

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS847512X**

## LOCATION OF LAND

**PARISH:** MARIBYRNONG  
**TOWNSHIP:** -  
**SECTION:** B  
**CROWN ALLOTMENT:** 4 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol.9987 Fol.225  
Vol. Fol.  
**LAST PLAN REFERENCE/S:** LP219656R (LOT 8)  
PS847502B (LOT K)  
**POSTAL ADDRESS:** 1152-1174 TAYLORS ROAD  
**(At time of subdivision)** FRASER RISE, 3336  
**MGA2020 Co-ordinates** E 297 370  
**(of approx centre of** N 5 823 830  
**land in plan)** ZONE 55

Council Name: Melton City Council  
Council Reference Number: Sub5990  
Planning Permit Reference: PA2018/6004/1  
SPEAR Reference Number: S175800H  
**Certification**  
This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6 of the Subdivision Act 1988: 28/09/2021  
Public Open Space  
A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  
Digitally signed by: Steven Michael Finlay for Melton City Council on 27/10/2022  
**Statement of Compliance** issued: 11/05/2023

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 504 (BOTH INCLUSIVE) AND 526 TO 533 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 7 FOR FURTHER DETAILS.  
OTHER PURPOSE OF THE PLAN:  
TO REMOVE RESTRICTIVE COVENANT CONTAINED IN INSTRUMENT R630155E.  
GROUNDS FOR REMOVAL OF COVENANT:  
SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES OF MELTON PLANNING SCHEME PURSUANT TO SECTION 23 OF THE SUBDIVISION ACT 1988.

## NOTATIONS

DEPTH LIMITATION: 15.24m BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.  
STAGING: THIS IS NOT A STAGED SUBDIVISION.  
PLANNING PERMIT No.  
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:

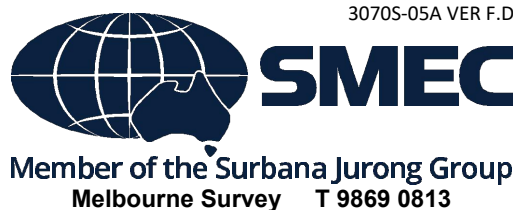
**BOTANIA 5A**  
**1.976ha**

**35 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 GREATER WESTERN WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	PS847501D	GREATER WESTERN WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	PS847502B	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847502B PS847502B	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION



