PLAN	OF SUBDIVISION	1		EDITION	1	PS 746225P	
LOCATIO PARISH: H TOWNSHIF SECTION: CROWN AL CROWN PO TITLE REFI	ON OF LAND KEELBUNDORA P: - LOTMENT: - DRTION: 24 (PART) ERENCE: C/T VOL 8519 FOL 44 VOL 9013 FOL 76 VOL 12285 FOL 73 N REFERENCE: LOT 1 ON TP 81011 LOT 1 ON TP 83780 LOT 1 ON TP 96308	0 0 7 3H 7V 7Y					
(of approx cer	CO-ORDINATES: E: 322 300 htre of land in plan) N: 5828 500	ZONE: 55					
VE	ESTING OF ROADS AND/OR R	ESERVES		NOTATIONS			
IDENTIF ROAD I RESERVE Nos RESERVE	R-1 WHITTLESEA CI <sup>*</sup> s.1,2,4 & 5 WHITTLESEA CI <sup>*</sup>	COUNCIL / BODY / PERSON WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY. LTD.			Land being subdivided is enclosed within thick continuous lines Lots 1 to 100 (both inclusive) have been omitted from this plan.		
SURFACE ) SURVEY: This plan is ba STAGING: This is not a si Planning Perm This survey ha	THE LAND IN TP810113H (15.24 METRES E ased on survey taged subdivision nit No. 716769 as been connected to permanent marks No(s)	ND IN TP810113H (15.24 METRES BELOW THE survey bdivision 16769 connected to permanent marks No(s). 999			Other purpose of this planTo vary by agreement Gas Transmission Pipeline Easements created in Instrument H502284 and H502285 via section 6(1)(k)(i) of the Subdivision Act 1988. Grounds for variation: Whittlesea City Council Planning Permit 716769.To remove part of Easement E1 on TP963087Y that lies within Fig Terrace on this plan via section 6(1)(k)(i) of the Subdivision Act 1988. Grounds for removal: Whittlesea City Council Planning Permit 716769.To remove Electricity Supply Easement created in Crown Grant Vol 6725 Fol 975 via section 6(1)(k)(i) of the Subdivision Act 1988. Grounds for variation: Whittlesea City Council Planning Permit 716769.		
	Survey Area No			NFORMATION ing Easement (Road)			
Easement Reference	Purpose	Width (Metres)		Origin		Land Benefited / In Favour of	
E-1	GAS TRANSMISSION PIPELINE	SEE DIAG	INST	RUMENT H502285		GAS AND FUEL CORPORATION	
E-2 E-3	GAS TRANSMISSION PIPELINE AS PROVIDED FOR IN SEC.207C LOCAL	SEE DIAG SEE DIAG	INSTRUMENT H502284 SEC.207C LOCAL				
E-4	GOVERNMENT ACT 1989 DRAINAGE	SEE DIAG	GOVE	VERNMENT ACT 1989 THIS PLAN WHITTLESEA CITY COUNCIL			

E-5	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESE	A CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY V	VATER CORPORATION
E-7	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FU	EL CORPORATION
E-7	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY V	VATER CORPORATION
E-8	AS PROVIDED FOR IN SEC.207C LOCAL GOVERNMENT ACT 1989	SEE DIAG	SEC.207C LOCAL GOVERNMENT ACT 1989	JEMENA ELECTRICI	TY NETWORKS (VIC.) LTD
E-8	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY V	VATER CORPORATION
E-9	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FU	EL CORPORATION
E-9	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESE	A CITY COUNCIL
MARRAN RUN ESTATE - STAGE 1 (59 LOTS) AREA OF STAGE - 4.09					A OF STAGE - 4.096ha
	• • 414 La Trobe Street	SURVEYORS FILE REF: 309855SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
Spire.com.au		Licensed Surveyor: Stephen Anthony Motta Version: 22			

