

# PLAN OF SUBDIVISION

**EDITION**

**PS 900017Q**

**LOCATION OF LAND**

**PARISH:** MARIBYRNONG  
**TOWNSHIP:** -  
**SECTION:** B  
**CROWN ALLOTMENT:** 9 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** VOL 12263 FOL 734  
  
**LAST PLAN REFERENCE:** LOT J ON PS818614D  
  
**POSTAL ADDRESS:** 32 STEVO WAY  
 (at time of subdivision) FRASER RISE 3336  
  
**MGA 94 CO-ORDINATES:** E 298 800 ZONE: 55  
 (approx. centre of land in plan) N 5 825 250

Council Name: Melton City Council  
 Council Reference Number: Sub6049  
 Planning Permit Reference: PA2017/5637  
 SPEAR Reference Number: S179241J  
  
**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 25/10/2021

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1	MELTON CITY COUNCIL	THIS IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PA2017/5637	<b>SURVEY</b> THIS PLAN IS / IS NOT BASED ON SURVEY VIDE BP3327P THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 53, 136 & 776 IN PROCLAIMED SURVEY AREA NO. -  <b>DEPTH LIMITATION</b> 15.24 METRES BELOW THE SURFACE LOTS 1 TO 2749 (BOTH INCLUSIVE) AND LOT 2757 HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-4 TO E-8, E-10 TO E-12, E-14 AND E-17 TO E-19 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LAND SUBDIVIDED (EXCLUDING LOT A) - 5953m <sup>2</sup>
<b>OTHER PURPOSE OF PLAN</b>			
TO REMOVE THAT PART OF DRAINAGE EASEMENT E-9 ON PS818614D NOW CONTAINED IN STEVO WAY. TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-15 ON PS818614D NOW CONTAINED IN FAIRMONT CRESCENT ON THIS PLAN. <b>AGREEMENT BY ALL INTERESTED PARTIES.</b>			

**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	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-3	WAY (ACCESS FOR SEWER MAINTENANCE)	1m	THIS PLAN	CITY WEST WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS818614D	MELTON CITY COUNCIL
E-13 E-13	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS818614D PS818614D	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-15 E-15	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS818614D PS818614D	MELBOURNE WATER CORPORATION CITY WEST WATER CORPORATION
E-16 E-16 E-16	DRAINAGE SEWERAGE SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG SEE DIAG SEE DIAG	PS818614D PS818614D PS818614D	MELBOURNE WATER CORPORATION CITY WEST WATER CORPORATION CITY WEST WATER CORPORATION
E-20	DRAINAGE	SEE DIAG	PS818614D	MELBOURNE WATER CORPORATION

**ASPIRE - 27A**

**15 LOTS AND BALANCE LOT A**

**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** 01/07/21 **REFERENCE** 329896-ST27A  
**VERSION** A **DRAWING** 329896-ST27A-AA

