

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS 819195R</b>
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LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: 1

CROWN ALLOTMENTS: A (PART) & B (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL .... FOL ...

LAST PLAN REFERENCE: LOT 1 ON PS 822242R

POSTAL ADDRESS: 1205-1231 TAYLORS ROAD,  
(at time of subdivision) DEANSIDE, VIC. 3335

MGA94 CO-ORDINATES: E: 297 100                      ZONE: 55  
(of approx centre of land                      N: 5822 900  
in plan)

<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>Notations</b>
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IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No. 1	MELTON CITY COUNCIL MELTON CITY COUNCIL

LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES.

LOTS 1 TO 100 (BOTH INCLUSIVE), A AND B HAVE BEEN OMITTED FROM THIS PLAN.

<b>NOTATIONS</b>
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DEPTH LIMITATION: DOES NOT APPLY

**SURVEY:**  
This plan is based on survey

**STAGING:**  
This is not a staged subdivision  
Planning Permit No. PA2018/6001/1

This survey has been connected to permanent marks No(s). 134  
In Proclaimed Survey Area No. -

Other Purpose of Plan

To remove by agreement easement E-1 (Carriageway) created on PS 819191A and PS 822242R now contained in Meadows Drive on this plan via Section 6(1)(k) of the Subdivision Act 1988.


To remove by agreement that part of easement E-2 (Carriageway) created on PS 822242R now contained in Meadows Drive on this plan via Section 6(1)(k) of the Subdivision Act 1988.

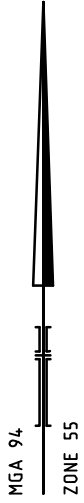
<b>EASEMENT INFORMATION</b>
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LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

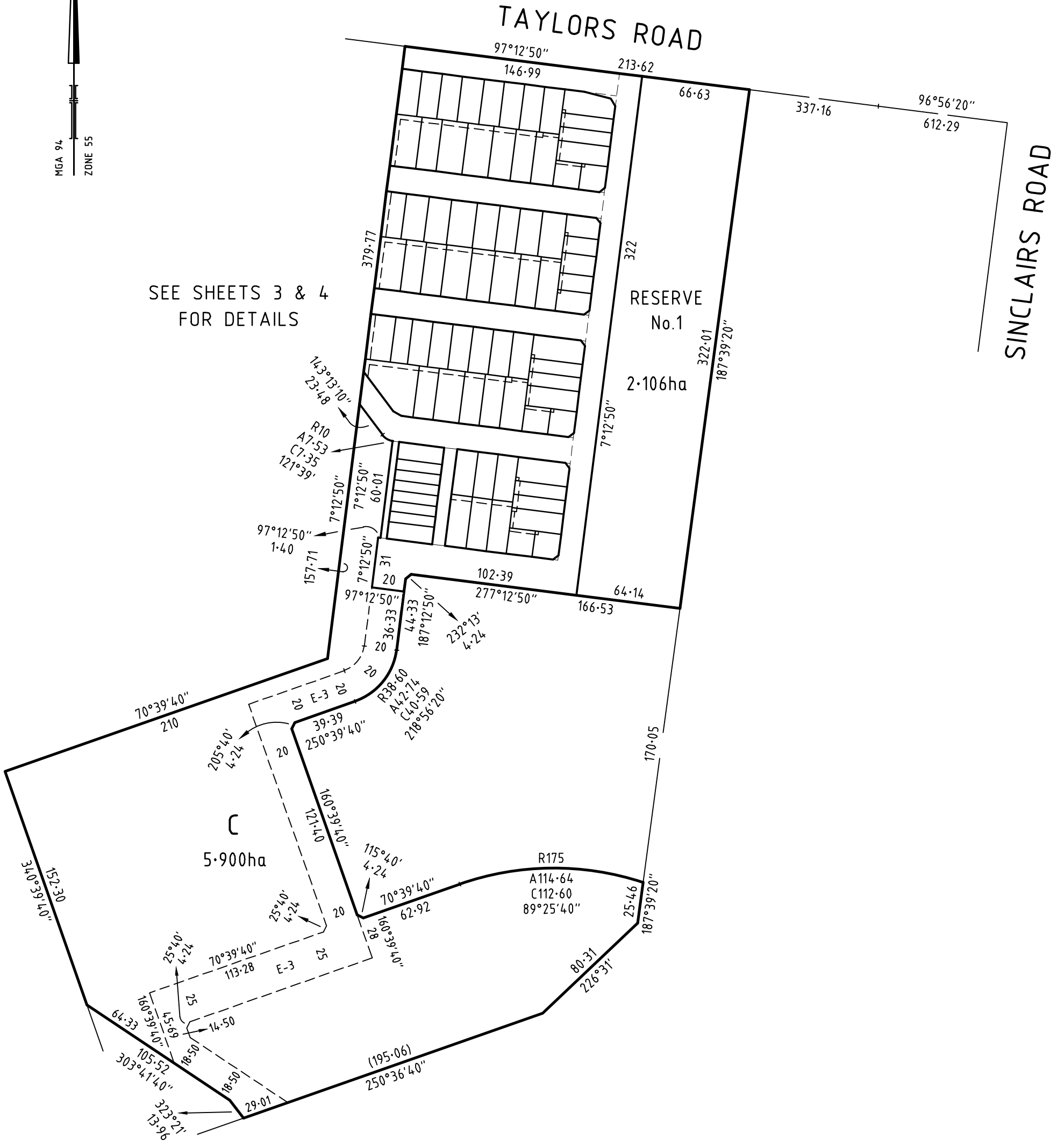
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL
E-1	SEWERAGE	3	THIS PLAN	WESTERN REGION WATER CORPORATION
E-2	SEWERAGE	2	THIS PLAN	WESTERN REGION WATER CORPORATION
E-3	CARRIAGEWAY	SEE DIAG	PS 822242R	LOT 2 ON PS 822242R

