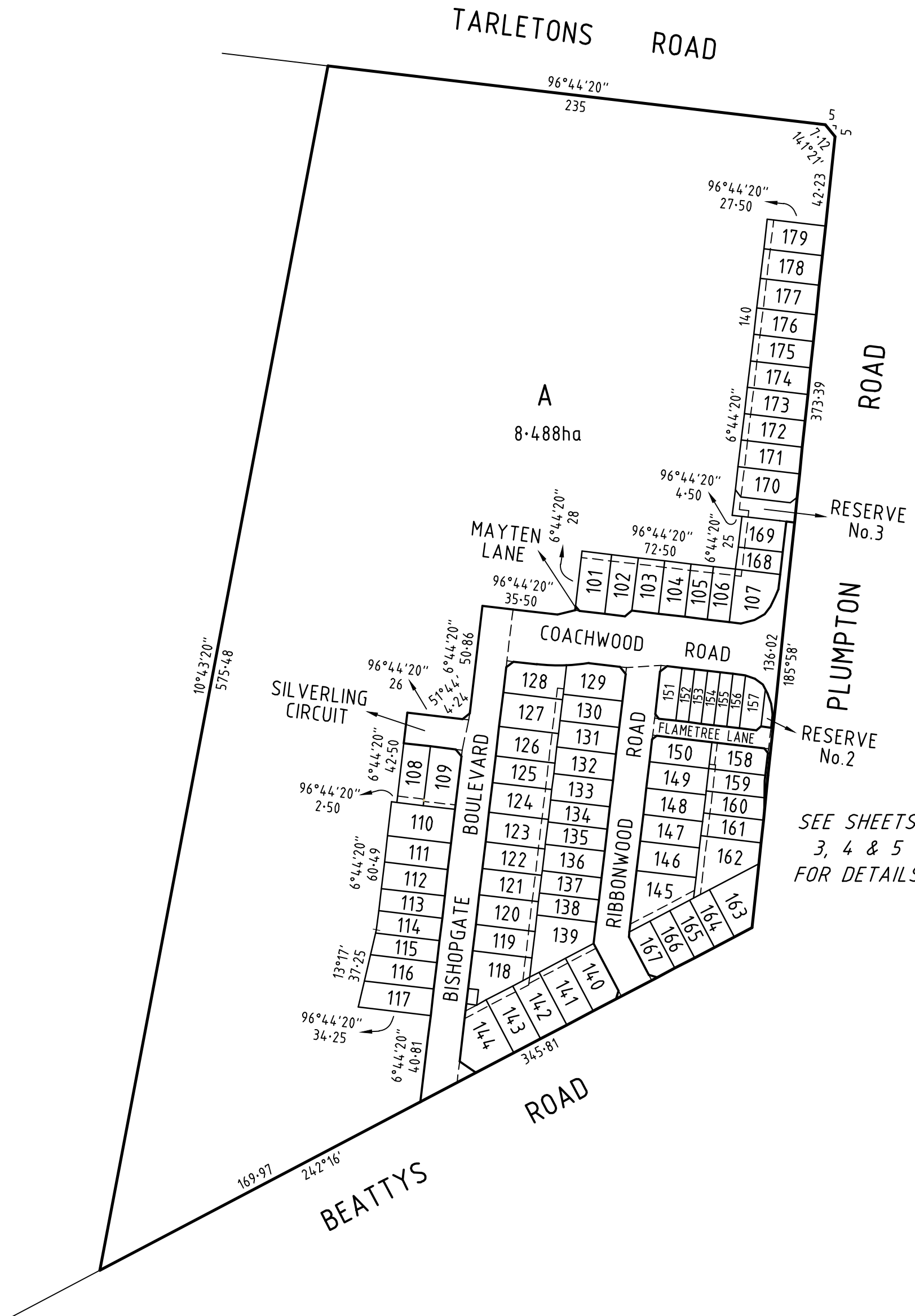
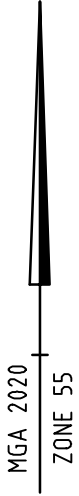
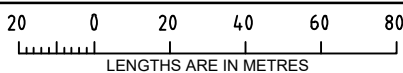


