

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS847502B

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP:
SECTION: B
CROWN ALLOTMENT: 4 (PART)
CROWN PORTION:
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS847501D Lot J
POSTAL ADDRESS: 1152-1174 TAYLORS ROAD
(At time of subdivision) FRASER RISE, 3336
MGA2020 Co-ordinates E 297 340
(of approx centre of N 5 823 710
land in plan) ZONE 55

Council Name: Melton City Council
Council Reference Number: Sub5921
Planning Permit Reference: PA2018/6004/1
SPEAR Reference Number: S172759B
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 19/08/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 ROAD R2	MELTON CITY COUNCIL MELTON CITY COUNCIL

LOT P IS NOT SHOWN TO SCALE ON THIS PLAN.
LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 4 FOR FURTHER DETAILS.

NOTATIONS

DEPTH LIMITATION: 15.24m APPLIES TO ALL THE LAND IN THIS PLAN
STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. PA2018/6004
SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM31, PM53 (KOROROIT) AND PM134 (MARIBYRNONG)
PROCLAIMED SURVEY AREA:
BOTANIA 4B
0.680ha **14 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	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847501D PS847501D	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION

3070S-04B VER C.DWG BC/BC



SURVEYOR REF: **3070s-04B**

ORIGINAL SHEET
SIZE: A3

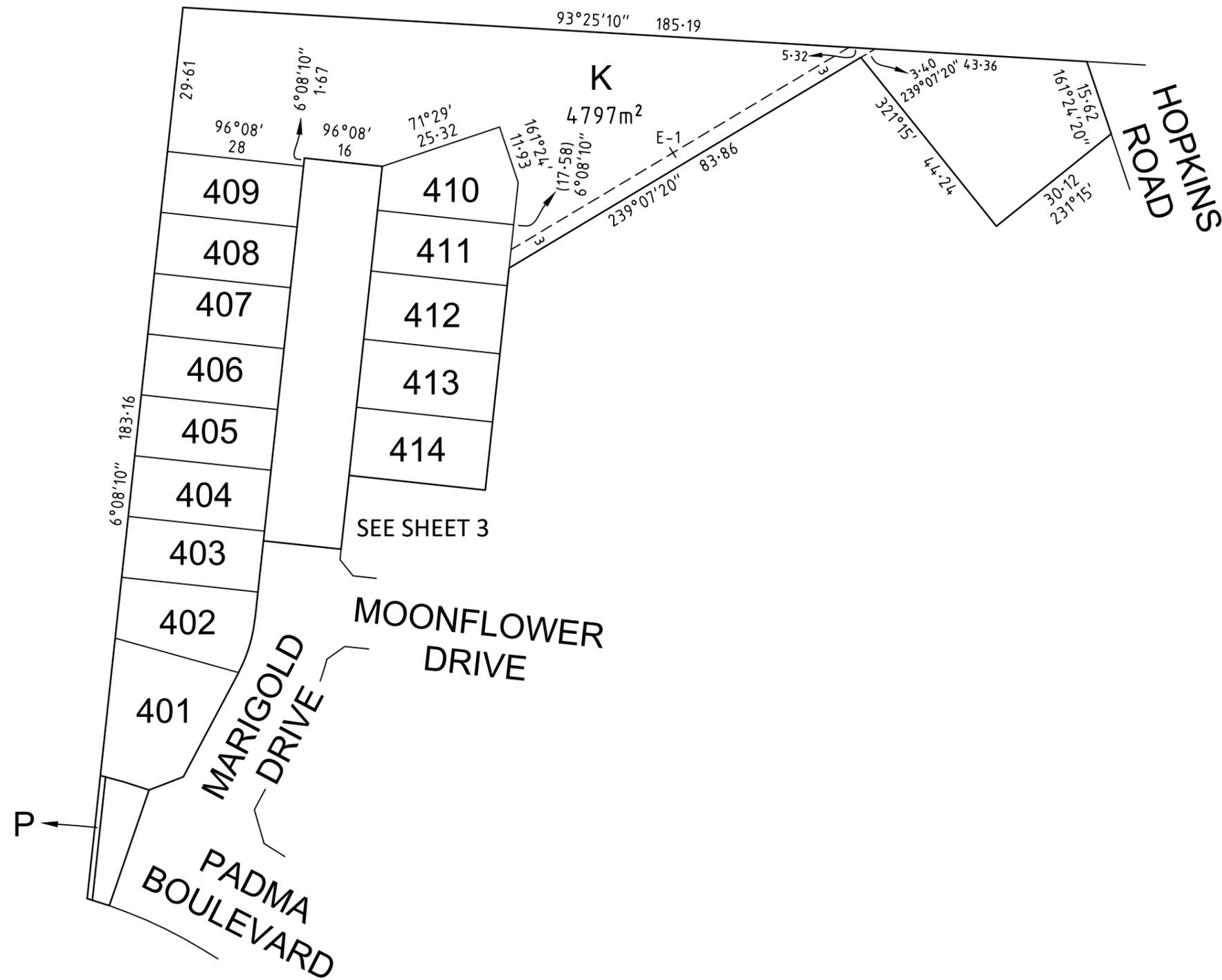
SHEET 1 OF 4

Digitally signed by: Duncan Brooks, Licensed Surveyor,
Surveyor's Plan Version (C),
30/07/2021, SPEAR Ref: S172759B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S172759B 19/08/2021 09:51 am

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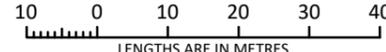
3070S-04B VER C.DWG BC/BC



SMEC

Melbourne Survey T 9869 0813 REF 3070s-04B

SCALE
1:1000



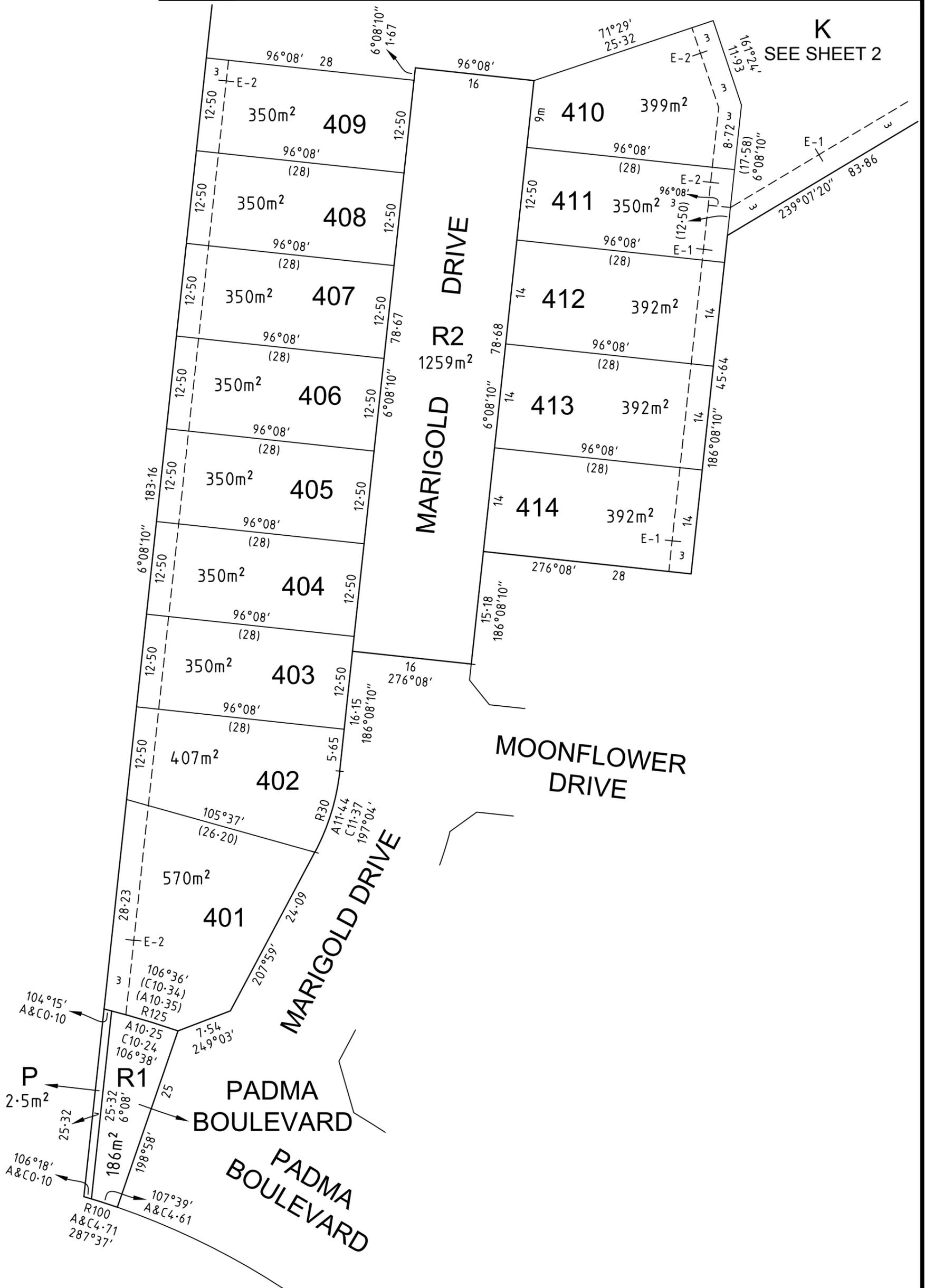
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE A3	SHEET 2
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K
SEE SHEET 2

