

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 901972M

LOCATION OF LAND

PARISH: Maribyrnong
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 4 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot F PS 847344S

COUNCIL NAME: CITY OF MELTON

POSTAL ADDRESS: 365 - 413 Beattys Road
Fraser Rise 3336

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 297 660 ZONE: 55
 N 5 824 520

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Melton
Reserve No. 1	City of Melton
Reserve No. 2	Jemena Electricity

Lots 1 to 200 (both inclusive) and lots A to F (both inclusive) have been omitted from this plan.

See Sheet 5 for Creation of Restrictions.

NOTATIONS

Depth Limitation: 15.24 metres applies to all the land in this plan.

Survey: This plan is ~~is not~~ based on survey. Refer to PS 831898K. This survey has been connected to Kororoit permanent marks no(s) 17, 21, 52, 53 & 56.

Staging: This ~~is~~ is not a staged subdivision.
 Planning Permit No. PA2020/7014/1.

Estate: Westwood Place
Development No.: 2A
No. of Lots: 33
Area: 2.519 ha
Melways: 355 J3

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	Greater Western Water Corporation



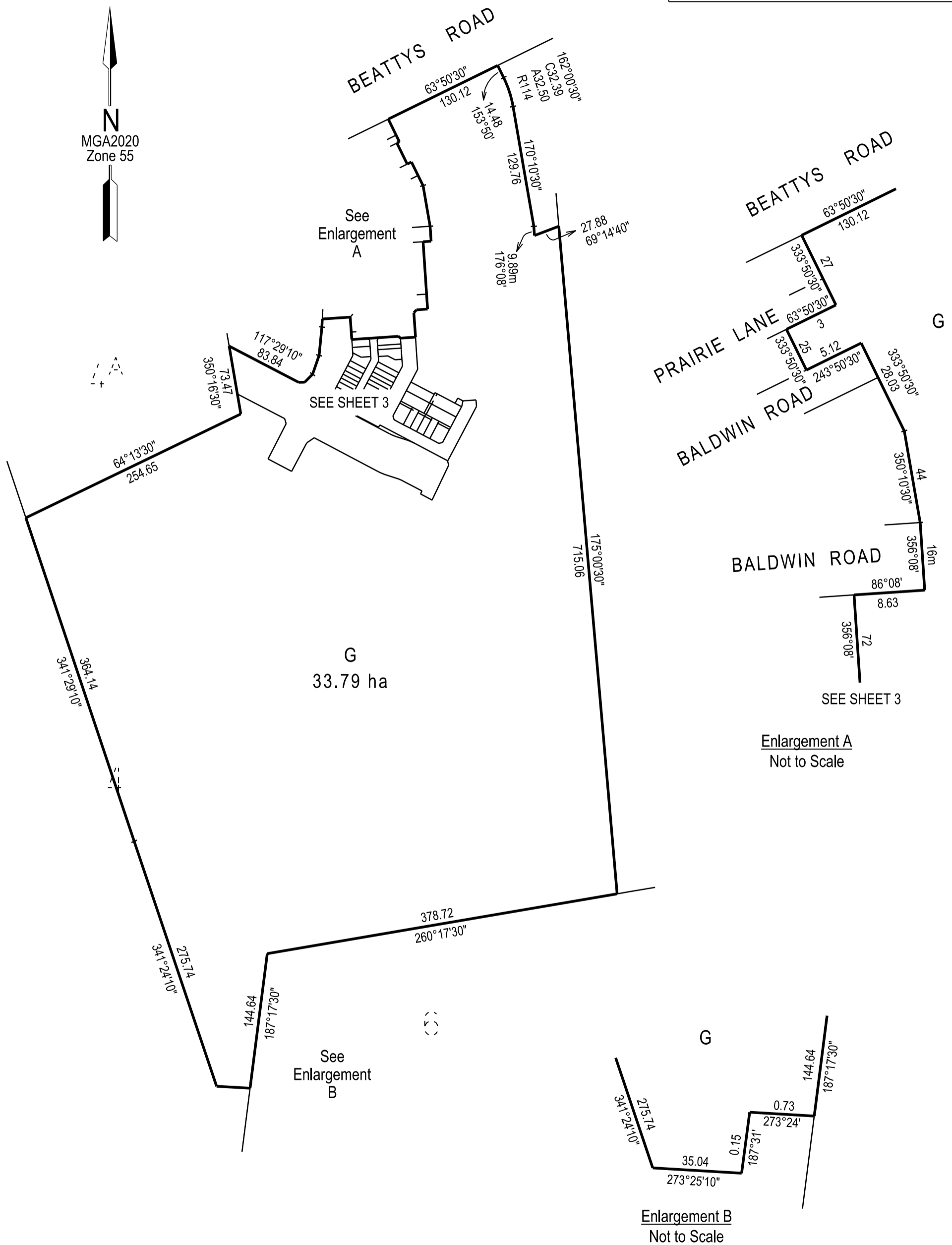
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1280/Stg 2A VERSION: 5

