

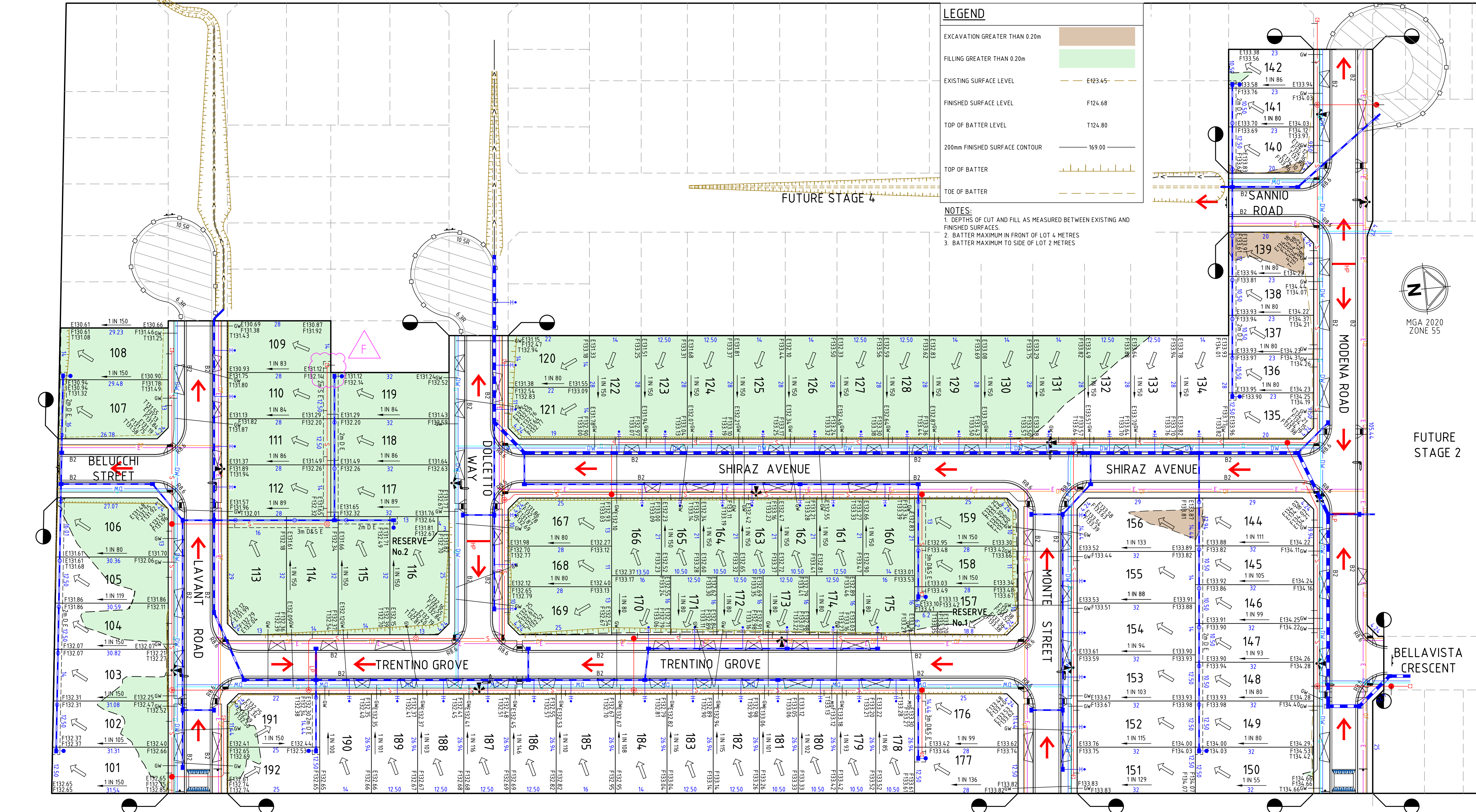


LOCATION PLAN
NOT TO SCALE

LEGEND

- CURRENT RELEASE
- FUTURE RELEASE
- NEIGHBORING ESTATES
- TURF
- ROAD
- STREET TREES
- AUTHORITY RESERVE
- MINIMUM 3.0M FRONT SETBACK REQUIRED

file name: 309476CG200.dwg, layout name: CG200, plotted by: Chris Dabrowski, file location: G:\309476\CG200\1100\1100.dwg, plot date: 05/07/2023 4:48 PM, sheet: 1 of 1, sheets:

