
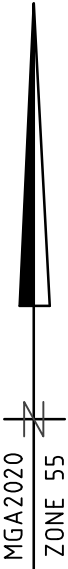
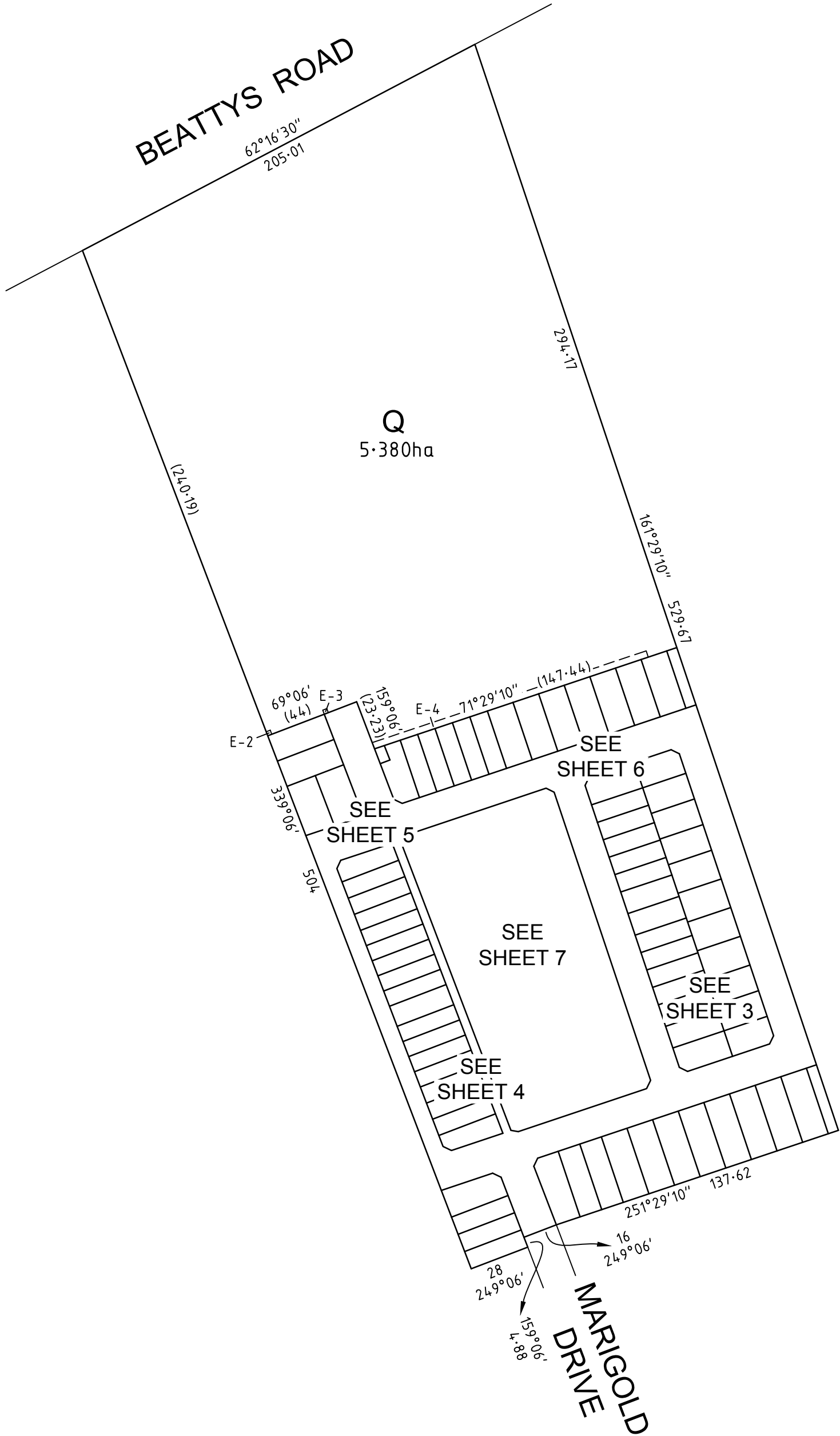


