
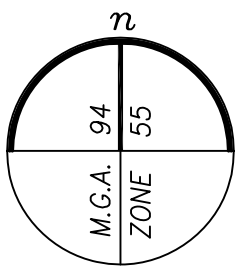


<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LRS use only <b>EDITION</b>	Plan Number <b>PS 711321Q</b>
Location of Land Parish: <b>MARIBYRNONG</b> Township: <b>-</b> Section: <b>B</b> Crown Allotment: <b>12 (PART)</b> Crown Portion: <b>-</b> Title Reference: <b>VOL FOL</b> Last Plan Reference: <b>LOT E ON PS646715D</b> Postal Address: <b>ASPIRE BOULEVARD</b> (at time of subdivision) <b>PLUMPTON 3335</b> MGA Co-ordinates <b>E 299 520</b> Zone: <b>55</b> (of approx. centre <b>N 5 824 980</b> of land in plan)		Council Certification and Endorsement 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>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No. <b>PA2010/2849/2</b>		
ROAD R1	MELTON SHIRE COUNCIL	<b>Depth Limitation 15.24 METRES BELOW THE SURFACE</b>		
RESERVE No.1	MELTON SHIRE COUNCIL	LOTS 1 TO 400, 404 TO 406, 417 TO 421 AND A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
RESERVE No.2	MELTON SHIRE COUNCIL	┌ LAND SUBDIVIDED (EXCLUDING LOT F) - 2.899ha		
		<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	PS646715D PS646715D	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 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON SHIRE COUNCIL CITY WEST WATER LIMITED
E-5	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 5 sheets				
<b>ASPIRE - 4B</b>		LICENSED SURVEYOR (PRINT) ANDREW J. REAY		
<b>31 LOTS &amp; BALANCE LOT F</b>		SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /		
<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		REF <b>27896043</b> 15/10/12 VERSION <b>G</b> DWG <b>2789604AG</b>		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

<b>PLAN OF SUBDIVISION</b>	Stage No. /	Plan Number <b>PS 711321Q</b>
----------------------------	----------------	----------------------------------



**BEATTYS ROAD**

**ADAMS DRIVE**

**KEYNES CIRCUIT**

**DANKINS AVENUE**

**ASPIRE BOULEVARD**

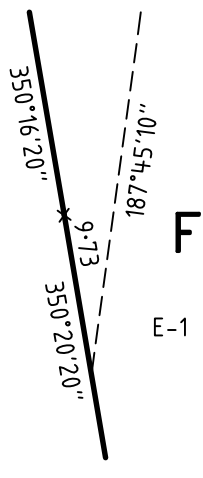
**DANKINS AVENUE**

**KEYNES CIRCUIT**

**F**  
41.78ha

**F**

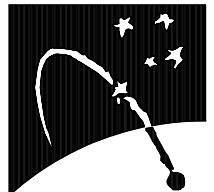
ENLARGEMENT No.2  
NOT TO SCALE



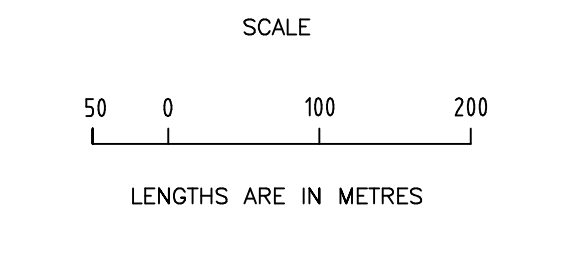
ENLARGEMENT No.1  
NOT TO SCALE

**ASPIRE - 4B**

**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



ORIGINAL
SCALE
1:5000
SHEET SIZE
A3



LICENSED SURVEYOR (PRINT)    ANDREW J. REAY  
SIGNATURE    DIGITALLY SIGNED    DATE    /    /  
REF 27896043    15/10/12    VERSION G  
DWG 2789604AG

