

PLAN OF SUBDIVISION

EDITION

PS 900034Q

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT ZZ ON PS905653H

POSTAL ADDRESS: 62 KENNEDY DRIVE
(at time of subdivision) FRASER RISE 3336

MGA 94 CO-ORDINATES: E 299 120 ZONE: 55
(approx. centre of land in plan) N 5 824 530

Council Name: Melton City Council

Council Reference Number: Sub6125
Planning Permit Reference: PA2017/5637
SPEAR Reference Number: S180233V

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: 18/02/2022

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: Steven Michael Finlay for Melton City Council on 18/05/2023

Statement of Compliance issued: 20/07/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD

STAGING THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT NO. PA2017/5637

SURVEY THIS PLAN 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. -

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-5 AND E-7
ON PS905653H NOW CONTAINED IN MARYANNE WAY AND
TAMICHAEL WAY ON THIS PLAN.

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-22 ON
PS905653H NOW CONTAINED IN MARYANNE WAY AND
MAMIC BOULEVARD ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENTS

BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO
SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

LOTS 1 TO 3100, 3136 TO 3139, A TO U AND W (ALL INCLUSIVE)
HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED (EXCLUDING LOTS V AND X) - 5.105ha

EASEMENTS E-2 TO E-4, E-6, E-12 TO E-18 AND E-23 (ALL INCLUSIVE)
HAVE BEEN OMITTED FROM THIS PLAN.

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-5	SEWERAGE	SEE DIAG	PS814748C	CITY WEST 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-8 E-8 E-8	TRANSMISSION OF ELECTRICITY SEWERAGE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG	INST. K305859 PS814748C THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA CITY WEST WATER CORPORATION MELBOURNE WATER CORPORATION
E-9 E-9 E-9 E-9	TRANSMISSION OF ELECTRICITY SEWERAGE DRAINAGE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG SEE DIAG	INST. K305859 PS814748C THIS PLAN THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA CITY WEST WATER CORPORATION MELBOURNE WATER CORPORATION MELTON CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	PS818614D	CITY WEST WATER CORPORATION
E-11 E-11 E-11 E-11	TRANSMISSION OF ELECTRICITY DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG SEE DIAG	INST. K305859 PS814747E THIS PLAN PS814748C	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL MELBOURNE WATER CORPORATION 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
E-20	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-21	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-22	SEWERAGE	SEE DIAG	PS905653H	GREATER WESTERN WATER CORPORATION
E-24 E-24	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-25 E-25	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN PS905653H	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION

