

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS909260G

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 4 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS905185Q (LOT Q)
POSTAL ADDRESS: 451 - 471 BEATTYS ROAD
(At time of subdivision) FRASER RISE, 3336
MGA2020 Co-ordinates E 297 190
(of approx centre of N 5 824 380
land in plan) ZONE 55

Council Name: Melton City Council
Council Reference Number: Sub6367
Planning Permit Reference: PA2018/6004/2
SPEAR Reference Number: S196559V
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: 11/11/2022
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: Julie Stafford for Melton City Council on 04/04/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL
ROAD R2	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	MELTON CITY COUNCIL

LOTS 1 TO 800 (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.
RESERVE No.1 IS NOT SHOWN TO SCALE ON THIS PLAN.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-3 ON PS905185Q AS AFFECTS LUMBERJACK 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:

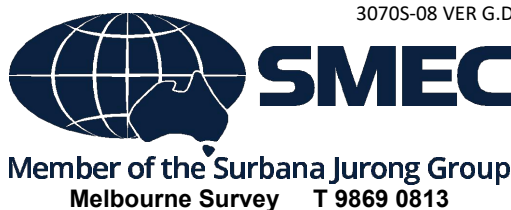
BOTANIA 8
4.072ha

69 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	PS905185Q PS905185Q	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS905185Q	MELTON CITY COUNCIL
E-3	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION



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SURVEYOR REF: **3070s-08**

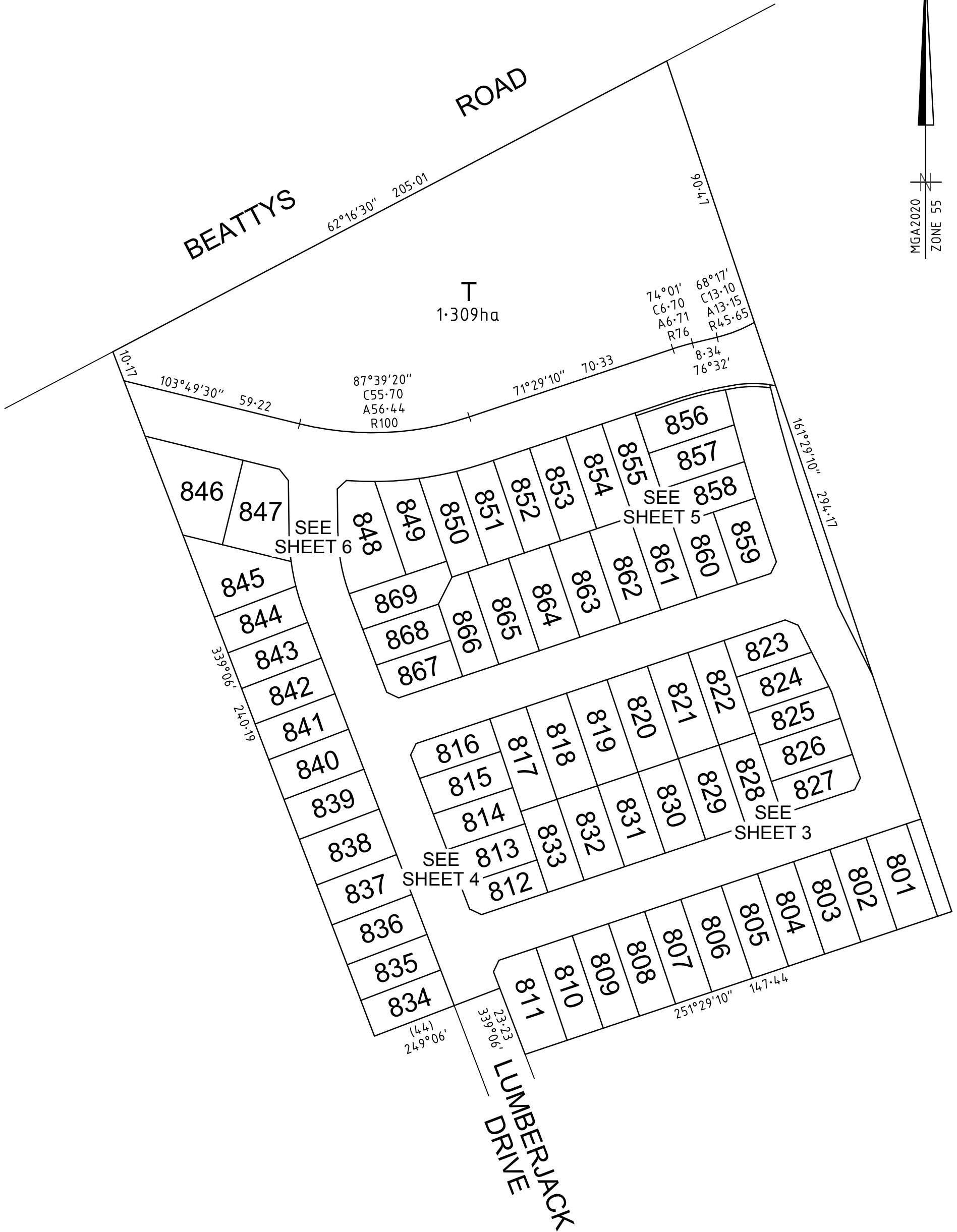
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SIZE: A3