3070S-05A VER F.DWG BC/SB

SURVEYOR REF: **3070s-05A**

ORIGINAL SHEET  
SIZE: A3

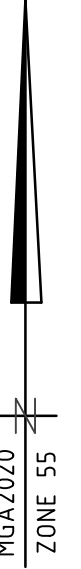
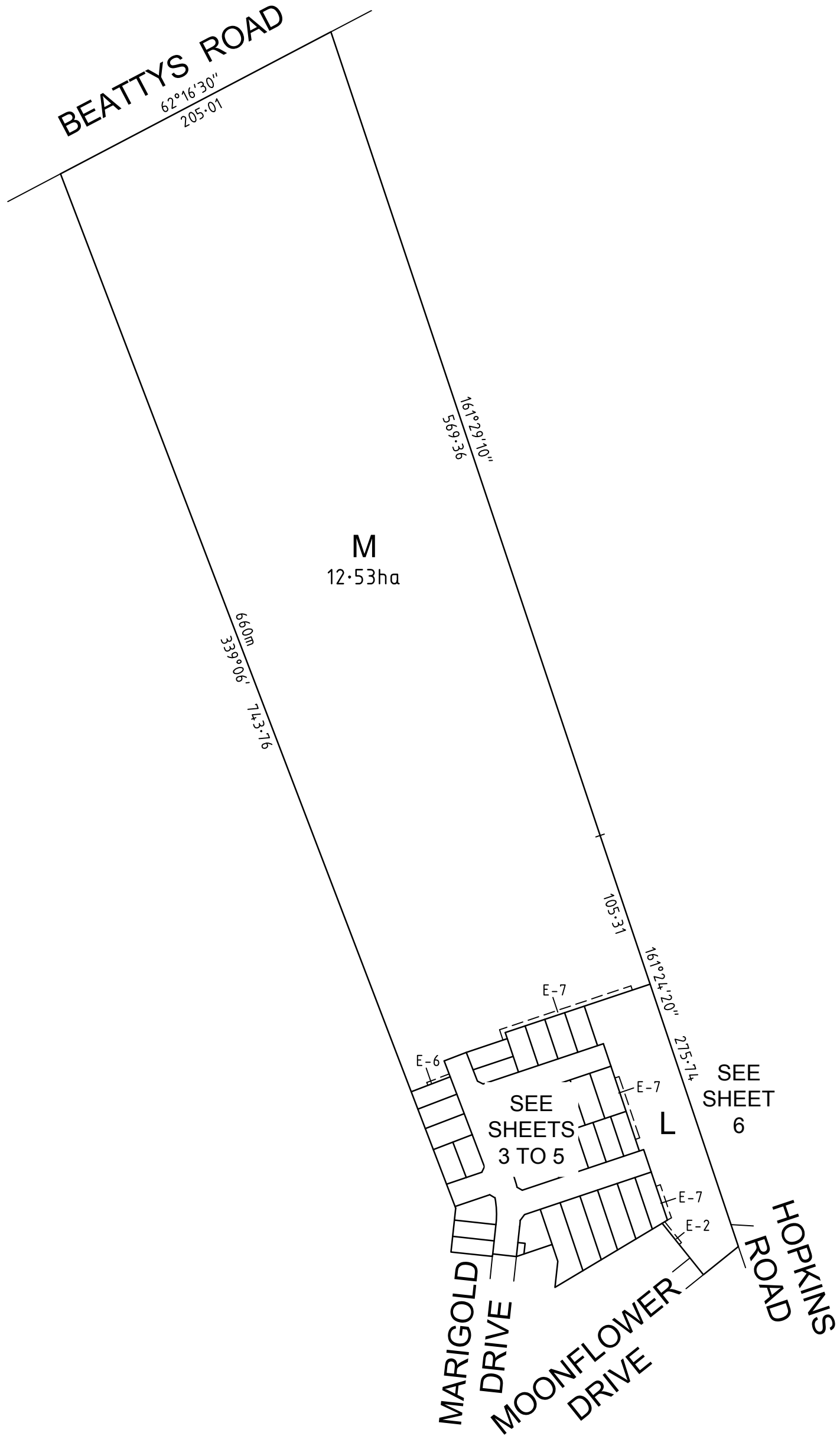
SHEET 1 OF 7

