


PLAN OF SUBDIVISION			LUV USE ONLY EDITION	PLAN NUMBER PS905211S	
LOCATION OF LAND			COUNCIL NAME: MELTON CITY COUNCIL		
PARISH: MARIBYRNONG					
TOWNSHIP: -					
SECTION: B					
CROWN ALLOTMENT: 8 (PART)					
CROWN PORTION: -					
TITLE REFERENCES: Vol. Fol.					
LAST PLAN REFERENCE/S: PS905197H (LOT AB)					
POSTAL ADDRESS: 235 - 311 BEATTYS ROAD (At time of subdivision) FRASER RISE, 3336					
MGA94 Co-ordinates (of approx centre of land in plan) E 298 640 N 5 824 330 ZONE 55					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-2, E-3, E-5, E-7, E-8, E-13 TO E-17, E-20 TO E-25 AND E-31 TO E-36 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS. PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-33 ON PS905197H AS AFFECTS LATIGO STREET AND PONY ROAD CEASES TO EXIST UPON REGISTRATION OF THIS PLAN. OTHER PURPOSE OF THE PLAN: REMOVAL OF SEWERAGE EASEMENTS E-4, E-6 AND E-32 ON PS905197H AS AFFECTS CAVESSON ROAD, LATIGO STREET, PONY ROAD AND SPRINT ROAD ON THIS PLAN. REMOVAL OF POWERLINE EASEMENT E-10 ON PS905197H AS AFFECTS PONY ROAD ON THIS PLAN. REMOVAL OF SEWERAGE AND WATER SUPPLY EASEMENTS E-12 AND E-23 ON PS905197H AS AFFECTS CAVESSON ROAD AND PONY ROAD ON THIS PLAN. REMOVAL OF POWERLINE AND SEWERAGE EASEMENT E-13 ON PS905197H AS AFFECTS PONY ROAD ON THIS PLAN. REMOVAL OF DRAINAGE EASEMENTS E-14 AND E-31 ON PS905197H AS AFFECTS CAVESSON ROAD AND SPRINT ROAD ON THIS PLAN. REMOVAL OF DRAINAGE AND SEWERAGE EASEMENTS E-17 AND E-30 ON PS905197H AS AFFECTS PONY ROAD, SPRINT ROAD AND LATIGO STREET ON THIS PLAN. REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-33 ON PS905197H AS AFFECTS PONY ROAD AND LATIGO 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.		
ROAD R1	MELTON CITY COUNCIL				
NOTATIONS					
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 13 2.936ha 47 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-4	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION	
E-6	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION	
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION	
E-10	POWERLINE	SEE PLAN	PS825764S (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD	
		SEE SHEET 2 FOR CONTINUATION			
<div>2152S-13 VER B.DWG SB/----</div> <div><div>Member of the Surbana Jurong Group Melbourne Survey T 9869 0813</div></div>			SURVEYOR REF: 2152s-13		ORIGINAL SHEET SIZE: A3
			DUNCAN BROOKS		VERSION B
			SHEET 1 OF 10		

