



PLAN OF SUBDIVISION				EDITION 1		PS920336K			
<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. FOL.</div> <div>Last Plan Reference: LOT A ON PS920333R</div> <div>Postal Address: 1176-1198 TAYLORS ROAD</div> <div>(At time of subdivision) FRASER RISE VIC 3336</div> <div>MGA2020 Co-ordinates: E 297 180 Zone 55</div> <div>(of approx. centre of plan) N 5 823 500 GDA2020</div>				<div>Council Name: Melton City Council</div> <div>Council Reference Number: SUB6793</div> <div>Planning Permit Reference: PA2022/7895</div> <div>SPEAR Reference Number: S232447H</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6 of the Subdivision Act 1988: 31/03/2025</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Julie Stafford for Melton City Council on 15/09/2025</div>					
VESTING OF ROADS AND/OR RESERVES				NOTATIONS					
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS A AND LOTS 1 TO 200 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 4 DETAILS.</div> <div>OTHER PURPOSE OF PLAN</div> <div>REMOVAL OF THOSE PARTS OF E-3 & E-4 ON PS920333R NOW CONTAINED WITHIN ROAD R1 ON THIS PLAN.</div> <div>GROUND FOR REMOVAL</div> <div>BY VIRTUE OF SCHEDULE 5(14) OF THE ROAD MANAGEMENT ACT 2004.</div>					
ROAD R1		MELTON CITY COUNCIL							
NOTATIONS									
DEPTH LIMITATION 15.24m				<div>Staging</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PA2022/7895/1</div> <div>Survey: This plan is based on survey.</div> <div>This survey has been connected to Permanent Marks no(s). 1828(M), 1830(M), 420(K).</div> <div>in Proclaimed Survey Area No. -</div>					
STAGE 2 - 46 LOTS & 1 BALANCE LOT									
AREA OF STAGE - 3.344ha									
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					
			PS920333R	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	PS920333R	MELTON CITY COUNCIL					
E-6	SEWERAGE	SEE PLAN	PS920333R	GREATER WESTERN WATER CORPORATION					
E-7	DRAINAGE	SEE PLAN	LP219656R	LOTS ON LP219656R					
			PS920333R	MELTON CITY COUNCIL					
	SEWERAGE		PS920333R	GREATER WESTERN WATER CORPORATION					
E-8	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL					
	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)			GREATER WESTERN WATER CORPORATION					
	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)			AUSNET GAS SERVICES PTY LTD					
<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>			REF 13182S/200		CAD REF: 13182S-200G.dwg		ORIGINAL SHEET		
			VERSION G				SIZE: A3		
			Digitally signed by: Joel Gary Bourne, Licensed Surveyor,					SHEET 1 OF 4	
			Surveyor's Plan Version (200G),						
			15/09/2025, SPEAR Ref: S232447H						

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Hellier McFarland Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S232447H 14/10/2025 02:53 pm

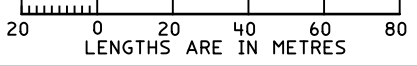


B

SEE
ENLARGEMENT
'A' 