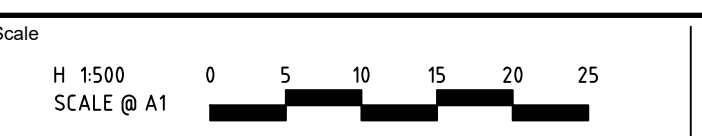


NOTE:
FINISHED SURFACE LEVELS AND EARTHWORKS SHOWN IS BASED ON PRELIMINARY DESIGN ONLY AND ARE SUBJECT TO CHANGE BASED ON THE FINAL DESIGN AND COUNCIL APPROVAL PROCESS.



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Rev	Amendments	Approved	Date
F	EASEMENT REVISED AT LOT 109	A.M	27/06/2023
E	EASEMENT ADDED FOR LOTS 102 TO 108 & LOT LEVELS ADJUSTED	A.M	24/03/2022
D	LOT LEVELS ADJUSTED	A.M	14/02/2022
C	STAGE BOUNDARY AMENDED	A.M	21/12/2021
B	UPDATED LOT LAYOUT	A.M	03/12/2021
A	PRELIMINARY ISSUE	D.C	25/10/2021



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System Certified
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spiire
L6 414 LA TROBE STREET PO BOX 16084 MELBOURNE
VICTORIA 8007 AUSTRALIA T 61 3 9993 7888
spiire.com.au ABN 55 005 029 635

