

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 909555L</b>	
<b>LOCATION OF LAND</b> PARISH: KEELBUNDORA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 24 (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT A ON PS 746225P  POSTAL ADDRESS: 135-161 BARRY ROAD, (at time of subdivision) THOMASTOWN, VIC. 3074 MGA2020 CO-ORDINATES: E: 322 320      ZONE: 55 (of approx centre of land in plan)      N: 5828 500		Council Name: Whittlesea City Council  Council Reference Number: 609784 Planning Permit Reference: Planning permit not required SPEAR Reference Number: S122642S  <b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Angela Cuschieri for Whittlesea City Council on 19/07/2023		
<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 200 (both inclusive) and Lot A have been omitted from this plan.		
ROAD R-1 RESERVE Nos.1 to 4	WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL			
<b>NOTATIONS</b>		<u>Other purpose of this plan</u>  To remove part of Easement E-1 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 by agreement that part of the Drainage and Sewerage Easements created in PS 746225P that lie within Lot B and Roads in this plan, via section 6 (1)(k)(iv) of the Subdivision Act 1988.		
DEPTH LIMITATION : APPLIES TO THE LAND FORMERLY PART OF TP810113H. 15.24m BELOW THE SURFACE.				
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No. 716769  This survey has been connected to permanent marks No(s). 999 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
SEE SHEET 2 FOR EASEMENT INFORMATION				
<b>MARRAN RUN ESTATE - STAGE 2 (52 LOTS)</b>			<b>AREA OF STAGE - 3.183ha</b>	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309856SV00		ORIGINAL SHEET SIZE: A3
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**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	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502285	GAS AND FUEL CORPORATION
E-2	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FUEL CORPORATION
E-3	AS PROVIDED FOR IN SEC.207C LOCAL GOVERNMENT ACT 1989	SEE DIAG	SEC.207C LOCAL GOVERNMENT ACT 1989	JEMENA ELECTRICITY NETWORKS (VIC.) LTD
E-4	DRAINAGE	SEE DIAG	PS 746225P	WHITTLESEA CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS 746225P	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG	PS 746225P	YARRA VALLEY WATER CORPORATION
E-7	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FUEL CORPORATION
E-8	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS 746225P	WHITTLESEA CITY COUNCIL
E-9	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FUEL CORPORATION
E-10	AS PROVIDED FOR IN SEC.207C LOCAL GOVERNMENT ACT 1989	SEE DIAG	SEC.207C LOCAL GOVERNMENT ACT 1989	JEMENA ELECTRICITY NETWORKS (VIC.) LTD
E-10	SEWERAGE	SEE DIAG	PS 746225P	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE DIAG	PS 746225P	WHITTLESEA CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	PS 746225P	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-12	SEWERAGE	SEE DIAG	PS 746225P	YARRA VALLEY WATER CORPORATION
E-13	AS PROVIDED FOR IN SEC.207C LOCAL GOVERNMENT ACT 1989	SEE DIAG	SEC.207C LOCAL GOVERNMENT ACT 1989	JEMENA ELECTRICITY NETWORKS (VIC.) LTD
E-13	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL

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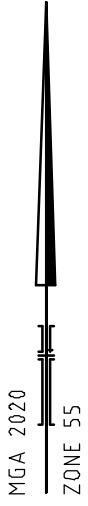
SHEET 2



