


PLAN OF SUBDIVISION			LUV USE ONLY EDITION	PLAN NUMBER PS847498N		
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 8 (PART) CROWN PORTION: - TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: PS825758M (LOT L) POSTAL ADDRESS: 235 - 311 BEATTYS ROAD (At time of subdivision) FRASER RISE, 3336 MGA94 Co-ordinates (of approx centre of land in plan) E 298 830 N 5 824 460 ZONE 55			COUNCIL NAME: MELTON CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R1		MELTON CITY COUNCIL				
NOTATIONS			LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS. EASEMENTS E-4 AND E-19 HAVE BEEN OMITTED FROM THIS PLAN. OTHER PURPOSES OF THE PLAN: REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-17 ON PS825758M AS AFFECTS HORSESHOE PARADE AND SARIC STREET ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-19 ON PS825758M AS AFFECTS HORSESHOE PARADE, FOAL CIRCUIT AND SARIC STREET ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.			
DEPTH LIMITATION: 15.24m BELOW THE SURFACE APPLIES TO ALL THE LAND ON THIS PLAN. STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. SURVEY: THIS PLAN IS 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 12 2.185ha 35 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	PS825761Y	CITY WEST WATER CORPORATION		
E-3	DRAINAGE	SEE PLAN	PS825761Y	MELTON CITY COUNCIL		
	SEWERAGE	SEE PLAN	PS825761Y	CITY WEST WATER CORPORATION		
E-5	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION		
E-6	GAS TRANSMISSION PIPELINE	SEE PLAN	C/E J31146	GAS AND FUEL CORPORATION OF VICTORIA		
	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION		
E-7	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION		
SEE SHEET 2 FOR CONTINUATION						
<div><div><div><div>2152S-12 VER D.DWG AA/SB</div><div>SMEC</div><div>Melbourne Survey T 9869 0813</div></div></div></div>			SURVEYOR REF: 2152s-12		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
			DUNCAN BROOKS		VERSION D	

