

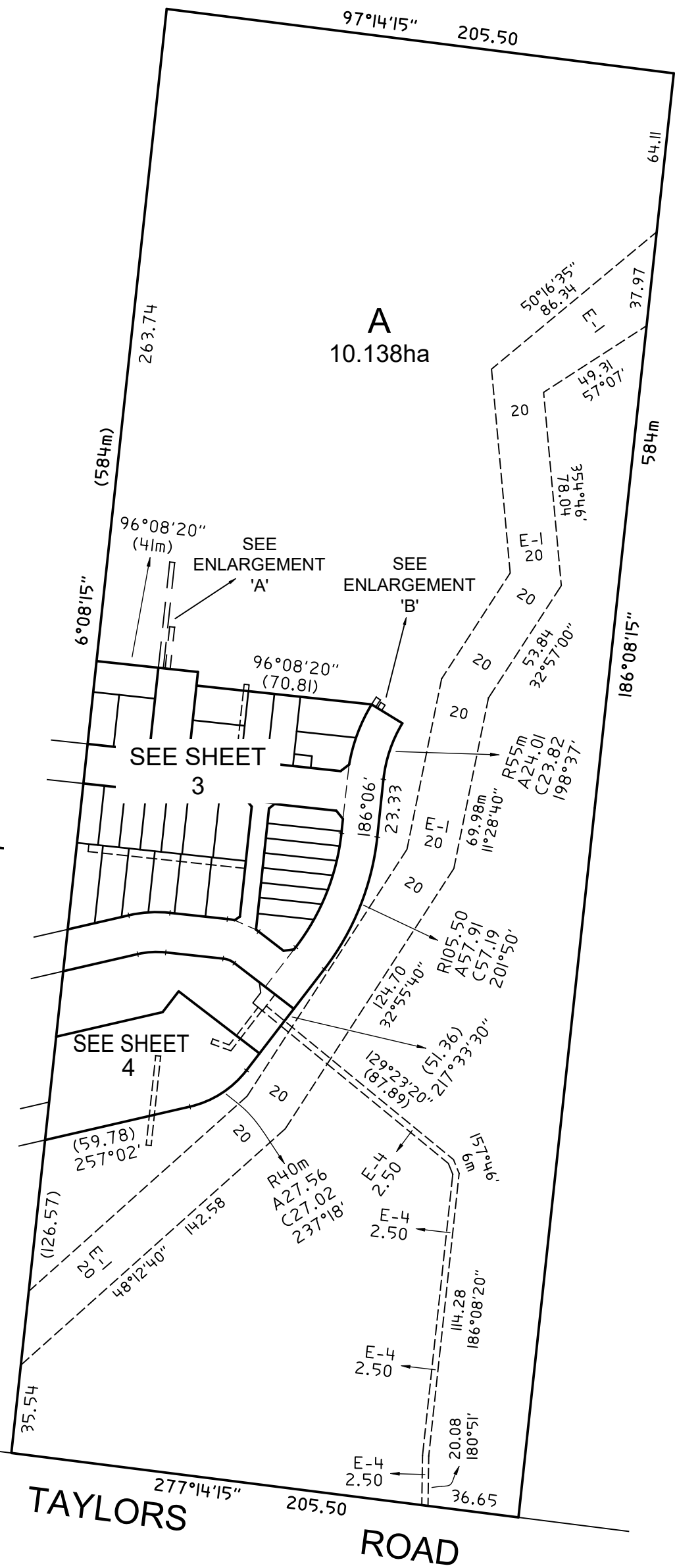


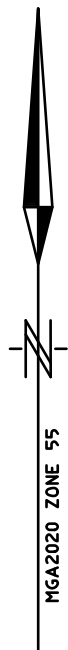
PLAN OF SUBDIVISION				EDITION 1		PS920333R																																															
<div>Location of Land</div> <div>Parish: MARIBYRNONG</div> <div>Township: -</div> <div>Section: B</div> <div>Crown Allotment: 4 (PART)</div> <div>Crown Portion: -</div> <div>Title References: VOL. 9987 FOL. 219</div> <div>Last Plan Reference: LOT 2 ON LP219656R</div> <div>Postal Address: 1176-1198 TAYLORS ROAD</div> <div>(At time of subdivision) FRASER RISE VIC 3336</div> <div>MGA2020 Co-ordinates: E 297 170 Zone 55</div> <div>(of approx. centre of plan) N 5 823 360</div>				<div>COUNCIL NAME : MELTON CITY COUNCIL</div> <div><div>WARNING:</div><div>ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING PERMIT PURPOSES.</div><div>THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT LAYOUTS, OWNERS CORPORATION ENTITLEMENT &amp; LIABILITY DATA AND ALSO FROM THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.</div></div>																																																	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS																																																	
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 5 FOR DETAILS.</div>																																																	
ROAD R1 RESERVE No.1		MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD																																																			
NOTATIONS																																																					
DEPTH LIMITATION 15.24m																																																					
<div>Staging</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. -</div> <div>Survey: This plan is based on survey.</div> <div>This survey has been connected to Permanent Marks no(s). -</div> <div>in Proclaimed Survey Area No. -</div>																																																					