PLAN OF SUBDIVISION			LUV USE ONLY EDITION	PLAN NUMBER PS905185Q	
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 4 (PART) CROWN PORTION: - TITLE REFERENCES: Vol.12526 Fol.892 LAST PLAN REFERENCE/S: PS847516P (LOT N) POSTAL ADDRESS: 451 - 471 BEATTYS ROAD (At time of subdivision) FRASER RISE, 3336 MGA2020 Co-ordinates (of approx centre of land in plan) E 297 280 N 5 824 170 ZONE 55			Council Name: Melton City Council Council Reference Number: Sub6222 Planning Permit Reference: PA2018/6004/1 SPEAR Reference Number: S188639S 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: 27/10/2022 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 24/09/2024 Statement of Compliance issued: 24/09/2024		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		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.	
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			
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	
E-5	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD	
3070S-07 VER H.DWG SB/AMM			SURVEYOR REF: 3070s-07		ORIGINAL SHEET SIZE: A3
 Member of the Surbana Jurong Group Melbourne Survey T 9869 0813			Digitally signed by: Stephen Jonathan Circosta, Licensed Surveyor, Surveyor's Plan Version (H), 14/06/2024, SPEAR Ref: S188639S		SHEET 1 OF 8

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S188639S 24/09/2024 05:33 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS905185Q

