

# PLAN OF SUBDIVISION

## EDITION

## PS 835646S

### LOCATION OF LAND

**PARISH:** MARIBYRNONG  
**TOWNSHIP:** -  
**SECTION:** B  
**CROWN ALLOTMENT:** 9 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** VOL FOL  
  
**LAST PLAN REFERENCE:** LOT N ON PS835644W  
  
**POSTAL ADDRESS:** 167-233 BEATTYS ROAD  
 (at time of subdivision) FRASER RISE 3336  
  
**MGA 94 CO-ORDINATES:** E 298 880 ZONE: 55  
 (approx. centre of land in plan) N 5 824 870

Council Name: Melton City Council

Council Reference Number: Sub5934  
 Planning Permit Reference: PA2017/5637  
 SPEAR Reference Number: S173557S

#### Certification

This plan is certified under section 6 of the Subdivision Act 1988


Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Karen Gaskett for Melton City Council on 09/12/2021

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PA2017/5637	
		SURVEY	THIS PLAN IS <del>TO BE</del> BASED ON SURVEY VIDE BP3327P THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 53, 136 & 776 IN PROCLAIMED SURVEY AREA NO. -  DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE LOTS 1 TO 2900 AND A TO O (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-4, E-8, E-9, E-12 AND E-14 TO E-18 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LAND SUBDIVIDED (EXCLUDING LOT P) - 2.247ha  TANGENT POINTS ARE SHOWN THUS: 

### EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

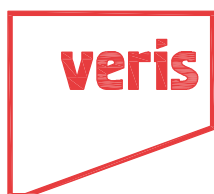
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-6	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106	SEE DIAG	PS835644W	MELBOURNE WATER CORPORATION
E-7 E-7	TRANSMISSION OF ELECTRICITY SEWERAGE	SEE DIAG SEE DIAG	INST. K305859 PS814748C	STATE ELECTRICITY COMMISSION OF VICTORIA CITY WEST WATER CORPORATION
E-10	SEWERAGE	SEE DIAG	PS818614D	CITY WEST WATER CORPORATION
E-11 E-11 E-11	TRANSMISSION OF ELECTRICITY DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	INST. K305859 PS814747E PS814748C	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-13 E-13	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS818614D PS818614D	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-19 E-19	TRANSMISSION OF ELECTRICITY SEWERAGE	SEE DIAG SEE DIAG	INST. K305859 PS818614D	STATE ELECTRICITY COMMISSION OF VICTORIA CITY WEST WATER CORPORATION

ASPIRE - 29

40 LOTS AND BALANCE LOT P

LICENSED SURVEYOR **BRENDAN MUNARI**

Level 3, 1 Southbank Boulevard  
 Southbank, Victoria 3006  
 03) 7019 8400  
 www.veris.com.au