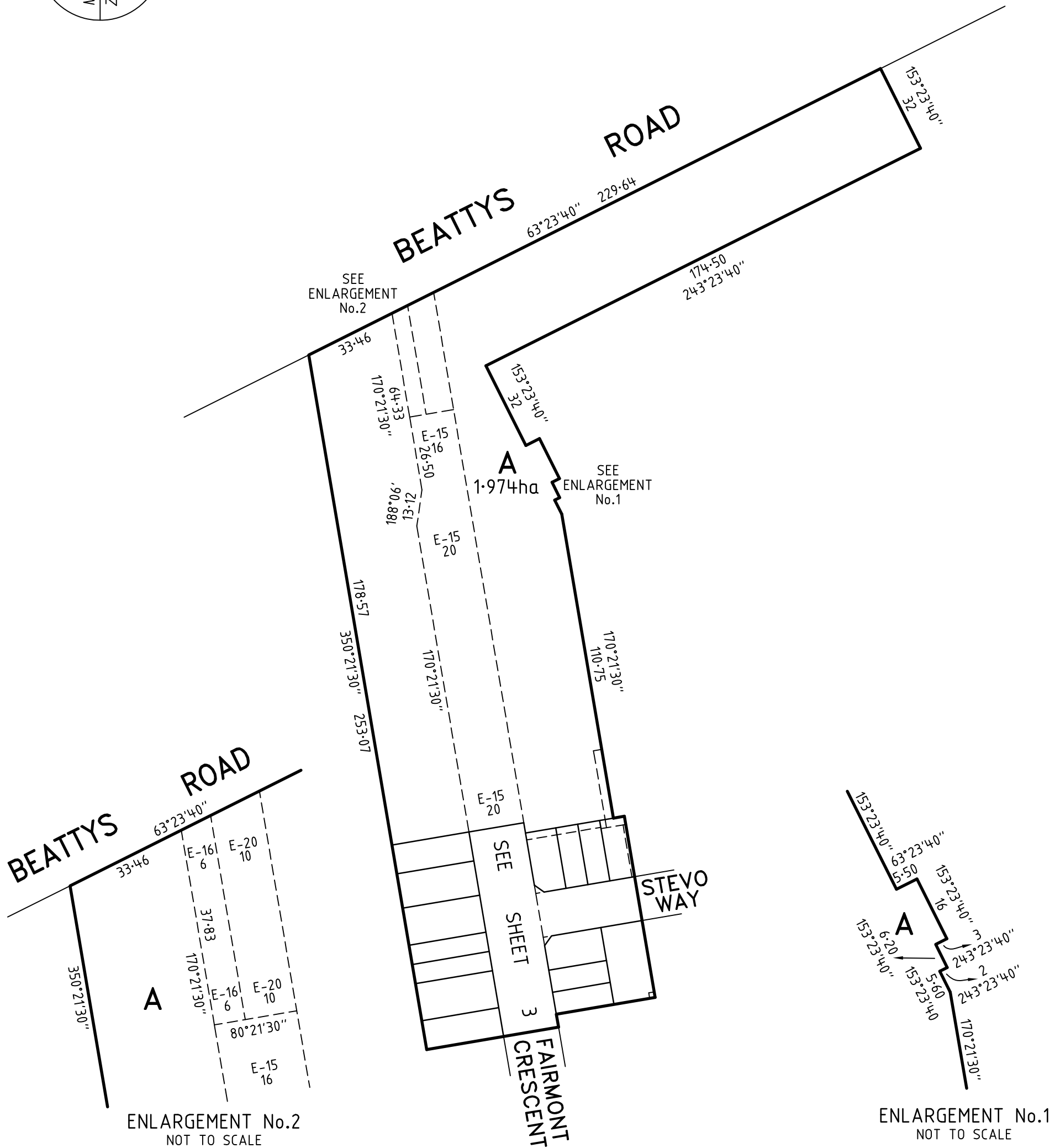
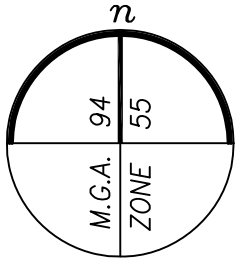
**ORIGINAL SHEET SIZE A3**

**SHEET 1 OF 4 SHEETS**

Digitally signed by: Brendan Munari, Licensed Surveyor,  
 Surveyor's Plan Version (A),  
 29/07/2021, SPEAR Ref: S179241J

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ASPIRE - 27A

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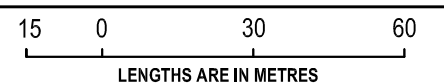
LICENSED SURVEYOR **BRENDAN MUNARI**