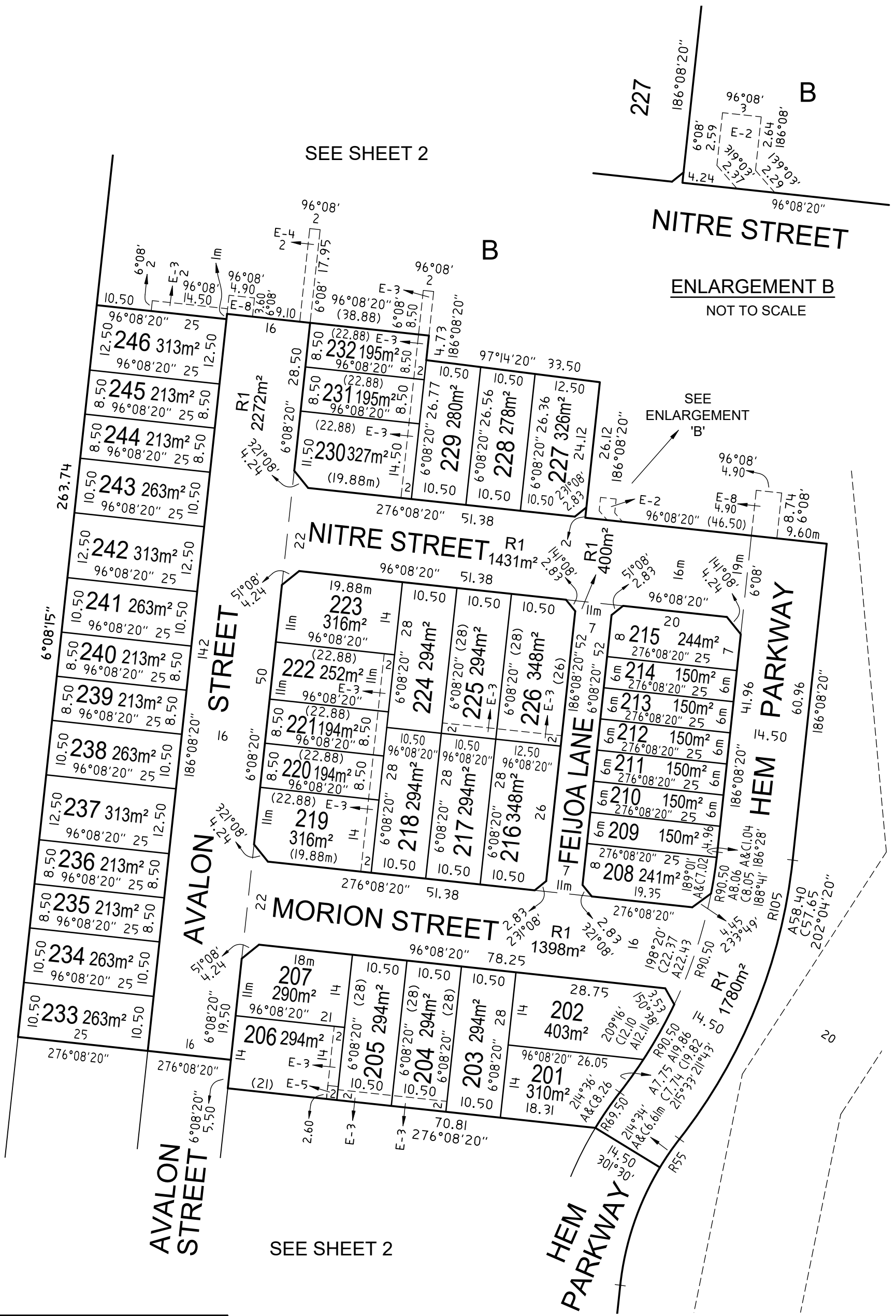
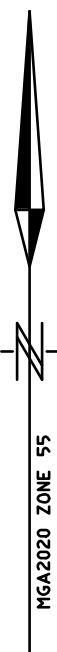
B
7.733ha

TAYLORS ROAD



SHEET 2

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15/09/2025,
SPEAR Ref: S232447H

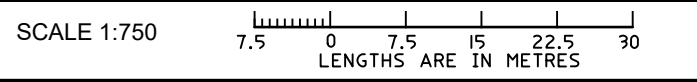


NITRE STREET
ENLARGEMENT B
NOT TO SCALE

SEE ENLARGEMENT 'B'

SEE SHEET 2

SEE SHEET 2



Hellier McFarland
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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/200
VERSION G

CAD REF: 13182S-200G.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 3

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Surveyor's Plan Version (200G),
15/09/2025, SPEAR Ref: S232447H

Digitally signed by:
Melton City Council,
15/09/2025,
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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 BENIFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

RESTRICTION A

TABLE OF BURDENED AND BENIFITED LAND:

BURDENED LOT	BENEFITED LOTS	BURDENED LOT	BENEFITED LOTS	BURDENED LOT	BENEFITED LOTS
203	201, 202, 204	215	214	233	234
204	203, 205	217	216, 218, 225	234	233, 235
205	204, 206, 207	218	217, 219, 220, 221, 224	235	234, 236
206	205, 207	220	218, 219, 221	236	235, 237
207	205, 206	221	218, 220, 222, 224	238	237, 239
208	209	222	221, 223, 224	239	238, 240
209	208, 210	224	218, 221, 222, 223, 225	240	239, 241
210	209, 211	225	217, 224, 226	241	240, 242
211	210, 212	228	227, 229	243	242, 244
212	211, 213	229	228, 230, 231, 232	244	243, 245
213	212, 214	231	229, 230, 232	245	244, 246
214	213, 215	232	229, 231		

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 201 TO 246 (BOTH INCLUSIVE)
BENEFITED LAND: LOTS 201 TO 246 (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