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| PLAN OF SUBDIVISION | EDITION 1 | PS823199J |
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| LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: — SECTION: B CROWN ALLOTMENT: 4 (PART) CROWN PORTION: — TITLE REFERENCE: VOL.9987 FOL.218 LAST PLAN REFERENCE: LP219656R (LOT 1) POSTAL ADDRESS: 1152-1174 TAYLORS ROAD (at time of subdivision) FRASER RISE 3336 MGA CO-ORDINATES: E: 297 350 ZONE: 55 (of approx centre of land in plan) N: 5823 110 GDA 94 | Council Name: Melton City Council Council Reference Number: Sub5413 Planning Permit Reference: PA2018/6004 SPEAR Reference Number: S142886B Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Geraldine Addicott for Melton City Council on 31/01/2020 |
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| VESTING OF ROADS AND/OR RESERVES | NOTATIONS |
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|------------------------------------|--|---|
| IDENTIFIER | COUNCIL/BODY/PERSON | LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. OTHER PURPOSES OF PLAN: TO REMOVE RESTRICTIVE COVENANT CONTAINED IN INSTRUMENT T365052V GROUND FOR REMOVAL OF COVENANT: SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES OF MELTON PLANNING SCHEME PURSUANT TO SECTION 23 OF THE SUBDIVISION ACT 1988 |
| ROAD R1 ROAD R2 RESERVE No.1 | MELTON CITY COUNCIL MELTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED | |

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| NOTATIONS | |
| DEPTH LIMITATION: 15.24m APPLIES | |
| This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PA2018/6004 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 31 (K), 53 (K) & 134 (M) In Proclaimed Survey Area No. — | |
| Estate: Botania Phase No.: 1A No. of Lots: 25 + Lots B + C PHASE AREA: 1.789ha | |

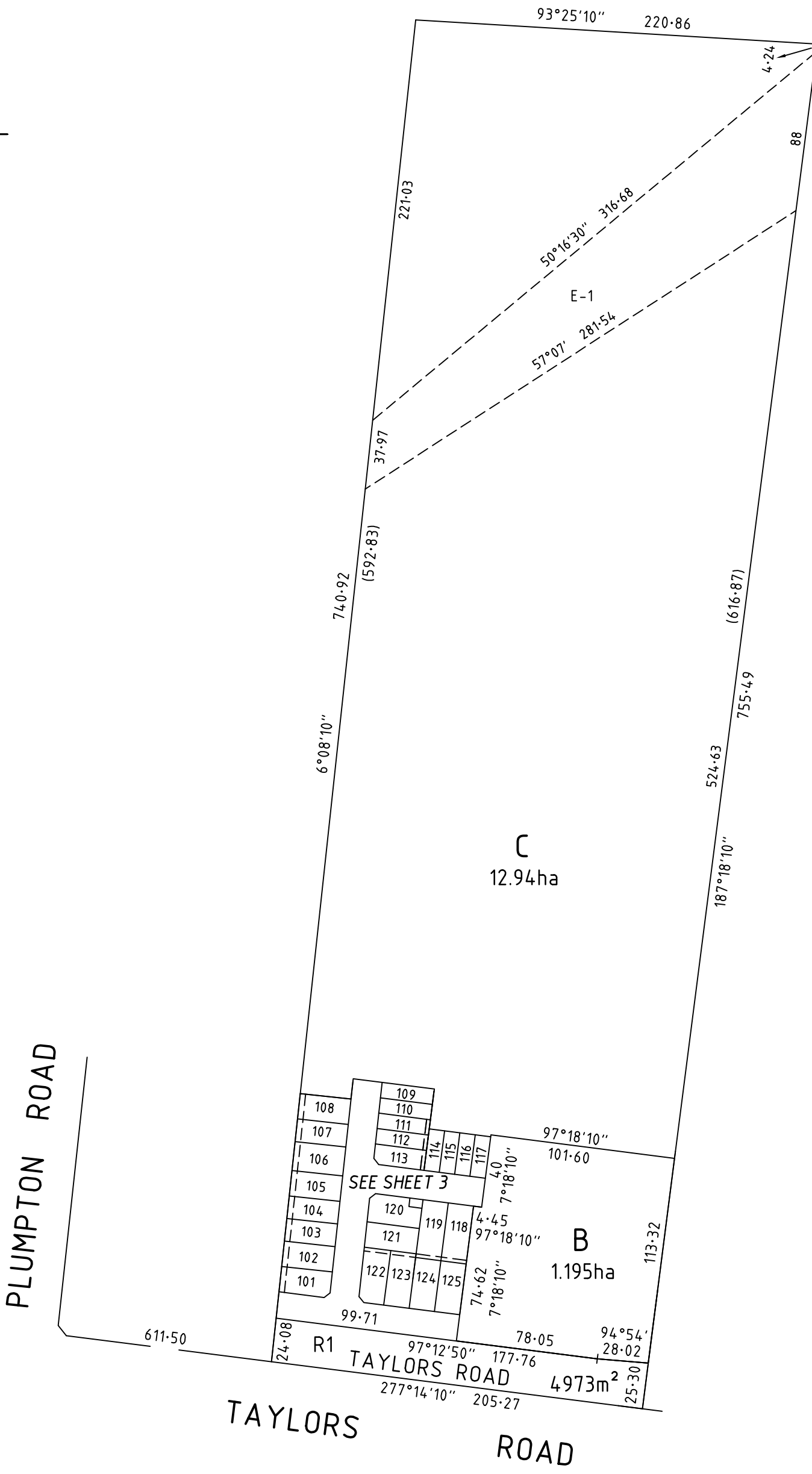
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| EASEMENT INFORMATION |
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LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|--------------------|----------|----------------|-----------|--|
| E-1 | DRAINAGE | SEE DIAG. | LP219656R | LAND IN LP219656R MELTON CITY COUNCIL WESTERN REGION WATER CORPORATION |
| E-2, E-3 | DRAINAGE | SEE DIAG. | THIS PLAN | |
| E-3 | SEWERAGE | 3 | THIS PLAN | |

