


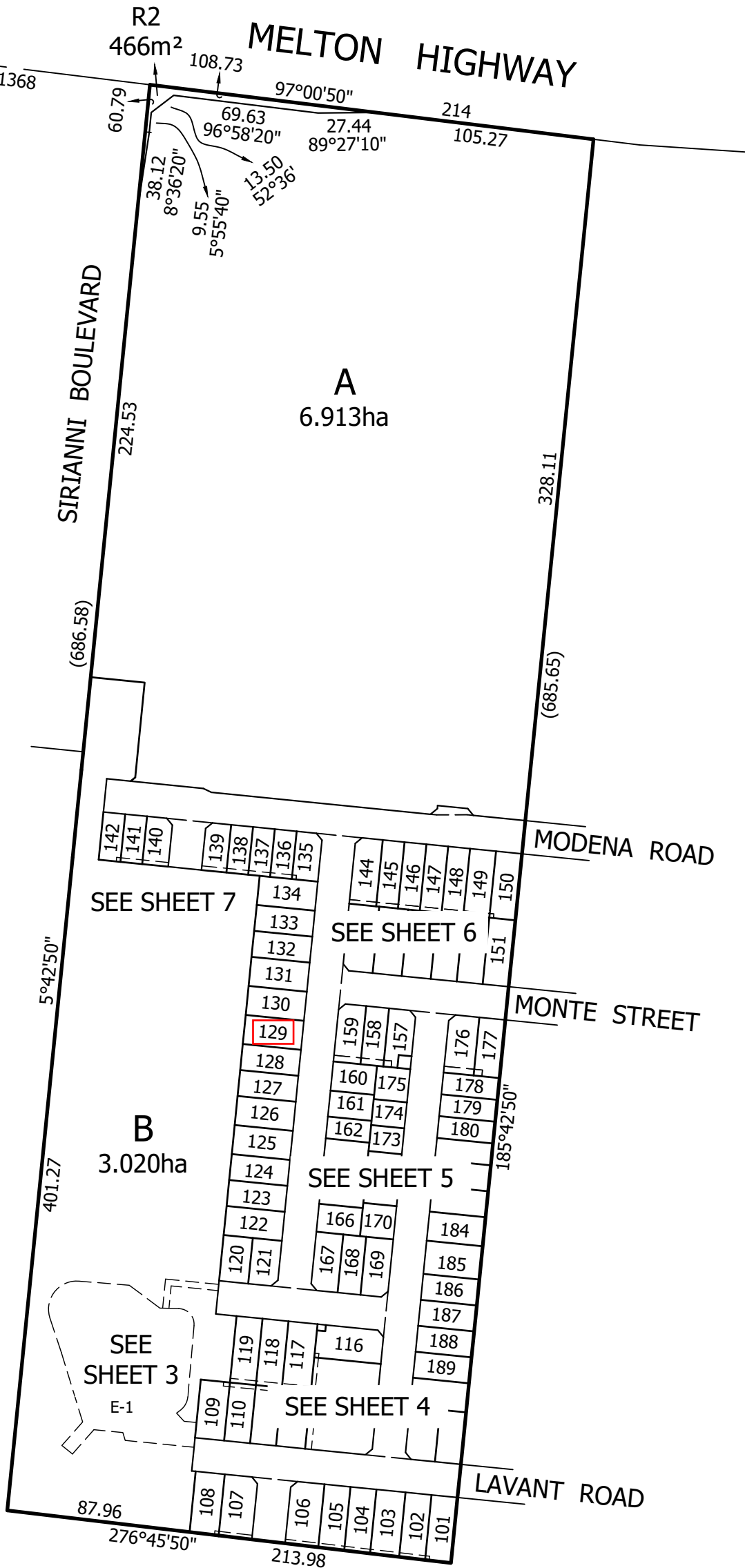
PLAN OF SUBDIVISION				LV USE ONLY EDITION		PLAN NUMBER PS 902772Q	
<div>LOCATION OF LAND</div> <div>PARISH: MARIBYRNONG</div> <div>TOWNSHIP: ---</div> <div>SECTION: 22 (PT)</div> <div>CROWN ALLOTMENT: ---</div> <div>CROWN PORTION: ---</div> <div>TITLE REFERENCES: Vol. 09551 Fol. 550</div> <div>LAST PLAN REFERENCE/S: LOT 8 ON LP 116565</div> <div>POSTAL ADDRESS: 1015 - 1041 MELTON HIGHWAY (At time of subdivision) FRASER RISE, VIC. 3336</div> <div>MGA2020 Co-ordinates E 298 450 (of approx centre of N 5 825 700 land in plan) ZONE 55</div>				<div>Council Name: Melton City Council</div> <div>Council Reference Number: Sub6241 Planning Permit Reference: PA2017_5607 SPEAR Reference Number: S189278T</div> <div>Certification</div> <div>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: 19/10/2022</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 12/07/2024</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 100 (BOTH INCLUSIVE) AND LOT 143 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION A AFFECTING LOTS 101 TO 142 AND 144 TO 192 (ALL INCLUSIVE) SEE SHEET 8</div> <div>FOR RESTRICTION B AFFECTING LOTS 135 TO 142, 160 TO 166, 170 TO 175, 178 TO 181 (ALL INCLUSIVE) SEE SHEET 8</div>			
ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2		MELTON CITY COUNCIL ROADS CORPORATION JEMENA ELECTRICITY NETWORKS (VIC) LTD OPTICOMM LTD					
NOTATIONS				<div>DEPTH LIMITATION DOES NOT APPLY</div> <div>STAGING This is not a staged subdivision. Planning permit No. PA2017_5607</div> <div>SURVEY. THIS PLAN IS BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): KOROROIT PM 17 AND MARIBYRNONG PM 138</div> <div>CLARA PLACE - 1 4.747ha</div> <div>91 LOTS</div>			
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	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION			
E-2	SEWERAGE	SEE PLAN	THIS PLAN				
E-3	DRAINAGE	SEE PLAN	THIS PLAN				
E-3	SEWERAGE	SEE PLAN	THIS PLAN				
80258PS-005M.DWG			SURVEYOR REF: 80258ps-005m			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
<div><div>MC MULLEN NOLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: info@mngsurvey.com.au</div></div>			Digitally signed by: Troy Ryan, Licensed Surveyor, Surveyor's Plan Version (12), 25/01/2024, SPEAR Ref: S189278T			This plan is unregistered and may be subject to change. Plan generated date: 19/01/2024	