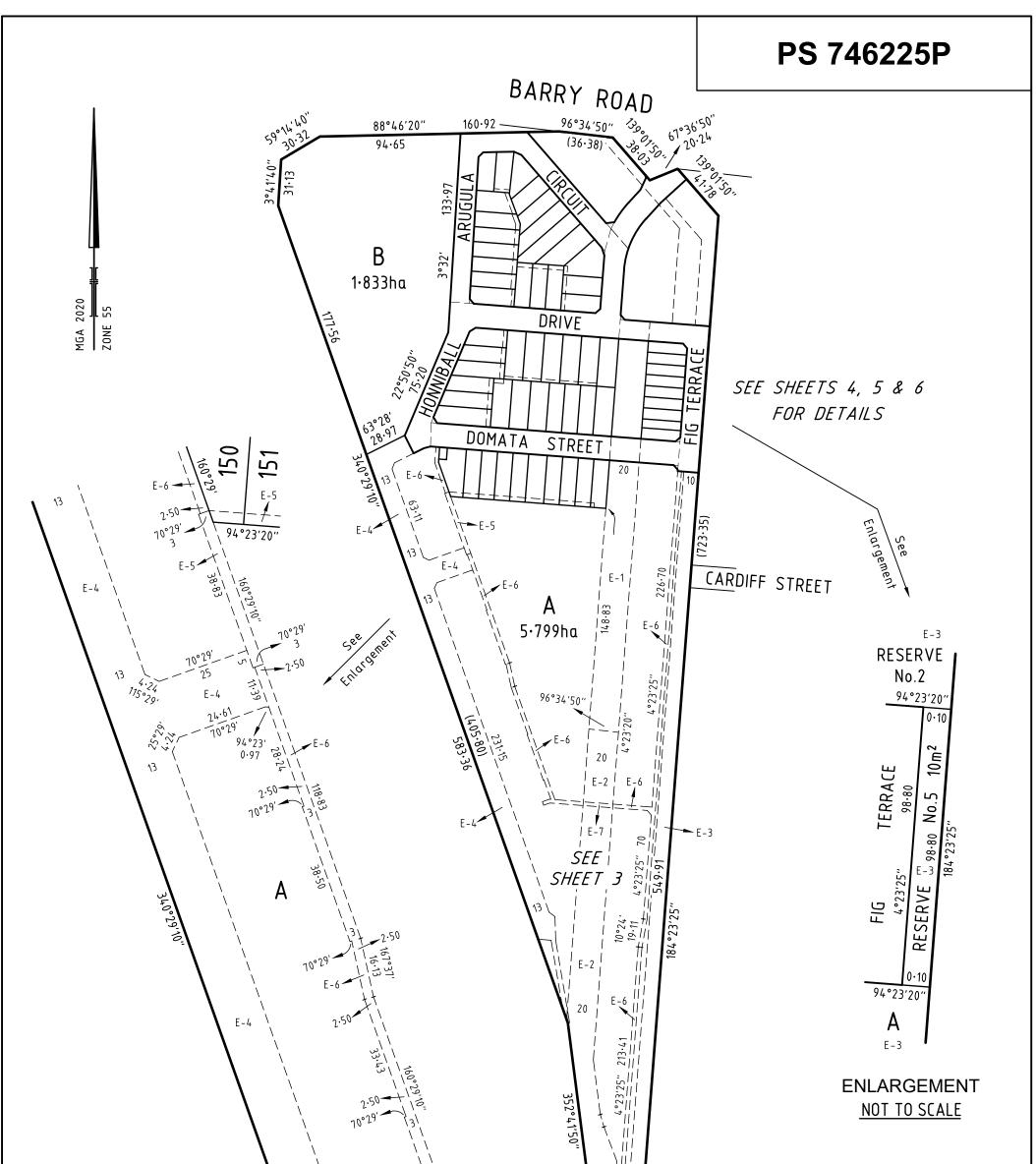
THIS PLAN

YARRA VALLEY WATER CORPORATION

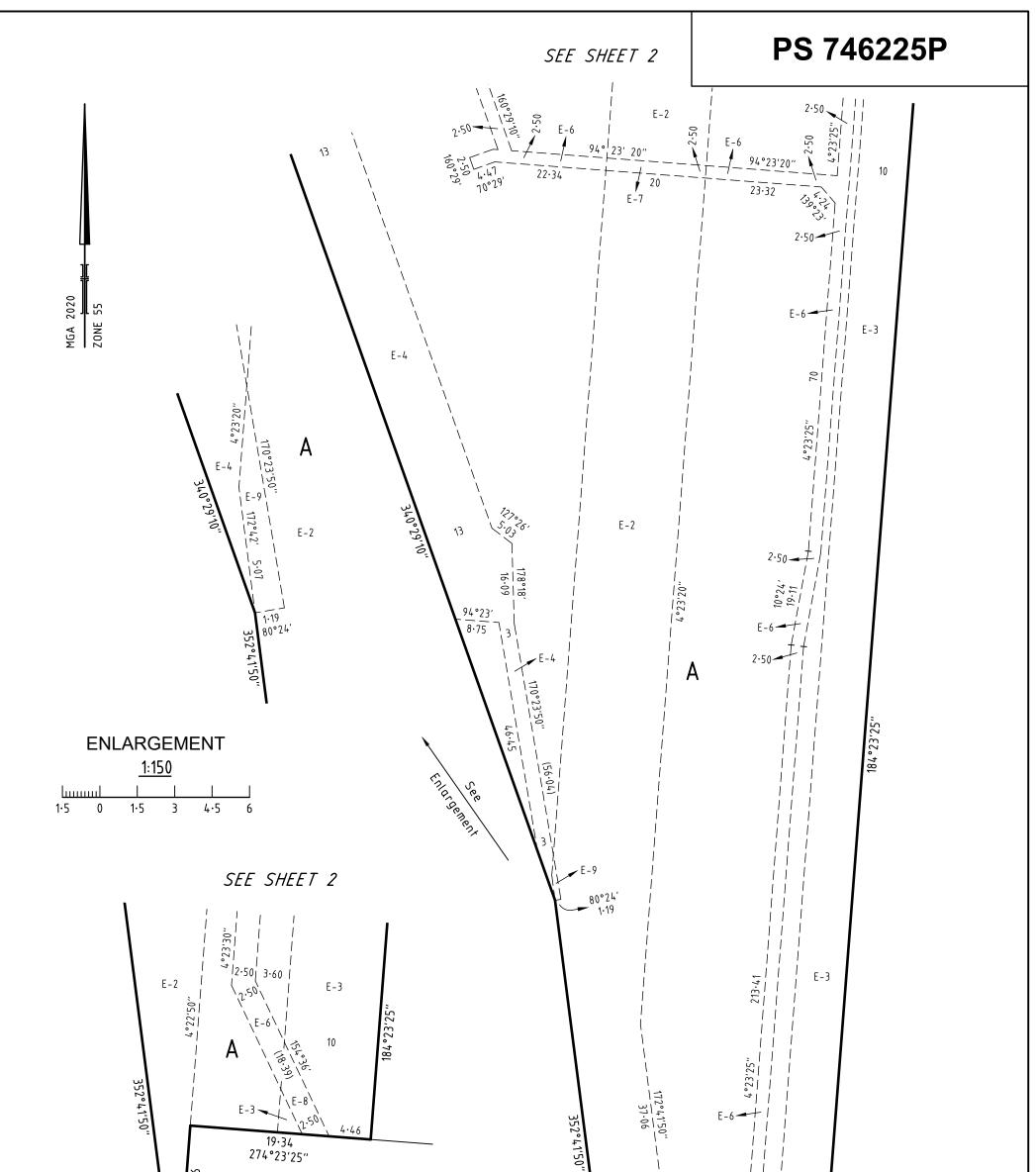
SEE DIAG

E-5

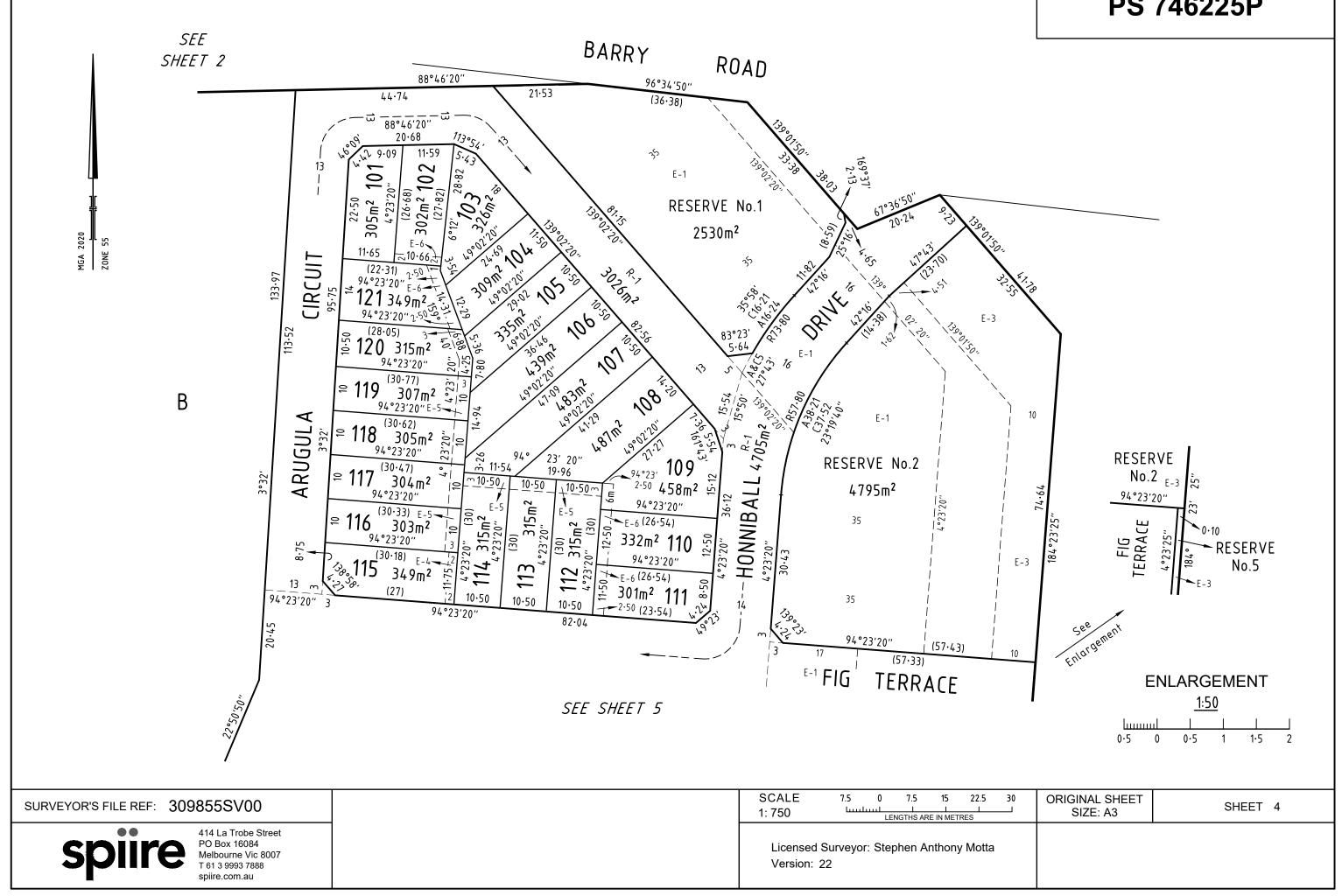
