


PLAN OF SUBDIVISION			LUV USE ONLY EDITION	PLAN NUMBER PS905197H	
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 8 (PART) CROWN PORTION: - TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: PS900900U (LOT AA) POSTAL ADDRESS: 235 - 311 BEATTYS ROAD (At time of subdivision) FRASER RISE, 3336 MGA94 Co-ordinates E 298 720 (of approx centre of N 5 824 220 land in plan) ZONE 55			COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R1 ROAD R2		MELTON CITY COUNCIL MELTON CITY COUNCIL			
NOTATIONS			LOTS 1 TO 1500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-2, E-3, E-5, E-7, E-8, E-15, E-16, E-20, E-21, E-22, E-24, E-25, E-34 AND E-36 HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS. PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-24 ON PS900900U AS AFFECTS LATIGO STREET CEASES TO EXIST UPON REGISTRATION OF THIS PLAN. OTHER PURPOSE OF THE PLAN: REMOVAL OF SEWERAGE EASEMENT E-6 ON PS900900U AS AFFECTS LATIGO STREET ON THIS PLAN. REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-30 ON PS900900U AS AFFECTS CARRIAGE DRIVE AND STALL STREET ON THIS PLAN. REMOVAL OF DRAINAGE EASEMENT E-31 ON PS900900U AS AFFECTS CARRIAGE DRIVE AND SPRINT ROAD ON THIS PLAN. REMOVAL OF DRAINAGE EASEMENT E-35 ON PS900900U AS AFFECTS CARRIAGE DRIVE 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 15 1.276ha 21 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-15 VER B.DWG SB/----</div> <div> Member of the Surbana Jurong Group Melbourne Survey T 9869 0813</div>			SURVEYOR REF: 2152s-15		ORIGINAL SHEET SIZE: A3
			DUNCAN BROOKS		VERSION B
			SHEET 1 OF 9		

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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-13	POWERLINE	SEE PLAN	PS825764S (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
	SEWERAGE	SEE PLAN	PS825764S	CITY WEST WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	PS825758M	MELTON CITY COUNCIL
E-17	DRAINAGE	SEE PLAN	PS825758M	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS825760B	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-23	SEWERAGE	SEE PLAN	PS825760B	CITY WEST WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS847522U	GREATER WESTERN 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-31	DRAINAGE	SEE PLAN	PS900897E	MELTON CITY COUNCIL
E-32	SEWERAGE	SEE PLAN	PS900897E	GREATER WESTERN WATER CORPORATION
E-33	DRAINAGE	SEE PLAN	PS900897E	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	PS900897E	GREATER WESTERN WATER CORPORATION
	WAY	SEE PLAN	PS847515R	RESERVE No.1 ON PS847515R
E-35	DRAINAGE	SEE PLAN	PS900900U	MELTON CITY COUNCIL
E-37	GAS TRANSMISSION PIPELINE	SEE PLAN	C/E J31146	GAS AND FUEL CORPORATION OF VICTORIA
	DRAINAGE	SEE PLAN	PS900881V	MELTON CITY COUNCIL



