

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS905185Q

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 4 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol.12526 Fol.892
LAST PLAN REFERENCE/S: PS847516P (LOT N)
POSTAL ADDRESS: 451 - 471 BEATTYS ROAD
(At time of subdivision) FRASER RISE, 3336
MGA2020 Co-ordinates **E** 297 280
(of approx centre of **N** 5 824 170
land in plan) **ZONE** 55

Council Name: Melton City Council
SPEAR Reference Number: S188639S

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	MELTON CITY COUNCIL
RESERVE No.4	MELTON CITY COUNCIL
RESERVE No.5	POWERCOR AUSTRALIA LTD

LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 8 FOR FURTHER DETAILS.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS847516P AS AFFECTS MARIGOLD DRIVE ON THIS PLAN.
GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) 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. 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 7
4.510ha

75 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	PS847516P PS847516P	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
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



3070S-07 VER G.DWG SB/-

SURVEYOR REF: **3070s-07**

ORIGINAL SHEET
SIZE: A3

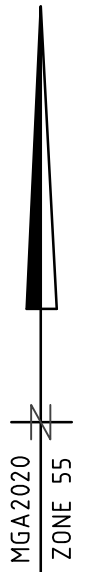
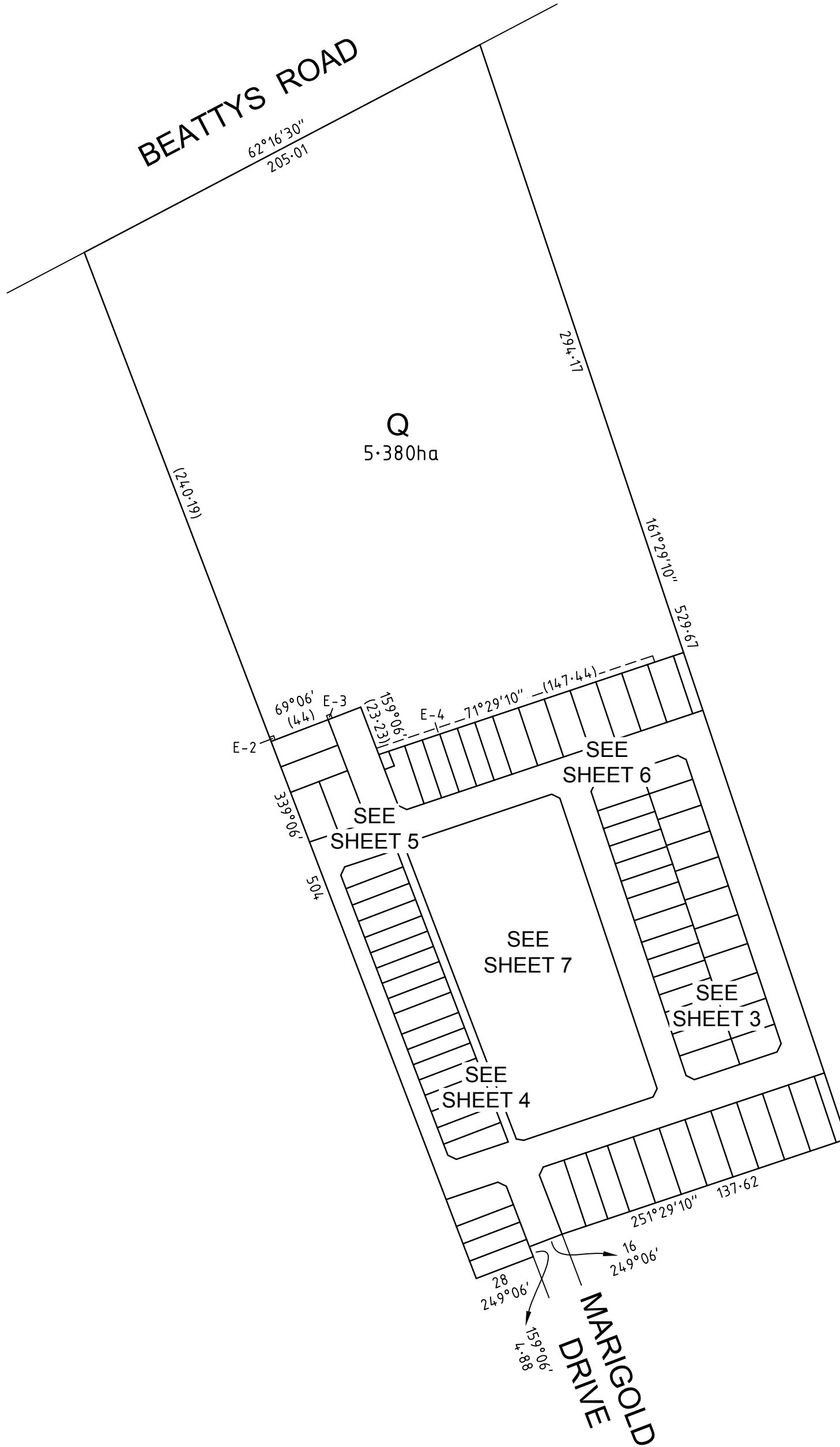
SHEET 1 OF 8