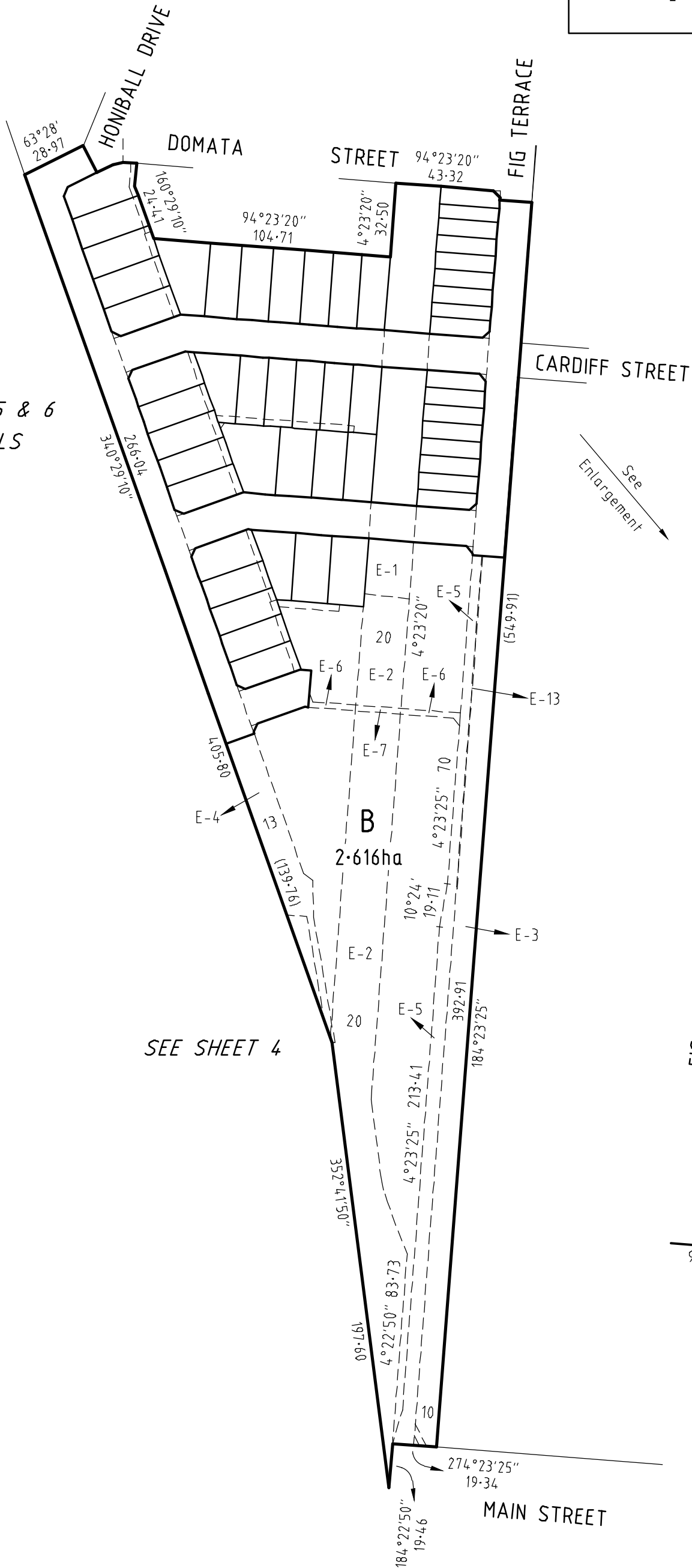
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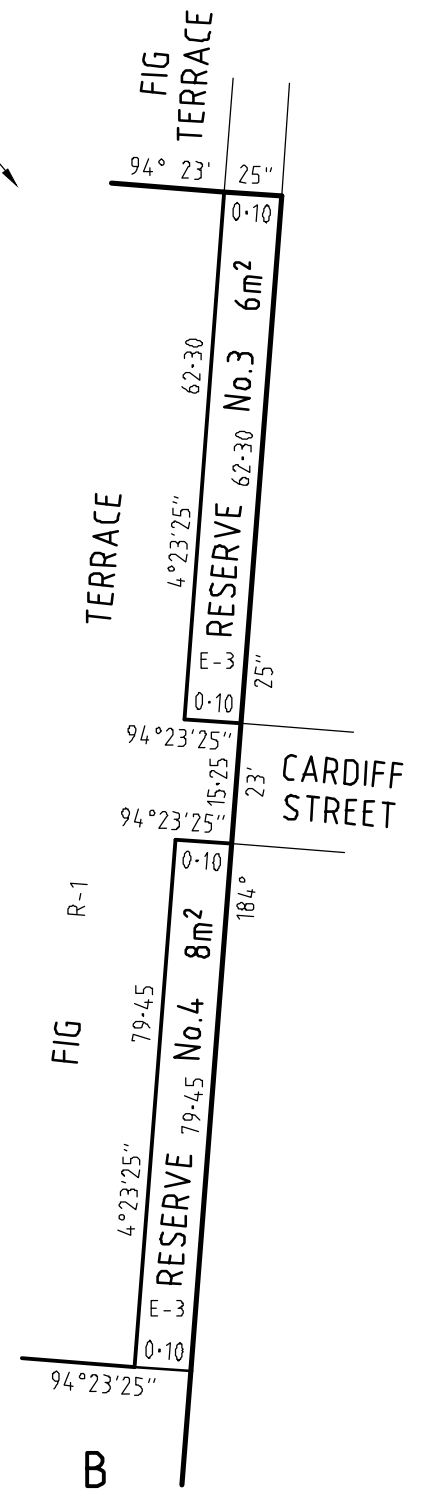