DEVELOP WITH CONFIDENCE™  
 Formerly **Bosco Jonson**

**DATE** 17/08/21  
**VERSION** D

**REFERENCE** 329896-ST29  
**DRAWING** 329896-ST29-AD

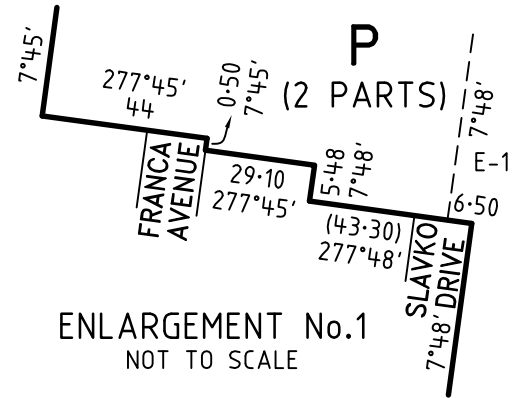
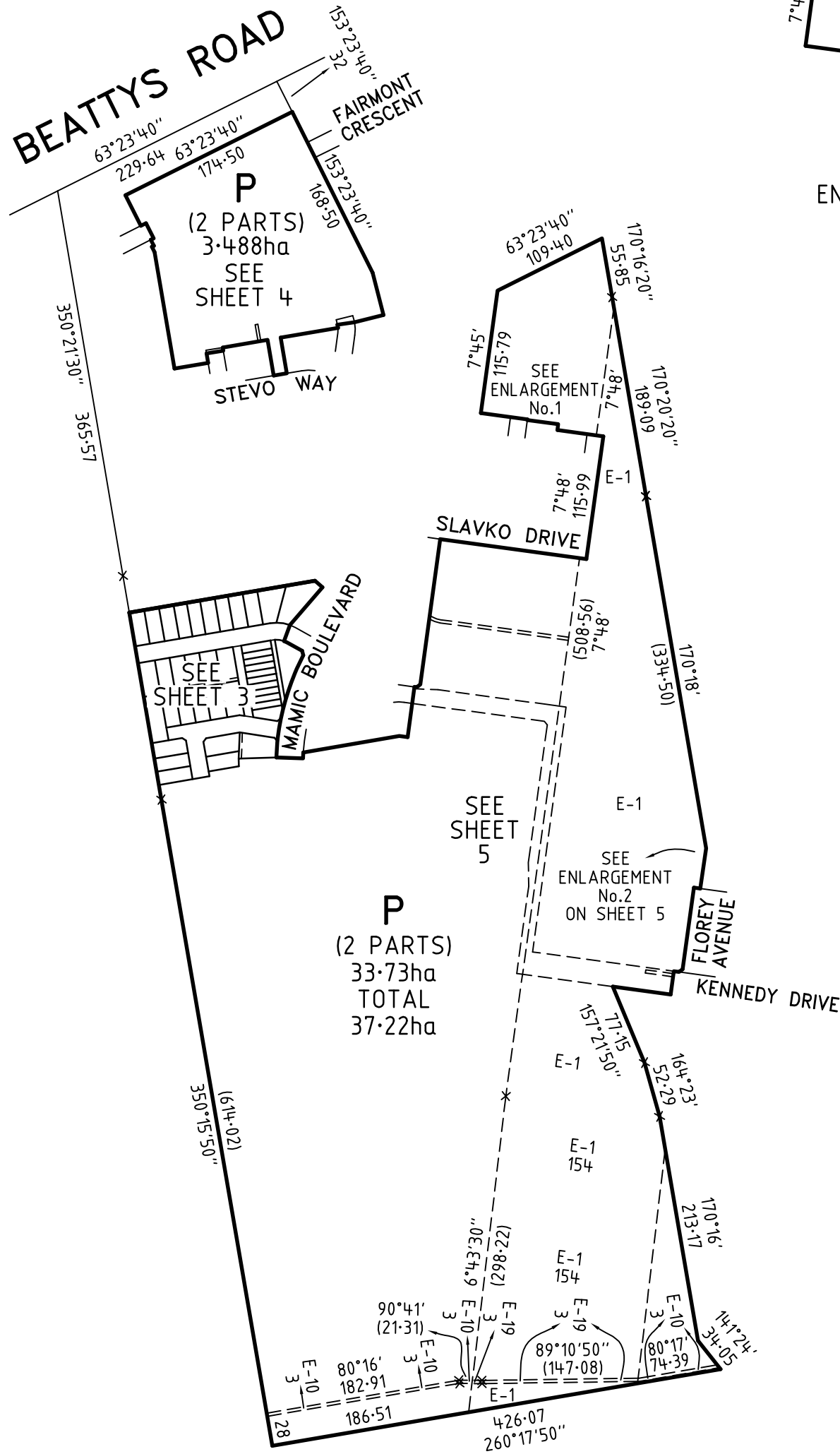
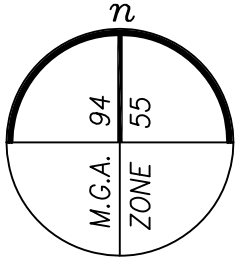
ORIGINAL SHEET SIZE A3

SHEET 1 OF 6 SHEETS

Digitally signed by: Brendan Munari, Licensed Surveyor,  
 Surveyor's Plan Version (D),  
 20/08/2021, SPEAR Ref: S173557S

