PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS825760B

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 8 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS820465F (LOT H)

POSTAL ADDRESS: 235-311 BEATTYS ROAD
(At time of subdivision) FRASER RISE, 3336

MGA94 Co-ordinates **E** 298 500
(of approx centre of land in plan) **N** 5824 700
ZONE 55

Council Name: Melton City Council

Council Reference Number: Sub5289
Planning Permit Reference: PA2017/5710
SPEAR Reference Number: S135335P

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Geraldine Addicott for Melton City Council on 04/12/2019

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	MELTON CITY COUNCIL

NOTATIONS

DEPTH LIMITATION 15·24m METRES 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:

THIS IS A SPEAR PLAN.

WESTWOOD 6
2.770ha ***50 LOTS***

NOTATIONS

LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

ROAD R1 IS PARTIALLY ENCUMBERED BY EASEMENT E-1.

RESERVE No.1 & RESERVE No.2 ARE FULLY ENCUMBERED BY EASEMENT E-1.

FOR RESTRICTION AFFECTING LOTS 601 TO 650 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 7.

FOR RESTRICTION AFFECTING LOTS 601 TO 619, 627 TO 638 AND 649 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION B ON SHEET 7.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-2 ON PS820465F AS AFFECTS LOT M ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-4 ON PS820465F AS AFFECTS LOT M ON THIS PLAN.

REMOVAL OF THAT PART OF SEWERAGE EASEMENTS E-2 AND E-3 ON PS820465F AS AFFECTS FARRIER BOULEVARD ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

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 DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION MELTON CITY COUNCIL
E-3	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-5	GAS TRANSMISSION PIPELINE SEWERAGE	SEE PLAN SEE PLAN	C/E J31146 THIS PLAN	GAS AND FUEL CORPORATION OF VICTORIA CITY WEST WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	PS817163R	CITY WEST WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS820465F	MELTON CITY COUNCIL
E-8	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS820465F PS820465F	CITY WEST WATER CORPORATION MELTON CITY COUNCIL

SEE SHEET 2 FOR CONTINUATION

2152S-06 VER D.DWG SB/SB

SMEC
Member of the Surbana Jurong Group

SURVEYOR REF: 2152s-06

ORIGINAL SHEET SIZE: A3

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Surveyor's Plan Version (D),
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PLAN OF SUBDIVISION

PLAN NUMBER
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS820465F	CITY WEST WATER CORPORATION
	DRAINAGE	SEE PLAN	PS820465F	MELTON CITY COUNCIL
E-10	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
	DISTRIBUTION / OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	JEMENA ELECTRICITY NETWORKS (VIC) LTD.
	WAY	SEE PLAN	THIS PLAN	JEMENA ELECTRICITY NETWORKS (VIC) LTD.
	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN

2152S-06 VER D.DWG SB/SB

SMEC

Melbourne Survey T 9869 0813

REF 2152s-06

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SHEET 2

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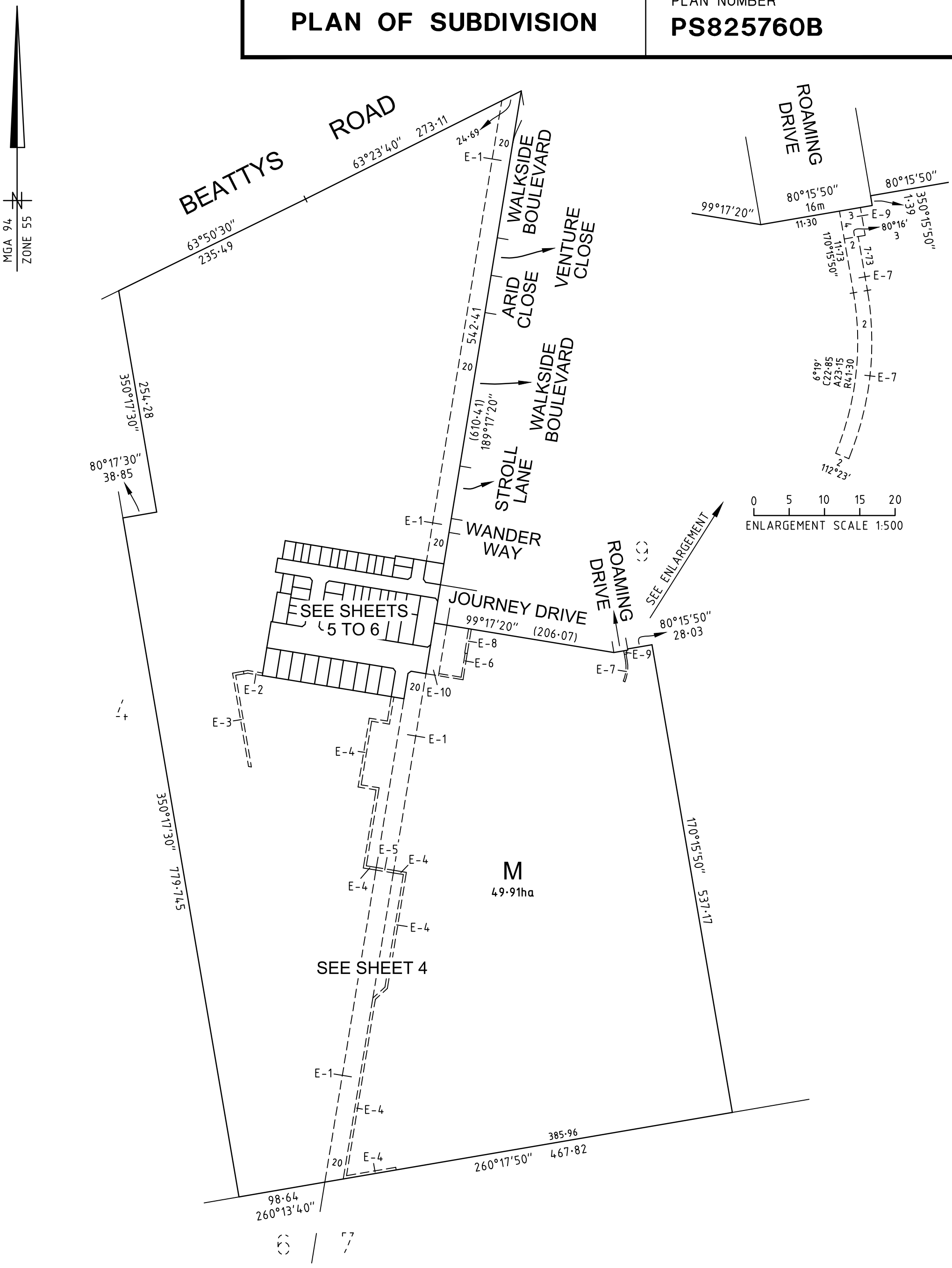

2152S-06 VER D.DWG SB/SB

SMEC

Melbourne Survey T 9869 0813

REF 2152s-06

SCALE 1:4000	40 0 40 80 120 160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3