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Surveyor's Plan Version (G),
06/03/2024, SPEAR Ref: S188639S

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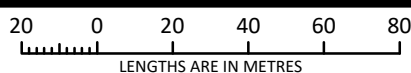


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SCALE
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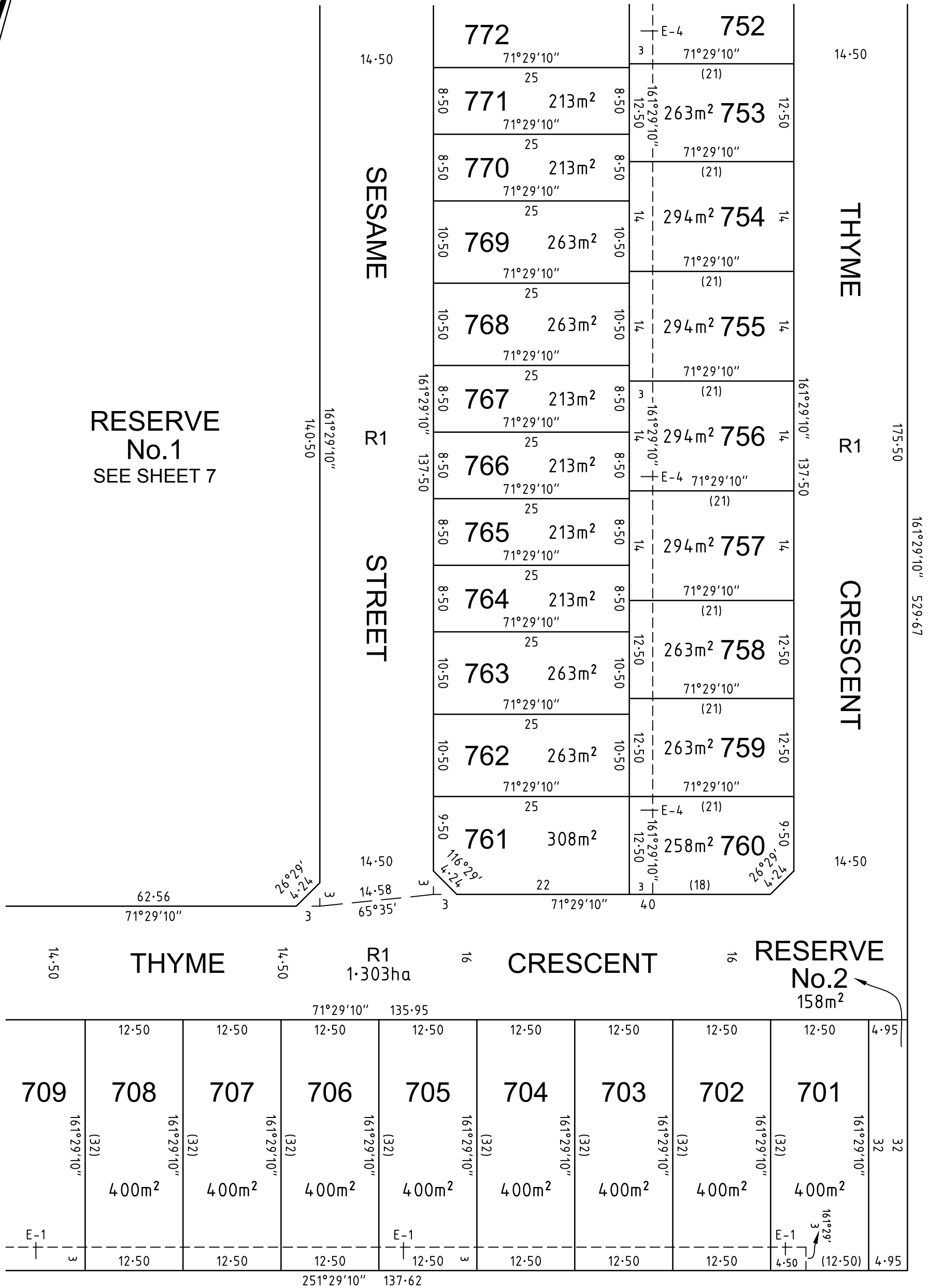
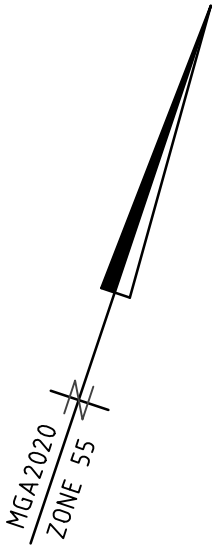
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SHEET 2