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**PS 835646S**



**ASPIRE - 29**

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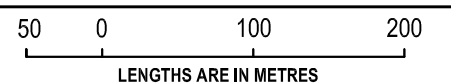
LICENSED SURVEYOR **BRENDAN MUNARI**

DATE 17/08/21

VERSION D

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SCALE  
1:5000



REFERENCE 329896-ST29

DRAWING 329896-ST29-AD

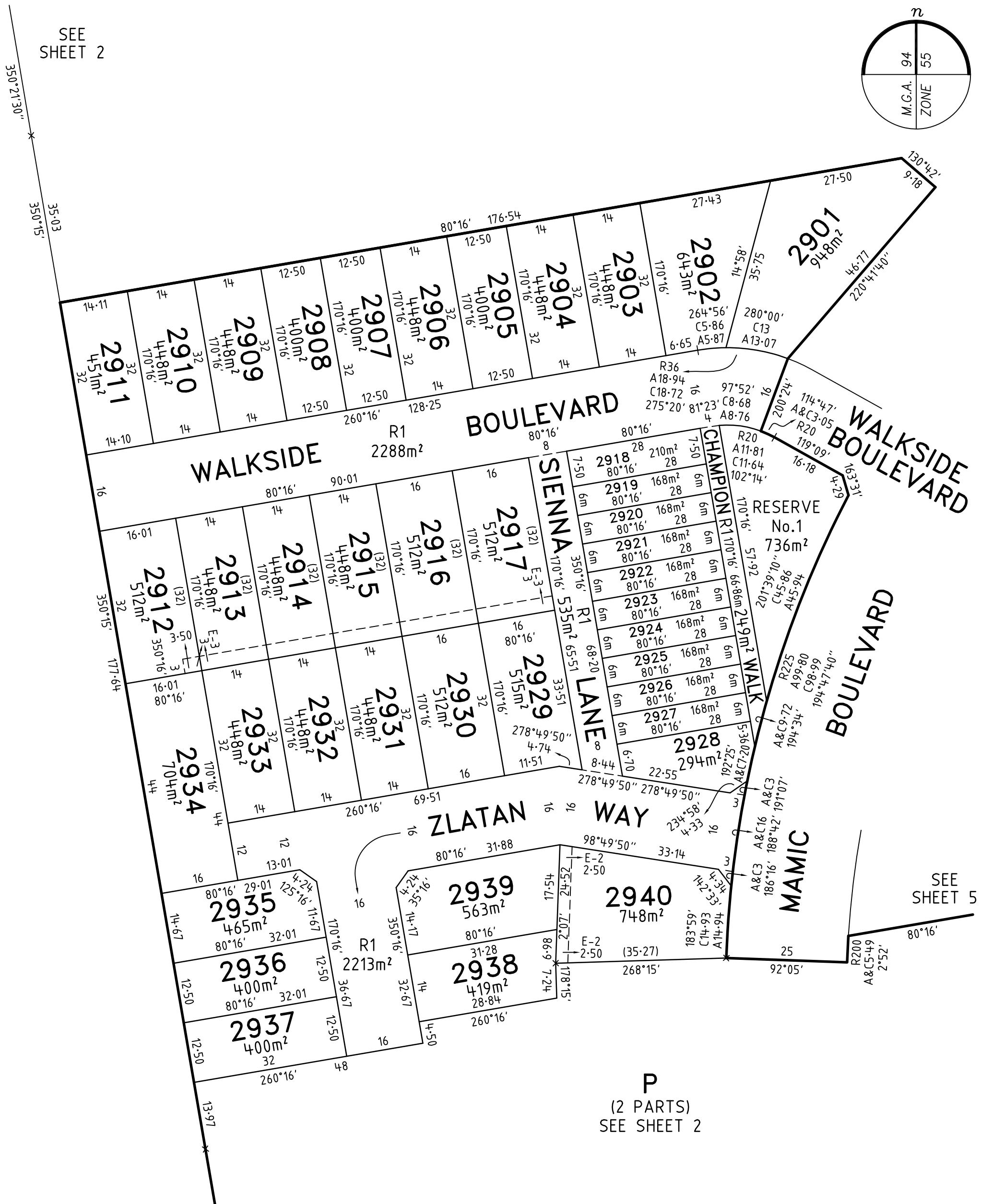
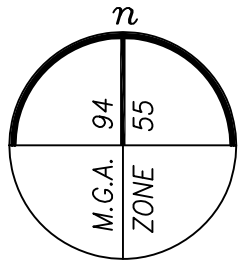
ORIGINAL SHEET SIZE A3

