

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS847516P

LOCATION OF LAND

COUNCIL NAME: MELTON CITY COUNCIL

PARISH: MARIBYRNONG
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 4 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol.12481 Fol.180
LAST PLAN REFERENCE/S: PS847512X (LOT M)
POSTAL ADDRESS: 451 - 471 BEATTYS ROAD
(At time of subdivision) FRASER RISE, 3336
MGA2020 Co-ordinates E 297 350
(of approx centre of N 5 823 980
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	MELTON CITY COUNCIL
RESERVE No.3	POWERCOR AUSTRALIA LTD

LOTS 1 TO 600 AND 612 TO 618 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 6 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 6A
2.347ha

44 LOTS

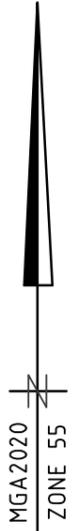
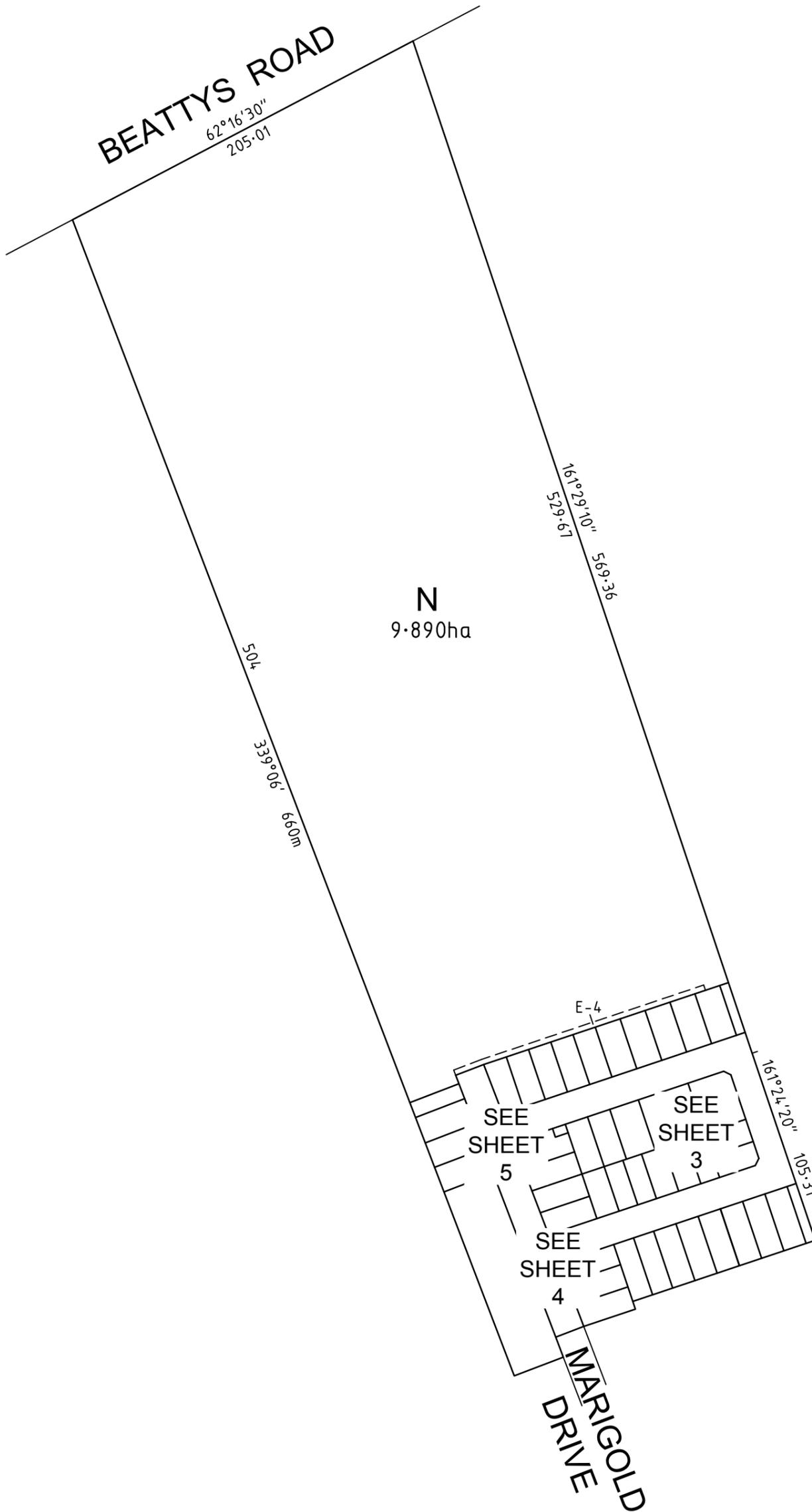
EASEMENT INFORMATION