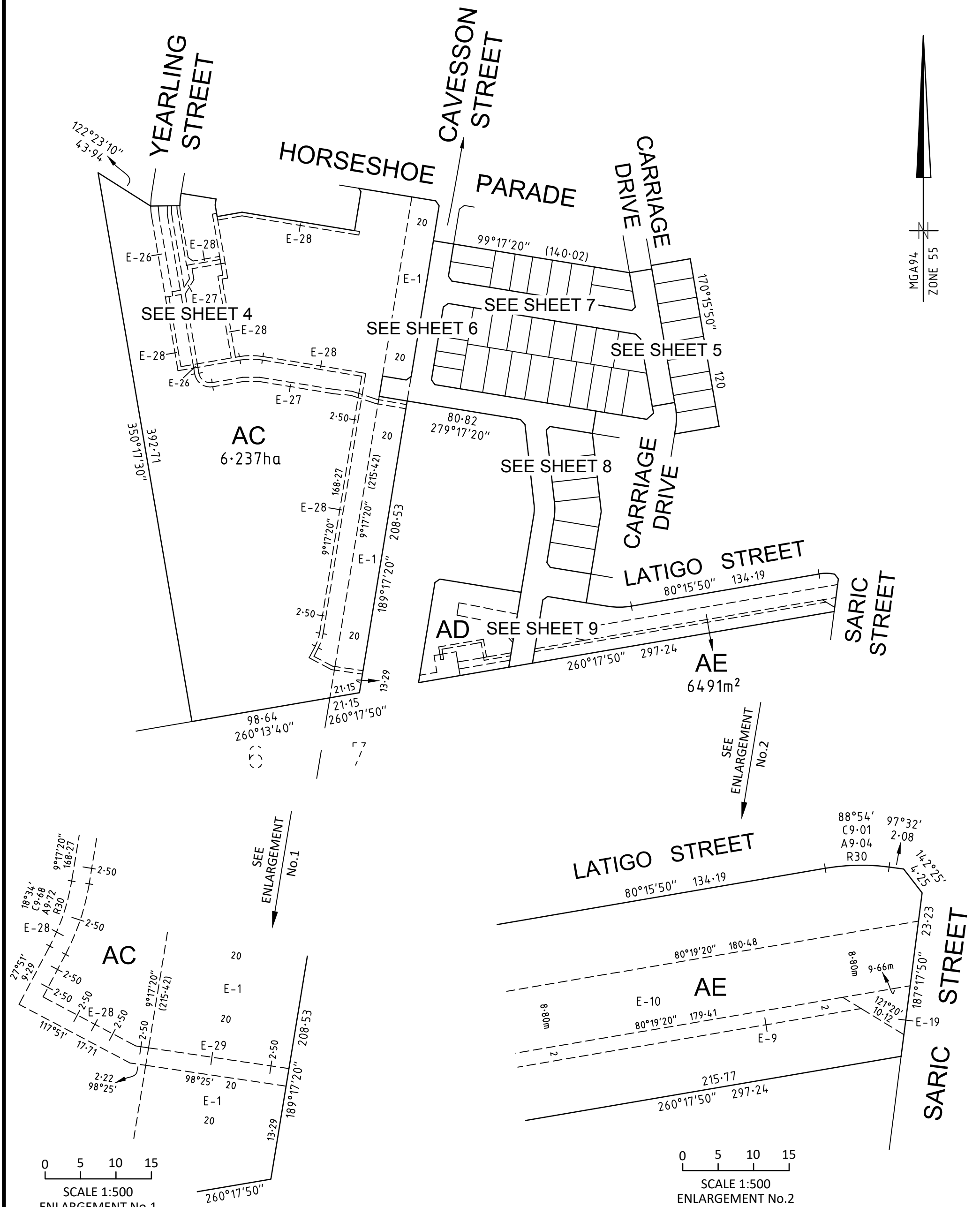
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-11	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION
E-12	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
E-18	DRAINAGE	SEE PLAN	PS847498N	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS847498N	GREATER WESTERN WATER CORPORATION
E-19	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-26	DRAINAGE	SEE PLAN	PS900881V	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS900881V	GREATER WESTERN WATER CORPORATION
E-27	DRAINAGE	SEE PLAN	PS900881V	MELTON CITY COUNCIL
E-28	SEWERAGE	SEE PLAN	PS900881V	GREATER WESTERN WATER CORPORATION
E-29	GAS TRANSMISSION PIPELINE	SEE PLAN	C/E J31146	GAS AND FUEL CORPORATION OF VICTORIA
	SEWERAGE	SEE PLAN	PS900881V	GREATER WESTERN WATER CORPORATION
E-30	DRAINAGE	SEE PLAN	PS900897E	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS900897E	GREATER WESTERN WATER CORPORATION
E-37	GAS TRANSMISSION PIPELINE	SEE PLAN	C/E J31146	GAS AND FUEL CORPORATION OF VICTORIA
	DRAINAGE	SEE PLAN	PS900881V	MELTON CITY COUNCIL
E-38	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-39	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-40	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION

