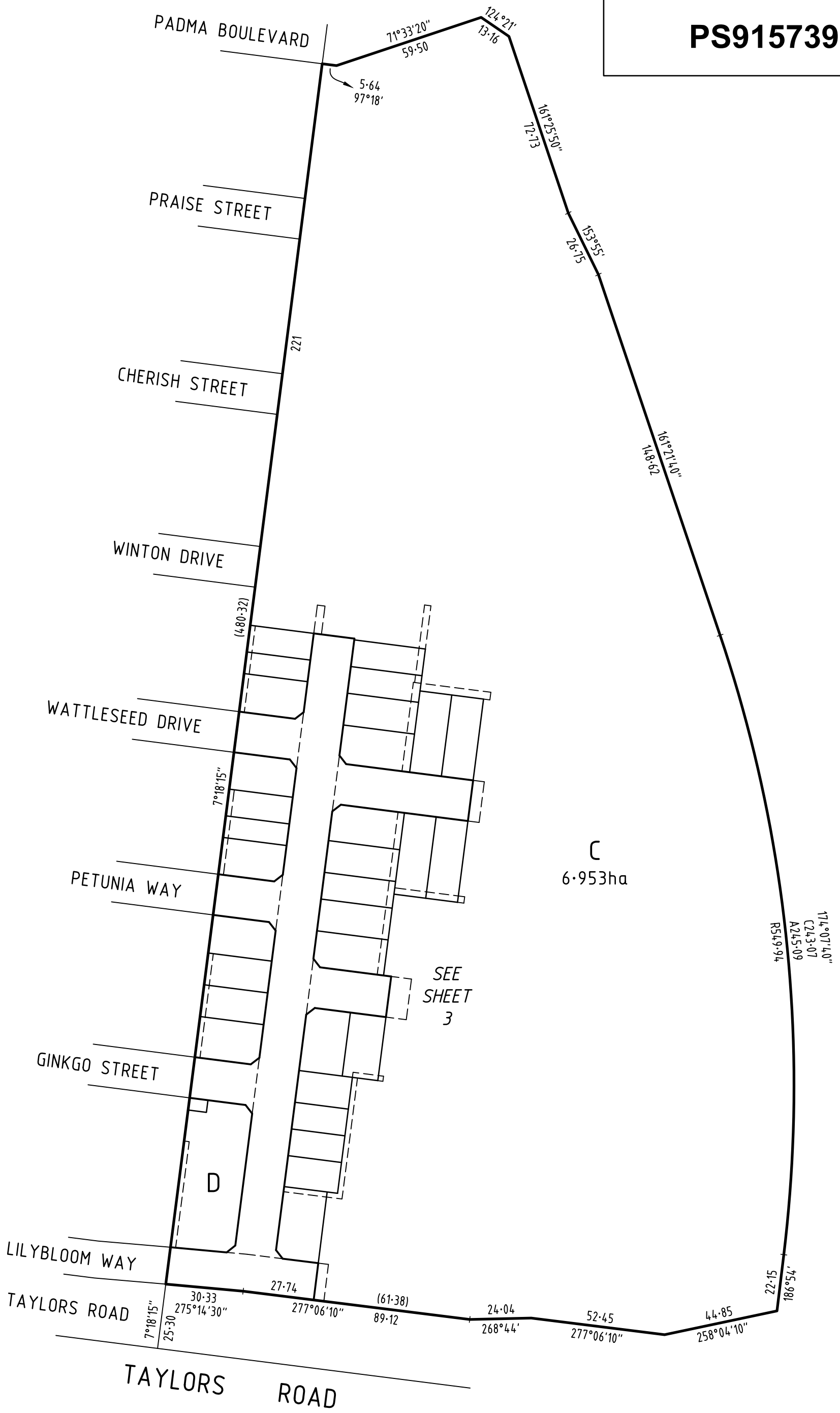
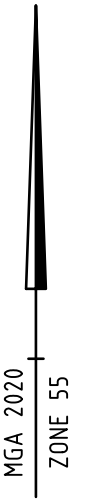


PLAN OF SUBDIVISION		EDITION 1	PS915739Q	
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: B SECTION: - CROWN ALLOTMENT: 6 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .12534 FOL .521 LAST PLAN REFERENCE: LOT 1 on PS915738S POSTAL ADDRESS: 1056 - 1150 TAYLORS ROAD, (at time of subdivision) FRASER RISE, VIC 3336 MGA 2020 CO-ORDINATES: E: 297 500 ZONE: 55 (of approx centre of land in plan) N: 5 823 190				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 100, A, and B (all inclusive) have been omitted from this plan.		
ROAD R-1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION : 15.24 metres below the surface				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PA2022 / 8032 / 1 This survey has been connected to permanent marks No(s). - In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1, E-4	DRAINAGE	SEE DIAGRAM	THIS PLAN	MELTON CITY COUNCIL
E-2	SEWERAGE	2.5	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL
E-3, E-5	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAGRAM	THIS PLAN	MELTON CITY COUNCIL
E-6	WATER SUPPLY	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAGRAM	THIS PLAN	MELTON CITY COUNCIL
E-7	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	POWERLINE	SEE DIAGRAM	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-8	DRAINAGE	SEE DIAGRAM	THIS PLAN	MELTON CITY COUNCIL
E-8	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	WATER SUPPLY	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
SOCIETY 1056 - STAGE 1 (31 LOTS)			AREA OF STAGE - 1.774ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309675-001SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 7		SHEET 1 OF 4

