

PLAN OF SUBDIVISION	EDITION 1	PS833944U
----------------------------	------------------	------------------


LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: — SECTION: B CROWN ALLOTMENT: 4 (PART) CROWN PORTION: — TITLE REFERENCE: VOL. 12286 FOL. 015 LAST PLAN REFERENCE: PS823200D (LOT E) POSTAL ADDRESS: 1152-1174 TAYLORS ROAD (at time of subdivision) FRASER RISE 3336 MGA CO-ORDINATES: E: 297 430 ZONE: 55 (of approx centre of land N: 5823 390 GDA 94 in plan)	Council Name: Melton City Council Council Reference Number: Sub5467 Planning Permit Reference: PA2018/6004 SPEAR Reference Number: S146526A Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 16/07/2020 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 28/06/2021 Statement of Compliance issued: 26/07/2021
---	---

VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTION ON SHEET 6. OTHER PURPOSES OF PLAN: TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED ON LP219656R AND CONTAINED WITHIN ROAD R1 ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4	MELTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED MELTON CITY COUNCIL MELTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED	
NOTATIONS		
DEPTH LIMITATION: 15.24m APPLIES		
This is a SPEAR 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). 31 (K), 53 (K) & 134 (M) In Proclaimed Survey Area No. —		
Estate: Botania Phase No.: 3 No. of Lots: 69 + Lots F + G PHASE AREA: 3.981ha		

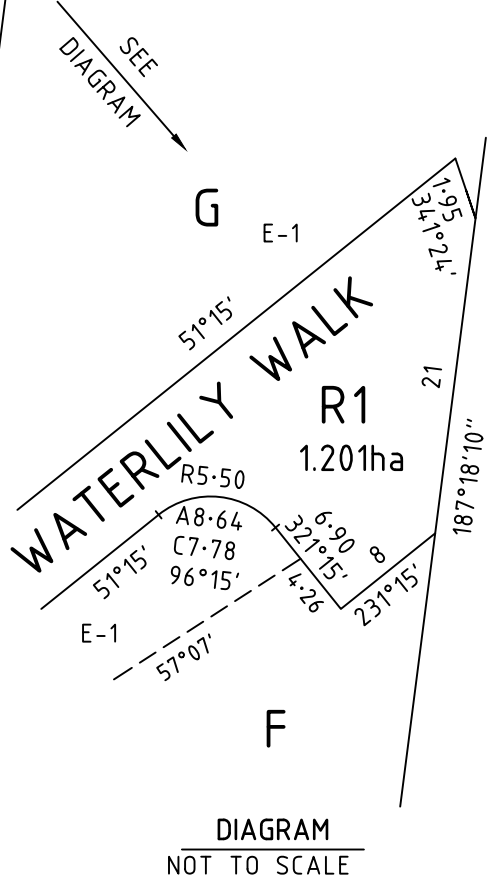
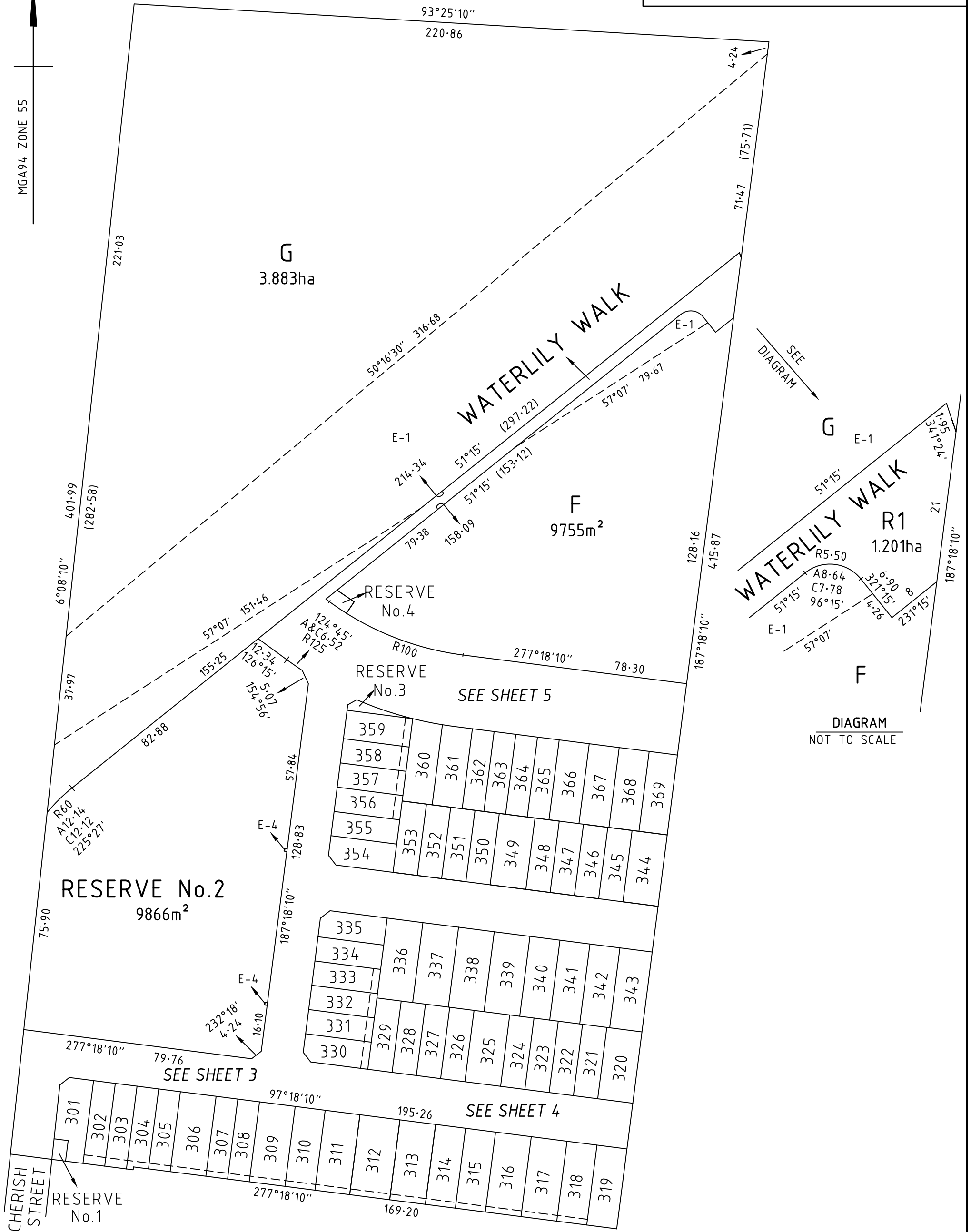
EASEMENT INFORMATION

