
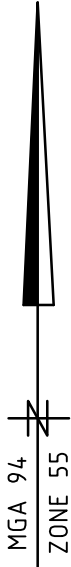
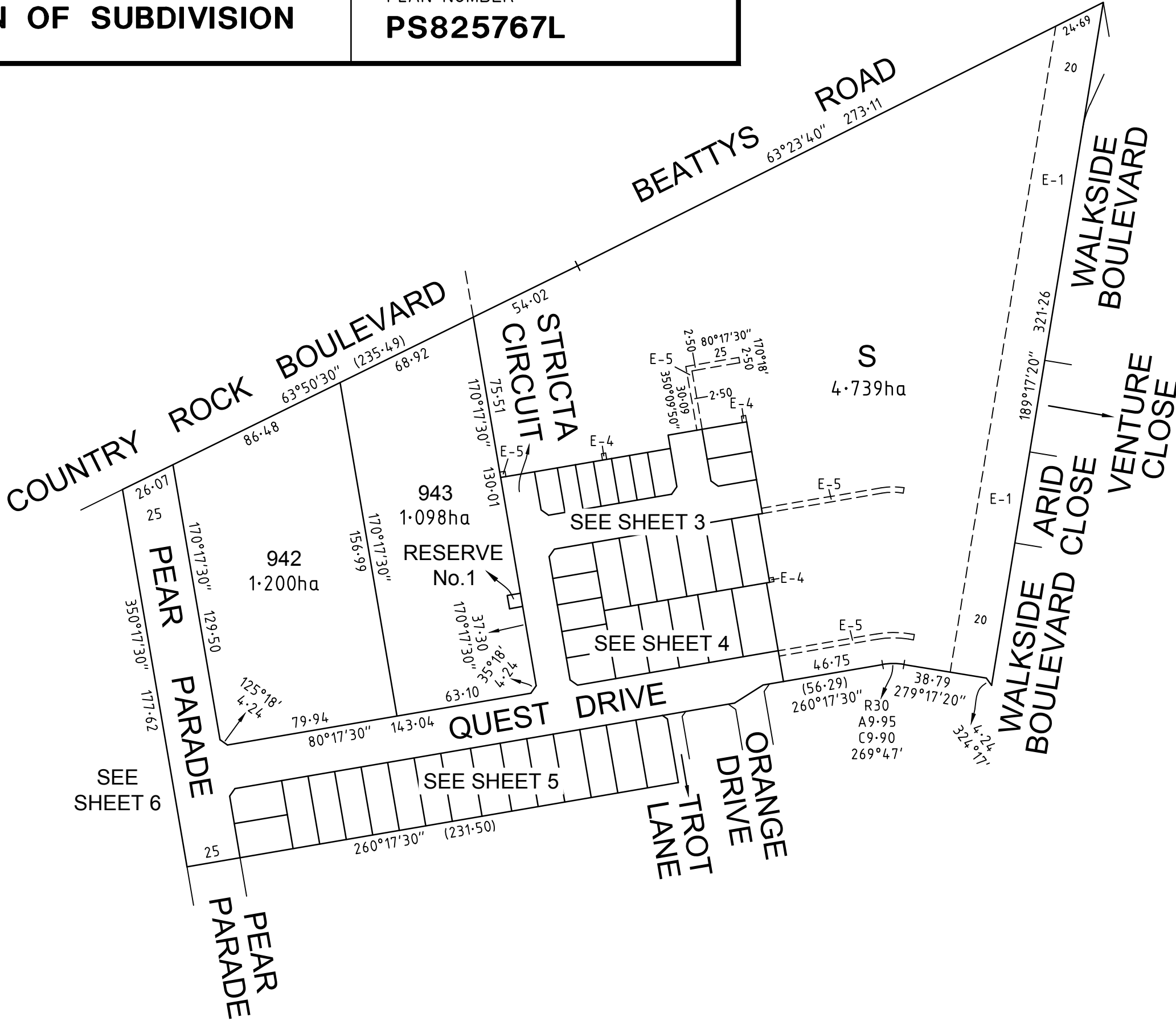


