

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS847513V

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 4 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS847512X (LOT L)

POSTAL ADDRESS: 1152-1174 TAYLORS ROAD
(At time of subdivision) FRASER RISE, 3336

MGA2020 Co-ordinates E 297 460
(of approx centre of N 5 823 840
land in plan) ZONE 55

Council Name: Melton City Council

Council Reference Number: Sub5994
Planning Permit Reference: PA2018/6004/1
SPEAR Reference Number: S175801C

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 MELTON CITY COUNCIL

LOTS 1 TO 500 (BOTH INCLUSIVE) AND 505 TO 525 (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.

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 5B
7894m²

12 LOTS

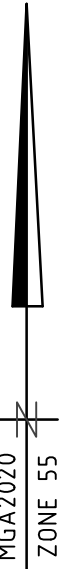
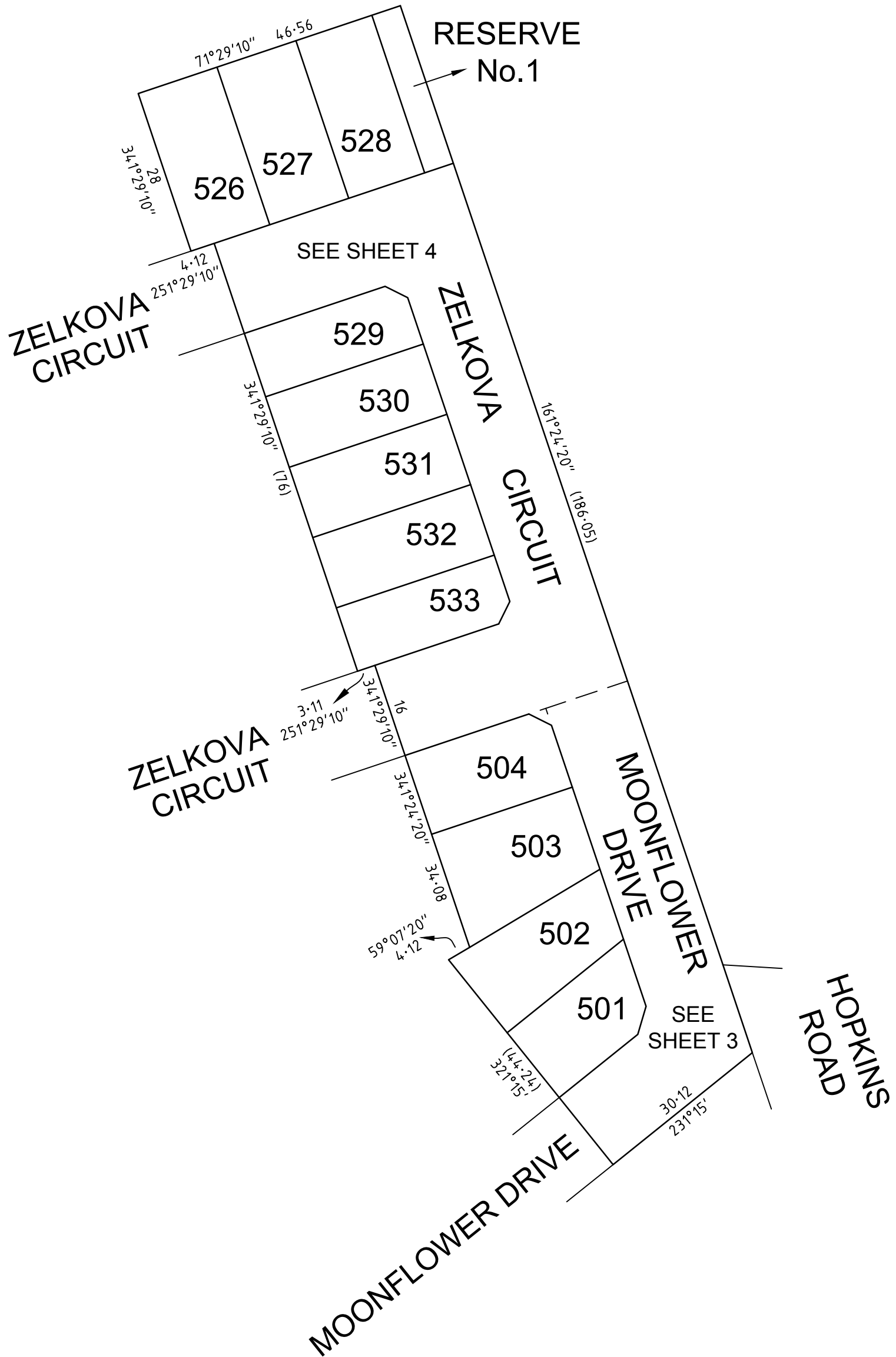
EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS847501D	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847512X PS847512X	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION

