
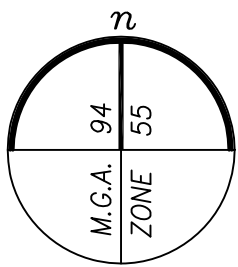


PLAN OF SUBDIVISION		LV use only EDITION	Plan Number PS 646728T
<p>Location of Land Parish: MARIBYRNONG</p> <p>Township: — Section: B Crown Allotment: 12 (PART) Crown Portion: — Title Reference: VOL FOL</p> <p>Last Plan Reference: LOT F ON PS711321Q</p> <p>Postal Address: ASPIRE BOULEVARD (at time of subdivision) PLUMPTON 3335</p> <p>MGA 94 Co-ordinates E 299 600 (of approx. centre of land in plan) N 5 824 880 Zone: 55</p>	<p>Council Name: MELTON CITY COUNCIL Council Ref:</p>		
Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	<p>Staging This is/is not a staged subdivision Planning Permit No. PA2010/2849/2</p> <p>Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) 20, 53, 402, 565, 566, In Proclaimed Survey Area No. — 613, 614, 615 & 616</p> <p>Depth Limitation 15.24 METRES BELOW THE SURFACE</p> <p>LOTS 1 TO 500, 520 TO 531, 537 TO 559 AND A TO F (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>LAND SUBDIVIDED (EXCLUDING LOT G) - 2.120ha</p>	
ROAD R1	MELTON CITY COUNCIL		
Easement Information			
Legend:		<p>E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement R – Encumbering Easement (Road)</p>	
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 CITY COUNCIL CITY WEST WATER CORPORATION
ASPIRE – 5A		<p>LICENSED SURVEYOR (PRINT) ANDREW J. REAY</p> <p>SIGNATURE DIGITALLY SIGNED DATE / /</p> <p>REF 7059053 06/09/13 VERSION L</p> <p>DWG 705905AL</p>	
29 LOTS AND BALANCE LOT G		<p>Sheet 1 of 6 sheets</p> <p>Original sheet size A3</p>	
<p>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 Tel 03) 9699 1400 Fax 03) 9699 5992</p> 			

PLAN OF SUBDIVISION

Plan Number

PS 646728T



BEATTYS ROAD

ADAMS DRIVE

DAWKINS AVENUE

KEYNES CIRCUIT

SOMERS STREET

GOULDING DRIVE

ASPIRE BOULEVARD

DAWKINS AVENUE

ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

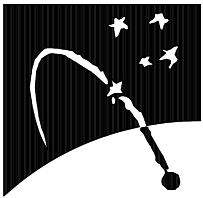
SEE ENLARGEMENT No.3

ENLARGEMENT No.3
NOT TO SCALE

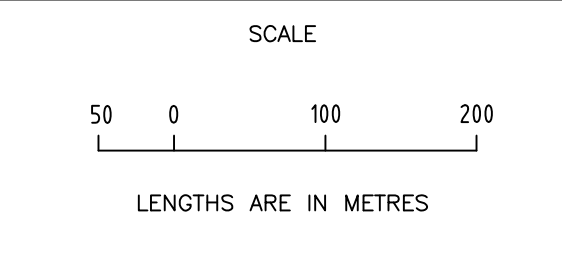
ASPIRE - 5A

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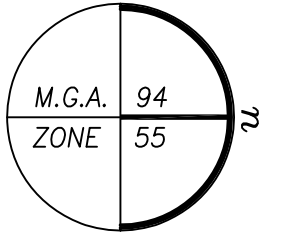


ORIGINAL	SCALE
SCALE	SHEET SIZE
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REF 7059053 06/09/13 VERSION L
DWG 705905AL