<b>TAYLORS ROAD ESTATE - STAGE 1 (82 LOTS)</b>	<b>AREA OF STAGE - 6.660ha</b>
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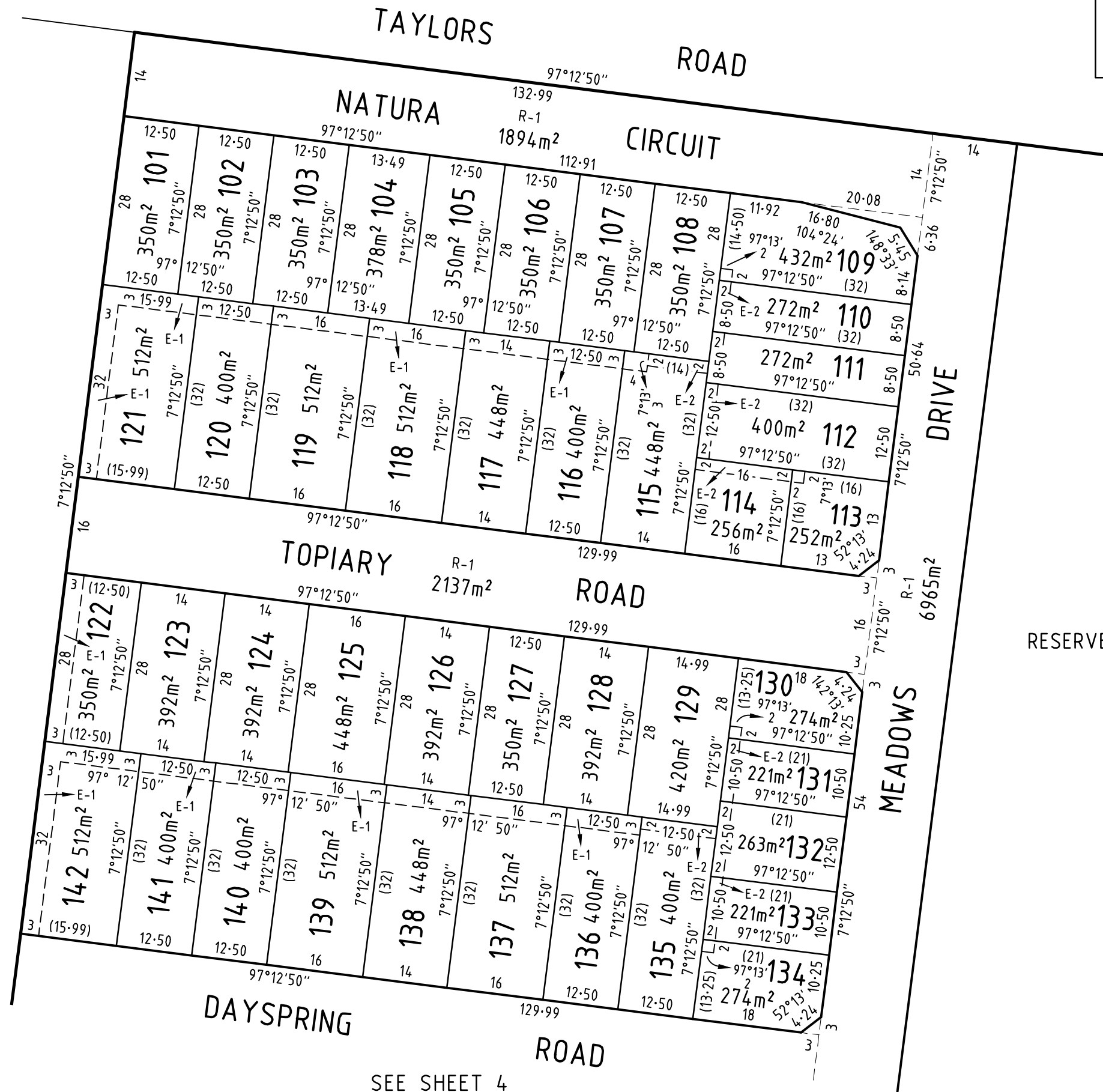
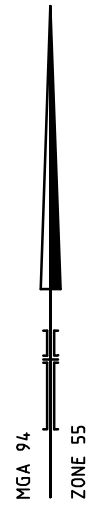
 <p>469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: <b>304817SV01</b>	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Licensed Surveyor: Mark Oswald Stansfield Version: 1		



