

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS847501D

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP:
SECTION: B
CROWN ALLOTMENT: 4 (PART)
CROWN PORTION:
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS833944U Lot G
POSTAL ADDRESS: 1152-1174 TAYLORS ROAD
(At time of subdivision) FRASER RISE, 3336
MGA2020 Co-ordinates E 297 420
(of approx centre of N 5 823 680
land in plan) ZONE 55

Council Name: Melton City Council
Council Reference Number: Sub5918
Planning Permit Reference: PA2018/6004/1
SPEAR Reference Number: S172756P
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	MELTON CITY COUNCIL
ROAD R2	MELTON CITY COUNCIL
RESERVE No.1	MELBOURNE WATER CORPORATION
RESERVE No.2	MELBOURNE WATER CORPORATION
RESERVE No.3	MELTON CITY COUNCIL
RESERVE No.4	MELTON CITY COUNCIL

LOTS 1 TO 414 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 5 FOR FURTHER DETAILS.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-1 ON PS833944U INSOFAR AS IT LIES WITHIN PADMA BOULEVARD AND HOPKINS ROAD ON THIS PLAN.
GROUNDS FOR REMOVAL:
MELTON CITY COUNCIL PLANNING PERMIT No. PA2018/6004.

DEPTH LIMITATION: 15.24m APPLIES
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 4A
2.723ha **9 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	SEE PLAN	LP219656R	MELTON CITY COUNCIL
E-1	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-3	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION

3070S-04A VER D.DWG BC/BC



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

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

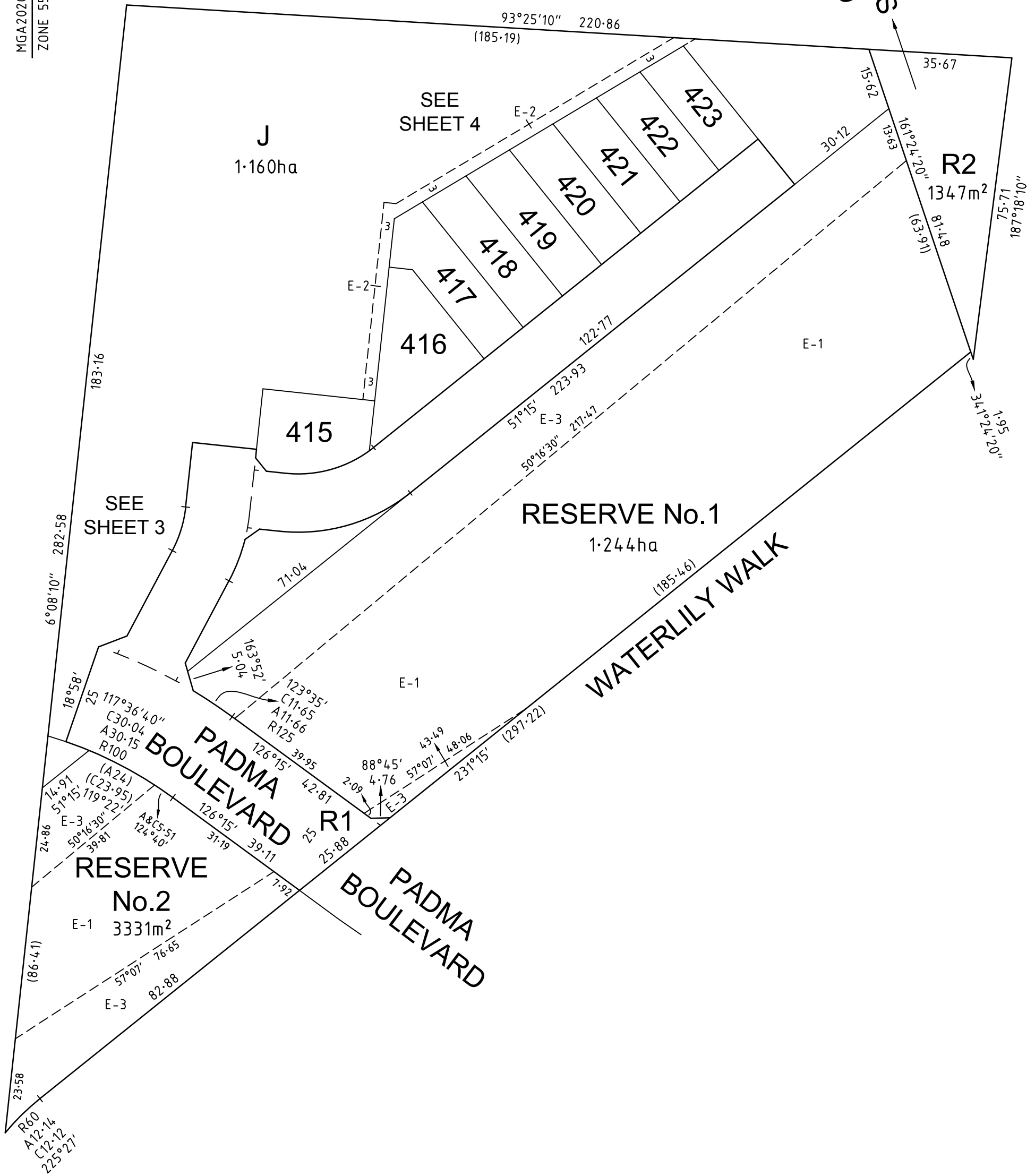
Digitally signed by: Duncan Brooks, Licensed Surveyor,
Surveyor's Plan Version (D),
30/07/2021, SPEAR Ref: S172756P