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SEE SHEET 6



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Member of the Surbana Jurong Group
REF 3070s-07

SCALE
1:500

LENGTHS ARE IN METRES

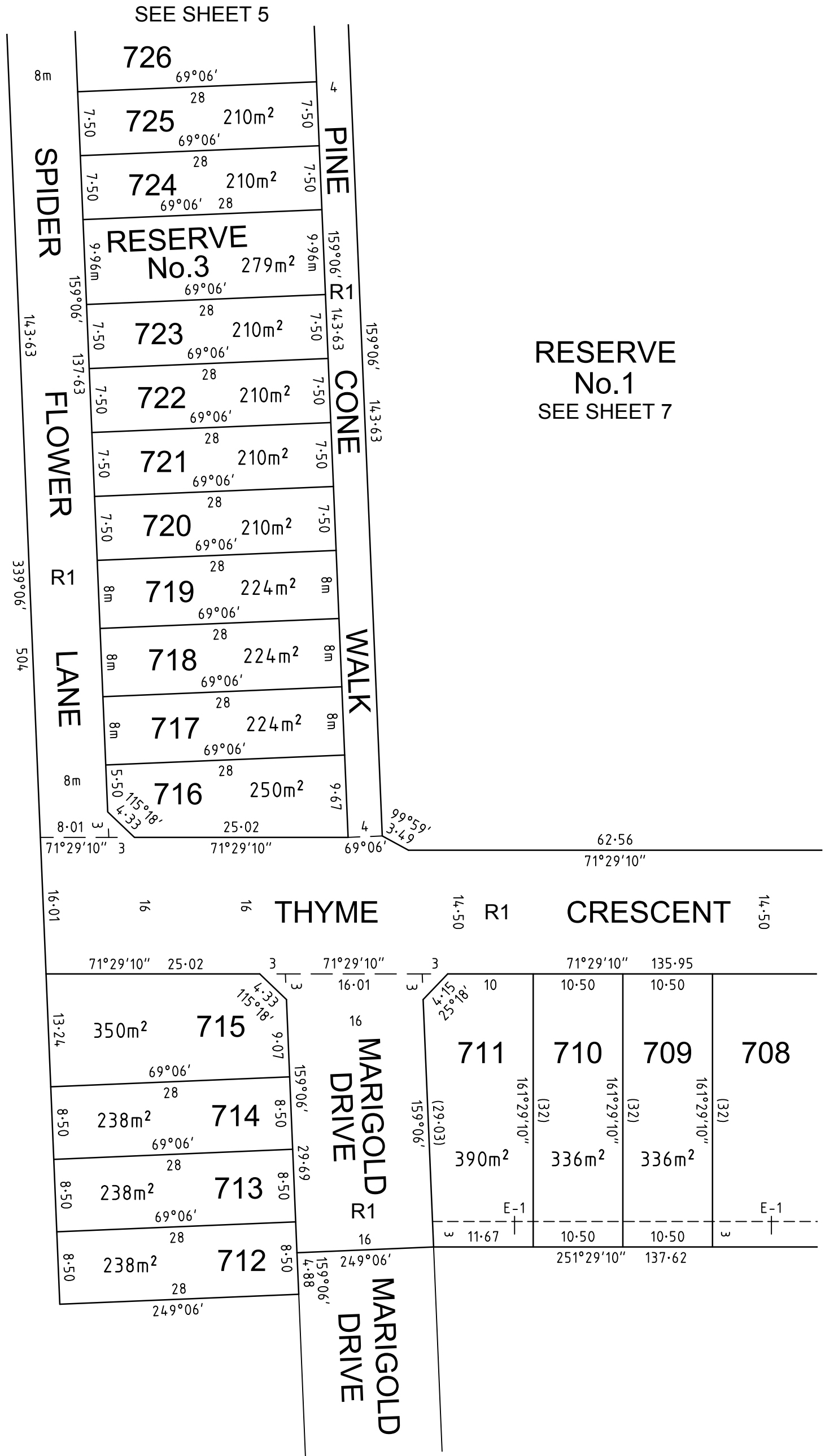
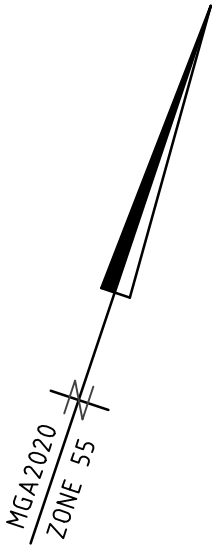
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SHEET 3