SEE SHEETS 3 & 4  
FOR DETAILS



SEE SHEET 2

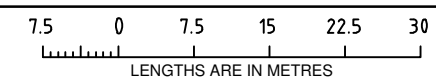


SEE SHEET 4



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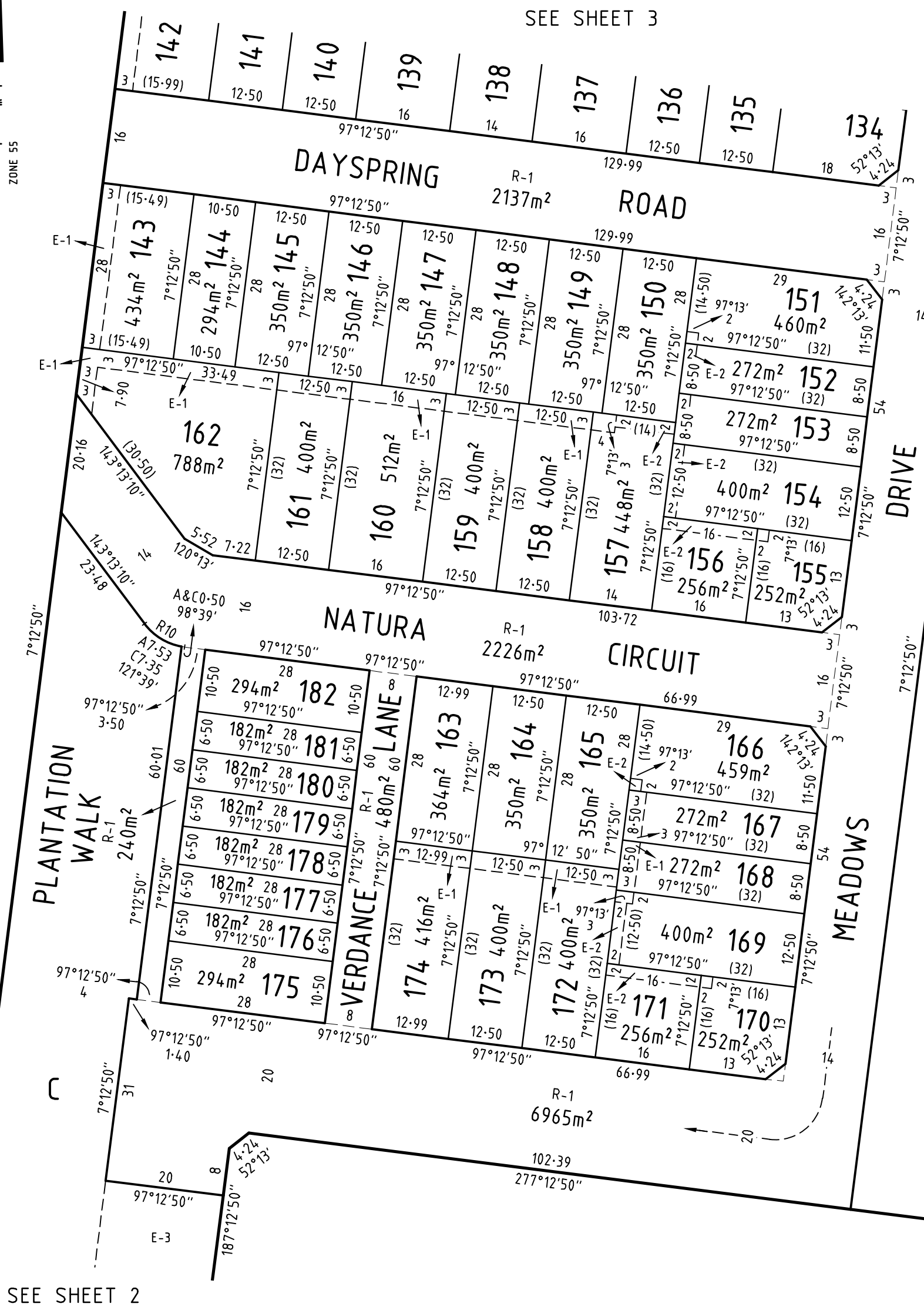
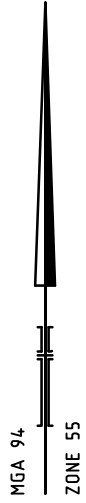
SCALE  
1: 750