Designed	Checked
Authorised	Date

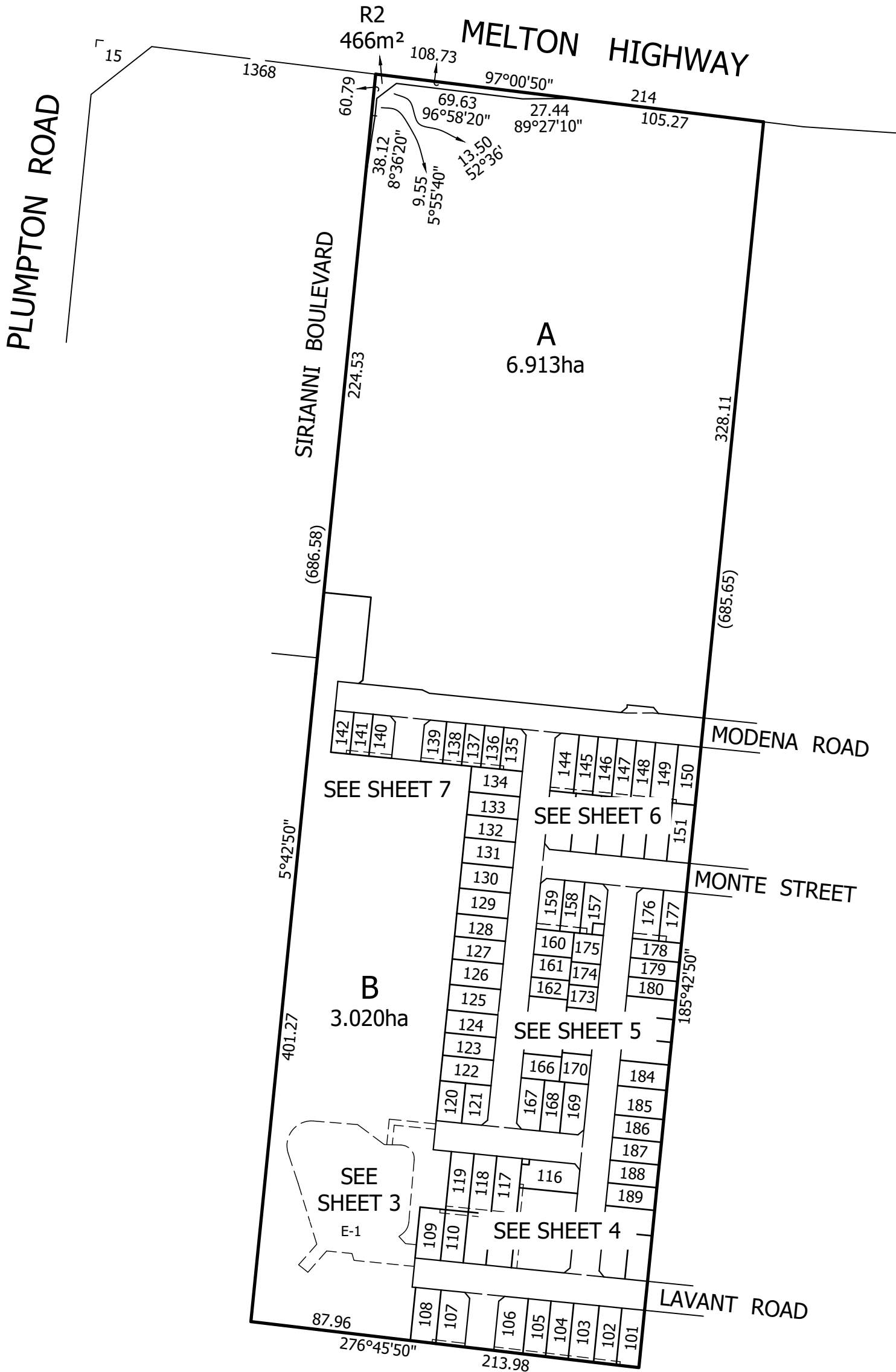
CLARA PLACE STAGE 1
SALES PLAN
CITY OF MELTON
CEDAR WOODS PROPERTIES
PRELIMINARY
Drg No 309476CG200 Rev F