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 DRAINAGE	SEE PLAN SEE PLAN	PS847512X THIS PLAN	GREATER WESTERN WATER CORPORATION MELTON CITY COUNCIL
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847512X PS847512X	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-5	POWERLINE DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000) THIS PLAN	POWERCOR AUSTRALIA LTD MELTON CITY COUNCIL
E-6	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL

PLAN OF SUBDIVISION

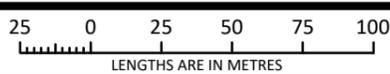
PLAN NUMBER
PS847516P



Member of the Surbana Jurong Group
REF 3070s-06A

3070S-06A VER J.DWG SB/-

SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 2

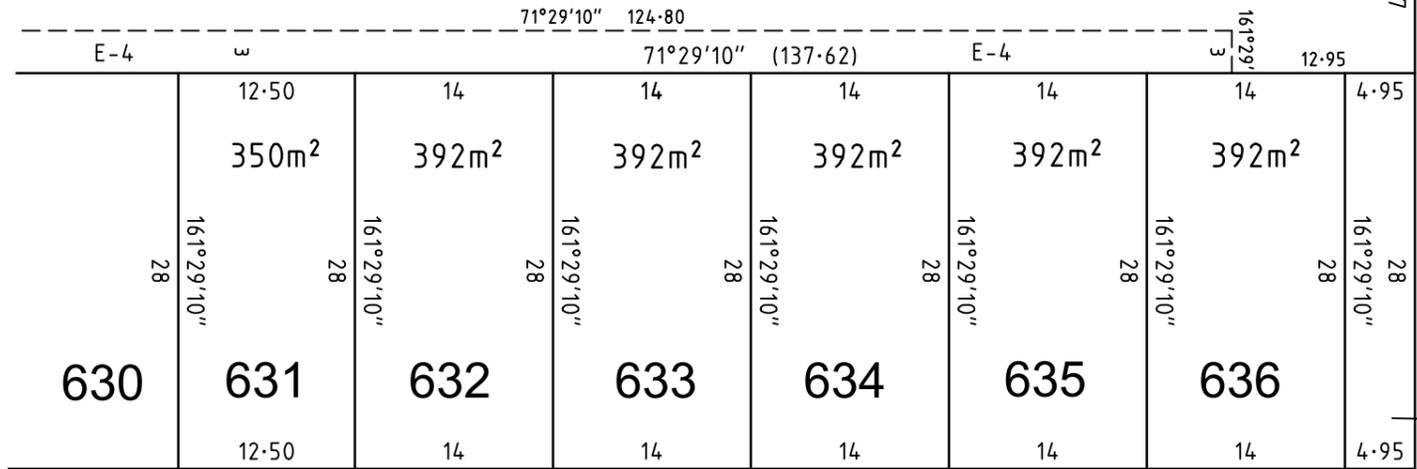
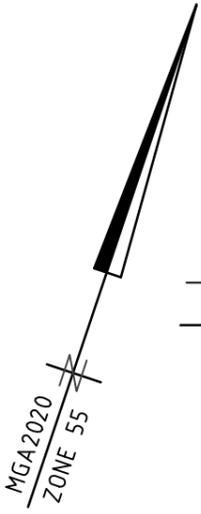
DUNCAN BROOKS