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|  Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au | SURVEYORS FILE REF: 1700987-01A 1700987-01A-PS-V16.DWG | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 4 |
| | Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (16), 26/09/2019, SPEAR Ref: S142886B | | |

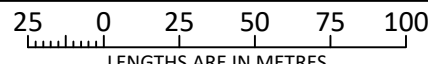
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S142886B 31/01/2020 12:46 pm



Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
1700987/01A

SCALE
1 : 2500



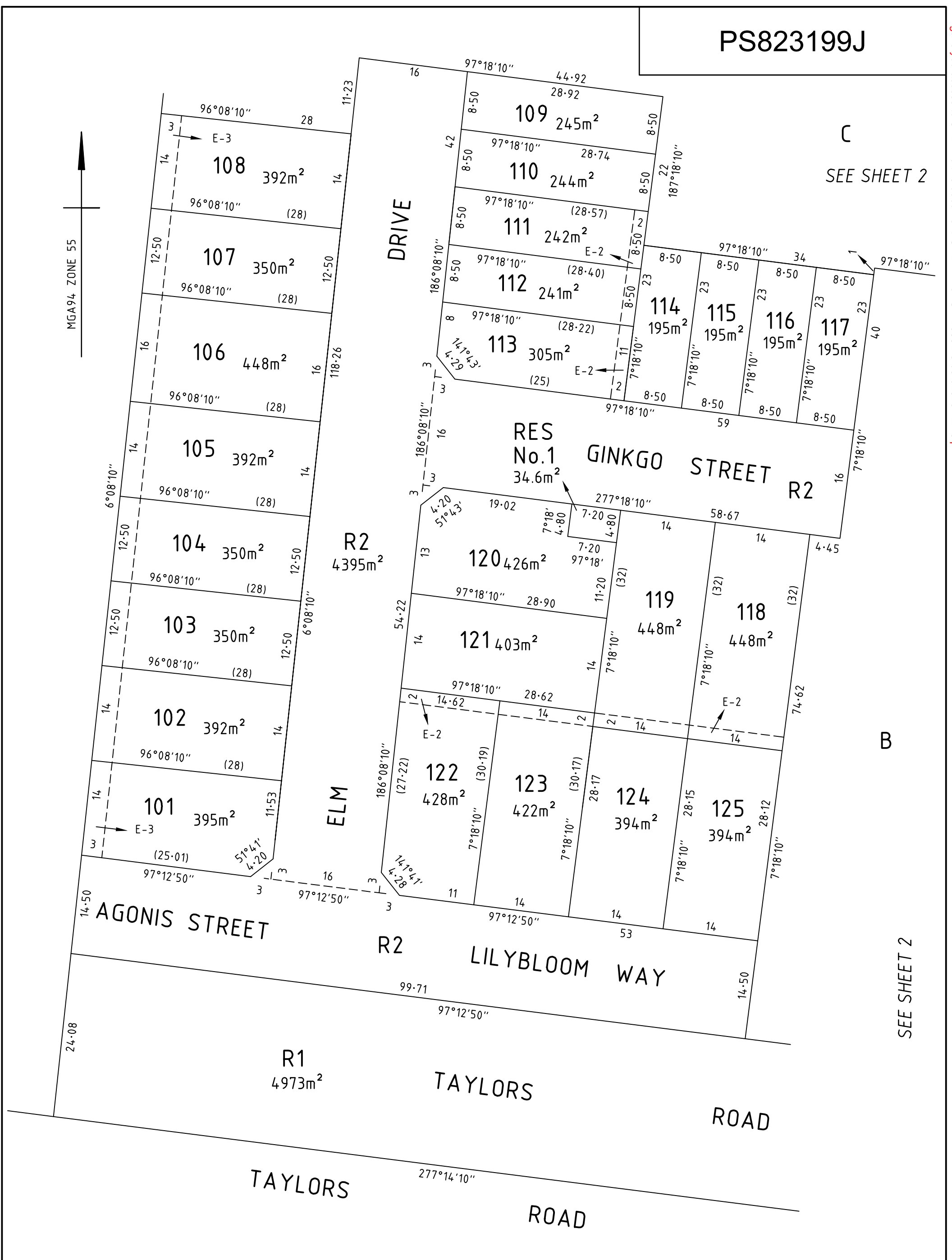
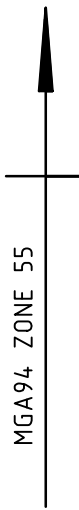
ORIGINAL SHEET
SIZE: A3