ENLARGEMENT No.3  
NOT TO SCALE

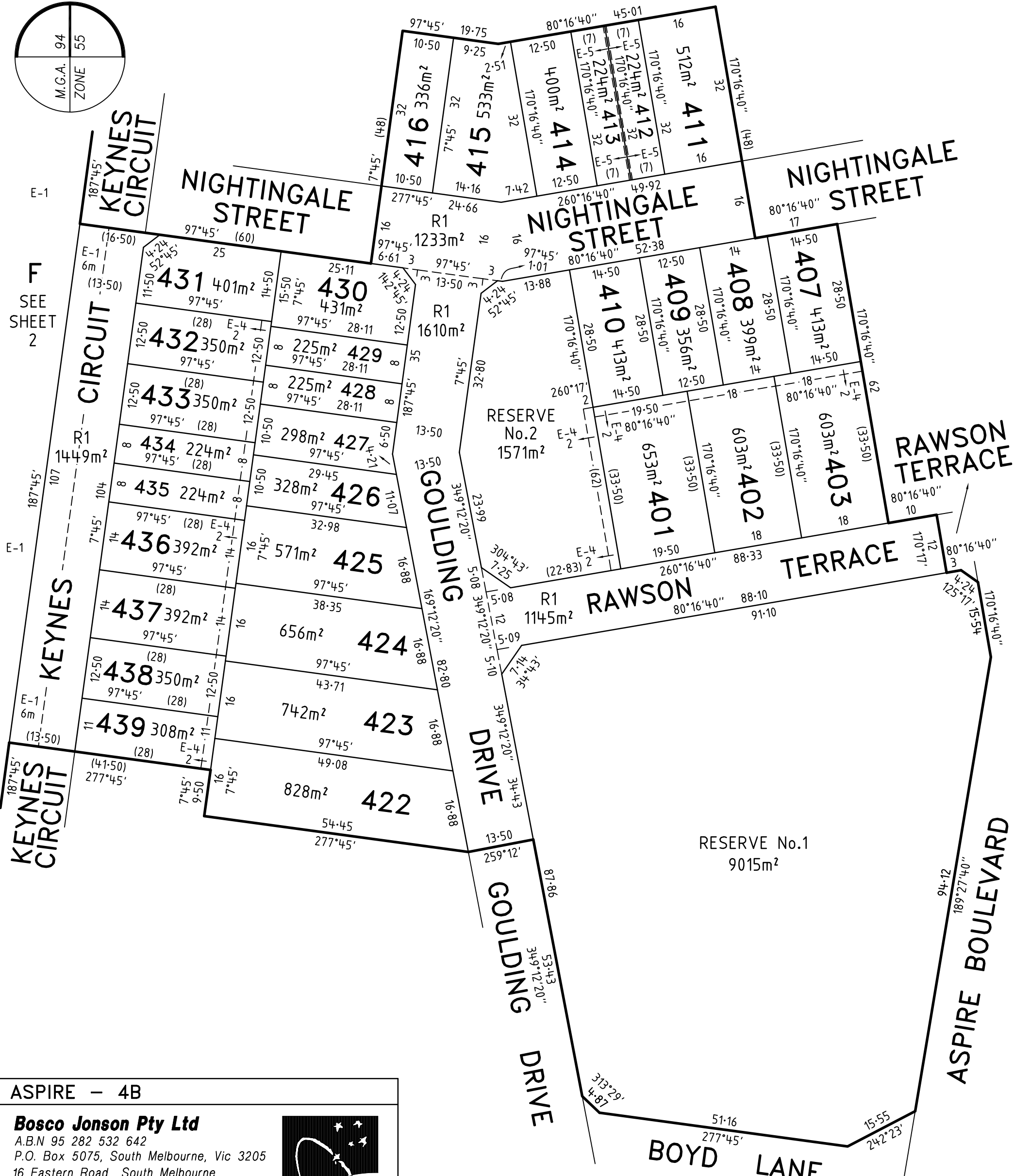
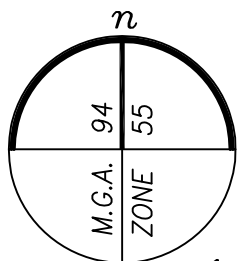
Sheet 2
DATE    /    /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

