


PLAN OF SUBDIVISION		EDITION 1	PS 744856M	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: - SECTION: 6 CROWN ALLOTMENTS: 1B (PART), 6 (PART), 7A (PART), 7B (PART) & 8 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS 744867G, LOT T POSTAL ADDRESS: WOODLEA BOULEVARD, (at time of subdivision) ROCKBANK, VIC. 3335 MGA94 CO-ORDINATES: E: 294 650 ZONE: 55 (of approx centre of land N: 5821 550 in plan)		Council Name: Melton City Council SPEAR Reference Number: S078650A		
VESTING OF ROADS AND/OR RESERVES		Notations		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROADS R-1	MELTON CITY COUNCIL			
NOTATIONS		LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. LOTS 1 TO 1400 AND A TO T (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.		
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PA 2013/4253 This survey has been connected to permanent marks No(s). 2, 9, 10, 11, 18, 20, 31, 53 & 56 In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
SEE	SHEET 2	FOR	EASEMENT	DETAILS
WOODLEA ESTATE - STAGE 14 (44 LOTS)			AREA OF STAGE - 3.740ha	
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 301928SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Oswald Stansfield (Spiire Australia Pty Ltd), Surveyor's Plan Version (3), 23/02/2016		SHEET 1 OF 8

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Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	WATER SUPPLY	3	C/E AB504612D	WESTERN REGION WATER AUTHORITY
E-2	DRAINAGE	SEE DIAG	THIS PLAN	LAND IN THIS PLAN AND MELTON CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS 739555G	LOTS ON PS 739555G AND MELTON CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS 739555G	WESTERN REGION WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 725980T	LOTS ON PS 725980T AND MELTON CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS 725980T	WESTERN REGION WATER CORPORATION
E-7	CARRIAGEWAY	SEE DIAG	PS 744878B	LOTS ON PS 744878B
E-8	THE EASEMENT DESCRIBED IN MEMORANDUM OF COMMON PROVISIONS No. MCP AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION

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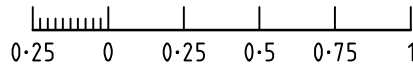
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SHEET 2

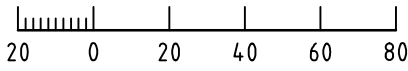
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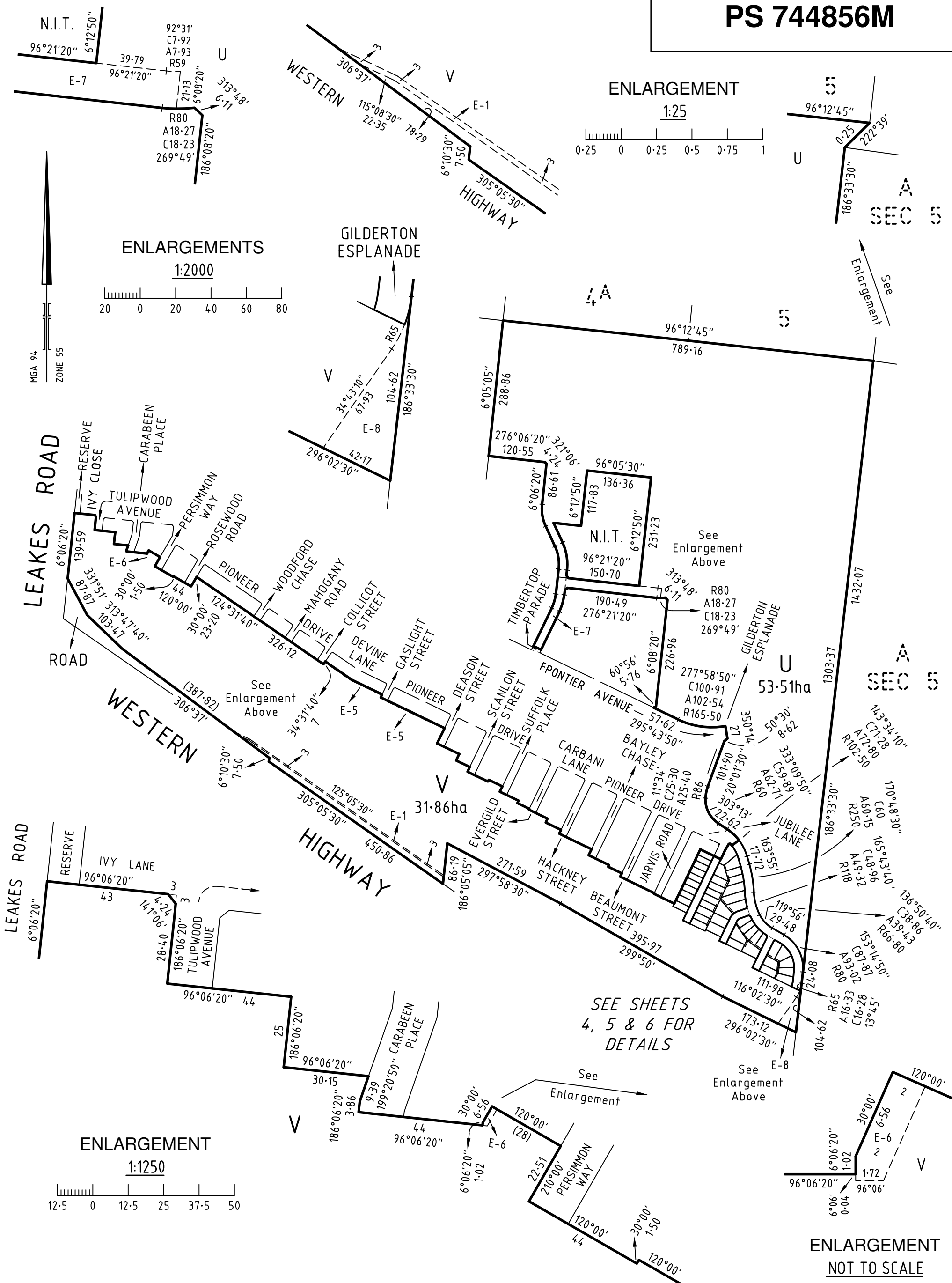


