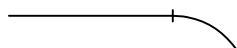


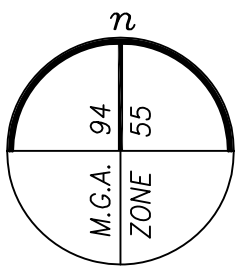
PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION	Plan Number PS 646715D
Location of Land Parish: MARIBYRNONG Township: - Section: B Crown Allotment: 12 (PART) Crown Portion: - Title Reference: VOL 11381 FOL 226 Last Plan Reference: LOT C ON PS646692N Postal Address: ASPIRE BOULEVARD (at time of subdivision) PLUMPTON 3335 MGA Co-ordinates E 299 520 Zone: 55 (of approx. centre of land in plan) N 5 824 980		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	MELTON SHIRE COUNCIL			
		Notations		
		Staging This is /is not a staged subdivision Planning Permit No. PA2010/2849/2		
		Depth Limitation 15.24 METRES BELOW THE SURFACE TANGENT POINTS ARE SHOWN THUS: 		
		LOTS 1 TO 403, 407 TO 416, 422 TO 439, 448, 449, 458 TO 461, 469 TO 473 AND A TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOT E) - 2.675ha 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
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646692N PS646692N	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-4	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
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 8 sheets				
ASPIRE - 4A				
54 LOTS & BALANCE LOT E				
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 7059043 18/01/13 VERSION L DWG 705904AL		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

PLAN OF SUBDIVISION

Stage No. _____

Plan Number

PS 646715D



BEATTYS ROAD

ADAMS DRIVE
KEYNES CIRCUIT

DANKINS AVENUE

ENLARGEMENT No.2
NOT TO SCALE

ENLARGEMENT No.1
NOT TO SCALE

ASPIRE - 4A

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ORIGINAL

SCALE

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1:5000

SHEET SIZE
A3

50 0 100 200

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

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REF 7059043 18/01/13 VERSION L
DWG 705904AL

Sheet 2

DATE / /

COUNCIL DELEGATE SIGNATURE

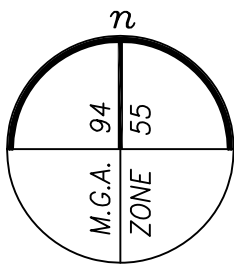
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PLAN OF SUBDIVISION

Stage No.

Plan Number

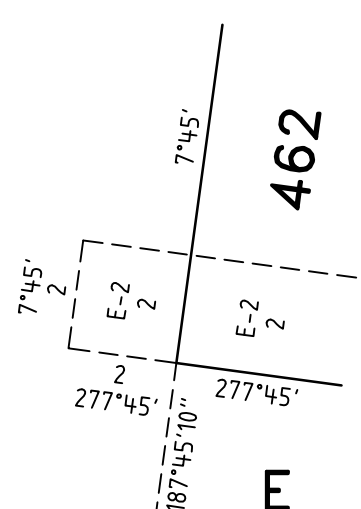
PS 646715D



SEE SHEET 2

SEE SHEET 2

SEE SHEET 4



ENLARGEMENT No.4
NOT TO SCALE

SEE ENLARGEMENT No.4

SEE SHEET 2

SEE SHEET 6

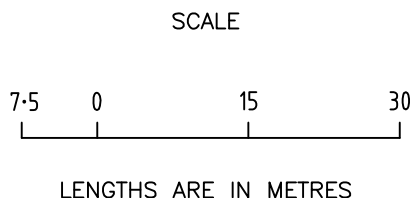


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ORIGINAL
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DWG 705904AL