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 DIAG.	LP219656R	LAND IN LP219656R
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-3	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-4	POWERLINE	1	THIS PLAN (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LIMITED

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1700987/03 1700987-03-PS-V8.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (8), 28/06/2021, SPEAR Ref: S146526A		

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 Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S146526A 26/07/2021 10:33 am



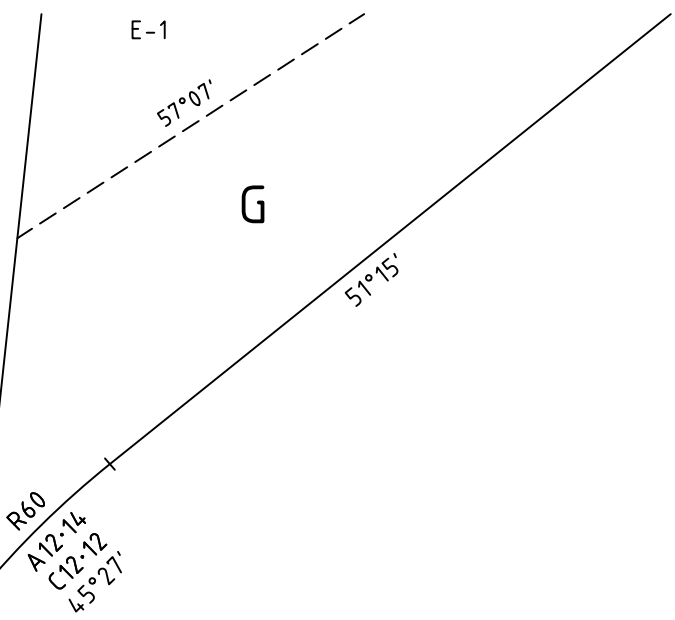
PS833944U

SEE SHEET 2

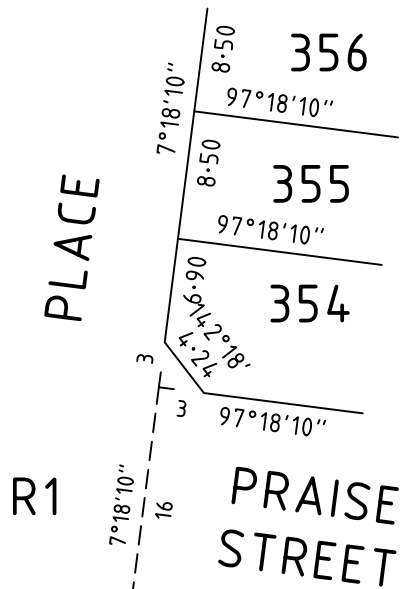
RESERVE No.2

DIAGRAM A
NOT TO SCALE

FRIENDSHIP PLACE

