

<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS906548Y</b>	
<b>LOCATION OF LAND</b>  PARISH: <b>MARIBYRNONG</b> TOWNSHIP: SECTION: 2 CROWN ALLOTMENT: CROWN PORTION: A (PART) & B(PART) TITLE REFERENCE: Vol. 12608 Fol.083  LAST PLAN REFERENCE: Lot C on PS906524P  POSTAL ADDRESS: 81-135 Sinclairs Road (at time of subdivision) DEANSIDE VIC 3335  MGA 2020 CO-ORDINATES: E: 298 170 ZONE: 55 (of approx centre of land in plan) N: 5822 040		Council Name: Melton City Council  Council Reference Number: SUB6739 Planning Permit Reference: PA2022/8025/1 SPEAR Reference Number: S226421S  <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 not been made  Digitally signed by: Julie Stafford for Melton City Council on 30/07/2025		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1 Reserve No. 1, 2, 3, 4 Reserve No. 5	Melton City Council Melton City Council Powercor Australia Ltd			
<b>NOTATIONS</b>		Lots 1801 to 1867 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions on sheets 8 and 9 of this plan for details.  <b>OTHER PURPOSES OF PLAN</b> 1. To remove that part of Carriageway easement E-4 and E-5 on PS833335W in so far as where it lies within Road R1 and Reserve No. 2 herein. 2. To remove that part of Sewerage easement E-8 and E-9 on PS833335W in so far as where it lies within Road R1 herein. 3. To remove that part of Supply of Water easement E-6 and E-7 on PS833335W in so far as where it lies within Road R1, Reserve No.2 and Lots 1859, 1861 to 1864 (both inclusive) and 1867, herein.  <b>GROUNDS FOR REMOVAL:</b> By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.		
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No. PA2022/8025/1  This survey has been connected to Permanent Marks No(s) PM134, PM776. In Proclaimed Survey Area No. N/A				
<b>CAROLINA (SOUTH) ESTATE - Release No. 3</b> Area of Release: 3.374ha No. of Lots: 67 Lots and Balance Lot D				
<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 DETAILS				
<b>TAYLORS</b> Urban Development   Built Environments   Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 20557-STH-S3 Ver. 9		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 9
		Digitally signed by: Luke Kasperczyk, Licensed Surveyor, Surveyor's Plan Version (9), 10/07/2025, SPEAR Ref: S226421S		

PS906548Y

## 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	20	Inst. H390819	Gas and Fuel Corporation of Victoria
E-2	Drainage	2	This Plan	Melton City Council
E-3	Drainage	2	PS906524P	Melton City Council
E-4	Carriageway	See Diag.	PS833335W	Greater Western Water Corporation
E-5	Power Line	2	This Plan Section 88 Electricity Industry Act 2000	Powercor Australia Ltd
E-6	Supply of Water (through underground pipes)	5	PS833335W	Greater Western Water Corporation
EASEMENT E-7 HAS BEEN OMITTED FROM THIS PLAN				
E-8	Sewerage	See Diag.	PS833335W	Greater Western Water Corporation
EASEMENT E-9 HAS BEEN OMITTED FROM THIS PLAN				
E-10	Sewerage	See Diag.	PS833335W	Greater Western Water Corporation
	Supply of Water (through underground pipes)			
EASEMENT E-11 HAS BEEN OMITTED FROM THIS PLAN				
E-12	Drainage	See Diag.	PS906460P	Melton City Council
E-13	Drainage	See Diag.	PS906460P	Melton City Council
	Sewerage		PS833335W	Greater Western Water Corporation
E-14	Carriageway	10	PS906460P	Melton City Council
	Sewerage		PS833335W	Greater Western Water Corporation
E-15	Drainage	See Diag.	PS833335W	Melton City Council
	Sewerage			Greater Western Water Corporation
E-16	Carriageway	See Diag.	This Plan	Greater Western Water Corporation
E-17	Drainage	See Diag.	PS906524P	Melton City Council
	Sewerage			Greater Western Water Corporation
E-18	Supply of Gas (through underground pipes)	4	This Plan	Ausnet Gas Services Pty Ltd
	Supply of Water (through underground pipes)			Greater Western Water Corporation