ORIGINAL SHEET
SIZE: A3

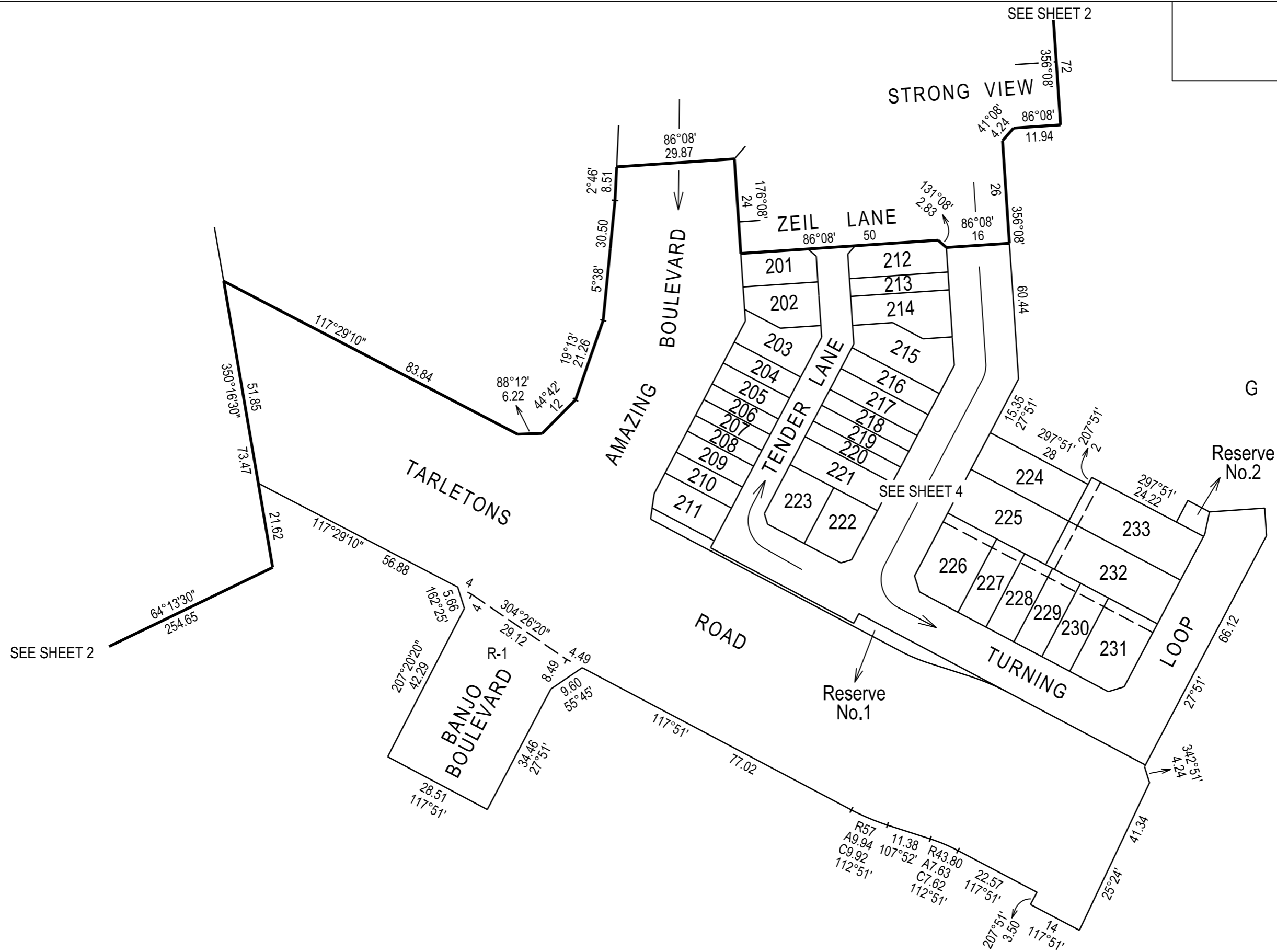
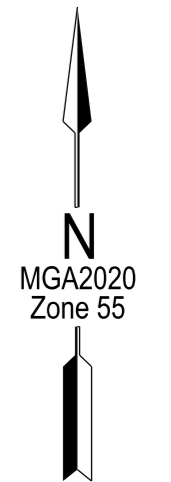
SHEET 1 of 5