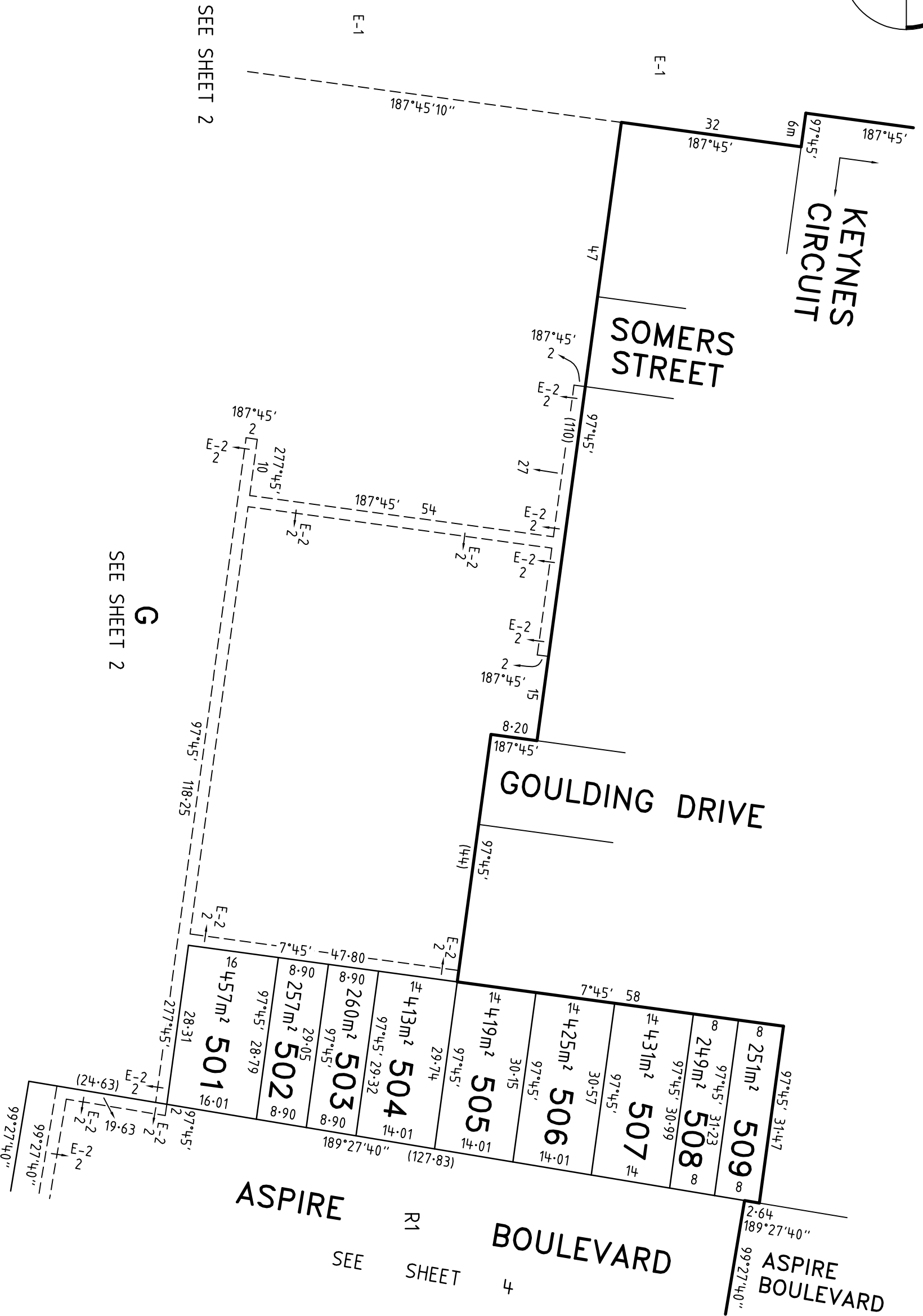
Sheet 2



SEE SHEET 2

PLAN OF SUBDIVISION

Plan Number
PS 646728T



SEE SHEET 2

SEE SHEET 2
G

ASPIRE
R1
SEE SHEET 4

ASPIRE - 5A

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ORIGINAL

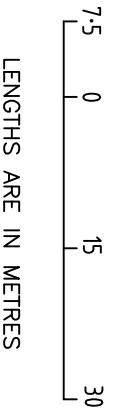
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SHEET SIZE

A3

SCALE



LICENSED SURVEYOR (PRINT)