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

PLAN NUMBER
PS 902772Q

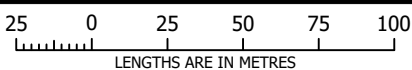
M.G.A. 2020 | **Z** |
ZONE 55 |



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

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SCALE
1:2500



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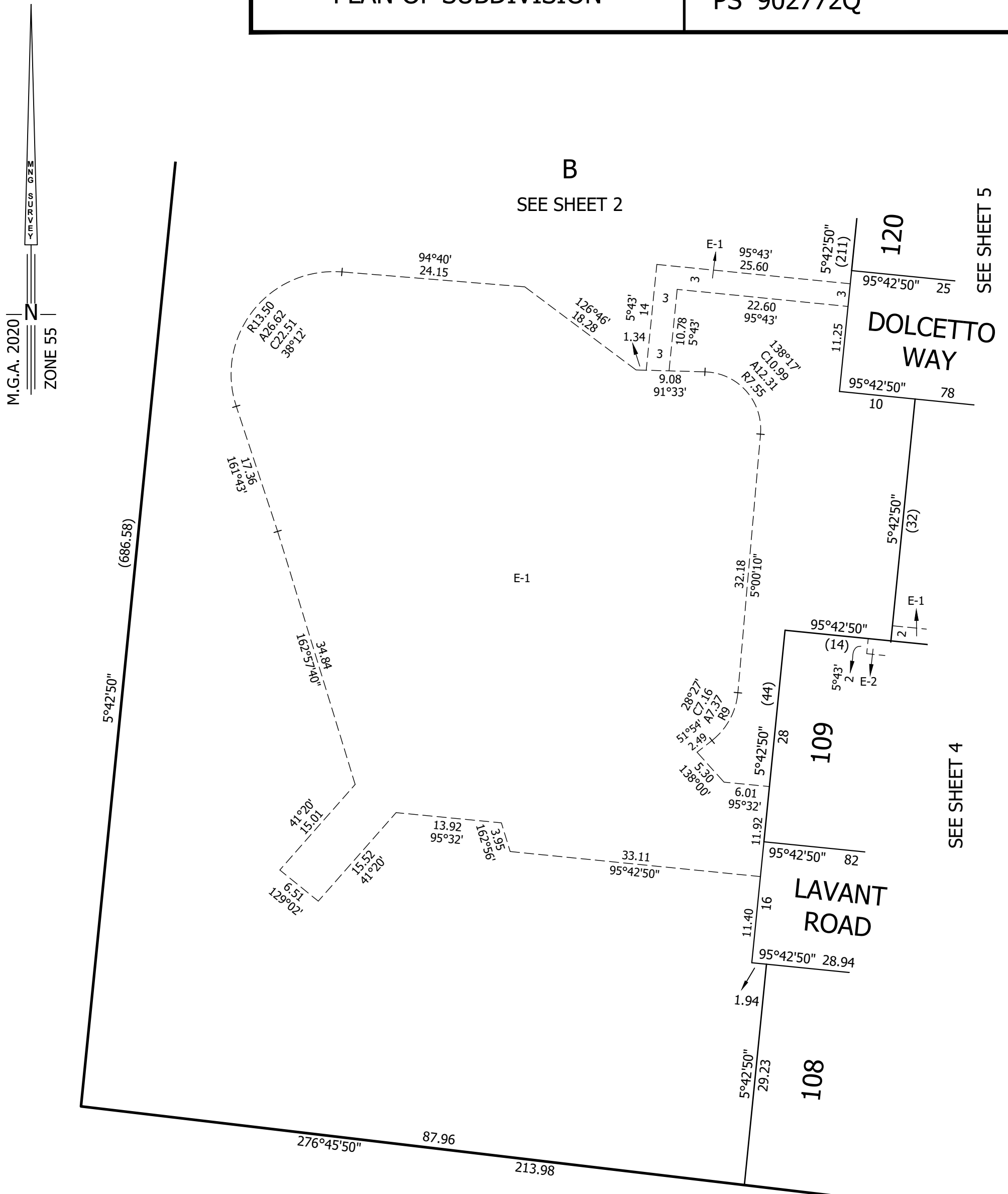
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SIZE: A3

SHEET 2

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Melton City Council,
12/07/2024,
SPEAR Ref: S189278T

PLAN OF SUBDIVISION

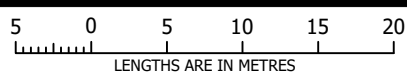
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MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: info@mngsurvey.com.au