SHEET 1 OF 7

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Surveyor's Plan Version (G),
28/03/2024, SPEAR Ref: S196559V

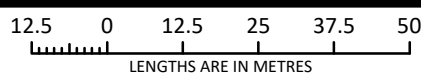
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SCALE
1:1250



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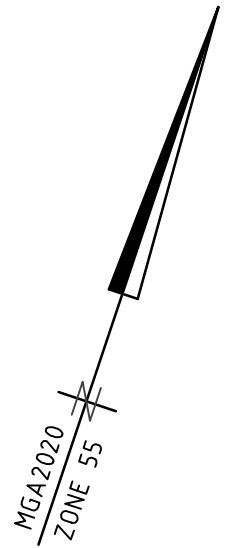
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SIZE: A3

SHEET 2

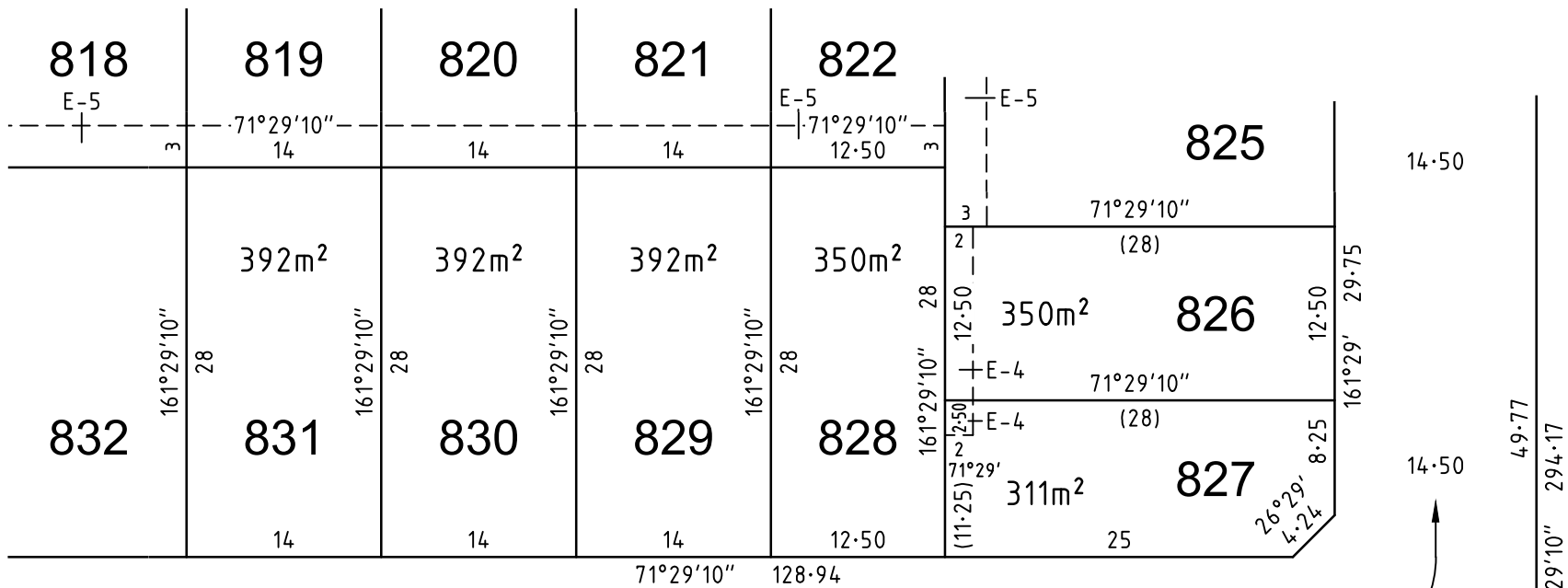
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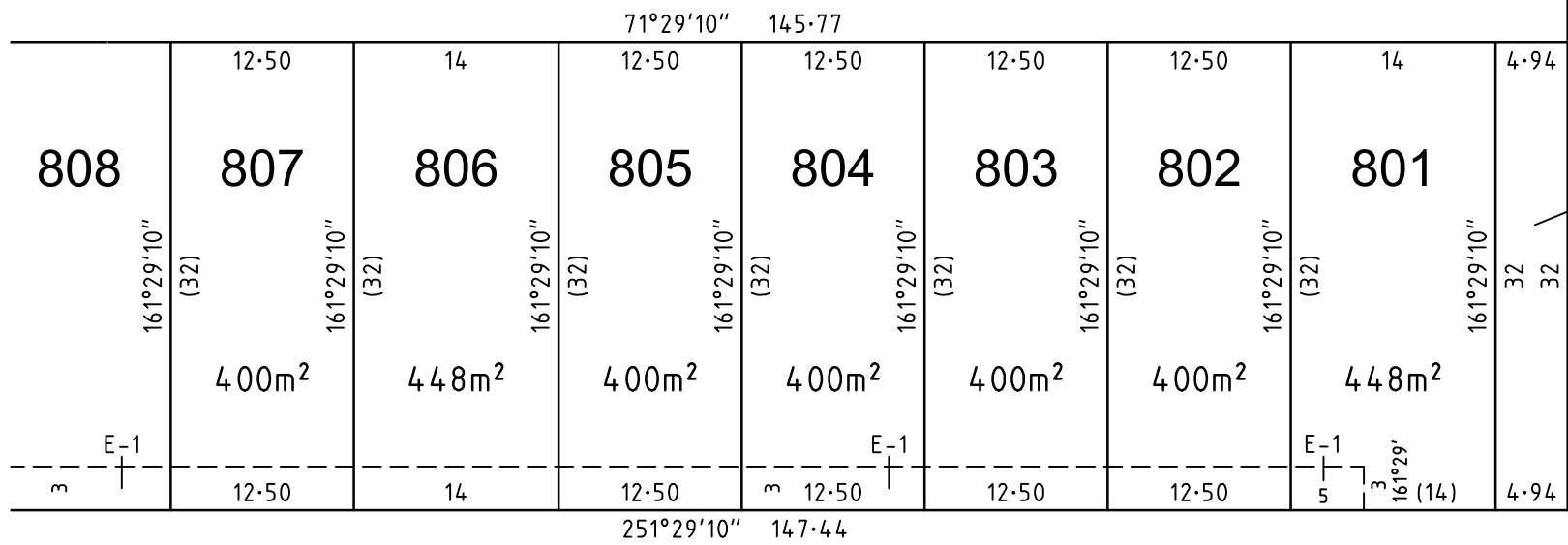
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SEE SHEET 5