ASPIRE - 31

83 LOTS AND BALANCE LOTS V AND X

LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 01/05/23

REFERENCE 329896-ST31

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329896-ST31-AL

SHEET 1 OF 7 SHEETS

veris

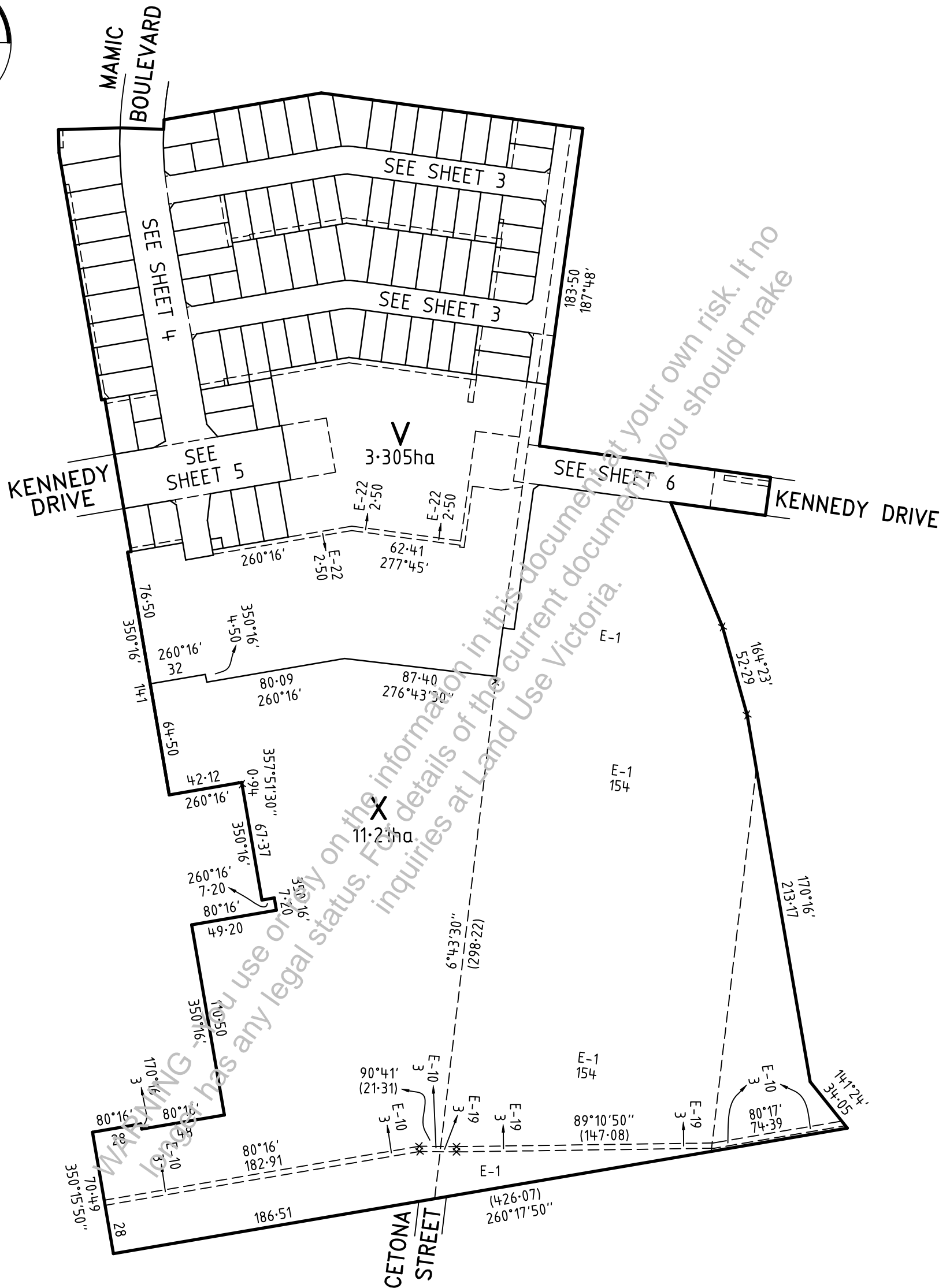
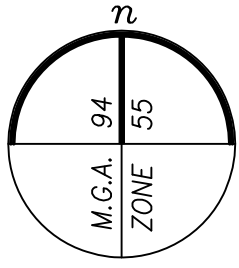
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Surveyor's Plan Version (L),
01/05/2023, SPEAR Ref: S180233V

Land Use Victoria Plan Registered
06:22 PM
24/07/2023
Assistant Registrar of Titles

PLAN OF SUBDIVISION

PS 900034Q



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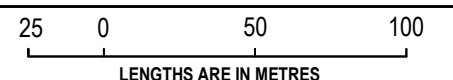
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 01/05/23

