

PLAN OF SUBDIVISION

EDITION 1

PS920333R

Location of Land

Parish: MARIBYRNONG
 Township: -
 Section: B
 Crown Allotment: 4 (PART)
 Crown Portion: -
 Title References: VOL. 9987 FOL. 219
 Last Plan Reference: LOT 2 ON LP219656R
 Postal Address: 1176-1198 TAYLORS ROAD
 (At time of subdivision) FRASER RISE VIC 3336
 MGA2020 Co-ordinates: E 297 170 Zone 55
 (of approx. centre of plan) N 5 823 360 GDA2020

Council Name: Melton City Council

Council Reference Number: SUB6792
 Planning Permit Reference: PA2022/7895
 SPEAR Reference Number: S232444V

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 09/12/2024

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Julie Stafford for Melton City Council on 04/02/2026

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
 SEE SHEET 5 FOR DETAILS.

NOTATIONS

DEPTH LIMITATION 15.24m

Staging
 This is not a staged subdivision.
 Planning Permit No. PA2022/7895/1

Survey: This plan is based on survey.

This survey has been connected to Permanent Marks no(s). 1828(M), 1830(M), 420(K)
 in Proclaimed Survey Area No. -

STAGE 1 - 30 LOTS & 3 BALANCE LOTS
 AREA OF STAGE - 2.000ha

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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



Hellier McFarland
 Development Consultants Town Planners Land Surveyors
 Level 2, 1911 Malvern Road, Malvern East, VIC 3145
 PO Box 1206, Darling, VIC 3145
 Tel: 03 9532 9951 Fax: 03 9532 9941
 www.hmf.com.au | info@hmf.com.au

REF 13182S/100
 VERSION H

CAD REF: 13182S-100H.dwg

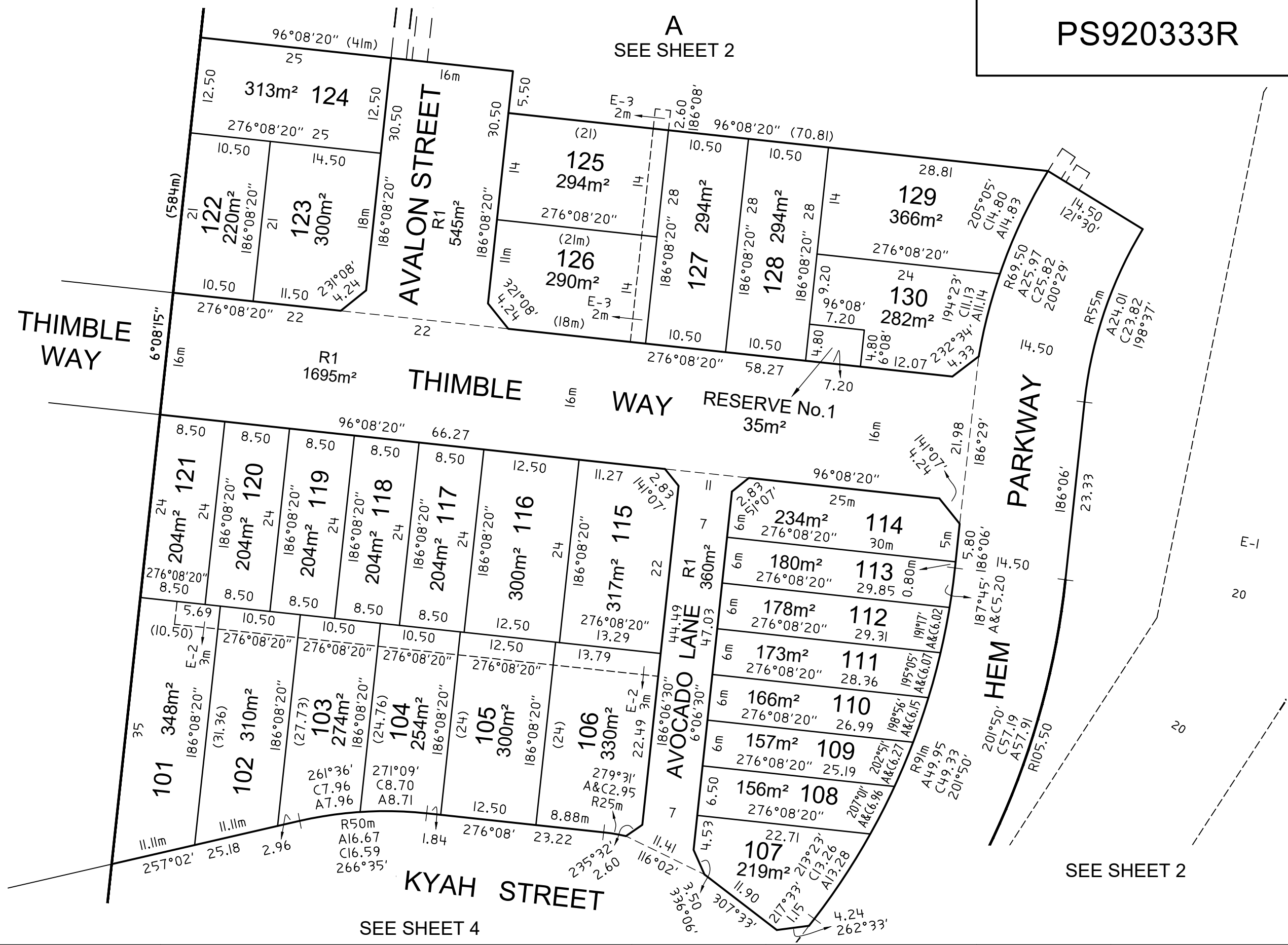
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