VERSION J

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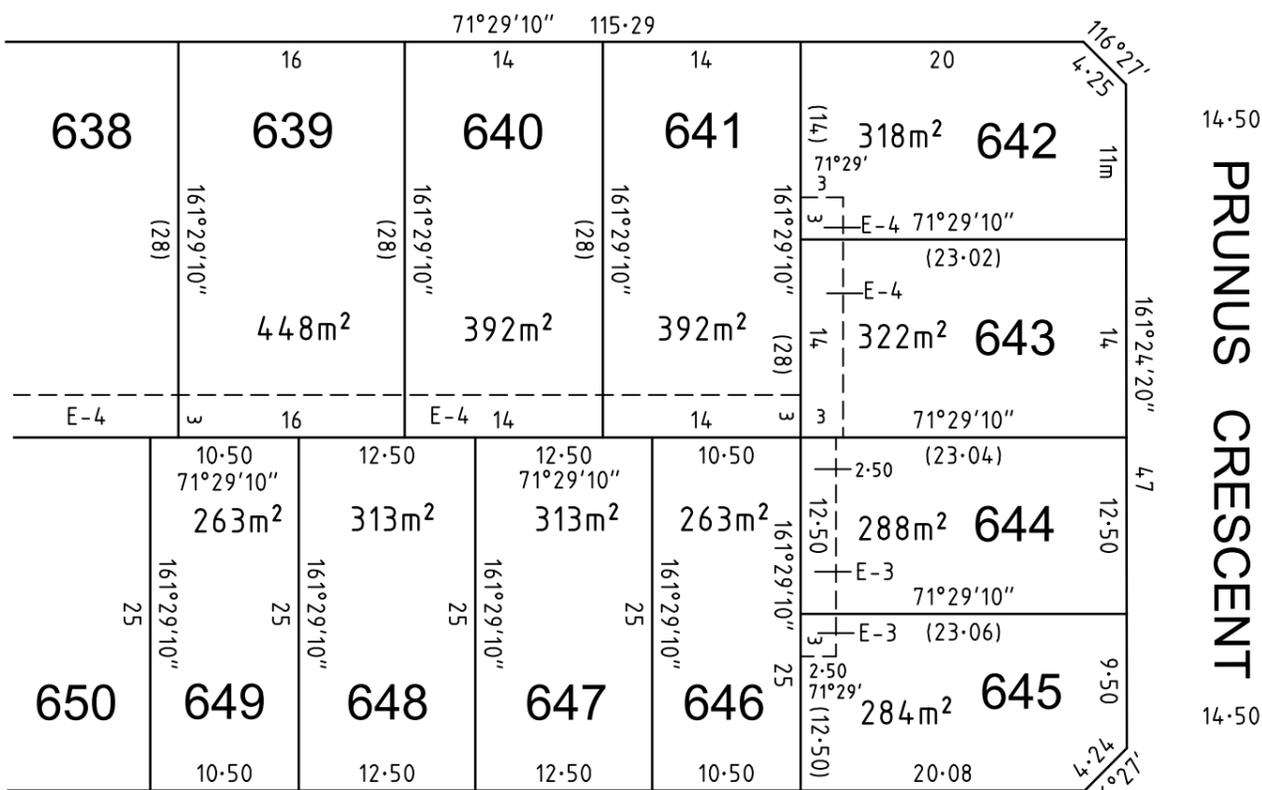
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SEE SHEET 2



