

# PLAN OF SUBDIVISION

## EDITION

## PS 818614D

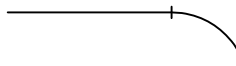
### LOCATION OF LAND

**PARISH:** MARIBYRNONG  
**TOWNSHIP:** -  
**SECTION:** B  
**CROWN ALLOTMENT:** 9 & 12 (PARTS)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** VOL FOL  
  
**LAST PLAN REFERENCE:** LOT G ON PS818613F  
  
**POSTAL ADDRESS:** 167-233 BEATTYS ROAD  
 (at time of subdivision) FRASER RISE 3336  
  
**MGA 94 CO-ORDINATES:** E 299 050 ZONE: 55  
 (approx. centre of land in plan) N 5 824 800

Council Name: Melton City Council  
 SPEAR Reference Number: S125242T

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2	MELTON CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD JEMENA ELECTRICITY NETWORKS (VIC) LTD	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PA2017/5637	
		SURVEY	THIS PLAN IS <del>TO BE</del> BASED ON SURVEY 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
<b>OTHER PURPOSE OF PLAN</b> TO REMOVE THAT PART OF SEWERAGE EASEMENT E-5 ON PS818613F NOW CONTAINED IN MAMIC BOULEVARD & SLAVKO DRIVE ON THIS PLAN. TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-13 ON PS818613F (NOW CONTAINED IN MAMIC BOULEVARD ON THIS PLAN).  <b>GROUND FOR REMOVAL OF EASEMENTS</b> AGREEMENT BY ALL INTERESTED PARTIES.			LOTS 1 TO 2400 AND A TO G (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LAND SUBDIVIDED (EXCLUDING LOT H) - 3.823ha  TANGENT POINTS ARE SHOWN THUS:  EASEMENTS E-1 & E-2 ON PS818613F NO LONGER AFFECT VIDE SCHEDULE 5 OF SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.

### 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	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	DRAINAGE	SEE DIAG	PS814787R	MELTON CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	PS814747E	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS814747E	CITY WEST WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS814748C	MELTON CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-7	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-7	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-8	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-8	DRAINAGE	SEE DIAG	PS814748C	MELTON CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-11	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. K305859	STATE ELECTRICITY COMMISSION OF VICTORIA
E-11	DRAINAGE	SEE DIAG	PS814747E	MELTON CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	PS818613F	MELTON CITY COUNCIL
E-13	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-14	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. M569056H	STATE ELECTRICITY COMMISSION OF VICTORIA
E-14	DRAINAGE	SEE DIAG	PS818613F	MELTON CITY COUNCIL

**ASPIRE - 24**

**60 LOTS AND BALANCE LOT H**

**LICENSED SURVEYOR ADRIAN A. THOMAS**

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



DEVELOP WITH CONFIDENCE™  
 Formerly **Bosco Jonson**

**DATE** 15/08/19  
**VERSION** E

**REFERENCE** 29896243  
**DRAWING** 2989624AE

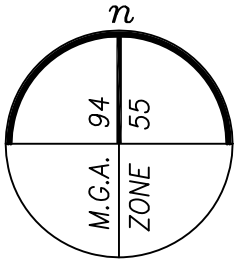
**ORIGINAL SHEET SIZE A3**

**SHEET 1 OF 7 SHEETS**

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 Surveyor's Plan Version (E),  
 15/08/2019, SPEAR Ref: S125242T