STAGE 1 - 31 LOTS & 3 BALANCE LOTS AREA OF STAGE - 1.345ha				<div>EASEMENT INFORMATION</div> <div>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</div> <table><thead><tr><th>Reference Easement</th><th>Purpose</th><th>Width (Metres)</th><th>Origin</th><th>Land Benefited/In Favour Of</th></tr></thead><tbody><tr><td rowspan="2">E-1</td><td>DRAINAGE</td><td rowspan="2">SEE PLAN</td><td>LP219656R</td><td>LOTS ON LP219656R</td></tr><tr><td></td><td>THIS PLAN</td><td>MELTON CITY COUNCIL</td></tr><tr><td rowspan="2">E-2</td><td>DRAINAGE</td><td rowspan="2">SEE PLAN</td><td rowspan="2">THIS PLAN</td><td>MELTON CITY COUNCIL</td></tr><tr><td>SEWERAGE</td><td>GREATER WESTERN WATER CORPORATION</td></tr><tr><td>E-3</td><td>DRAINAGE</td><td>SEE PLAN</td><td>THIS PLAN</td><td>MELTON CITY COUNCIL</td></tr><tr><td>E-4</td><td>SEWERAGE</td><td>SEE PLAN</td><td>THIS PLAN</td><td>GREATER WESTERN WATER CORPORATION</td></tr><tr><td rowspan="3">E-5</td><td>DRAINAGE</td><td rowspan="3">SEE PLAN</td><td>LP219656R</td><td>LOTS ON LP219656R</td></tr><tr><td></td><td>THIS PLAN</td><td>MELTON CITY COUNCIL</td></tr><tr><td>SEWERAGE</td><td>THIS PLAN</td><td>GREATER WESTERN WATER CORPORATION</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>				Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	DRAINAGE	SEE PLAN	LP219656R	LOTS ON LP219656R		THIS PLAN	MELTON CITY COUNCIL	E-2	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL	SEWERAGE	GREATER WESTERN WATER CORPORATION	E-3	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL	E-4	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	E-5	DRAINAGE	SEE PLAN	LP219656R	LOTS ON LP219656R		THIS PLAN	MELTON CITY COUNCIL	SEWERAGE	THIS PLAN	GREATER WESTERN WATER CORPORATION					
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REF 13182S/100 VERSION D				CAD REF: 13182S-100D.dwg		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5																																														
<div><div><div><div>Hellier McFarland</div><div>Development Consultants Town Planners Land Surveyors</div><div>Level 2, 1911 Malvern Road, Malvern East, VIC 3145</div><div>PO Box 1206, Darling, VIC 3145</div><div>Tel: 03 9532 9951 Fax: 03 9532 9941</div><div>www.hmf.com.au   info@hmf.com.au</div></div></div><div>LICENSED SURVEYOR: JOEL GARY BOURNE</div></div>																																																					