PLAN OF SUBDIVISION

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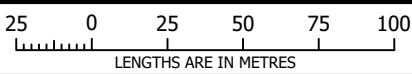
M.G.A. 2020 | **Z** |
ZONE 55 |

PLUMPTON ROAD



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SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 2



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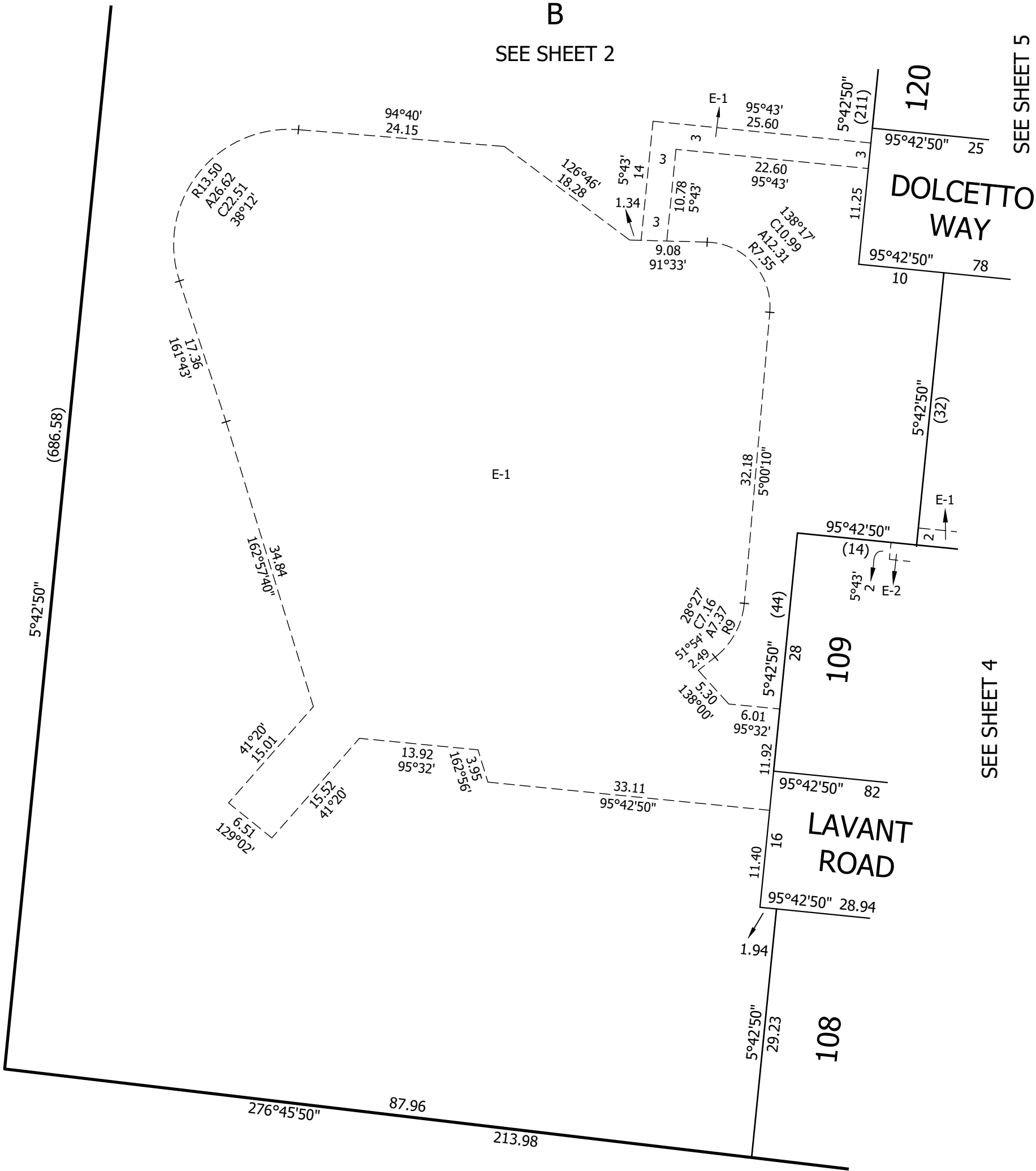
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B
SEE SHEET 2