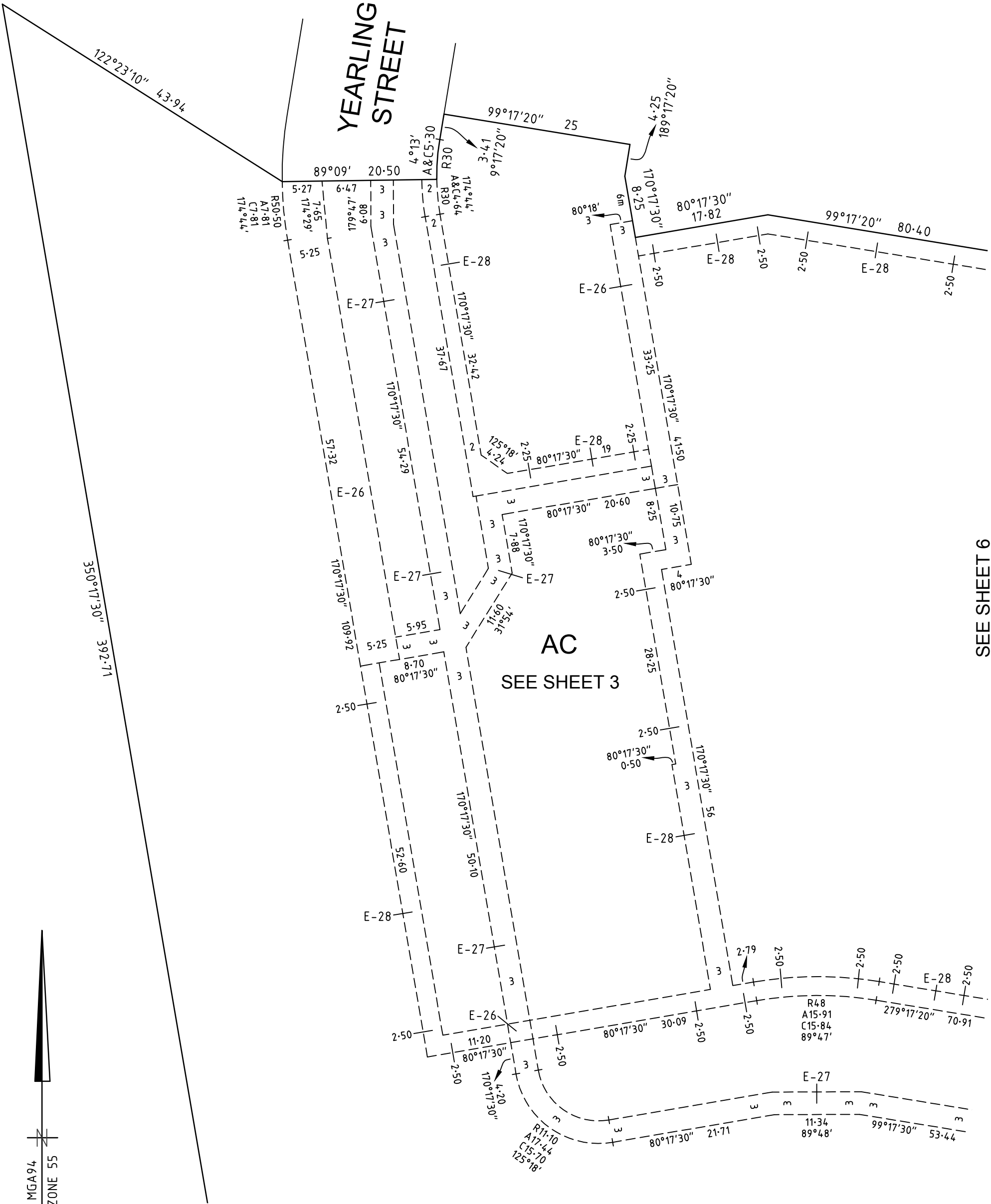
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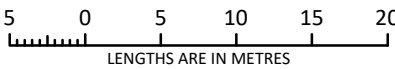
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DUNCAN BROOKS