CINNAMON R1 CIRCUIT



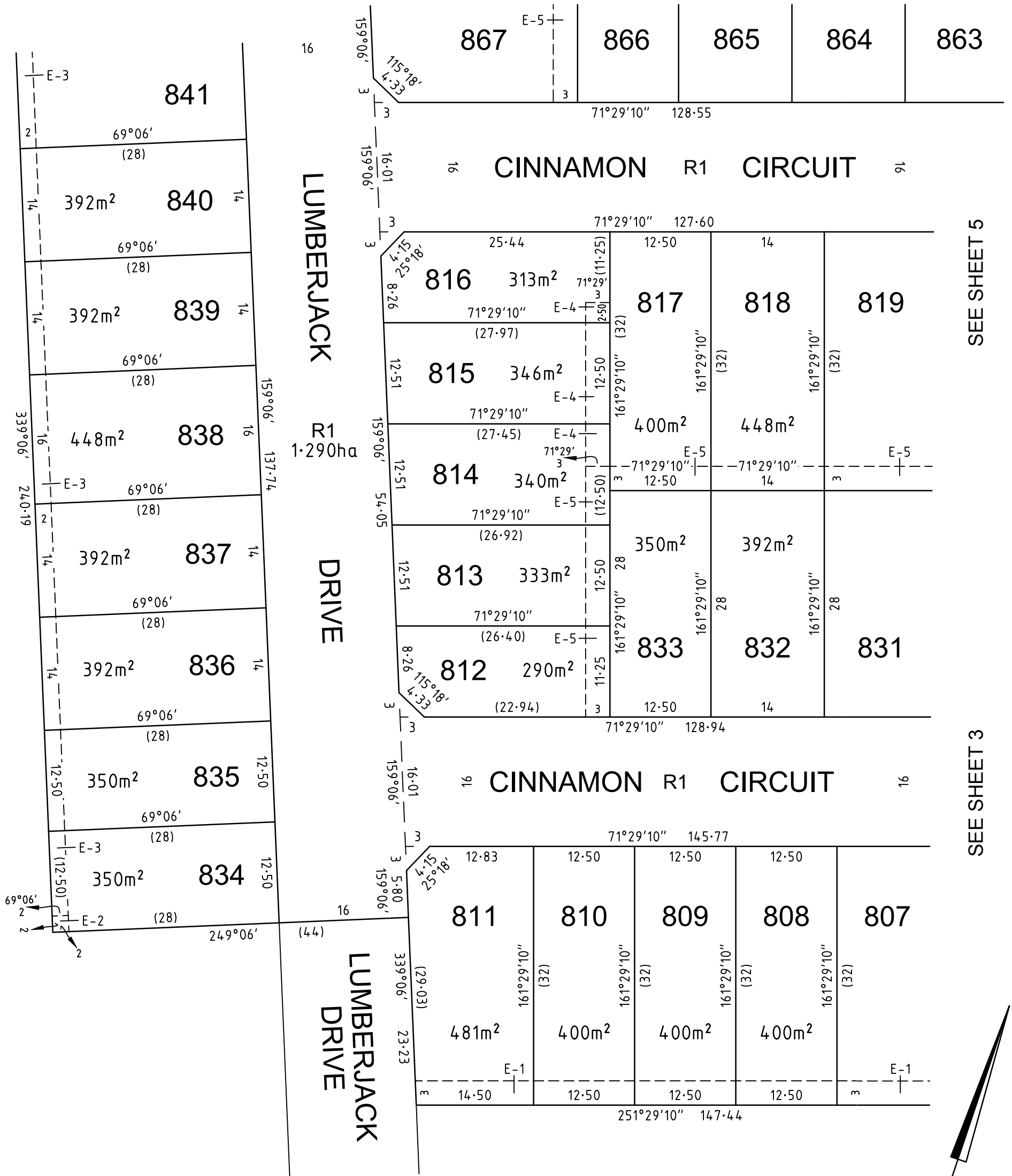
RESERVE
No.2
158m²

SEE SHEET 4

PLAN OF SUBDIVISION

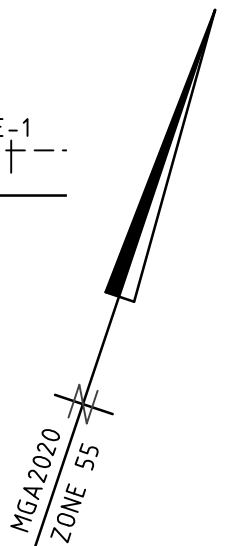
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SEE SHEET 6