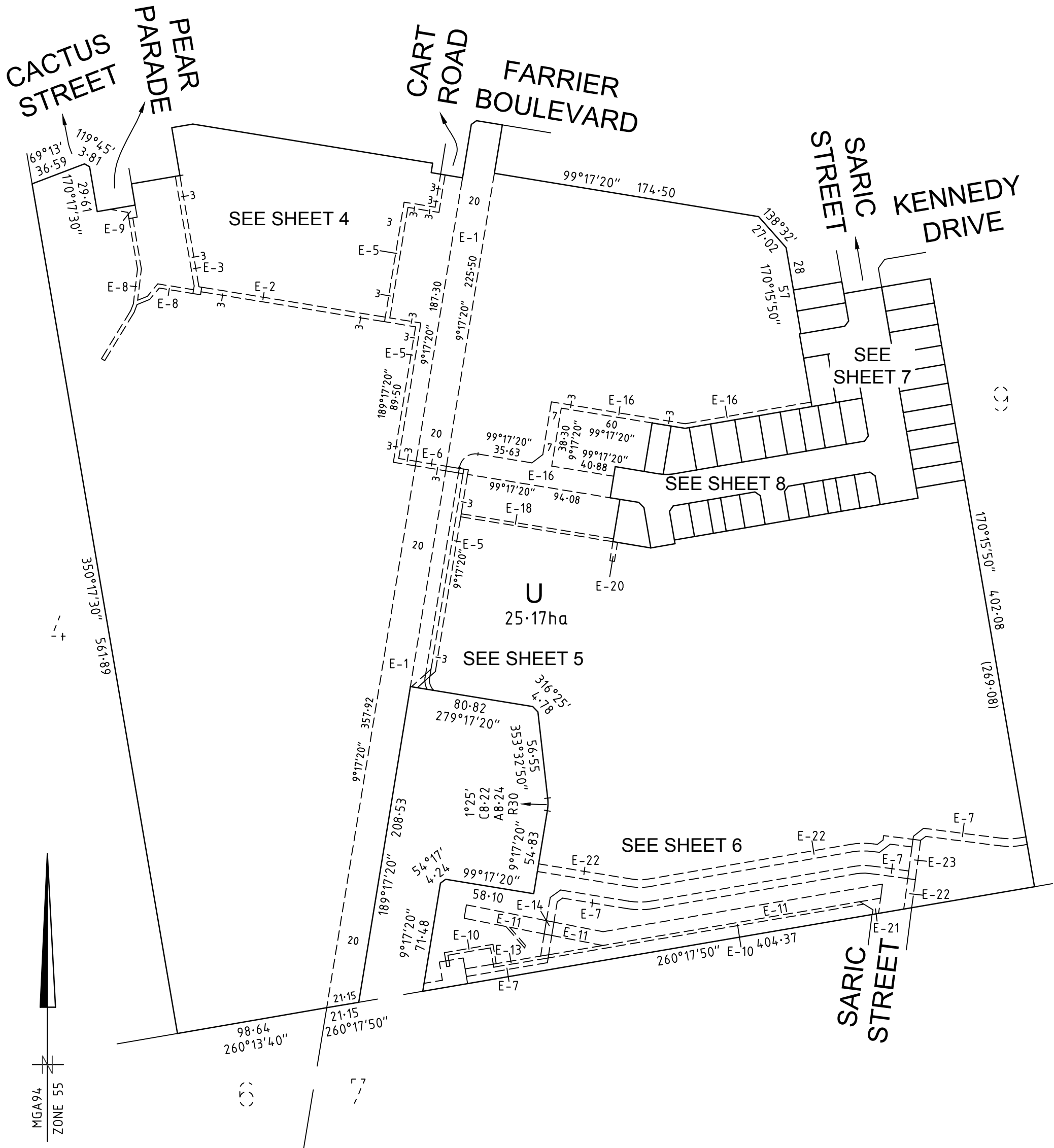
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	DRAINAGE	SEE PLAN	PS825761Y	MELTON CITY COUNCIL
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825761Y	CITY WEST WATER CORPORATION
	DRAINAGE	SEE PLAN	PS825761Y	MELTON CITY COUNCIL
E-10	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
E-11	POWERLINE	SEE PLAN	PS825764S (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-12	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION
E-13	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
E-14	POWERLINE	SEE PLAN	PS825764S (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	PS825758M	MELTON CITY COUNCIL
E-16	DRAINAGE	SEE PLAN	PS825758M	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS825758M	CITY WEST WATER CORPORATION
E-17	DRAINAGE	SEE PLAN	PS825758M	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION
E-18	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-20	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-21	POWERLINE	SEE PLAN	PS825764S (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
E-22	WAY	SEE PLAN	PS847515R	RESERVE No.1 ON PS847515R
E-23	WAY	SEE PLAN	PS847515R	RESERVE No.1 ON PS847515R
	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION

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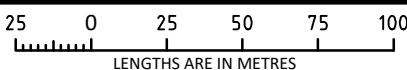
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SMEC