VERSION L

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SCALE
 1:2500



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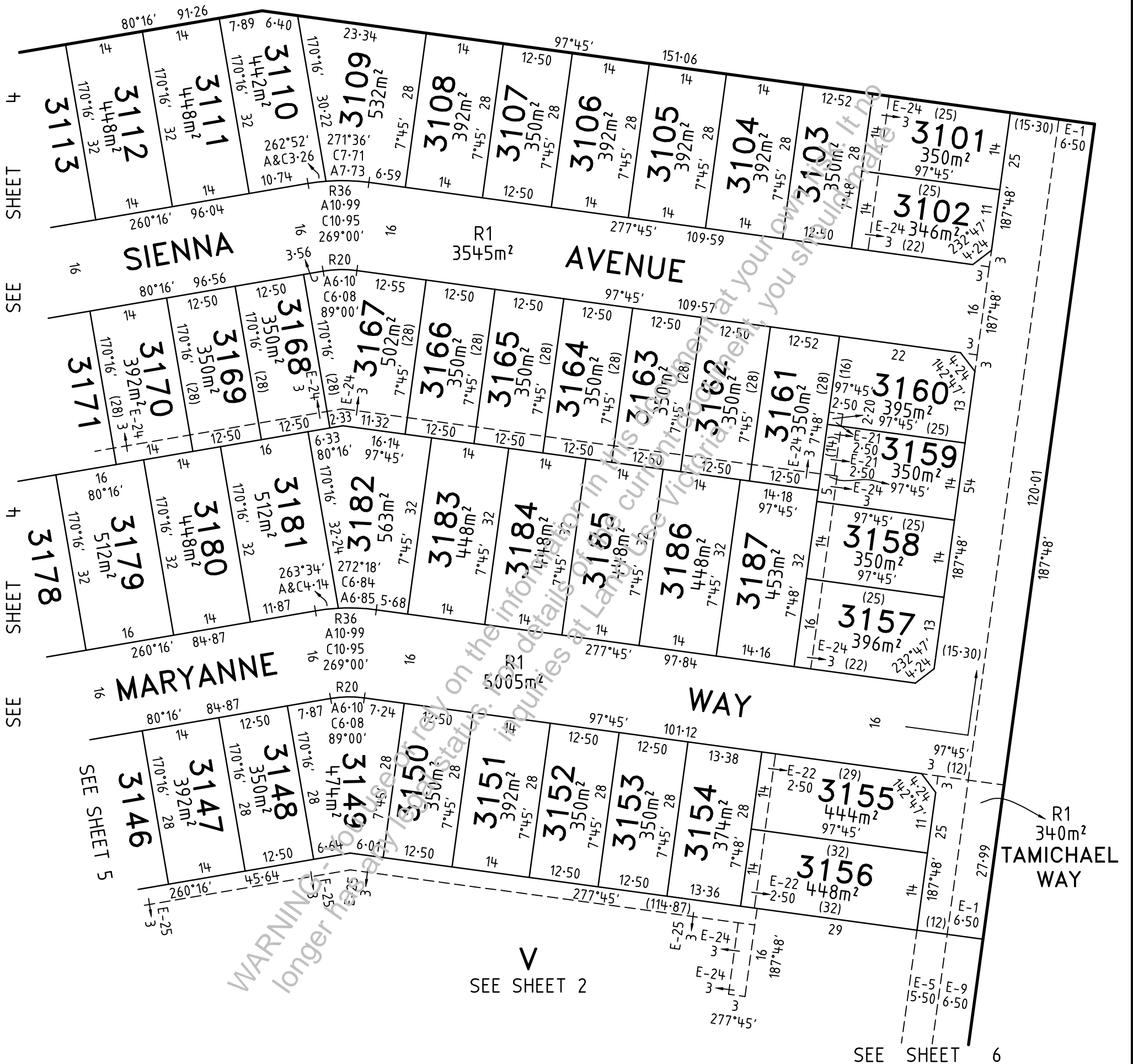
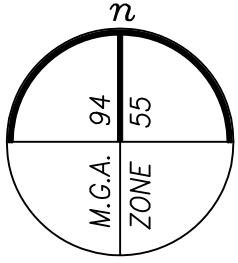
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SHEET 2