SEE SHEET 5

SEE SHEET 4



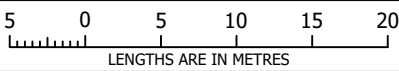
M.G.A. 2020 | ZONE 55



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SCALE
1:500



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ORIGINAL SHEET
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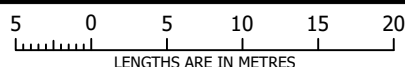
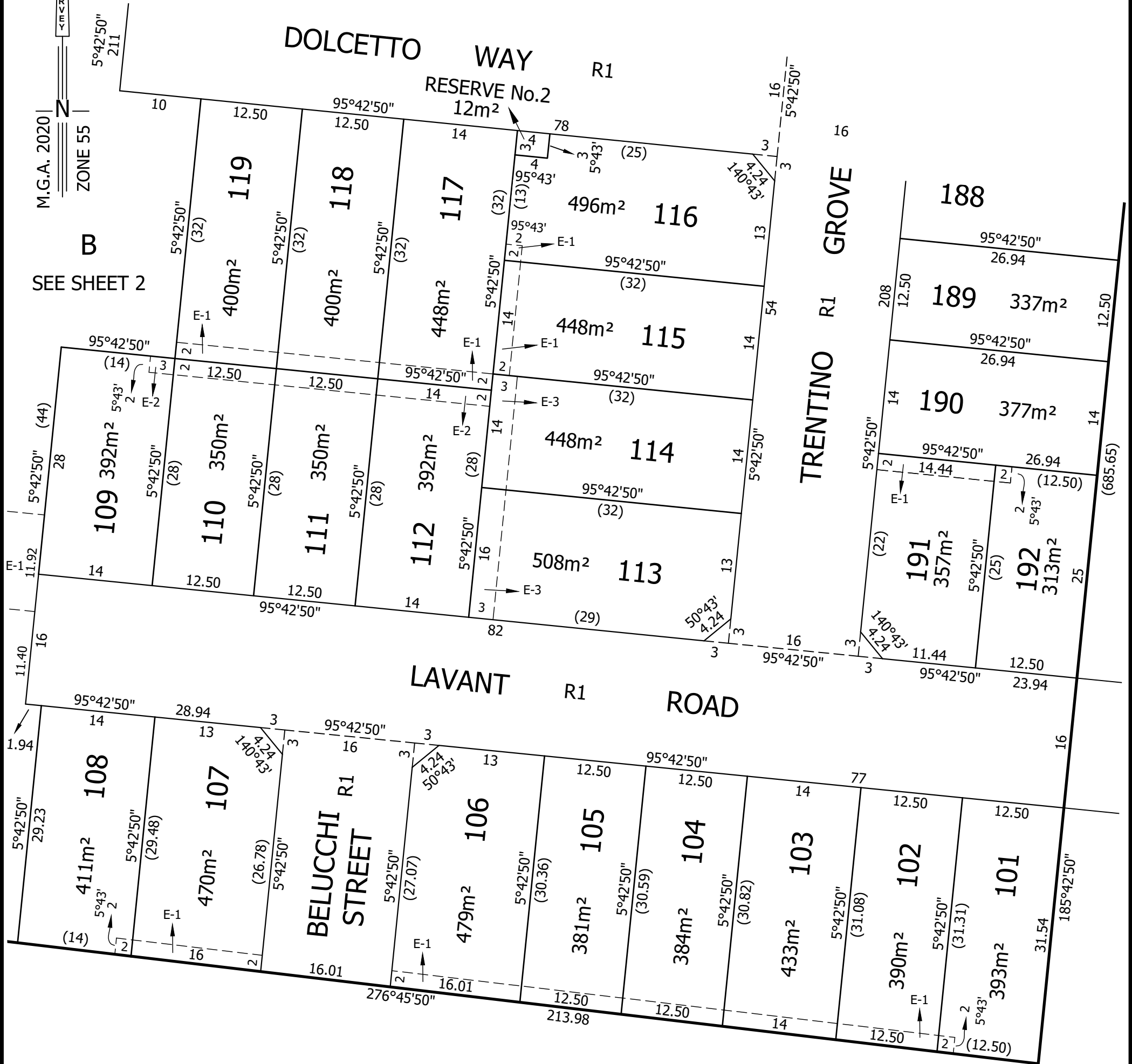
SHEET 3