SEE SHEET 5

SEE SHEET 3

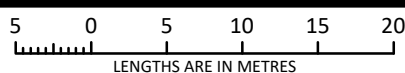


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SCALE
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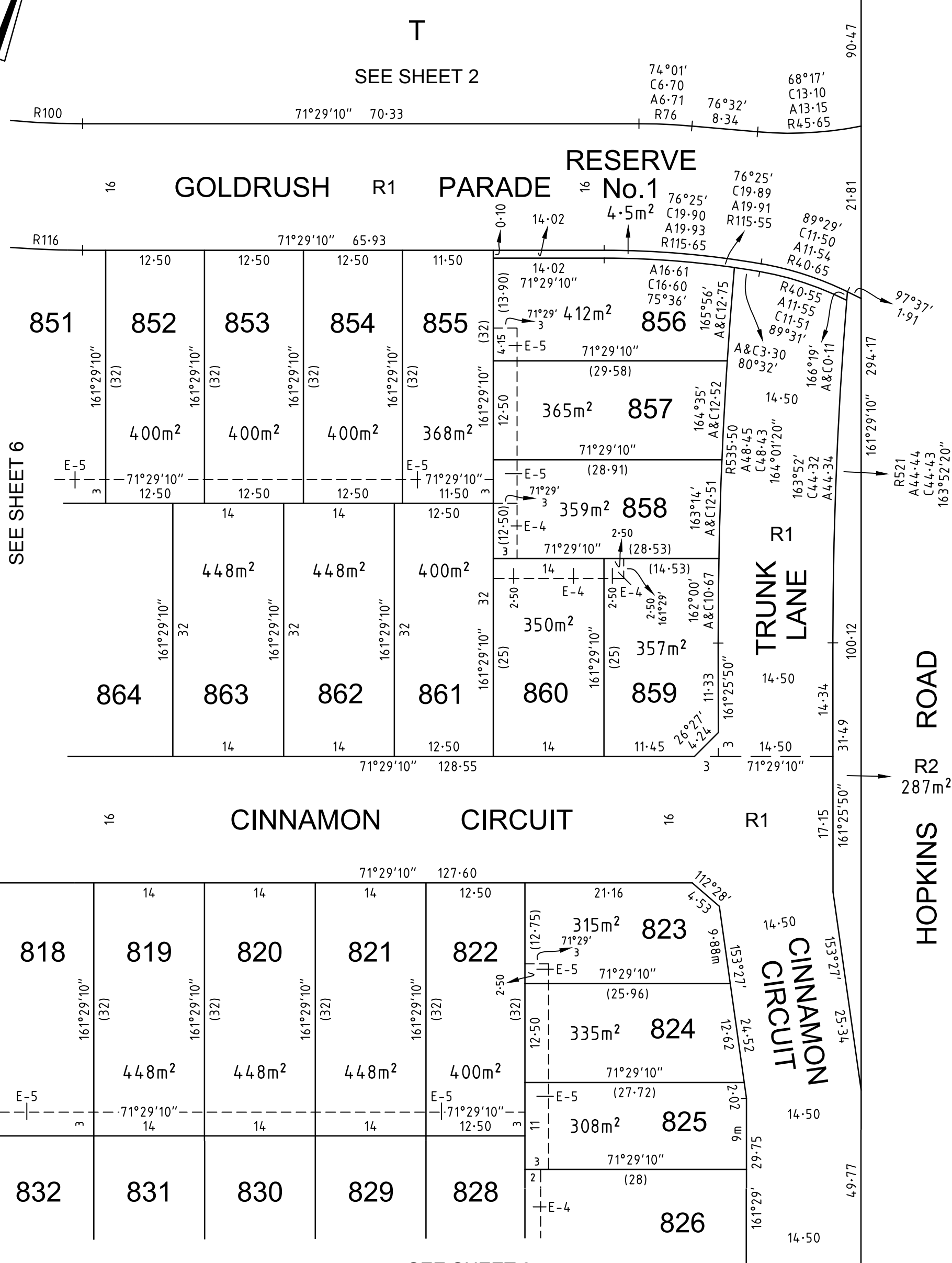
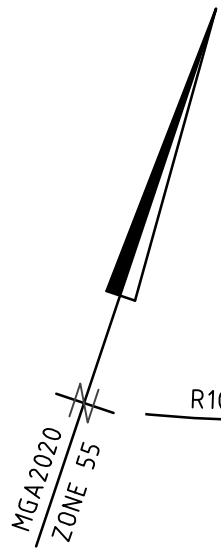
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SHEET 4