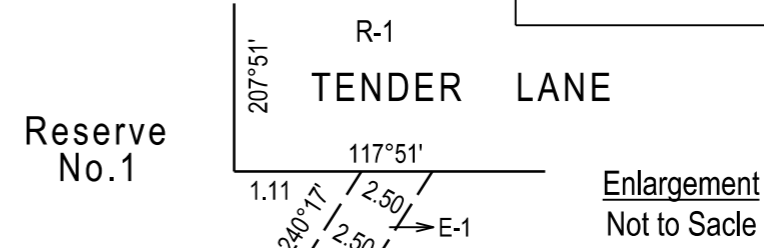
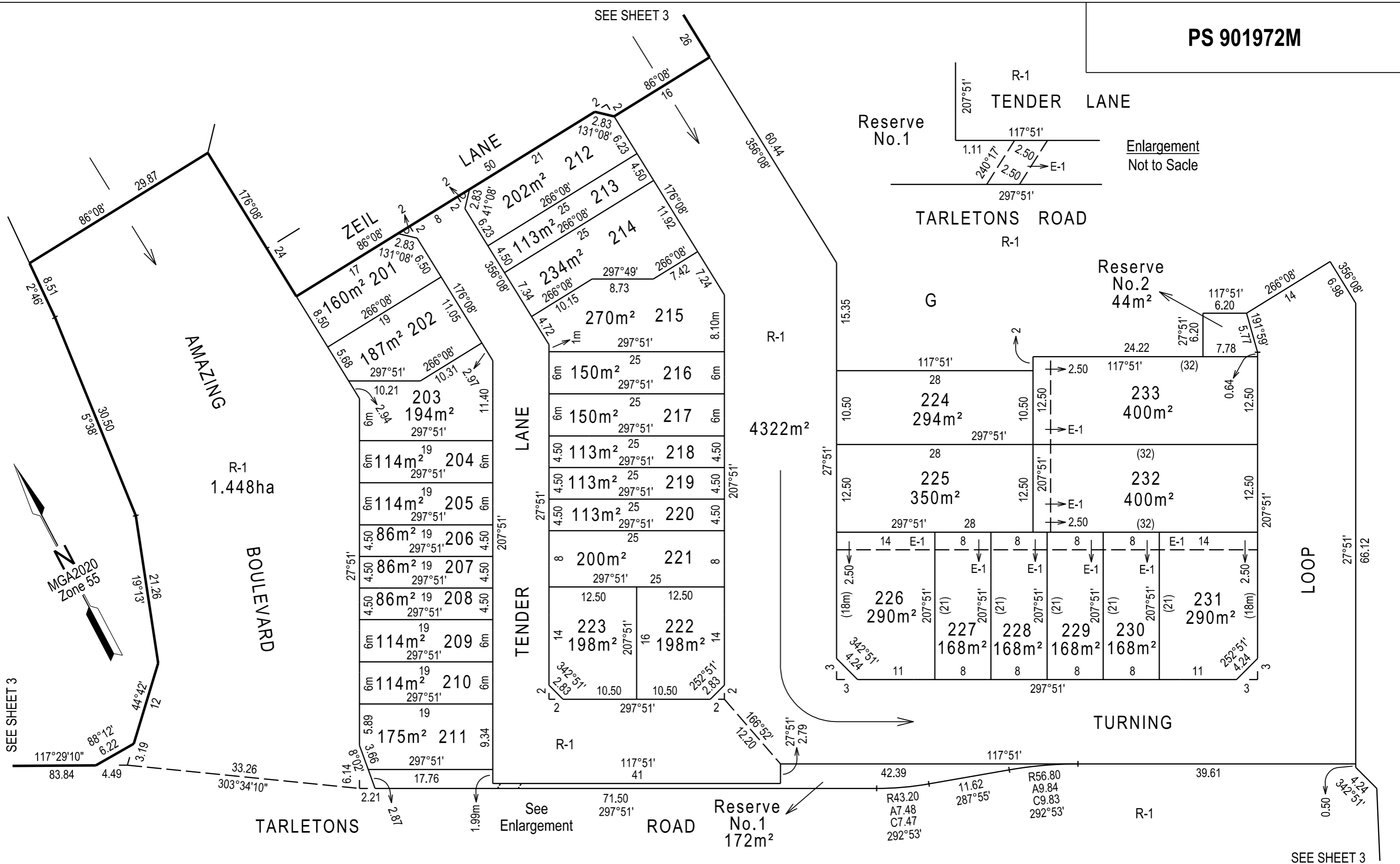
MICHAEL NEYLAN DEGG



Enlargement A
Not to Scale

Enlargement B
Not to Scale





CREATION OF RESTRICTION A

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

LAND TO BENEFIT: Lots 201 to 233 (both inclusive).

LAND TO BURDEN: Lots 201 to 233 (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 potable 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 201 to 224 (both inclusive) and 226 to 231 (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 201 to 233 (both inclusive).

LAND TO BURDEN: Lots 201 to 233 (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 201 to 233 (both inclusive).

LAND TO BURDEN: Lots 201 to 221 (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.