ANDREW J. REAY

SIGNATURE

DIGITALLY SIGNED

DATE / /

REF 7059053

06/09/13

VERSION L

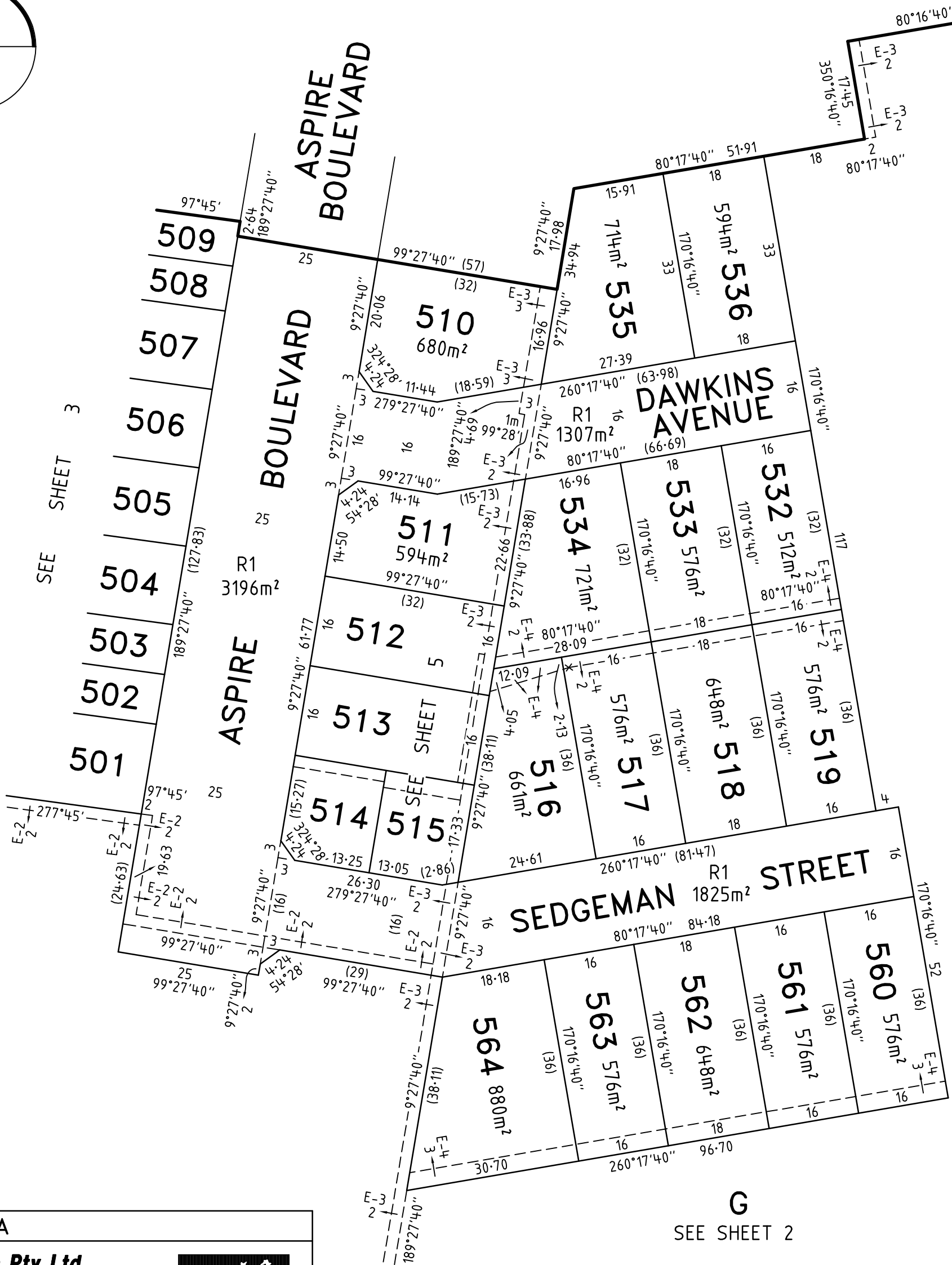
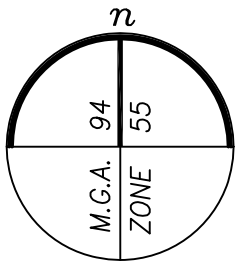
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Sheet 3

PLAN OF SUBDIVISION

Plan Number

PS 646728T



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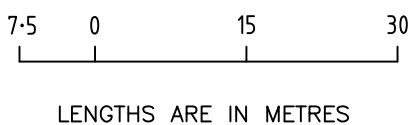


SEE ENLARGEMENT
 No.3 ON SHEET 2

ORIGINAL

SCALE

SCALE SHEET SIZE
 1:750 A3



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SIGNATURE DIGITALLY SIGNED DATE / /