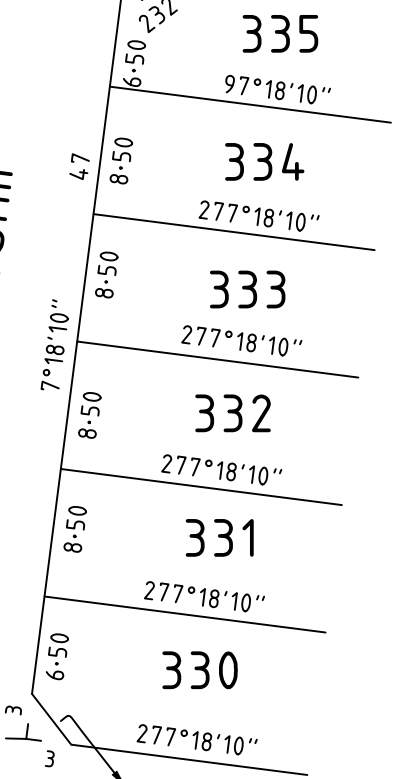


RESERVE No.2



SEE SHEET 5

R1 PRAISE STREET

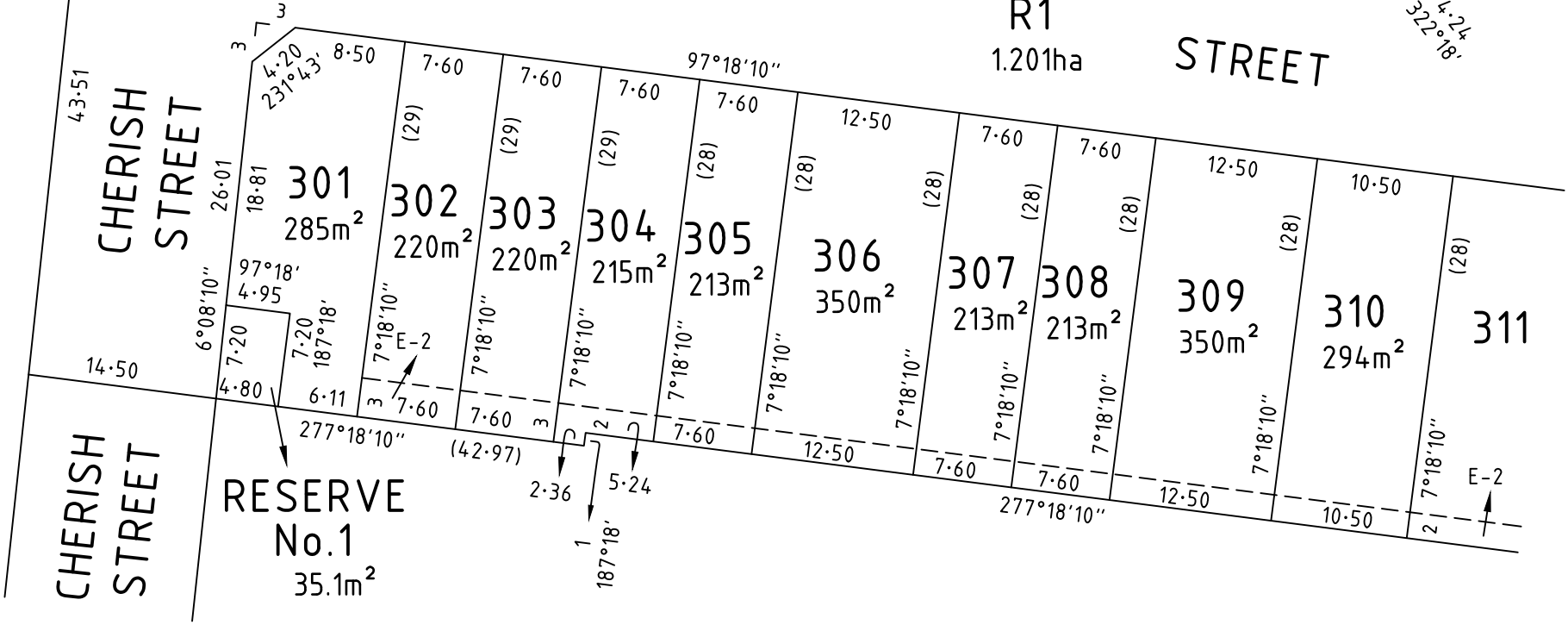


SEE DIAGRAM A

SEE DIAGRAM A

CHERISH

R1 1.201ha STREET

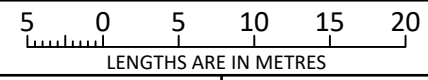


SEE SHEET 4

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF 1700987/03

SCALE 1 : 500



ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (8), 28/06/2021, SPEAR Ref: S146526A

Digitally signed by: Melton City Council, 28/06/2021, SPEAR Ref: S146526A

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 Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S146526A 28/07/2021 10:33 am

SEE SHEET 5



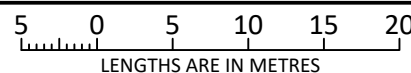
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S146526A 28/07/2021 10:33 am



Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
 1700987/03

SCALE
 1 : 500



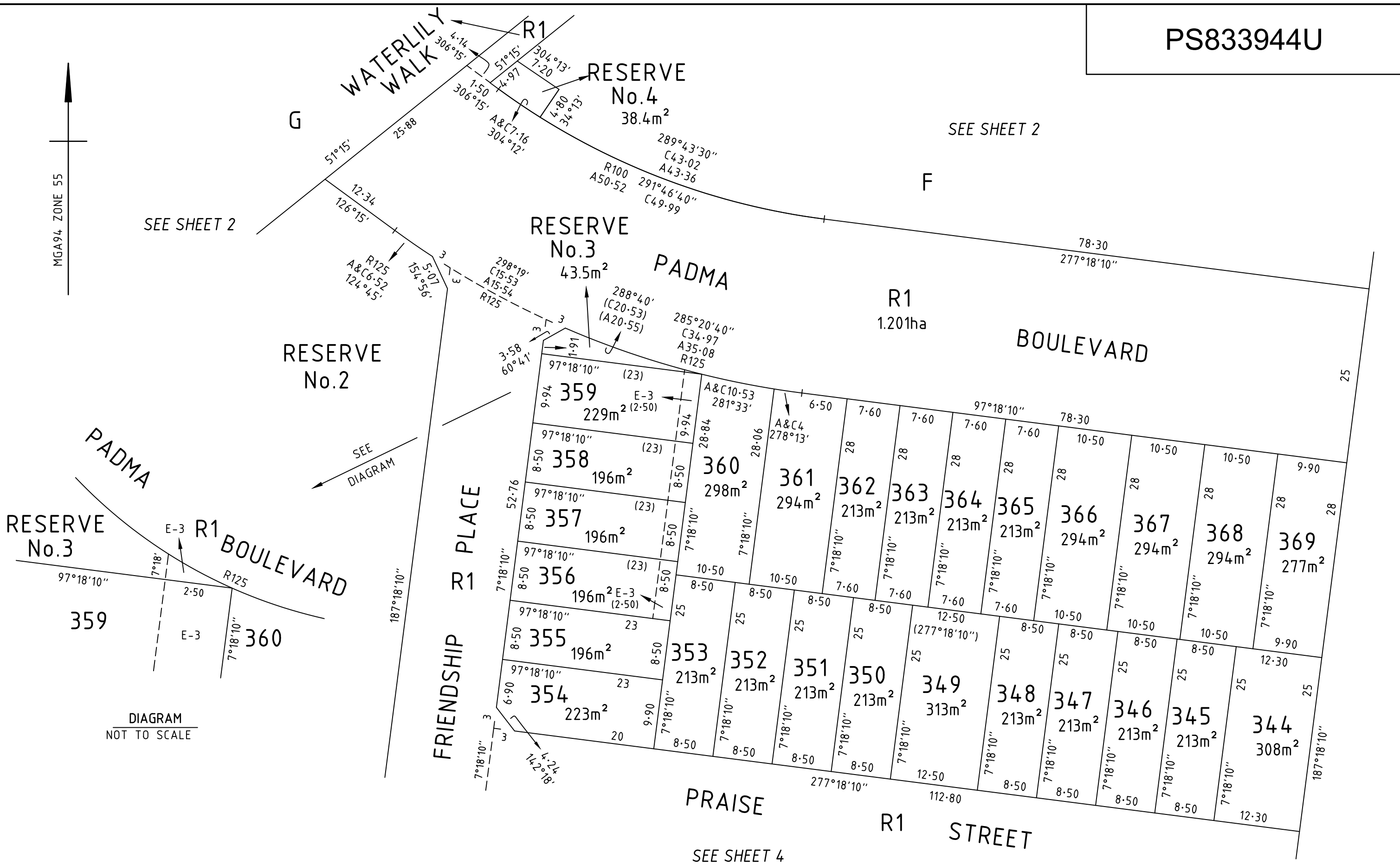
ORIGINAL SHEET
 SIZE: A3

SHEET 4

Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor,
 Surveyor's Plan Version (8),
 28/06/2021, SPEAR Ref: S146526A

Digitally signed by:
 Melton City Council,
 28/06/2021,
 SPEAR Ref: S146526A

MGA94 ZONE 55



SEE SHEET 2

SEE SHEET 2

RESERVE No.2

RESERVE No.3

RESERVE No.4

PADMA

PADMA

BOULEVARD

RESERVE No.3

R1 BOULEVARD

FRIENDSHIP R1 PLACE

PRAISE R1 STREET

SEE SHEET 4

DIAGRAM NOT TO SCALE

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE	1700987/03
---------------------	------------

SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES
Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (8), 28/06/2021, SPEAR Ref: S146526A	

ORIGINAL SHEET SIZE: A3	SHEET 5
Digitally signed by: Melton City Council, 28/06/2021, SPEAR Ref: S146526A	

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 Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S146526A 26/07/2021 10:33 am

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'

PS833944U

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

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 BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 301 TO 369 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 301 TO 369 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT OF THE BOTANIA DESIGN ASSESSMENT PANEL, ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE 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 BUILDING OR STRUCTURE ON THE LOT 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 HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