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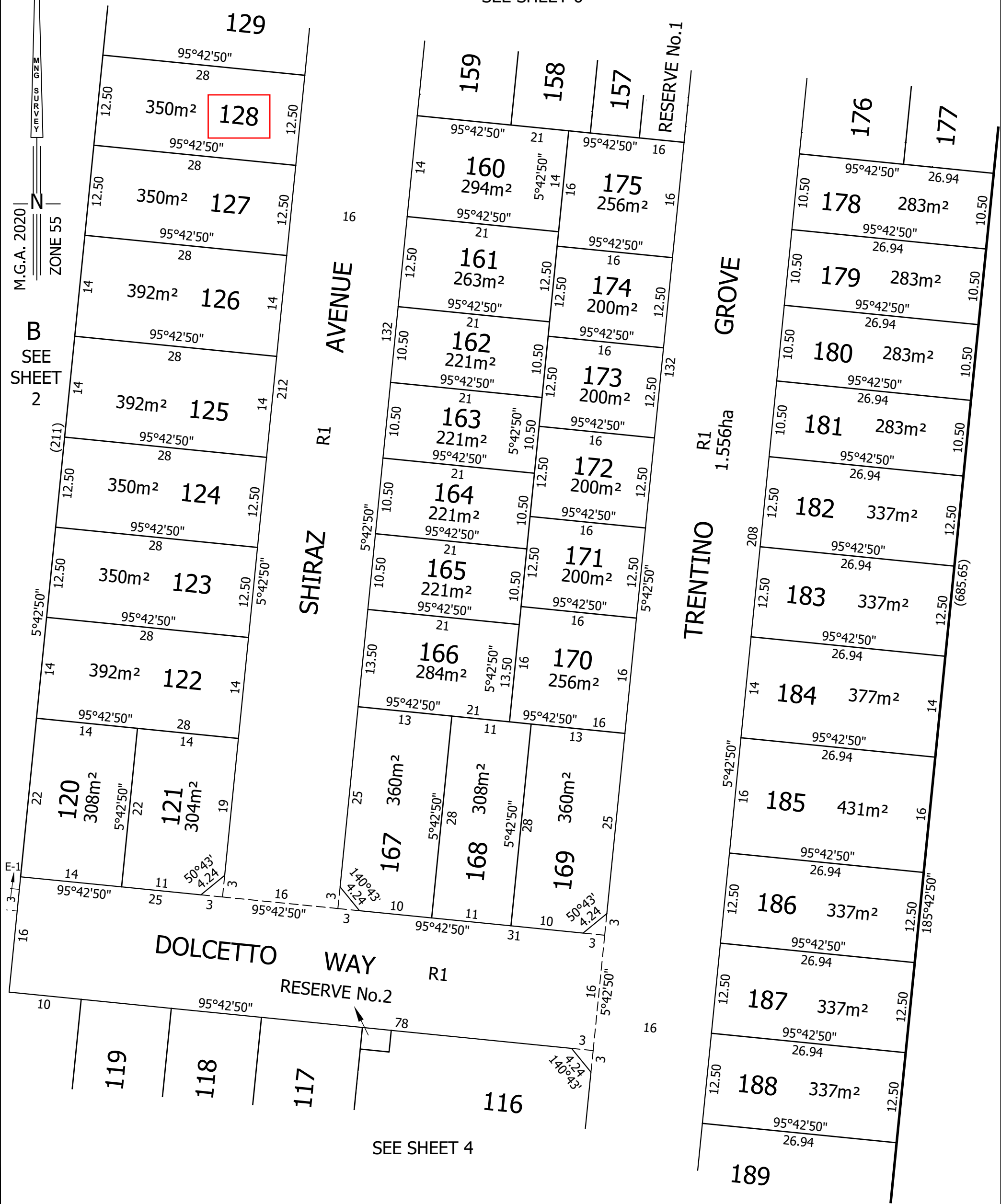
SEE SHEET 5