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PLAN OF SUBDIVISION

PS 900034Q



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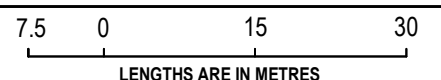
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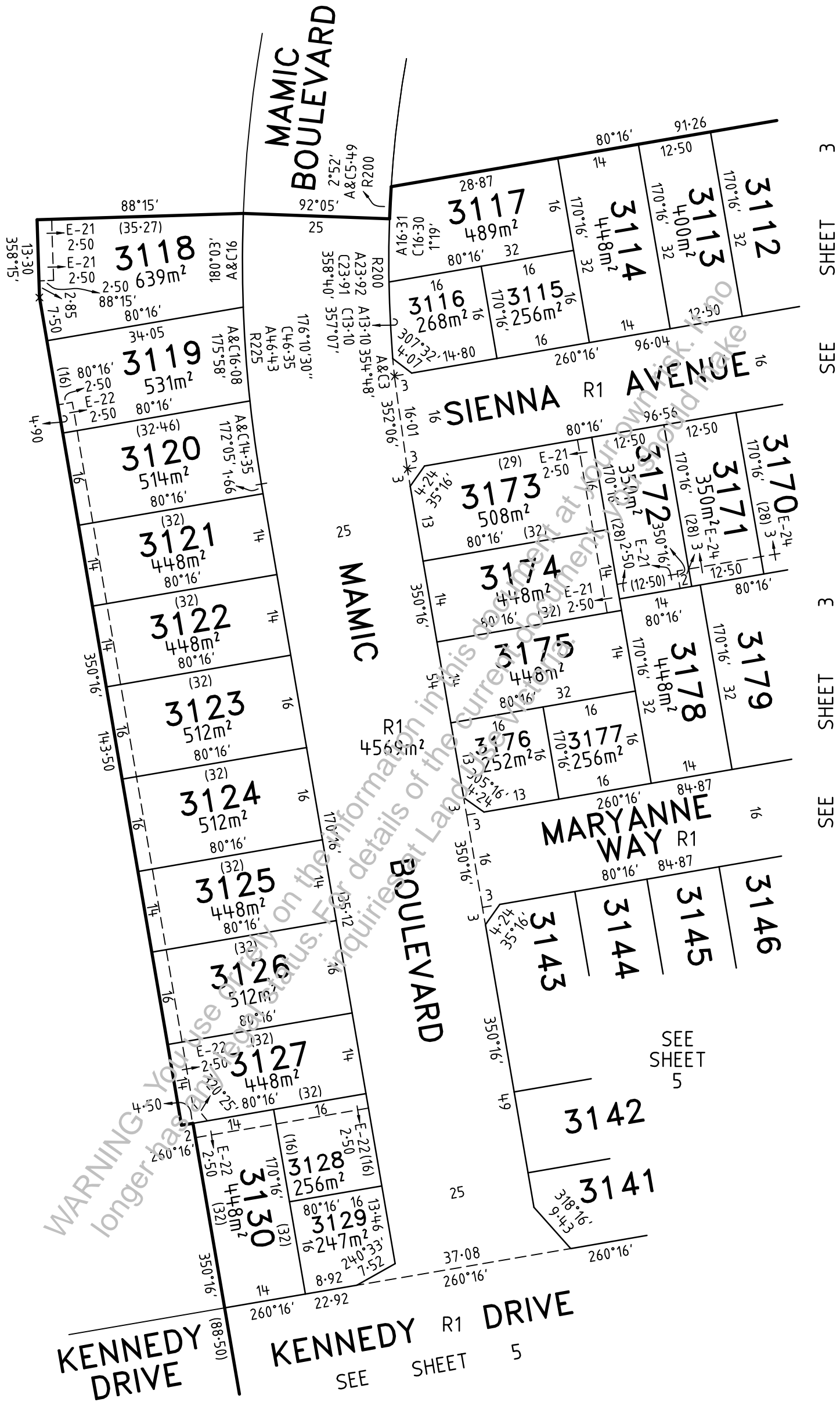
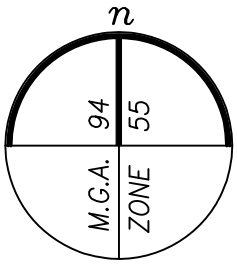
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SHEET 3