SEE SHEETS 5 & 6 FOR DETAILS



SEE SHEET 4

See Enlargement



ENLARGEMENT NOT TO SCALE

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SCALE 1: 2000

LENGTHS ARE IN METRES

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SHEET 3

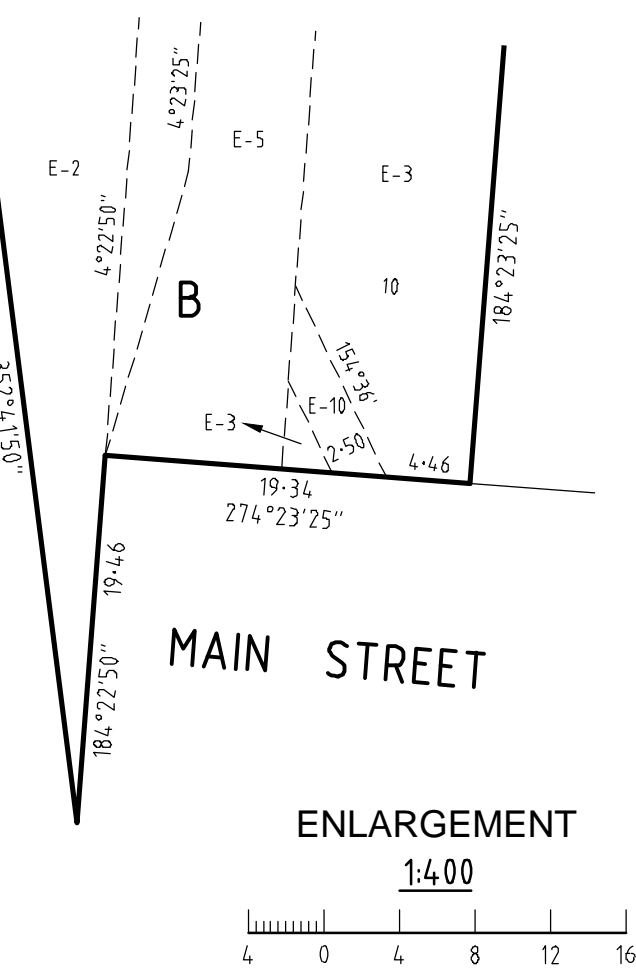
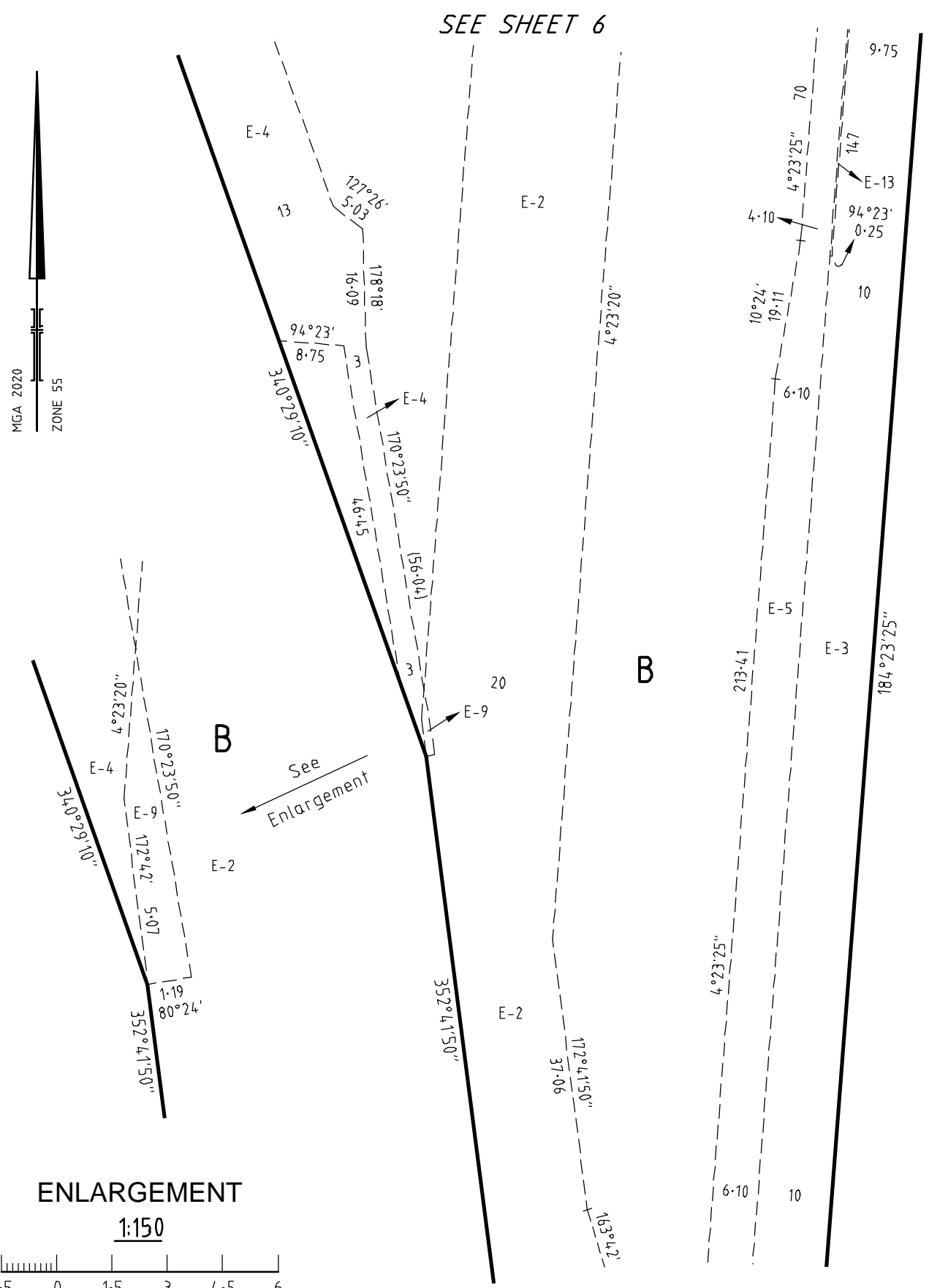
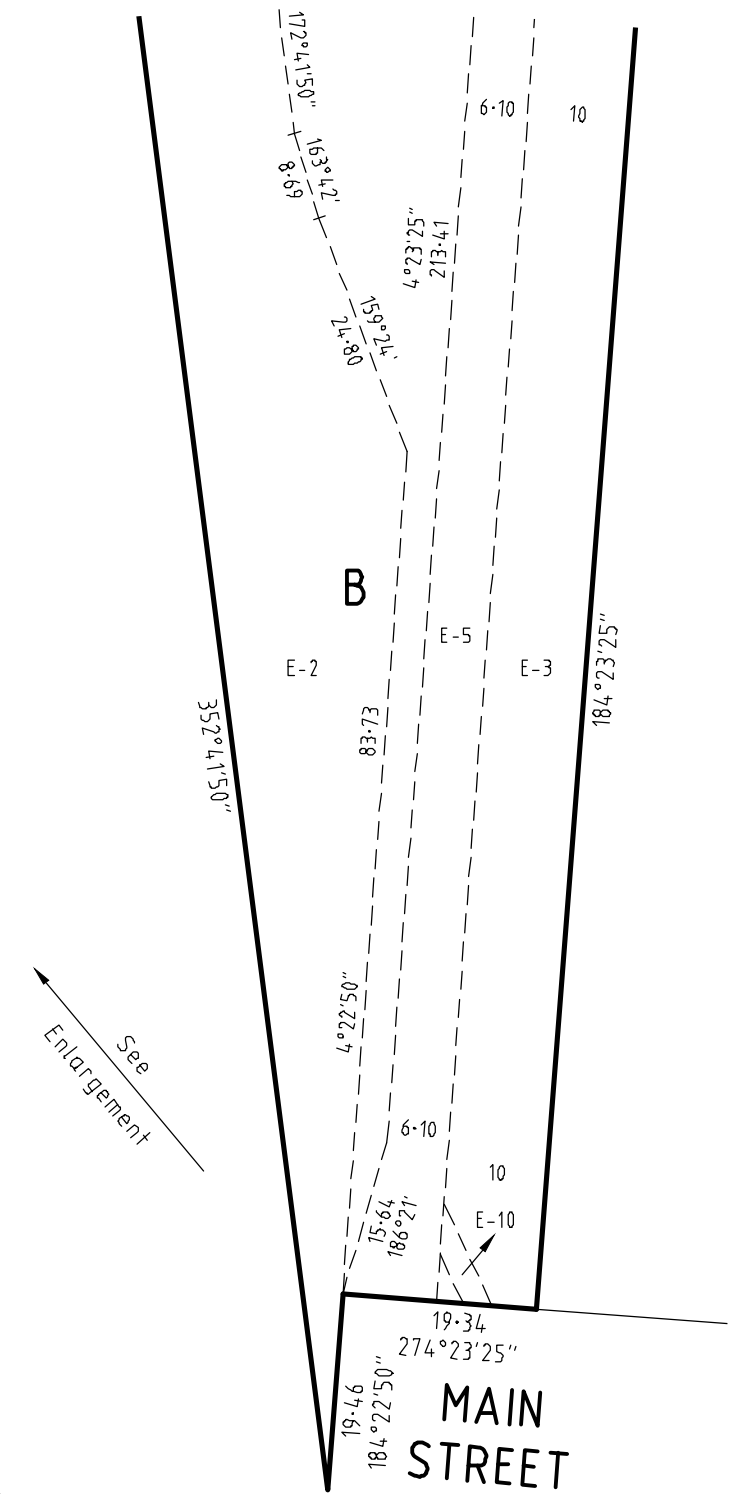