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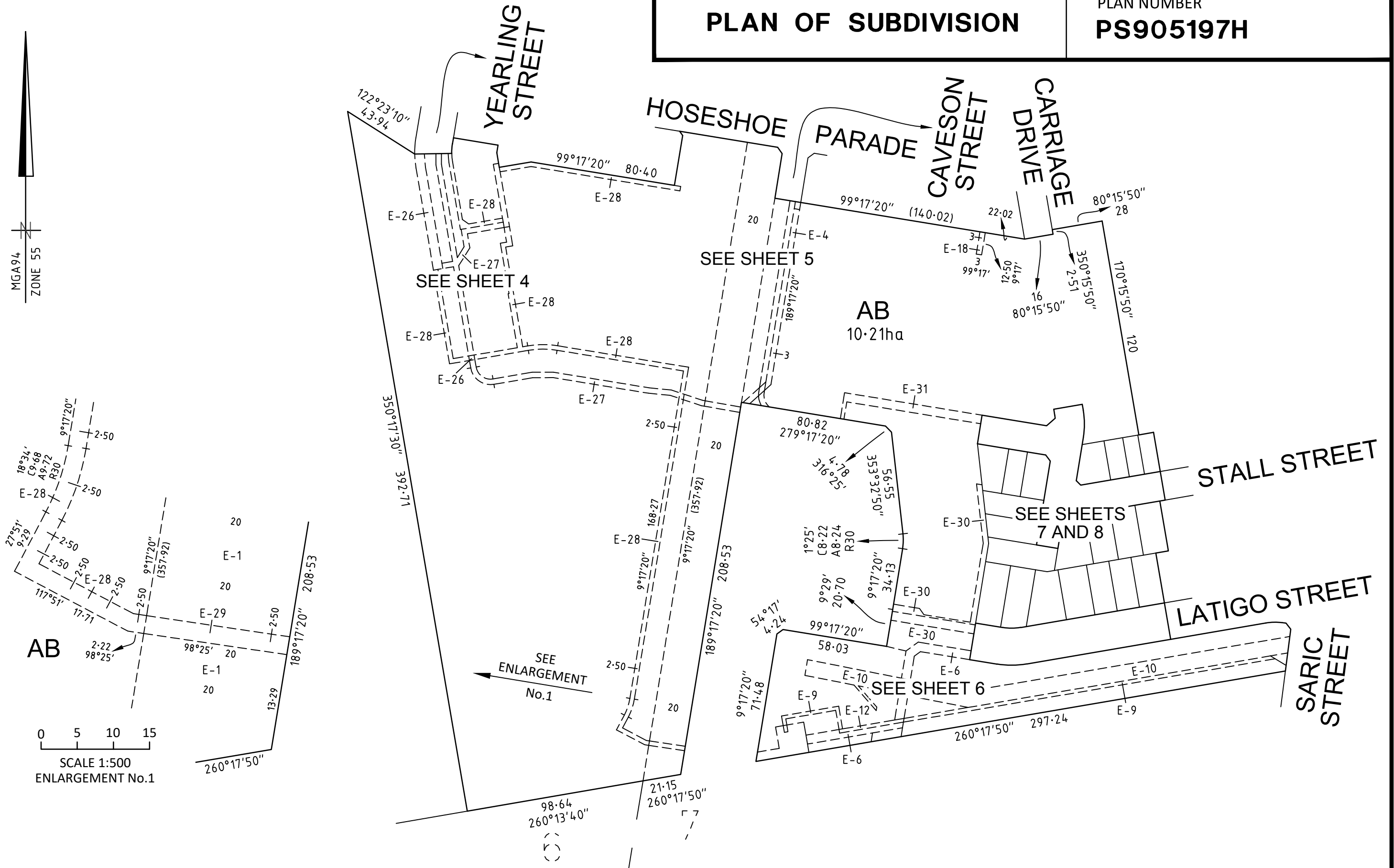
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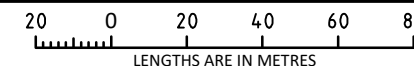
ORIGINAL SHEET
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SHEET 2

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SCALE
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ORIGINAL SHEET
SIZE A3