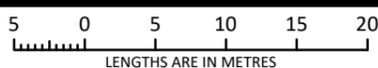
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3070S-04B VER C. DWG BC/BC

REF 3070S-04B

SCALE
1:500



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SHEET 3

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS847502B by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land Burdened and Land Benefitted:

BURDENED LOT No.	BENEFITING LOTS
401	402
402	401, 403
403	402, 404
404	403, 405
405	404, 406
406	405, 407
407	406, 408
408	407, 409
409	408
410	411
411	410, 412
412	411, 413
413	412, 414
414	413

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

1. Construct or allow to be constructed any improvement other than an improvement that shall be constructed in accordance with the Design Guidelines endorsed by Melton City Council under Town Planning Permit No: PA2018/6004 as amended from time to time.

A copy of the Design Guidelines is available at www.ngdd.com.au

2. Construct or allow to be constructed any improvement prior to the Botania Design Assessment Panel or such other entity as may be nominated by the Botania Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works.

EXPIRY DATE

The Restriction ceases to have effect following the either:

- i. The issue of a certificate of occupancy for the whole of the dwelling on the lot.
- ii. 1st June 2031.

CREATION OF RESTRICTION B

The following Restriction is to be created upon registration of Plan of Subdivision PS847502B by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land Burdened: Lot 401

Land Benefitted: Lot 401

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

1. Construct a corner fence that is not in accordance with the Design Guidelines
 - i. Allow any such corner fence to fall into a state of neglect or disrepair at any time (excluding fair wear and tear).
2. Cause, allow or permit any other person to:
 - i. Erect any building, structure or erection on, under, over or through the corner lot fencing.
 - ii. Remove or alter any part of the corner lot fence
 - iii. Obstruct or place any covering or obstruction over the corner lot fencing.

EXPIRY DATE

The Restriction ceases to have effect on the 1st June 2031.



3070S-04B VER C.DWG BC/BC

Melbourne Survey T 9869 0813

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SHEET 4

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