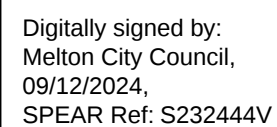
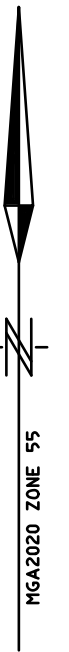
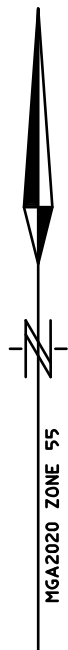


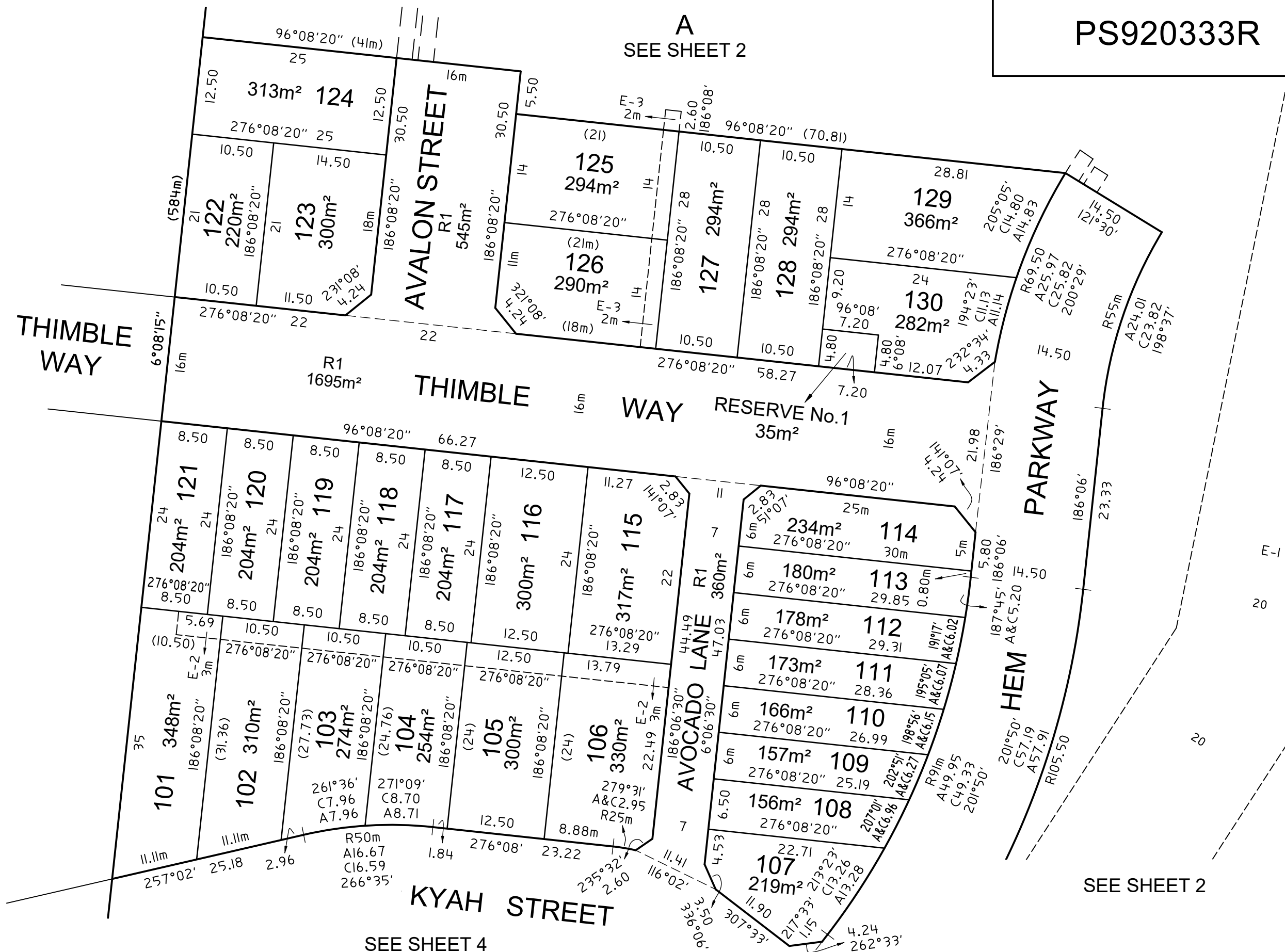
PLAN OF SUBDIVISION				EDITION 1		PS920333R	
Location of Land Parish: MARIBYRNONG Township: - Section: B Crown Allotment: 4 (PART) Crown Portion: - Title References: VOL. 9987 FOL. 219 Last Plan Reference: LOT 2 ON LP219656R Postal Address: 1176-1198 TAYLORS ROAD (At time of subdivision) FRASER RISE 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 6 of the Subdivision Act 1988 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 09/12/2024			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		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.			
ROAD R1 RESERVE No.1		MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD					
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 - 1.506ha							
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 G		CAD REF: 13182S-100G.dwg		ORIGINAL SHEET SIZE: A3	
		Digitally signed by: Joel Gary Bourne, Licensed Surveyor, Surveyor's Plan Version (G), 06/12/2024, SPEAR Ref: S232444V				SHEET 1 OF 5	

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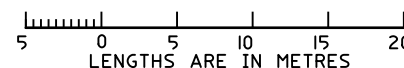
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Hellier McFarland

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www.hmf.com.au | info@hmf.com.au