**Urban Development | Infrastructure**

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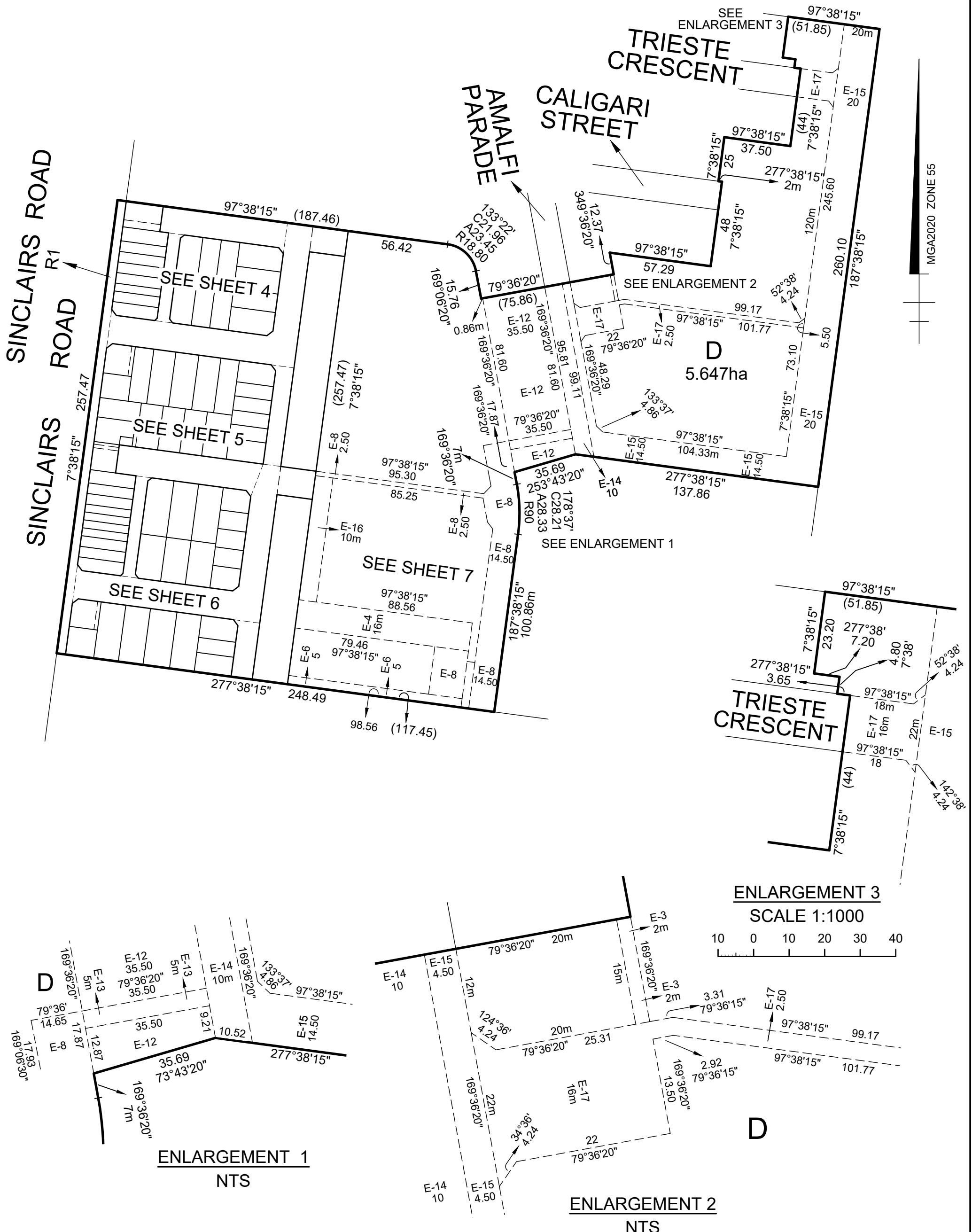