PLAN OF SUBDIVISION

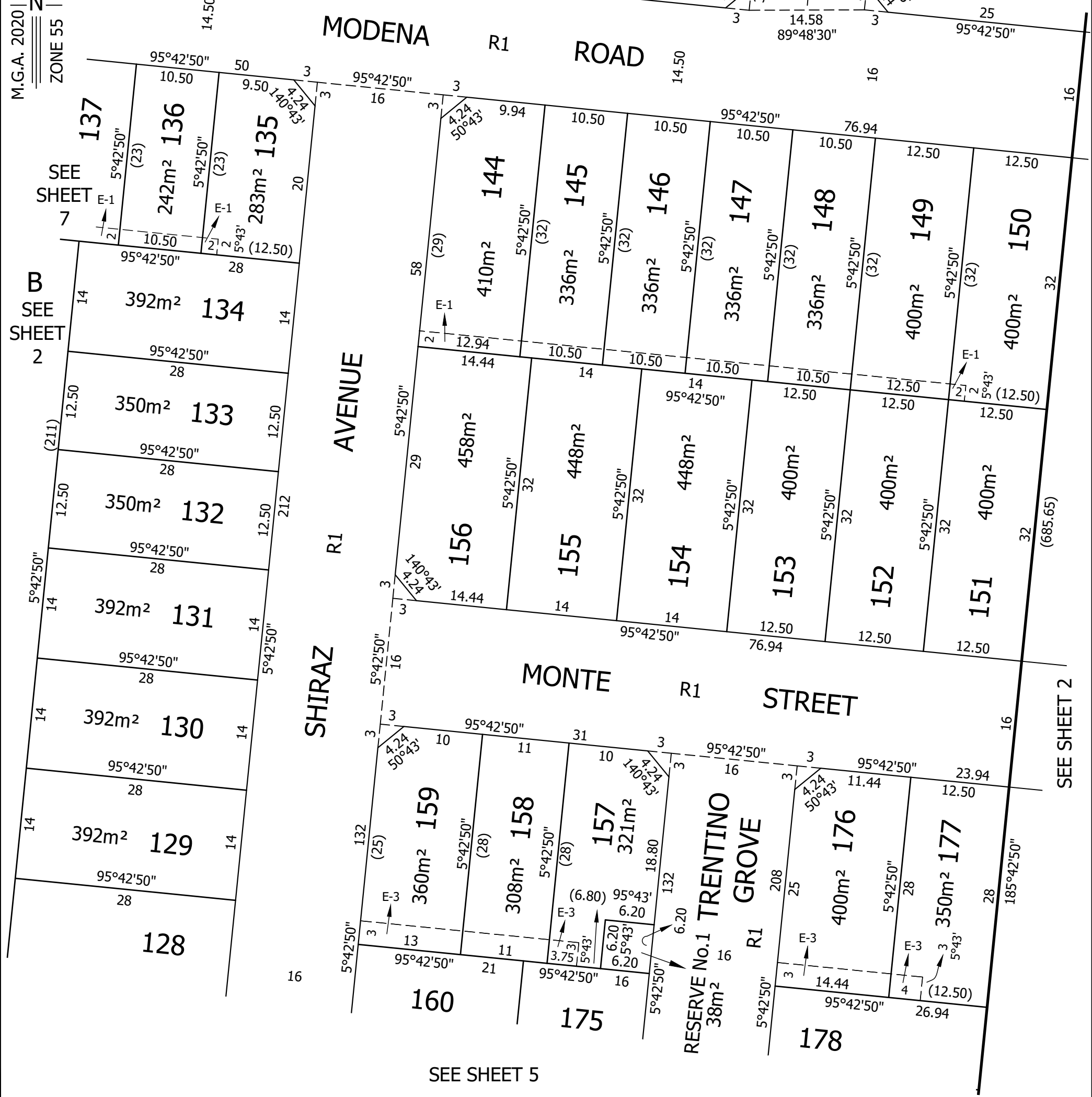
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SEE SHEET 6



