

PLAN OF SUBDIVISION

EDITION

PS 840549L

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 9 (PART)
CROWN PORTION: -
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT L ON PS818614D

POSTAL ADDRESS: 167-233 BEATTYS ROAD
 (at time of subdivision) FRASER RISE 3336

MGA 94 CO-ORDINATES: E 299 000 ZONE: 55
 (approx. centre of land in plan) N 5 824 900

Council Name: Melton City Council

Council Reference Number: Sub5741
 Planning Permit Reference: PA2017/5637
 SPEAR Reference Number: S158659T

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: Simon J Temple for Melton City Council on 14/01/2021

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LTD

NOTATIONS

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

SURVEY THIS PLAN IS / IS NOT 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

LOTS 1 TO 2680 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-4 TO E-12 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED - 1.998ha

TANGENT POINTS ARE SHOWN THUS: 

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-5 ON PS818614D NOW CONTAINED IN MAMIC BOULEVARD & MARYANNE WAY ON THIS PLAN.

TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-22 ON PS818614D (NOW CONTAINED IN MAMIC BOULEVARD ON THIS PLAN).

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-9 ON PS818614D NOW CONTAINED IN RESERVE No.1 ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENT

AGREEMENT BY ALL INTERESTED PARTIES.

EASEMENT INFORMATION

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

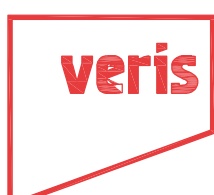
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-3	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-13 E-13	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS818614D PS818614D	MELTON CITY COUNCIL CITY WEST WATER CORPORATION

ASPIRE - 26A

13 LOTS

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 17/12/20

REFERENCE 329896-ST26A

VERSION E

DRAWING 329896-ST26A-AE

ORIGINAL SHEET SIZE A3

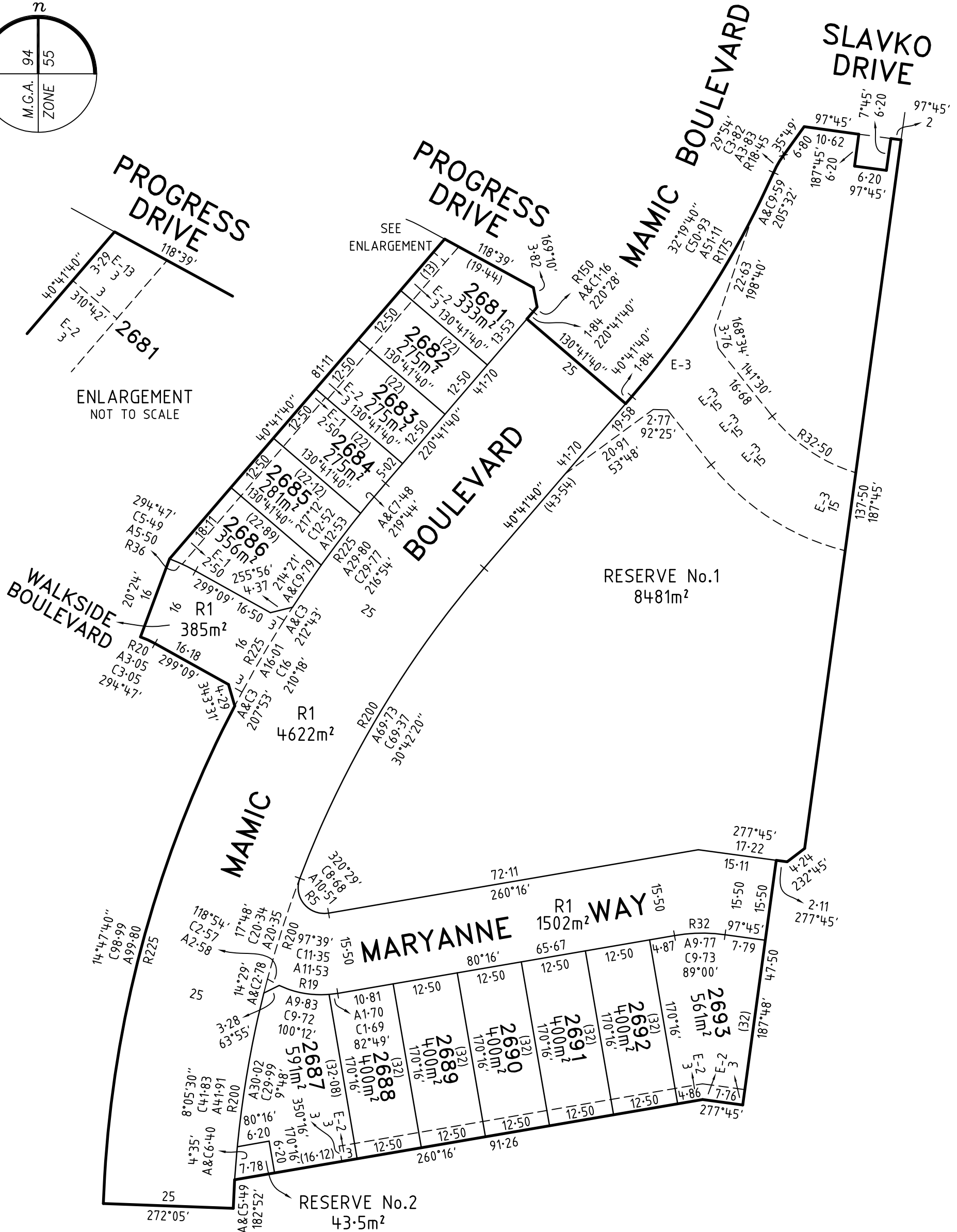
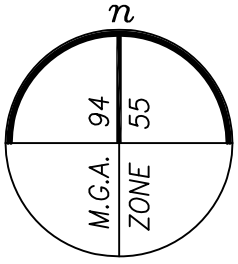
SHEET 1 OF 3 SHEETS

Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 18/12/2020, SPEAR Ref: S158659T

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ENLARGEMENT NOT TO SCALE

RESERVE No.1
8481m²

RESERVE No.2
43.5m²

ASPIRE - 26A Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly Bosco Jonson	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 1:750	<p>LENGTHS ARE IN METRES</p>	
	DATE 17/12/20 VERSION E	REFERENCE 329896-ST26A DRAWING 329896-ST26A-AE	ORIGINAL SHEET SIZE A3 SHEET 2		
	Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 18/12/2020, SPEAR Ref: S158659T		Digitally signed by: Melton City Council, 14/01/2021, SPEAR Ref: S158659T		

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PS 840549L

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
2681	2682
2686	2685
2687	2688
2688	2687, 2689
2689	2688, 2690
2690	2689, 2691
2691	2690, 2692
2692	2691, 2693
2693	2692

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
2682	2681, 2683
2683	2682, 2684
2684	2683, 2685
2685	2684, 2686

RESTRICTION:

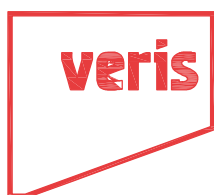
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN IN THE TABLE AS A LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)' MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THE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

ASPIRE - 26A

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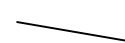
LICENSED SURVEYOR **ADRIAN A. THOMAS**

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SCALE



ORIGINAL SHEET SIZE A3

SHEET 3

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Melton City Council,
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