  
 MGA2020 ZONE 55

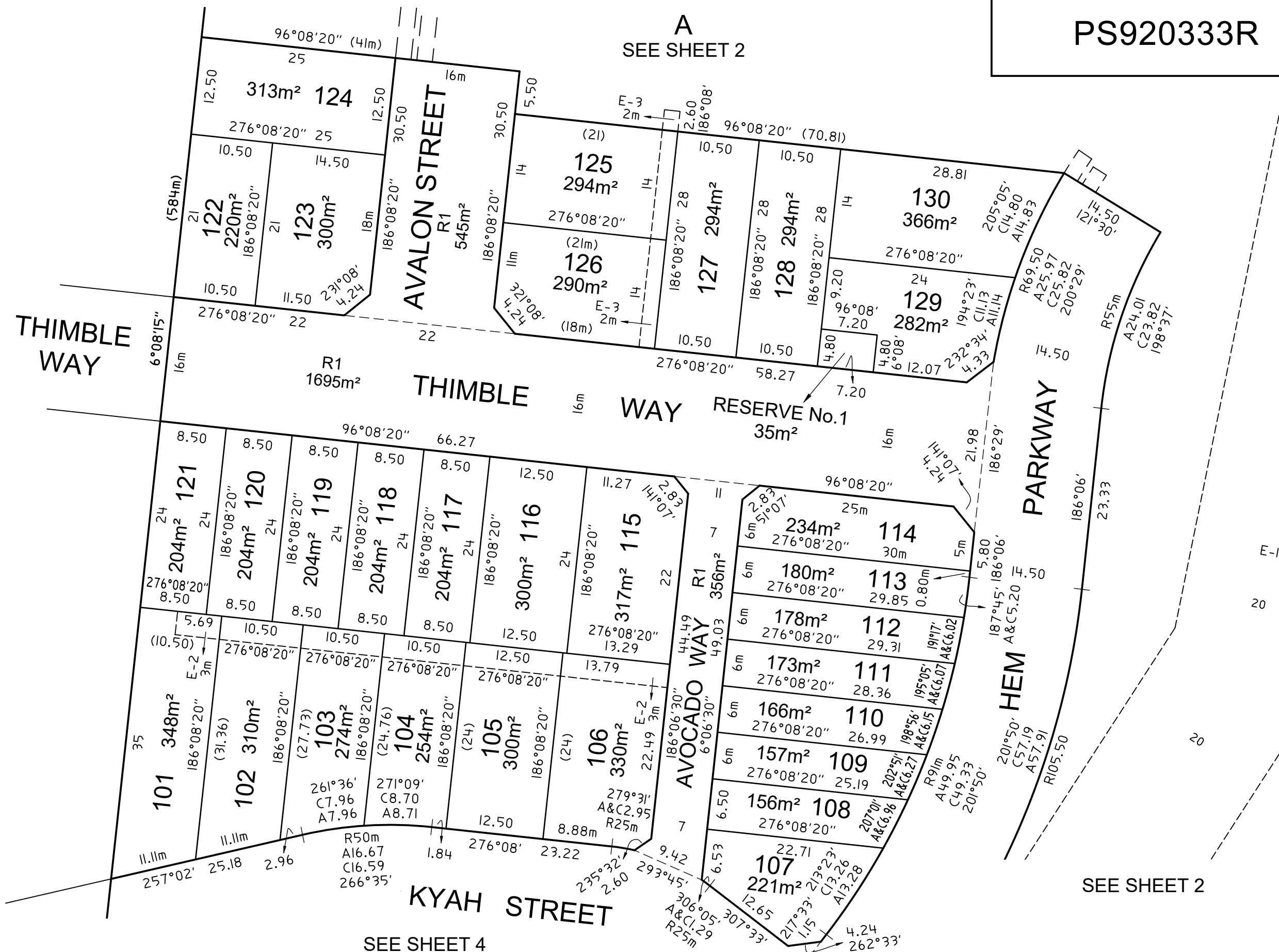


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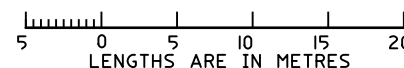
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SCALE 1:500



