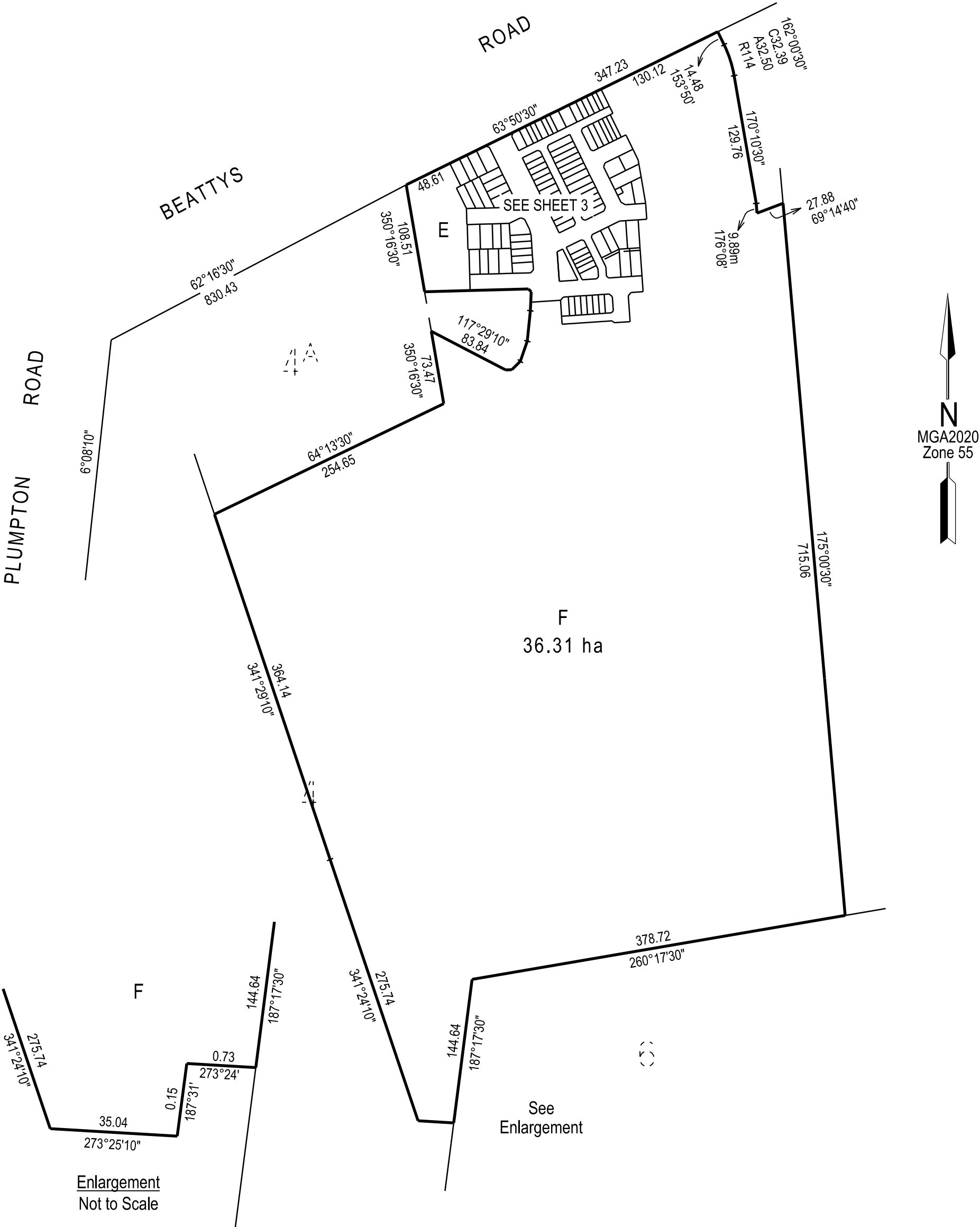