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MGA2020
ZONE 55

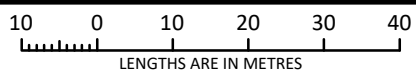


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3070S-04A VER D.DWG BC/BC

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

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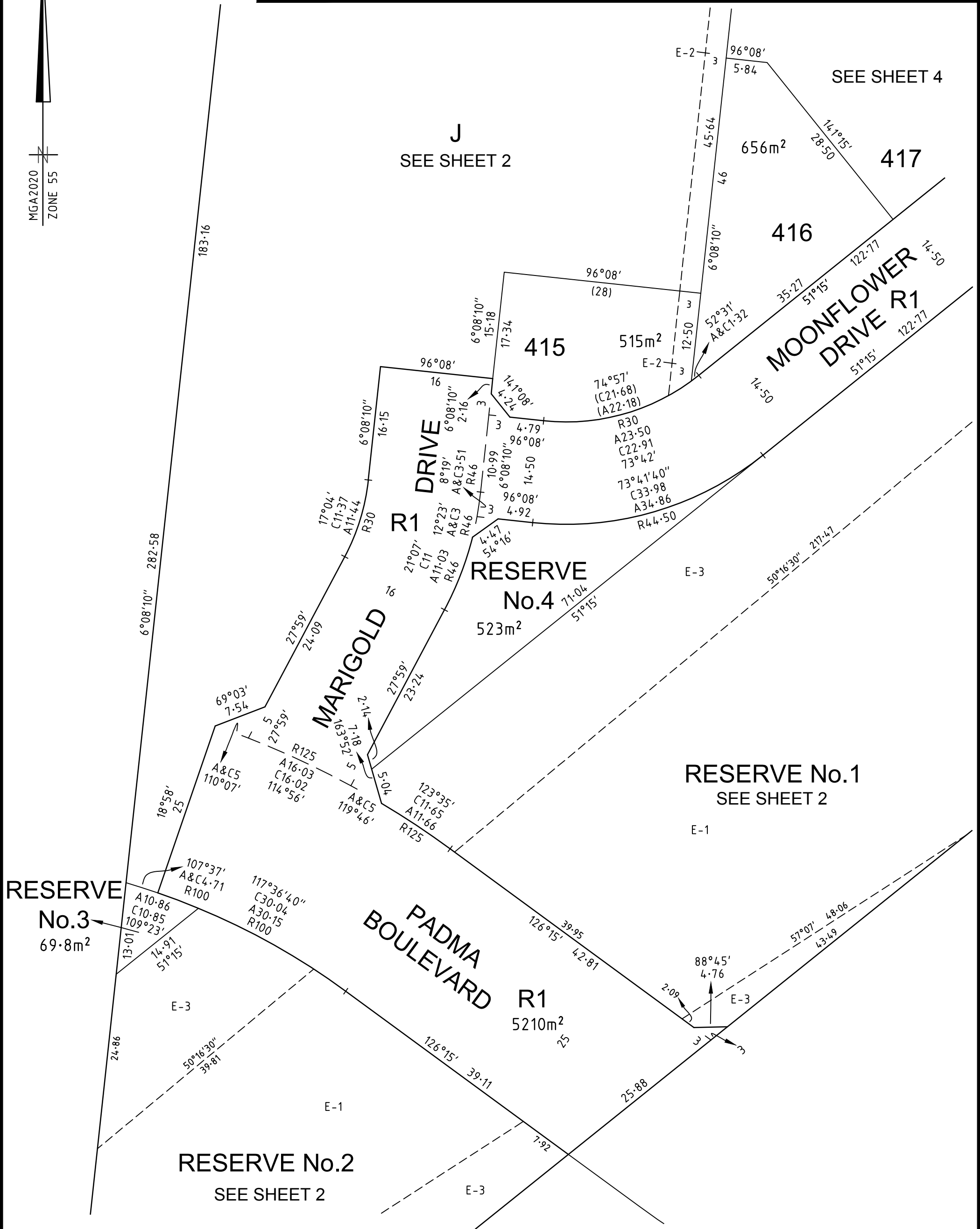
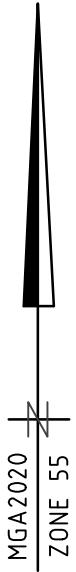
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Melbourne Survey T 9869 0813