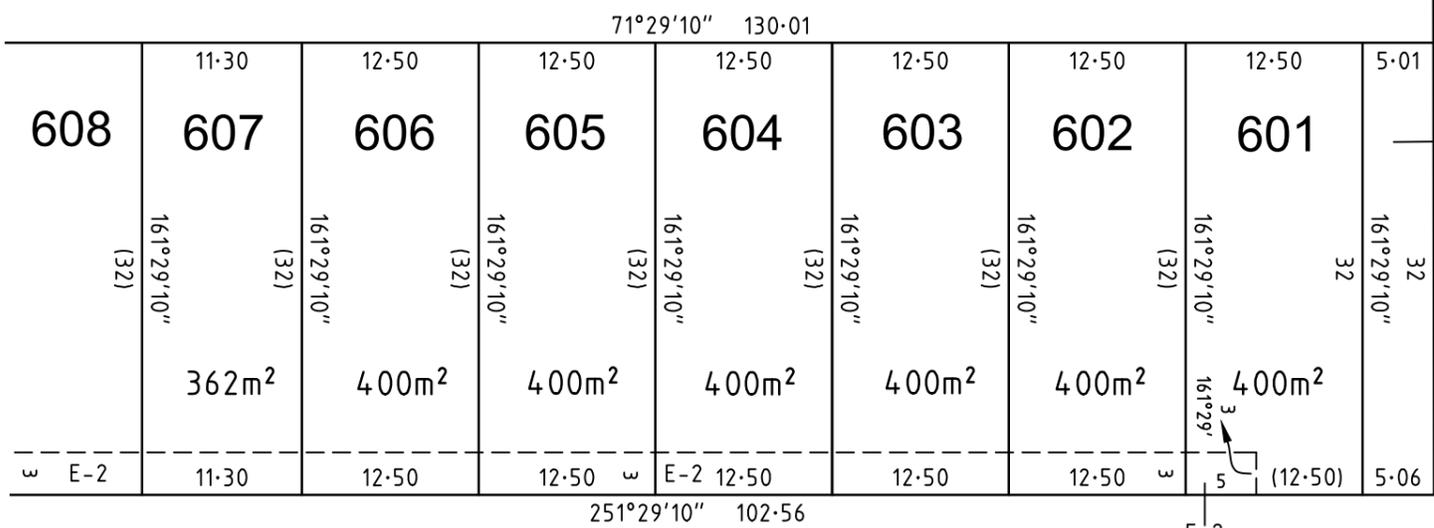
RESERVE
No.2
139m²

SEE SHEET 5

PRUNUS R1 CRESCENT