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# PLAN OF SUBDIVISION

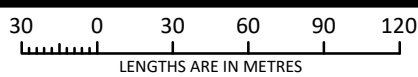
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SCALE  
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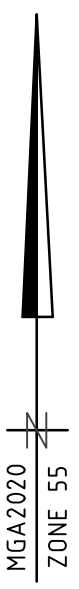
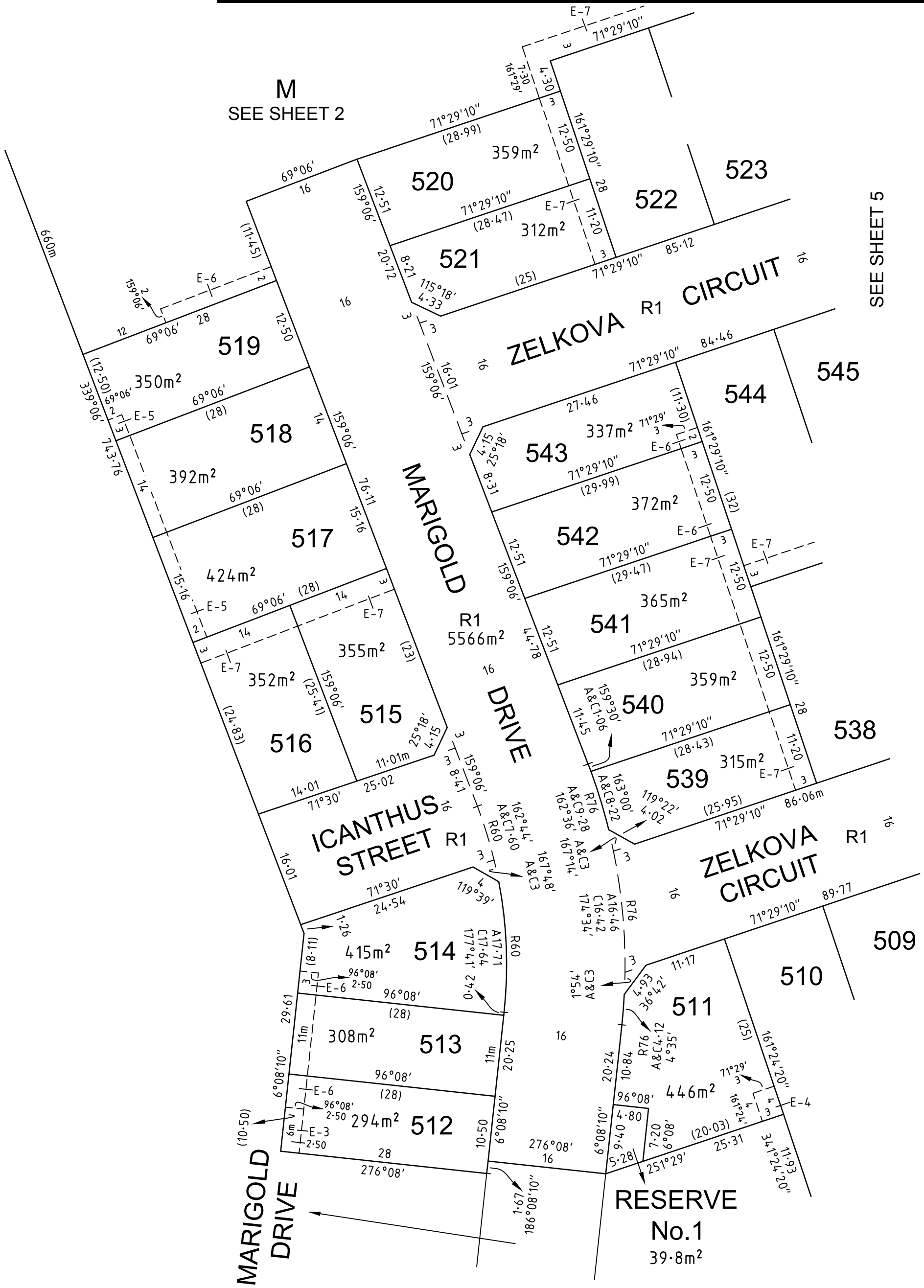
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SHEET 2

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SEE SHEET 5

SEE SHEET 4

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**SMEC**  
Member of the Surbana Jurong Group  
REF 3070s-05A

SCALE  
**1:500**

LENGTHS ARE IN METRES

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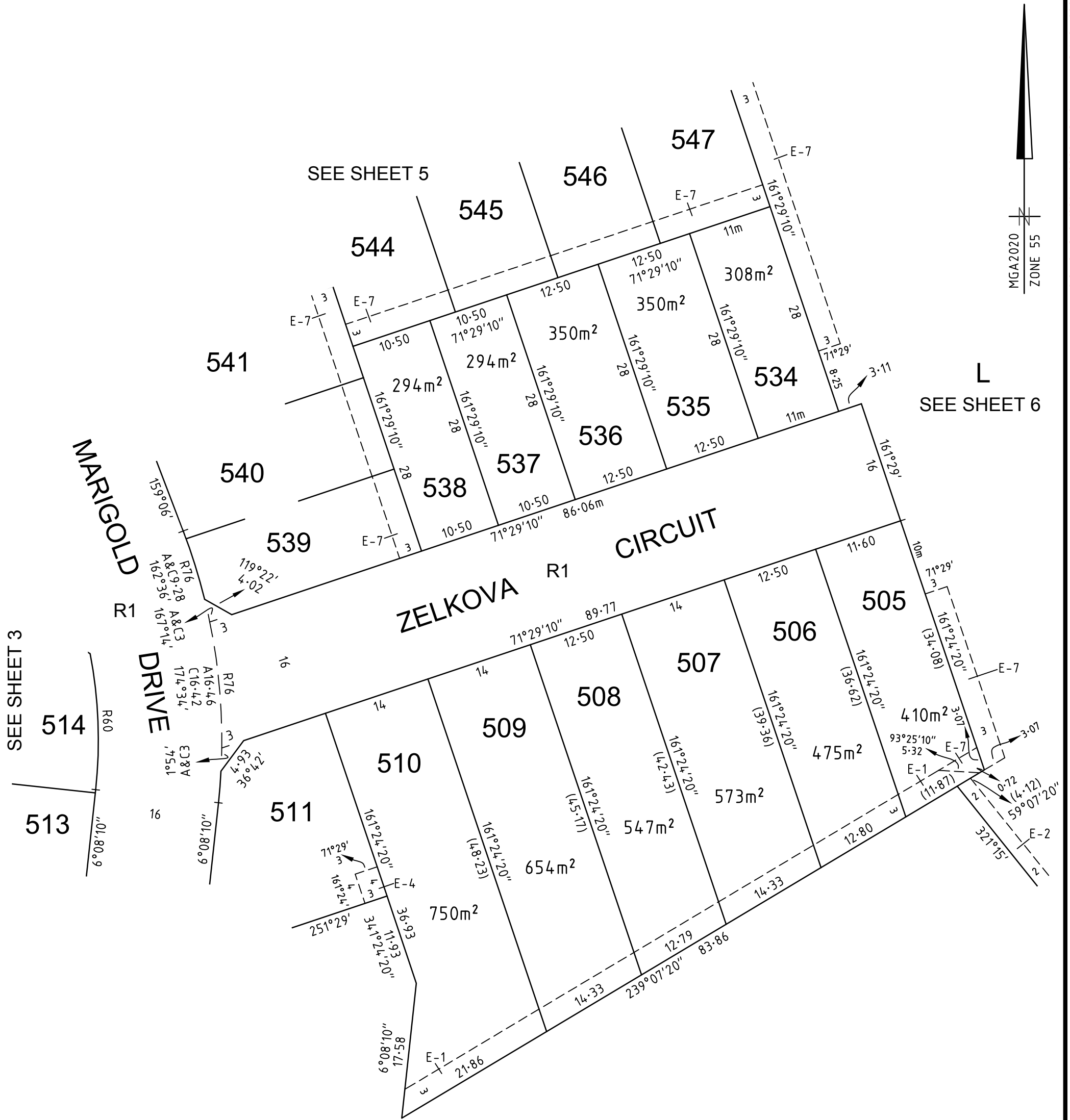
SHEET 3

