

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS825768J**

## LOCATION OF LAND

**PARISH:** MARIBYRNONG

**TOWNSHIP:** -

**SECTION:** B

**CROWN ALLOTMENT:** 8 (PART)

**CROWN PORTION:** -

**TITLE REFERENCES:** Vol. Fol.

**LAST PLAN REFERENCE/S:** PS825767L (LOT S)

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

**MGA94 Co-ordinates** **E** 298 600  
(of approx centre of **N** 5825 100  
land in plan) **ZONE** 55

**COUNCIL NAME:** MELTON CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
ROAD R1 IS PARTIALLY ENCUMBERED BY EASEMENT E-1.  
RESERVE No.1 IS FULLY ENCUMBERED BY EASEMENT E-1.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
SEE SHEET 6 FOR FURTHER DETAILS.

## NOTATIONS

DEPTH LIMITATION 15-24m METRES BELOW THE SURFACE  
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:

**WESTWOOD 10**  
**2.362ha**

**27 LOTS**

**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-4 ON PS825767L AS  
AFFECTS LOT T 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.

## 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	DRAINAGE	SEE PLAN	PS825767L	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	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION MELTON CITY COUNCIL

2152S-10 VER C.DWG SB/BC



SURVEYOR REF: 2152s-10

ORIGINAL SHEET  
SIZE: A3

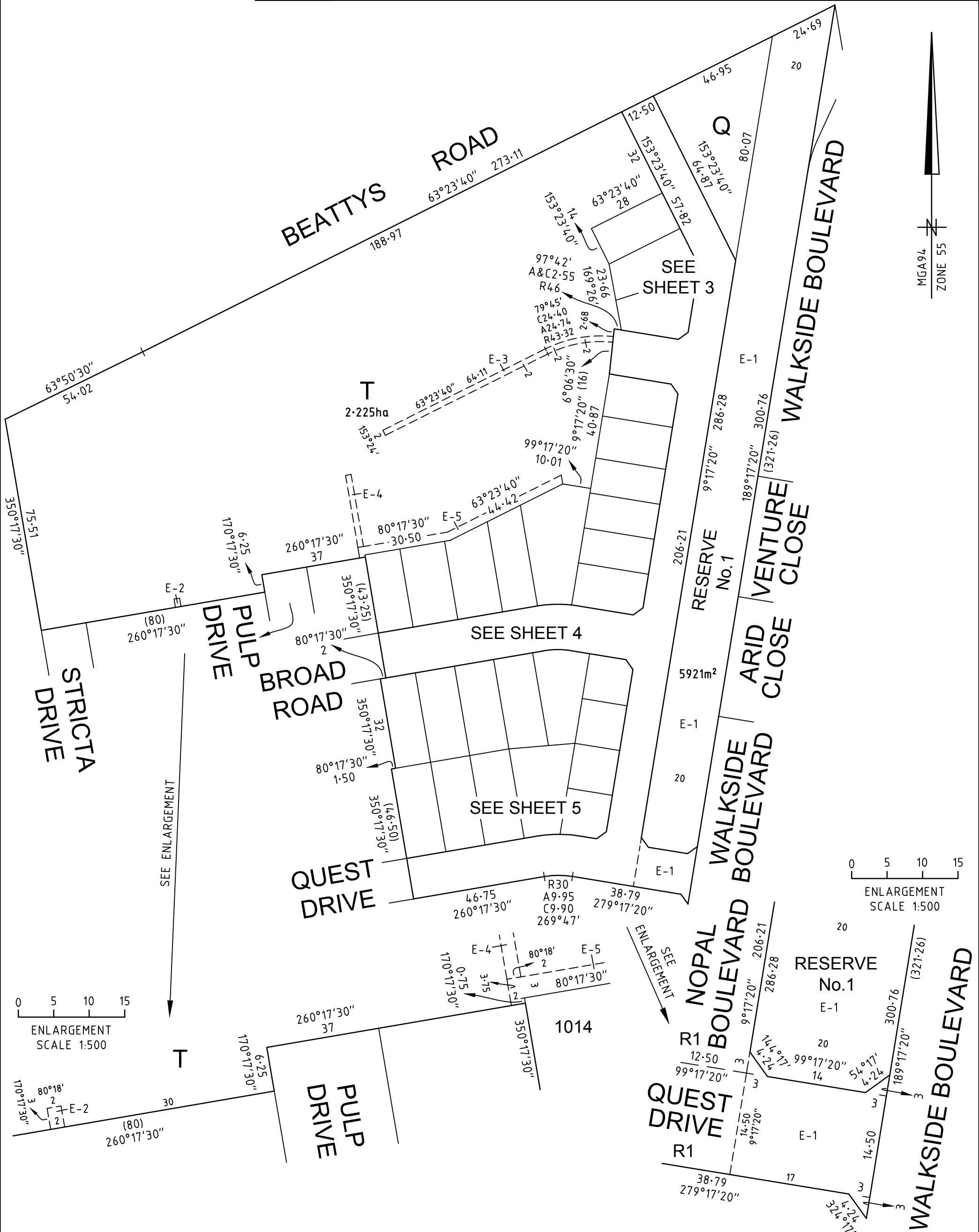
SHEET 1 OF 6

DUNCAN BROOKS

VERSION C

# PLAN OF SUBDIVISION

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**PS825768J**



**SMEC**  
Melbourne Survey T 9869 0813 REF 2152s-10

2152S-10 VER C.DWG SB/BC

SCALE 1:1250

12.5 0 12.5 25 37.5 50  
LENGTHS ARE IN METRES

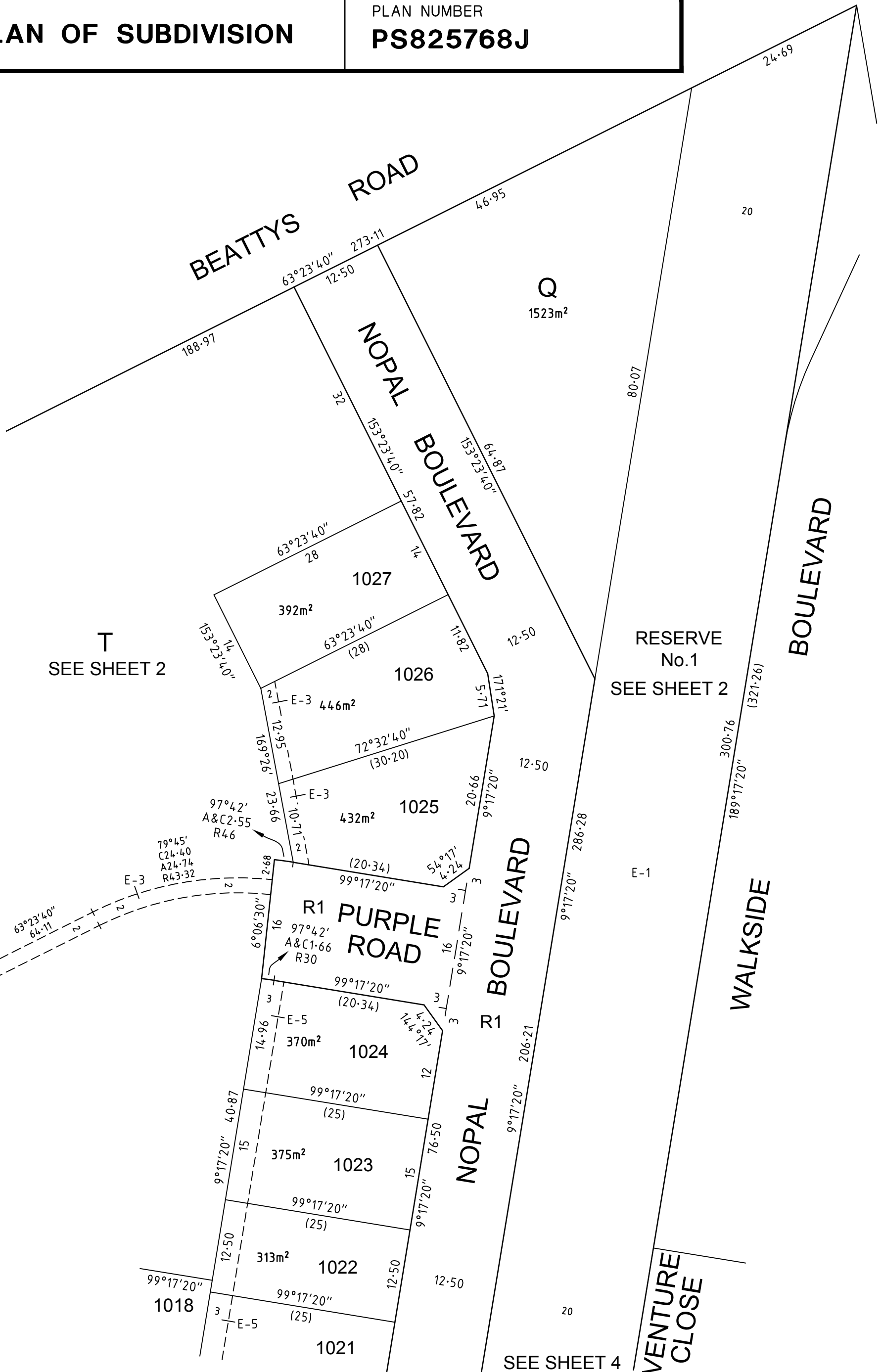
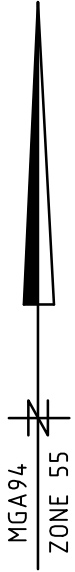
DUNCAN BROOKS VERSION C