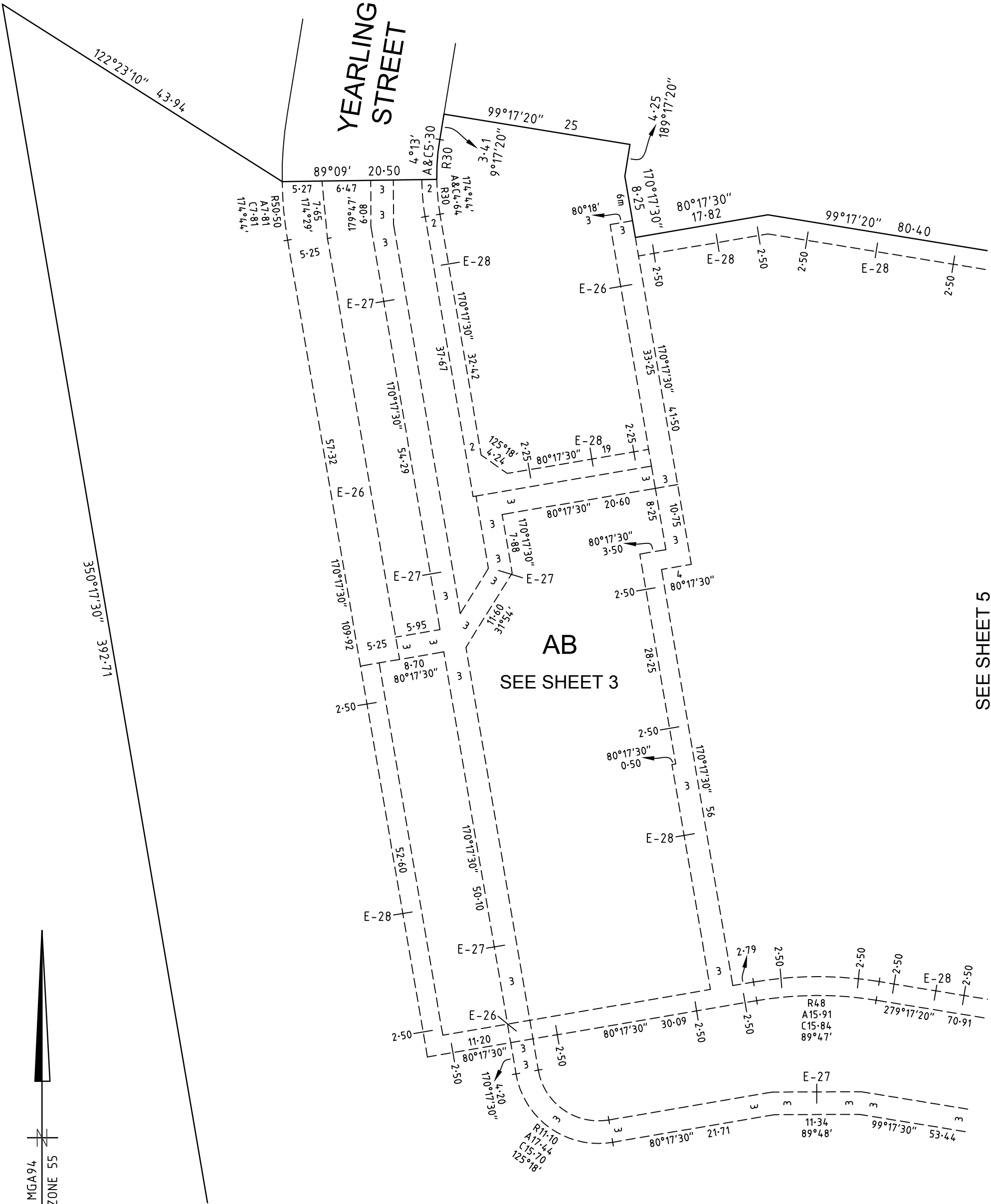
SHEET 3

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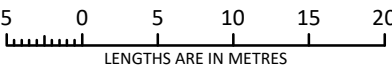
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SCALE
1:500