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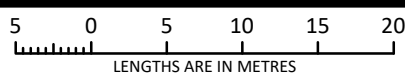


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SCALE  
**1:500**



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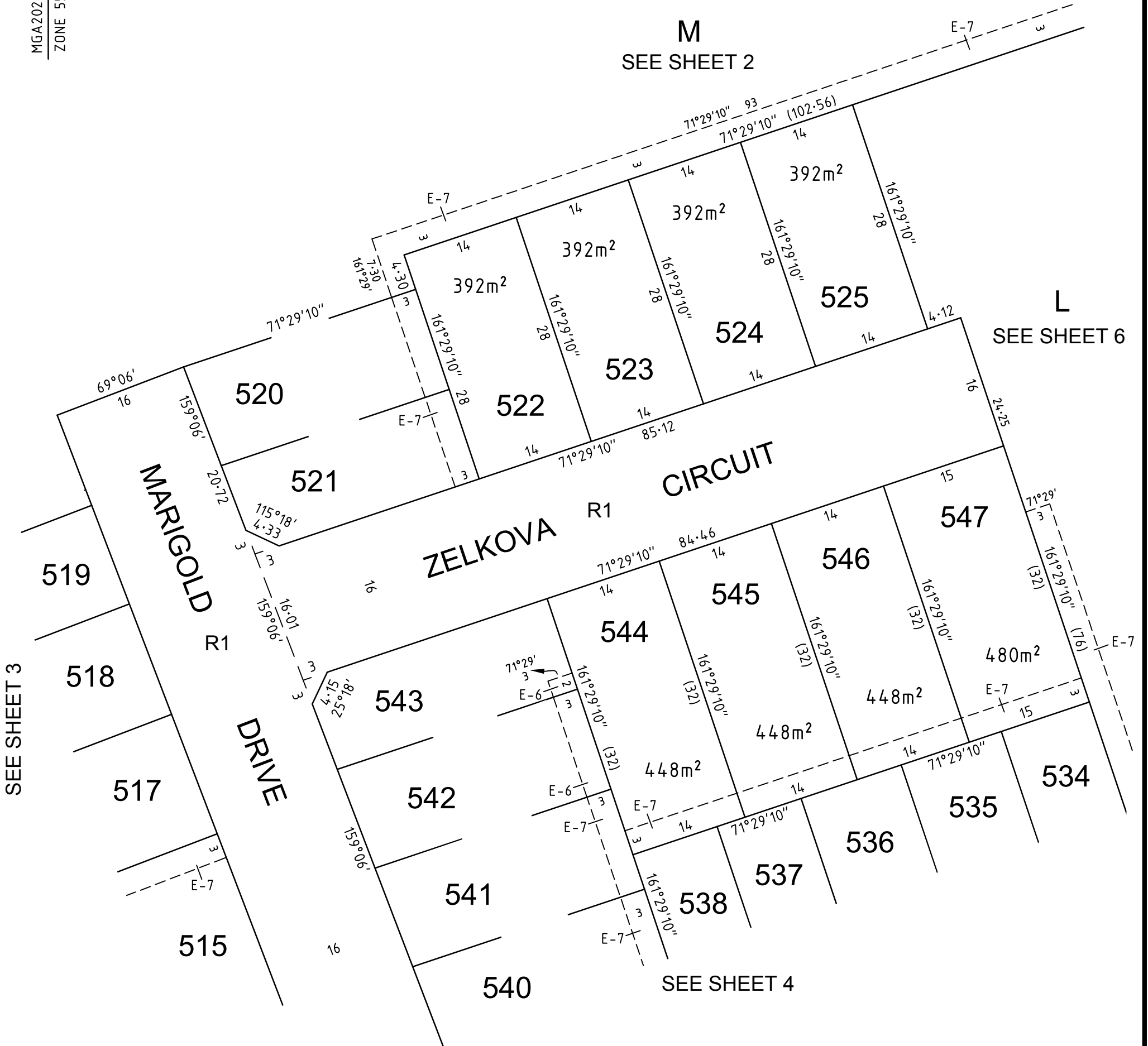
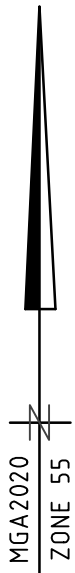
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SHEET 4