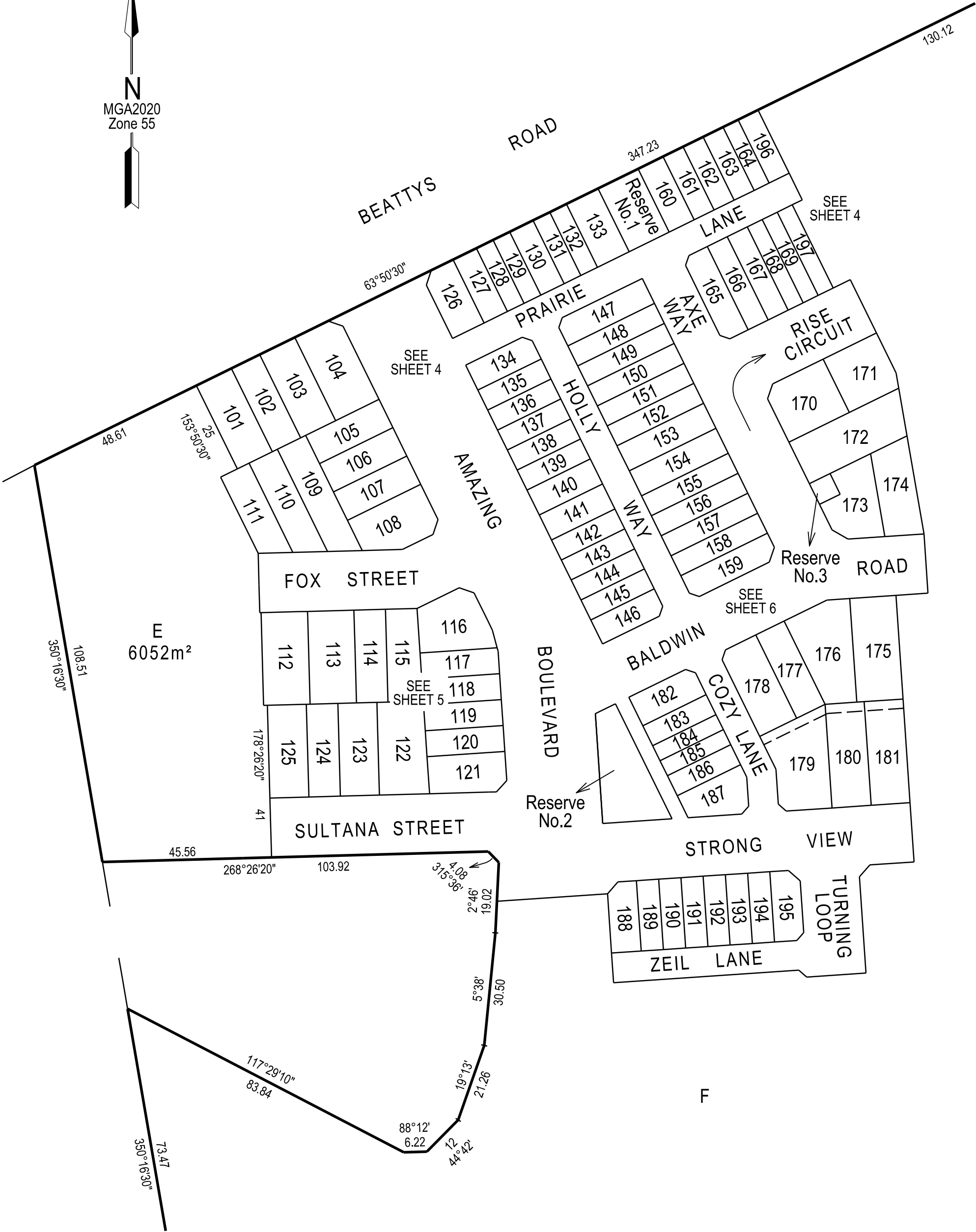