PRUNUS CRESCENT

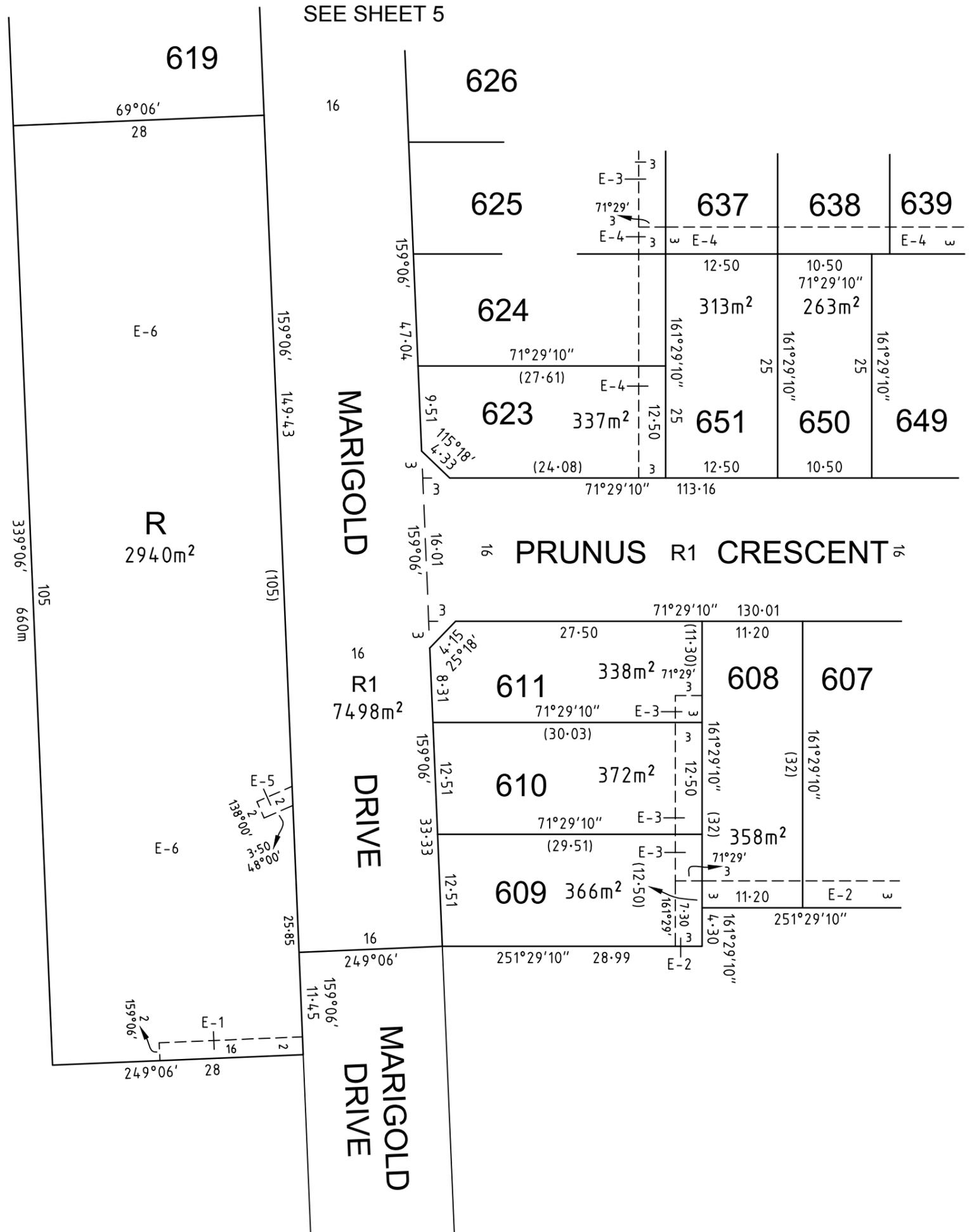
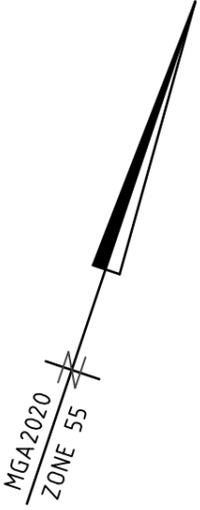