Digitally signed by: Joel Gary Bourne, Licensed Surveyor,
 Surveyor's Plan Version (100H),
 04/02/2026, SPEAR Ref: S232444V

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A
SEE SHEET 2



THIMBLE WAY

THIMBLE WAY RESERVE No.1

HEM PARKWAY

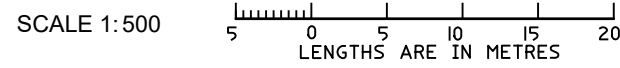
KYAH STREET

AVOCADO LANE

SEE SHEET 4

SEE SHEET 2

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REF 13182S/100
VERSION H

CAD REF: 13182S-100H.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by: Joel Gary Bourne, Licensed Surveyor,
 Surveyor's Plan Version (100H),
 04/02/2026, SPEAR Ref: S232444V

Digitally signed by:
 Melton City Council,
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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 RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

RESTRICTION A

TABLE OF BURDENED AND BENEFITED LAND:

BURDENED LOT	BENEFITED LOTS
103	102, 104, 118, 119
104	103, 105, 117, 118
107	108
108	107, 109
109	108, 110
110	109, 111
111	110, 112

BURDENED LOT	BENEFITED LOTS
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

BURDENED LOT	BENEFITED LOTS
121	101, 120
122	123, 124
125	126, 127
126	125, 127
127	125, 126, 128
128	127, 129, 130
130	128, 129

ALL BURDENED LOTS IN THE ABOVE ARE TYPE A LOTS UNDER THE SMALL LOT HOUSING CODE.

DESCRIPTION OF RESTRICTION:

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

EXPIRY DATE: 31/12/2035

RESTRICTION B

BURDENED LAND: LOTS 101 TO 130 (BOTH INCLUSIVE)
 BENEFITED LAND: LOTS 101 TO 130 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT 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 'RESIDENTIAL DESIGN GUIDELINES' APPROVED UNDER MELTON CITY COUNCIL PLANNING PERMIT NUMBER PA2022/7895/1.

EXPIRY DATE: 31/12/2035

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