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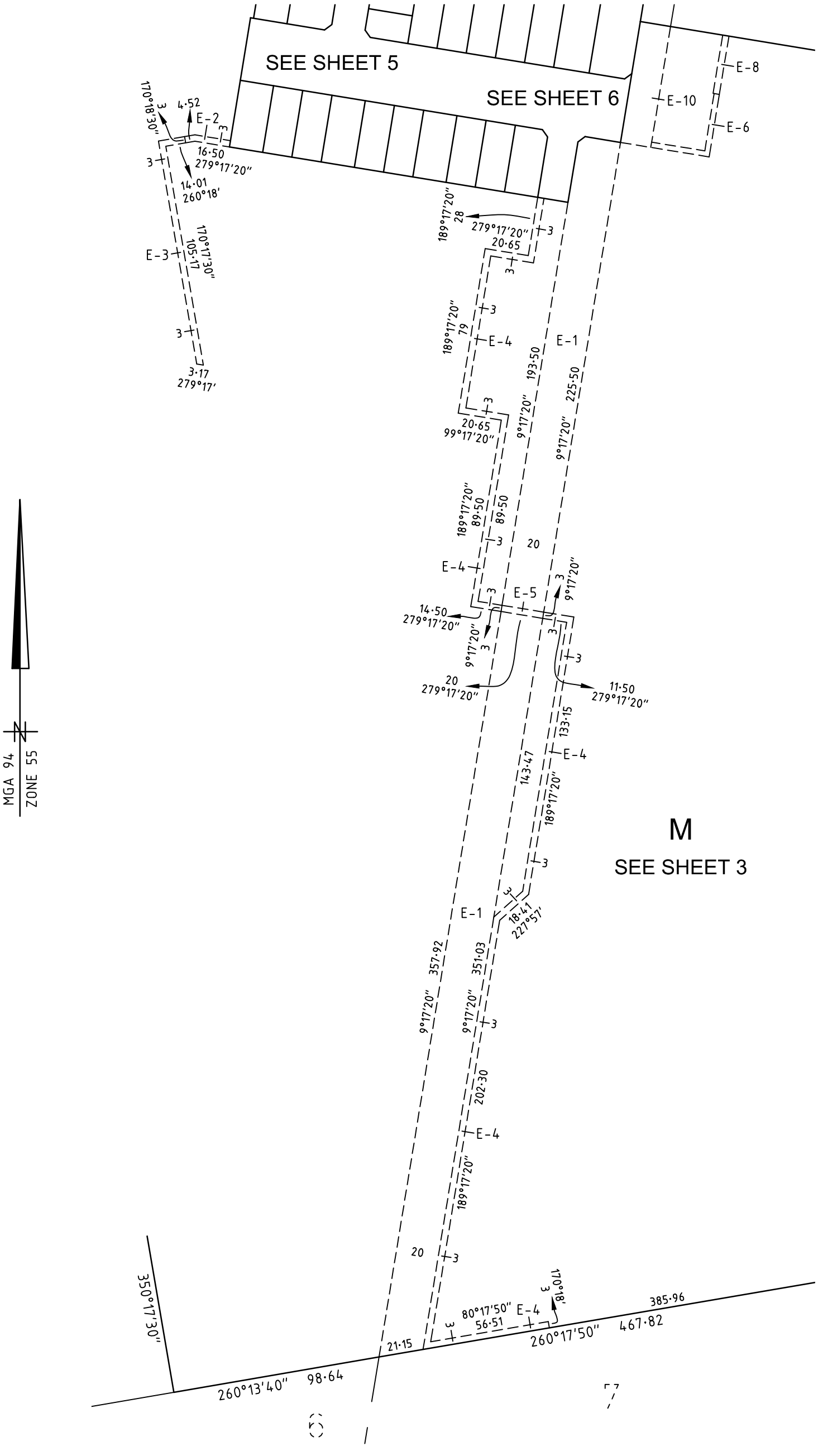

MGA 94
ZONE 55

2152S-06 VER D.DWG SB/SB SMEC Melbourne Survey T 9869 0813 REF 2152s-06	SCALE 1:2000 20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
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MGA 94
ZONE 55

JOURNEY DRIVE

THORN ROAD

FARRIER BOULEVARD

R1
1·021ha

SEE SHEET 6

SEE SHEET 3

2152S-06 VER D.DWG SB/SB	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3
SHEET 5			