SCALE 1:500



REF 13182S/100
VERSION G

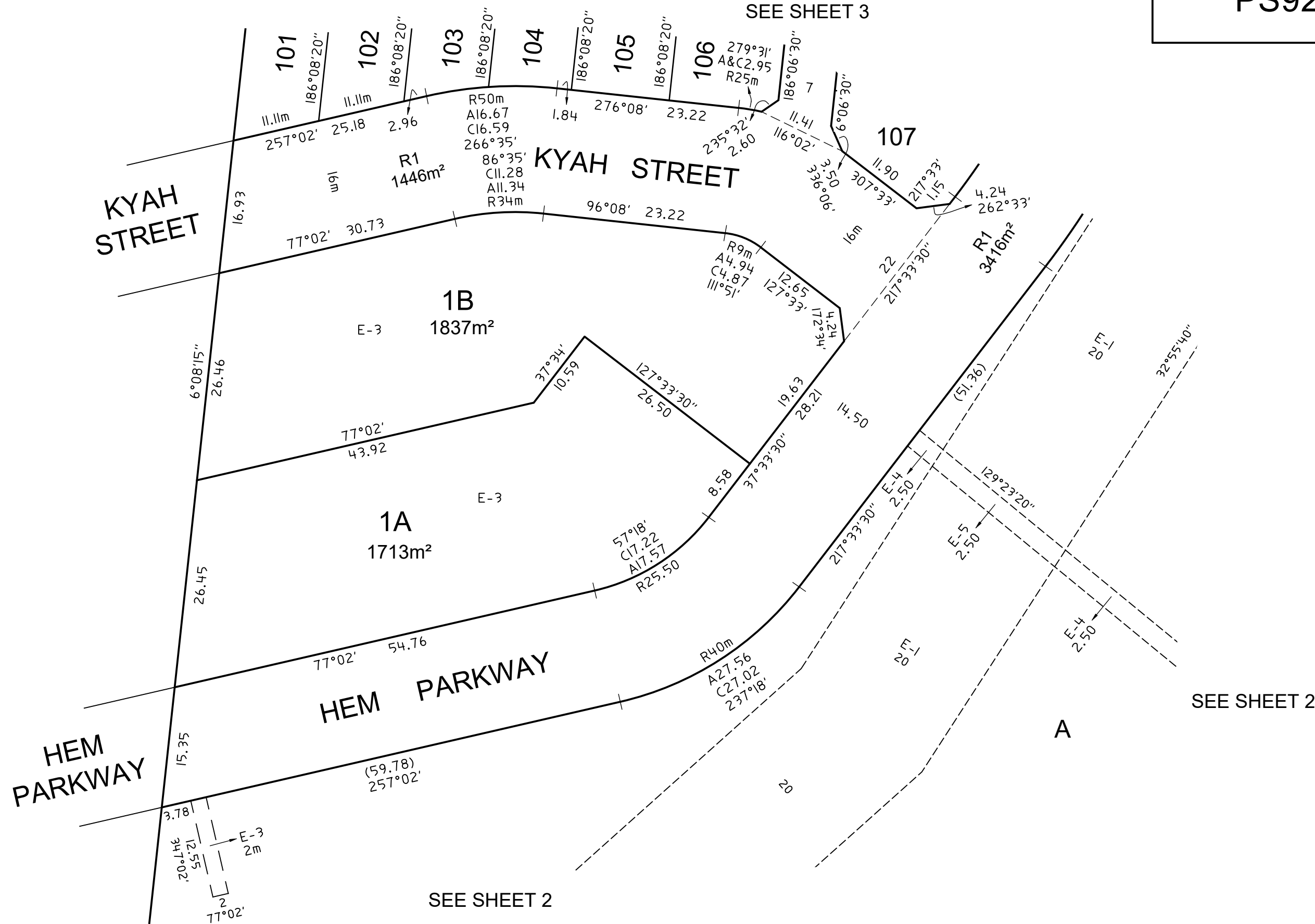
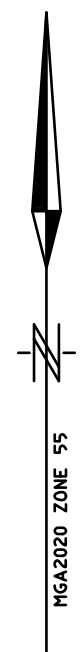
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ORIGINAL SHEET
SIZE: A3

SHEET 3

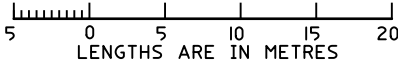
Digitally signed by: Joel Gary Bourne, Licensed Surveyor,
Surveyor's Plan Version (G),
06/12/2024, SPEAR Ref: S232444V

Digitally signed by:
Melton City Council,
09/12/2024,
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SCALE 1:500 		REF 13182S/100 VERSION G	CAD REF: 13182S-100G.dwg	ORIGINAL SHEET SIZE: A3	SHEET 4
		Digitally signed by: Joel Gary Bourne, Licensed Surveyor, Surveyor's Plan Version (G), 06/12/2024, SPEAR Ref: S232444V		Digitally signed by: Melton City Council, 09/12/2024, SPEAR Ref: S232444V	

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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 BENEFITED LAND:

BURDENED LOT	BENEFITED LOTS	BURDENED LOT	BENEFITED LOTS	BURDENED LOT	BENEFITED LOTS
103	102, 104, 118, 119	112	111, 113	121	101, 120
104	103, 105, 117, 118	113	112, 114	122	123, 124
107	108	114	113	125	126, 127
108	107, 109	117	104, 105, 116, 118	126	125, 127
109	108, 110	118	103, 104, 117, 119	127	125, 126, 128
110	109, 111	119	102, 103, 118, 120	128	127, 129, 130
111	110, 112	120	101, 102, 119, 121	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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