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 918446Q</b>	
<b>LOCATION OF LAND</b> PARISH: KOROROIT TOWNSHIP: - SECTION: 18 CROWN ALLOTMENT: 13 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 9972 FOL 234  LAST PLAN REFERENCE: LOT 5 ON LP 216928  POSTAL ADDRESS: 1-33 TARLETONS ROAD, (at time of subdivision) BONNIE BROOK, VIC. 3335 MGA 2020 CO-ORDINATES: E: 296 660      ZONE: 55 (of approx centre of land in plan)      N: 5824 510				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines  Lots 1 to 100 (both inclusive) have been omitted from this plan		
ROAD R-1	MELTON CITY COUNCIL			
RESERVE No.1 RESERVE Nos.2 & 3	POWERCOR AUSTRALIA LIMITED MELTON CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No. PA2021/7776/1  This survey has been connected to permanent marks No(s). 52 & 53  In Proclaimed Survey Area No. -				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
<b>OAKLANDS ESTATE - STAGE 1 (79 LOTS)</b>			<b>AREA OF STAGE - 3.843ha</b>	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309331-001SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: James Patrick Gleeson Version: 4		SHEET 1 OF 6



SURVEYOR'S FILE REF: 309331-001SV00

SCALE  
1: 2000



ORIGINAL SHEET  
SIZE: A3

SHEET 2



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: James Patrick Gleeson  
Version: 4