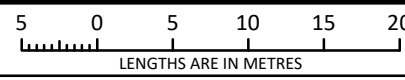
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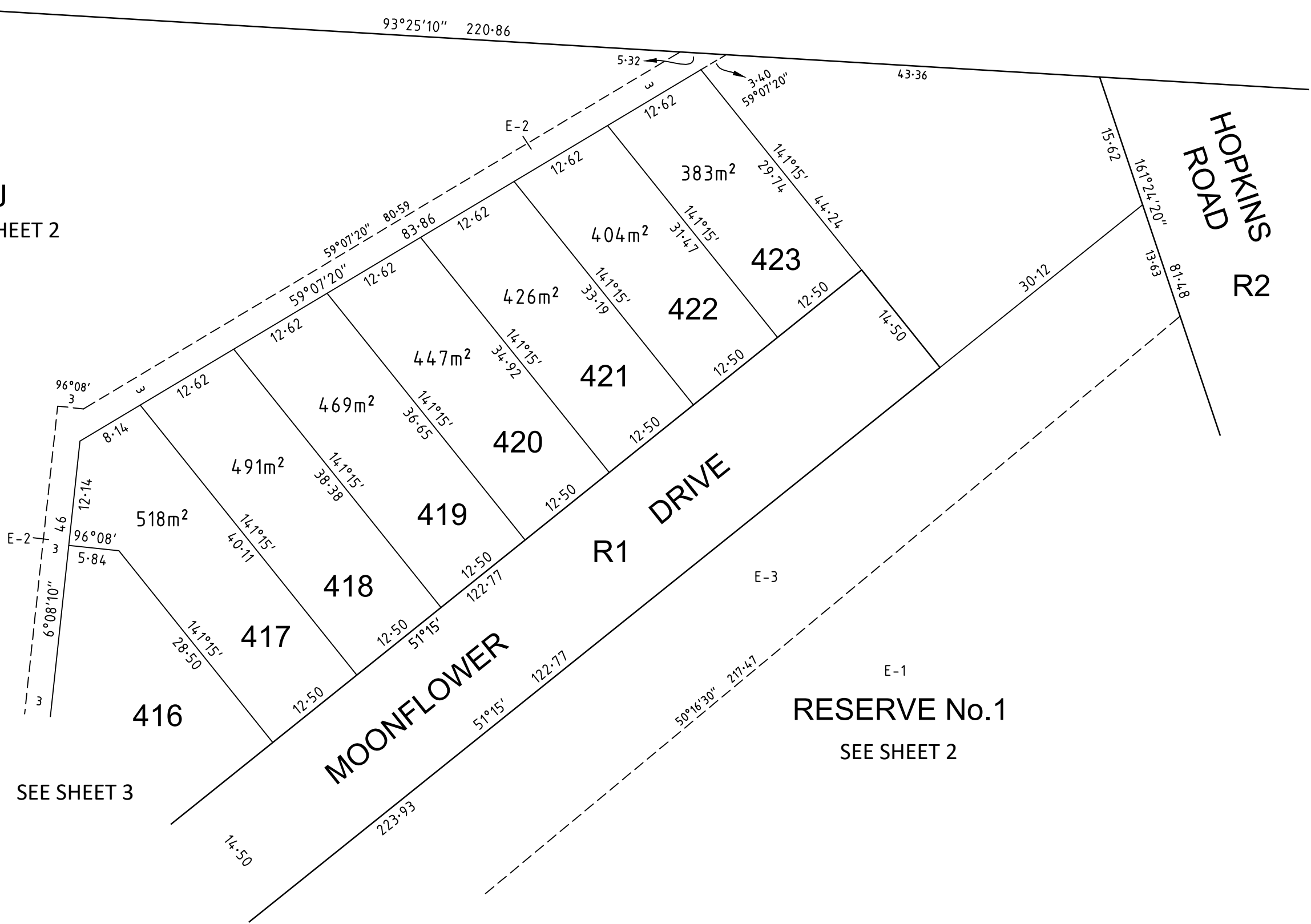
 SMEC Melbourne Survey T 9869 0813	3070S-04A VER D.DWG BC/BC	SCALE 1:500	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Duncan Brooks, Licensed Surveyor, Surveyor's Plan Version (D), 30/07/2021, SPEAR Ref: S172756P		Digitally signed by: Melton City Council, 19/08/2021, SPEAR Ref: S172756P		

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MGA2020
ZONE 55

J
SEE SHEET 2



SEE SHEET 3

RESERVE No.1
SEE SHEET 2

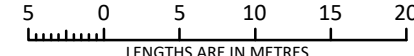
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SCALE
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LENGTHS ARE IN METRES

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ORIGINAL SHEET
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SHEET 4

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS847501D 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
415	416
416	415, 417
417	416, 418
418	417, 419
419	418, 420
420	419, 421
421	420, 422
422	421, 423
423	422

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 PS847501D by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land Burdened: Lot 415

Land Benefitted: Lot 415

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.