

PLAN OF SUBDIVISION			EDITION 1	PS923393F/S4	
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL. FOL. LAST PLAN REFERENCE: LOT S4 on PS923393F/S3 POSTAL ADDRESS: 1056 - 1150 TAYLORS ROAD, (at time of subdivision) FRASER RISE, VIC 3336 MGA 2020 CO-ORDINATES: E: 298 300 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 700, 772 to 797, and S1 to S5 (all inclusive) have been omitted from this plan Lots in this plan may be affected by one or more Owners Corporation(s). For details of Owners Corporation(s) including purpose, responsibility and entitlement and liability, see Owners Corporation search, Owners Corporation rules and Owners Corporation additional information None of the easements and rights set out in Section 12 (2) of of the Subdivision Act 1988 are implied over any of the land in this plan <u>Other purpose of this plan</u> To remove by agreement those parts of Easements E-16, E-18, & E-22 created in PS923393F that lie in ROAD R-7 on this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-7 RESERVE No. 17 RESERVE No. 10	MELTON CITY COUNCIL 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 a staged subdivision Planning Permit No. PA2023/8243/1 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	SEWERAGE	SEE DIAG.	PS923373M	GREATER WESTERN WATER CORPORATION	
E-2, E-3, E-27	SEWERAGE	SEE DIAG.	PS923393F/S3 - STAGE 6	GREATER WESTERN WATER CORPORATION	
E-3, E-21, E-27	DRAINAGE	SEE DIAG.	PS923393F/S3 - STAGE 6	MELTON CITY COUNCIL	
E-7, E-26	DRAINAGE	SEE DIAG.	THIS PLAN - STAGE 7	MELTON CITY COUNCIL	
E-8, E-26	SEWERAGE	SEE DIAG.	THIS PLAN - STAGE 7	GREATER WESTERN WATER CORPORATION	
E-21, E-27, E-28	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	PS923393F/S3 - STAGE 6	GREATER WESTERN WATER CORPORATION	
E-28	POWER LINE	SEE DIAG.	PS923393F/S3 - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED	
E-17	SEWERAGE	SEE DIAG.	PS923393F - STAGE 5	GREATER WESTERN WATER CORPORATION	
E-17	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	PS923393F - STAGE 5	GREATER WESTERN WATER CORPORATION	
E-34	CARRIAGEWAY	SEE DIAG.	THIS PLAN - STAGE 7	MELTON CITY COUNCIL	
SOCIETY 1056 - STAGE 7 (79 LOTS)			AREA OF STAGE - 5.033ha		
spiire 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309675-007SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
		Licensed Surveyor: Brent Kevin O'Grady Version: 8			

PS923393F/S4

ENLARGEMENT

SCALE 1:1000

S6

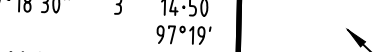
97°19'

25

BEND
ADE

97°18'30" 3 14:50
97°19'

SUNNYBANK
ROAD



The diagram illustrates the Willow Bend Esplanade and its relationship to the S6 property. Key features include:

- Willow Bend Esplanade:** A large area on the right, labeled "WILLOW BEND ESPLANADE" vertically.
- Property Lines:**
 - Top boundary: 97°19' 25'
 - Left boundary: 7°19' 25'
 - Bottom boundary: 187°18'30" 32.50'
 - Internal boundary: 97°19' 10.50'
- Easements:**
 - E-34:** A 7.50' wide easement.
 - 14.50':** A 14.50' wide easement.
 - 4.15':** A 4.15' wide easement.
 - 4.24':** A 4.24' wide easement.
- Other Labels:**
 - S6:** The property being surveyed.
 - 52°19':** An angle measurement.
 - 1.15':** A small distance measurement.
 - 3:** A small distance measurement.

ENLARGEMENT

SCALE 1:20

The diagram shows a traverse with a closed traverse labeled S6 and an open traverse labeled Enlage. The angles are given as $80^{\circ}13'40''$ and $187^{\circ}18'30''$. The Enlage traverse is shown as a line segment with an arrow pointing towards the closed traverse.

80°13'40"

98.65

HUME DRIVE

ENLARGEMENT

SCALE 1:20

Diagram illustrating a V-shaped notch or groove. The notch is defined by two lines meeting at a vertex. The angle between the two lines is labeled $38^{\circ}33'$. The depth of the notch is labeled 0.19 . The angle between the left side of the notch and the vertical line is labeled $7^{\circ}18'15''$. The angle between the right side of the notch and the vertical line is labeled $7^{\circ}17'30''$. The label **S6** is placed next to the notch. An arrow points to the right with the text **Enlargement**.