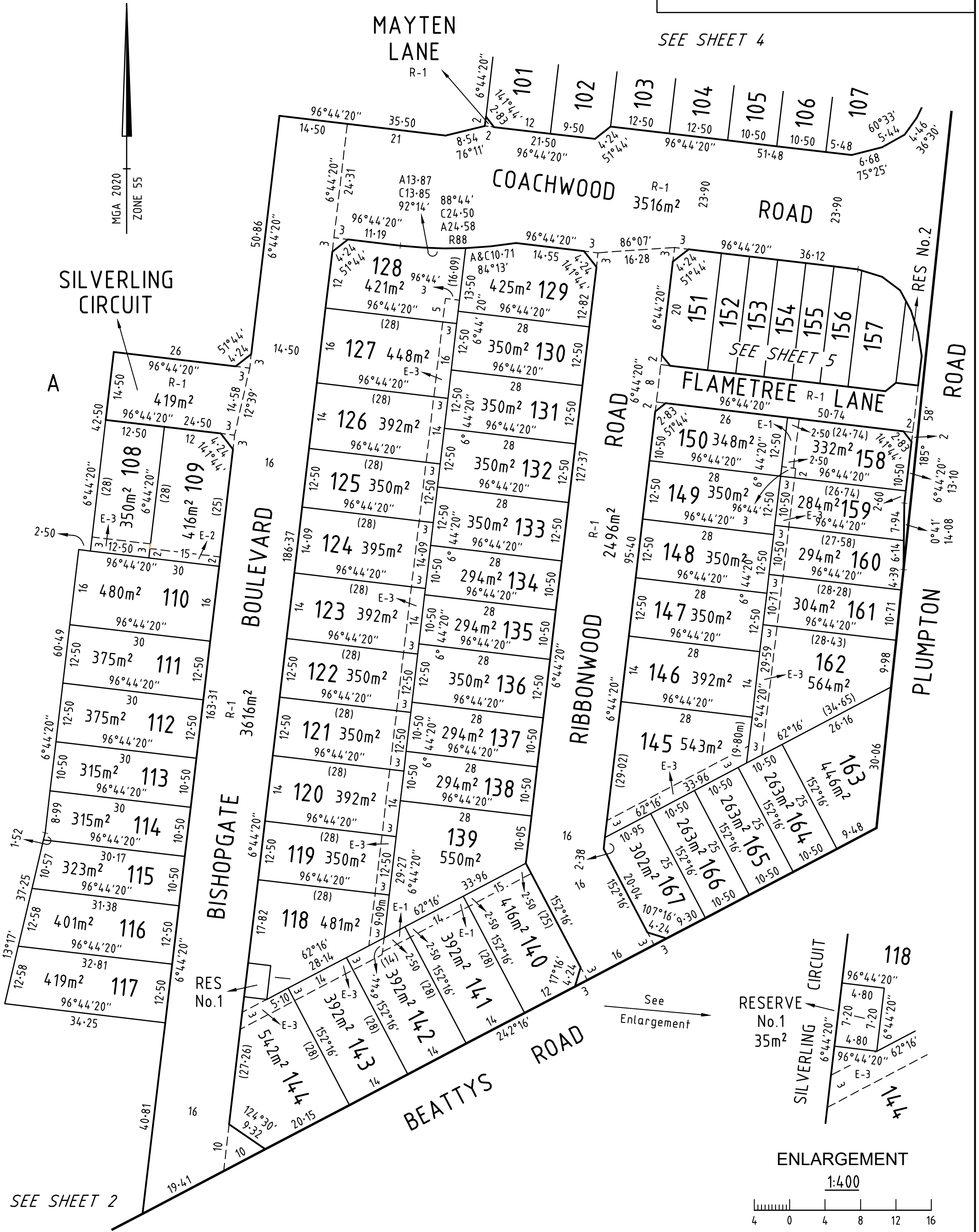
SEE SHEET 4

MAYTEN LANE

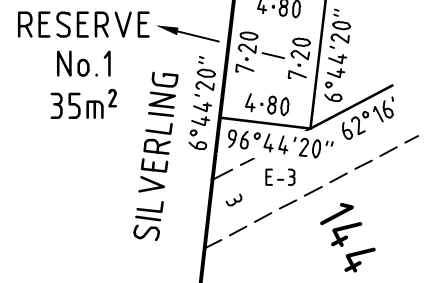
MGA 2020  
ZONE 55

SILVERLING CIRCUIT

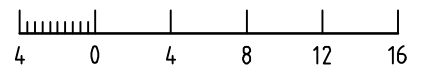
A



SEE SHEET 2