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SHEET 4

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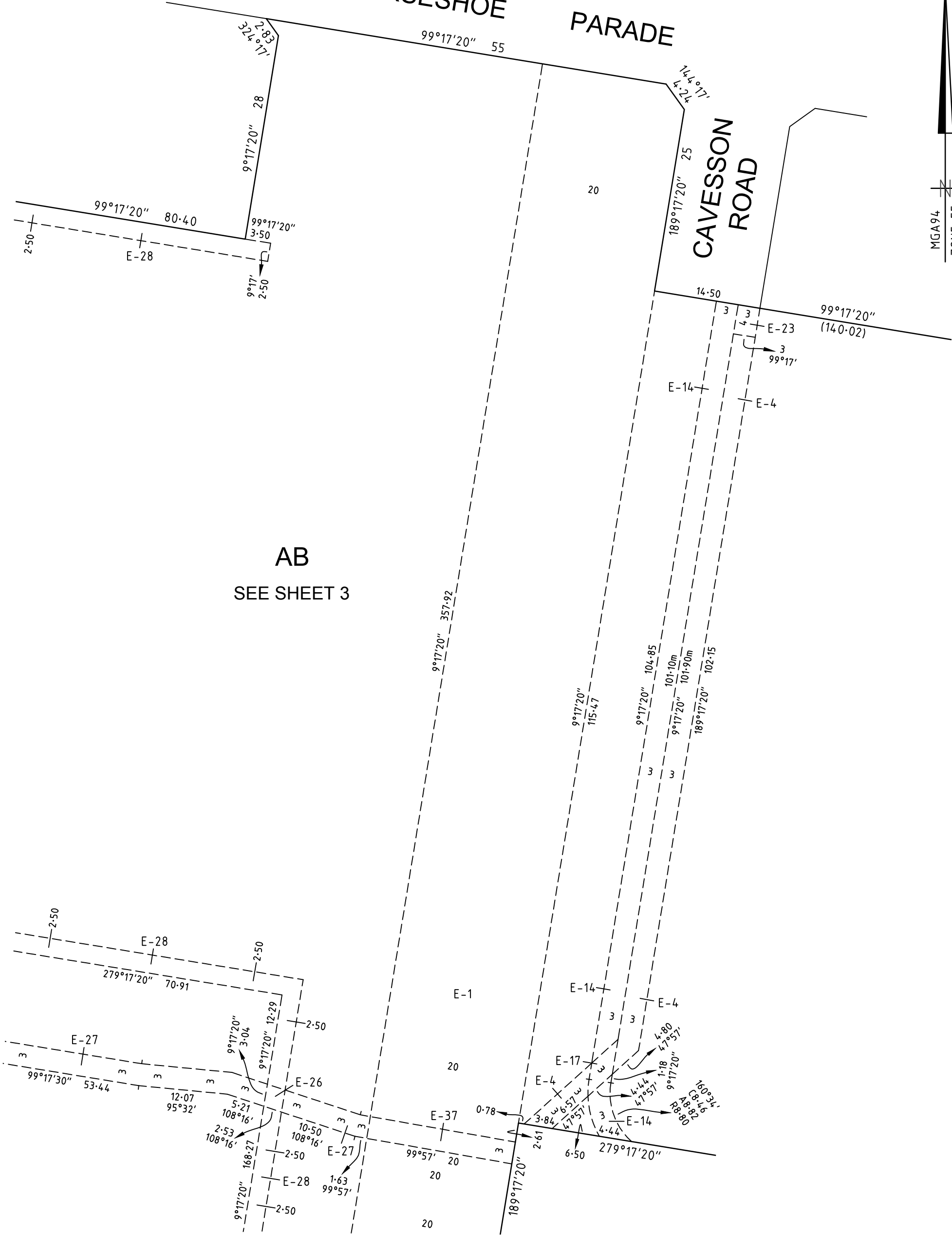
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CAVESSON ROAD

