PLAN OF SUBDIVISION PS 918446Q EDITION 1 LOCATION OF LAND 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 VESTING OF ROADS AND/OR RESERVES **NOTATIONS IDENTIFIER** COUNCIL / BODY / PERSON Land being subdivided is enclosed within thick continuous lines ROAD R-1 MELTON CITY COUNCIL Lots 1 to 100 (both inclusive) have been omitted from this plan **RESERVE No.1** POWERCOR AUSTRALIA LIMITED RESERVE Nos.2 & 3 MELTON CITY COUNCIL **NOTATIONS 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. -**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	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

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

OAKLANDS ESTATE - STAGE 1 (79 LOTS)

309331-001SV00 SURVEYORS FILE REF:

ORIGINAL SHEET SIZE: A3

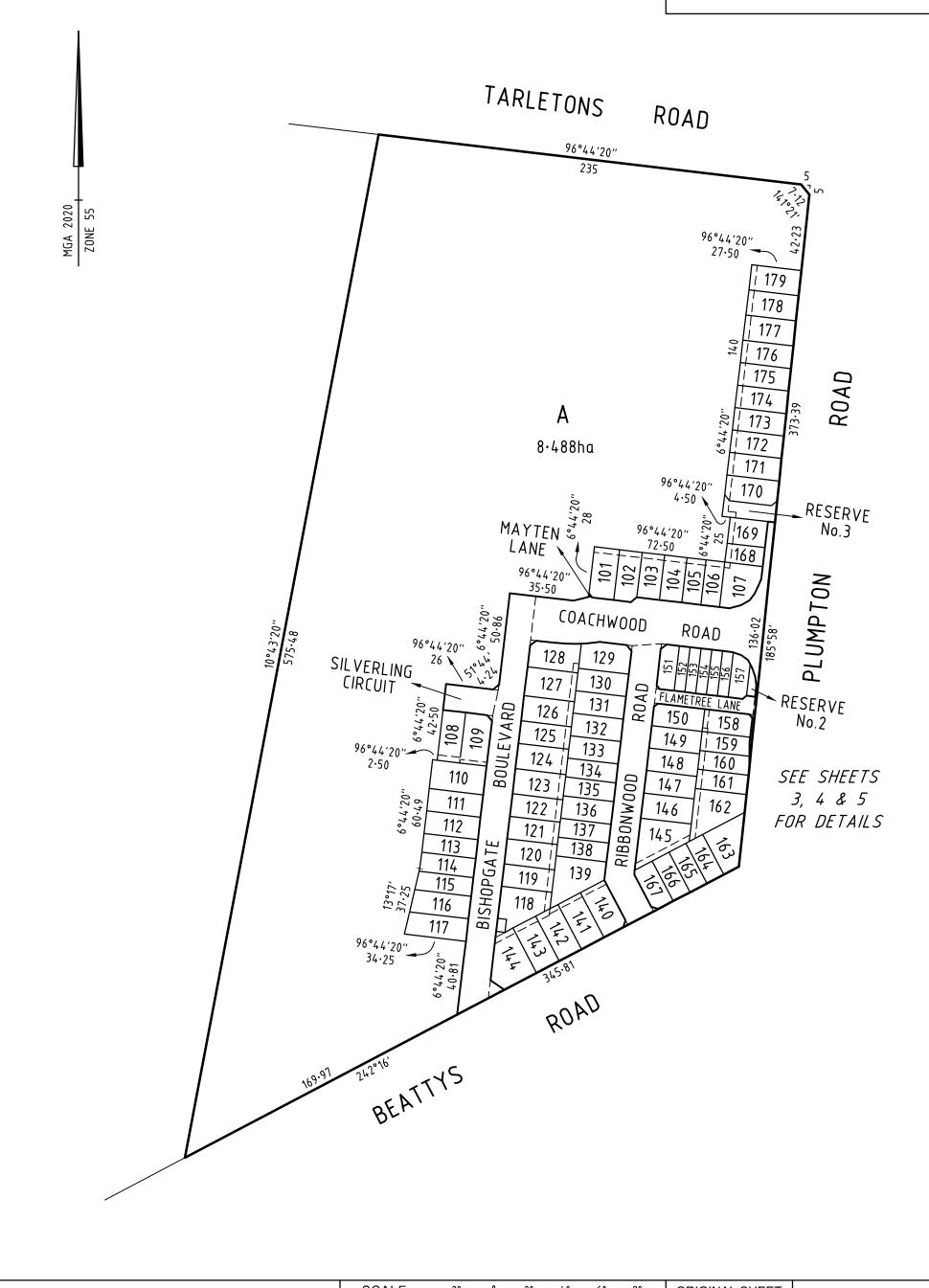
SHEET 1 OF 6

AREA OF STAGE - 3.843ha

Licensed Surveyor: James Patrick Gleeson

Version: 4

PS 918446Q



PS 918446Q MAYTEN SEE SHEET 4 LANE R-1 102 103 104 105 106 35.50 12.50 14.50 12.50 10.50 21·50 96°44′20″ 8.54 76°11' 10.50 COACHWOOD Z0NE 55 MGA 2020 A13.87 R-1 & ⊗ 3516m² ⊗ C13·85 88°44' ROAD 92°14′ C24.50 96°44′20″ 50.86 6°44'20 A24.58 11.19 96°44′20″ 86°07′ A&C10·71 84°13′ 16.28 128 SILVERLING 