PLAN OF SUBDIVISION

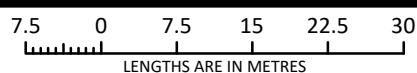
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SCALE
1:750



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Surveyor's Plan Version (E),
20/07/2022, SPEAR Ref: S175801C

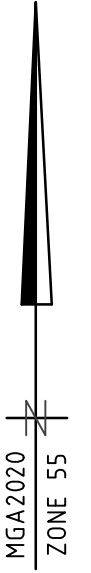
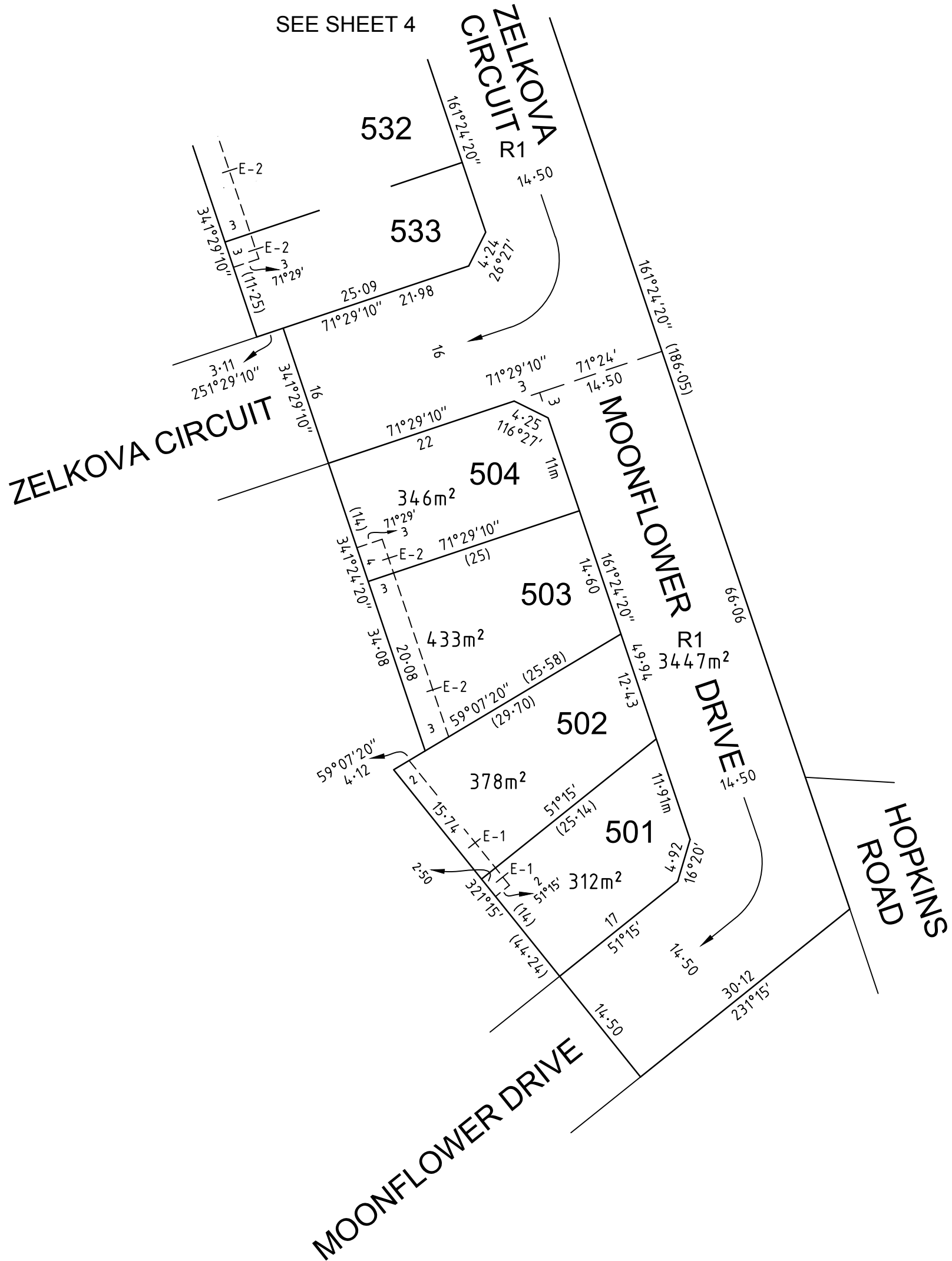
ORIGINAL SHEET
SIZE: A3