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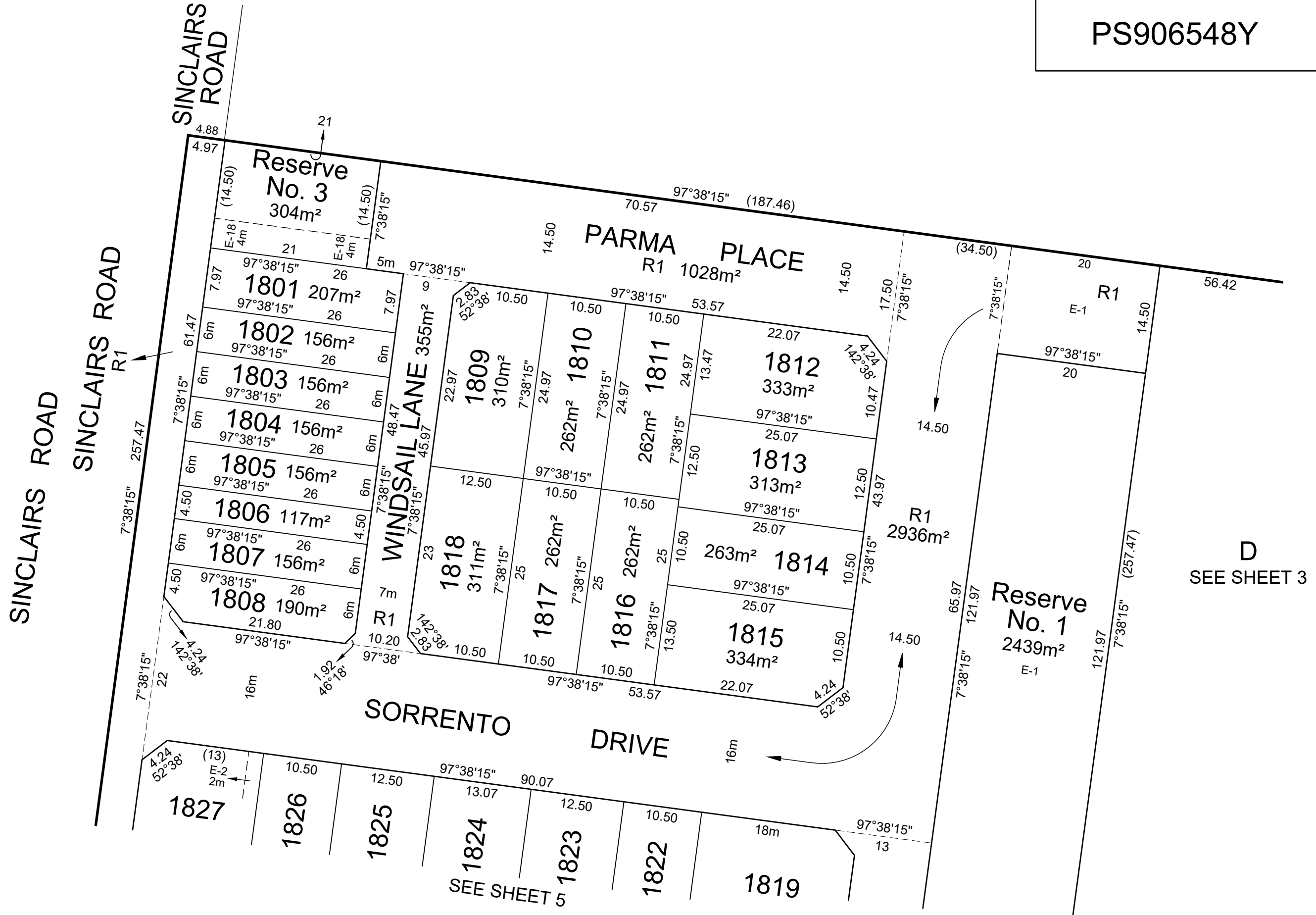
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 Ver. 9