Sheet 3

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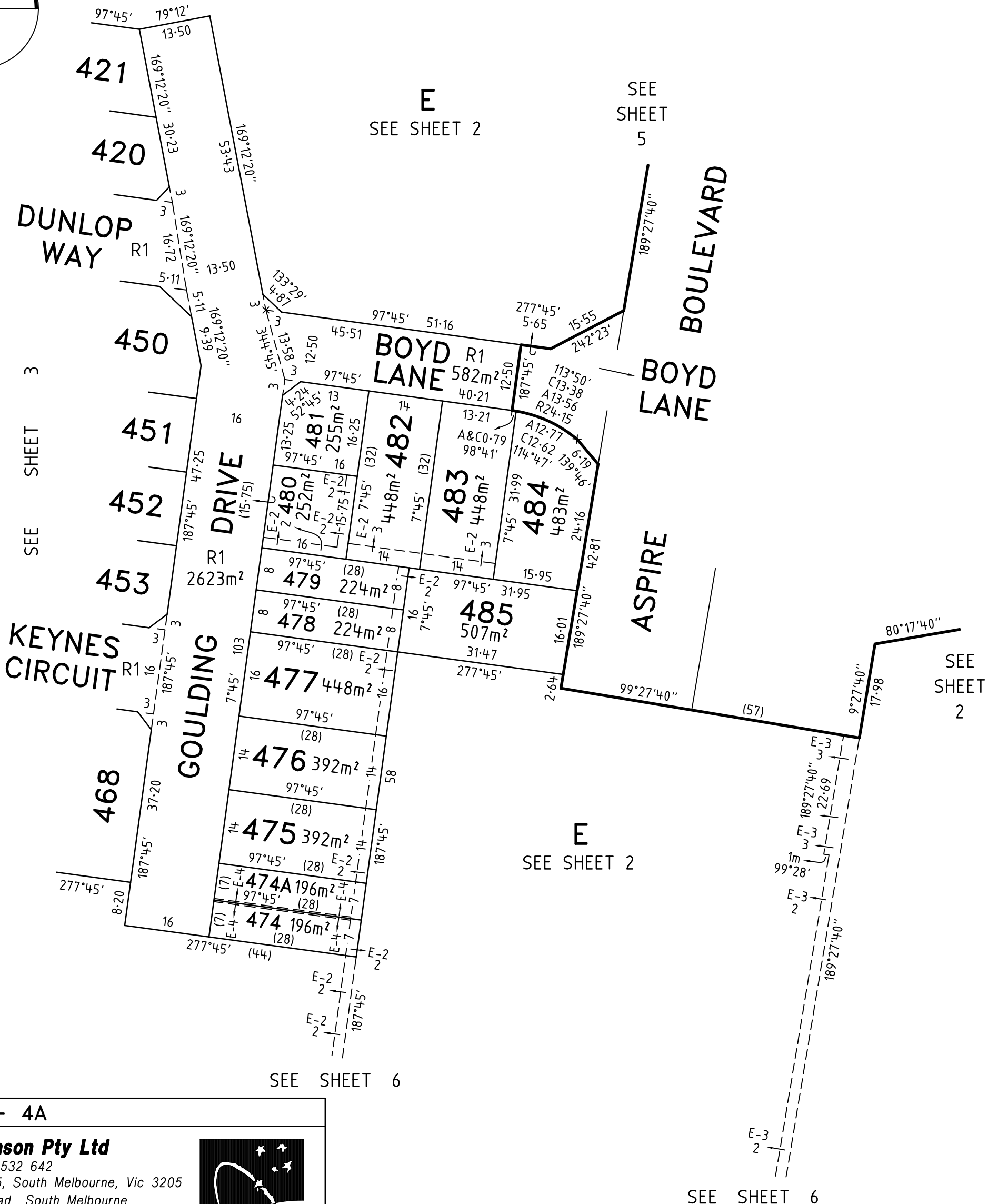
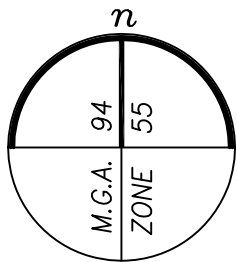
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646715D



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ORIGINAL

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LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