80258PS-005M.DWG

SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

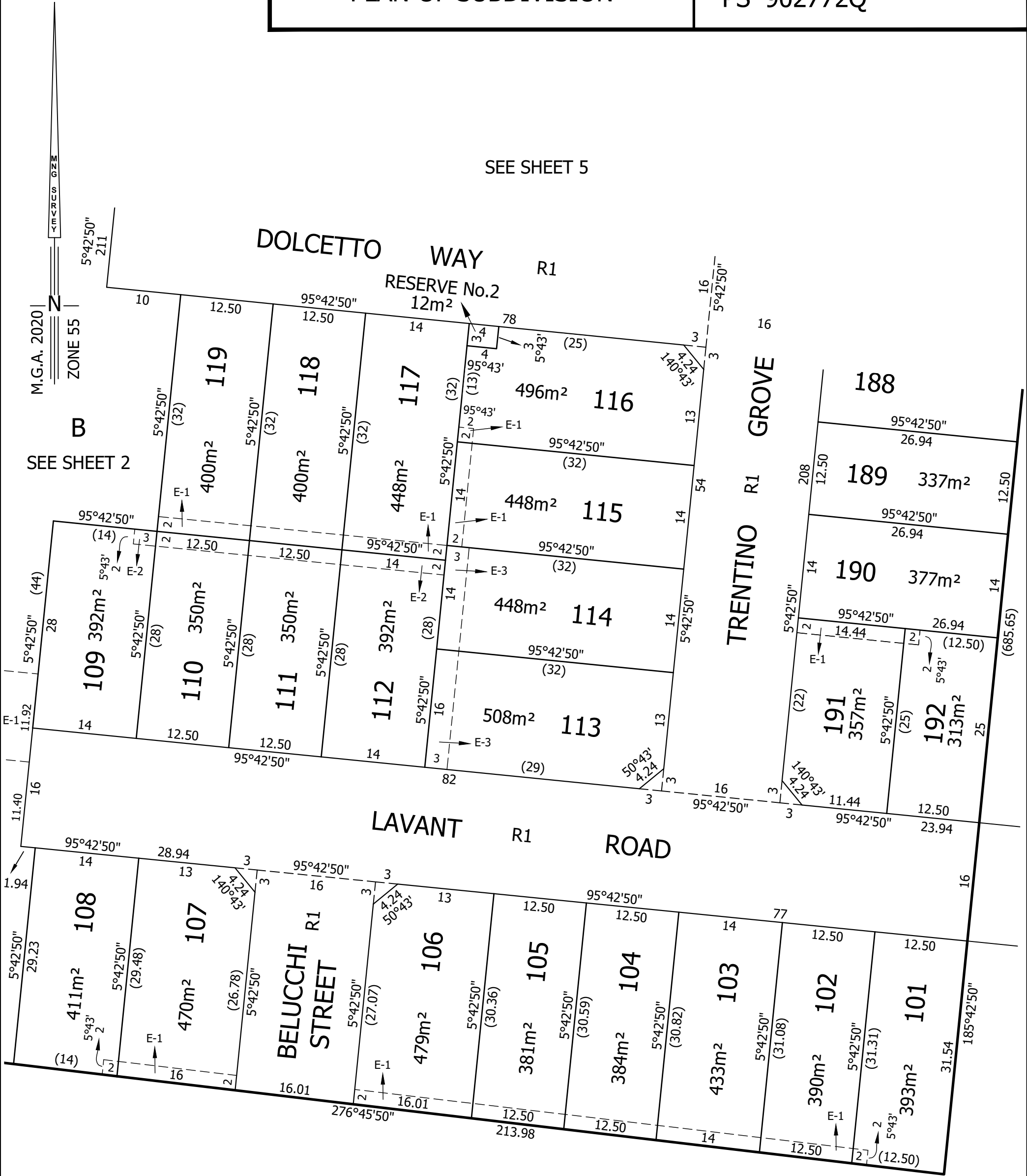
SHEET 3

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SPEAR Ref: S189278T