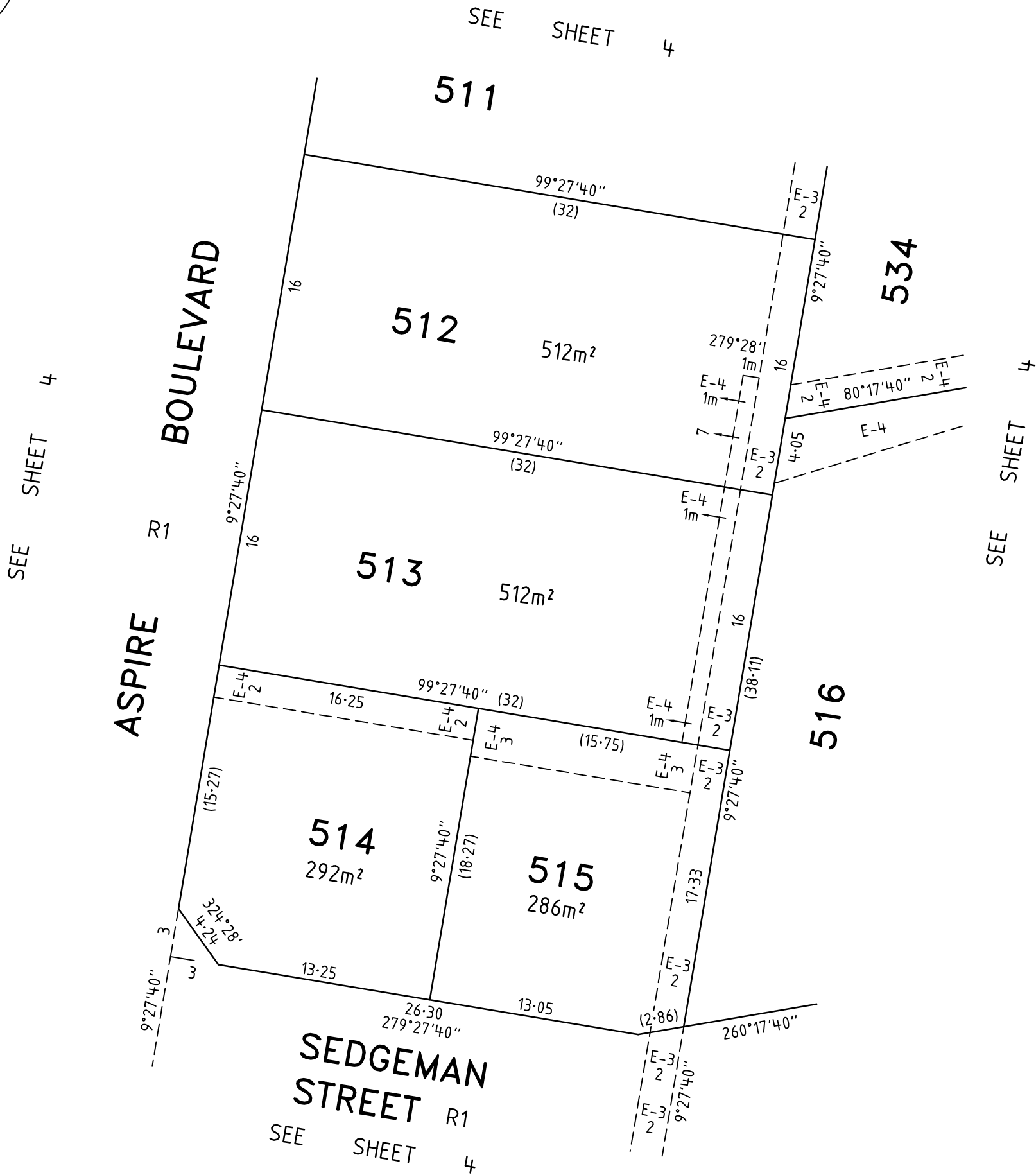
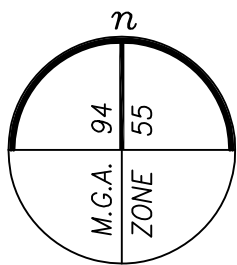
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 DWG 705905AL

Sheet 4

PLAN OF SUBDIVISION

Plan Number

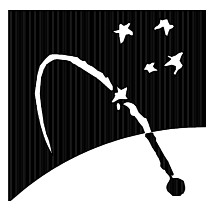
PS 646728T



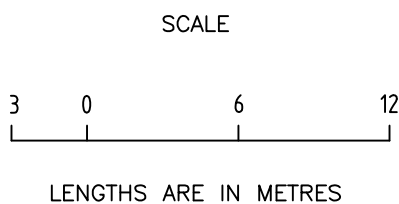
ASPIRE – 5A

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ORIGINAL
 SCALE SHEET SIZE
 1:300 A3



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Sheet 5

PLAN OF SUBDIVISION

Plan Number

PS 646728T

CREATION OF RESTRICTION

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

Land to benefit: Lots 501 to 519, 532 to 536 and 560 to 564 (all inclusive) on this plan.

Land to be burdened: Lots 501 to 519, 532 to 536 and 560 to 564 (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:

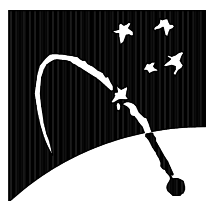
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling-house or any other improvements, or carry 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;
- (vi) Build on a lot without a building envelope;
- (vii) Build a dwelling-house outside of the building envelope, except with the written consent of the Responsible Authority.

The building envelopes within this restriction shall cease to apply once a Certificate of Occupancy is issued for the whole of a dwelling on the land for lots 250-300 square metres (inclusive).

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ORIGINAL	SCALE		Sheet 6
SCALE	SHEET SIZE	LICENSED SURVEYOR (PRINT) ANDREW J. REAY	
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	LENGTHS ARE IN METRES	REF 7059053 06/09/13 VERSION L	
		DWG 705905AL	