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REF 7059043 18/01/13 VERSION L
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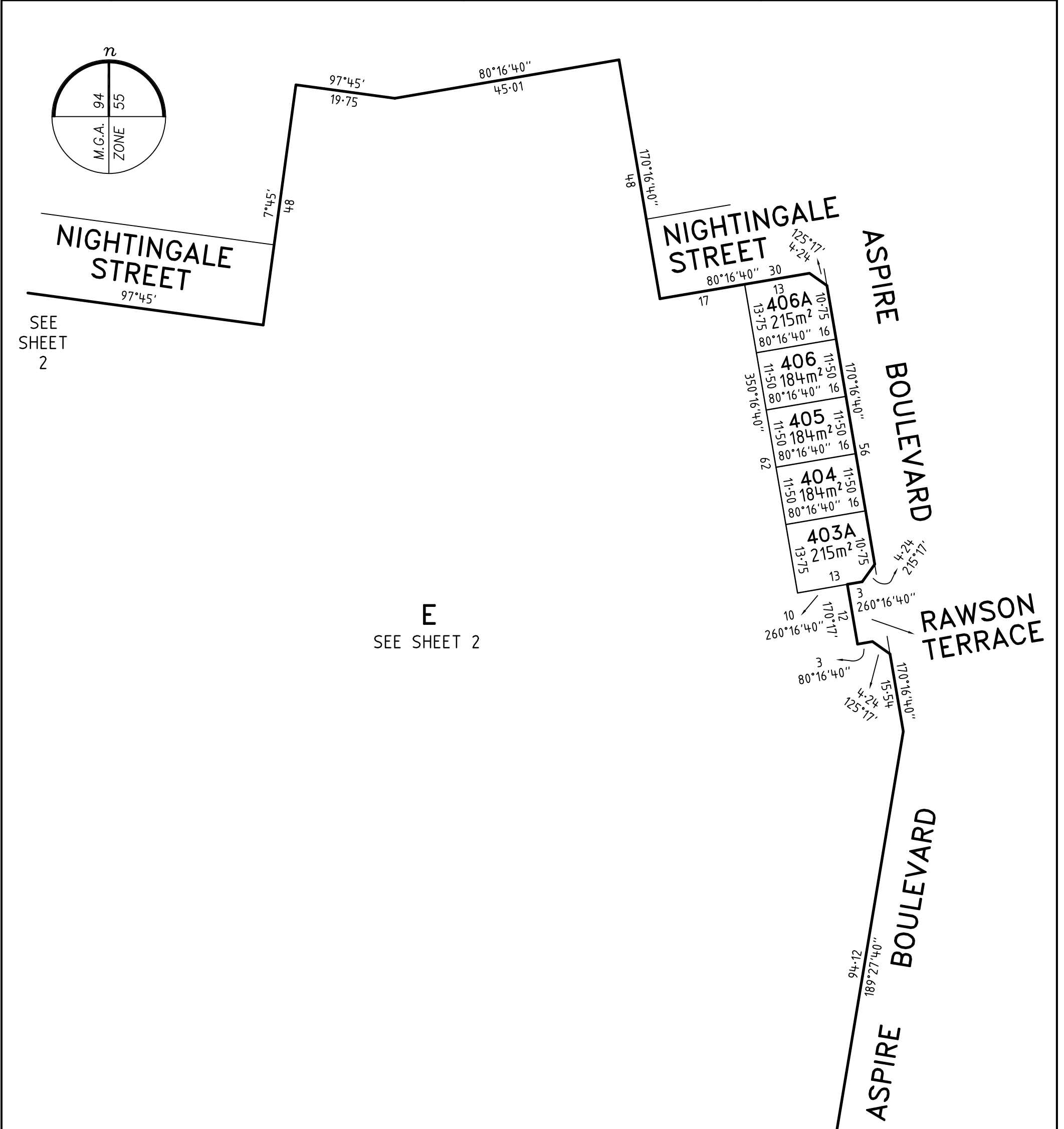
Sheet 4

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PLAN OF SUBDIVISION	Stage No. _____	Plan Number PS 646715D
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ASPIRE - 4A

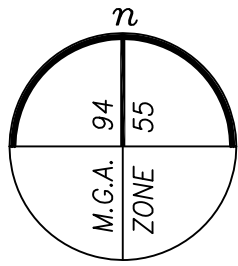
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SEE SHEET 4