249.87 S6
69.37ha

Enlargement

SEE SHEET 4

187' 0" 30"

SEE SHEET 3

ENLARGEMENT

SCALE 1:1000

Diagram of a traverse with bearings and distances:

- Start point: 7°18'15"
- Distance: 13
- Bearing: 95°14'30"
- Distance: 30.33
- Bearing: 97°06'10"
- Distance: 5.59
- Bearing: 5°14'
- Distance: 3
- Traverse label: S6

Diagram illustrating a traverse with bearings and distances:

- Bearings and Distances: $95^{\circ}14'30''$ (3), $30^{\circ}33'$ (5.59), $97^{\circ}06'10''$ (5.74), $7^{\circ}18'51''$ (3).
- Labels: E-1, S6, 3.
- Enlargement arrow pointing right.

Enlargement

95°14'30"

30.33

97°06'10"

89.12

LILYBLOOM WAY

TAYLORS ROAD

TAYLORS ROAD

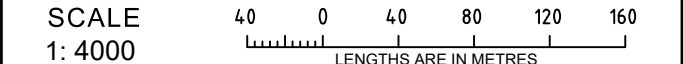
TAYLORS ROAD

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SCALE
1: 4000



LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

SHEET 2

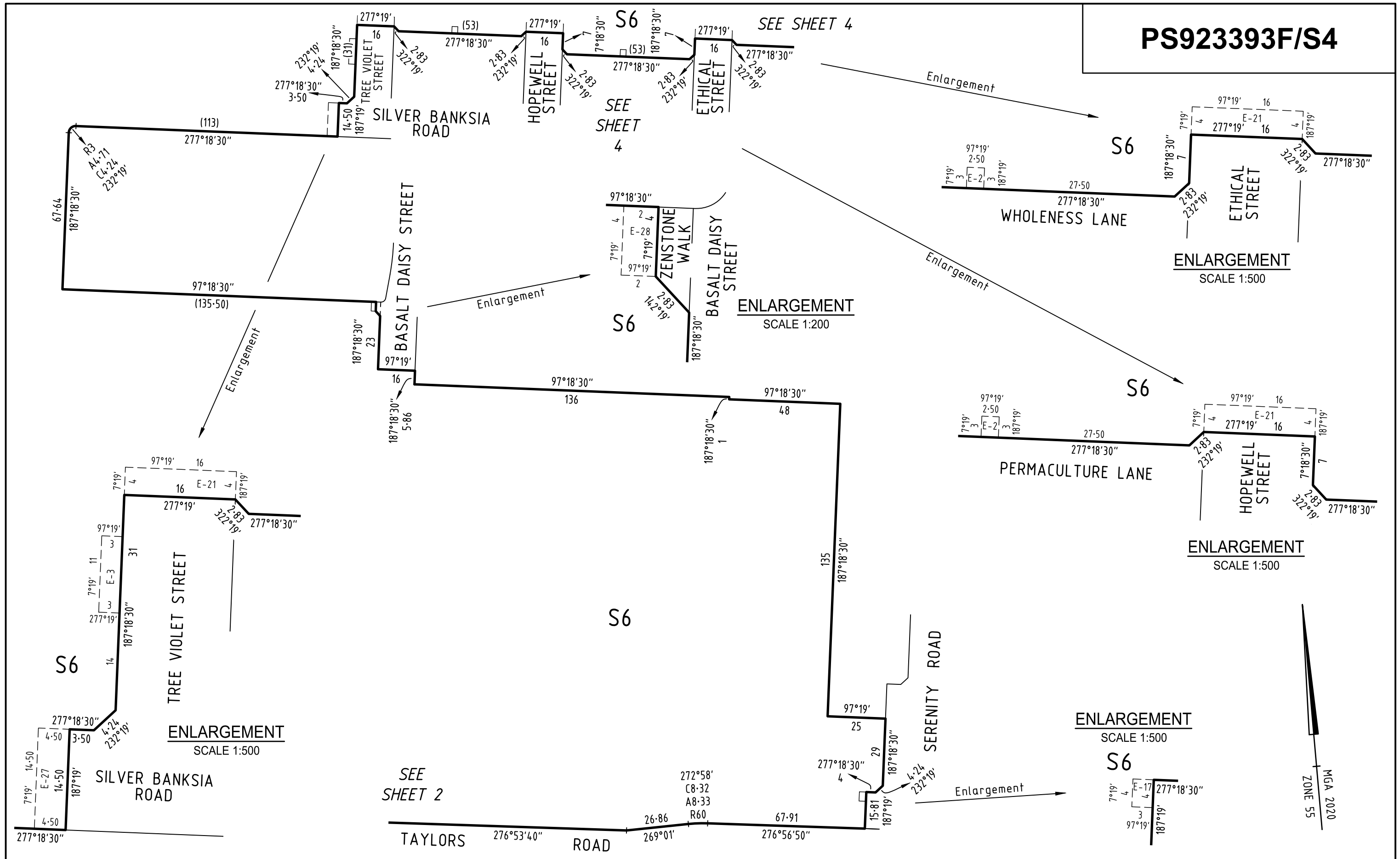
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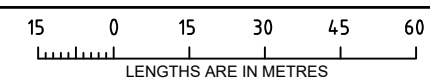