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PS 818614D



**BEATTYS ROAD**  
63°23'40"  
229.64

153°23'40"  
200.50

**FAIRMONT CRESCENT**  
153°23'40"  
200.50

**BOULEVARD MANNIC**  
195°40'20"  
14.085

**SLAVKO DRIVE**

SEE ENLARGEMENT No.1

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

**H**  
50.56ha

SEE ENLARGEMENT No.3 ON SHEET 6

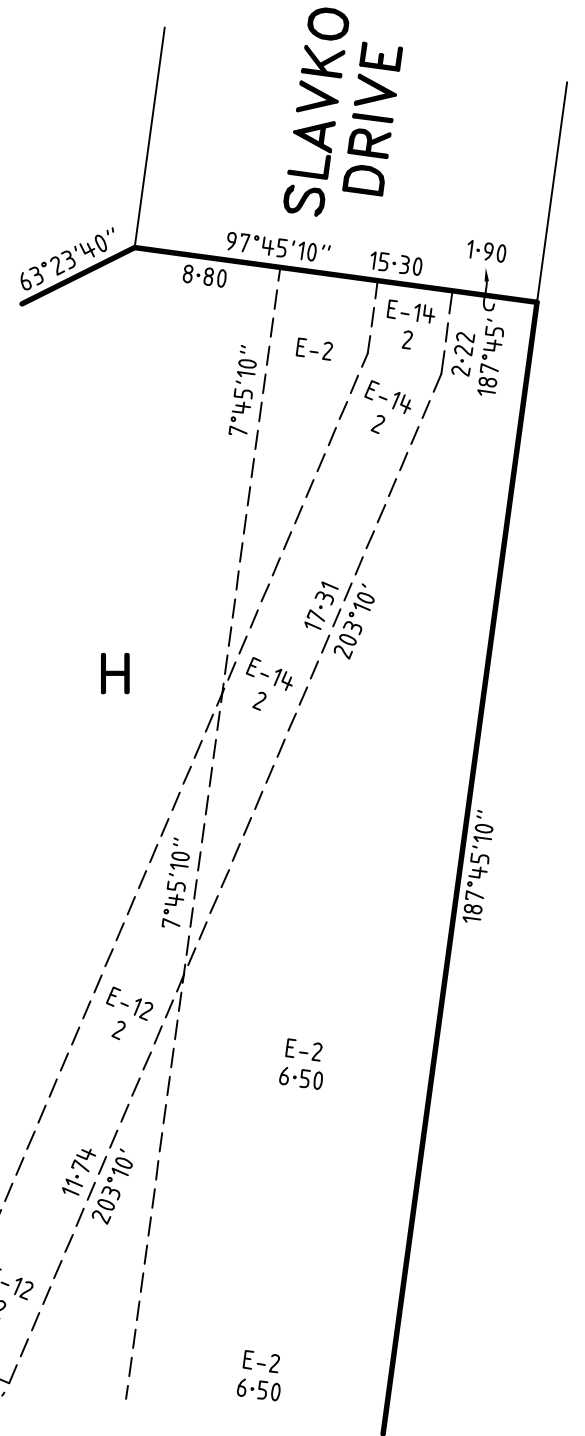
**FLOREY AVENUE**

**KENNEDY DRIVE**

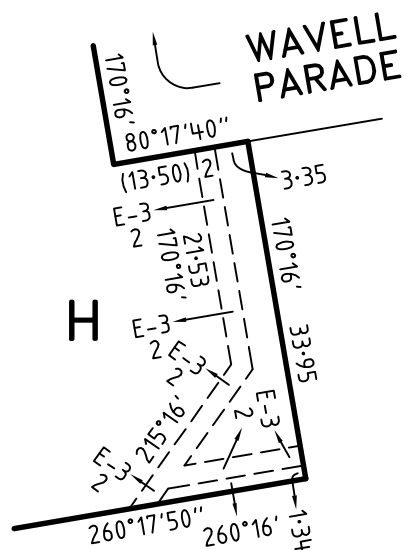
**WILDE STREET**

**WAVELL PARADE**  
170°16' (306.43)

SEE ENLARGEMENT No.2



ENLARGEMENT No.1  
NOT TO SCALE

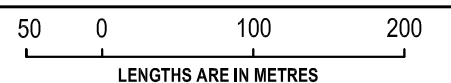


ENLARGEMENT No.2  
NOT TO SCALE

ASPIRE - 24

LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE  
1:5000



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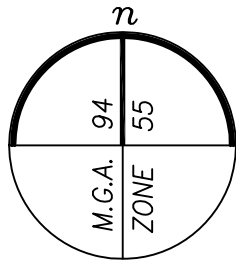
REFERENCE 29896243  
DRAWING 2989624AE