Melbourne Survey T 9869 0813

REF 2152S-12

SCALE
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VERSION D

ORIGINAL SHEET
SIZE: A3

SHEET 3

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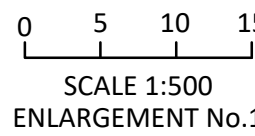
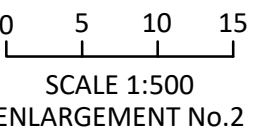
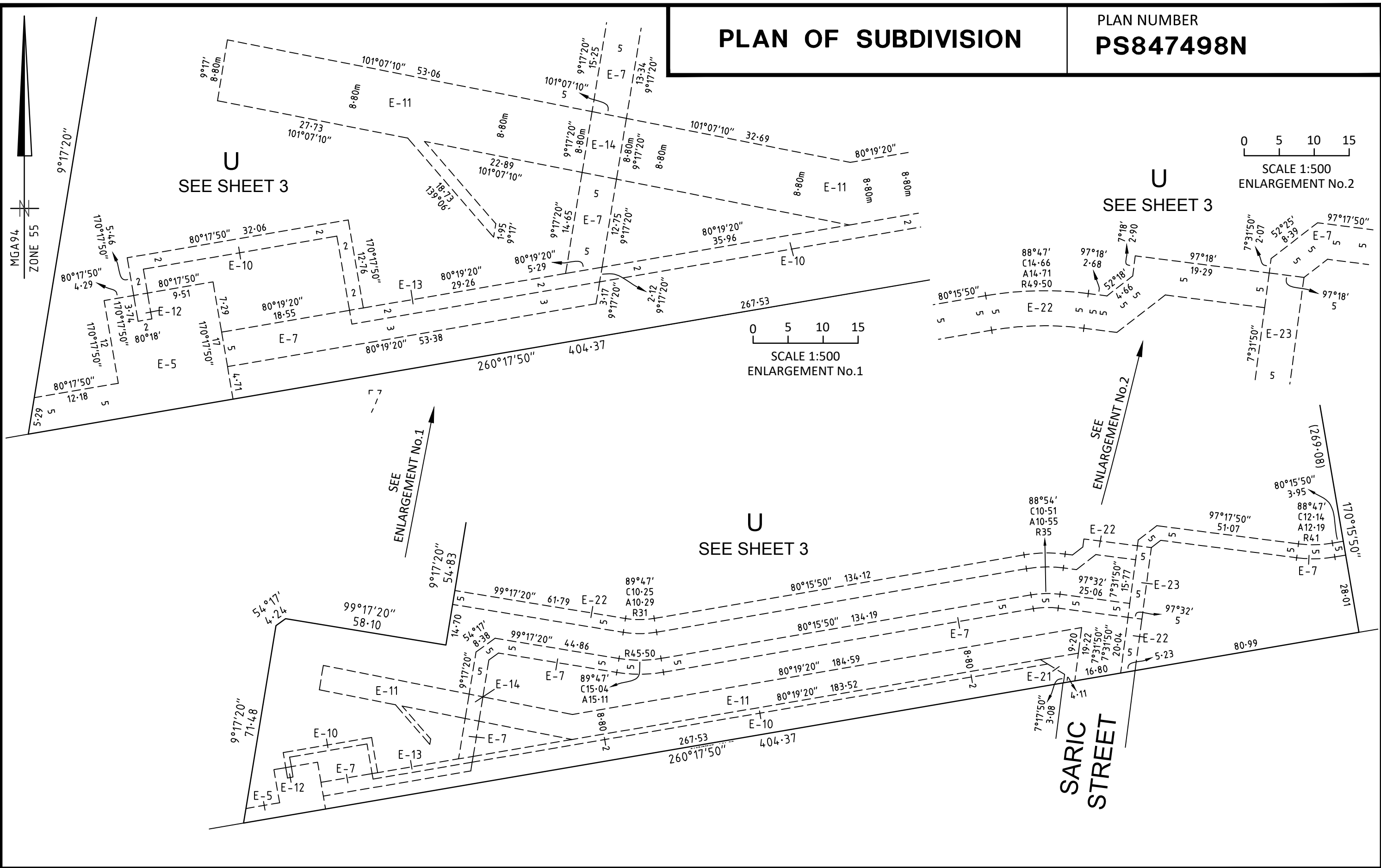
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SEE SHEET 3