ENLARGEMENT  
1:400



SURVEYOR'S FILE REF: 309331-001SV00

SCALE 1: 750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

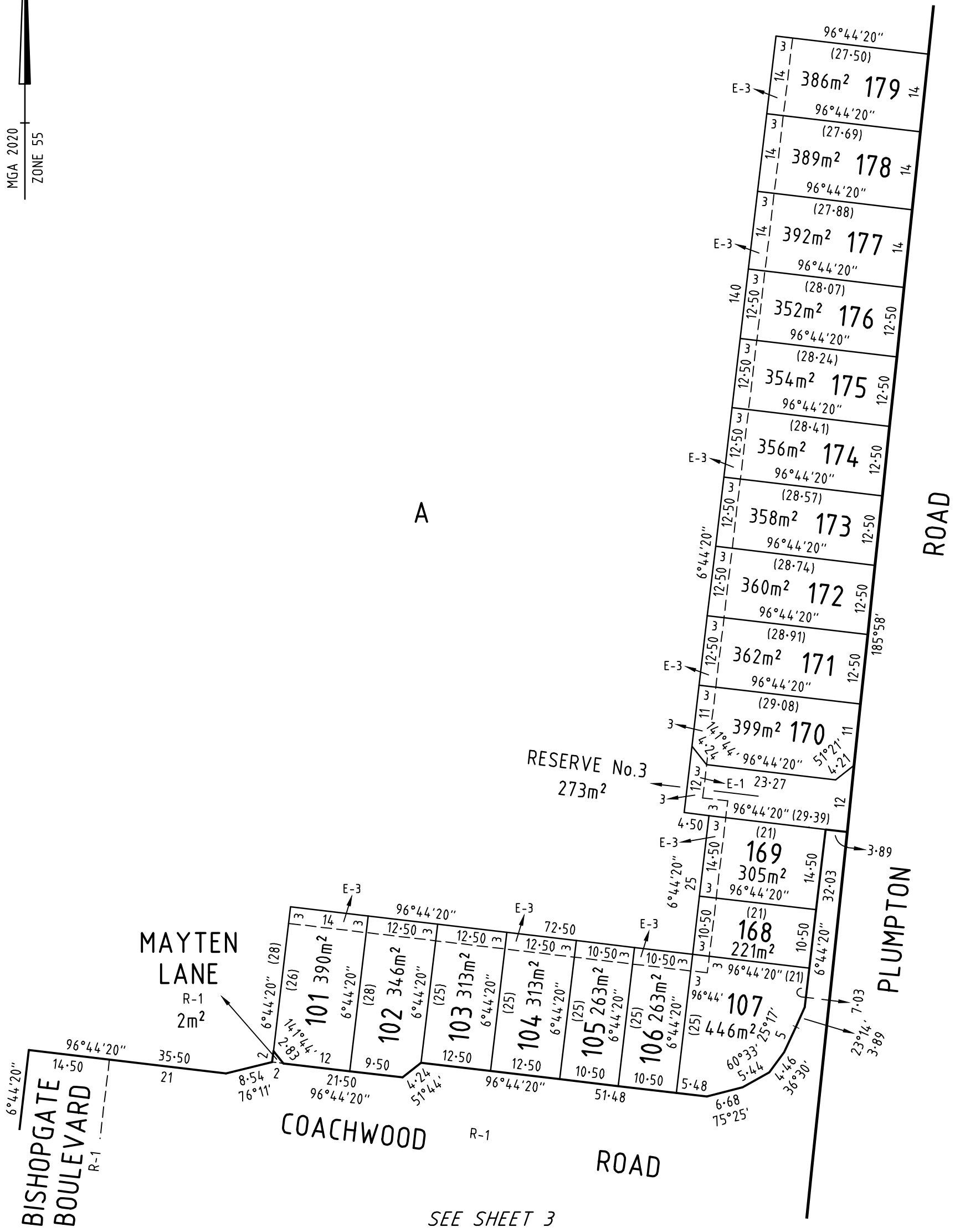
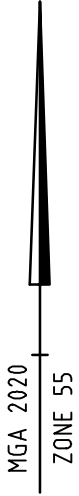
SHEET 3