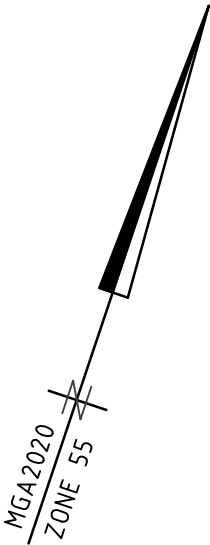


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PLAN OF SUBDIVISION

PLAN NUMBER
PS905185Q

SEE SHEET 6



RESERVE
No.1
SEE SHEET 7

SESAME

STREET

R1

THYME

R1

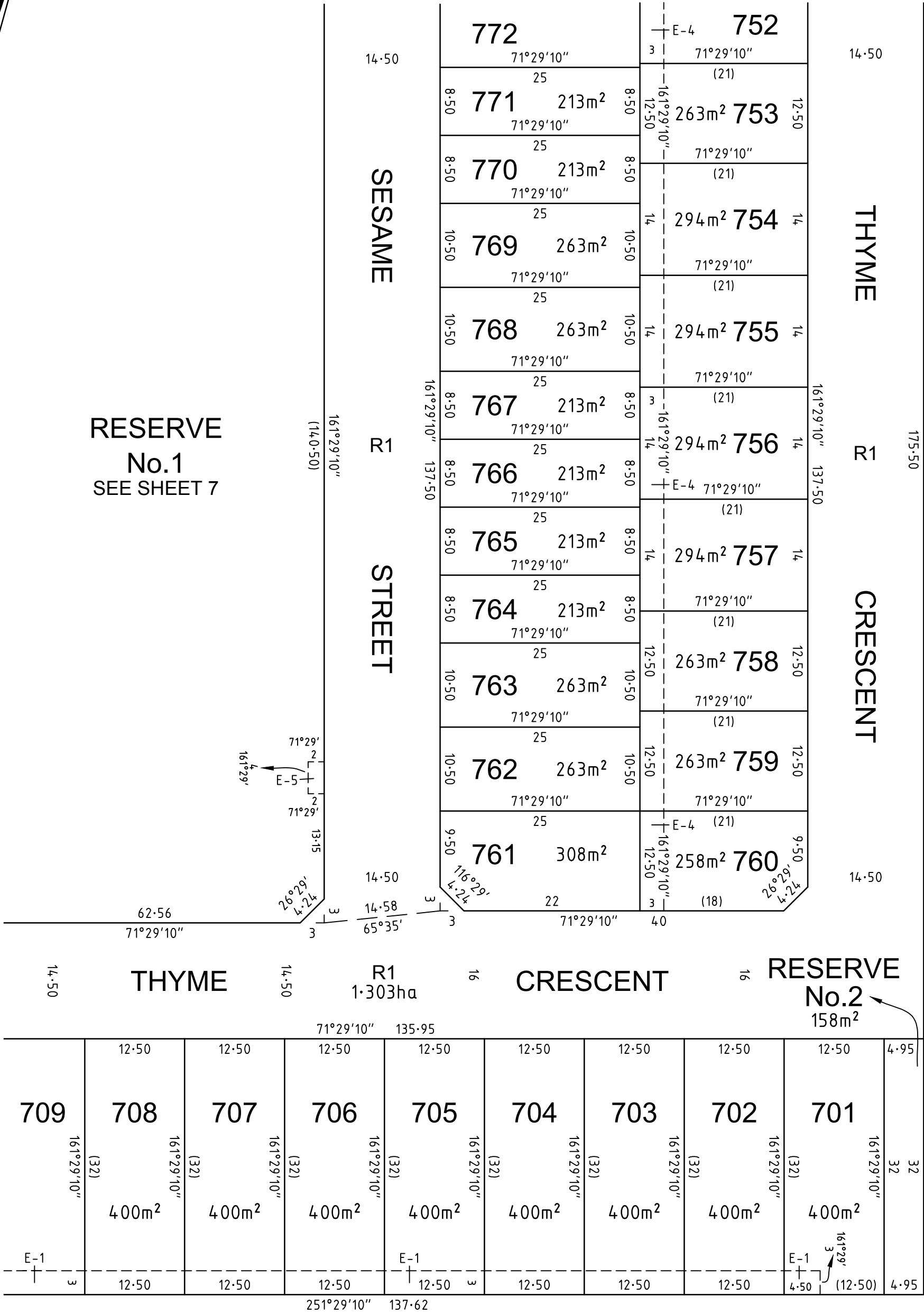
CRESCENT

RESERVE
No.2
158m²

CRESCENT

THYME

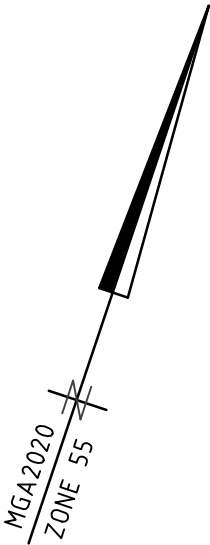
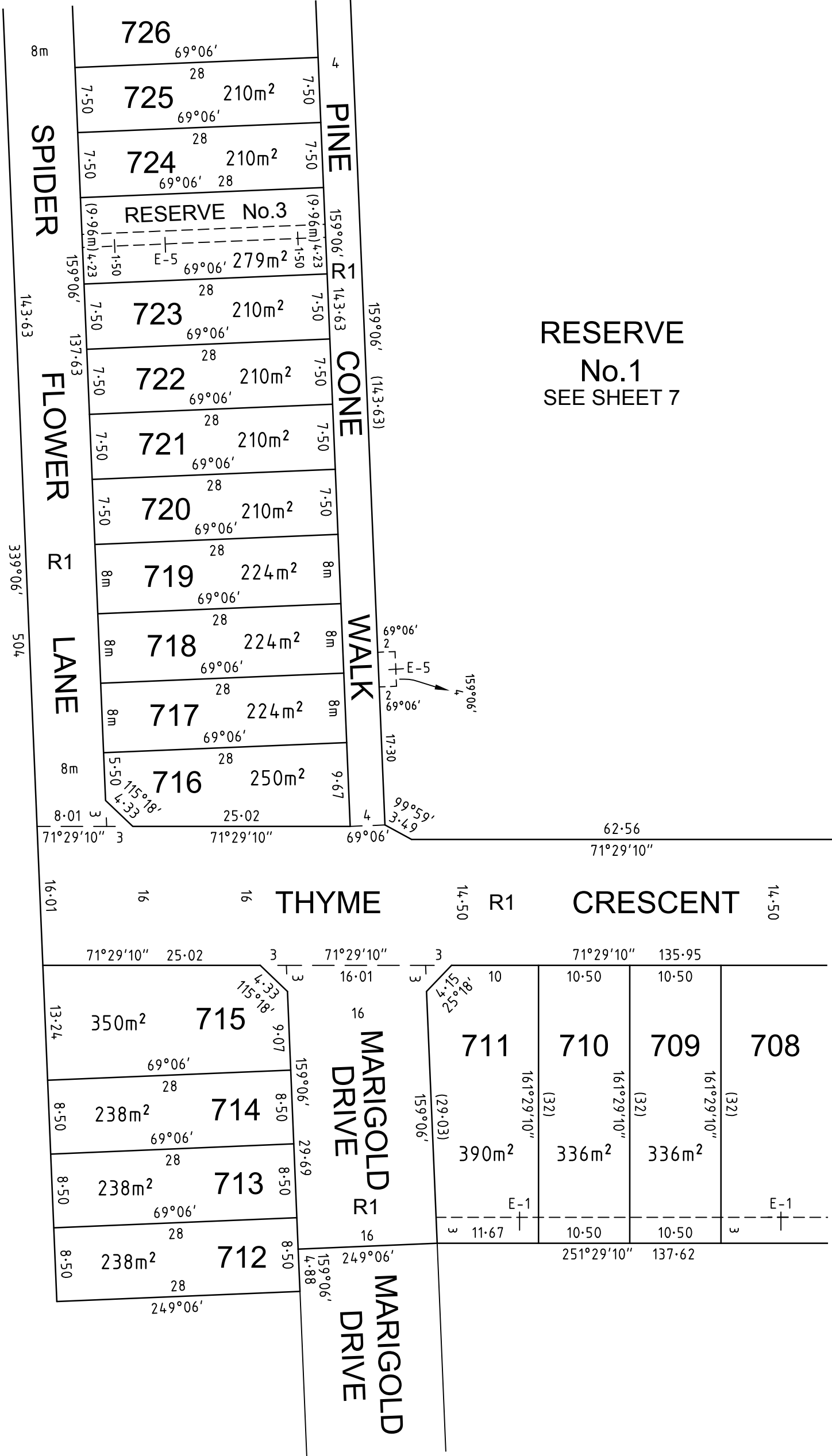
R1
1.303ha