# PLAN OF SUBDIVISION

Stage No. \_\_\_\_\_

Plan Number

## PS 711321Q



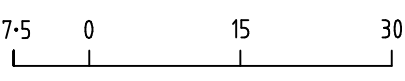
**ASPIRE - 4B**

**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



ORIGINAL SCALE

SCALE SHEET SIZE  
1:750 A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

SIGNATURE DIGITALLY SIGNED DATE / /

REF 27896043 15/10/12 VERSION G

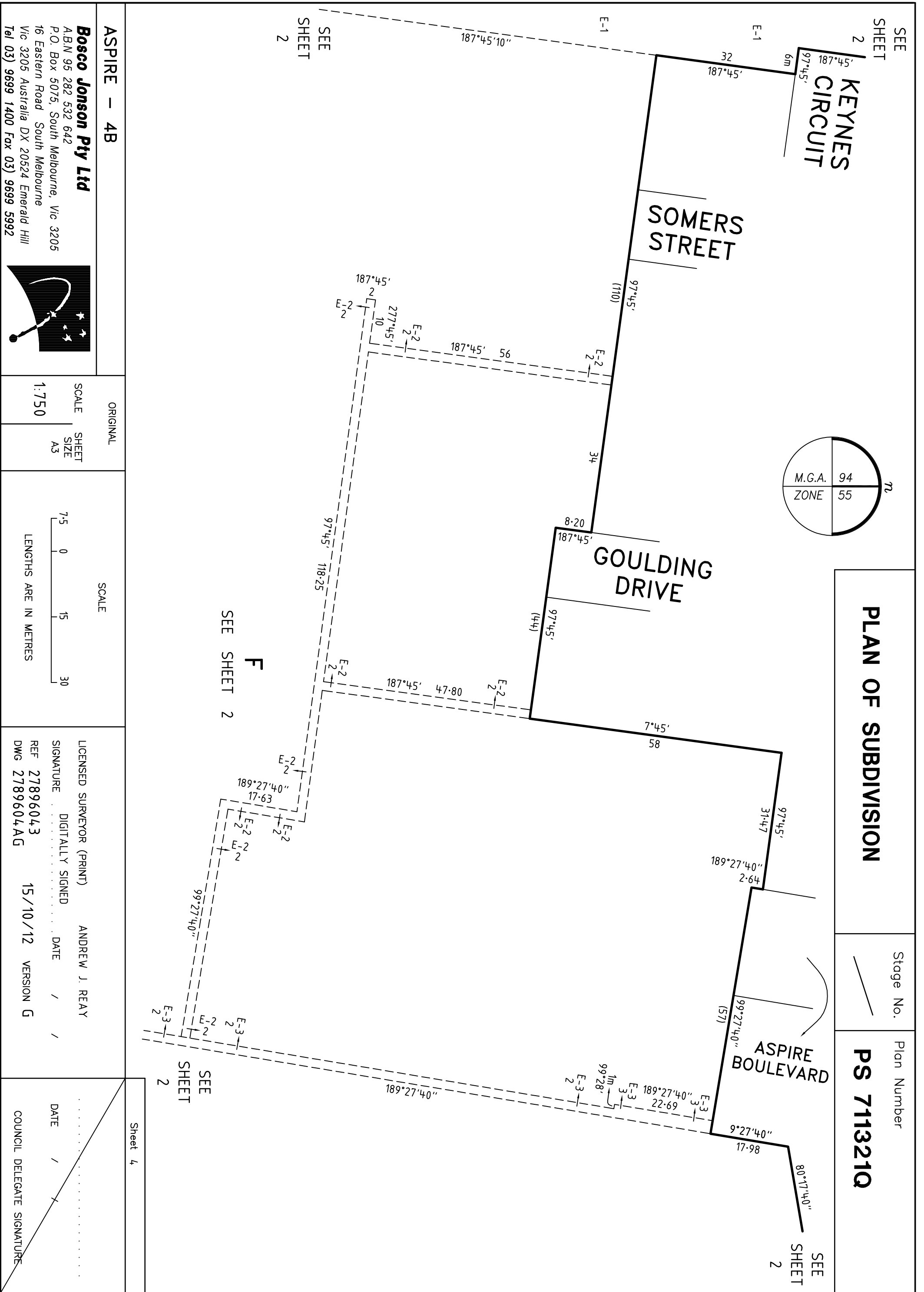
DWG 2789604AG

Sheet 3

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



**PLAN OF SUBDIVISION**

Stage No. /

Plan Number  
**PS 711321Q**

**ASPIRE - 4B**

**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



ORIGINAL

SCALE  
1:750

SHEET  
SIZE  
A3

SCALE



LICENSED SURVEYOR (PRINT) ANDREW J. REAY  
 SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
 REF 27896043 15/10/12 VERSION G  
 DWG 2789604AG

Sheet 4

DATE / /  
 COUNCIL DELEGATE SIGNATURE

	<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 711321Q</b>
--	----------------------------	---	----------------------------------

CREATION OF RESTRICTION

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

Land to benefit: Lots 401 to 403, 407 to 416 and 422 to 439 (all inclusive) on this plan.

Land to be burdened: Lots 401 to 403, 407 to 416 and 422 to 439 (all inclusive) on this plan.

**DESCRIPTION OF RESTRICTION:**

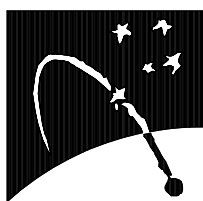
The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his heirs executors administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (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.

**ASPIRE – 4B**

**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



Sheet 5

ORIGINAL	SCALE
SCALE <hr style="width: 50px; margin: 0 auto;"/>	 LENGTHS ARE IN METRES
SHEET SIZE A3	

LICENSED SURVEYOR (PRINT)    ANDREW J. REAY  
 SIGNATURE    DIGITALLY SIGNED    DATE    /    /  
 REF 27896043    15/10/12    VERSION G  
 DWG 2789604AG

DATE    /    /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3