


PLAN OF SUBDIVISION			EDITION 1	PS918478B
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: B SECTION: - CROWN ALLOTMENT: 6 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT E on PS918460W POSTAL ADDRESS: 1056 - 1150 TAYLORS ROAD, (at time of subdivision) FRASER RISE, VIC 3336 MGA 2020 CO-ORDINATES: E: 297 560 ZONE: 55 (of approx centre of land in plan) N: 5 823 400				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 300, and A to E (all inclusive) have been omitted from this plan.	
ROAD R-1	MELTON CITY COUNCIL			
RESERVE No.1	MELTON CITY COUNCIL			
RESERVE No.2	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	DRAINAGE	3	PS915739Q	MELTON CITY COUNCIL
E-1	SEWERAGE	3	PS915739Q	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	3	PS918460W	MELTON CITY COUNCIL
E-2	SEWERAGE	3	PS918460W	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL
E-5	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
SOCIETY 1056 - STAGE 3 (55 LOTS)			AREA OF STAGE - 3.189ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309675-003SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 1		SHEET 1 OF 3

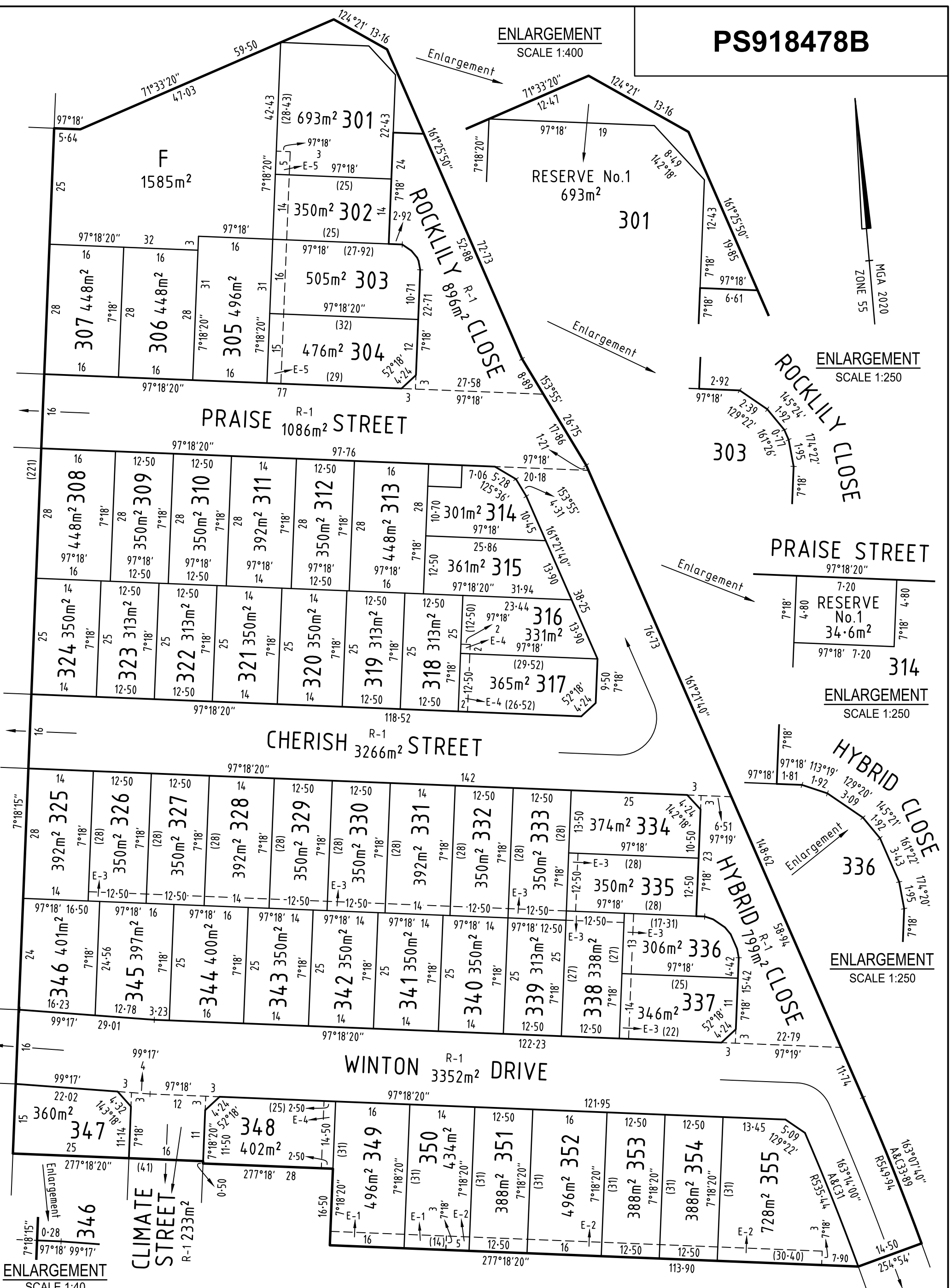
ENLARGEMENT
SCALE 1:400

MGA 2020
ZONE 55

ENLARGEMENT
SCALE 1:250

ENLARGEMENT
SCALE 1:250

ENLARGEMENT
SCALE 1:250



SURVEYOR'S FILE REF: 309675-003SV00

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

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SHEET 2



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS918478B (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 301 to 355 (both inclusive) on this plan
Land to be Burdened: Lots 301 to 355 (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.

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SHEET 3



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