

PLAN OF SUBDIVISION

EDITION

PS 905695Q

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL 12482 FOL 279

LAST PLAN REFERENCE: LOT T ON PS905653H

POSTAL ADDRESS: 17 MARYANNE WAY
(at time of subdivision) FRASER RISE 3336

MGA 94 CO-ORDINATES: E 299 160 ZONE: 55
(approx. centre of land in plan) N 5 824 930

Council Name: Melton City Council

Council Reference Number: Sub6366
Planning Permit Reference: PA2017/5637
SPEAR Reference Number: S195116J

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: 13/12/2022

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 19/02/2024

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	
		SURVEY 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. -	
		DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE	
OTHER PURPOSE OF PLAN			
TO REMOVE THE WHOLE OF EASEMENT E-6 ON PS905653H (NOW CONTAINED IN ANGELICA CIRCUIT ON THIS PLAN).			
GROUND FOR REMOVAL OF EASEMENT			
BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.			
EASEMENT INFORMATION			
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT			

└ LOTS 1 TO 3009 (BOTH INCLUSIVE) & 3027 HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED - 1.878ha

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	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION

ASPIRE - 30

40 LOTS

LICENSED SURVEYOR BRENDAN MUNARI



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DATE 12/12/23

REFERENCE 329896-ST30

ORIGINAL SHEET SIZE A3

VERSION K

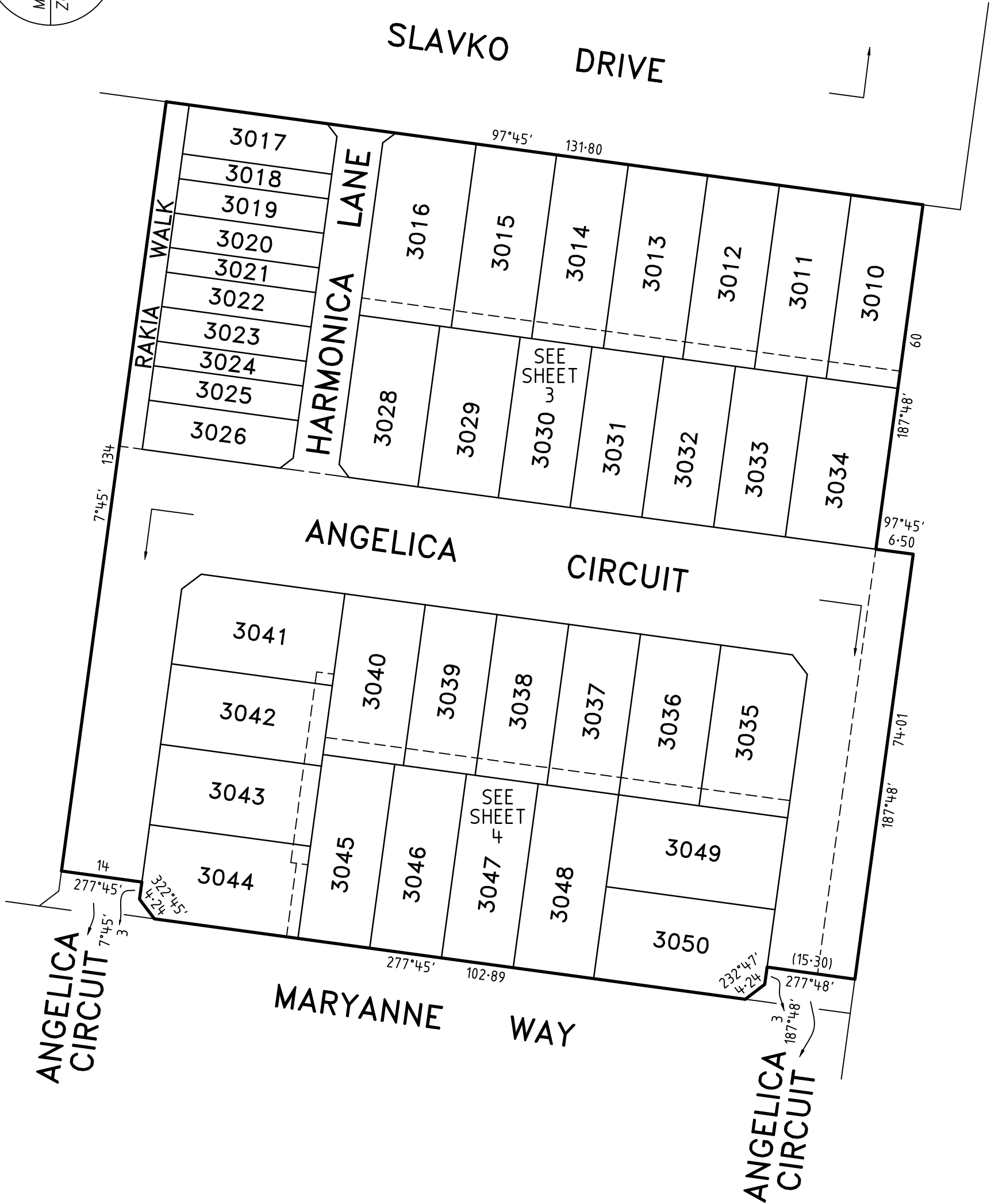
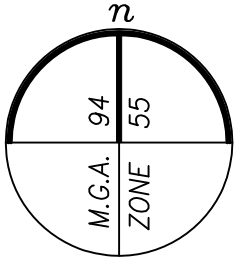
DRAWING 329896-ST30-AK