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SMEC
Member of the Surbana Jurong Group
REF 3070s-08

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LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 5
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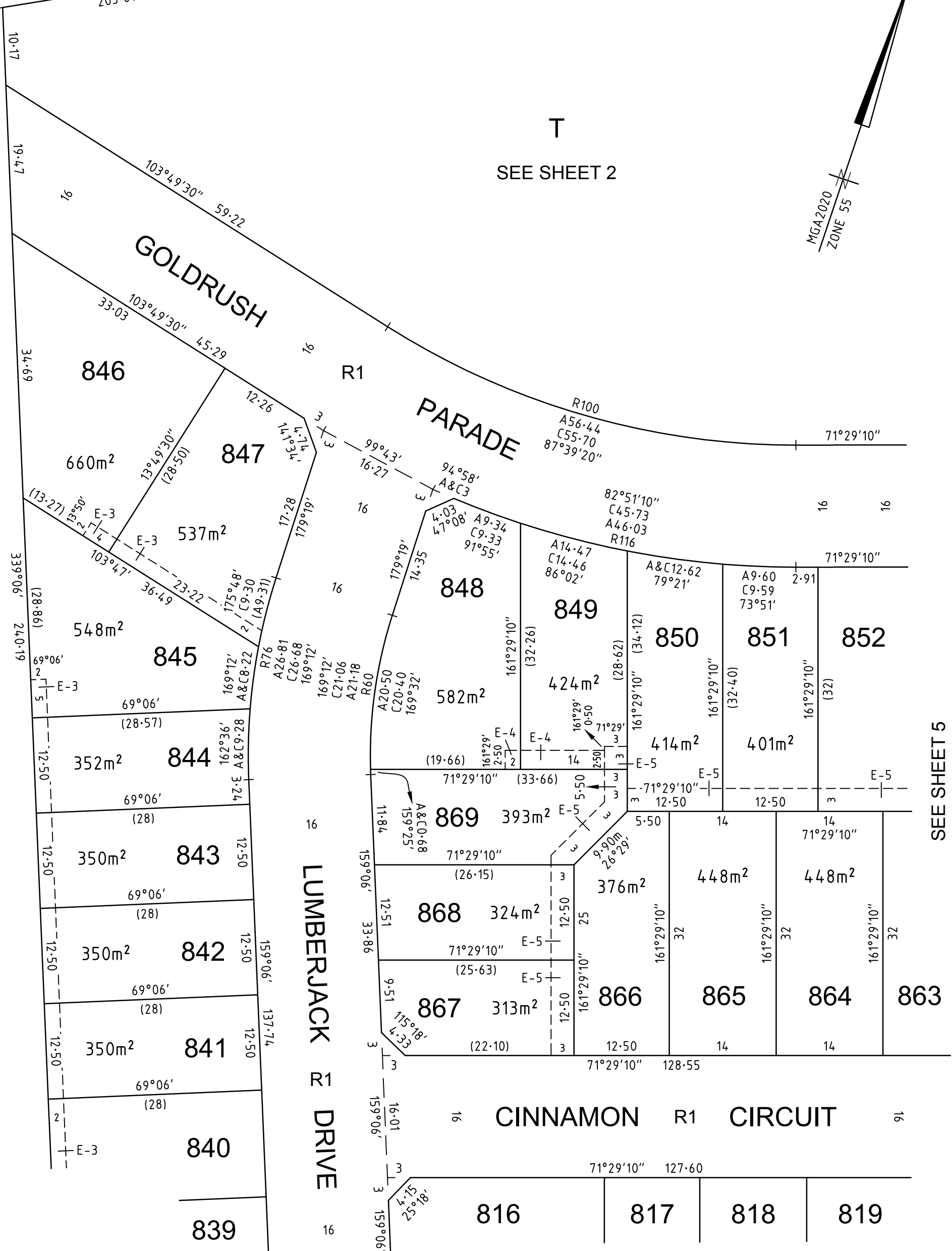
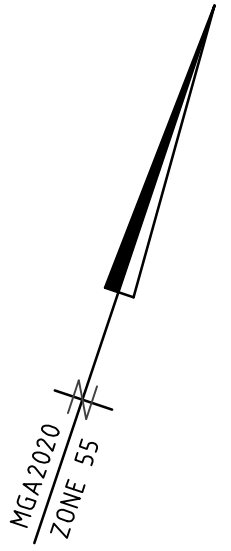
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BEATTYS ROAD