ORIGINAL SHEET SIZE A3  
SHEET 2

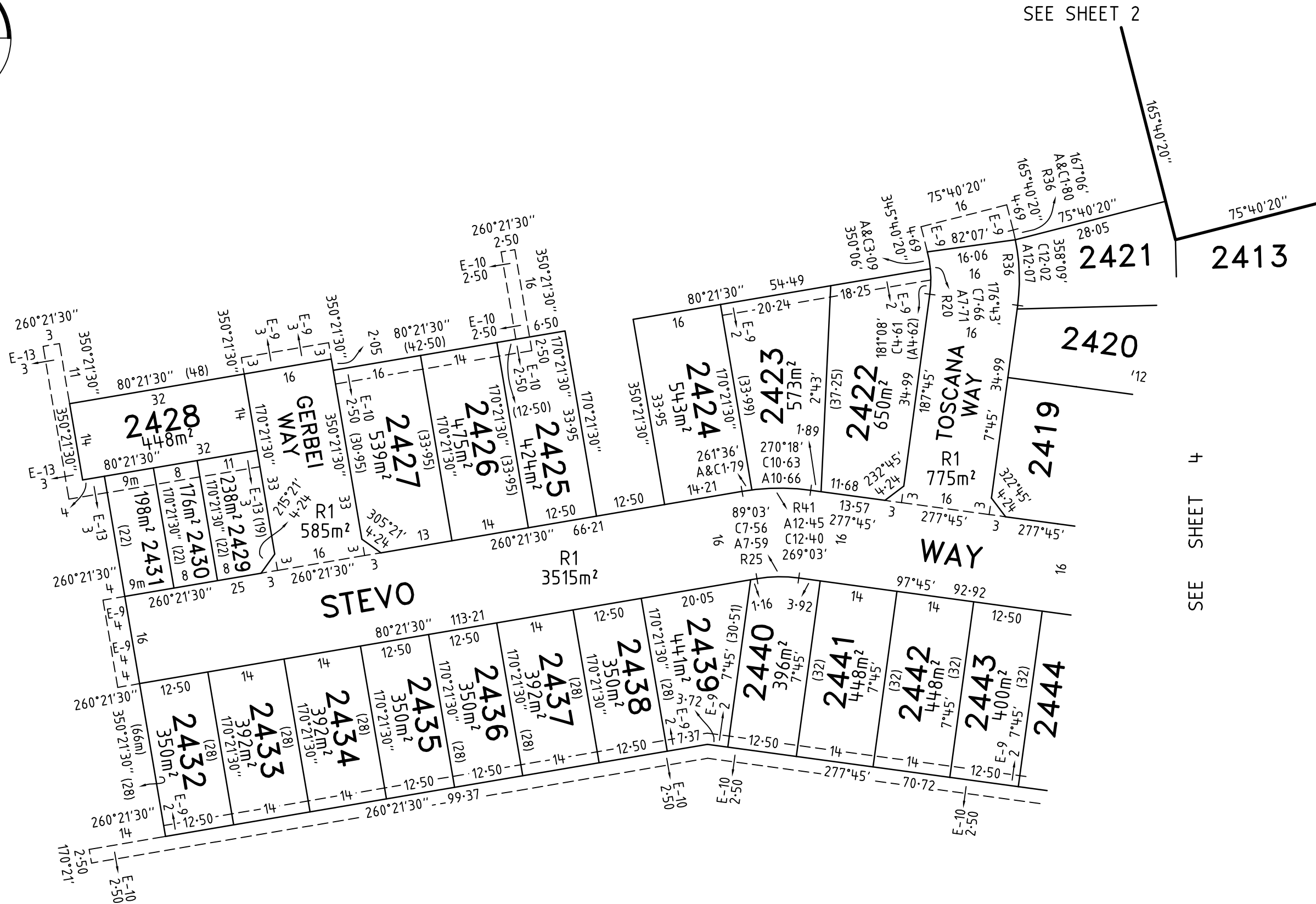
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SEE SHEET 2



H  
SEE SHEET 2

SEE SHEET 4

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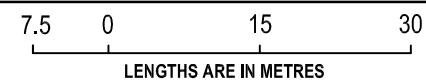