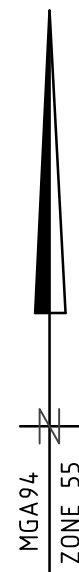
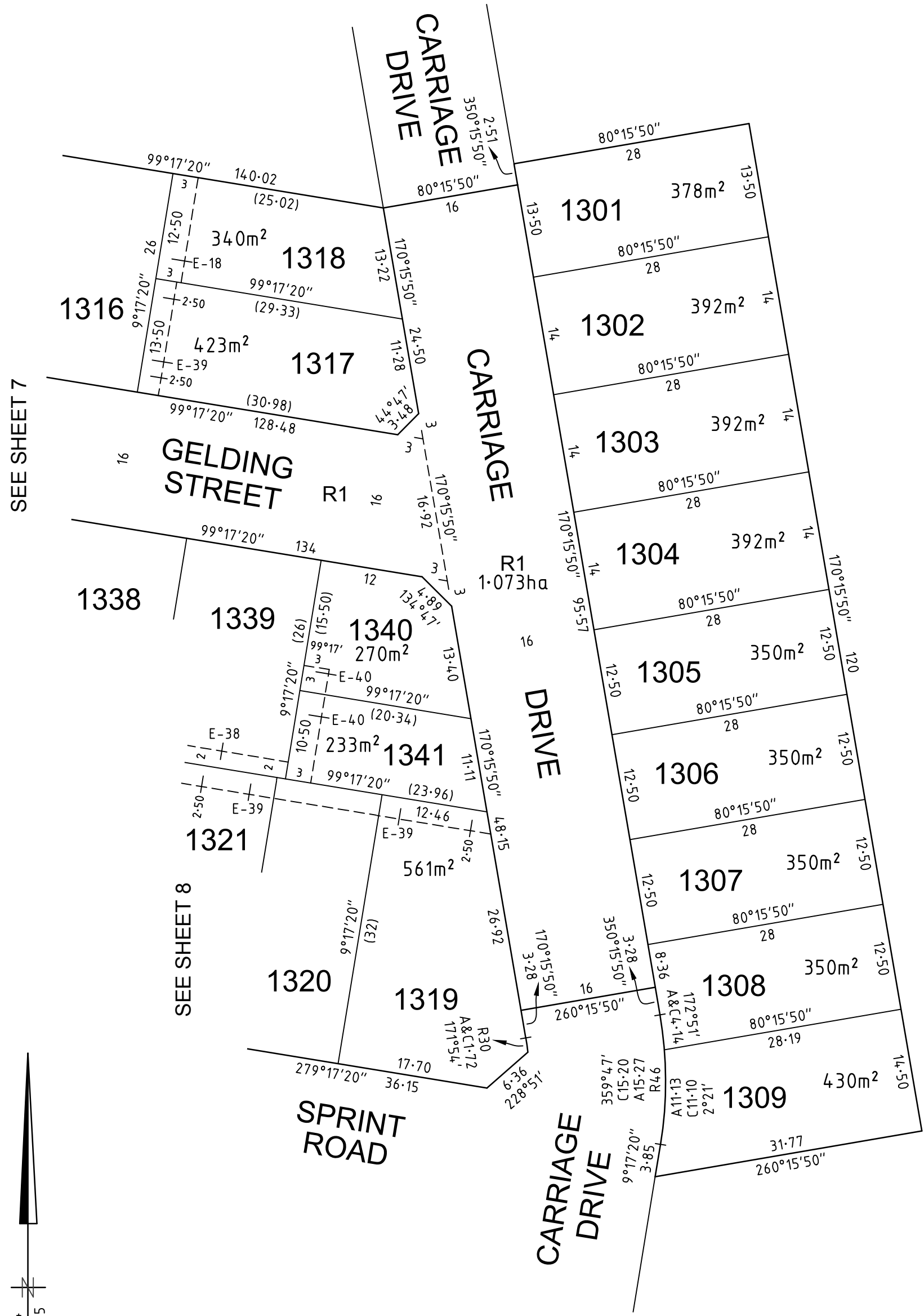
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SHEET 4