SHEET 2

 Digitally signed by:  
 Melton City Council,  
 30/07/2025,  
 SPEAR Ref: S226421S



MGA2020 ZONE 55



D  
SEE SHEET 3

SEE SHEET 4  
SORRENTO DRIVE R1

SINCLAIRS ROAD R1 1280m<sup>2</sup>  
SINCLAIRS ROAD R1 257.47

ALICUDI WAY R1 565m<sup>2</sup>

TARANTO MEWS R1 1282m<sup>2</sup>

TIVOLI DRIVE R1

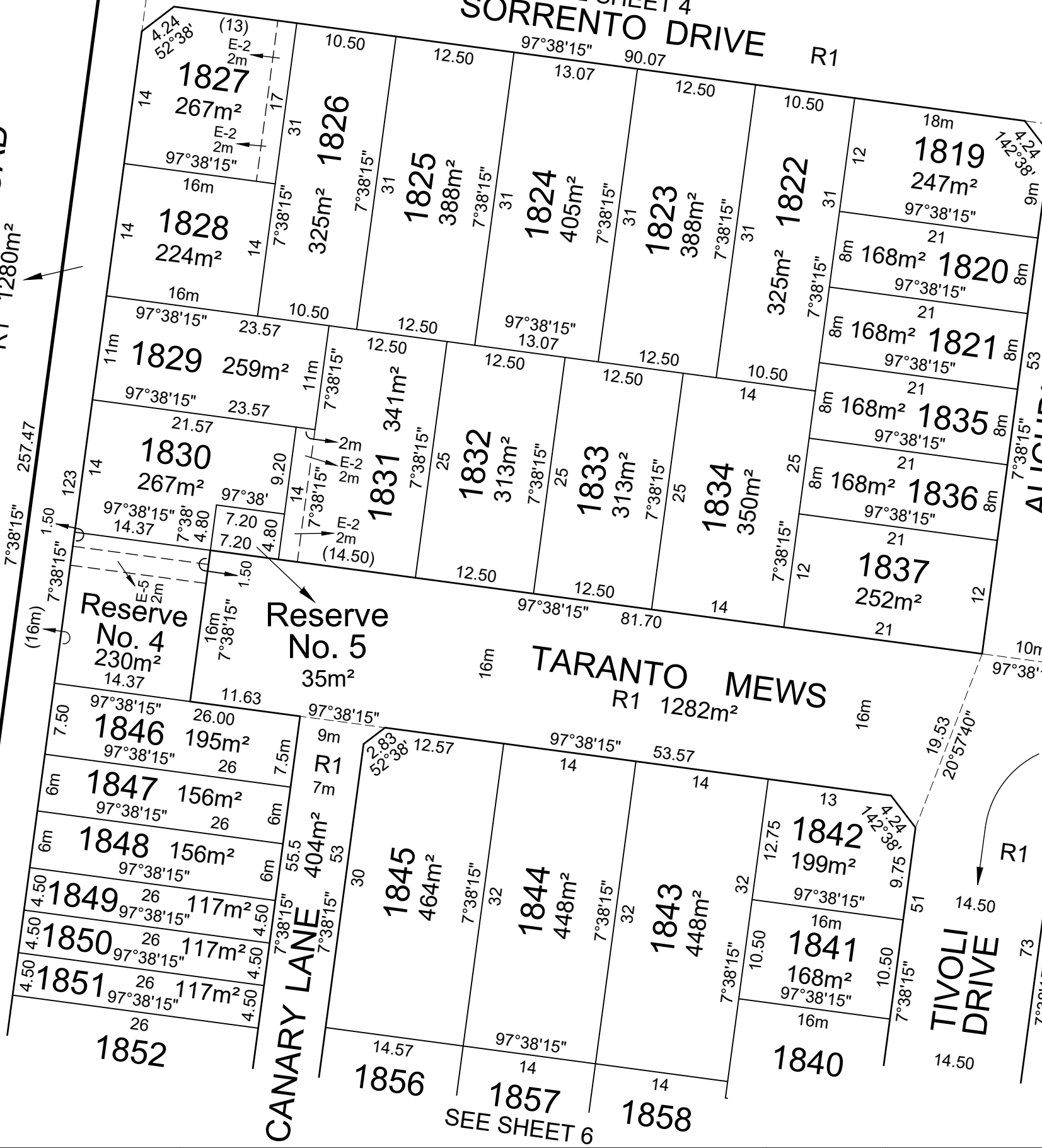
Reserve No. 1 E-1

Reserve No. 2 E-1

Reserve No. 4 E-5