ENLARGEMENTS

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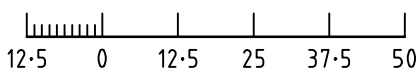


MGA 94
ZONE 55



ENLARGEMENT

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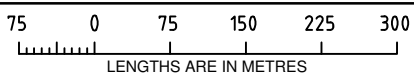


ENLARGEMENT
NOT TO SCALE



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SCALE
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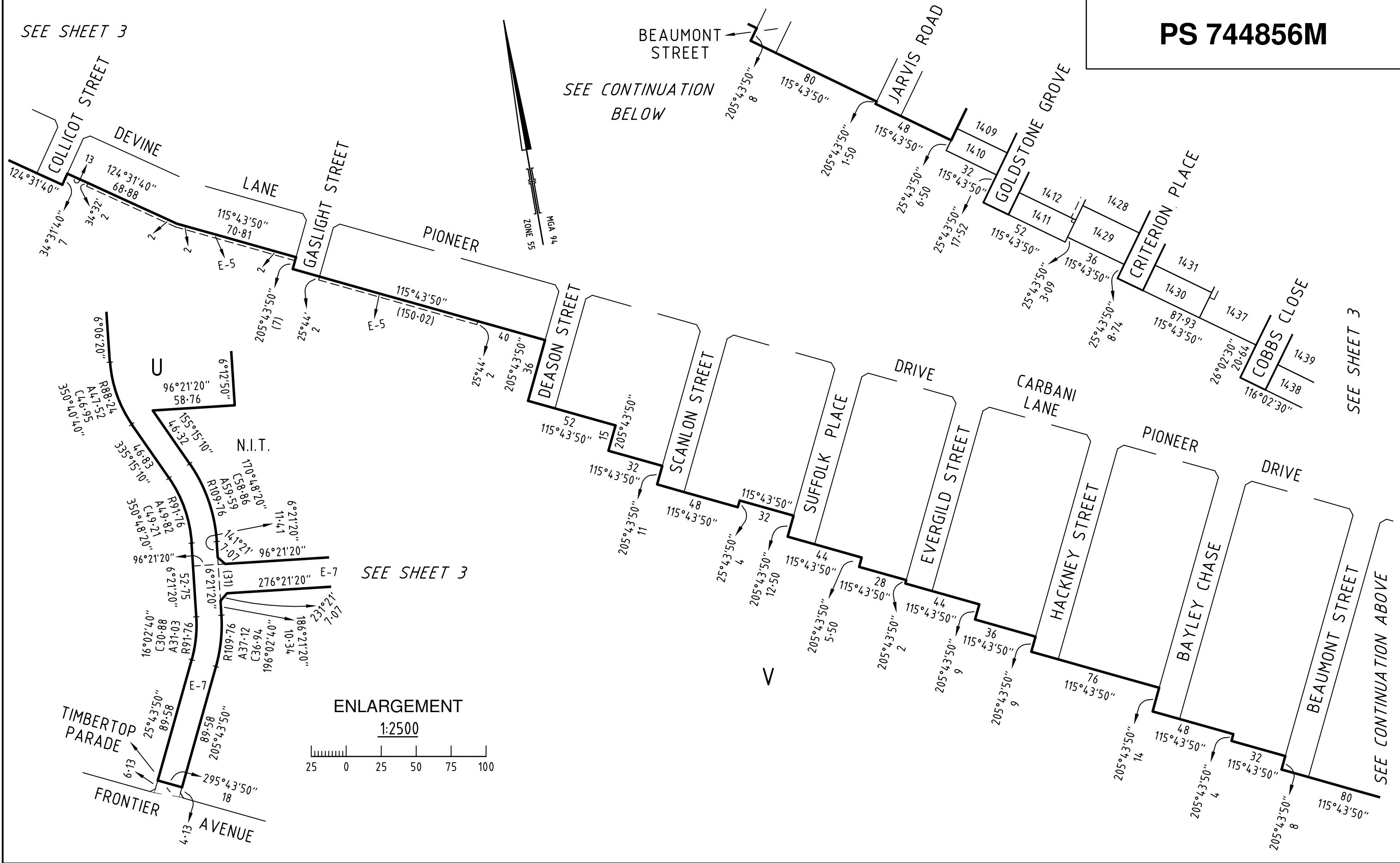