SHEET 2

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**PS 835646S**



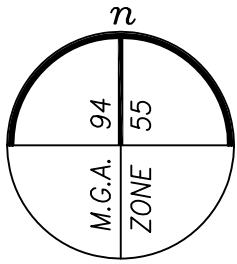
**P**  
(2 PARTS)  
SEE SHEET 2

<b>ASPIRE - 29</b>  Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au  DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Jonson</b>	LICENSED SURVEYOR <b>BRENDAN MUNARI</b>	SCALE 1:750	LENGTHS ARE IN METRES	
	DATE 17/08/21 VERSION D	REFERENCE 329896-ST29 DRAWING 329896-ST29-AD	ORIGINAL SHEET SIZE A3 SHEET 3	
	Digitally signed by: Brendan Munari, Licensed Surveyor, Surveyor's Plan Version (D), 20/08/2021, SPEAR Ref: S173557S		Digitally signed by: Melton City Council, 09/12/2021, SPEAR Ref: S173557S	

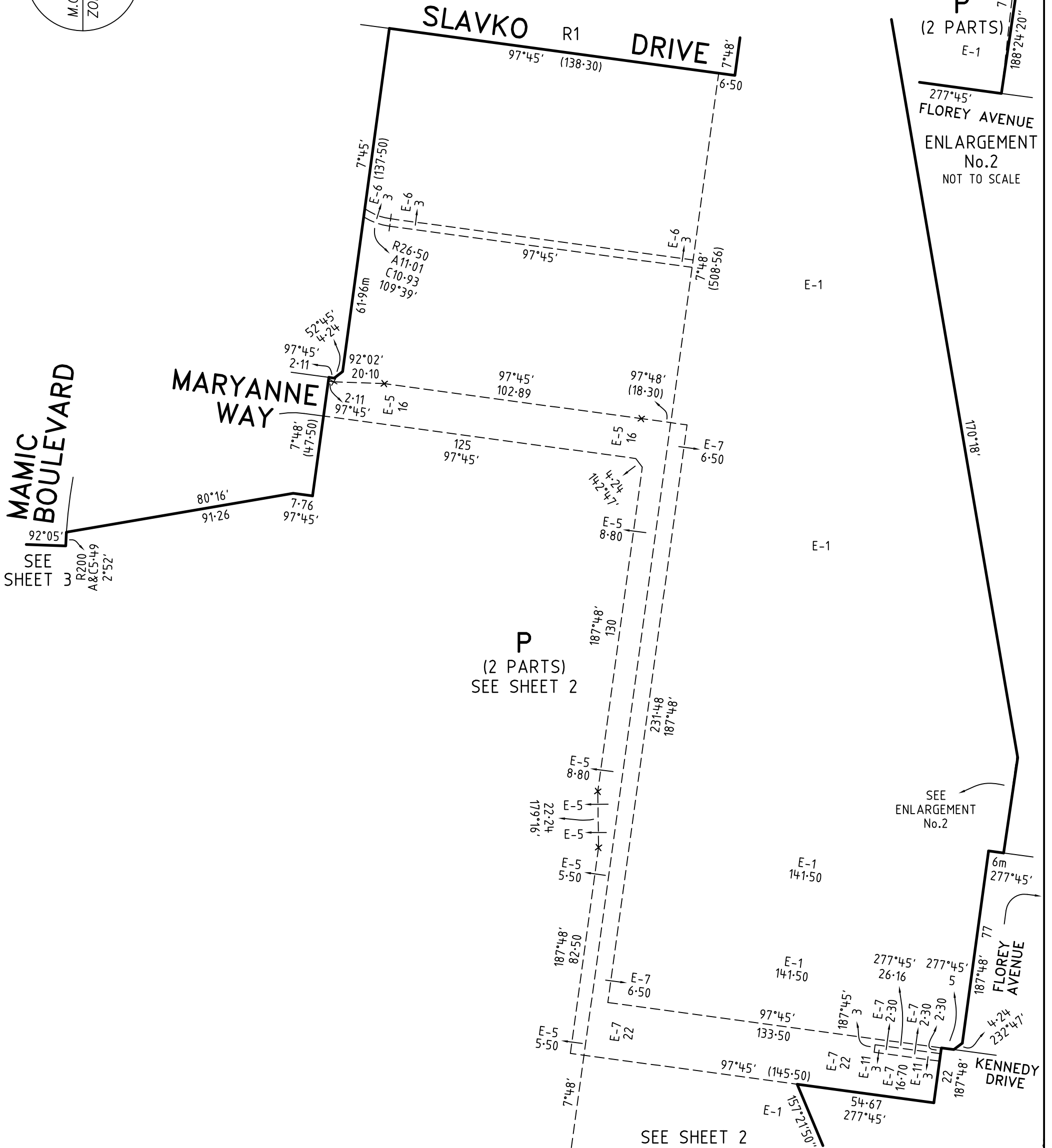


# PLAN OF SUBDIVISION

**PS 835646S**



SEE SHEET 2



<b>ASPIRE - 29</b>  Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au  DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Jonson</b>	LICENSED SURVEYOR <b>BRENDAN MUNARI</b>	SCALE 1:1500	15 0 30 60 LENGTHS ARE IN METRES
	DATE 17/08/21 VERSION D	REFERENCE 329896-ST29 DRAWING 329896-ST29-AD	ORIGINAL SHEET SIZE A3 SHEET 5
Digitally signed by: Brendan Munari, Licensed Surveyor, Surveyor's Plan Version (D), 20/08/2021, SPEAR Ref: S173557S		Digitally signed by: Melton City Council, 09/12/2021, SPEAR Ref: S173557S	

# PLAN OF SUBDIVISION

# PS 835646S

## CREATION OF RESTRICTION A

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2901	2902
2902	2901, 2903
2903	2902, 2904
2904	2903, 2905
2905	2904, 2906
2906	2905, 2907
2907	2906, 2908
2908	2907, 2909
2909	2908, 2910
2910	2909, 2911

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2911	2910