421m² 425m² 129 **CIRCUIT** ² 2 96°44′20″ 154 (28)28 157 ≈ 127 _{448m²} 350m² 130 55 ROAD 14.50 SHEET SEE ROAD 6°44'20" 96°44′20′ 96°44′20″ Α R-1 28 350m² 131 ss 419m² ≠ 126 392m² 96°44′20″ 26 24.50 96°44′20″ 12.50 150 348m² & 96°44′20″ 350m² 132 55. 16 (28)125 350m² 28 96°44′20″ 149 350m² /s 96°44′20″ (25) R-1 2496m² BOULEVARD 96°44′20″°3 హ్ల్డ్ ^{350m²} **133** స్ట్ (28)2.50 \$ 124 395m² 28 96°44'20" 148 350m % 5. 294m² 160 96°44'20" 28 96°44′20″ 30 294m² 134 🔄 96°44′20″ 480m² $(28 \cdot 28)$ 110 E-3 304m² 161 2 147 350m² 123 392m² 28 RIBBONWOOD 96°44'20' 96°44′20″ 294m² 135 ệ 96°44′20″ 96°44′20″ (28-43) 30 (28)375m² 162 111 122 350m² 146 392m² ± 350m² 136 5 96°44′20" 564m² 96°44′20″ _{R-1} 3616_ш2 96°44′20″ 96°44′20″ 30 (28)375m² 28 28 112 294m² 137 5 121 350m² 145 543m² & 96°44′20″ 96°44′20″ 96°44′20″ (28)315m² 294m² 138 S 120 392m² **BISHOPGATE** 96°44'20' 96°44′20″ $315m^{2}$ 114 (28) E-3-96°44′20″ 139 16 323m² 119 350m² 550m² 115 96°44′20″ 96°44′20″ (28)31.38 118 481m² 401m² 116 96°44′20″ CIRCUIT 118 32.81 96°44'20" $419m^{2}$ RES 117 4.80 See 96°44′20″ No.1 RESERVE -Enlargement 34.25 No.1 $35m^2$ 16 **ENLARGEMENT** <u>1:400</u> SEE SHEET 2 12 **ORIGINAL SHEET SCALE** 7.5 22.5