PS915739Q



SURVEYOR'S FILE REF: 309675-001SV00

SCALE 1: 1500
15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

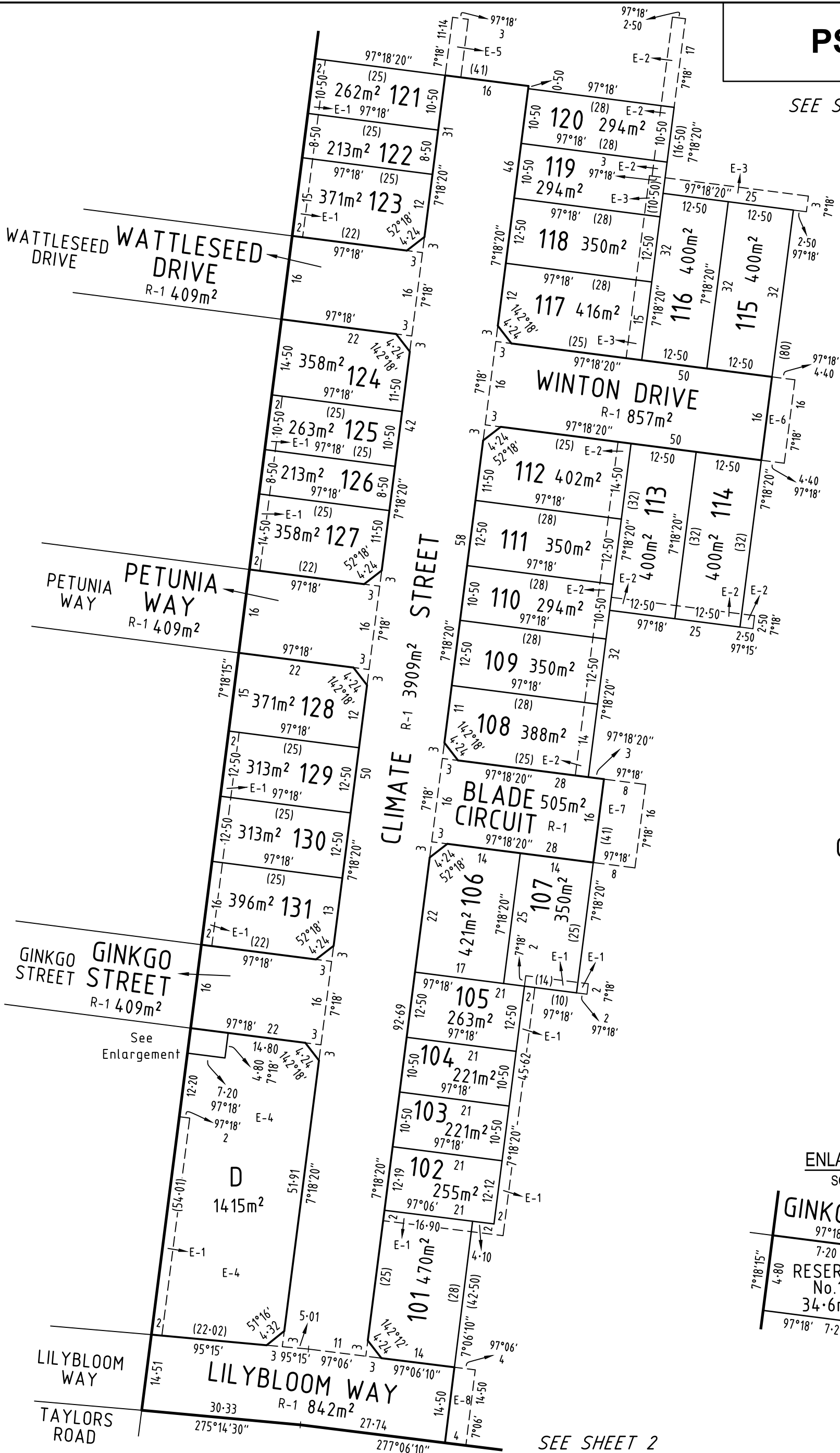
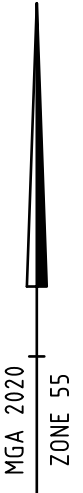
SHEET 2



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SEE SHEET 2



C

ENLARGEMENT
SCALE 1:250



SEE SHEET 2

SURVEYOR'S FILE REF: 309675-001SV00

SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS915739Q (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 101 to 131 (both inclusive) on this plan
 Land to be Burdened: Lots 101 to 131 (both inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

- a. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope set out in MCP
- b. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with the design guidelines approved by Melton City Council.
- c. Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the Society 1056 Design Review Panel.
- d. Subdivide any burdened lot.
- e. Construct or permit to be constructed more than one dwelling on any burdened lot.
- f. Construct a fence exceeding 1 metre in height within 9 metres of a point of intersection of street alignments without the report and consent of the Municipal Building Surveyor.

Expiry Date:

The restrictions specified in paragraph (a) to (f) shall cease to burden any Lot on the Plan of Subdivision on the 31st December 2037.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS915739Q (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 102 to 105, 110, 119 to 122, 125, and 126 (all inclusive) on this plan
 Land to be Burdened: Lots 102 to 105, 110, 119 to 122, 125, and 126 (all inclusive) on this plan

Lots 102 to 105, 110, 119 to 122, 125, and 126 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.


DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code' shall not:

- (a) build or allow to be built or remain on lots Lots 102 to 105, 110, 119 to 122, 125, and 126 (all inclusive) any remaining building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in an accordance with a planning permit granted to construct a dwelling on the lot.

Expiry Date:

The restriction shall cease to have effect on a lot after the issuing of the Certificate of Occupancy for the whole of the dwelling on that lot.

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