PLAN OF SUBDIVISION

PLAN NUMBER
PS905185Q

SEE SHEET 5

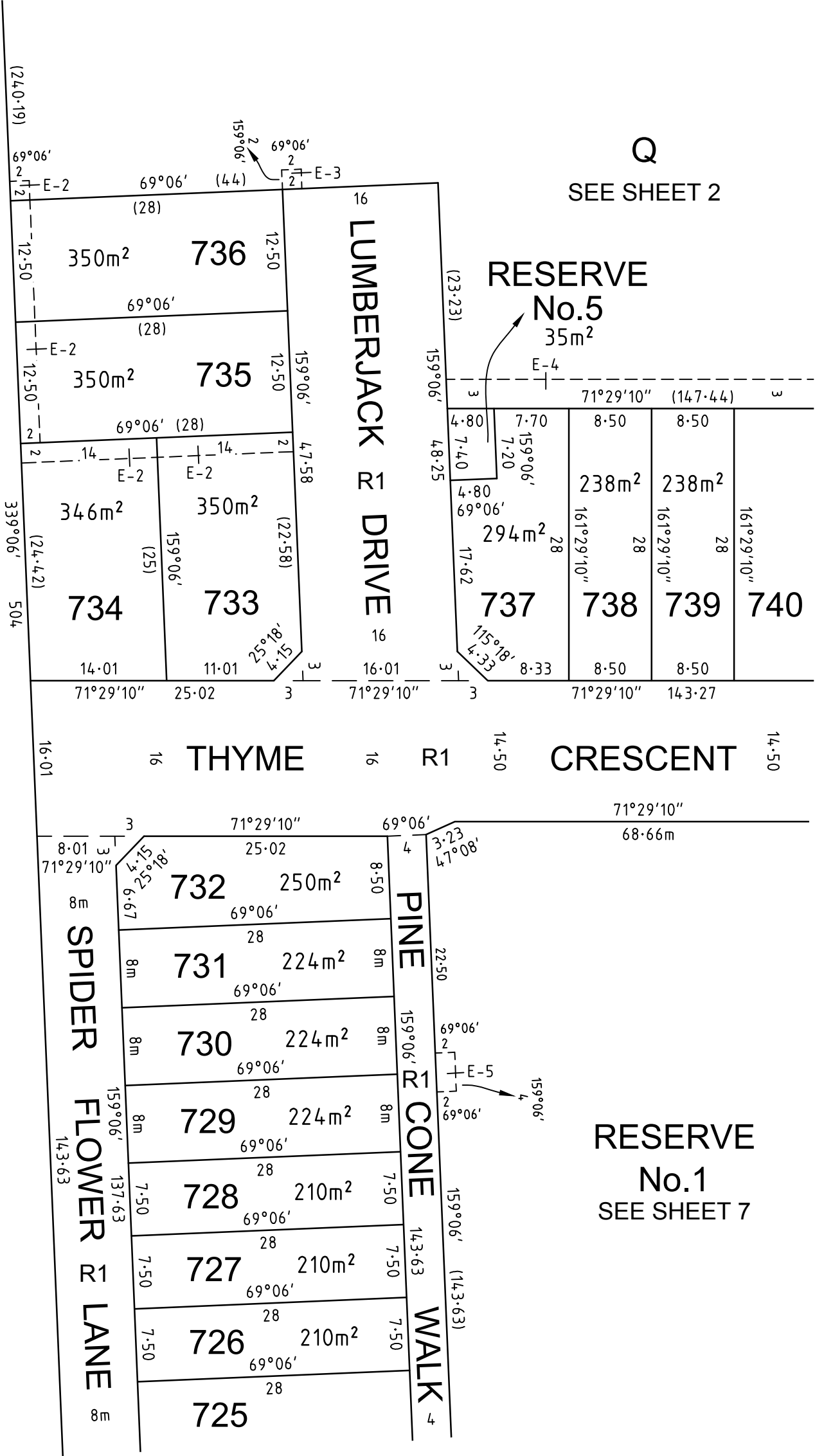
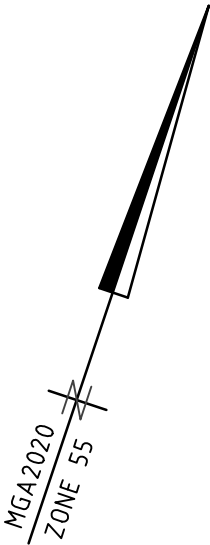