SURVEYOR'S FILE REF: 309331-001SV00

SCALE 7.5 0 7.5 15 22.5 30 ORIGINAL SHEET SIZE: A3

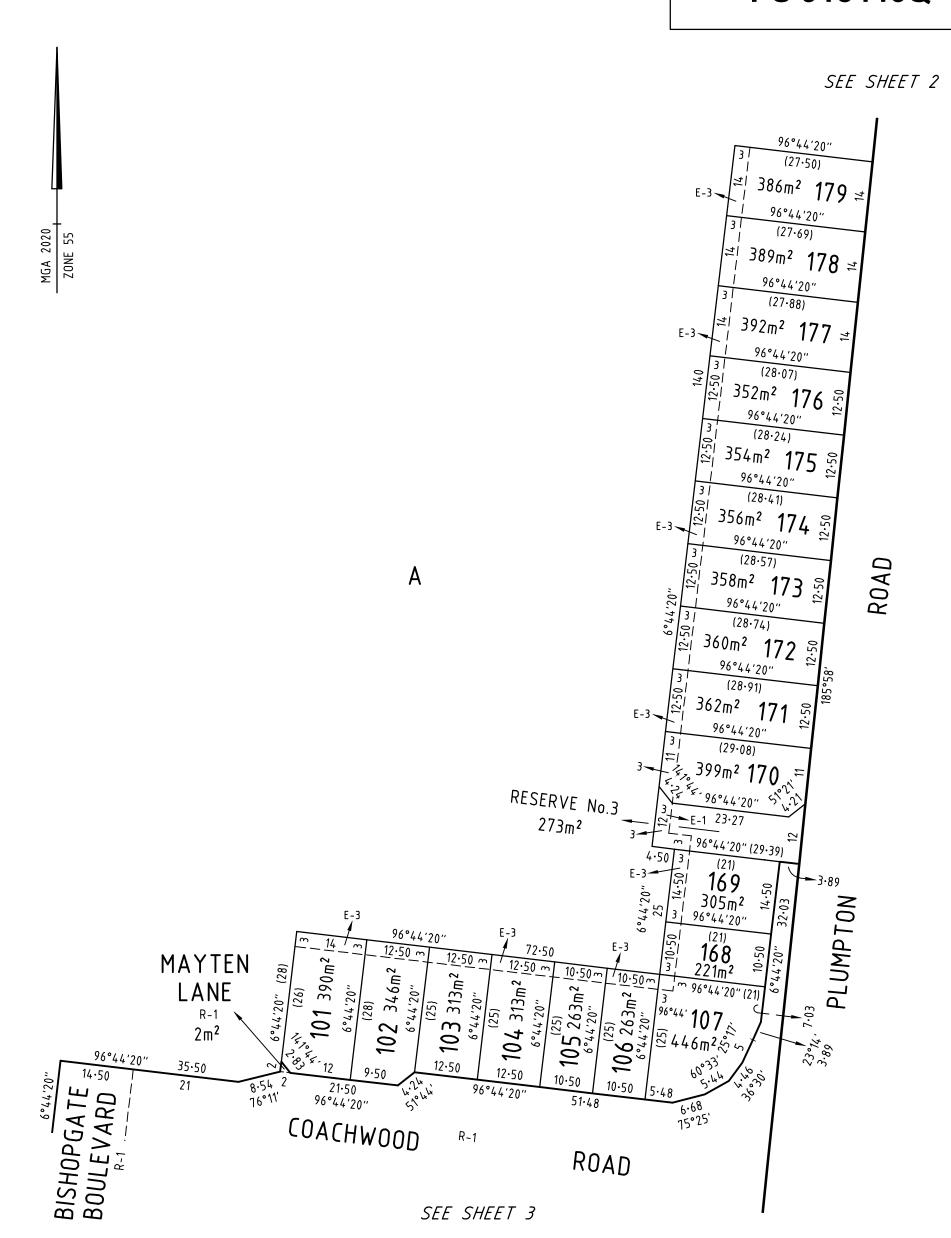
SHEET 3

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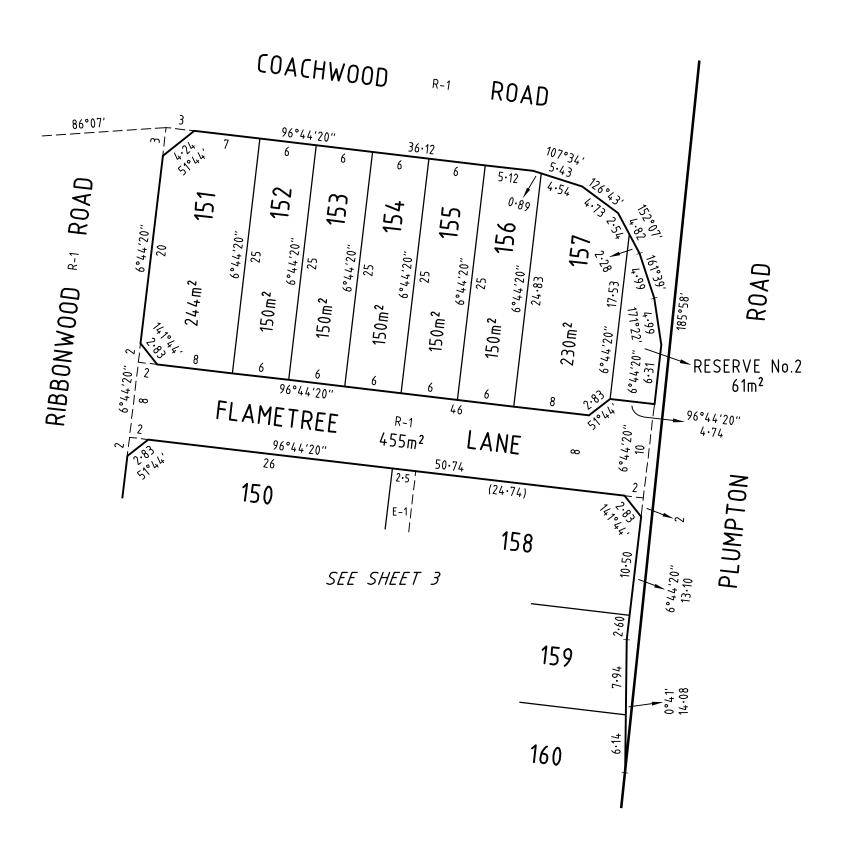
PS 918446Q



SURVEYOR'S FILE REF: 309331-001SV00	SCALE 7.5 0 7.5 15 22.5 30 1: 750 LENGTHS ARE IN METRES	ORIGINAL SHEET SHEET 4				
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MGA 2020 ZONE 55

SEE SHEET 3



SURVEYOR'S FILE REF: 309331-001SV00	SCALE 4 0 8 12 16 20 1: 400 LENGTHS ARE IN METRES	ORIGINAL SHEET SHEET 5				
Spire.com.au 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					

PS 918446Q

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.

<u>Land to Benefit:</u> Lots 101 to 179 (both inclusive) <u>Land to be Burdened:</u> 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.

<u>Land to Benefit:</u> Lots 101 to 179 (both inclusive)

<u>Land to be Burdened:</u> 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)

<u>Land to be Burdened:</u> 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.