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PLAN OF SUBDIVISION

PS 900034Q



3 SHEET SEE 3 SHEET SEE 3 SHEET SEE 5

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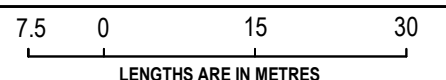
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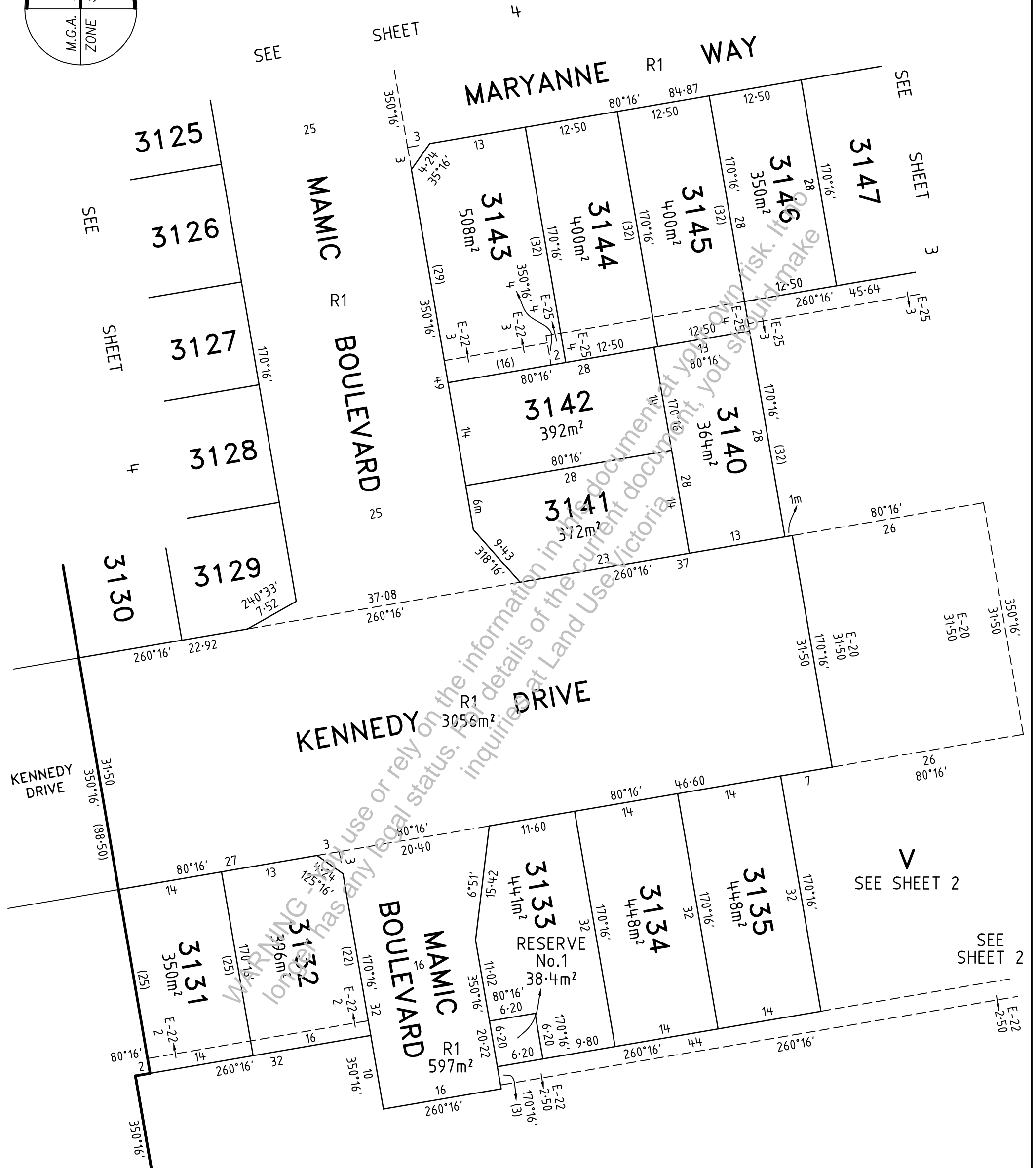
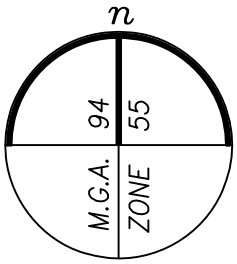
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PLAN OF SUBDIVISION