PLAN OF SUBDIVISION			LUV USE ONLY EDITION	PLAN NUMBER PS825767L	
LOCATION OF LAND			COUNCIL NAME: MELTON CITY COUNCIL		
PARISH: MARIBYRNONG					
TOWNSHIP: -					
SECTION: B					
CROWN ALLOTMENT: 8 (PART)					
CROWN PORTION: -					
TITLE REFERENCES: Vol.12316 Fol.082					
LAST PLAN REFERENCE/S: PS825761Y (LOT N)					
POSTAL ADDRESS: 235-311 BEATTYS ROAD (At time of subdivision) FRASER RISE, 3336					
MGA94 Co-ordinates (of approx centre of land in plan) E 298 400 N 5825 050 ZONE 55					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 7 FOR FURTHER DETAILS. OTHER PURPOSES OF THE PLAN: REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-8 ON PS825761Y AS AFFECTS QUEST DRIVE ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-3 ON PS825761Y AS AFFECTS PEAR PARADE ON THIS PLAN. REMOVAL OF THAT PART OF WATER SUPPLY AND DRAINAGE EASEMENT E-17 ON PS825761Y AS AFFECTS PEAR PARADE ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT BETWEEN ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.		
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD				
NOTATIONS					
DEPTH LIMITATION 15-24m BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN. STAGING This is/is not a staged subdivision. Planning permit No. SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM17, PM31 & PM53, (KOROROIT), PM136 & PM560 (MARIBYRNONG) AND PM157 (DERRIMUT) PROCLAIMED SURVEY AREA: WESTWOOD 9 5.132ha 43 LOTS					
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 PLAN	C/E J31146	GAS AND FUEL CORPORATION OF VICTORIA	
E-2	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION	
E-3	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS825764S PS825764S	CITY WEST WATER CORPORATION MELTON CITY COUNCIL	
E-4	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL	
E-5	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION	
2152S-09 VER E.DWG SB/AA			SURVEYOR REF: 2152s-09		ORIGINAL SHEET SIZE: A3
 Member of the Surbana Jurong Group Melbourne Survey T 9869 0813			DUNCAN BROOKS		VERSION E
					SHEET 1 OF 7