ORIGINAL SHEET SIZE: A3

SHEET 2

# PLAN OF SUBDIVISION

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T  
SEE SHEET 2

RESERVE  
No.1  
SEE SHEET 2

SEE SHEET 4

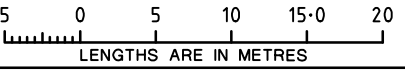
VENTURE  
CLOSE



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2152S-10 VER C.DWG SB/BC

SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 3

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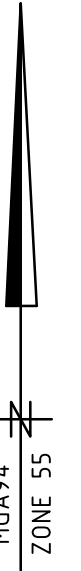
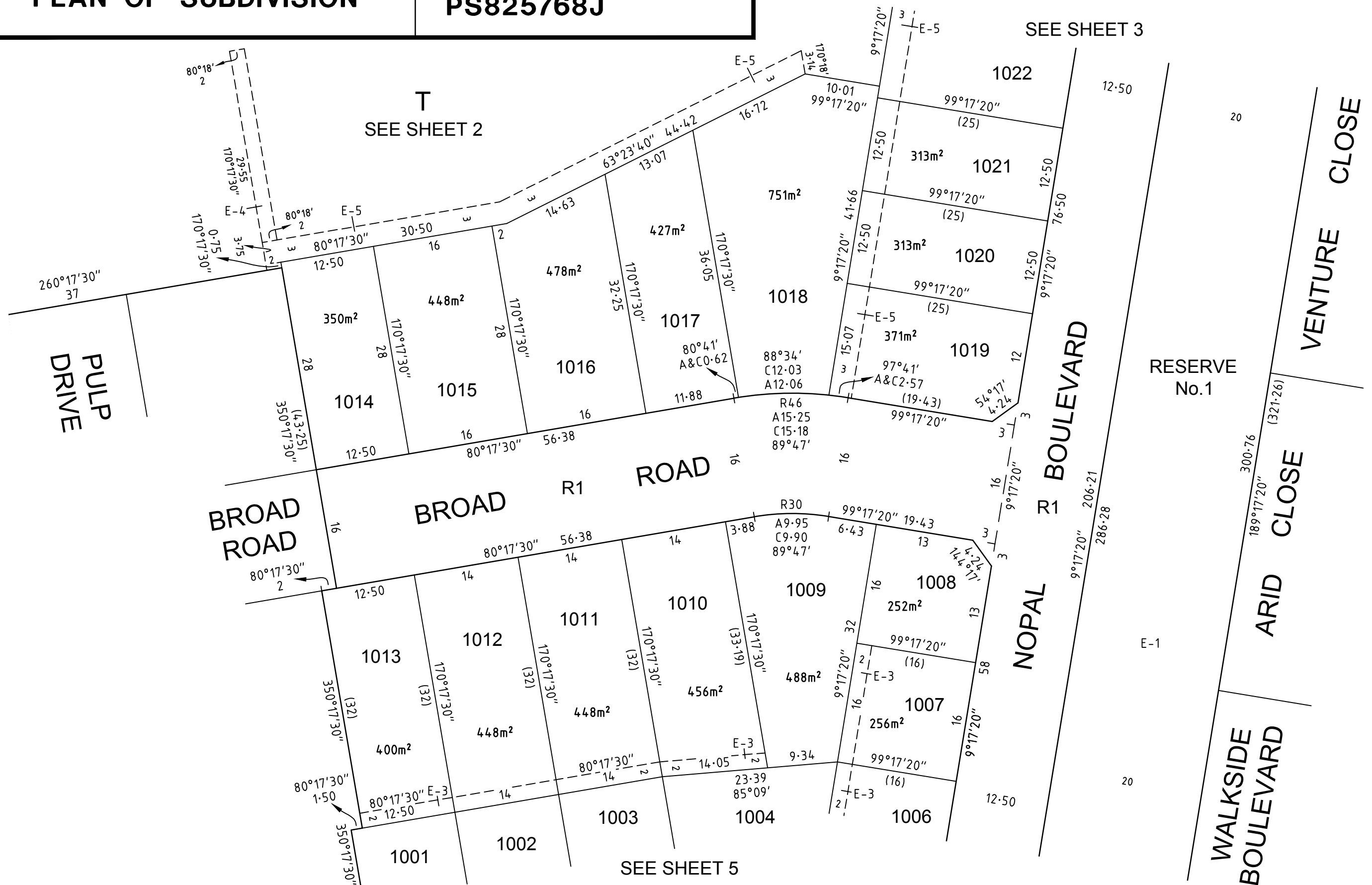
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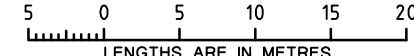
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SCALE  
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LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