MG A 94
ZONE 55

SEE SHEET 4

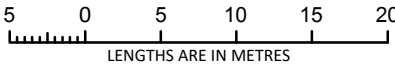
AB
SEE SHEET 3



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SCALE
1:500



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SHEET 5

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SEE SHEET 8

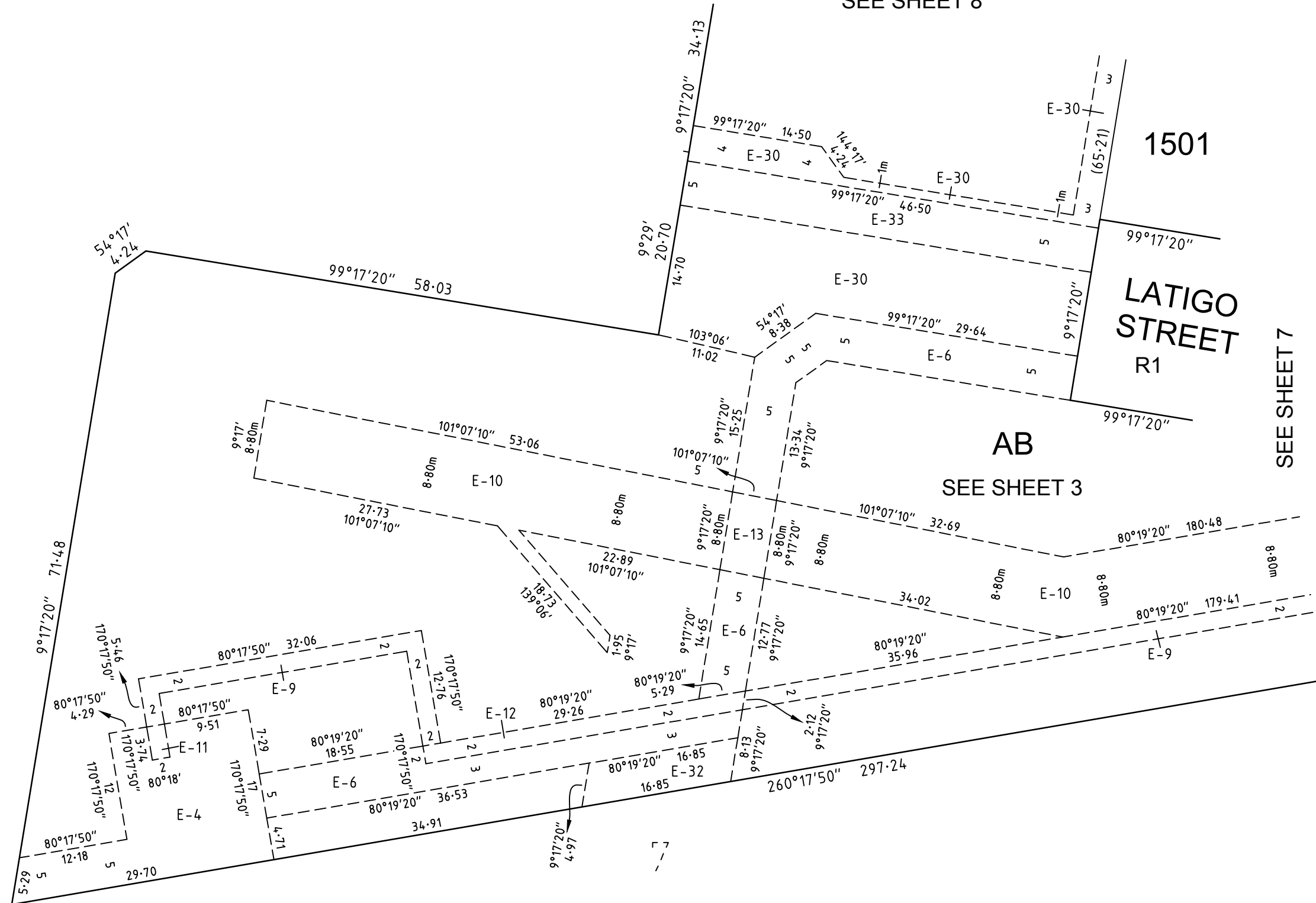
1501

LATIGO STREET
R1

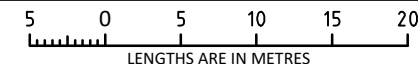
SEE SHEET 7

AB

SEE SHEET 3



SCALE
1:500



ORIGINAL SHEET
SIZE A3

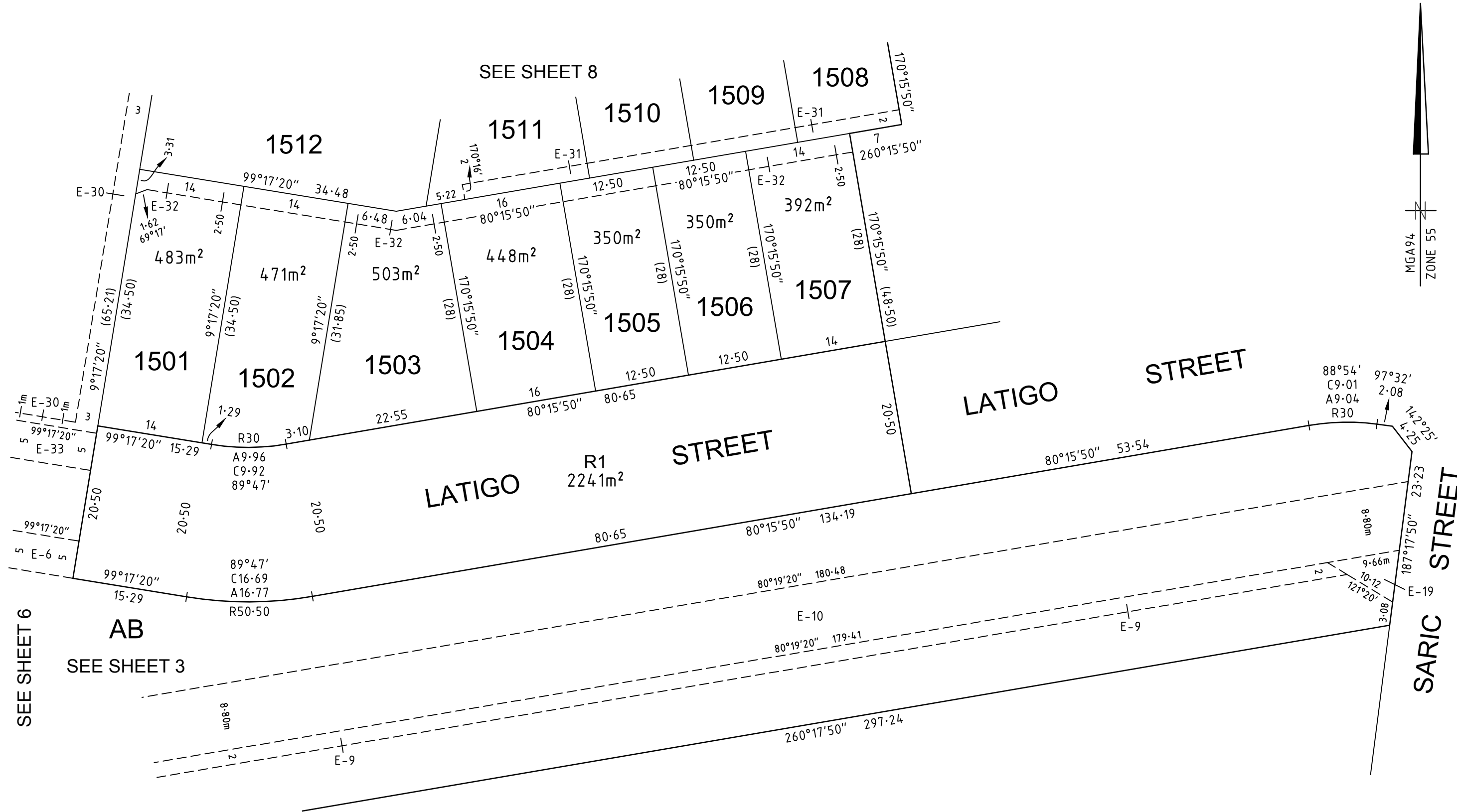
SHEET 6

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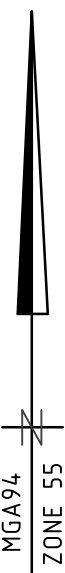