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SHEET 3

SEE SHEET 3



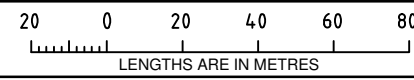
SEE SHEET 3

SEE CONTINUATION ABOVE



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SCALE
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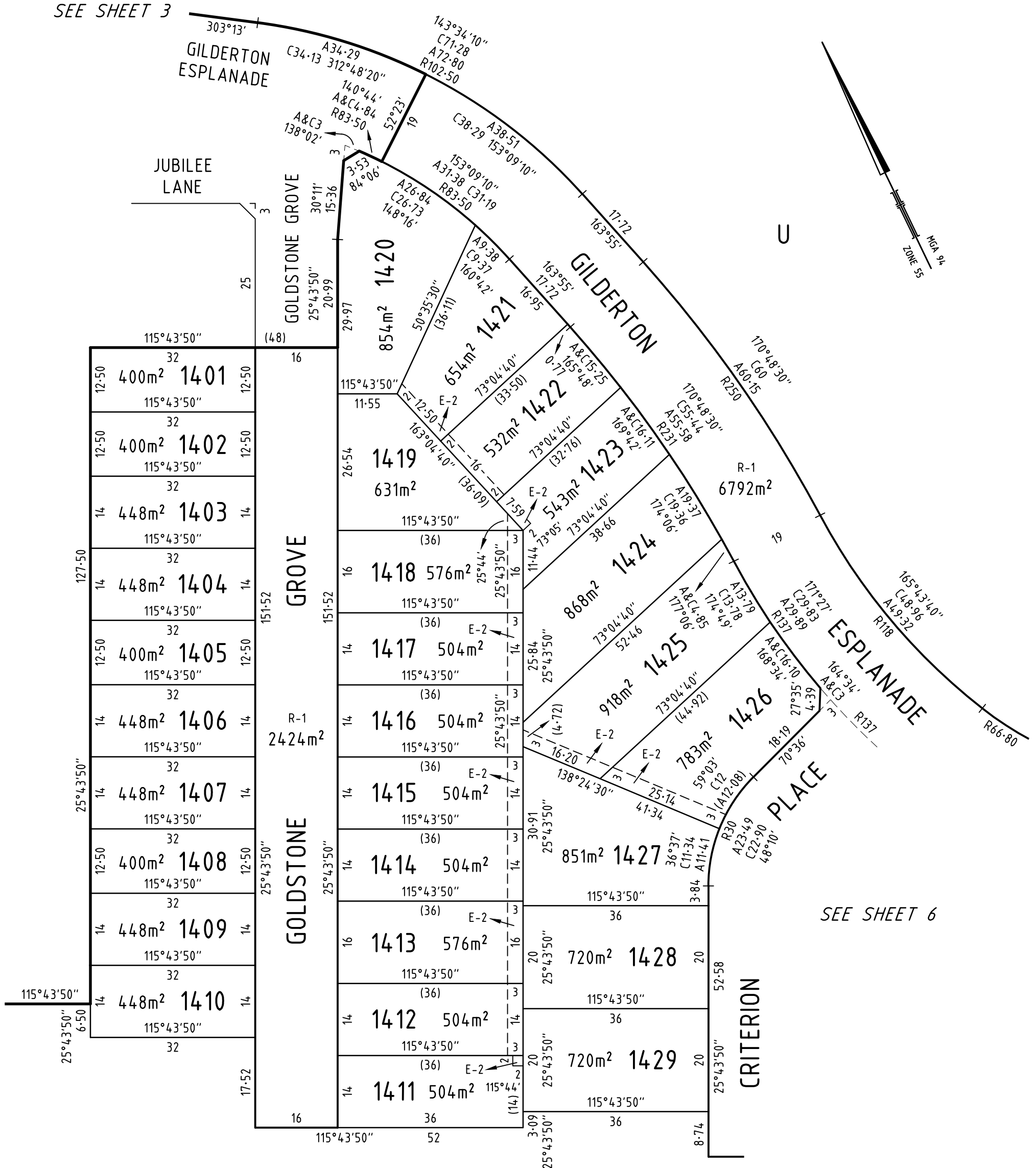
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SHEET 4