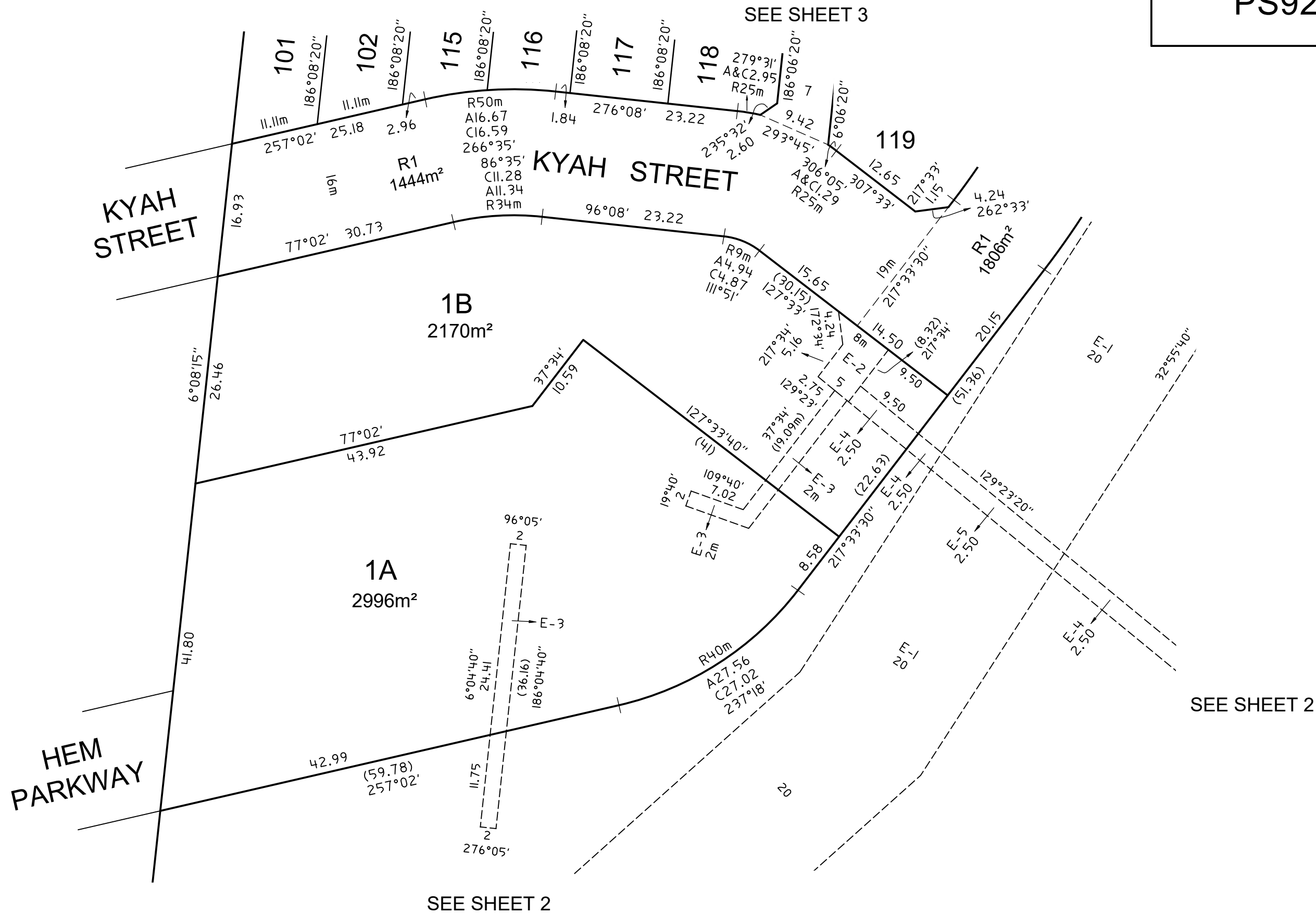
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VERSION D

CAD REF: 13182S-100D.dwg

ORIGINAL SHEET  
SIZE: A3

SHEET 3

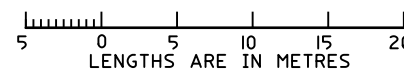
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REF 13182S/100  
 VERSION D

CAD REF: 13182S-100D.dwg

ORIGINAL SHEET  
 SIZE: A3

SHEET 4

LICENSED SURVEYOR:  
 JOEL GARY BOURNE

CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENIFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
103	102, 104, 118, 119
104	103, 105, 117, 118
107	108
108	107, 109
109	108, 110
110	109, 111
111	110, 112
112	111, 113
113	112, 114
114	113
117	104, 105, 116, 118
118	103, 104, 117, 119
119	102, 103, 118, 120
120	101, 102, 119, 121
121	101, 120
122	123, 124
125	126, 127
126	125, 127
127	125, 126, 128
128	127, 129, 130
129	128, 130

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

1. BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON CITY COUNCIL PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.