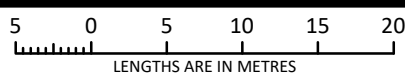
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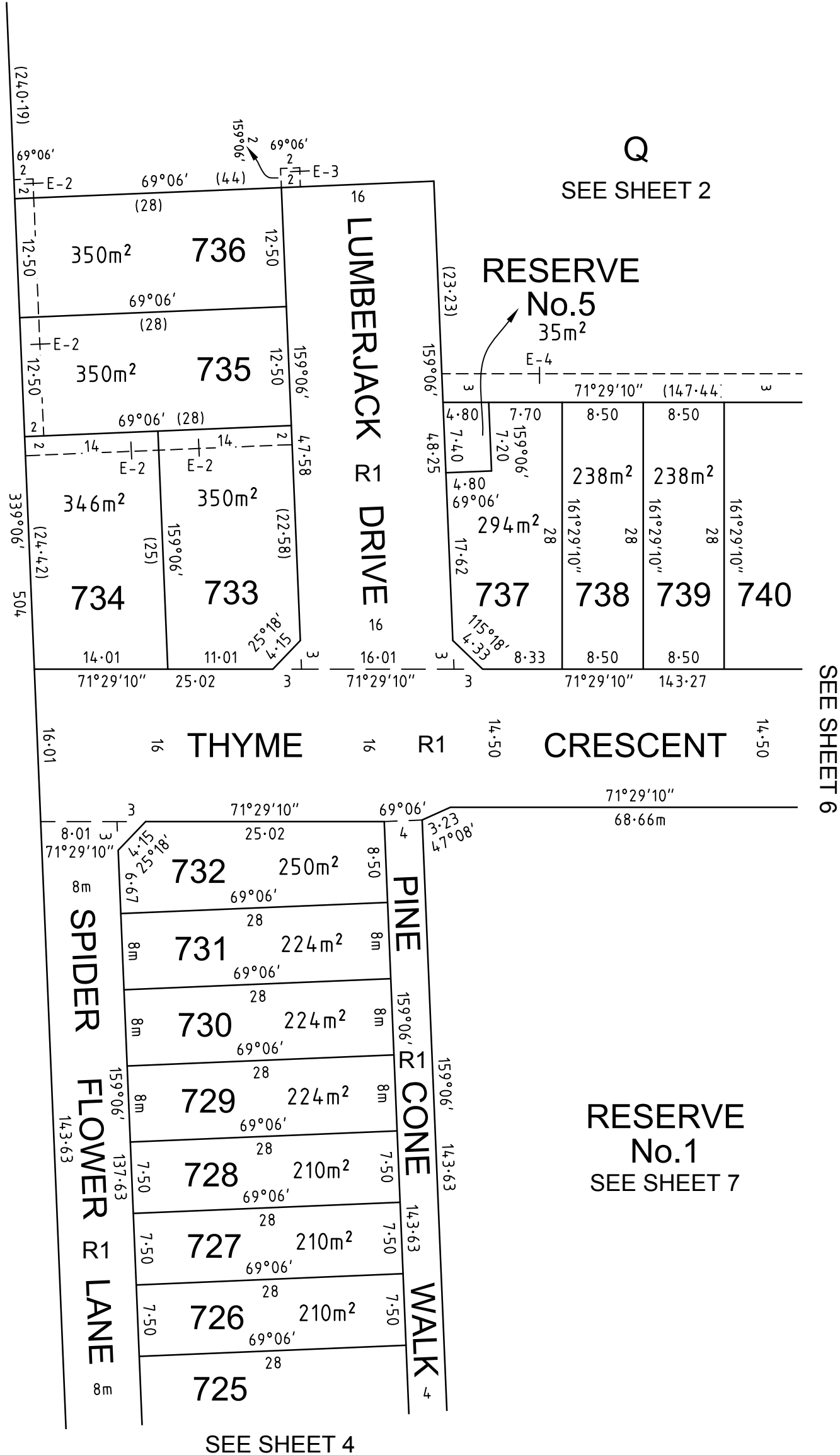
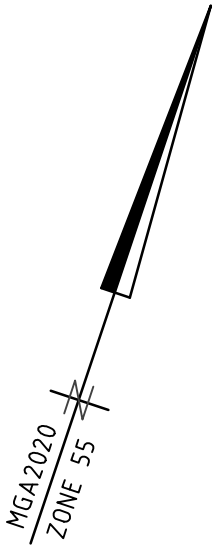