PLAN OF SUBDIVISION

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ZONE 55 |

5°42'50" 374.52 (686.58) 312.06
 95°42'50" 26 45.65 5°42'50" 11.50 50°43' 2.83
 95°42'50" 35 46.50 4.27 116°16' 105.44 95°42'50" 14.50
 16 39 16 30.50 9.50 140°43' 4.24 3 16 3 9 10.50 10.50 10.50 50
 5°42'50" 23 242m² 142 10.50 2 5°42'50" (23) 242m² 141 10.50 5°42'50" (23) 283m² 140 12.50 2 5°42'50" 16 90 272m² 139 12 10.50 242m² 138 10.50 242m² 137 10.50 2 5°42'50" (23) 136
 5°42'50" 211 134
 A
 SEE SHEET 2
 B
 SEE SHEET 2
 MODENA ROAD
 SANNIO ROAD R1

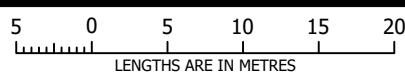
SEE SHEET 6



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SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

SHEET 7

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SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

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.

Land to benefit & to be burdened
Lots 101 to 142 and 144 to 192 (all inclusive)

Description of Restriction

Except with the written consent of the 'Clara Place' assessment panel, the burdened lot shall not:

- (1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the design guidelines endorsed by Melton City Council under Town Planning Permit No. PA2017_5607 as amended from time to time. A copy of the design guidelines is available on the *Project Website* and within the Contract of Sale.
- (2) Construct or allow to be constructed any building or structure on the lot prior to 'Clara Place' design assessment panel or such other entity as may be nominated by 'Clara Place' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

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.

Burdened Land	Benefited Land
135	134, 136
136	134, 135, 137
137	134, 136, 138
138	137, 139
139	138
140	141
141	140, 142
142	141
160	158, 159, 161, 175
161	160, 162, 174, 175
162	161, 163, 173, 174
163	162, 164, 172, 173
164	163, 165, 171, 172
165	164, 166, 170, 171

Burdened Land	Benefited Land
166	165, 167, 168, 170
170	165, 166, 168, 169, 171
171	164, 165, 170, 172
172	163, 164, 171, 173
173	162, 163, 172,174
174	161, 162, 173, 175
175	157, 158, 160, 161, 174
178	176, 177, 179
179	178, 180
180	179, 181
181	180, 182

Description of Restriction

Upon registration of this plan the following restriction is created.

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type A)" 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.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.