PLAN OF SUBDIVISION

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SEE SHEET 7

SEE SHEET 8

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HORSESHOE PARADE

CAVESSON ROAD

ROAD

GELDING STREET

CAVESSON ROAD

SPRINT ROAD

MGA94
ZONE 55

SEE SHEET 4

AC
SEE SHEET 3

SEE SHEET 7

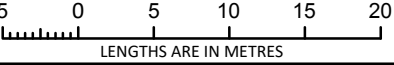
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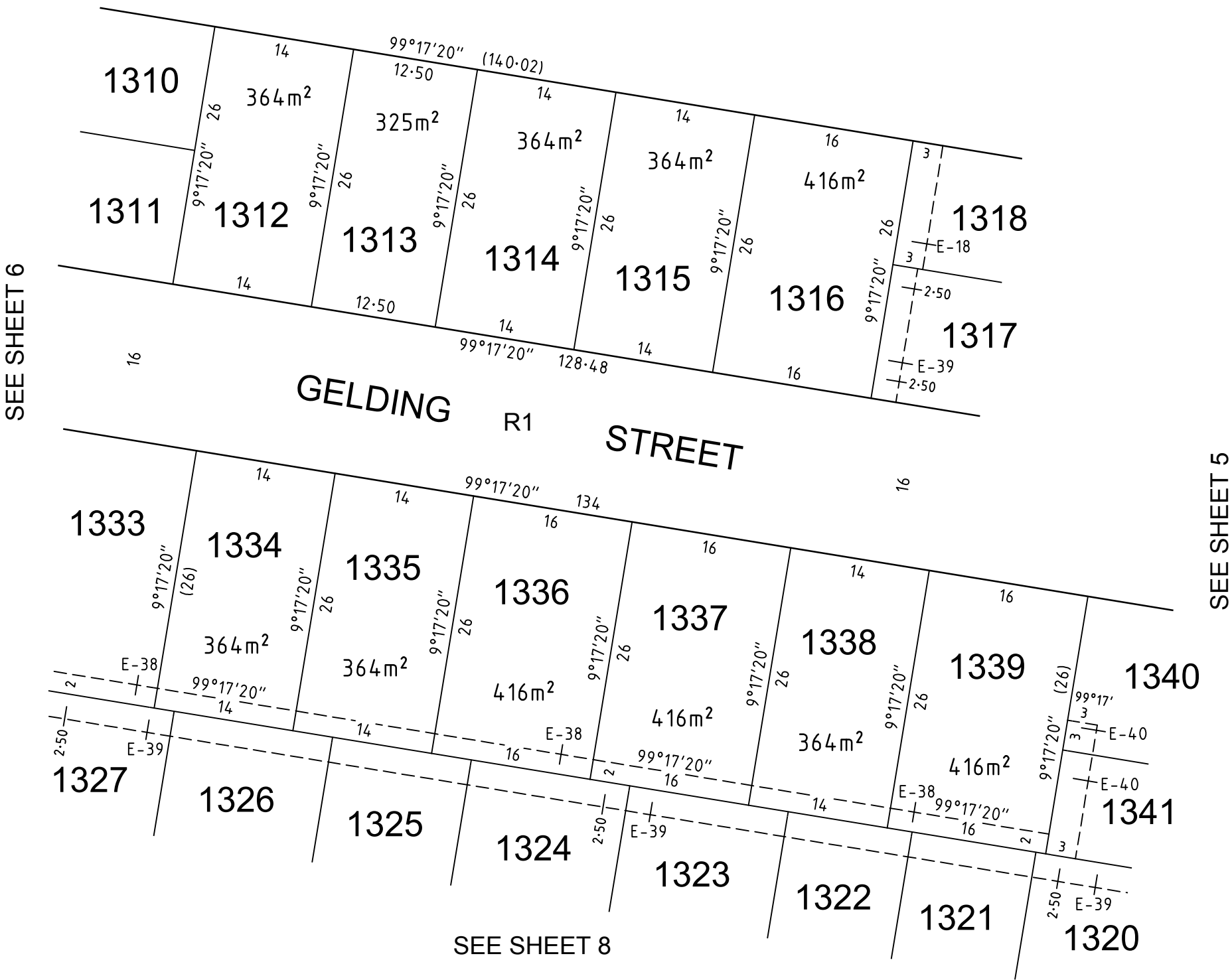
SHEET 6