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: James Patrick Gleeson  
Version: 4

SEE SHEET 2



SEE SHEET 3

SURVEYOR'S FILE REF: 309331-001SV00

SCALE 1: 750  
 7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

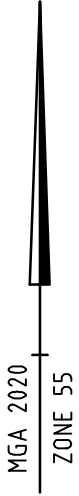
ORIGINAL SHEET SIZE: A3

SHEET 4

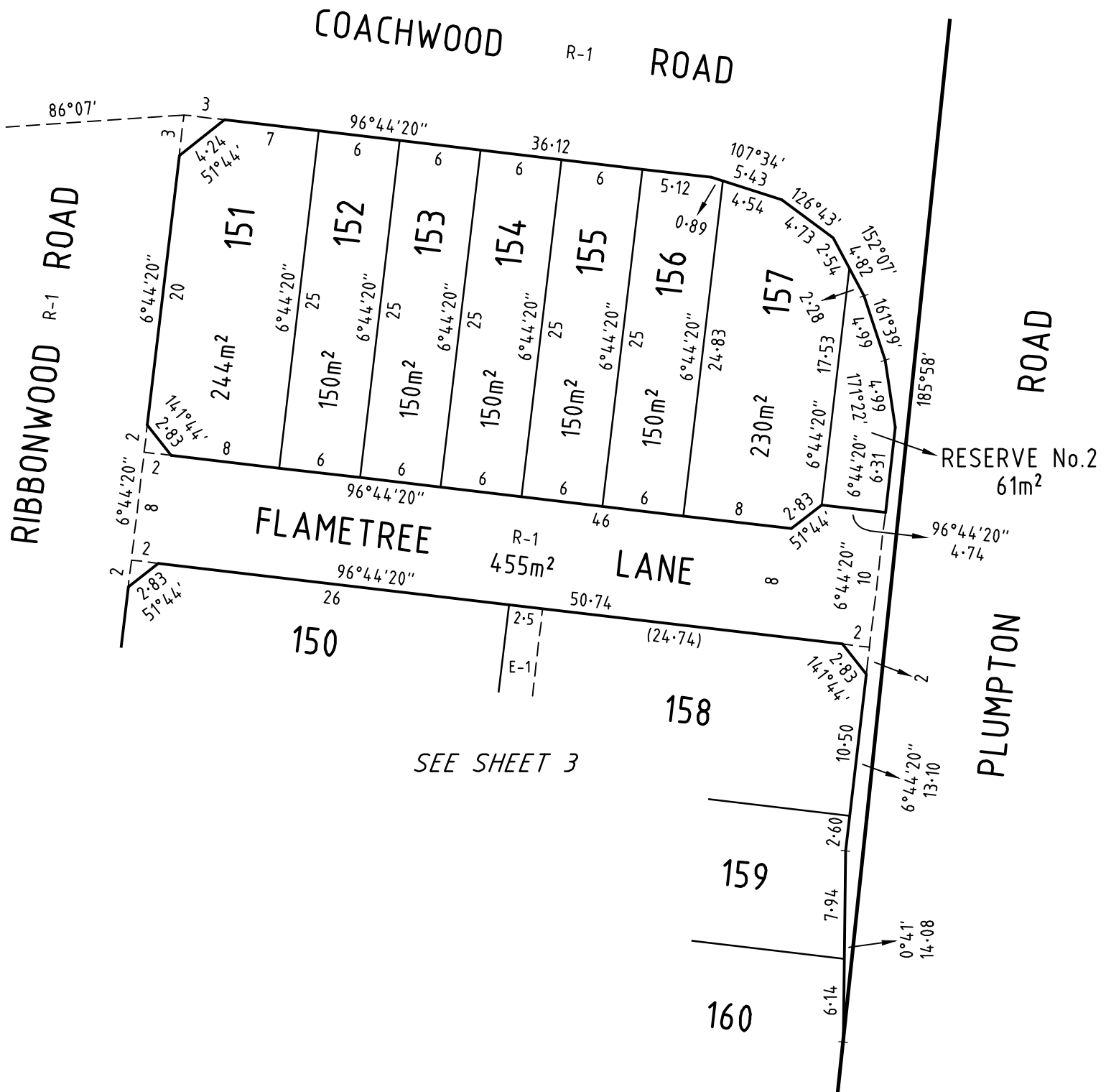


414 La Trobe Street  
 PO Box 16084  
 Melbourne Vic 8007  
 T 61 3 9993 7888  
 spiire.com.au

Licensed Surveyor: James Patrick Gleeson  
 Version: 4

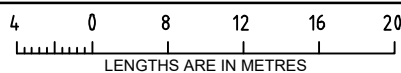


SEE SHEET 3



SURVEYOR'S FILE REF: 309331-001SV00

SCALE  
1: 400



ORIGINAL SHEET  
SIZE: A3

SHEET 5



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: James Patrick Gleeson  
Version: 4

**CREATION OF RESTRICTION No. 1**

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 101 to 179 (both inclusive)  
Land to be Burdened: Lots 105, 106, 134, 135, 137, 138, 151 to 157, 159, 160, 164 to 166 and 168 (all inclusive)

Description of Restriction:

Lots 105, 106, 134, 135, 137, 138, 151 to 157, 159, 160 and 168 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.  
 Lots 164 to 166 (both inclusive) are defined as Type B lots under the Small Lot Housing Code.

The registered proprietor or proprietors for the time being for any burdened Lot on this plan 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' 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. 2**

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 101 to 179 (both inclusive)  
Land to be Burdened: Lots 101 to 179 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling other than in accordance with the provisions recorded in the Oaklands Design Guidelines September 2023 approved under PA2021/7776/1.

This restriction shall cease to have effect 10 years after registration of this plan.

**CREATION OF RESTRICTION No. 3**

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 101 to 179 (both inclusive)  
Land to be Burdened: Lots 108, 109, 127, 128, 140 to 144, 151 to 157 and 163 to 167 (all inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not build or permit to be built or remain on the lot any building or structure other than a 2 storey building.

This restriction shall cease to have effect 10 years after registration of this plan.

**CREATION OF RESTRICTION No. 4**


The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 101 to 179 (both inclusive)  
Land to be Burdened: Lots 105, 106, 134, 135, 137, 138, 159 and 160

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan of subdivision shall not build or permit to be built or remain on the lot any building or structure which has a frontage setback of less than 4 metres.

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

<p>SURVEYOR'S FILE REF: 309331-001SV00</p>		<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 6</p>
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>Licensed Surveyor: James Patrick Gleeson Version: 4</p>		