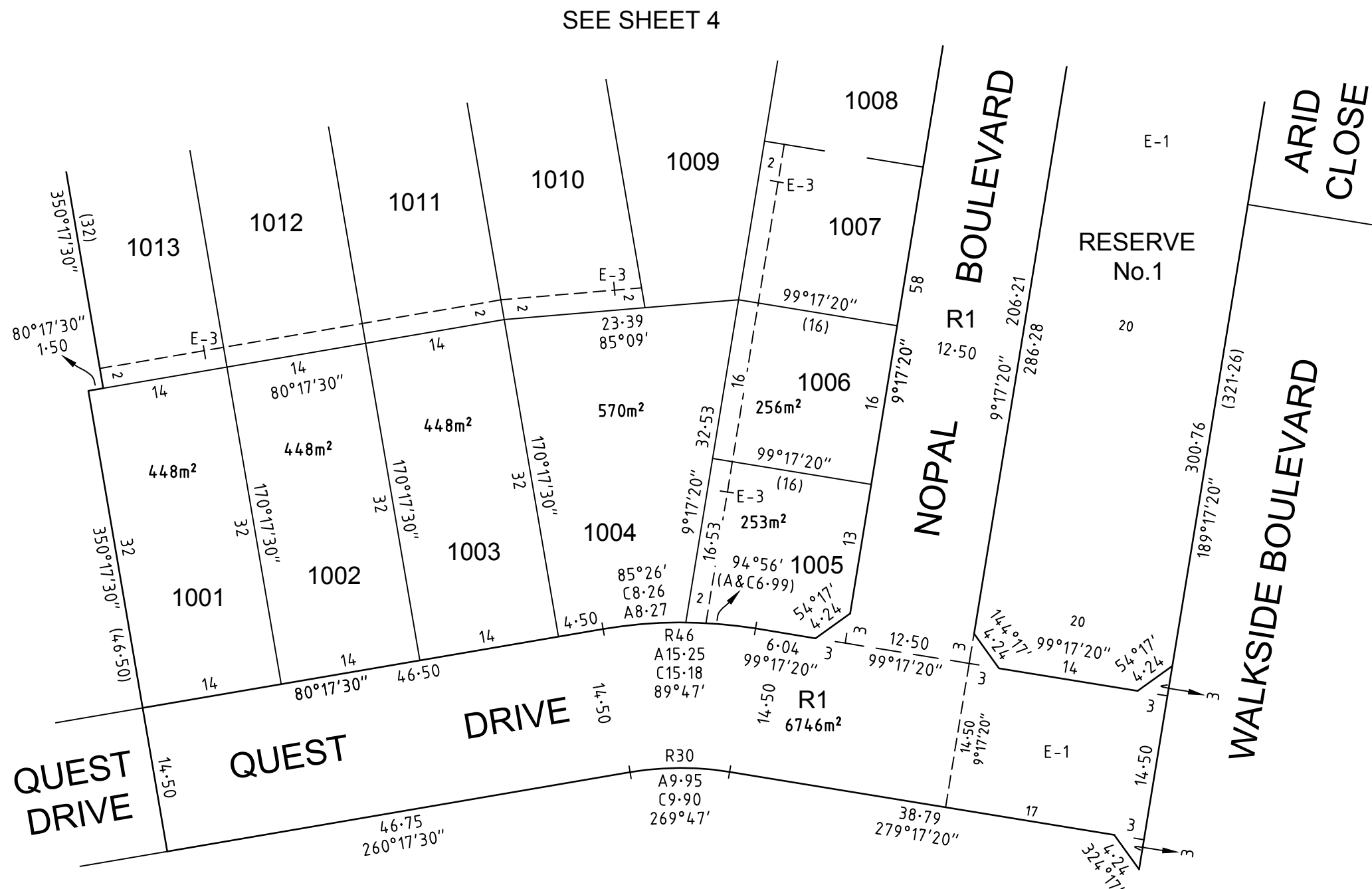
SHEET 4

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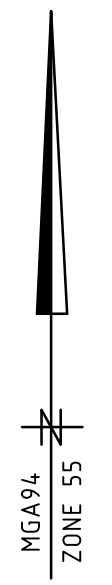
VERSION C

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SEE SHEET 4



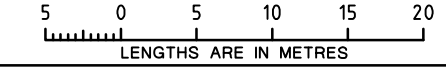
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SCALE  
1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 5

DUNCAN BROOKS

VERSION C



# 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
1001 TO 1027 (BOTH INCLUSIVE)	1001 TO 1027 (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 PS825768J 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
1005	1004, 1006
1006	1004, 1005, 1007
1007	1006, 1008, 1009
1008	1007, 1009

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.

## 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
1001	1002, 1013
1002	1001, 1003, 1012
1003	1002, 1004, 1011
1004	1003, 1005, 1006, 1009, 1010
1005	1004, 1006
1006	1004, 1005, 1007
1007	1006, 1008, 1009
1008	1007, 1009
1009	1004, 1007, 1008, 1010

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1010	1004, 1009, 1011
1011	1003, 1010, 1012
1012	1002, 1011, 1013
1013	1001, 1012
1014	1015
1015	1014, 1016
1016	1015, 1017
1017	1016, 1018
1018	1017, 1019, 1020, 1021, 1022

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS
1019	1018, 1020
1020	1018, 1019, 1021
1021	1018, 1020, 1022
1022	1018, 1021, 1023
1023	1022, 1024
1024	1023
1025	1026
1026	1025, 1027
1027	1026

### 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
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 shall cease to have effect on the burdened lot after 31/12/2029.



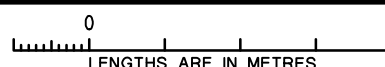
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SCALE



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SHEET 6

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