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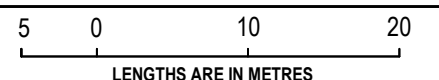
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DATE 01/05/23

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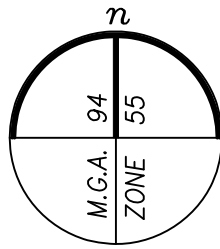
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SHEET 5

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SEE SHEET 3
3156

PLAN OF SUBDIVISION

PS 900034Q

TAMICHAEL WAY R1

KENNEDY DRIVE

SEE SHEET 2

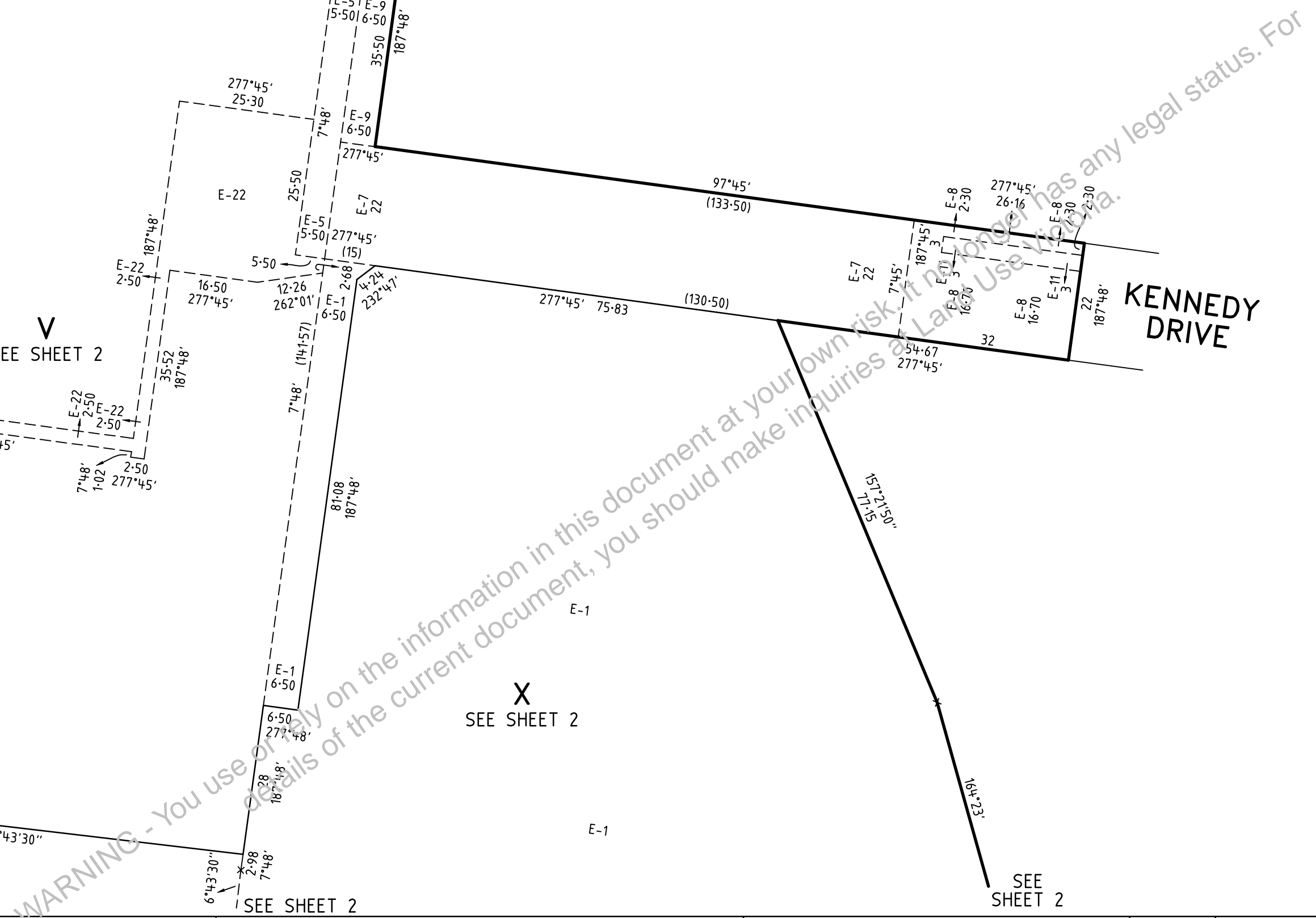
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2