SHEET 1 OF 5 SHEETS

Digitally signed by: Brendan Munari, Licensed Surveyor,
Surveyor's Plan Version (K),
12/12/2023, SPEAR Ref: S195116J

PLAN OF SUBDIVISION

PS 905695Q



ASPIRE - 30



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LICENSED SURVEYOR **BRENDAN MUNARI**

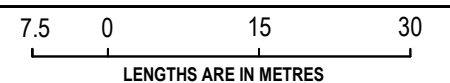
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SCALE
1:750



ORIGINAL SHEET SIZE A3

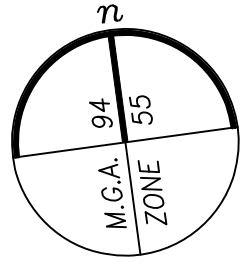
SHEET 2

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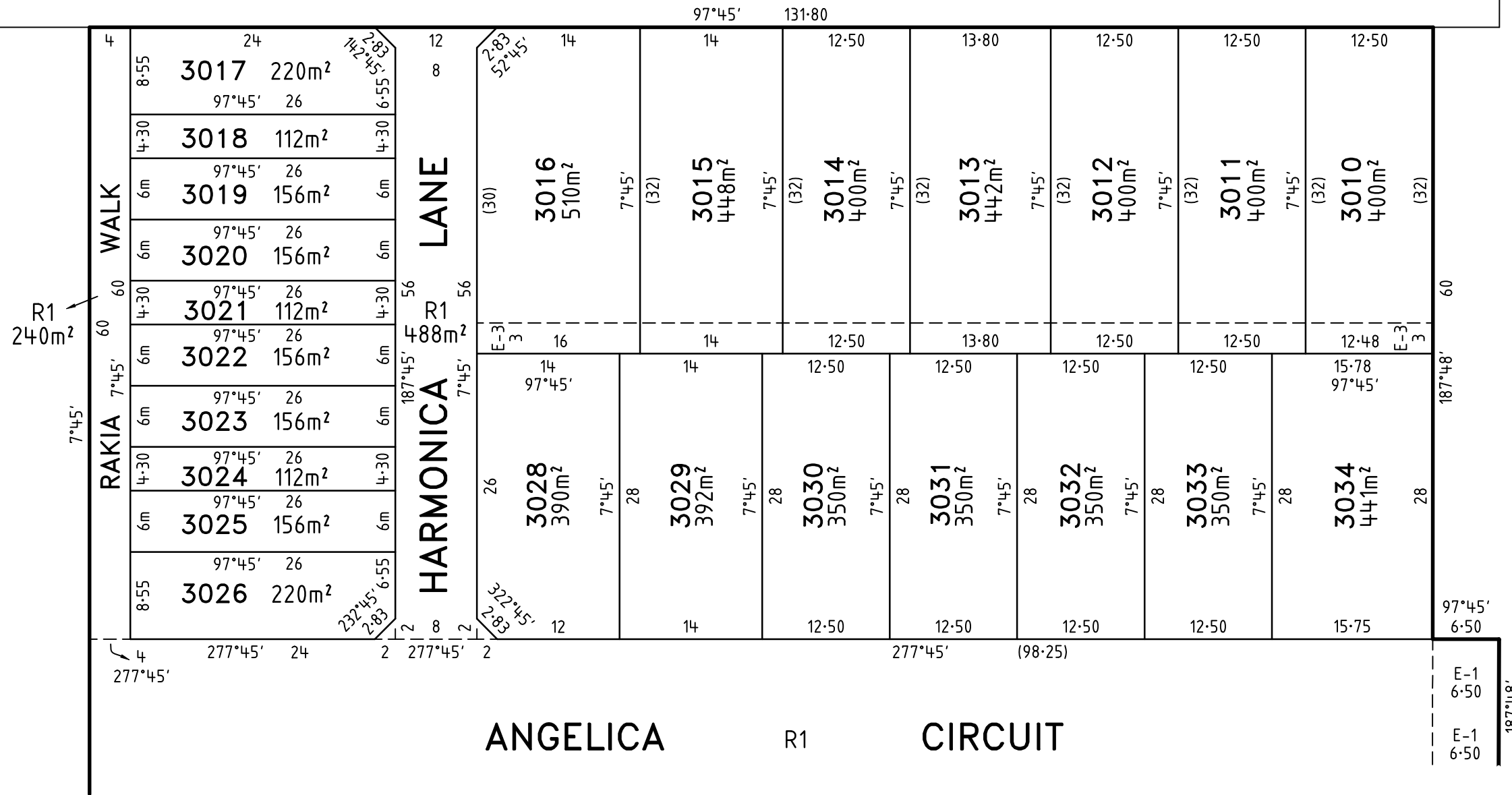
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ASPIRE - 30