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SEE CONTINUATION LEFT



SEE SHEET 6

SEE CONTINUATION RIGHT

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**spiire**  
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SCALE 1:750

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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SHEET 4

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ENLARGEMENT

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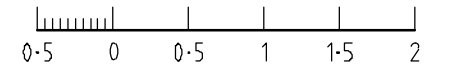


FIG TERRACE

FIG TERRACE

RESERVE No.3

See Enlargement

RESERVE No.3

CARDIFF STREET

RESERVE No.4

STREET

STREET

STREET

DOMATA

HONNIBALL

DRIVE

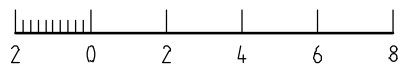
SAN

MARZANO

MGA 2020  
ZONE 55

ENLARGEMENT

1:200

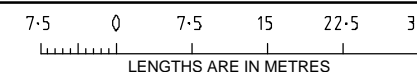


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SCALE  
1: 750



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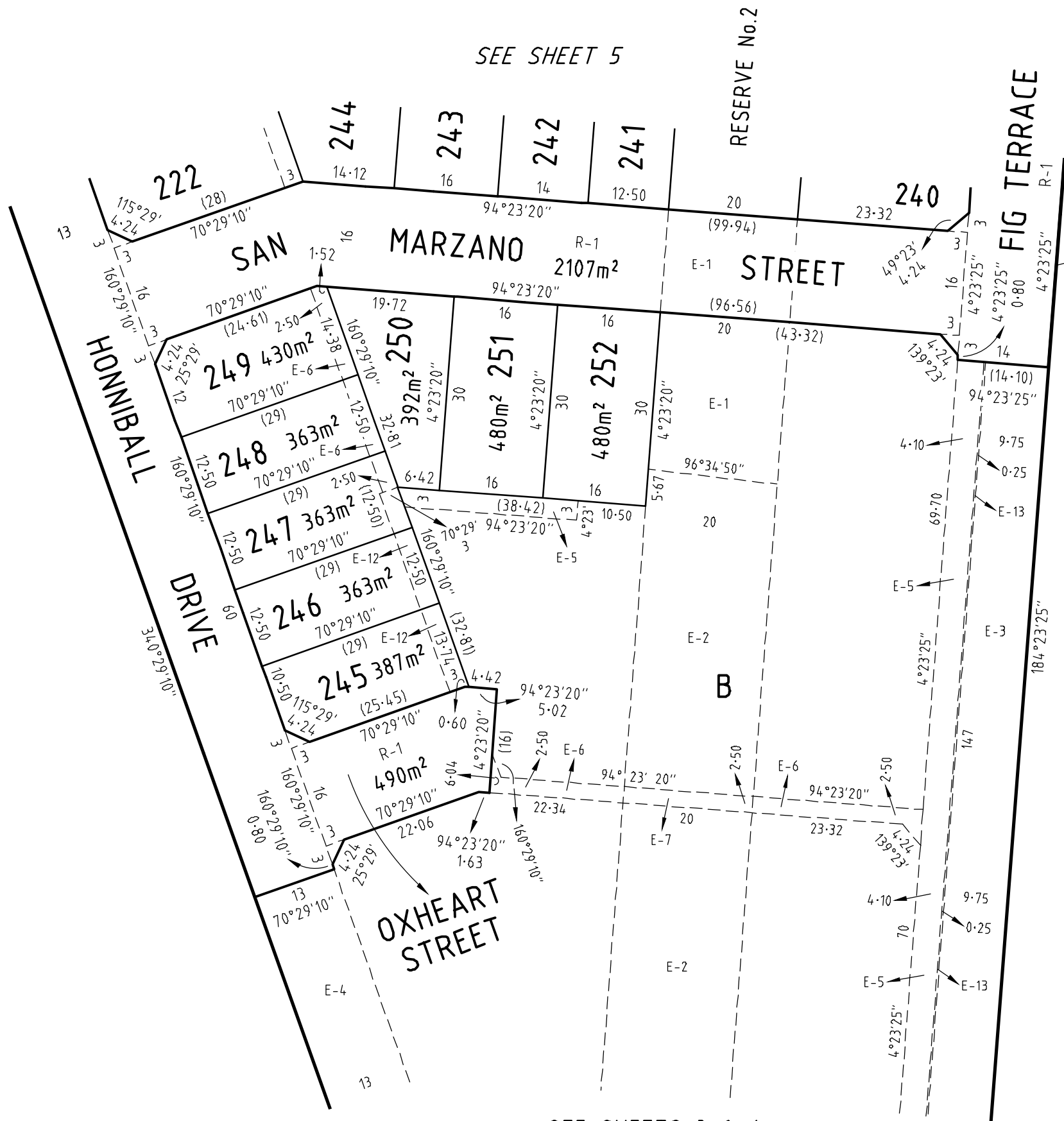
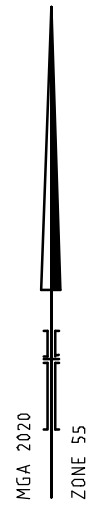
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SHEET 5

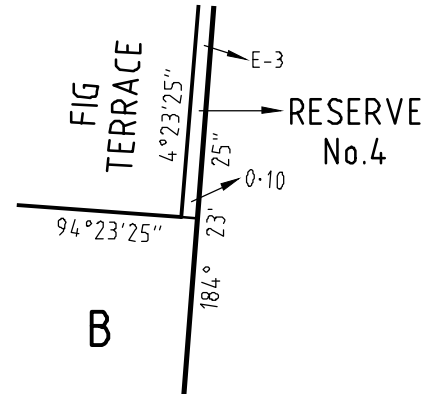


SEE SHEET 5

SEE SHEETS 3 & 4



RESERVE No.4  
See Enlargement



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SCALE 1: 750  
7.5 0 7.5 15 22.5 30  
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SHEET 6



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**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS909555L (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 201 to 212, 222 to 232 and 241 to 252 (all inclusive) on this plan  
 Land to be Burdened: Lots 201 to 212, 222 to 232 and 241 to 252 (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:

Design Guidelines and MCP

- a. build or allow to be built on the Lot any building other than a building which has been approved by the Marran Run Design Review Panel in accordance with the Marran Run Design Guidelines.
- 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 AA....., 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 AA....., which MCP 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. PS909555L (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to Benefit: Lots 201 to 211, 213 to 231, 233 to 240 and 242 to 251 (all inclusive) on this plan  
 Land to be Burdened: Lots 212, 232, 241 and 252 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 AA....., 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 10 years after the registration date of this plan.

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