SHEET 2

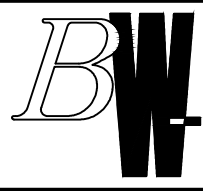
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Digitally signed by:
 Melton City Council,
 31/01/2020,
 SPEAR Ref: S142886B

C
SEE SHEET 2



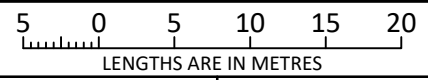
SEE SHEET 2



Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
1700987/01A

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Surveyor's Plan Version (16),
26/09/2019, SPEAR Ref: S142886B

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SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS823199J

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:

BURDENED LAND: LOTS 101 TO 125 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 101 TO 125 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT OF THE BOTANIA DESIGN ASSESSMENT PANEL, ANY BURDENED LOT ON THE PLAN OF SUBDIVISION 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: PA2018/6004 AS AMENDED FROM TIME TO TIME.

A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at www.ngdd.com.au

- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO THE BOTANIA DESIGN REVIEW COMMITTEE OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE BOTANIA DESIGN REVIEW COMMITTEE FROM TIME TO TIME HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

EXPIRY DATE:

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.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 109 TO 112 (BOTH INCLUSIVE), 114 TO 117 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 109 TO 112 (BOTH INCLUSIVE), 114 TO 117 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE MELTON CITY COUNCIL PLANNING SCHEME, UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE A LOTS.

EXPIRY DATE:

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 'C'

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:

BURDENED LAND: LOTS 101, 113, 120 & 122
BENEFITING LAND: LOTS 101, 113, 120 & 122

DESCRIPTION OF RESTRICTION:

THE BURDENED LAND CANNOT:

1. CONSTRUCT A CORNER FENCE THAT IS NOT IN ACCORDANCE WITH THE DESIGN GUIDELINES;
 - (i) ALLOW ANY SUCH CORNER FENCE TO FALL INTO A STATE OF NEGLECT OR DISREPAIR AT ANY TIME (EXCLUDING FAIR WEAR AND TEAR).
2. CAUSE, ALLOW OR PERMIT ANY OTHER PERSON OR PARTY TO;
 - (i) ERECT ANY BUILDING, STRUCTURE OR ERECTION ON, UNDER, OVER OR THROUGH THE CORNER LOT FENCING.
 - (ii) REMOVE OR ALTER ANY PART OF THE CORNER LOT FENCING.
 - (iii) OBSTRUCT OR PLACE ANY COVERING OR OBSTRUCTION OVER THE CORNER LOT FENCING.

EXPIRY DATE:

30/06/2030.