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Melbourne Survey T 9869 0813
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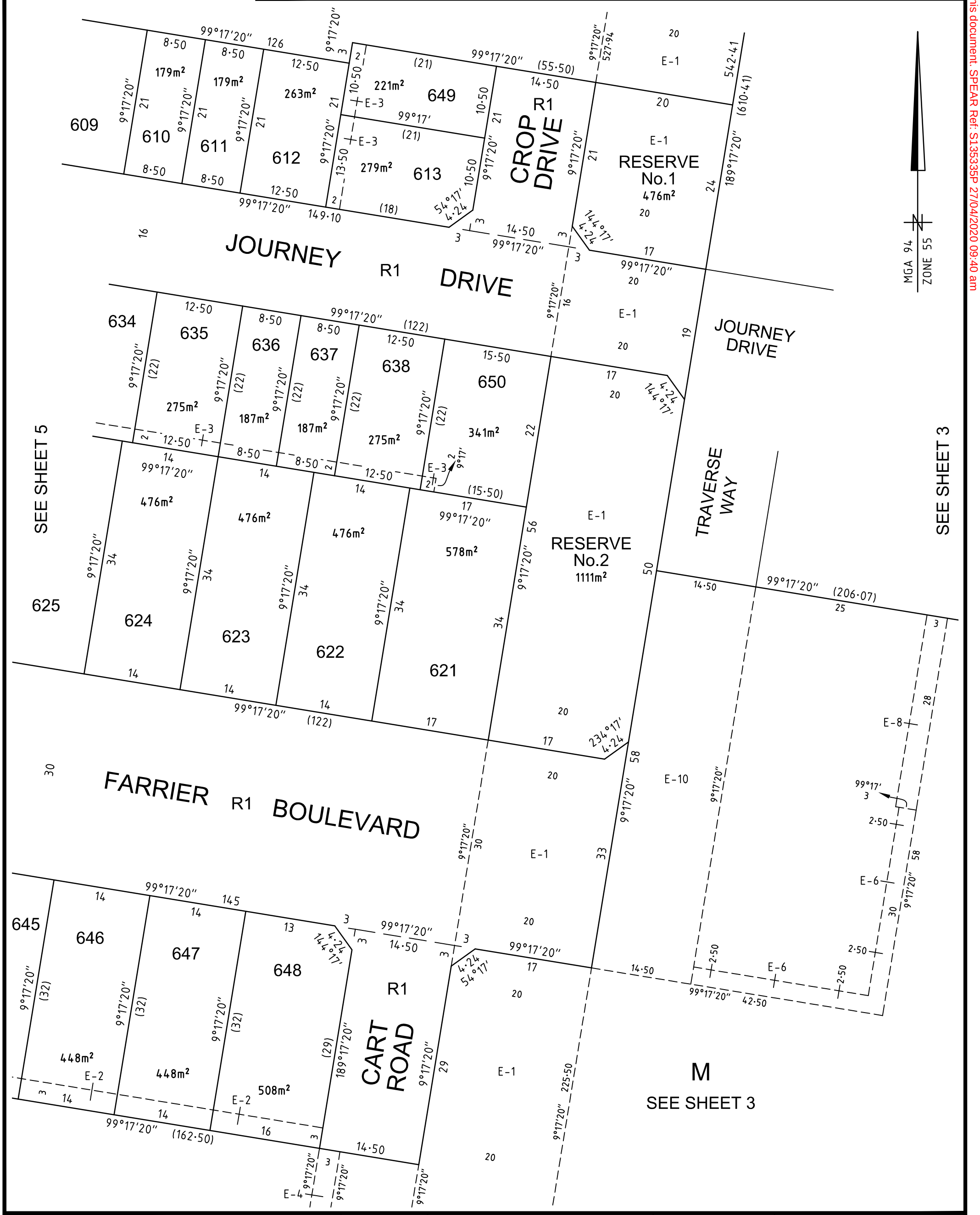

2152S-06 VER D.DWG SB/SB

SMEC

Melbourne Survey T 9869 0813

REF 2152s-06

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6

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PLAN OF SUBDIVISION

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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
601 TO 650 (BOTH INCLUSIVE)	601 TO 650 (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 PS825760B 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
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605, 607
607	606, 608
608	607, 609
609	608, 610
610	609, 611
611	610, 612
612	611, 613, 649
613	612, 649
614	615, 616, 620
615	614, 616
616	614, 615, 617, 620

BURDENED LOT No.	BENEFITING LOTS
617	616, 618, 620
618	617, 619, 620
619	618, 620
627	626, 628
628	626, 627, 629
629	626, 628, 630
630	626, 629, 631, 632
631	630, 632
632	626, 630, 631, 633
633	625, 626, 632, 634
634	624, 625, 633, 635
635	624, 634, 636
636	623, 635, 637
637	622, 623, 636, 638
638	621, 622, 637, 650
649	612, 613

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.

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