62°16'30"
205.01

T
SEE SHEET 2



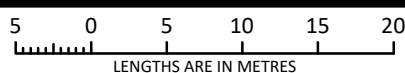
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The following Restrictions are to be created upon registration of Plan of Subdivision PS909260G by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

CREATION OF RESTRICTION A

Table of Land Burdened and Land Benefitted:

BURDENED LOT No.	BENEFITING LOTS
801	802
802	801, 803
803	802, 804
804	803, 805
805	804, 806
806	805, 807
807	806, 808
808	807, 809
809	808, 810
810	809, 811
811	810
812	813, 833
813	812, 814, 833
814	813, 815, 817, 833
815	814, 816, 817
816	815, 817
817	814, 815, 816, 818, 833
818	817, 819, 832
819	818, 820, 831
820	819, 821, 830
821	820, 822, 829
822	821, 823, 824, 825, 828
823	822, 824

BURDENED LOT No.	BENEFITING LOTS
824	822, 823, 825
825	822, 824, 826, 828
826	825, 827, 828
827	826, 828
828	822, 825, 826, 827, 829
829	821, 828, 830
830	820, 829, 831
831	819, 830, 832
832	818, 831, 833
833	812, 813, 814, 817, 832
834	835
835	834, 836
836	835, 837
837	836, 838
838	837, 839
839	838, 840
840	839, 841
841	840, 842
842	841, 843
843	842, 844
844	843, 845
845	844, 846, 847
846	845, 847

BURDENED LOT No.	BENEFITING LOTS
847	845, 846
848	849, 869
849	848, 850, 869
850	849, 851, 865, 866, 869
851	850, 852, 864, 865
852	851, 853, 863, 864
853	852, 854, 862, 863
854	853, 855, 861, 862
855	854, 856, 857, 858, 861
856	855, 857
857	855, 856, 858
858	855, 857, 859, 860, 861
859	858, 860
860	858, 859, 861
861	854, 855, 858, 860, 862
862	853, 854, 861, 863
863	853, 862, 864, 852
864	851, 852, 863, 865
865	850, 851, 864, 866
866	850, 865, 867, 868, 869
867	866, 868
868	866, 867, 869
869	848, 849, 850, 866, 868

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.

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 811, 812, 816, 823, 827, 847, 848, 859 and 867

Land Benefited: Lots 811, 812, 816, 823, 827, 847, 848, 859 and 867

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.

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

CREATION OF RESTRICTION C

Land Burdened: Lots 812

Land Benefited: Lots 813 and 833

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 Lot 812 is a Small Lot Housing Code Type A lot.

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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