PLAN OF SUBDIVISION

PLAN NUMBER
PS825767L

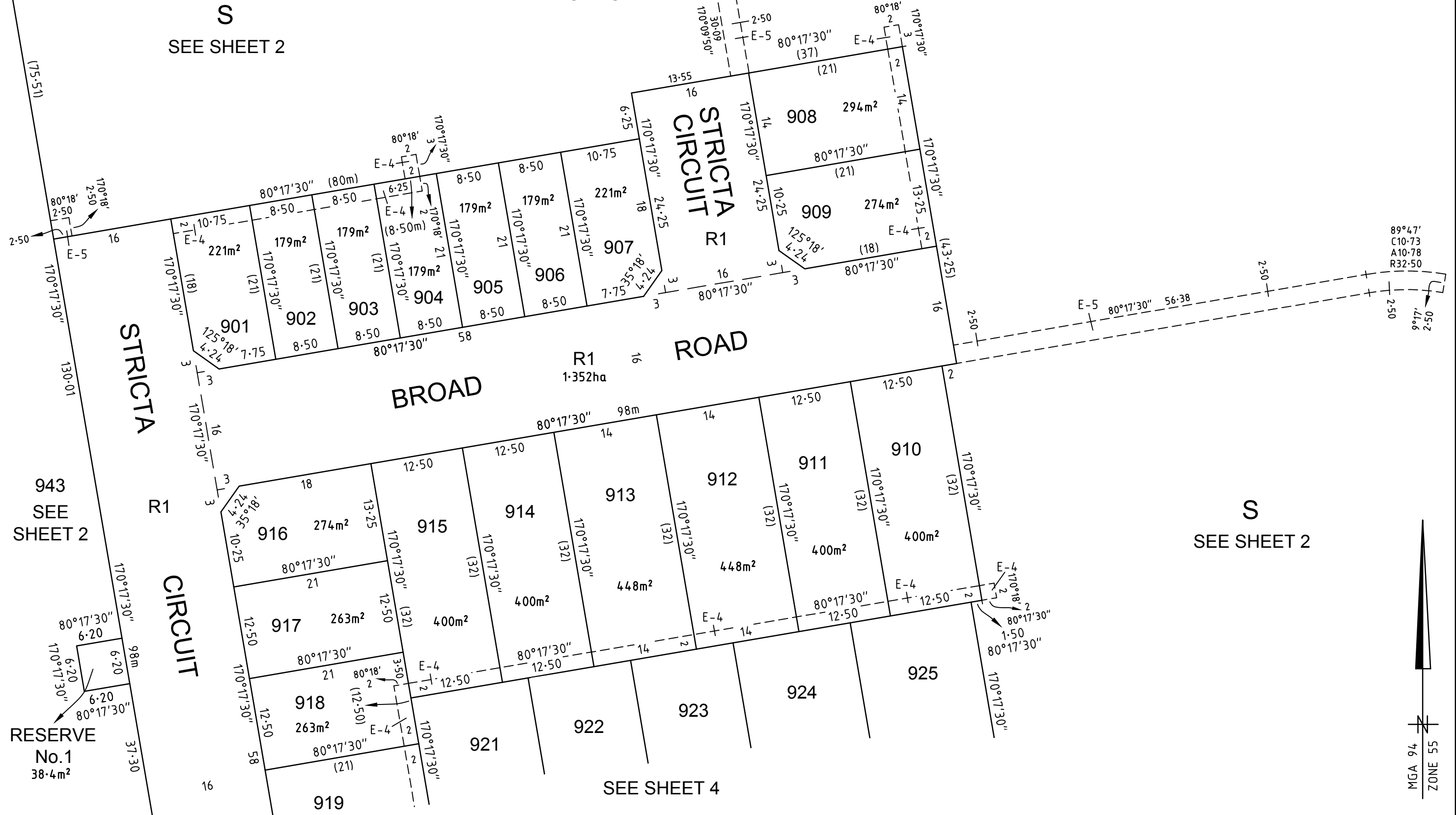


PLAN OF SUBDIVISION

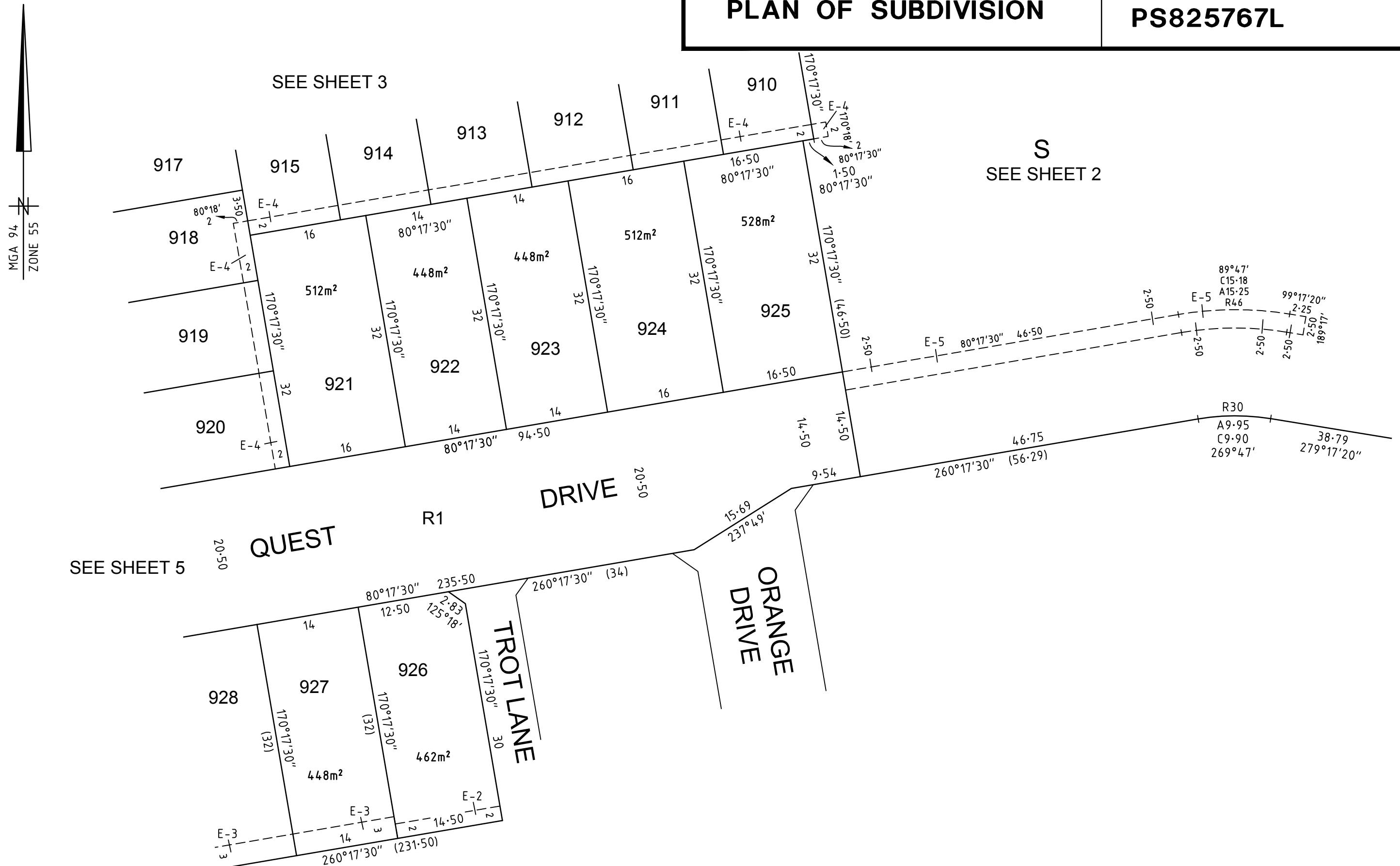
PLAN NUMBER
PS825767L

SEE SHEET 2

S
SEE SHEET 2

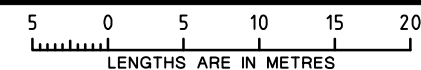


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PS825767L



2152S-09 VER E.DWG SB/AA

SCALE
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ORIGINAL SHEET SIZE A3

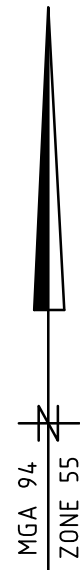
SHEET 4

DUNCAN BROOKS

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS825767L



SEE SHEET 2

943

942

STRICTA
CIRCUIT

R1

918

919

263m²

920

274m²

921

SEE SHEET 4

DRIVE

QUEST

R1

SEE SHEET 6

939

938

937

936

935

934

933

932

931

930

929

928

927

926

400m²

400m²

400m²

400m²

400m²

448m²

448m²

400m²

400m²

400m²

400m²

E-3

E-3

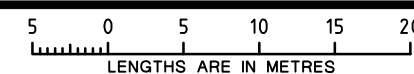
E-3



Member of the Surbana Jurong Group
REF 2152s-09

2152S-09 VER E.DWG SB/AA

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 5

DUNCAN BROOKS

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS825767L

SEE SHEET 2

25

PEAR
R1
PARADE

350°17'30" 177.62

129.50
170°17'30"