ASPIRE - 24

LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 15/08/19  
VERSION E

REFERENCE 29896243  
DRAWING 2989624AE



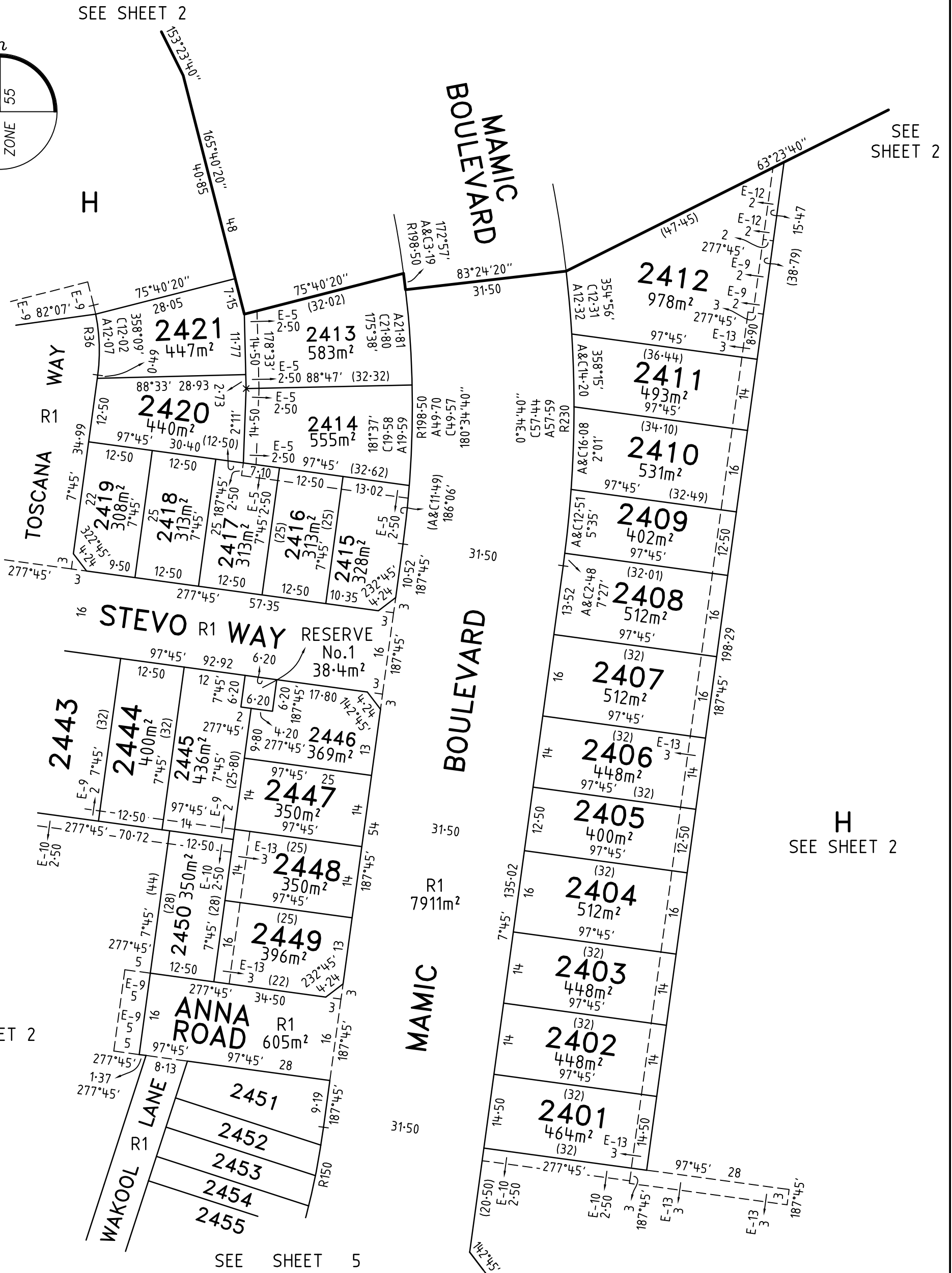
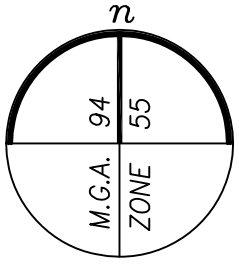
SCALE  
1:750