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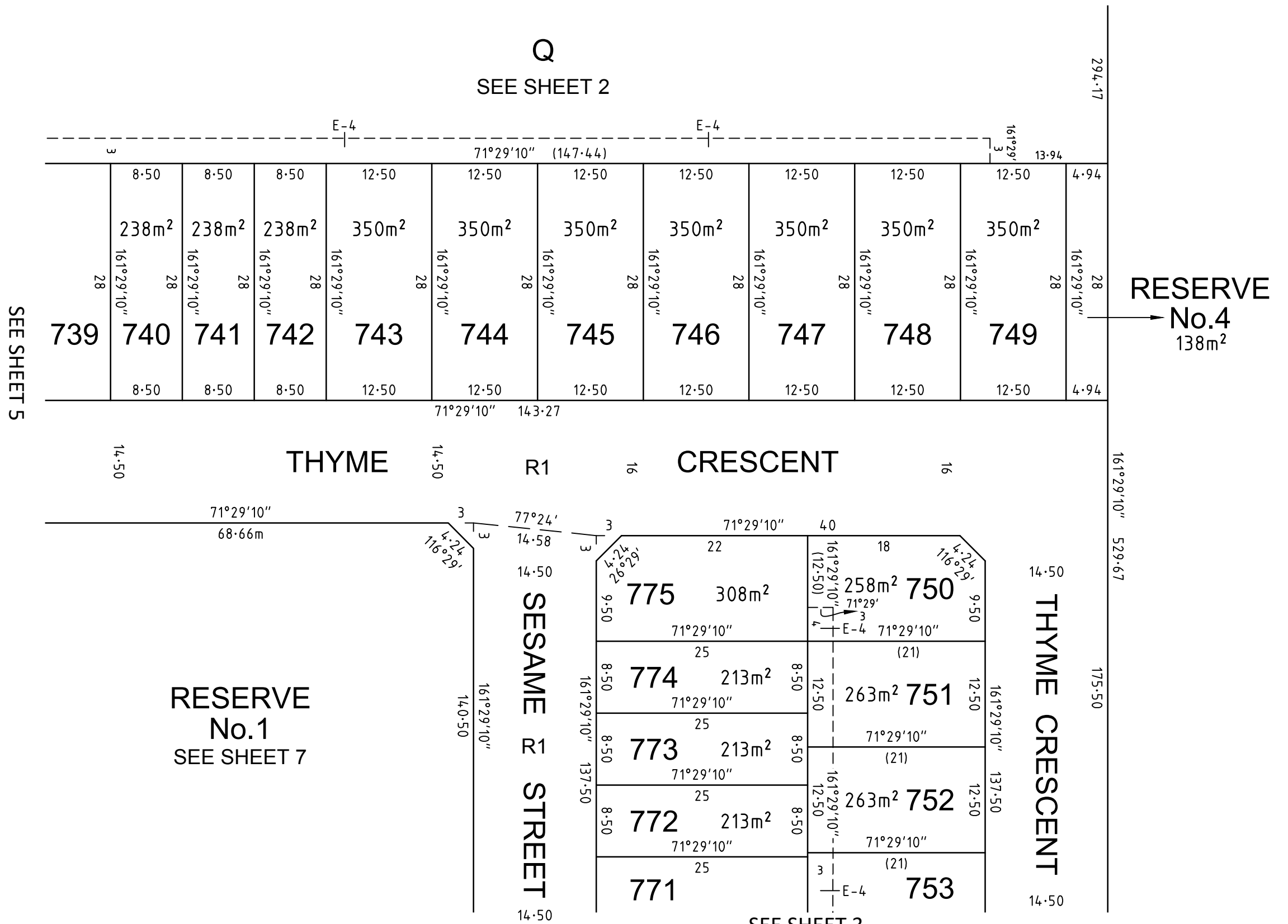
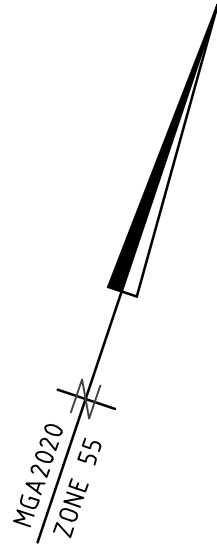