ORIGINAL SHEET  
SIZE: A3

SHEET 3

Licensed Surveyor: Mark Oswald Stansfield  
Ref: 304817SV01  
Version: 1



**CREATION OF RESTRICTION No. 1**

Upon registration of this plan, the following restriction is created:

Land to Benefit: Lots 101 to 182 (both inclusive)  
Land to be Burdened: Lots 101 to 182 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this Plan shall not:

1. Construct or allow to be constructed any improvement on any lot:
  - (i) that is not in accordance with the Design Guidelines approved under PA2018/6001/1 unless otherwise approved by the Design Review Panel and Melton City Council; and
  - (ii) without obtaining written approval of the design for that improvement from the Design Review Panel, such approval to be obtained even if the design for that improvement complies with the Design Guidelines.
2. Construct or allow to be constructed any more than one dwelling per lot.

This restriction shall cease to have effect 10 years after the date of registration of this Plan.

In this restriction:

**Design Guidelines** means the design, development and use controls for Lots 101 to 182 (both inclusive) on the Plan, a copy of which can be obtained from the Design Review Panel (and as amended from time to time by the Design Review Panel) and Melton City Council

**Design Review Panel** means the panel appointed for the purposes of assessing compliance with the Design Guidelines, of Level 8, 30 Convention Place, South Wharf, Vic. 3006 (or such other address as that panel may nominate from time to time).

**Plan** means PS 819195R.

**CREATION OF RESTRICTION No. 2**

Upon registration of this plan the following restriction is created:

Description of Restriction:

Table of land burdened and land benefited (Table 1):

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
110	108, 109, 111	144	143, 145, 162
111	108, 110, 112, 115	152	150, 151, 153
113	112, 114	153	150, 152, 154, 157
114	112, 113, 115	155	154, 156
130	129, 131	156	154, 155, 157
131	129, 130, 132	167	165, 166, 168
132	129, 131, 133, 135	168	165, 167, 169, 172
133	132, 134, 135	170	169, 171
134	133, 135	171	169, 170, 172

The registered proprietor or proprietors for the time being for any burdened Lot on this plan in Table 1 is a Lot subject to the 'Small Lot Housing Code (Type A)' and must not build or permit to be built or remain on the Lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.

**CREATION OF RESTRICTION No. 3**

Upon registration of this plan the following restriction is created:

Description of Restriction:

Table of land burdened and land benefited (Table 1):

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
175	176
176	175, 177
177	176, 178
178	177, 179
179	178, 180
180	179, 181
181	180, 182
182	181

The registered proprietor or proprietors for the time being for any burdened Lot on this plan in Table 1 is a Lot subject to the 'Small Lot Housing Code (Type B)' and must not build or permit to be built or remain on the Lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.