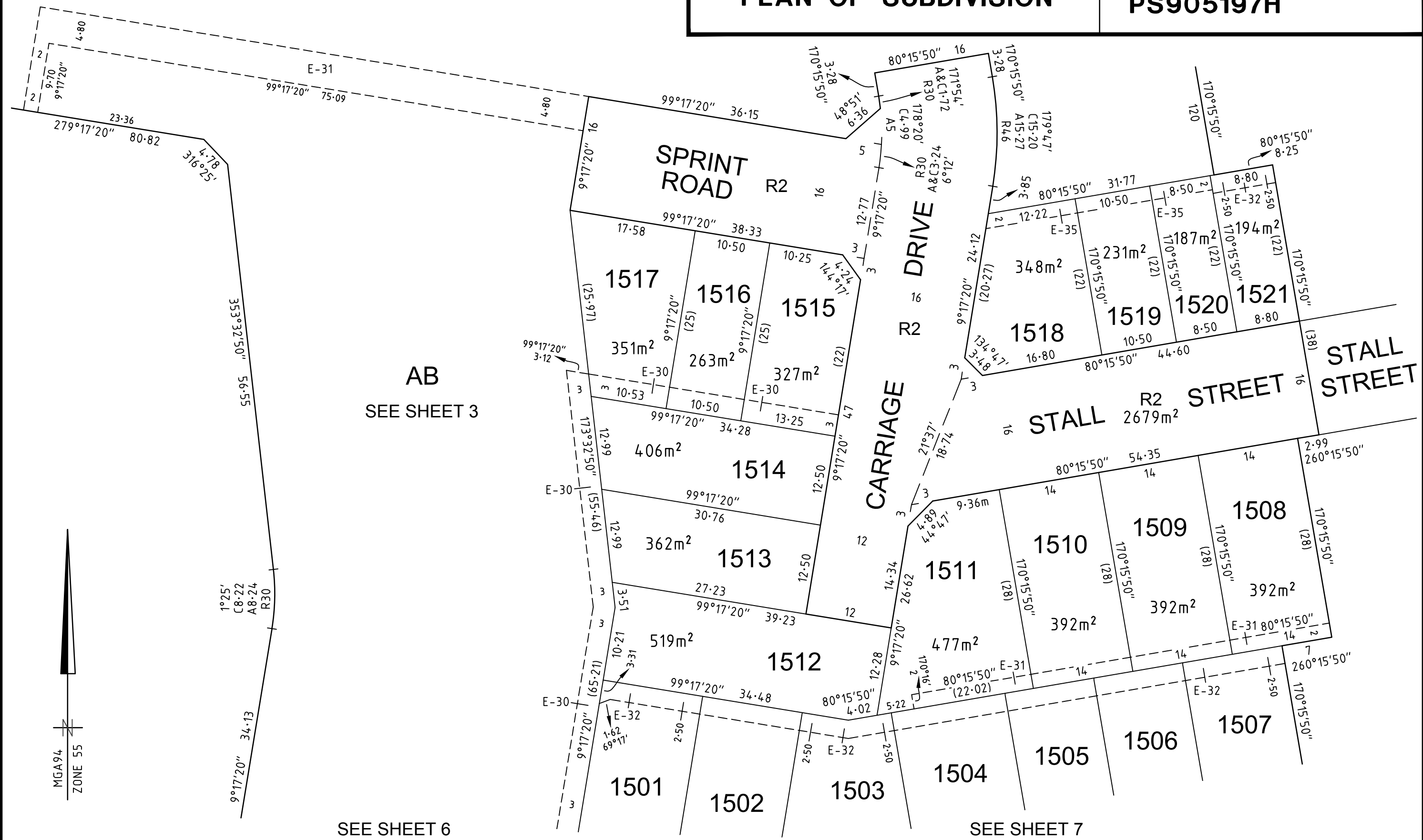
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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS
1501 TO 1521 (BOTH INCLUSIVE)	1501 TO 1521 (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 PS905197H 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
1516	1514, 1515, 1517
1519	1518, 1520
1520	1519, 1521
1521	1520

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 1516 and 1519 to 1521" 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
1501	1502, 1512
1502	1501, 1503, 1512
1503	1502, 1504, 1511, 1512
1504	1503, 1505, 1511
1505	1504, 1506, 1510, 1511
1506	1505, 1507, 1509, 1510
1507	1506, 1508, 1509
1508	1507, 1509
1509	1506, 1507, 1508, 1510
1510	1505, 1506, 1509, 1511
1511	1503, 1504, 1505, 1510, 1512

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1512	1501, 1502, 1503, 1511, 1513
1513	1512, 1514
1514	1513, 1515, 1516, 1517
1515	1514, 1516
1516	1514, 1515, 1517
1517	1514, 1516
1518	1519
1519	1518, 1520
1520	1519, 1521
1521	1520

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.



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