SEE SHEET 6



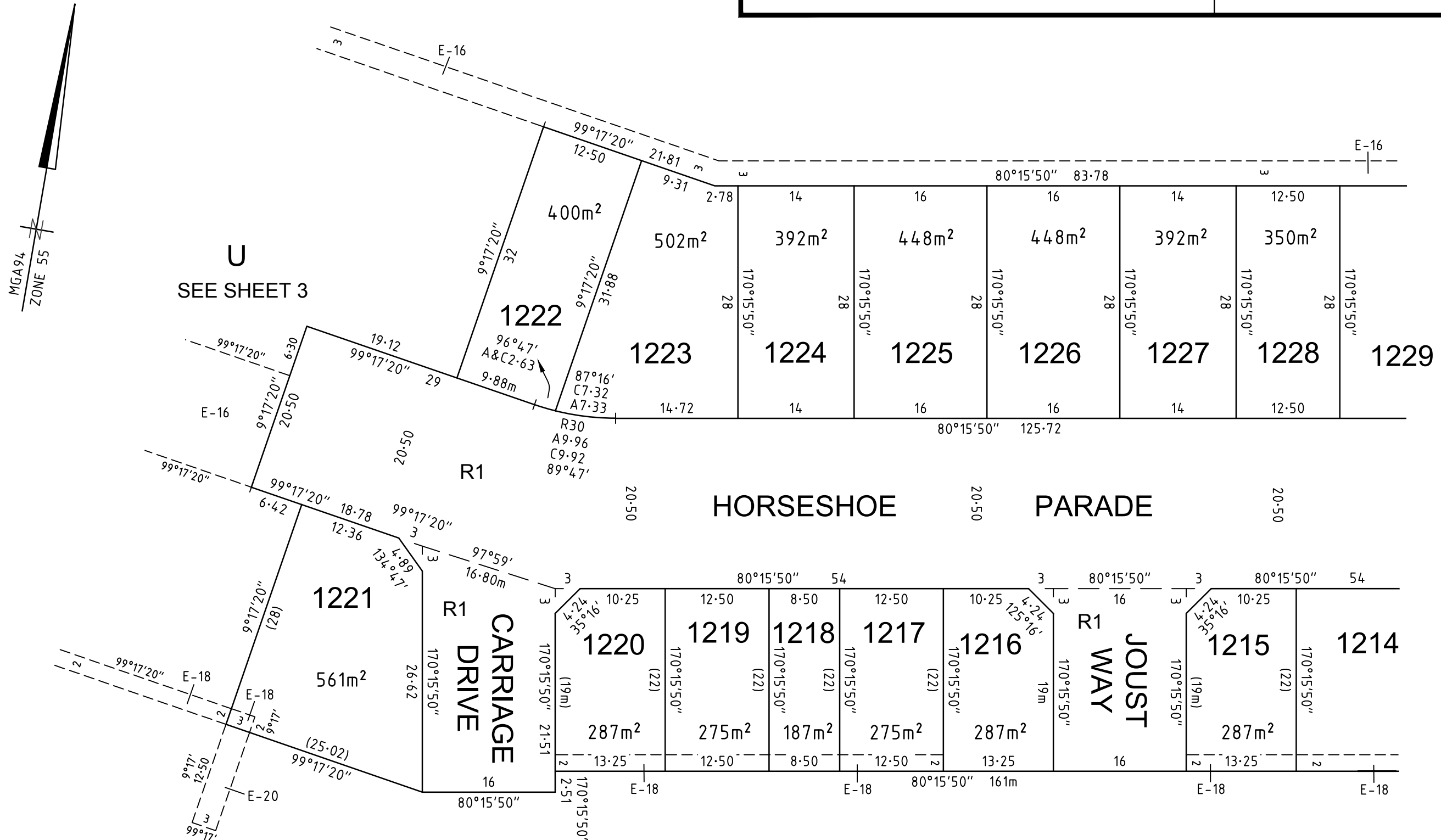
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SEE SHEET 7

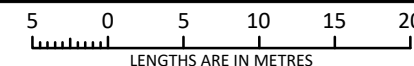


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REF 2152s-12

SCALE
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ORIGINAL SHEET
SIZE A3

SHEET 8

DUNCAN BROOKS

VERSION D

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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
1201 TO 1235 (BOTH INCLUSIVE)	1201 TO 1235 (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 PS847498N by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.
Table of burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1211	1212	1216	1217
1212	1211, 1213	1217	1216, 1218
1213	1212, 1214	1218	1217, 1219
1214	1213, 1215	1219	1218, 1220
1215	1214	1220	1219

Description of Restriction

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) for lots 1211 to 1220 (both inclusive)" unless such construction is in accordance with a planning permit granted to construct a dwelling on the lot.

This restriction shall cease to apply to any building on the lot after the issue of the 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

Table 1

BURDENED LOT No.	BENEFITING LOTS
1201	1202
1202	1201, 1203
1203	1202, 1204
1204	1203, 1205
1205	1204, 1206
1206	1205, 1207
1207	1206, 1208
1208	1207, 1209
1209	1208, 1210
1210	1209
1211	1212
1212	1211, 1213

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1213	1212, 1214
1214	1213, 1215
1215	1214
1216	1217
1217	1216, 1218
1218	1217, 1219
1219	1218, 1220
1220	1219
1221	1222
1222	1223
1223	1222, 1224
1224	1223, 1225

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1225	1224, 1226
1226	1225, 1227
1227	1226, 1228
1228	1227, 1229
1229	1228, 1230, 1233
1230	1229, 1231, 1232, 1233
1231	1230, 1232
1232	1230, 1231, 1233
1233	1229, 1230, 1232
1234	1235
1235	1234

Description of Restriction

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

1. 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. without the prior written consent of the Responsible Authority. The provisions of the said MCP are incorporated into this restriction;
2. 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.