SEWERAGE



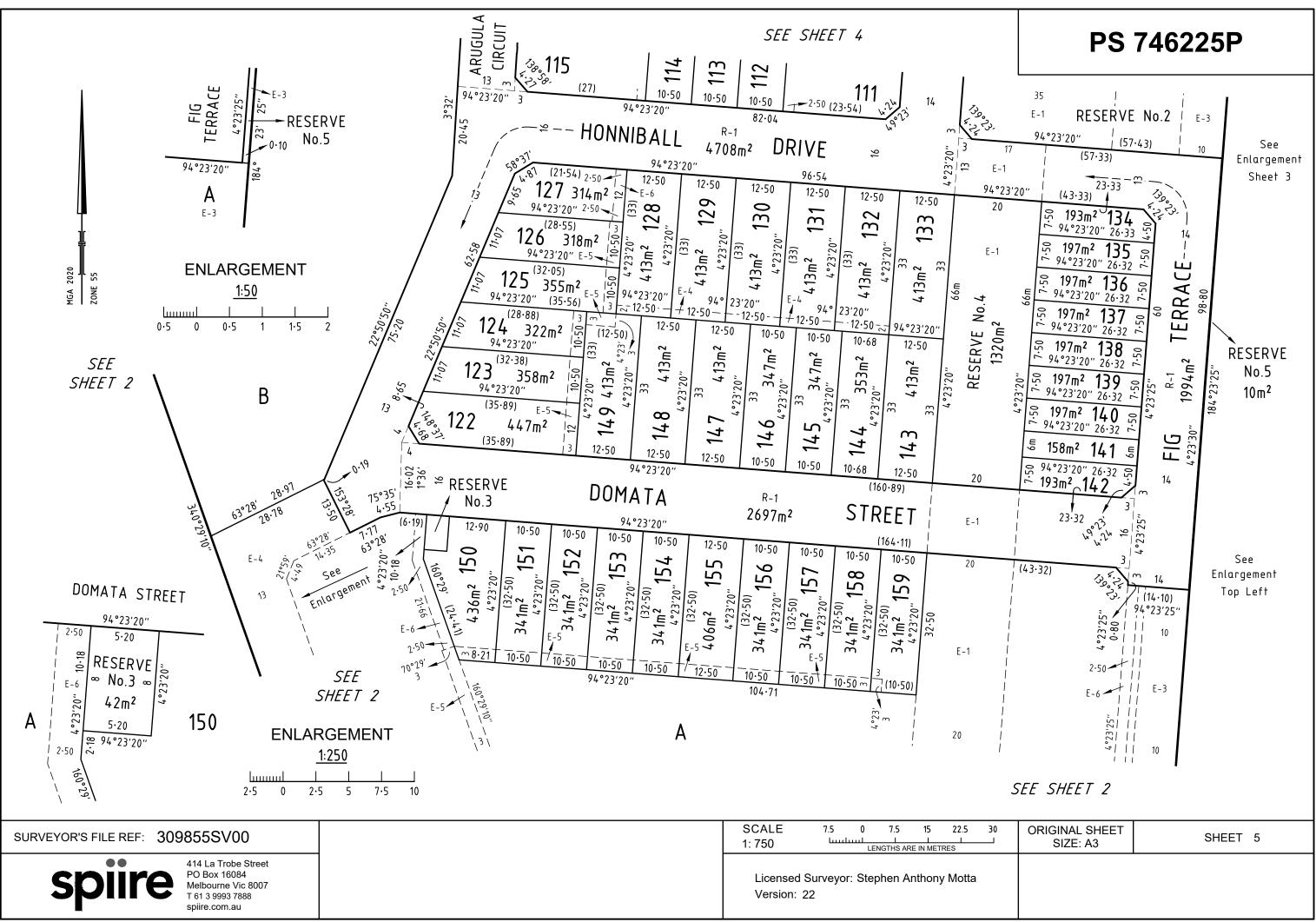
ENLARGEMENT <u>1:1000</u> <u>1-1</u> 1 0 1 2 3 4	<sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°29'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20'</sup> <sup>10°20</sup>	<i>T 3</i> 25"
SURVEYOR'S FILE REF: 309855SV00	SCALE     25     0     25     50     75     100       1: 2500     LENGTHS ARE IN METRES	ORIGINAL SHEET SHEET 2
Spointe 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Licensed Surveyor: Stephen Anthony Motta Version: 22	