ORIGINAL SHEET SIZE A3  
SHEET 3

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PS 818614D



SEE SHEET 3

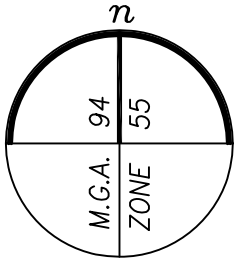
SEE SHEET 2

SEE SHEET 5

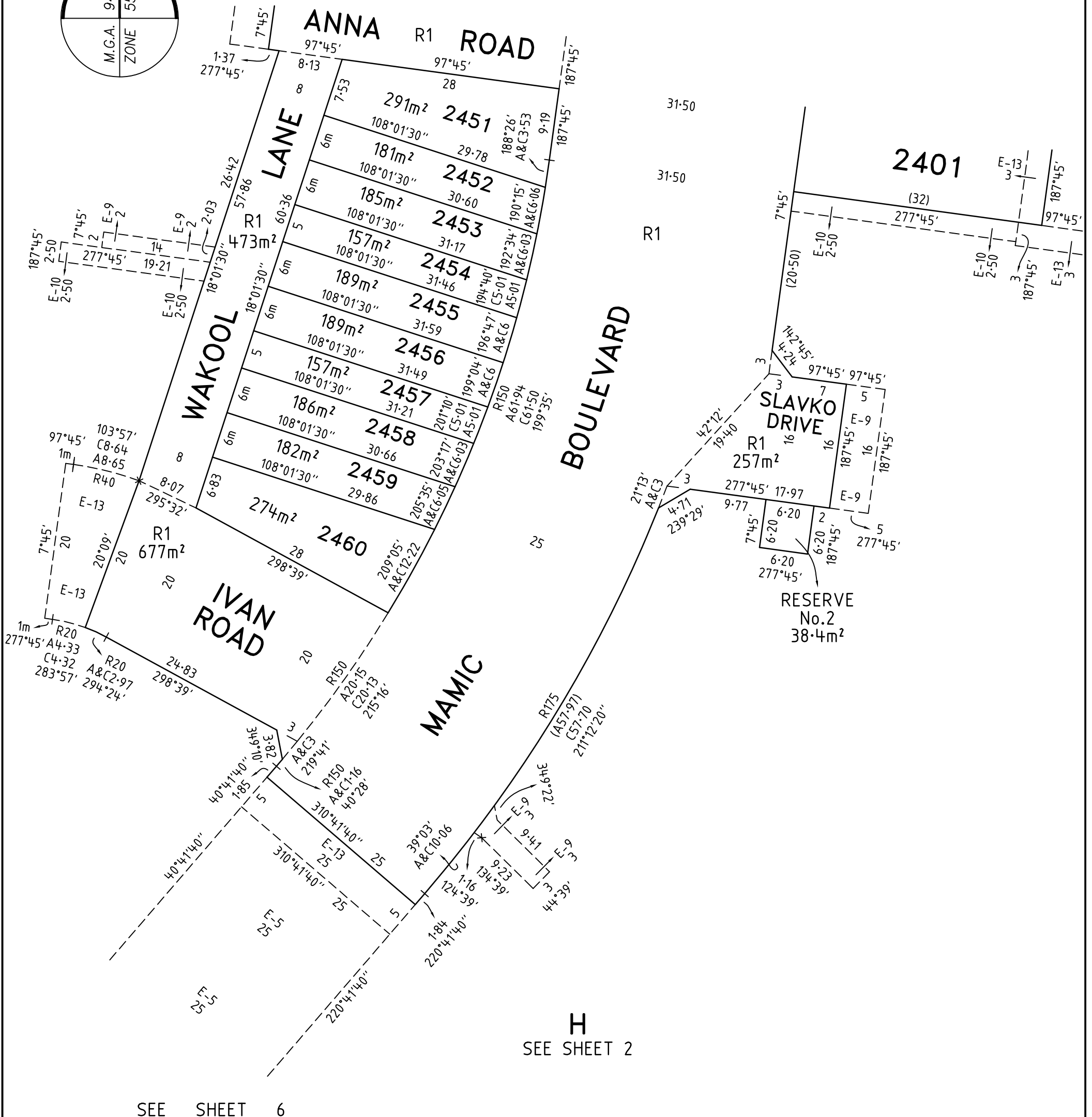
<b>ASPIRE - 24</b>  Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au  DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Jonson</b>	LICENSED SURVEYOR <b>ADRIAN A. THOMAS</b>		SCALE 1:750	<p>LENGTHS ARE IN METRES</p>
	DATE 15/08/19	REFERENCE 29896243	ORIGINAL SHEET SIZE A3	
	VERSION E	DRAWING 2989624AE	SHEET 4	
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# PLAN OF SUBDIVISION