Reserve No. 5 E-2

D  
SEE SHEET 3



SEE SHEET 6



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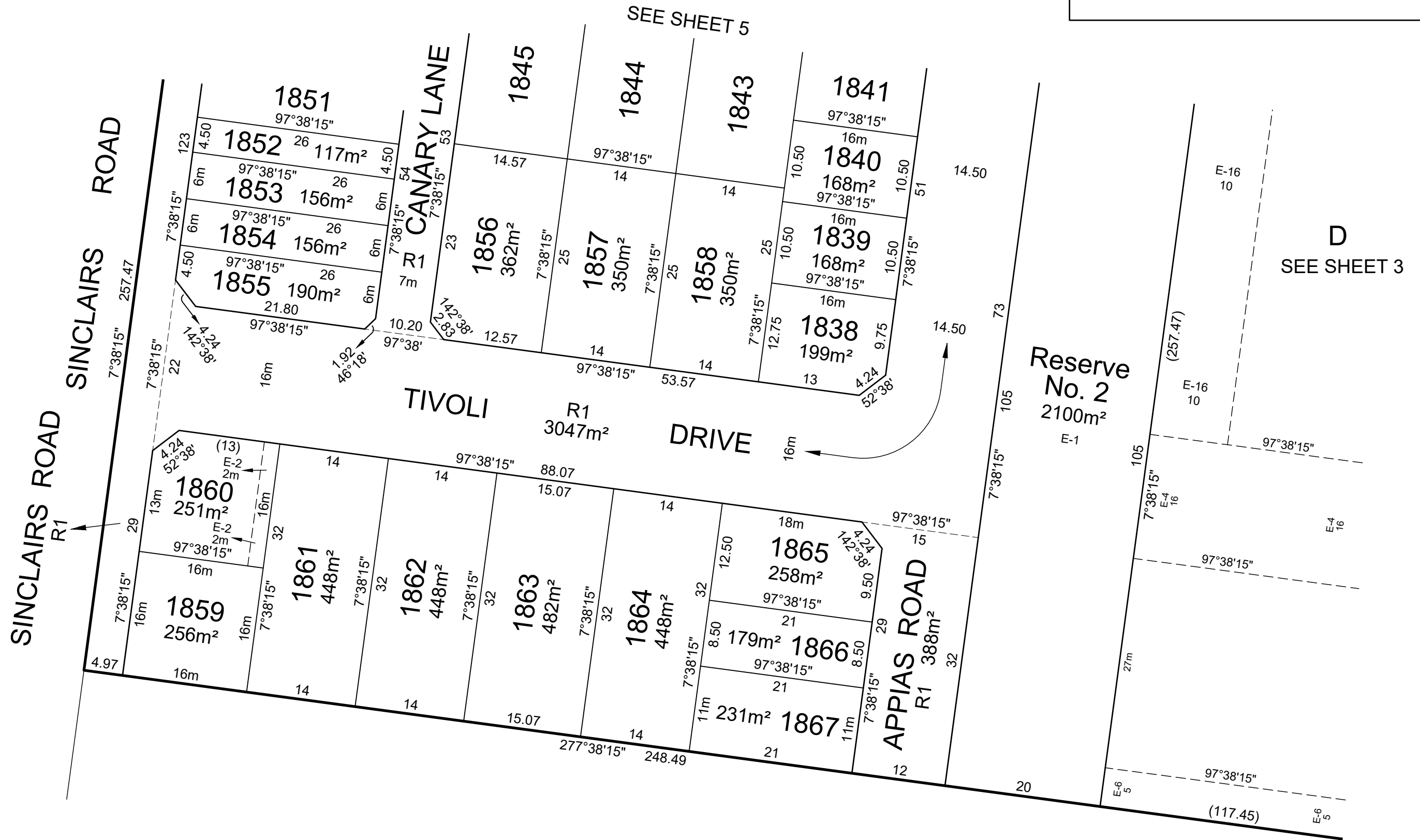
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LENGTHS ARE IN METRES

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SHEET 5

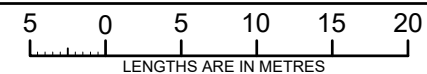
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MGA2020 ZONE 55