DUNCAN BROOKS

VERSION B

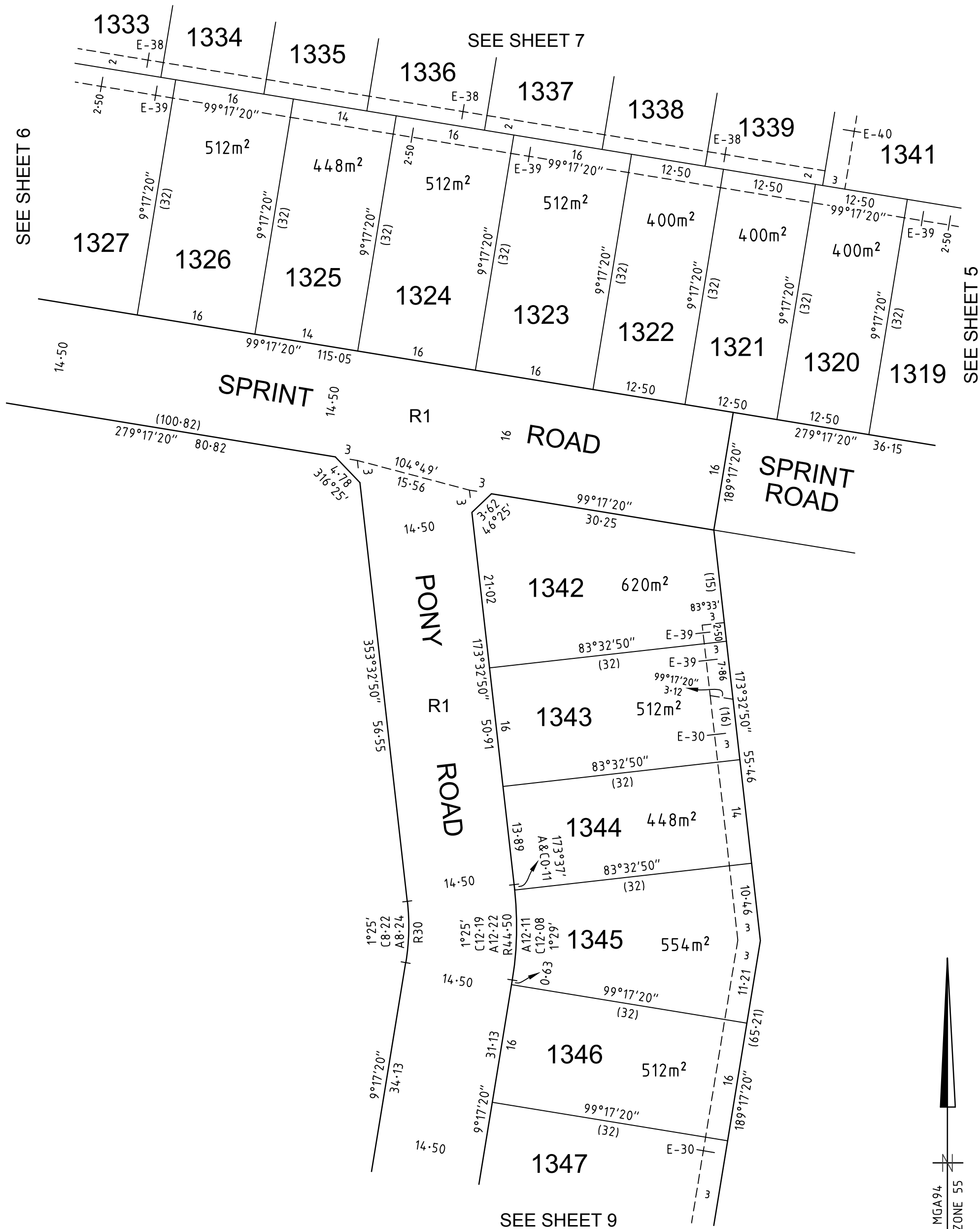
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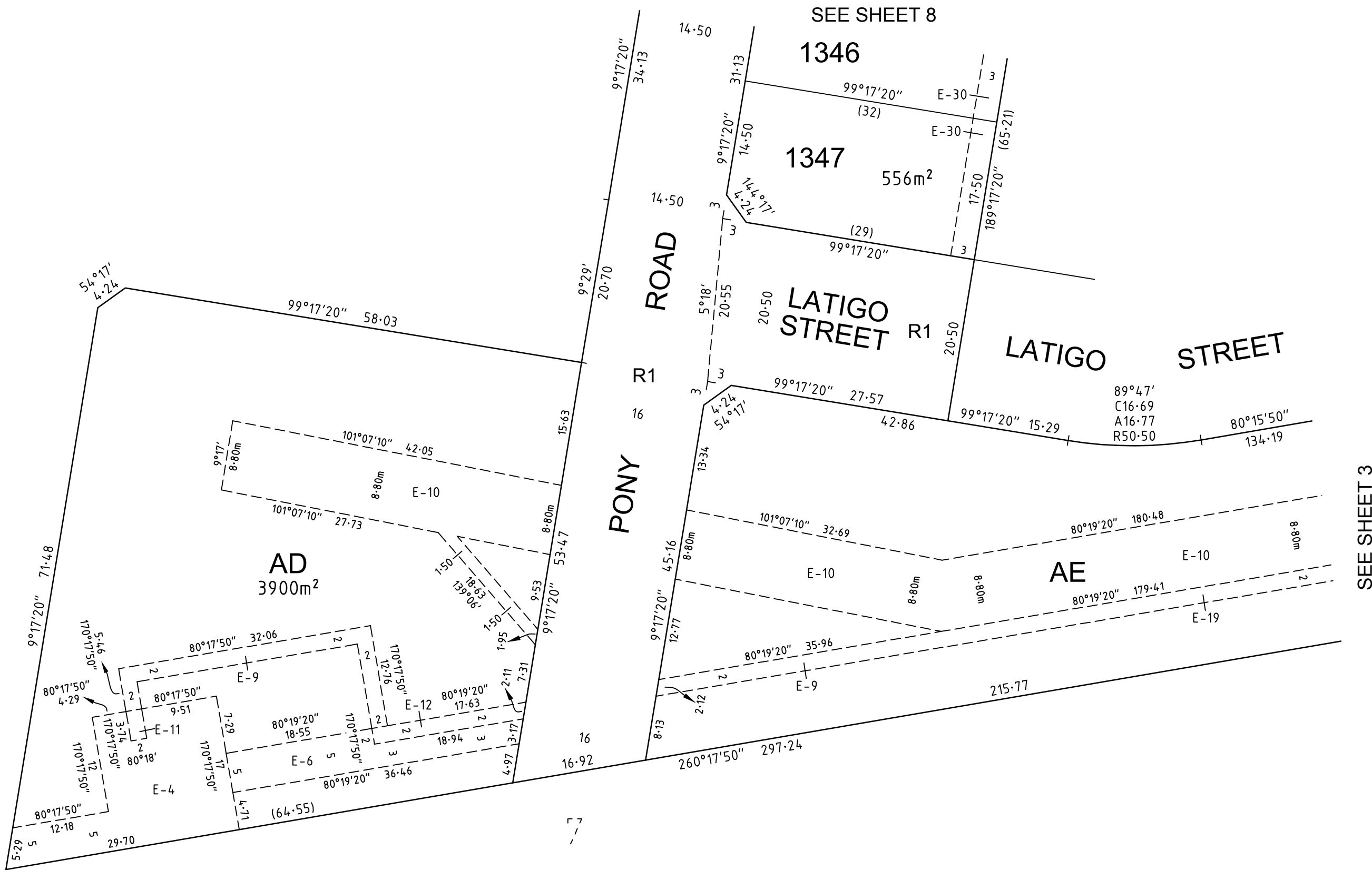
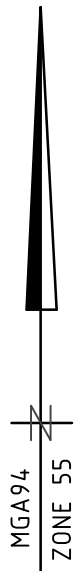
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CREATION OF RESTRICTION A