Sheet 5

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ANDREW J. REAY	
SCALE 1:750	<p>LENGTHS ARE IN METRES</p>	SIGNATURE DATE / /	DATE / /
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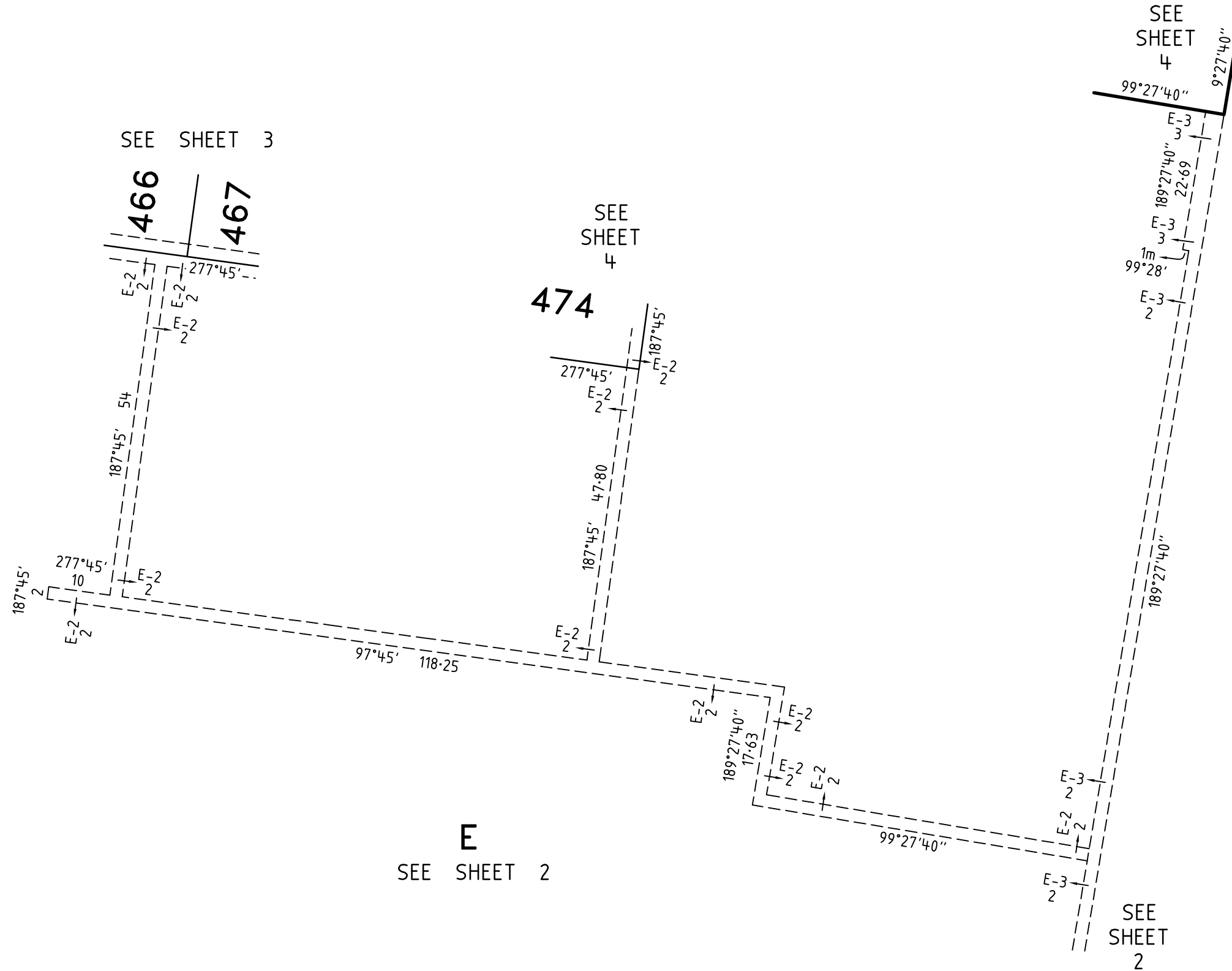


PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646715D

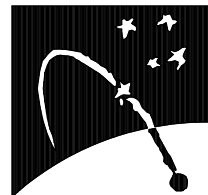


Signed by Council: Melton City Council, Council Ref: Sub 4015, Original Certification: 07/11/2012, Recertification: 03/04/2013

ASPIRE - 4A

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ORIGINAL

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SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