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SCALE  
1:500



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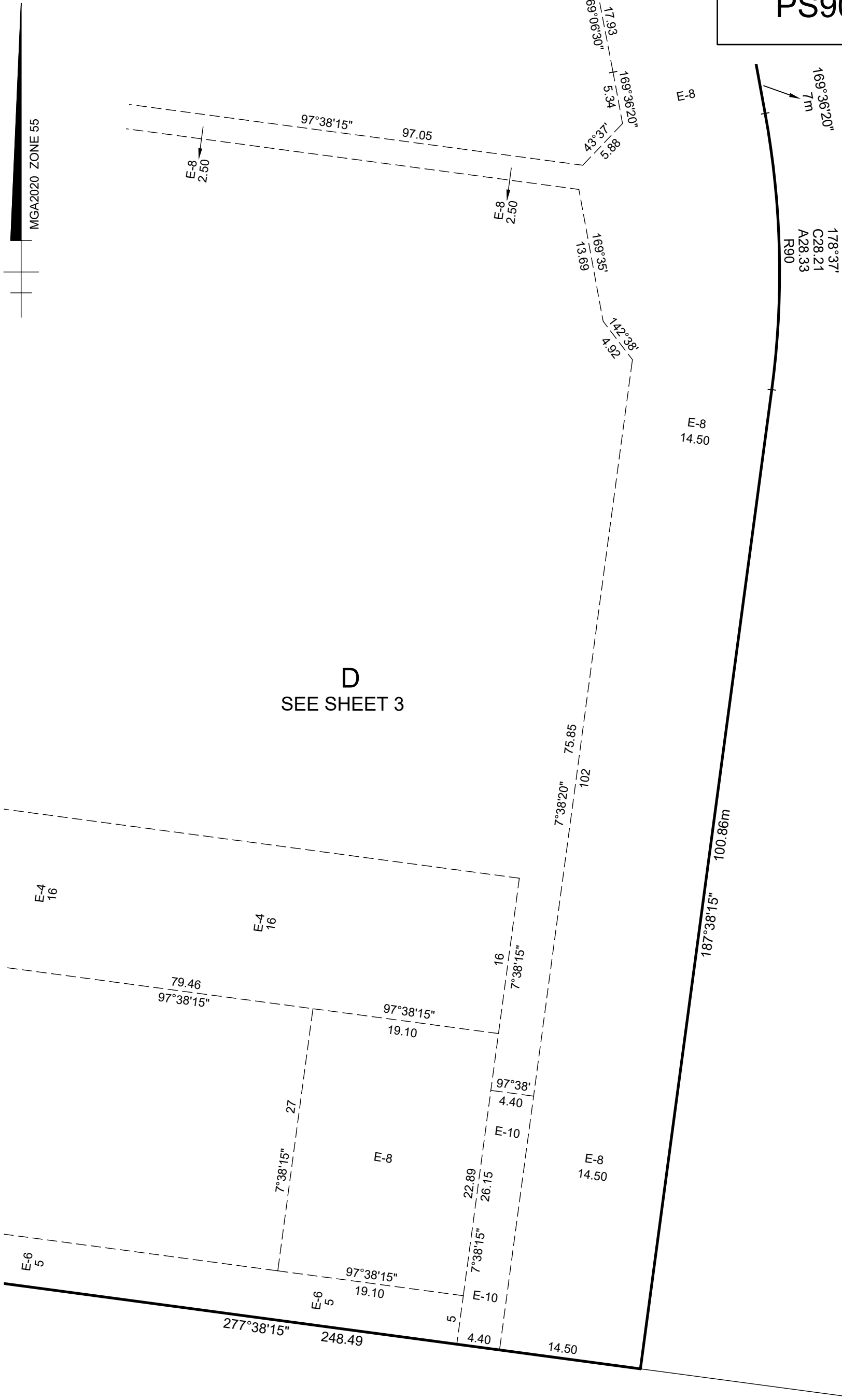
SHEET 6

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SEE SHEET 3

PS906548Y

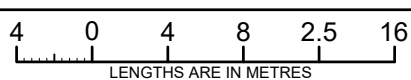


D  
SEE SHEET 3

**TAYLORS**

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SCALE  
1:400



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SHEET 7

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**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

Upon registration of the plan, the following restrictions are to be created.

For the purpose of these restrictions:

- a. A **"dwelling"** means a building that contains self contained living accommodation not including a garage whether the garage is attached to the dwelling or not.
- b. A **"building"** means any structure except a fence.
- c. **"Responsible Authority"** means Melton City Council.
- d. Except for minimum front, side and rear setbacks, if a conflict exists between any provision in these restrictions and the Building Regulations 2018 then the provisions of the later shall apply.
- e. **"Design Guidelines"** means the Carolina Design Guidelines, prepared by Avid Property Group amended from time to time being the endorsed document referred to in Planning Permit No. PA2022/8025/1
- f. For lots less than 300m<sup>2</sup>, if a conflict exists between any provision in these restrictions and the Small Lot Housing Code (incorporated into the Melton Planning Scheme) then the provisions of the latter shall apply.