PLAN OF SUBDIVISION

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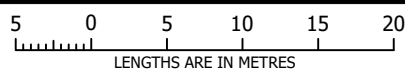
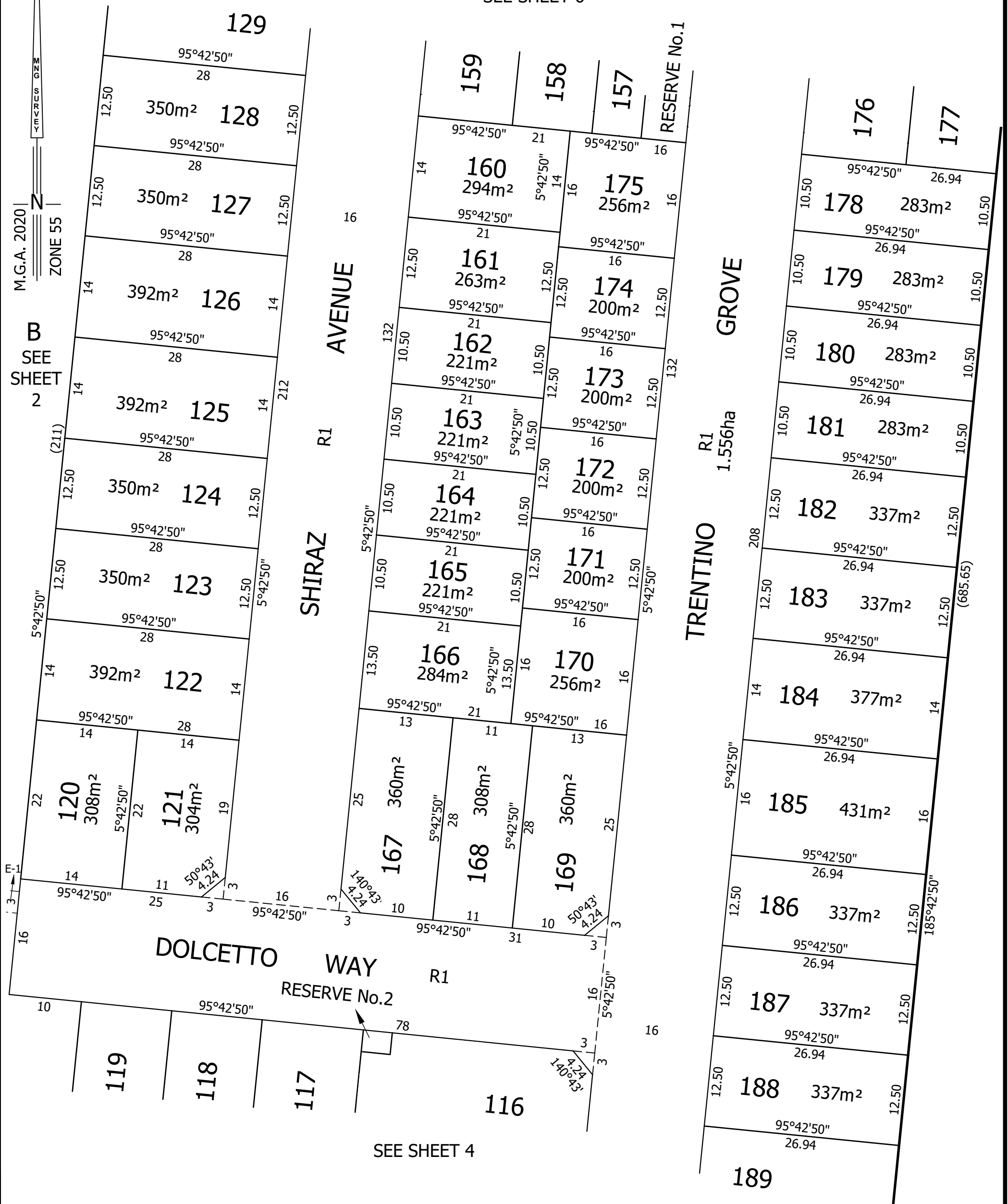
SEE SHEET 5