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 847344S	
<div>LOCATION OF LAND</div> <div>PARISH: Maribyrnong</div> <div>TOWNSHIP: -</div> <div>SECTION: B</div> <div>CROWN ALLOTMENT: 4 (Part)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: Vol. 12263 Fol. 817 Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot A PS 831898K Lot D PS 847338M</div> <div>POSTAL ADDRESS: 365 - 413 Beattys Road Fraser Rise 3336</div> <div>MGA2020 Co-ordinates (of approx centre of land in plan) E 297 680 ZONE: 55 N 5 824 700</div>				<div>Council Name: Melton City Council</div> <div>SPEAR Reference Number: S173973J</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots A to D (both inclusive) has been omitted from this plan.</div> <div>Lots 1 to 100 (both inclusive) have been omitted from this plan.</div> <div>See Sheet 7 for Creation of Restrictions.</div> <div>Other Purpose of the Plan: To remove the easement E-1 for 'Way', 'Telecommunications' and 'Supply of Water' purposes created in PS 831898K in favour of Lot B on PS 831898K.</div> <div>Grounds for Removal : City of Melton Planning Permit No. PA2021/7574/1.</div> <div>Estate: Westwood Place</div> <div>Development No.: 1</div> <div>No. of Lots: 97</div> <div>Area: 3.195 ha</div> <div>Melways: 355 J3</div>			
Road R-1		City of Melton					
Reserve No. 1		City of Melton					
Reserve No. 2		City of Melton					
Reserve No. 3		Jemena Electricity					
NOTATIONS							
Depth Limitation: 15.24 metres applies to all the land in this plan.							
<div>Survey: This plan is/is not based on survey. Refer to PS 831898K.</div> <div>This survey has been connected to Kororoit permanent marks no(s) 17, 21, 52, 53 & 56.</div> <div>Staging: This is is not a staged subdivision. Planning Permit No. PA2020/7014/1.</div>							
EASEMENT INFORMATION							
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Pursuant to Section 12(2) Subdivision Act 1988, land formerly defined by Lot A in PS 831898K is affected by implied easements set apart in PS 831898K.							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	Sewerage	See Diag.	This Plan	City West Water Corporation			
<div> CHARLTONDEGG LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au</div>			SURVEYORS FILE REF: 1280/Stg 1 VERSION: 4		ORIGINAL SHEET SIZE: A3		SHEET 1 of 7
			Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (4), 27/07/2021, SPEAR Ref: S173973J				