SIGNATURE DIGITALLY SIGNED DATE / /

REF 7059043 18/01/13 VERSION L
 DWG 705904AL

Sheet 6

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 COUNCIL DELEGATE SIGNATURE

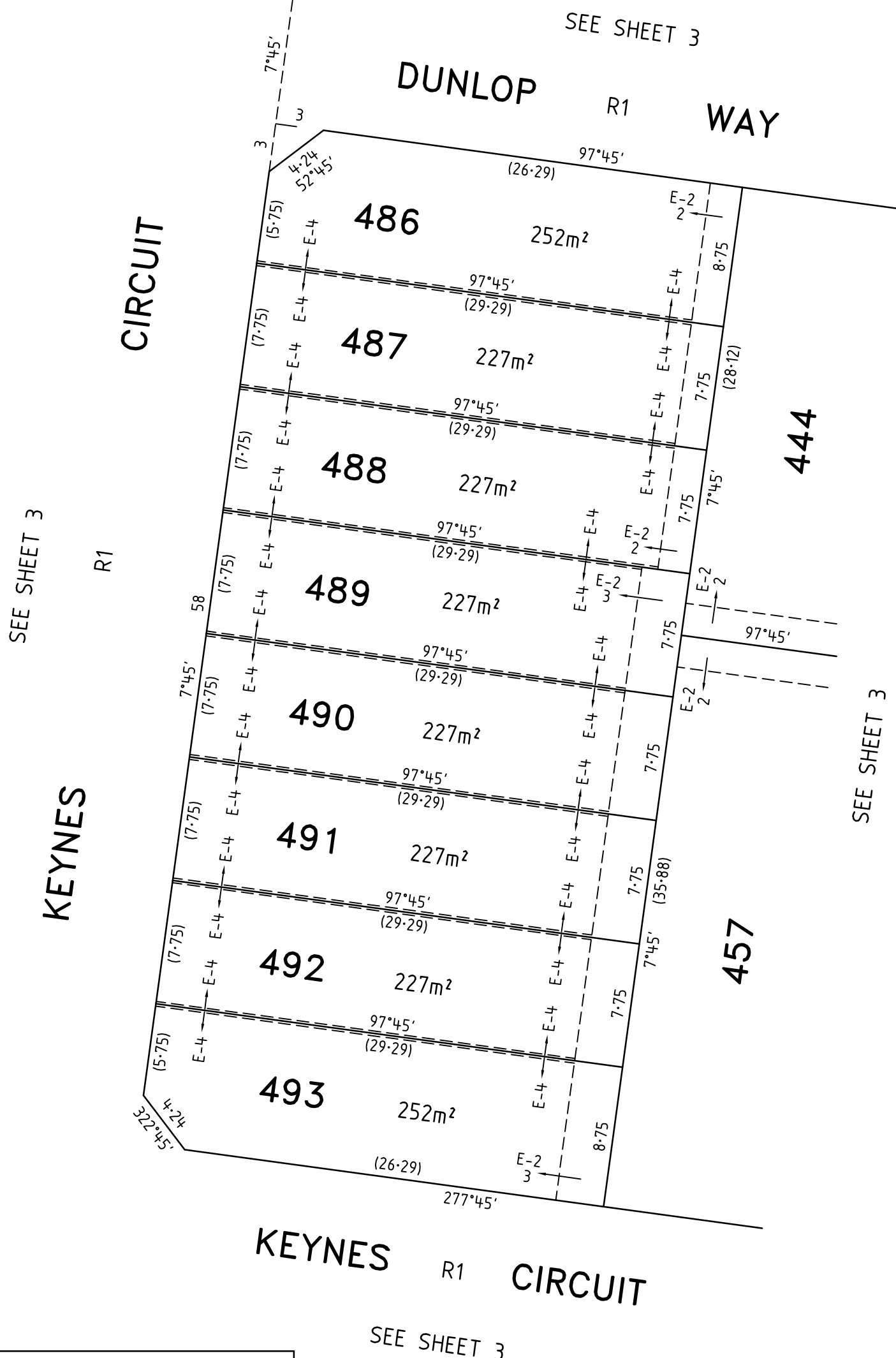
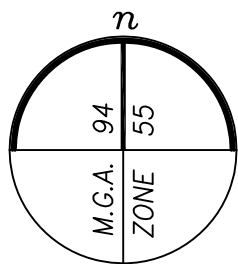
Signed by: Andrew John Reay (Bosco Jonson Pty Ltd) Surveyor's Plan Version (705904AL) SPEAR Ref: S026791A 18/01/2013

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646715D



ASPIRE - 4A

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ORIGINAL

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SHEET SIZE
A3



LENGTHS ARE IN METRES

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 DWG 705904AL

Sheet 7

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50%; margin: 0 auto;"/>	Plan Number PS 646715D
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CREATION OF RESTRICTION

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

Land to benefit: Lots 403A, 404 to 406, 406A, 417 to 421, 440 to 447, 450 to 457, 462 to 468, 474A and 474 to 493 (all inclusive) on this plan.

Land to be burdened: Lots 403A, 404 to 406, 406A, 417 to 421, 440 to 447, 450 to 457, 462 to 468, 474A and 474 to 493 (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:


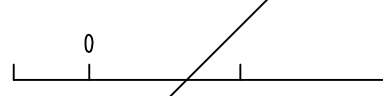
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling-house or any other improvements, or carry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

ASPIRE – 4A

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ORIGINAL	SCALE
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Sheet 8

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