**CREATION OF RESTRICTION A**

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.

BURDENED LAND: See Table 1  
 BENEFITED LAND: See Table 1

**RESTRICTION:**

The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened shall not, without the permission of the Responsible Authority, construct or permit to be constructed or allow to remain any dwelling or building that does not comply with the requirements as described in the Design Guidelines.

Expiry date: 01/10/2033

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1801	1802
1802	1801, 1803
1803	1802, 1804
1804	1803, 1805
1805	1804, 1806
1806	1805, 1807
1807	1806, 1808
1808	1807
1809	1810, 1818
1810	1809, 1811, 1817
1811	1810, 1812, 1813, 1816
1812	1811, 1813
1813	1811, 1812, 1814, 1816
1814	1813, 1815, 1816
1815	1814, 1816
1816	1811, 1813, 1814, 1815, 1817
1817	1810, 1816, 1818
1818	1809, 1817
1819	1820, 1822
1820	1819, 1821, 1822
1821	1820, 1822, 1835
1822	1819, 1820, 1821, 1823, 1834, 1835
1823	1822, 1824, 1833, 1834

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1824	1823, 1825, 1832, 1833
1825	1824, 1826, 1831, 1832
1826	1825, 1827, 1828, 1829, 1831
1827	1826, 1828
1828	1826, 1827, 1829
1829	1826, 1828, 1830, 1831
1830	1829, 1831
1831	1825, 1826, 1829, 1830, 1832
1832	1824, 1825, 1831, 1833
1833	1823, 1824, 1832, 1834
1834	1822, 1823, 1835, 1836, 1837
1835	1821, 1822, 1834, 1836
1836	1834, 1835, 1837
1837	1834, 1836
1838	1839, 1858
1839	1838, 1840, 1858
1840	1839, 1841, 1843, 1858
1841	1840, 1842, 1843
1842	1841, 1843
1843	1840, 1841, 1842, 1844, 1858
1844	1843, 1845, 1857
1845	1844, 1856
1846	1847

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1847	1846, 1848
1848	1847, 1849
1849	1848, 1850
1850	1849, 1851
1851	1850, 1852
1852	1851, 1853
1853	1852, 1854
1854	1853, 1855
1855	1854
1856	1845, 1857
1857	1844, 1856, 1858
1858	1838, 1839, 1840, 1843, 1857
1859	1860, 1861
1860	1859, 1861
1861	1859, 1860, 1862
1862	1861, 1863
1863	1862, 1864
1864	1863, 1865, 1866, 1867
1865	1864, 1866
1866	1864, 1865, 1867
1867	1864, 1866



**CREATION OF RESTRICTION B**

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.

BURDENED LAND: See Table 2  
 BENEFITED LAND: See Table 2

**RESTRICTION:**

The registered proprietor or proprietors for the time being of a burdened lot on this plan:

- Must not build or permit to be built or remain on the lot or any part of it, any building other than a building which has been constructed in accordance with the Small Lot Housing Code (SLHC) "TYPE A" for lots 1810, 1811, 1816, 1817 and the Small Lot Housing Code (SLHC) "TYPE B" for lots 1801-1808, 1814, 1819 - 1821, 1827 - 1830, 1835 - 1842, 1846 - 1855, 1859 - 1860, 1865 - 1867 incorporated into the Melton Planning Scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.
- For lot 1814, must not build or permit to be built or remain on the lot, without the permission of the Responsible Authority, any dwelling other than a dwelling which has a minimum front setback of 4 metres from the street.

Expiry date: 01/10/2033

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLBN
1801	1802
1802	1801, 1803
1803	1802, 1804
1804	1803, 1805
1805	1804, 1806
1806	1805, 1807
1807	1806, 1808
1808	1807
1810	1809, 1811, 1817
1811	1810, 1812, 1813, 1816
1814	1813, 1815, 1816

TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLBN
1816	1811, 1813, 1814, 1815, 1817
1817	1810, 1816, 1818
1819	1820, 1822
1820	1819, 1821, 1822
1821	1820, 1822, 1835
1827	1826, 1828
1828	1826, 1827, 1829
1829	1826, 1828, 1830, 1831
1830	1829, 1831
1835	1821, 1822, 1834, 1836