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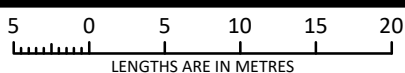


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SCALE  
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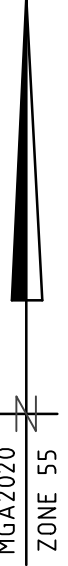
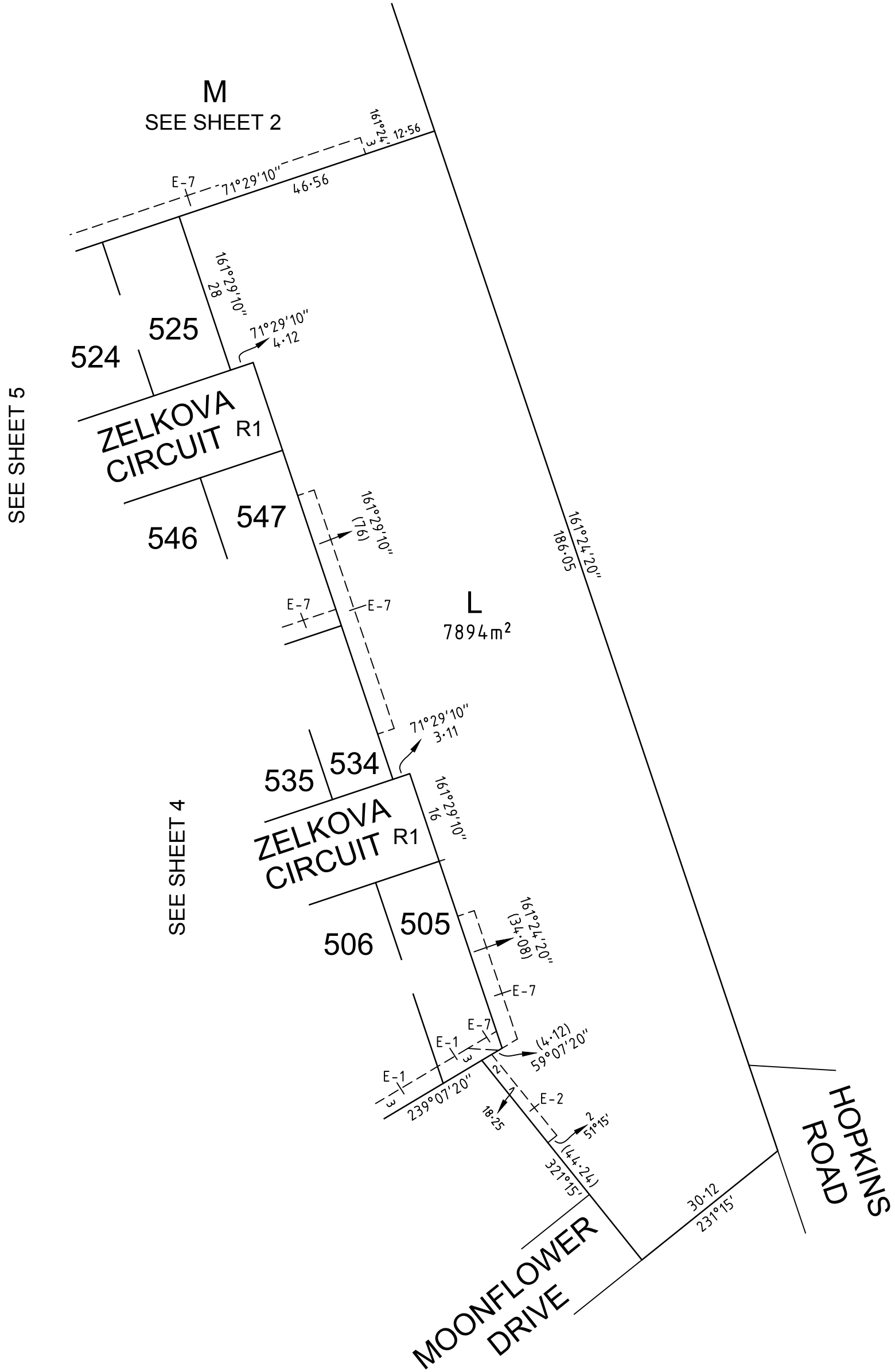
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SHEET 5