MAIN ROAD <sup>97</sup> 6 <sup>105</sup> .25 <sup>105</sup> .25 <sup>105</sup> .25 <sup>105</sup> .25 <sup>107</sup> ENLA		2·50 2·50 2·50 2·50 1 1 1 1 1 1 1 1 1 1 1 1 1	SEE SHEET 2
SURVEYOR'S FILE REF: 309855SV00	SCALE     7.5     0     7.5     15     22.5     30       1: 750     LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
Spointe 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Licensed Surveyor: Stephen Anthony Motta Version: 22		



# **PS 746225P**



ORIGINAL SHEET SIZE: A3	SHEET 5

# PS 746225P

## **CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit:Lots 101 to 133 and 143 to 159 (all inclusive) on this planLand to be Burdened:Lots 101 to 133 and 143 to 159 (all inclusive) on this plan

### DESCRIPTION OF RESTRICTION

Except with the written consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

#### **Design Guidelines and MCP**

- a. Construct or allow to be constructed on the burdened Lot any building, improvement, or other works unless in accordance with provisions recorded in the Marran Run Design Guidelines as approved by the Marran Run Design Review Panel.
- b. build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing number AA9851, which MCP is incorporated into this Restriction.

#### **Building Envelopes**

c. build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown on the Memorandum of Common Provisions (MCP) registered in Dealing Number AA9851, which is incorporated into this Restriction as approved by the Responsible Authority or as amended from time to time to the satisfaction of the Responsible Authority.

#### Other

- d. Subdivide any burdened lot.
- e. Construct or permit to be constructed more than one dwelling on any burdened lot.

#### Expiry Date

f. the restrictions specified in paragraph (a) to (c) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.

Or after 10 years from the date of registration of the Plan of Subdivision containing any lot, whichever occurs first.

g. the restrictions specified in paragraph (d) and (e) shall cease to burden any Lot on the Plan of Subdivision 10 years after the registration date of this plan.

### **CREATION OF RESTRICTION B**

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

(a) A building means a building for accomodation affected by Melbourne Airport Environs Overlay - MAEO2.

Land to Benefit:	Lots 101 to 103 (all inclusive) on this plan
Land to be Burdened:	Lots 101 to 103 (all inclusive) on this plan

#### DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or allow to be built on the Lot any building other than a building which complies with any noise attenuation measures required by Section 3 of the Australian Standard 2021-2015, Accoustics in accordance with the Australian Standard AS2021-2000, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction issued by Standards Australia Limited.

# **CREATION OF RESTRICTION C**

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to Benefit: Reserve No.4 Land to be Burdened: Lots 133, 143 and 159 on this plan

#### --, - --

#### DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not;

a) Modify or remove any feature fencing as identified in the building envelope plans in Memorandum of Common Provisions (MCP) registered in Dealing Number AA9851, unless approval is obtained from the developer.

#### Expiry Date

b) The restrictions specified in paragraph (a) shall cease to burden any Lot on the Plan of Subdivision 5 years after the registration date of this plan.

SURVEYOR'S FILE REF: 309855SV00		ORIGINAL SHEET SIZE: A3	SHEET 6
Splire 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Licensed Surveyor: Stephen Anthony Motta Version: 22		