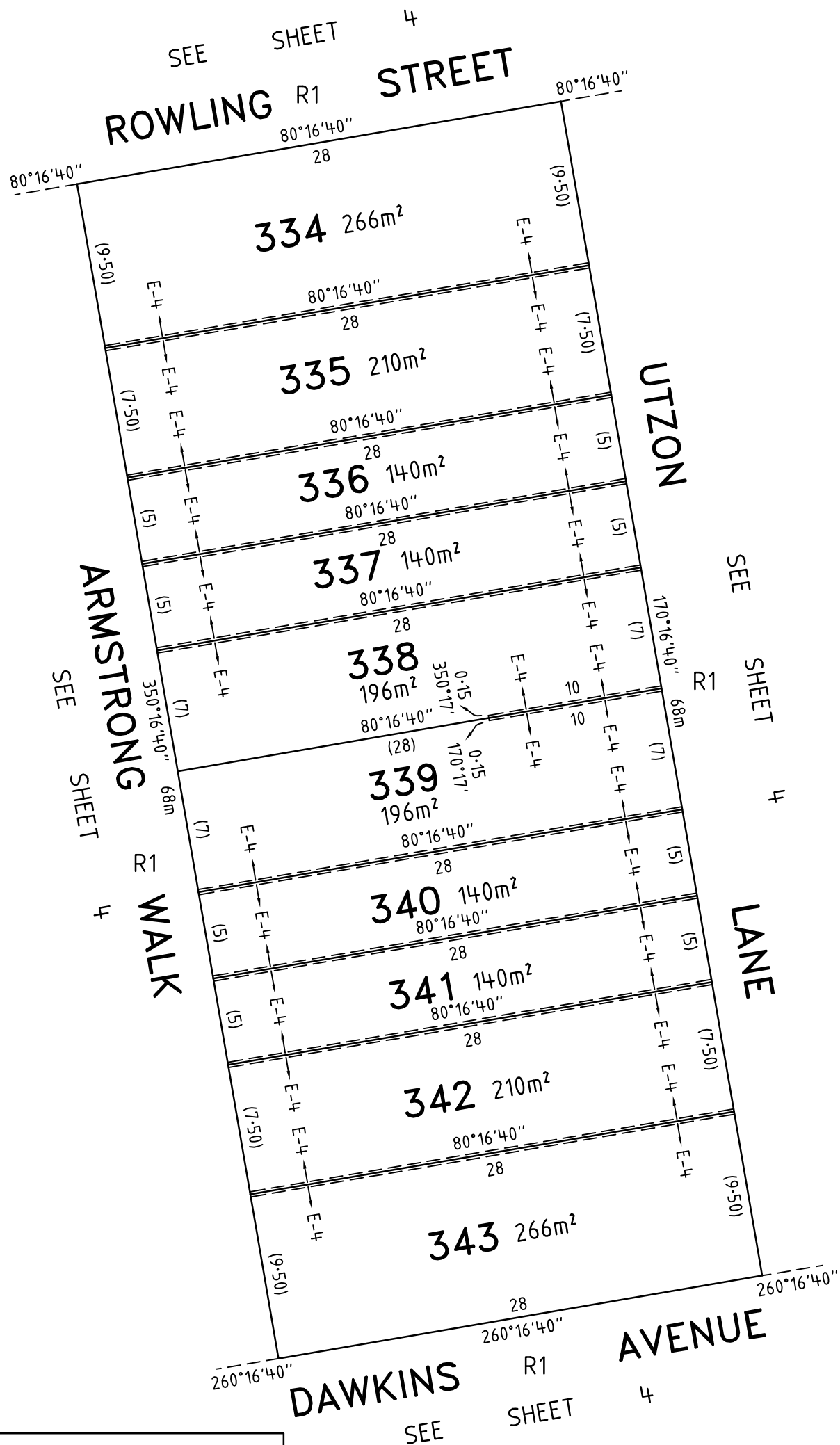
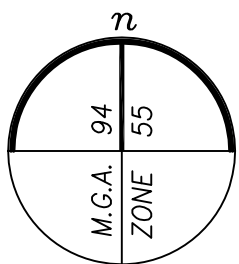
Sheet 4

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 646692N**



**ASPIRE - 3**

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SCALE

SCALE  
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SIZE  
A3



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Sheet 5

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**CREATION OF RESTRICTION**

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

Land to benefit: Lots 301 to 343 and Lots 345 to 357 (all inclusive) on this plan.

Land to be burdened: Lots 301 to 343 and Lots 345 to 357 (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:

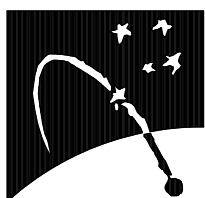
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling-house or any other improvements, or carry 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) 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 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 – 3**

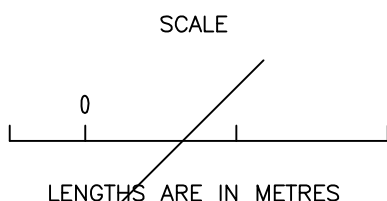
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Sheet 6

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DATE / /

COUNCIL DELEGATE SIGNATURE

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