PS 818614D



SEE SHEET 4



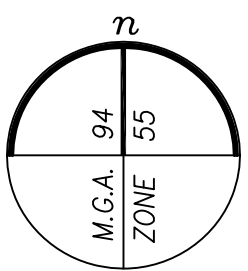
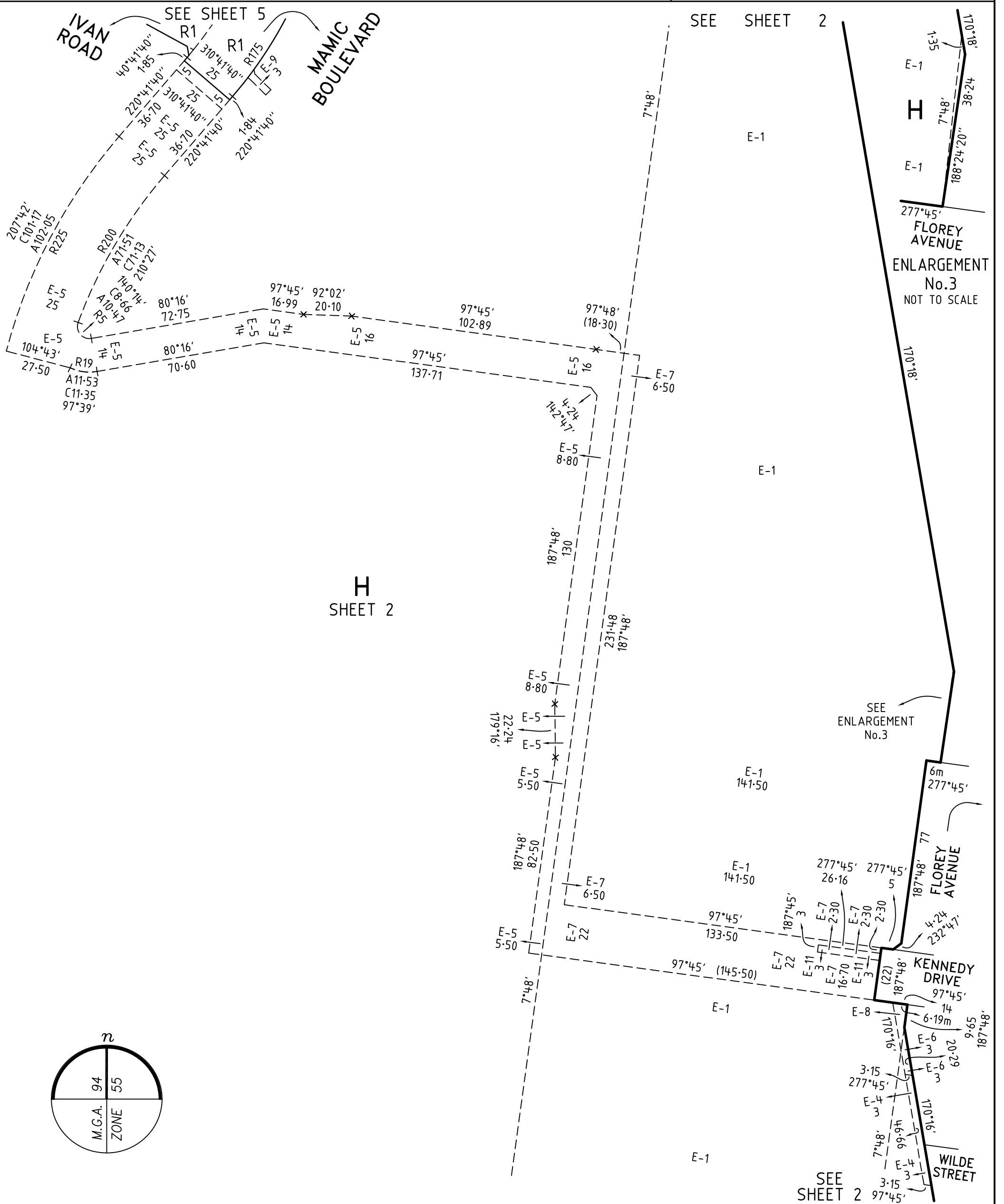
H  
SEE SHEET 2