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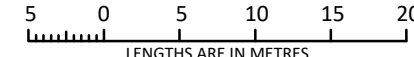
SEE SHEET 5

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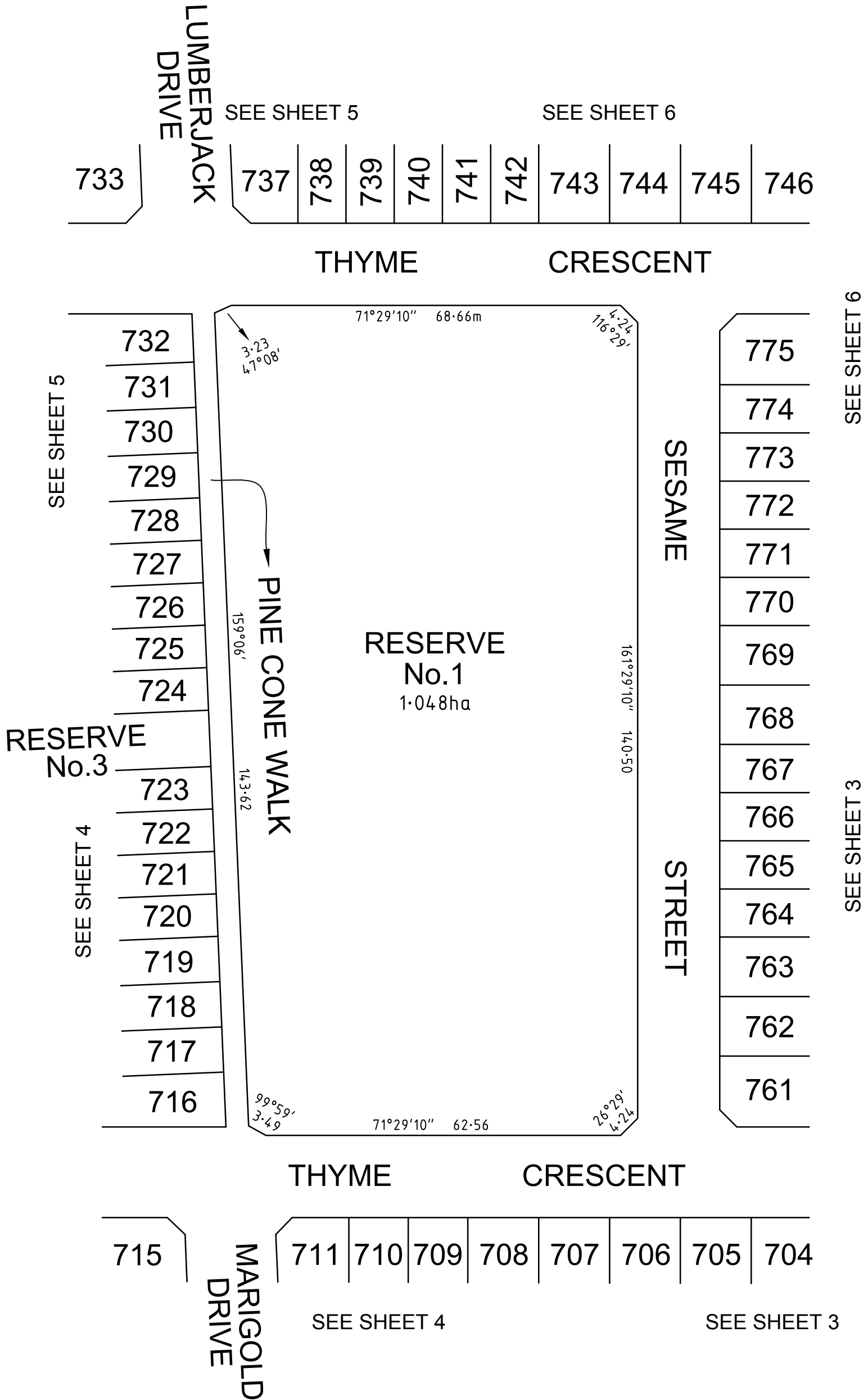
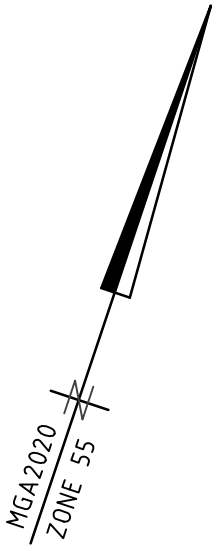
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The following Restrictions are to be created upon registration of Plan of Subdivision PS905185Q by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