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LICENSED SURVEYOR ADRIAN A. THOMAS	
DATE 01/05/23	REFERENCE 329896-ST31
VERSION L	DRAWING 329896-ST31-AL

<p>LENGTHS ARE IN METRES</p>	Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (L), 01/05/2023, SPEAR Ref: S180233V
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SCALE 1:800	ORIGINAL SHEET SIZE A3
	SHEET 6
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PLAN OF SUBDIVISION

PS 900034Q

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
3101	3102, 3103
3102	3101, 3103
3103	3101, 3102, 3104
3104	3103, 3105
3105	3104, 3106
3106	3105, 3107
3107	3106, 3108
3108	3107, 3109
3109	3108, 3110
3110	3109, 3111
3111	3110, 3112
3112	3111, 3113
3113	3112, 3114
3114	3113, 3115, 3117
3117	3114, 3115, 3116
3118	3119
3119	3118, 3120
3120	3119, 3121
3121	3120, 3122
3122	3121, 3123
3123	3122, 3124
3124	3123, 3125
3125	3124, 3126
3126	3125, 3127
3127	3126, 3128, 3130
3130	3127, 3128, 3129

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3131	3132
3132	3131
3133	3134
3134	3133, 3135
3135	3134
3140	3141, 3142, 3144, 3145
3141	3140, 3142
3142	3140, 3141, 3143, 3144
3143	3142, 3144
3144	3140, 3142, 3143, 3145
3145	3140, 3144, 3146
3146	3145, 3147
3147	3146, 3148
3148	3147, 3149
3149	3148, 3150
3150	3149, 3151
3151	3150, 3152
3152	3151, 3153
3153	3152, 3154
3154	3153, 3155, 3156
3155	3154, 3156
3156	3154, 3155
3157	3158, 3187
3158	3157, 3159, 3187
3159	3158, 3160, 3161, 3187
3160	3159, 3161

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3161	3159, 3160, 3162, 3187
3162	3161, 3163, 3186, 3187
3163	3162, 3164, 3185, 3186
3164	3163, 3165, 3184, 3185
3165	3164, 3166, 3183, 3184
3166	3165, 3167, 3182, 3183
3167	3166, 3168, 3182
3168	3167, 3169, 3181, 3182
3169	3168, 3170, 3180, 3181
3170	3169, 3171, 3179, 3180
3171	3170, 3172, 3178, 3179
3172	3171, 3173, 3174, 3178
3173	3172, 3174
3174	3172, 3173, 3175, 3178
3175	3174, 3176, 3177, 3178
3178	3171, 3172, 3174, 3175, 3177, 3179
3179	3170, 3171, 3178, 3180
3180	3169, 3170, 3179, 3181
3181	3168, 3169, 3180, 3182
3182	3166, 3167, 3168, 3181, 3183
3183	3165, 3166, 3182, 3184
3184	3164, 3165, 3183, 3185
3185	3163, 3164, 3184, 3186
3186	3162, 3163, 3185, 3187
3187	3157, 3158, 3159, 3161, 3162, 3186

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 AA9261 EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

EXPIRY DATE: 31/12/2032

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
3115	3114, 3116, 3117
3116	3115, 3117
3128	3127, 3129, 3130
3129	3128, 3130
3176	3175, 3177
3177	3175, 3176, 3178

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: 31/12/2032

ASPIRE - 31



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LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE



DATE 01/05/23

REFERENCE 329896-ST31

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329896-ST31-AL

SHEET 7

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