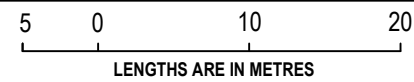
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SCALE
1:500

ORIGINAL SHEET SIZE A3

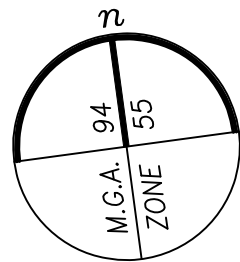
SHEET 3

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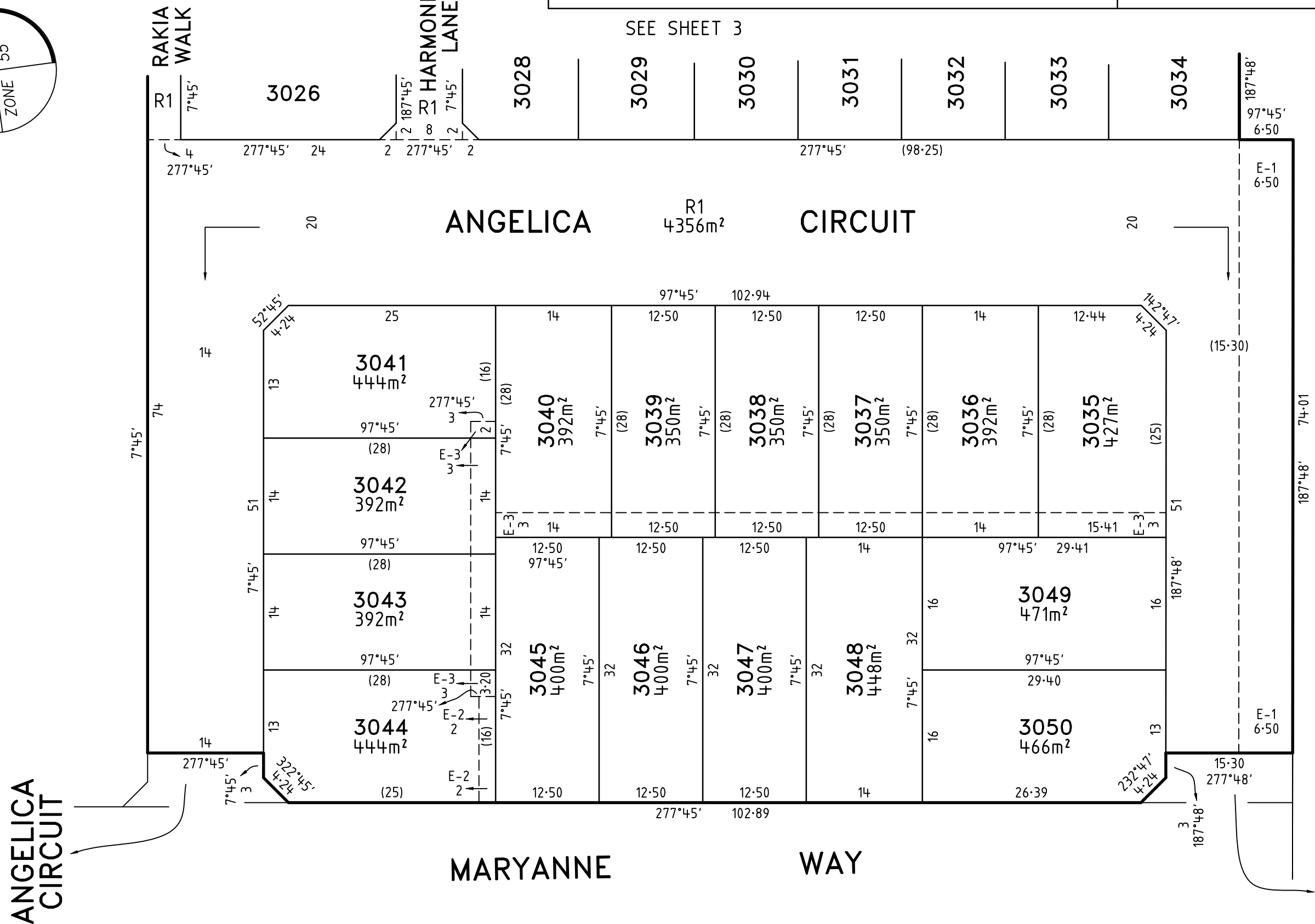
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SEE SHEET 3



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ASPIRE - 30	
LICENSED SURVEYOR BRENDAN MUNARI	
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5 0 10 20
 LENGTHS ARE IN METRES

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SCALE 1:500	ORIGINAL SHEET SIZE A3
	SHEET 4
Digitally signed by: Melton City Council, 19/02/2024, SPEAR Ref: S195116J	

PLAN OF SUBDIVISION

PS 905695Q

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
3010	3011, 3034
3011	3010, 3012, 3033, 3034
3012	3011, 3013, 3032, 3033
3013	3012, 3014, 3031, 3032
3014	3013, 3015, 3030, 3031
3015	3014, 3016, 3029, 3030
3016	3015, 3028, 3029
3028	3016, 3029
3029	3015, 3016, 3028, 3030
3030	3014, 3015, 3029, 3031

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3031	3013, 3014, 3030, 3032
3032	3012, 3013, 3031, 3033
3033	3011, 3012, 3032, 3034
3034	3010, 3011, 3033
3035	3036, 3049
3036	3035, 3037, 3049
3037	3036, 3038, 3048
3038	3037, 3039, 3047, 3048
3039	3038, 3040, 3046, 3047
3040	3039, 3041, 3042, 3045, 3046

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3041	3040, 3042
3042	3040, 3041, 3043, 3045
3043	3042, 3044, 3045
3044	3043, 3045
3045	3040, 3042, 3043, 3044, 3046
3046	3039, 3040, 3045, 3047
3047	3038, 3039, 3046, 3048
3048	3037, 3038, 3047, 3049, 3050
3049	3035, 3036, 3048, 3050
3050	3048, 3049

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 AA9810 EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

EXPIRY DATE: 31/12/2033

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 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
3017	3018
3018	3017, 3019
3019	3018, 3020
3020	3019, 3021
3021	3020, 3022

BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
3022	3021, 3023
3023	3022, 3024
3024	3023, 3025
3025	3024, 3026
3026	3025

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: 31/12/2033

ASPIRE - 30



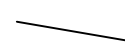
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SHEET 5

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