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SEE SHEET 3



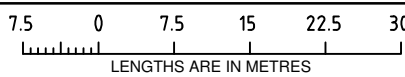
SEE SHEET 6

V



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SCALE
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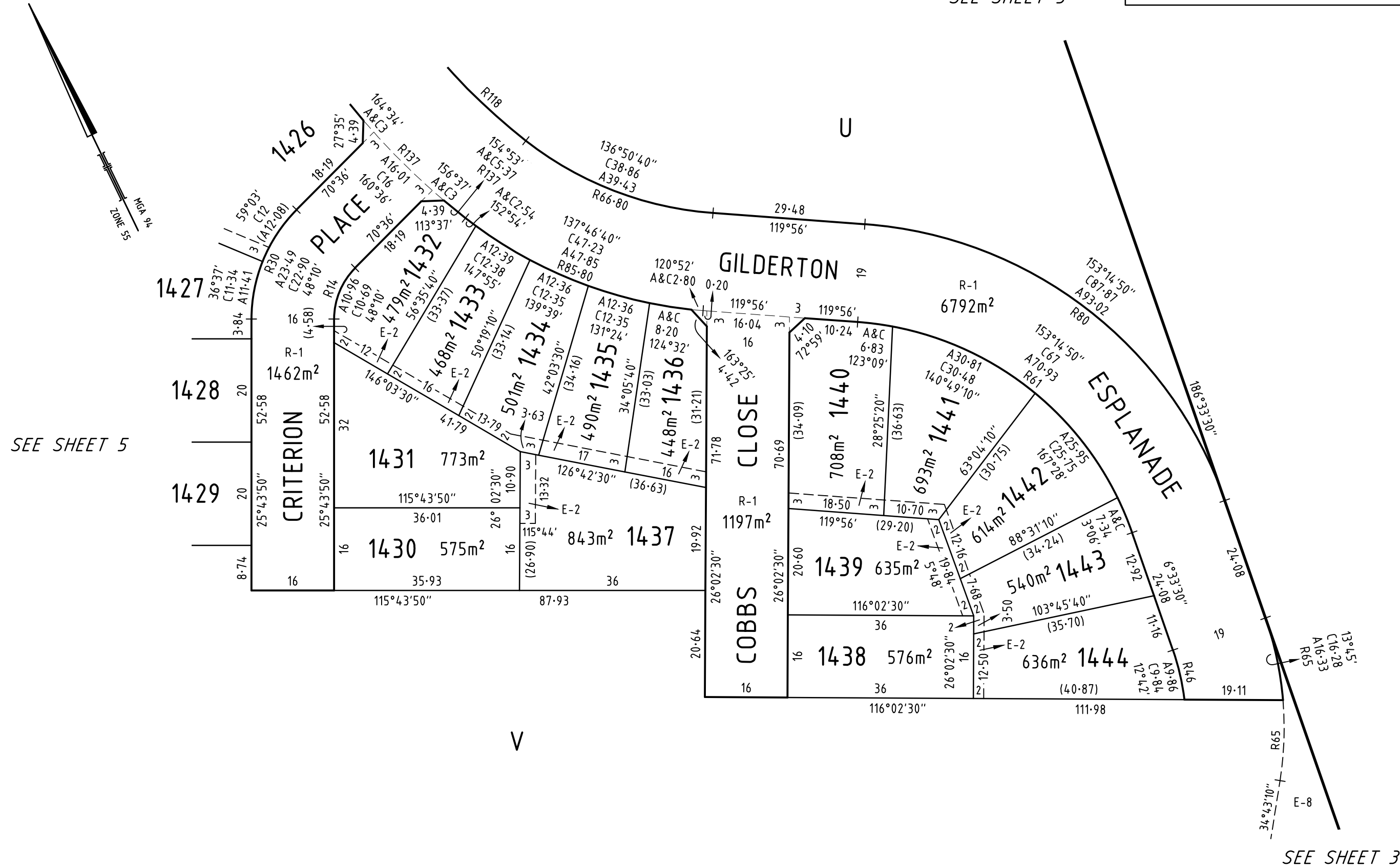


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SHEET 5

SEE SHEET 3



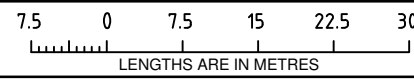
SEE SHEET 5

SEE SHEET 3



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SCALE
 1: 750



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SHEET 6

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CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 1401 to 1444 (both inclusive)
Land to be Burdened: Lots 1401 to 1419, 1421 to 1425, 1427 to 1431, 1433 to 1435, 1437 to 1439 and 1441 to 1444 (all 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 PA 2013/4253 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 1401 to 1444 (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 Suite 4.01, Level 4, 99 Queen Street, Melbourne, Vic. 3000 (or such other address as that panel may nominate from time to time).

Plan means PS 744856M.

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 1401 to 1444 (both inclusive)
Land to be Burdened: Lots 1420, 1426, 1432, 1436 and 1440

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 PA 2013/4253 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 two dwellings 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 1401 to 1444 (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 Suite 4.01, Level 4, 99 Queen Street, Melbourne, Vic. 3000 (or such other address as that panel may nominate from time to time).

Plan means PS 744856M.

CREATION OF RESTRICTION No. 3

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

Land to Benefit: Lots 1401 to 1444 (both inclusive)
Land to be Burdened: Lots 1403, 1405, 1407, 1420, 1422, 1433, 1435 and 1442
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 PA 2013/4253 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 dwelling other than a 2 storey dwelling.

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 1401 to 1444 (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 Suite 4.01, Level 4, 99 Queen Street, Melbourne, Vic. 3000 (or such other address as that panel may nominate from time to time).

Plan means PS744856M.

CREATION OF RESTRICTION No. 4

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

Land to Benefit: Lots 1401 to 1444 (both inclusive)
Land to be Burdened: Lots 1417 to 1427 and 1431 to 1444 (all 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 dwelling on any lot:
 - (i) that is of a standard less than BAL 12.5

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 1401 to 1444 (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 Suite 4.01, Level 4, 99 Queen Street, Melbourne, Vic. 3000 (or such other address as that panel may nominate from time to time).

Plan means PS744856M.