2912	2913, 2934
2913	2912, 2914, 2933
2914	2913, 2915, 2932
2915	2914, 2916, 2931
2916	2915, 2917, 2930
2917	2916, 2929
2929	2917, 2930
2930	2916, 2929, 2931
2931	2915, 2930, 2932

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2932	2914, 2931, 2933
2933	2913, 2932, 2934
2934	2912, 2933, 2935
2935	2934, 2936
2936	2935, 2937
2937	2936
2938	2939, 2940
2939	2938, 2940
2940	2938, 2939

### RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS OF ANY BURDENED LOT SHOWN IN THE TABLE ABOVE SHALL NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE WHICH IS BUILT OR ERECTED IN ACCORDANCE WITH BUILDING ENVELOPES CONTAINED IN MEMORANDUM OF COMMON PROVISIONS REGISTERED IN DEALING NUMBER ..... EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

EXPIRY DATE: 30 DECEMBER 2031

## CREATION OF RESTRICTION B

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2918	2919
2919	2918, 2920
2920	2919, 2921
2921	2920, 2922
2922	2921, 2923
2923	2922, 2924

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2924	2923, 2925
2925	2924, 2926
2926	2925, 2927
2927	2926, 2928
2928	2927

### RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN IN THE TABLE AS A LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)' MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THE 'SMALL LOT HOUSING CODE (TYPE A)' UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT.

EXPIRY DATE: 30 DECEMBER 2031

ASPIRE - 29

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SCALE



ORIGINAL SHEET SIZE A3

SHEET 6

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