RESERVE
No.1
SEE SHEET 7

SEE SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS905185Q

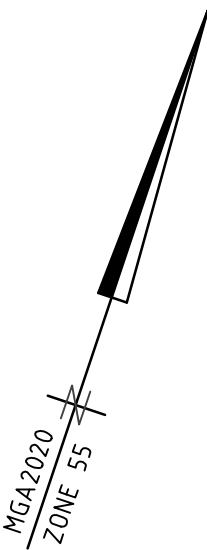


Q
SEE SHEET 2

SEE SHEET 6

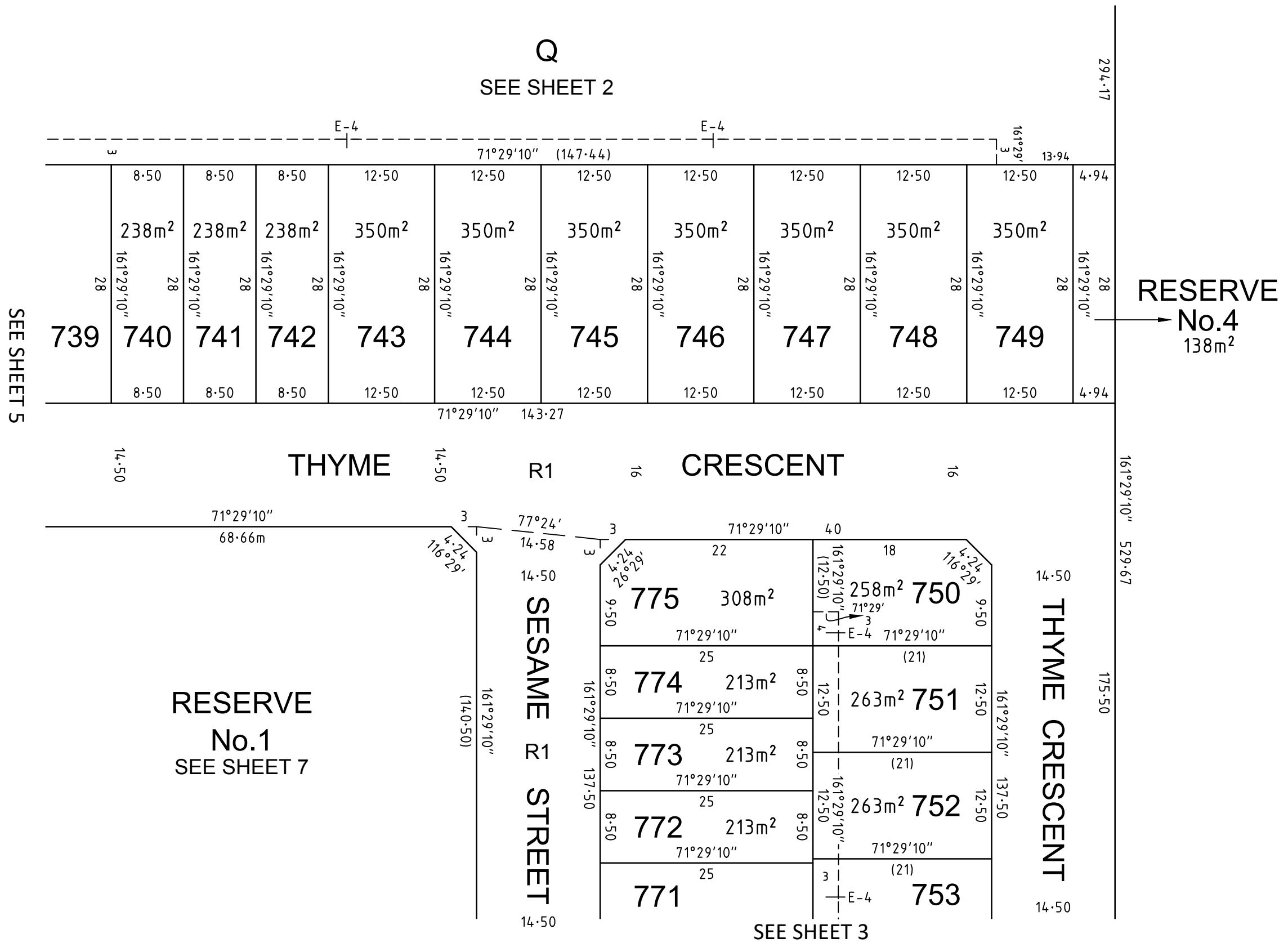
RESERVE
No.1
SEE SHEET 7

SEE SHEET 4



PLAN OF SUBDIVISION

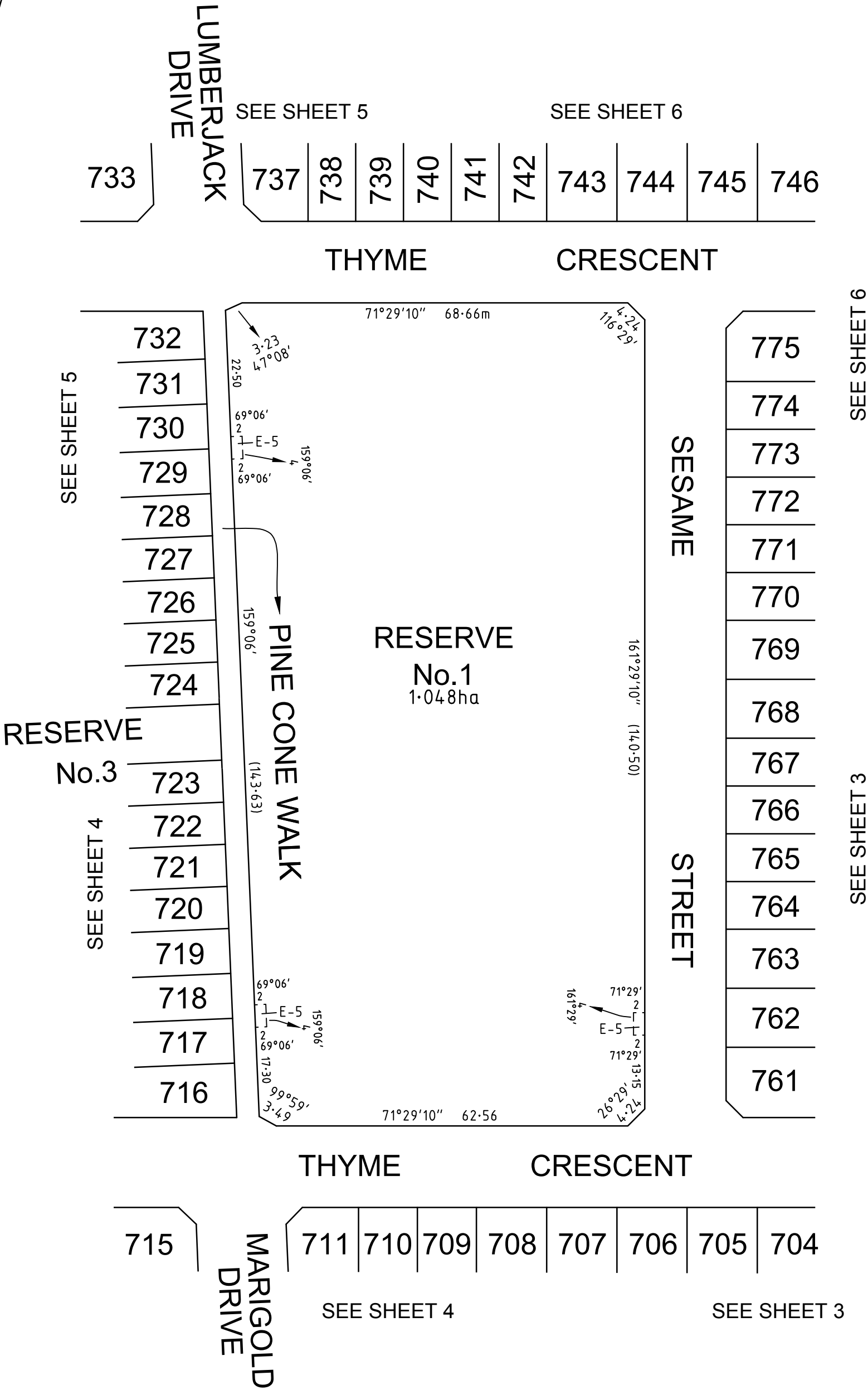
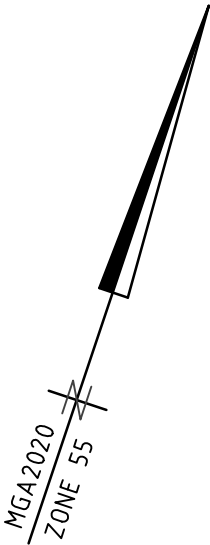
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PLAN OF SUBDIVISION