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SCALE
1: 1500

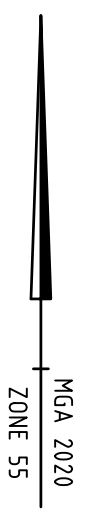


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ORIGINAL SHEET
SIZE: A3

SHEET 3

SEE SHEET 2



SHEET 4

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PS923393F/S4

R-7 99m²

R-7

R-7 65m²

57

SERENITY R-7 ROAD

HOLISTIC R-7 ROAD

 34.6 m^2

R-7
1474m²

R-7

SEE SHEETS 4 & 6

SCALE
1: 500



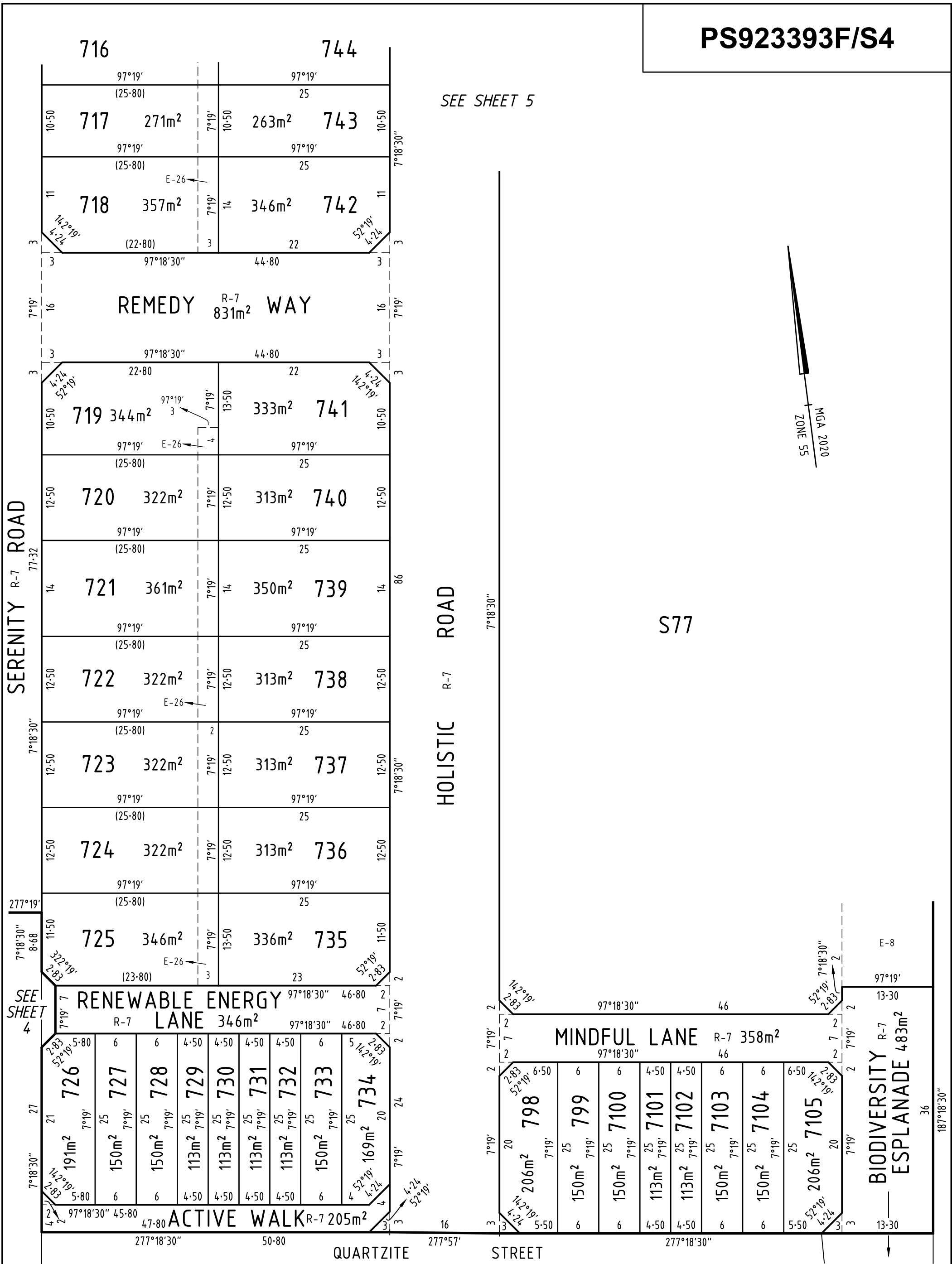
SHEET 5

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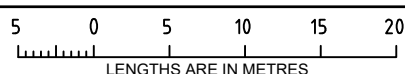
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SEE SHEET 5



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SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 6



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CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

RESTRICTION 1

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 701 to 771, 798, 799, and 7100 to 7105 (all inclusive) on this plan
Land to be Burdened: Lots 701 to 771, 798, 799, and 7100 to 7105 (all 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 31/12/2035

RESTRICTION 2

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 711 to 713, 716, 717, 726 to 734, 743, 744, 747 to 749, 753, 754, 764 to 771, 798, 799, and 7100 to 7105 (all inclusive) on this plan
Land to be Burdened: Lots 711 to 713, 716, 717, 726 to 734, 743, 744, 747 to 749, 753, 754, 764 to 771, 798, 799, and 7100 to 7105 (all inclusive) on this plan

Lots 711 to 713, 716, 717, 743, 744, 747 to 749, 753, 754 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.
Lots 726 to 734, 764 to 771, 798, 799, and 7100 to 7105 (all inclusive) are defined as Type B 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 711 to 713, 716, 717, 743, 744, 747 to 749, 753, 754 (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.
- (b) build or allow to be built or remain on lots 726 to 734, 764 to 771, 798, 799, and 7100 to 7105 (all inclusive) any remaining building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in an accordance with a planning permit granted to construct a dwelling on the lot.

Expiry 31/12/2035

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OWNERS CORPORATION SCHEDULE							PS923393F/S4																			
Owners Corporation No.			1			Plan No.			PS923393F																	
Land affected by Owners Corporation			Lots:			All of the lots in the table below																				
			Common Property No.:			1																				
Limitations of Owners Corporation:			Unlimited																							
Notations																										