942
SEE SHEET 2

QUEST

R1

DRIVE

20.50

940

396m²

939

400m²

941

400m²

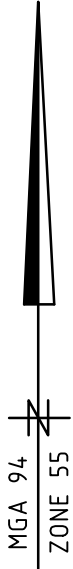
938

937

936

SEE SHEET 5

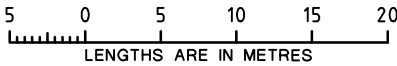
PEAR
PARADE



Member of the Surbana Jurong Group
REF 2152s-09

2152S-09 VER E.DWG SB/AA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

DUNCAN BROOKS

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS825767L

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:
Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS
901 TO 941 (BOTH INCLUSIVE)	901 TO 941 (BOTH INCLUSIVE) OTHER THAN THE RELEVANT BURDENED LOT

The registered proprietor or proprietors for the time being of any burdened lot must not build or permit to be built or remain on the lot any building other than a building which contains a plumbing system that is capable of being connected to a recycled water supply for toilet flushing and garden watering at a minimum (if such recycled water supply is made available to the lot) and a plumbing system which connects to the potable water supply made available to the lot.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS825767L by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Description of Restriction

Table of burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS
901	902
902	901, 903
903	902, 904
904	903, 905
905	904, 906
906	905, 907
907	906

BURDENED LOT No.	BENEFITING LOTS
908	909
909	908
916	915, 917
917	915, 916, 918
918	915, 917, 919
919	918, 920, 921
920	919, 921

The registered proprietor or proprietors for the time being for any burdened lot on the Plan of Subdivision in the above table as a lot subject to the "Small Lot Housing Code" 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 (Type A)" unless such construction is in accordance with a planning permit granted to construct a dwelling on the lot.

This restriction shall cease to have effect on the burdened lot after the issue of a certificate of occupancy for the whole of a dwelling on the burdened lot provided that the whole of the dwelling complies with the Small Lot Housing Code for Type A allotments.

CREATION OF RESTRICTION C

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 BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

BURDENED LOT No.	BENEFITING LOTS
901	902
902	901, 903
903	902, 904
904	903, 905
905	904, 906
906	905, 907
907	906
908	909
909	908
910	911, 925
911	910, 912, 924, 925

BURDENED LOT No.	BENEFITING LOTS
912	911, 913, 923, 924
913	912, 914, 922, 923
914	913, 915, 921, 922
915	914, 916, 917, 918, 921
916	915, 917
917	915, 916, 918
918	915, 917, 919, 921
919	918, 920, 921
920	919, 921
921	914, 915, 918, 919, 920, 922
922	913, 914, 921, 923

BURDENED LOT No.	BENEFITING LOTS
923	912, 913, 922, 924
924	911, 912, 923, 925
925	910, 911, 924
926	927
927	926, 928
928	927, 929
929	928, 930
930	929, 931
931	930, 932
932	931, 933
933	932, 934

BURDENED LOT No.	BENEFITING LOTS
934	933, 935
935	934, 936
936	935, 937
937	936, 938
938	937, 939
939	938, 940, 941
940	939, 941
941	939, 940

RESTRICTION

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 or any part of it any building other than a building which has been constructed in accordance with the approved Memorandum of Common Provisions (MCP) registered in the dealing no. AA6825 without the prior written consent of the Responsible Authority. The provisions of the said MCP are incorporated into this restriction;
- must not make an application to amend a building envelope unless such an amendment and any criteria or matters which must be considered by the Responsible Authority in deciding on such an amendment are to the satisfaction of the Responsible Authority; and
- must not erect any building on a lot unless the plans for such a building are endorsed by the Westwood Design Assessment Committee (WDAC) prior to the issue of a building permit.

This restriction shall cease to have effect on the burdened lot after 31/12/2029.