SEE SHEET 6

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	DATE 15/08/19      REFERENCE 29896243 VERSION E      DRAWING 2989624AE		ORIGINAL SHEET SIZE A3 SHEET 5	
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	DATE 15/08/19 VERSION E	REFERENCE 29896243 DRAWING 2989624AE	ORIGINAL SHEET SIZE A3 SHEET 6
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# PLAN OF SUBDIVISION

**PS 818614D**

## 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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2401	2402	2413	2414, 2420, 2421	2425	2426	2440	2439, 2441
2402	2401, 2403	2414	2413, 2415, 2416, 2417, 2420	2426	2425, 2427	2441	2440, 2442
2403	2402, 2404	2415	2414, 2416	2427	2426	2442	2441, 2443
2404	2403, 2405	2416	2414, 2415, 2417	2428	2429, 2430, 2431	2443	2442, 2444
2405	2404, 2406	2417	2414, 2416, 2418, 2420	2432	2433	2444	2443, 2445
2406	2405, 2407	2418	2417, 2419, 2420	2433	2432, 2434	2445	2444, 2446, 2447, 2448, 2450
2407	2406, 2408	2419	2418, 2420	2434	2433, 2435	2446	2445, 2447
2408	2407, 2409	2420	2413, 2414, 2417, 2418, 2419, 2421	2435	2434, 2436	2447	2445, 2446, 2448
2409	2408, 2410	2421	2413, 2420	2436	2435, 2437	2448	2445, 2447, 2449, 2450
2410	2409, 2411	2422	2423	2437	2436, 2438	2449	2448, 2450
2411	2410, 2412	2423	2422, 2424	2438	2437, 2439	2450	2445, 2448, 2449
2412	2411	2424	2423	2439	2438, 2440		

### 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 2030

## 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	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2429	2428, 2430	2431	2428, 2430
2430	2428, 2429, 2431		

### 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 2030

## 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	BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2451	2452	2456	2455, 2457
2452	2451, 2453	2457	2456, 2458
2453	2452, 2454	2458	2457, 2459
2454	2453, 2455	2459	2458, 2460
2455	2454, 2456	2460	2459

### 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 2030

## CREATION OF RESTRICTION D

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2451	2452	2454	2453, 2455	2457	2456, 2458	2460	2459
2452	2451, 2453	2455	2454, 2456	2458	2457, 2459		
2453	2452, 2454	2456	2455, 2457	2459	2458, 2460		

### RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT CONSTRUCT A DWELLING-HOUSE THAT IS LESS THAN TWO STOREYS IN HEIGHT.

EXPIRY DATE: 30 DECEMBER 2030

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		<b>DATE</b> 15/08/19 <b>REFERENCE</b> 29896243 <b>VERSION</b> E <b>DRAWING</b> 2989624AE	<b>ORIGINAL SHEET SIZE</b> A3 <b>SHEET</b> 7
		Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 15/08/2019, SPEAR Ref: S125242T	