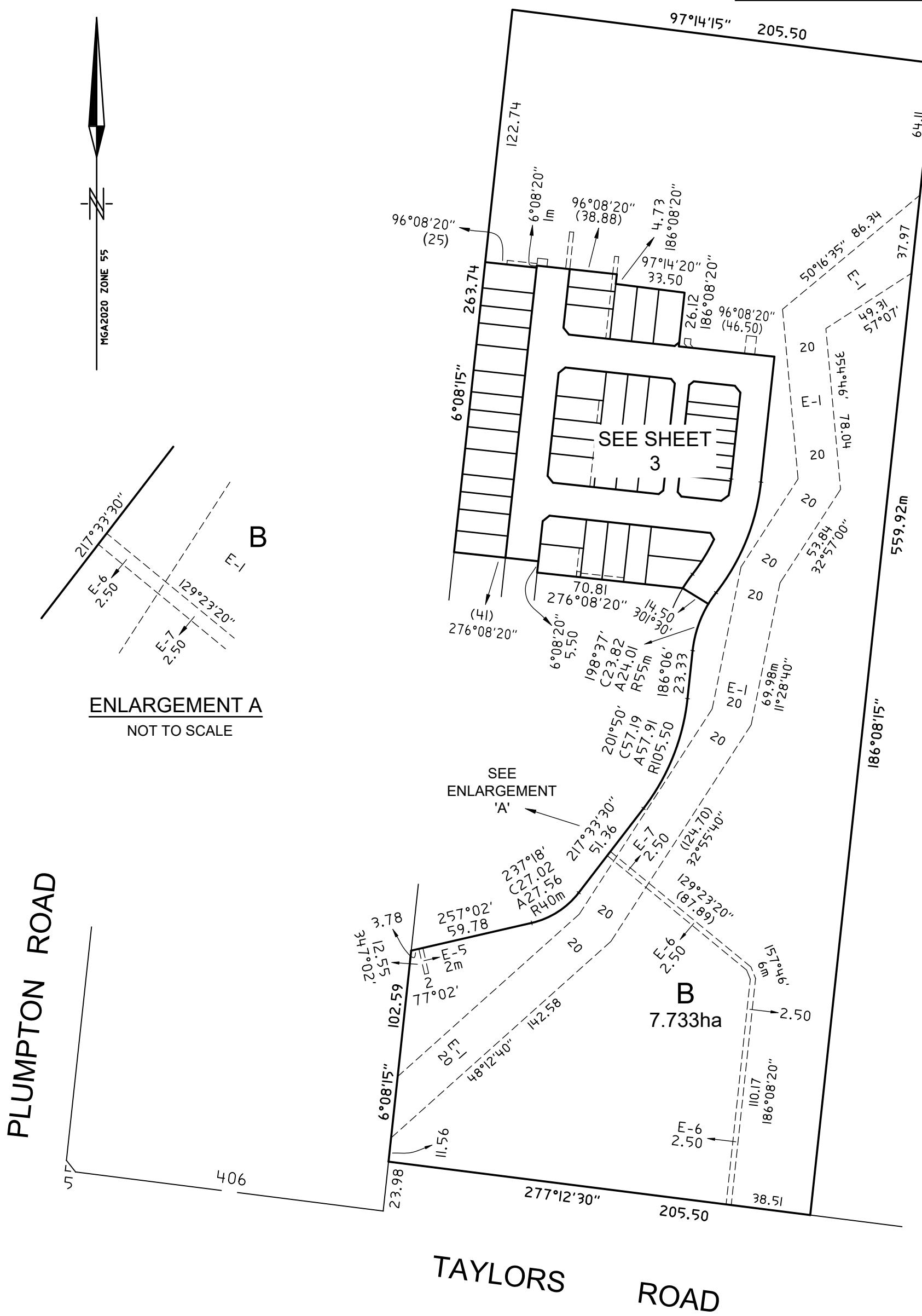


PLAN OF SUBDIVISION				EDITION 1	PS920336K
Location of Land Parish: MARIBYRNONG Township: - Section: B Crown Allotment: 4 (PART) Crown Portion: - Title References: VOL. FOL.				Council Name: Melton City Council Council Reference Number: SUB6793 Planning Permit Reference: PA2022/7895 SPEAR Reference Number: S232447H 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: 31/03/2025 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 15/09/2025	
Last Plan Reference: LOT A ON PS920333R Postal Address: 1176-1198 TAYLORS ROAD (At time of subdivision) FRASER RISE VIC 3336 MGA2020 Co-ordinates: E 297 180 Zone 55 (of approx. centre of plan) N 5 823 500 GDA2020					
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS A AND LOTS 1 TO 200 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 4 DETAILS. <u>OTHER PURPOSE OF PLAN</u> REMOVAL OF THOSE PARTS OF E-3 & E-4 ON PS920333R NOW CONTAINED WITHIN ROAD R1 ON THIS PLAN. <u>GROUNDS FOR REMOVAL</u> BY VIRTUE OF SCHEDULE 5(14) OF THE ROAD MANAGEMENT ACT 2004.	
ROAD R1 MELTON CITY COUNCIL					
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 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	
	SEWERAGE		PS920333R	MELTON CITY COUNCIL	
E-8	DRAINAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)			MELTON CITY COUNCIL	
	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)			AUSNET GAS SERVICES PTY LTD	
 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/200 VERSION G	CAD REF: 13182S-200G.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Digitally signed by: Joel Gary Bourne, Licensed Surveyor, Surveyor's Plan Version (200G), 15/09/2025, SPEAR Ref: S232447H			