RESERVE
No.1
161m²

SEE SHEET 4

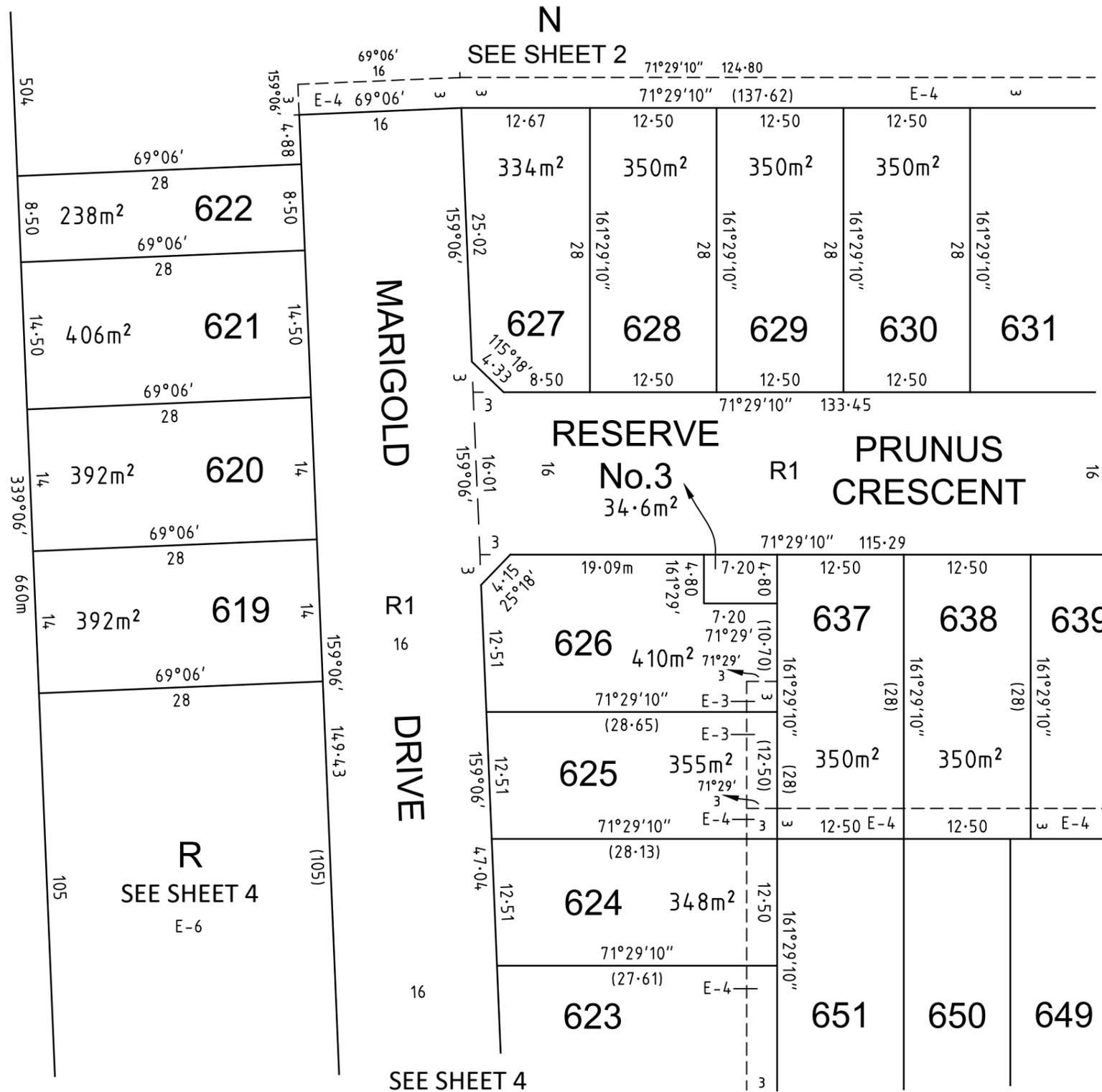
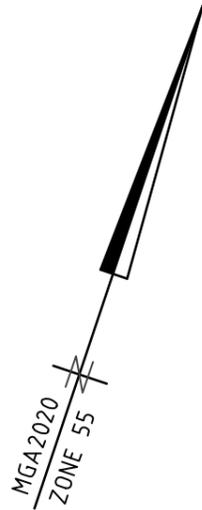
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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS847516P 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
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605, 607
607	608, 609
608	607, 609, 610, 611
609	608, 6110
610	608, 609, 611
611	608, 610

BURDENED LOT No.	BENEFITING LOTS
619	620
620	619, 621
621	620, 622
622	621
623	624, 651
624	623, 625, 651
625	624, 626, 637
626	625, 637
627	628
628	627, 629
629	628, 630

BURDENED LOT No.	BENEFITING LOTS
630	629, 631
631	630, 632
632	631, 633
633	632, 634
634	633, 635
635	634, 636
636	635
637	625, 626, 638, 651
638	637, 639, 649, 650
639	638, 640, 648, 649
640	639, 641, 647, 648

BURDENED LOT No.	BENEFITING LOTS
641	640, 642, 643, 646, 647
642	641, 643
643	641, 642, 644
644	643, 645, 646
645	644, 646
646	641, 644, 645, 647
647	640, 641, 646, 648
648	639, 640, 647, 649
649	638, 639, 648, 650
650	638, 649, 651
651	623, 624, 637, 650

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: 2018/6004 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 PS847516P by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land Burdened: Lots 611, 623, 626, 627, 642 and 645

Land Benefitted: Lots 611, 623, 626, 627, 642 and 645

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.

CREATION OF RESTRICTION C

The following Restriction is to be created upon registration of Plan of Subdivision PS847516P by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988

Land Burdened: Lots 622, 644, 645, 646, 649 and 650

Land Benefitted: Lots 622, 644, 645, 646, 649 and 650

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.



Member of the **Surbana Jurong Group**
REF 3070s-06A

3070S-06A VER J.DWG SB/-

DUNCAN BROOKS

VERSION J

ORIGINAL SHEET
SIZE: A3

SHEET 6