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

BURDENED LOT No.	BENEFITING LOTS
1301 TO 1347 (BOTH INCLUSIVE)	1301 TO 1347 (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 PS905211S 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 LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1328	1327, 1329
1329	1327, 1328, 1330
1330	1327, 1329, 1331, 1333
1331	1330, 1332, 1333
1332	1331, 1333
1340	1339, 1341
1341	1319, 1320, 1339, 1340

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 1328 to 1332 (both inclusive), 1340 and 1341" 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 that lot.

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
1301	1302
1302	1301, 1303
1303	1302, 1304
1304	1303, 1305
1305	1304, 1306
1306	1305, 1307
1307	1306, 1308
1308	1307, 1309
1309	1308
1310	1311, 1312
1311	1310, 1312
1312	1310, 1311, 1313
1313	1312, 1314
1314	1313, 1315
1315	1314, 1316
1316	1315, 1317, 1318

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1317	1316, 1318
1318	1316, 1317
1319	1320, 1341
1320	1319, 1321, 1339, 1341
1321	1320, 1322, 1339
1322	1321, 1323, 1338, 1339
1323	1322, 1324, 1337, 1338
1324	1323, 1325, 1336, 1337
1325	1324, 1326, 1335, 1336
1326	1325, 1327, 1334, 1335
1327	1326, 1328, 1329, 1330, 1333, 1334
1328	1327, 1329
1329	1327, 1328, 1330
1330	1327, 1329, 1331, 1333
1331	1330, 1332, 1333
1332	1331, 1333

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1333	1327, 1330, 1331, 1332, 1334
1334	1326, 1327, 1333, 1335
1335	1325, 1326, 1334, 1336
1336	1324, 1325, 1335, 1337
1337	1323, 1324, 1336, 1338
1338	1322, 1323, 1337, 1339
1339	1320, 1321, 1322, 1338, 1340, 1341
1340	1339, 1341
1341	1319, 1320, 1339, 1340
1342	1343
1343	1342, 1344
1344	1343, 1345
1345	1344, 1346
1346	1345, 1347
1347	1346

Description of 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. 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.