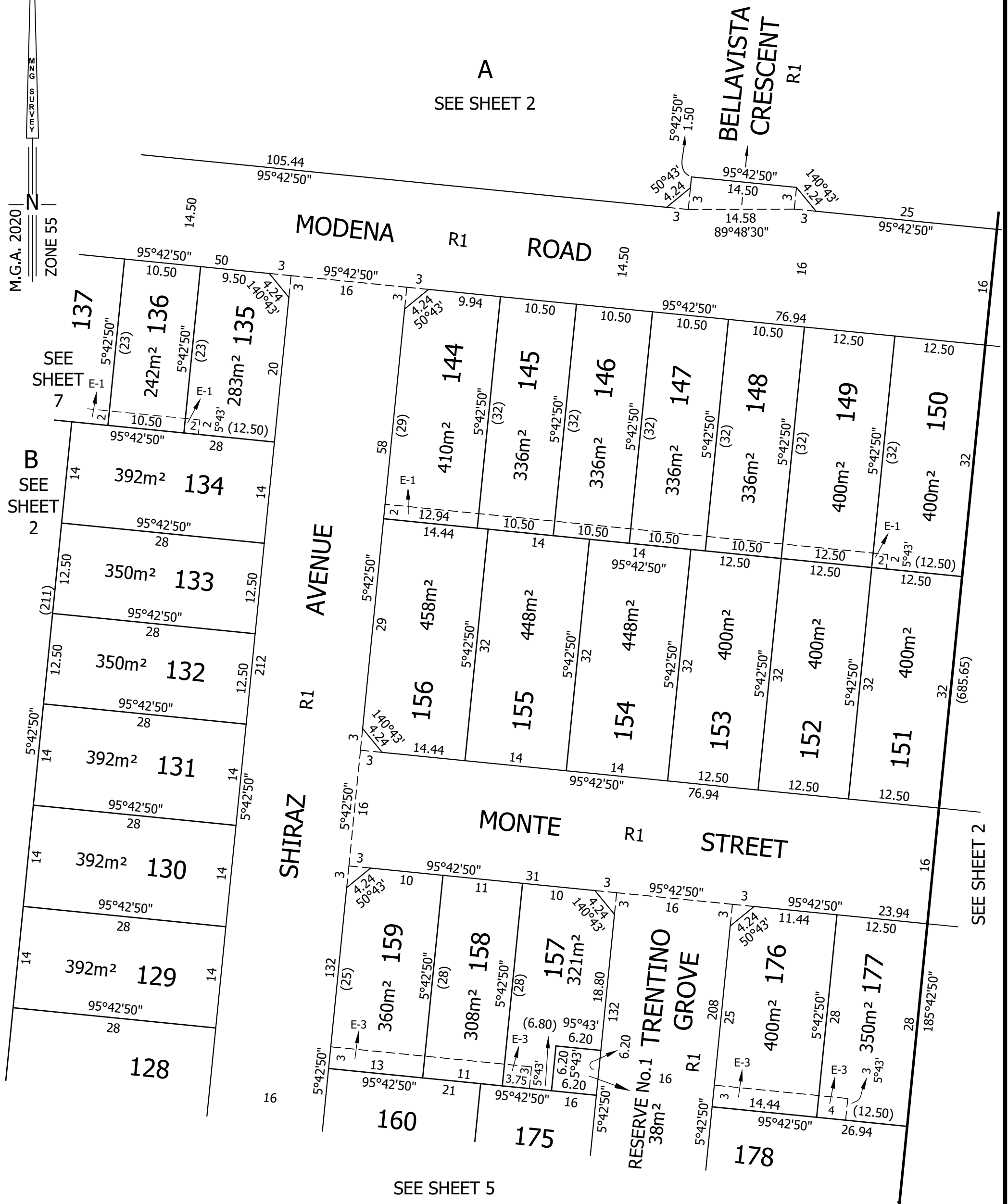
PLAN OF SUBDIVISION

PLAN NUMBER
PS 902772Q

SEE SHEET 6

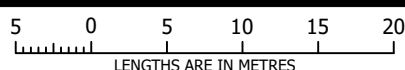


PLAN NUMBER
PS 902772Q



MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: info@mnnqsurvey.com.au

SCALE
1:500



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25/01/2024, SPEAR Ref: S189278T

ORIGINAL SHEET
SIZE: A3

SHEET 6

Digitally signed by:
Melton City Council,
12/07/2024,
SPEAR Ref: S189278T

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902772Q

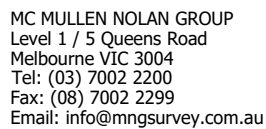
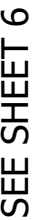
M.G.A. 2020

IN

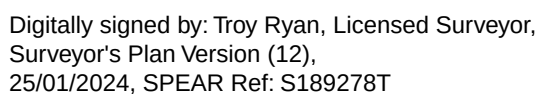
SIRIANNI BOULEVARD

5°42'50" (686.58)

374.52



SCALE
1:500



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Melton City Council,
12/07/2024,
SPEAR Ref: S189278T

SHEET 7

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.