SCALE 1:2000

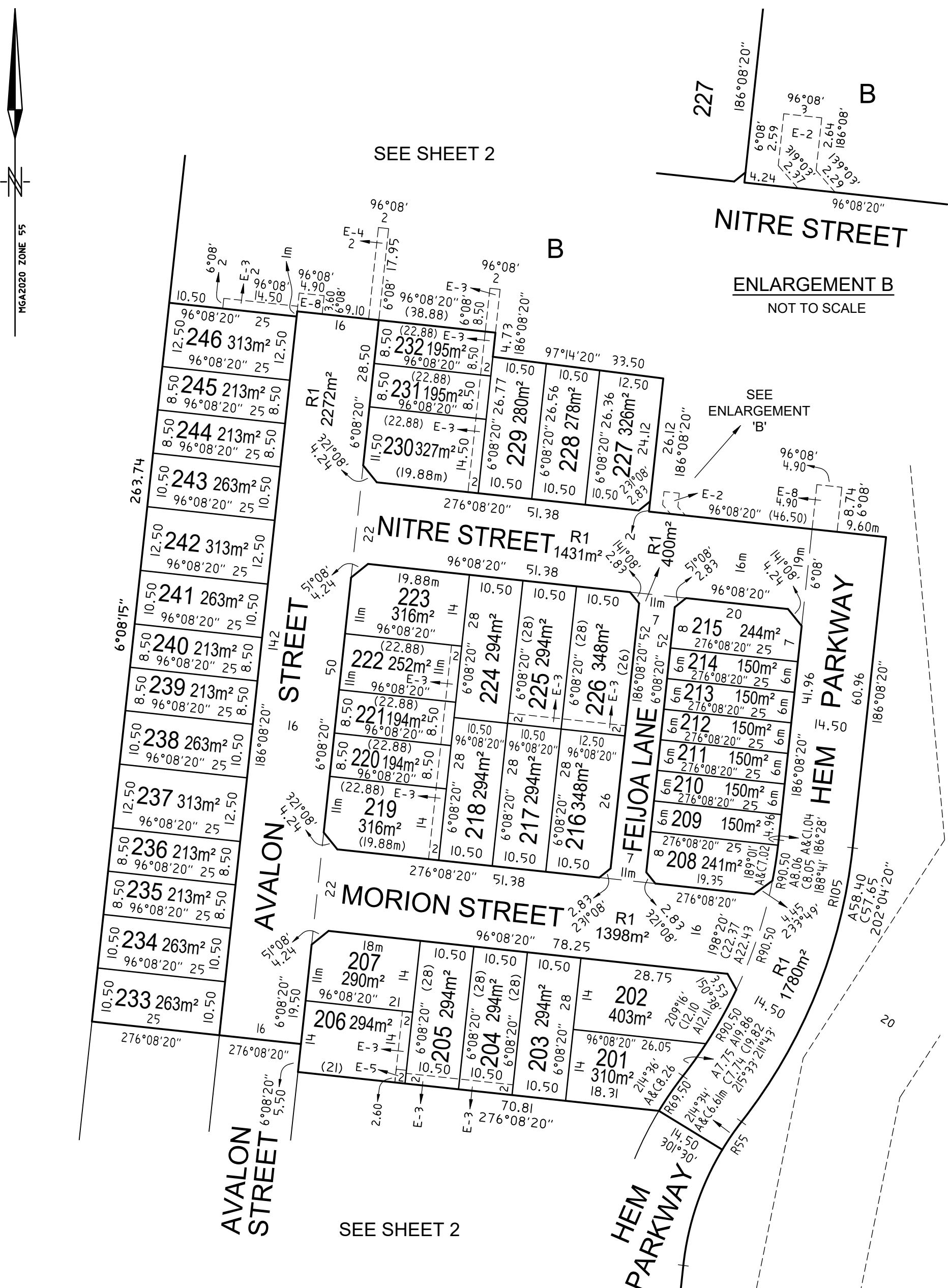
20 0 20 40 60 80

LENGTHS ARE IN METRES

Hellier McFarland

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REF 13182S/200 VERSION G	CAD REF: 13182S-200G.dwg	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Joel Gary Bourne, Licensed Surveyor, Surveyor's Plan Version (200G), 15/09/2025, SPEAR Ref: S232447H		Digitally signed by: Melton City Council, 15/09/2025, SPEAR Ref: S232447H	



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

The logo for mfp, featuring the lowercase letters 'mfp' in a bold, blue, sans-serif font, with a white circle containing the lowercase 'm' positioned to the left of the letters.

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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,
SPEAR Ref: S232447H

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
203	201, 202, 204
204	203, 205
205	204, 206, 207
206	205, 207
207	205, 206
208	209
209	208, 210
210	209, 211
211	210, 212
212	211, 213
213	212, 214
214	213, 215

BURDENED LOT	BENEFITED LOTS
215	214
217	216, 218, 225
218	217, 219, 220, 221, 224
220	218, 219, 221
221	218, 220, 222, 224
222	221, 223, 224
224	218, 221, 222, 223, 225
225	217, 224, 226
228	227, 229
229	228, 230, 231, 232
231	229, 230, 232
232	229, 231

BURDENED LOT	BENEFITED LOTS
233	234
234	233, 235
235	234, 236
236	235, 237
238	237, 239
239	238, 240
240	239, 241
241	240, 242
243	242, 244
244	243, 245
245	244, 246

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



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ORIGINAL SHEET
SIZE: A3

SHEET 4

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