EXPIRY DATE:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 30TH JUNE 2030.

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

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 BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 301 TO 305 (BOTH INCLUSIVE), 307, 308, 310, 314, 315, 318, 319, 321 TO 324 (BOTH INCLUSIVE), 326 TO 335 (BOTH INCLUSIVE), 340 TO 342 (BOTH INCLUSIVE), 345 TO 348 (BOTH INCLUSIVE), 350 TO 369 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 301 TO 305 (BOTH INCLUSIVE), 307, 308, 310, 314, 315, 318, 319, 321 TO 324 (BOTH INCLUSIVE), 326 TO 335 (BOTH INCLUSIVE), 340 TO 342 (BOTH INCLUSIVE), 345 TO 348 (BOTH INCLUSIVE), 350 TO 369 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE MELTON CITY COUNCIL PLANNING SCHEME, UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE A LOTS.

EXPIRY DATE:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 30TH JUNE 2030.

CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

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 BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 301, 330, 335 & 354
BENEFITING LAND: LOTS 301, 330, 335 & 354

DESCRIPTION OF RESTRICTION:

THE BURDENED LAND CANNOT:

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 OR PARTY 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 FENCING.
 - (iii) OBSTRUCT OR PLACE ANY COVERING OR OBSTRUCTION OVER THE CORNER LOT FENCING.

EXPIRY DATE:

30/06/2030.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1700987/03

Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor,
Surveyor's Plan Version (8),
28/06/2021, SPEAR Ref: S146526A

ORIGINAL SHEET
SIZE: A3

SHEET 6

Digitally signed by:
Melton City Council,
28/06/2021,
SPEAR Ref: S146526A