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SEE SHEET 5

SEE SHEET 4

M  
SEE SHEET 2

ZELKOVA  
CIRCUIT R1

ZELKOVA  
CIRCUIT R1

MOONFLOWER  
DRIVE

HOPKINS  
ROAD

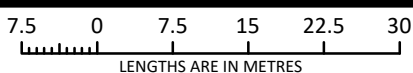
L  
7894m<sup>2</sup>



Member of the Surbana Jurong Group  
REF 3070s-05A

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SCALE  
1:750



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SHEET 6

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## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS847512X 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
505	506
506	505, 507
507	506, 508
508	507, 509
509	508, 510
510	509, 511
511	510
512	513
513	512, 514
514	513
515	516, 517
516	515, 517

BURDENED LOT No.	BENEFITING LOTS
517	515, 516, 518
518	517, 519
519	518
520	521, 522
521	520, 522
522	520, 521, 523
523	522, 524
524	523, 525
525	524
534	535, 547
535	534, 536, 546, 547
536	535, 537, 545, 546

BURDENED LOT No.	BENEFITING LOTS
537	536, 538, 544, 545
538	537, 539, 540, 541, 544
539	538, 540
540	538, 539, 541
541	538, 540, 542, 544
542	541, 543, 544
543	542, 544
544	537, 538, 541, 542, 543, 545
545	536, 537, 544, 546
546	535, 536, 545, 547
547	534, 535, 546

## 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](http://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. 1<sup>st</sup> June 2031.

## CREATION OF RESTRICTION B

The following Restriction is to be created upon registration of Plan of Subdivision PS847512X by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land Burdened: Lots 511, 514, 515, 521, 539 and 543**

**Land Benefitted: Lots 511, 514, 515, 521, 539 and 543**

## 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 1<sup>st</sup> June 2031.

## CREATION OF RESTRICTION C

The following Restriction is to be created upon registration of Plan of Subdivision PS847512X by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988

**Land Burdened: Lots 512, 537 and 538**

**Land Benefitted: Lots 512, 537 and 538**

## DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision must not build or permit to be built or remain on the lot any building other than a building which has been built in accordance with the Small Lot Housing Code incorporated into the Melton City Council Planning Scheme, unless a planning permit is granted by the responsible authority for a building that does not conform with the Small Lot Housing Code.

All burdened lots are Small Lot Housing Code Type A lots.

The restriction shall cease to apply to any building on the lot after the issue of a Certificate of Occupancy for the whole of a dwelling on that lot.



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SHEET 7

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