SHEET 2

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3070S-05B VER E.DWG BC/BC

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

SCALE
1:500

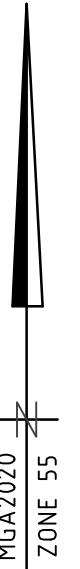
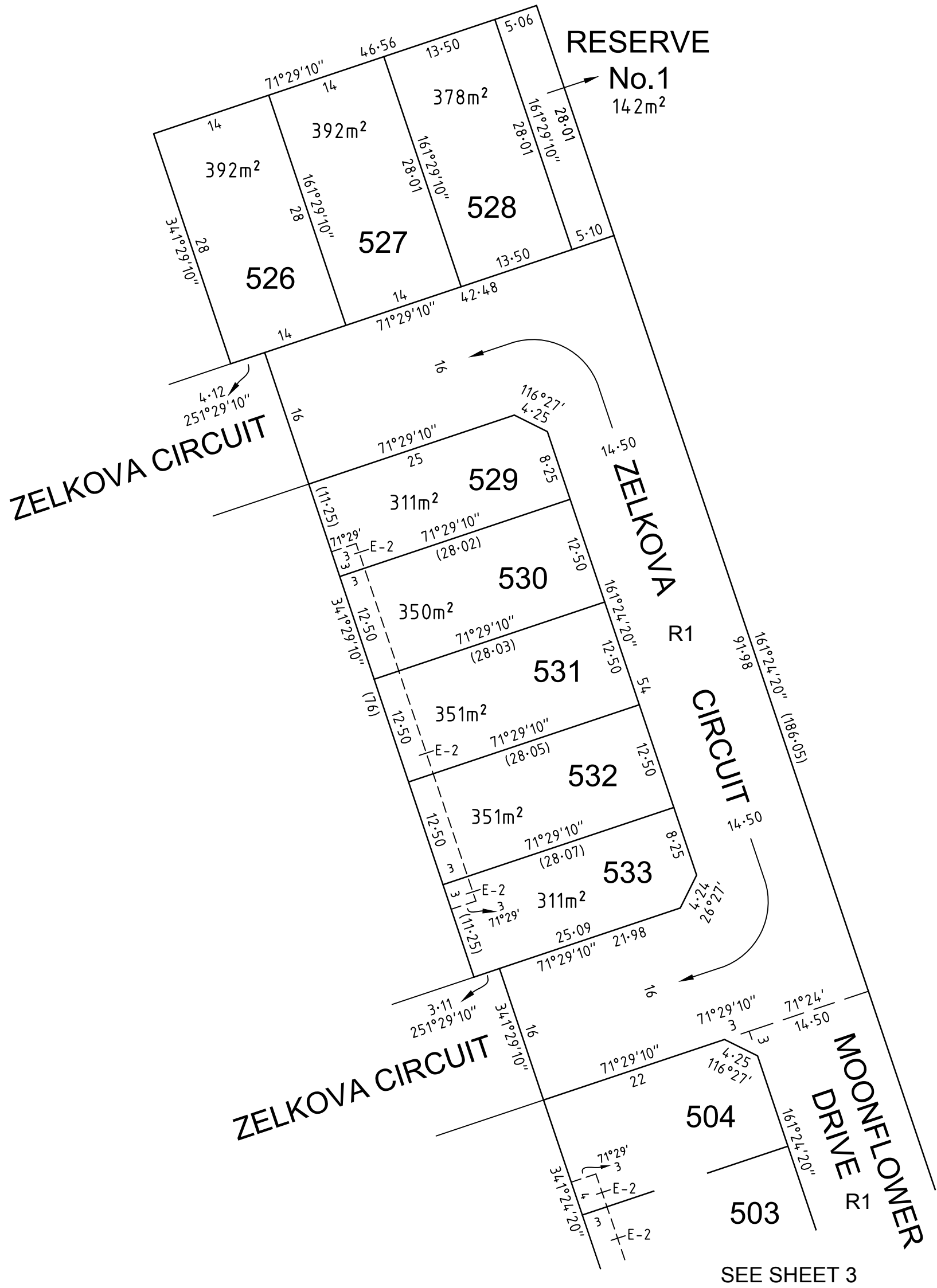
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 3
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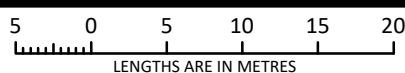


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3070S-05B VER E.DWG BC/BC

SCALE
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SHEET 4

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SEE SHEET 3

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS847513V by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land Burdened and Land Benefited:

BURDENED LOT No.	BENEFITING LOTS
501	502
502	501, 503
503	502, 504
504	503
526	527
527	526, 528
528	527
529	530
530	529, 531
531	530, 532
532	531, 533
533	532

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 PS847513V by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land Burdened: Lots 501, 504, 529 and 533

Land Benefitted: Lots 501, 504, 529 and 533

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.