PLAN NUMBER
PS905185Q



PLAN OF SUBDIVISION

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PS905185Q

Upon registration of this plan the following restrictions are created:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

CREATION OF RESTRICTION A

Table of Land Burdened and Land Benefitted:

BURDENED LOT No.	BENEFITING LOTS	BURDENED LOT No.	BENEFITING LOTS	BURDENED LOT No.	BENEFITING LOTS	BURDENED LOT No.	BENEFITING LOTS
701	702	720	719, 721	739	738, 740	758	757, 759, 763, 764
702	701, 703	721	720, 722	740	739, 741	759	758, 760, 762, 763
703	702, 704	722	721, 723	741	740, 742	760	759, 761
704	703, 705	723	722	742	741, 743	761	760, 762
705	704, 706	724	725	743	742, 744	762	759, 761, 763
706	705, 707	725	724, 726	744	743, 745	763	758, 759, 762, 764
707	706, 708	726	725, 727	745	744, 746	764	757, 758, 763, 765
708	707, 709	727	726, 728	746	745, 747	765	757, 764, 766
709	708, 710	728	727, 729	747	746, 748	766	756, 757, 765, 767
710	709, 711	729	728, 730	748	747, 749	767	755, 756, 766, 768
711	710	730	729, 731	749	748	768	755, 767, 769
712	713	731	730, 732	750	751, 775	769	754, 755, 768, 770
713	712, 714	732	731	751	750, 752, 773, 774	770	753, 754, 769, 771
714	713, 715	733	734, 735	752	751, 753, 772, 773	771	753, 770, 772
715	714	734	733, 735	753	752, 754, 770, 771, 772	772	752, 753, 771, 773
716	717	735	733, 734, 736	754	753, 755, 769, 770	773	751, 752, 772, 774
717	716, 718	736	735	755	754, 756, 767, 768, 769	774	751, 773, 775
718	717, 719	737	738	756	755, 757, 766, 767	775	750, 774
719	718, 720	738	737, 739	757	756, 758, 764, 765, 766		

DESCRIPTION OF RESTRICTION

- The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:
- 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
- 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:
- The issue of a certificate of occupancy for the whole of the dwelling on the lot.
 - 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:
- Construct a corner fence that is not in accordance with the Design Guidelines
 - Allow any such corner fence to fall into a state of neglect or disrepair at any time (excluding fair wear and tear).
 - Cause, allow or permit any other person to:
 - Erect any building, structure or erection on, under, over or through the corner lot fencing.
 - Remove or alter any part of the corner lot fence
 - 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.
- For Lots 712 to 714, 737 to 742 and 750 to 760 (All Inclusive) are Small Lot Housing Code Type A lots.
 - 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.