CREATION OF RESTRICTION A

Table of Land Burdened and Land Benefitted:

BURDENED LOT No.	BENEFITING LOTS
701	702
702	701, 703
703	702, 704
704	703, 705
705	704, 706
706	705, 707
707	706, 708
708	707, 709
709	708, 710
710	709, 711
711	710
712	713
713	712, 714
714	713, 715
715	714
716	717
717	716, 718
718	717, 719
719	718, 720

BURDENED LOT No.	BENEFITING LOTS
720	719, 721
721	720, 722
722	721, 723
723	722
724	725
725	724, 726
726	725, 727
727	726, 728
728	727, 729
729	728, 730
730	729, 731
731	730, 732
732	731
733	734, 735
734	733, 735
735	733, 734, 736
736	735
737	738
738	737, 739

BURDENED LOT No.	BENEFITING LOTS
739	738, 740
740	739, 741
741	740, 742
742	741, 743
743	742, 744
744	743, 745
745	744, 746
746	745, 747
747	746, 748
748	747, 749
749	748
750	751, 775
751	750, 752, 773, 774
752	751, 753, 772, 773
753	752, 754, 770, 771, 772
754	753, 755, 769, 770
755	754, 756, 767, 768, 769
756	755, 757, 766, 767
757	756, 758, 764, 765, 766

BURDENED LOT No.	BENEFITING LOTS
758	757, 759, 763, 764
759	758, 760, 762, 763
760	759, 761
761	760, 762
762	759, 761, 763
763	758, 759, 762, 764
764	757, 758, 763, 765
765	757, 764, 766
766	756, 757, 765, 767
767	755, 756, 766, 768
768	755, 767, 769
769	754, 755, 768, 770
770	753, 754, 769, 771
771	753, 770, 772
772	752, 753, 771, 773
773	751, 752, 772, 774
774	751, 773, 775
775	750, 774

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 2032.

CREATION OF RESTRICTION B

Land Burdened: Lots 711, 715, 716, 732, 733, 737, 750, 760, 761 and 775

Land Benefitted: Lots 711, 715, 716, 732, 733, 737, 750, 760, 761 and 775

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 2032.

CREATION OF RESTRICTION C

Land Burdened: Lots 712 to 714, 716 to 732, 737 to 742, 750 to 760 and 762 to 774 (All Inclusive)

Land Benefitted: Lots 712 to 714, 716 to 732, 737 to 742, 750 to 760 and 762 to 774 (All Inclusive)

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.

- i. For Lots 712 to 714, 737 to 742 and 750 to 760 (All Inclusive) are Small Lot Housing Code Type A lots.
- ii. For Lots 716 to 732 and 762 to 774 (All Inclusive) are Small Lot Housing Code Type B 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.

EXPIRY DATE

The Restriction ceases to have effect on the 1st June 2032.



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