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Charlton Degg who gave you access to SPEAR / this document. SPEAR Ref: S173973J 02/12/2021 01:51 pm

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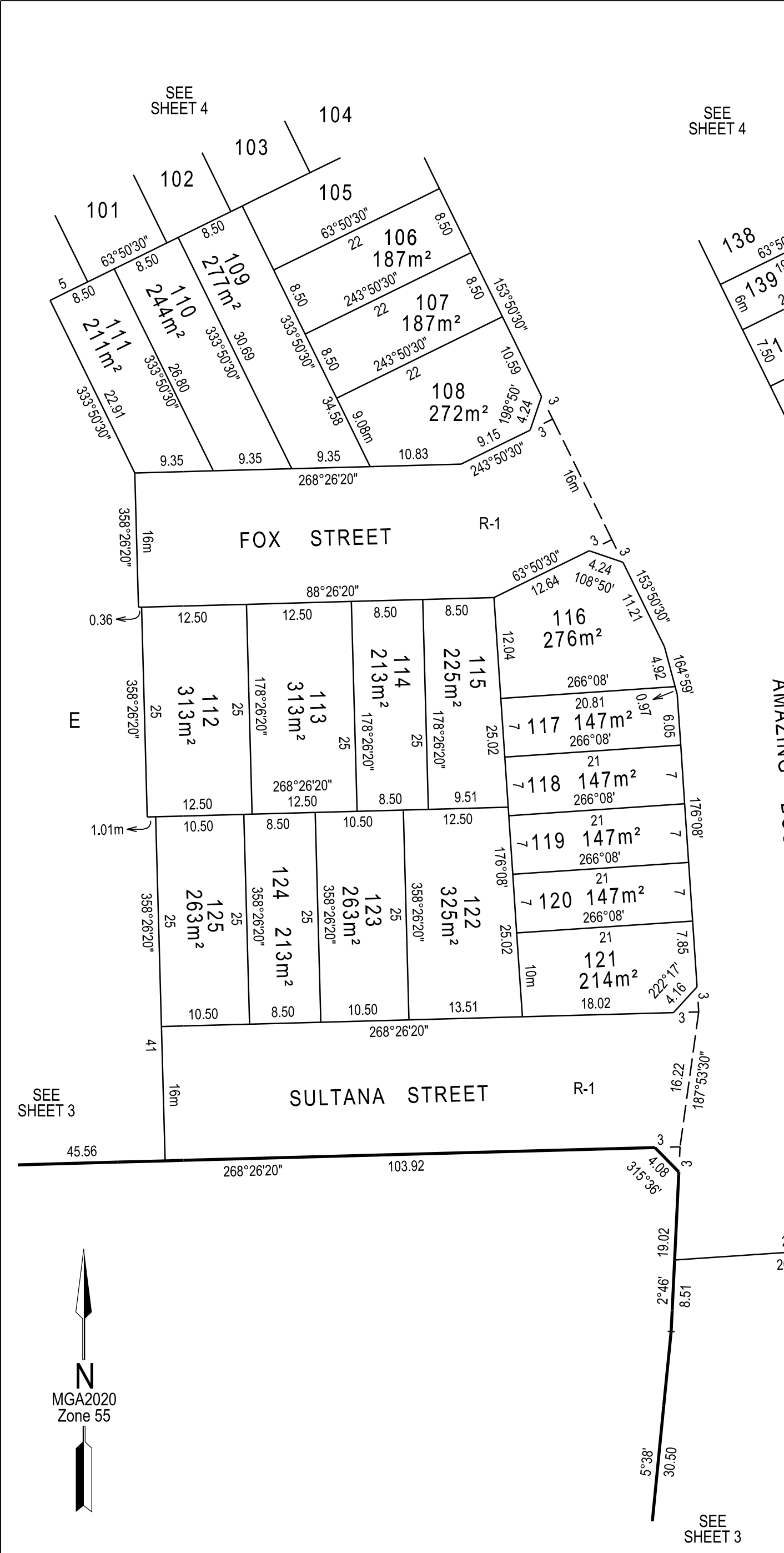




SEE SHEET 2



PS 847344S





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CREATION OF RESTRICTION A

PS 847334S

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 101 to 197 (both inclusive).

LAND TO BURDEN: Lots 101 to 197 (both inclusive).

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 portable water supply made available to the lot.

CREATION OF RESTRICTION B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Relevant abutting lots (i.e lots in this plan with a common boundary with the relevant burdened lot).

LAND TO BURDEN: Lots 101 to 103 (both inclusive), 105 to 111 (both inclusive), 114 to 121 (both inclusive), 123 to 171 (both inclusive), 173, 174, 177, 178 and 180 to 197 (both inclusive).

The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision noted above 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 or Type B)" 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 or Type B allotments.

CREATION OF RESTRICTION C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 101 to 197 (both inclusive).

LAND TO BURDEN: Lots 101 to 197 (both inclusive).

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.AAAA 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
- 3. 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 will cease to affect any of the burdened lots 10 years after registration of this plan.

CREATION OF RESTRICTION D

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 101 to 197 (both inclusive).

LAND TO BURDEN: Lots 126 to 169 (both inclusive) and 182 to 197 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling other than a double storey dwelling.

This restriction will cease to affect any of the burdened lots 10 years after registration of this plan.