Nil																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>5790</td><td>792</td></tr><tr><td>Balance of existing OC</td><td>2510</td><td>1511</td></tr><tr><td>Overall Total</td><td>8300</td><td>2303</td></tr></table>												Totals				Entitlement	Liability	This schedule	5790	792	Balance of existing OC	2510	1511	Overall Total	8300	2303
Totals																										
	Entitlement	Liability																								
This schedule	5790	792																								
Balance of existing OC	2510	1511																								
Overall Total	8300	2303																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability																
701	10	10		751	10	10																				
702	10	10		752	10	10																				
703	10	10		753	10	10																				
704	10	10		754	10	10																				
705	10	10		755	10	10																				
706	10	10		756	10	10																				
707	10	10		757	10	10																				
708	10	10		758	10	10																				
709	10	10		759	10	10																				
710	10	10		760	10	10																				
711	10	10		761	10	10																				
712	10	10		762	10	10																				
713	10	10		763	10	10																				
714	10	10		764	10	10																				
715	10	10		765	10	10																				
716	10	10		766	10	10																				
717	10	10		767	10	10																				
718	10	10		768	10	10																				
719	10	10		769	10	10																				
720	10	10		770	10	10																				
721	10	10		771	10	10																				
722	10	10		798	10	10																				
723	10	10		799	10	10																				
724	10	10		7100	10	10																				
725	10	10		7101	10	10																				
726	10	10		7102	10	10																				
727	10	10		7103	10	10																				
728	10	10		7104	10	10																				
729	10	10		7105	10	10																				
730	10	10		S6	4490	1																				
731	10	10		S77	510	1																				
732	10	10																								
733	10	10																								
734	10	10																								
735	10	10																								
736	10	10																								
737	10	10																								
738	10	10																								
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740	10	10																								
741	10	10																								
742	10	10																								
743	10	10																								
744	10	10																								
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747	10	10																								
748	10	10																								
749	10	10																								
750	10	10																								

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