DATE 01/07/21

VERSION A

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SCALE  
1:1500



REFERENCE 329896-ST27A

DRAWING 329896-ST27A-AA

ORIGINAL SHEET SIZE A3

SHEET 2

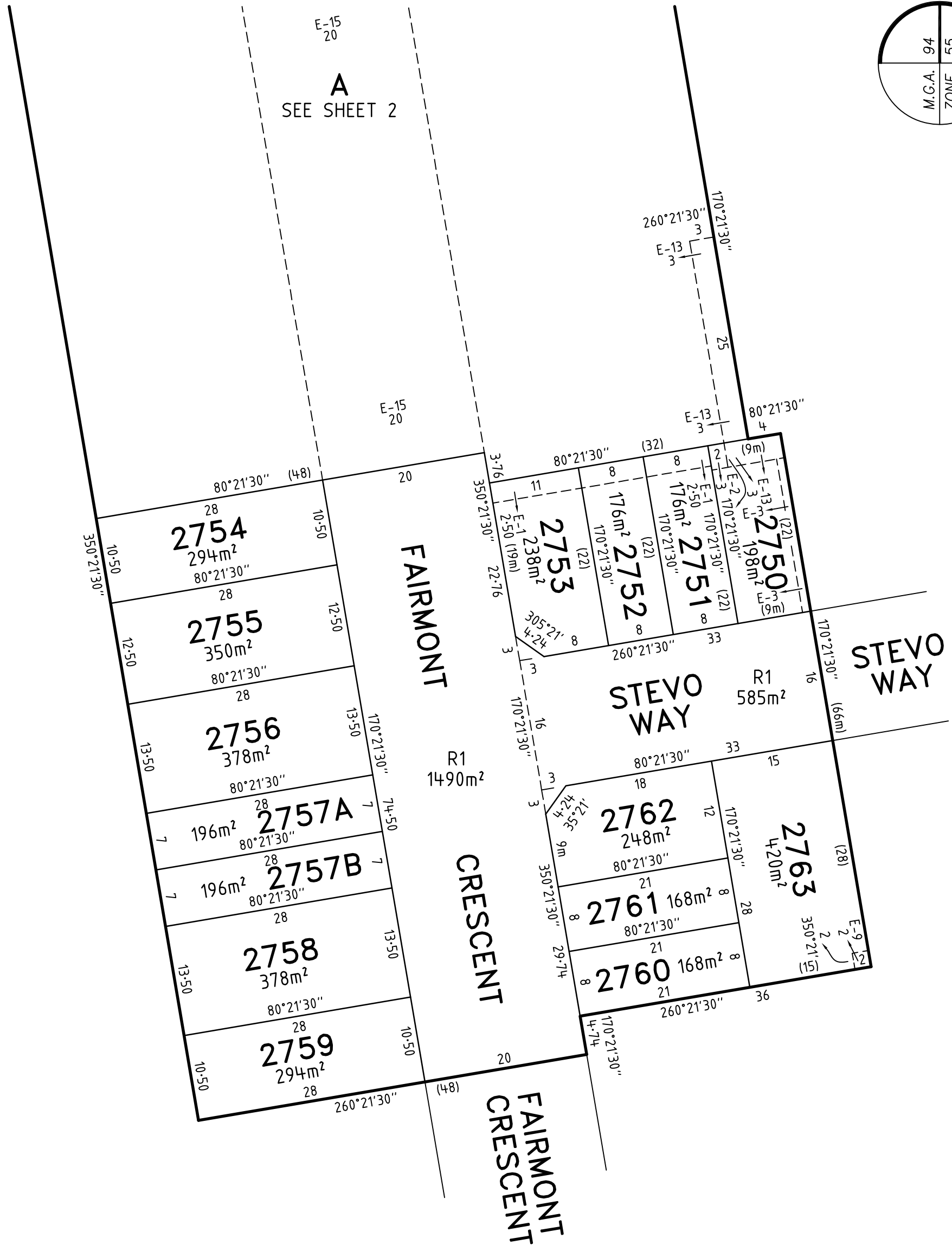
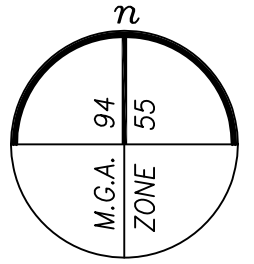
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SEE SHEET 2

E-15  
20  
**A**  
SEE SHEET 2



ASPIRE - 27A

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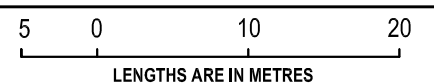
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ORIGINAL SHEET SIZE A3  
SHEET 3

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# PLAN OF SUBDIVISION

# PS 900017Q

## 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
2755	2754, 2756
2756	2755, 2757A

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2758	2757B, 2759
2763	2760, 2761, 2762

### 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
2750	2751
2751	2750, 2752
2752	2751, 2753

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2753	2752
2754	2755
2759	2758

### 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

## CREATION OF RESTRICTION C

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 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2760	2761, 2763
2761	2760, 2762, 2763
2762	2761, 2763

### 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 B)' 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 B)' UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT.

EXPIRY DATE: 30 DECEMBER 2031

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SHEET 4

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