TABLE 2 (Continued)

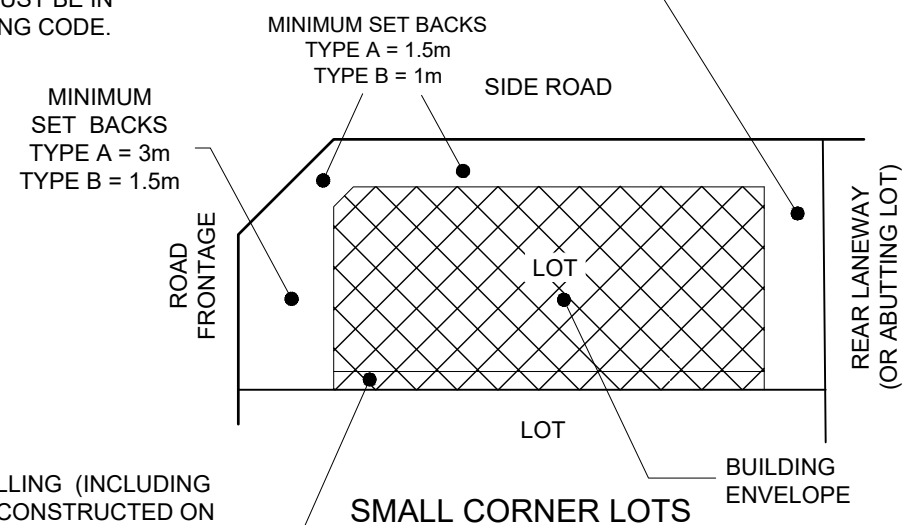
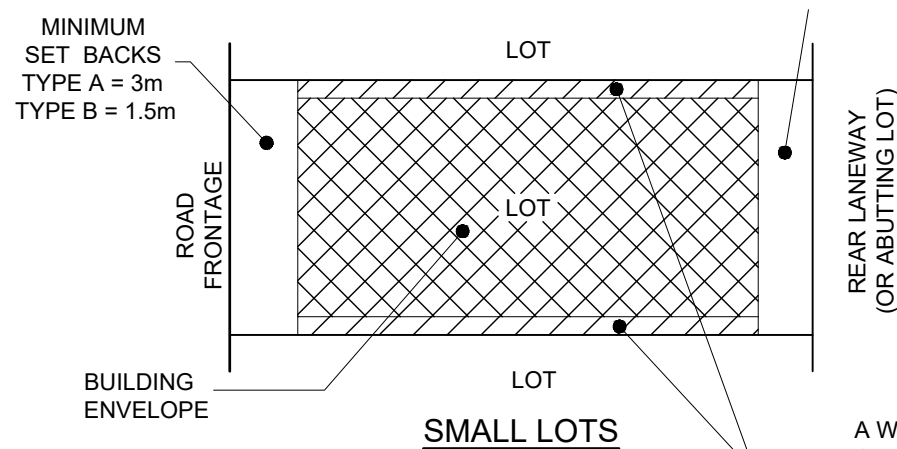
BURDENED LOT No.	BENEFITING LOTS ON THIS PLBN
1836	1834, 1835, 1837
1837	1834, 1836
1838	1839, 1858
1839	1838, 1840, 1858
1840	1839, 1841, 1843, 1858
1841	1840, 1842, 1843
1842	1841, 1843
1846	1847
1847	1846, 1848
1848	1847, 1849
1849	1848, 1850

TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLBN
1850	1849, 1851
1851	1850, 1852
1852	1851, 1853
1853	1852, 1854
1854	1853, 1855
1855	1854
1859	1860, 1861
1860	1859, 1861
1865	1864, 1866
1866	1864, 1865, 1867
1867	1864, 1866

**SMALL LOT HOUSING CODE BUILDING ENVELOPES**

IF AN EASEMENT EXISTS, THE EASEMENT IS NOT TO BE BUILT UPON, EXCEPT WITH APPROVAL FROM THE RELEVANT AUTHORITY.  
 IF NO EASEMENT EXIST, REAR SETBACKS MUST BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE.



A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE BOUNDARY, OTHERWISE A MINIMUM 1m METRE SIDE SETBACK WILL APPLY.

**NOTE :**

- BUILDING HEIGHTS AND SETBACKS ARE TO BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON PLANNING SCHEME.