

PLAN OF SUBDIVISION

EDITION

PS 835644W

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL 12263 FOL 737

LAST PLAN REFERENCE: LOT M ON PS818614D

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

MGA 94 CO-ORDINATES: E 299 100 ZONE: 55
(approx. centre of land in plan) N 5 824 700

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL/BODY/PERSON

STAGING

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

ROAD R1

MELTON CITY COUNCIL

SURVEY

THIS PLAN IS ~~TO BE~~ 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

LOTS 1 TO 2700 AND A TO M (ALL INCLUSIVE) HAVE BEEN OMITTED
FROM THIS PLAN.

EASEMENTS E-8, E-9, E-12 AND E-14 TO E-18 (BOTH INCLUSIVE) HAVE BEEN OMITTED
FROM THIS PLAN.

LAND SUBDIVIDED (EXCLUDING LOT N) - 1.502ha

TANGENT POINTS ARE SHOWN THUS: 

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-9 ON PS818614D
NOW CONTAINED IN SLAVKO DRIVE 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
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SEE SHEET 2

ASPIRE - 27

29 LOTS AND BALANCE LOT N

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 26/08/21
VERSION G

REFERENCE 329896-ST27
DRAWING 329896-ST27-AG

ORIGINAL SHEET SIZE A3
SHEET 1 OF 7 SHEETS

PLAN OF SUBDIVISION

PS 835644W

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	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-4	WAY (ACCESS FOR SEWER MAINTENANCE)	1m	THIS PLAN	CITY WEST WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	PS814748C	CITY WEST WATER CORPORATION
E-6	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106	SEE DIAG	THIS PLAN	MELBOURNE 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-10	SEWERAGE	SEE DIAG	PS818614D	CITY WEST WATER CORPORATION
E-11 E-11 E-11	TRANSMISSION OF ELECTRICITY DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	INST. K305859 PS814747E PS814748C	STATE ELECTRICITY COMMISSION OF VICTORIA MELTON CITY COUNCIL CITY WEST WATER CORPORATION
E-13 E-13	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS818614D PS818614D	MELTON CITY COUNCIL 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

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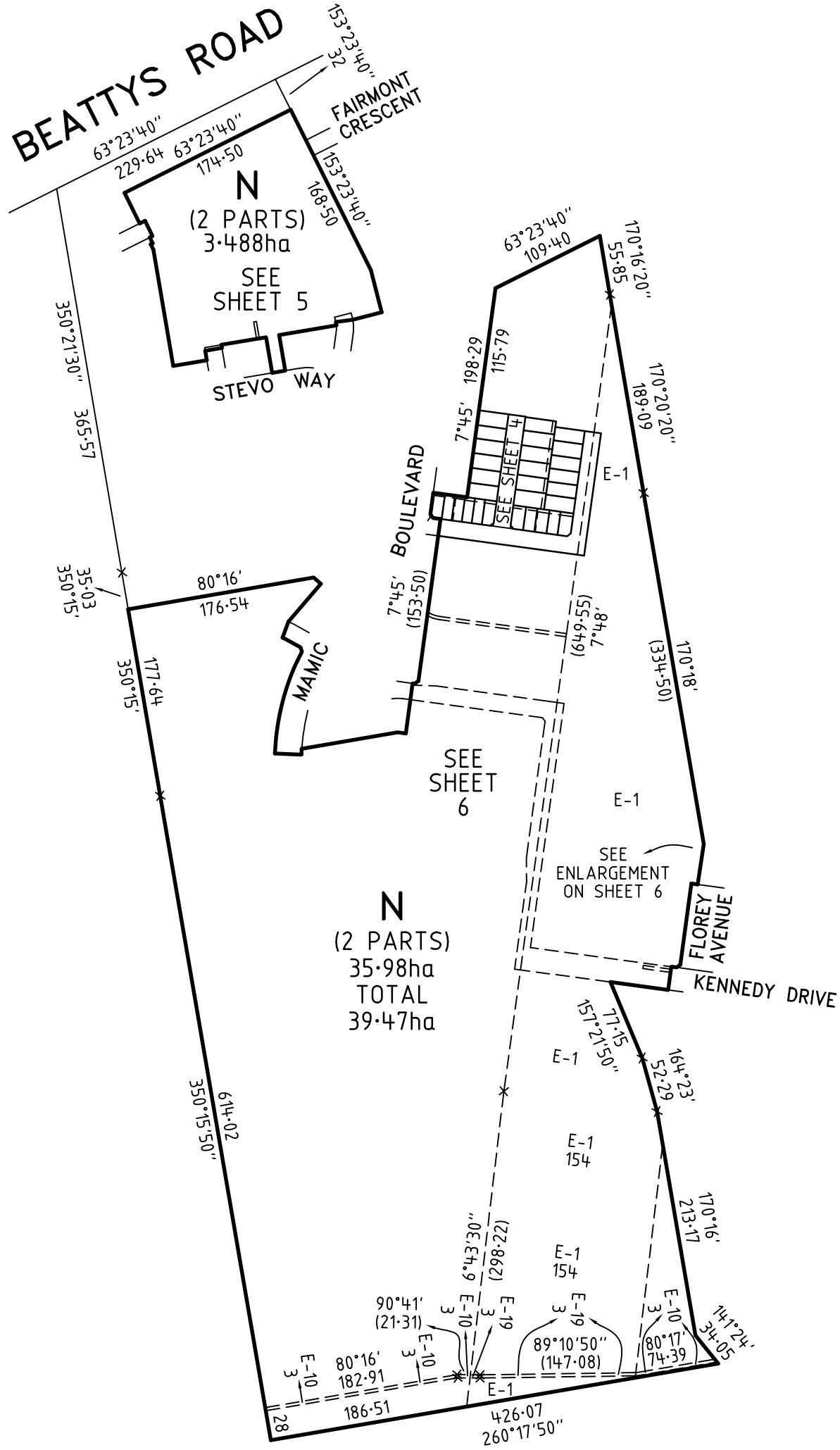
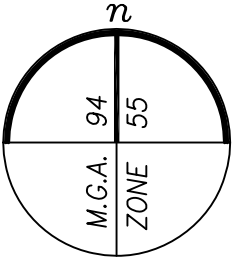
DATE 26/08/21
VERSION G

REFERENCE 329896-ST27
DRAWING 329896-ST27-AG

ORIGINAL SHEET SIZE A3
SHEET 2

PLAN OF SUBDIVISION

PS 835644W



ASPIRE - 27

LICENSED SURVEYOR BRENDAN MUNARI

SCALE
1:5000

50 0 100 200
LENGTHS ARE IN METRES

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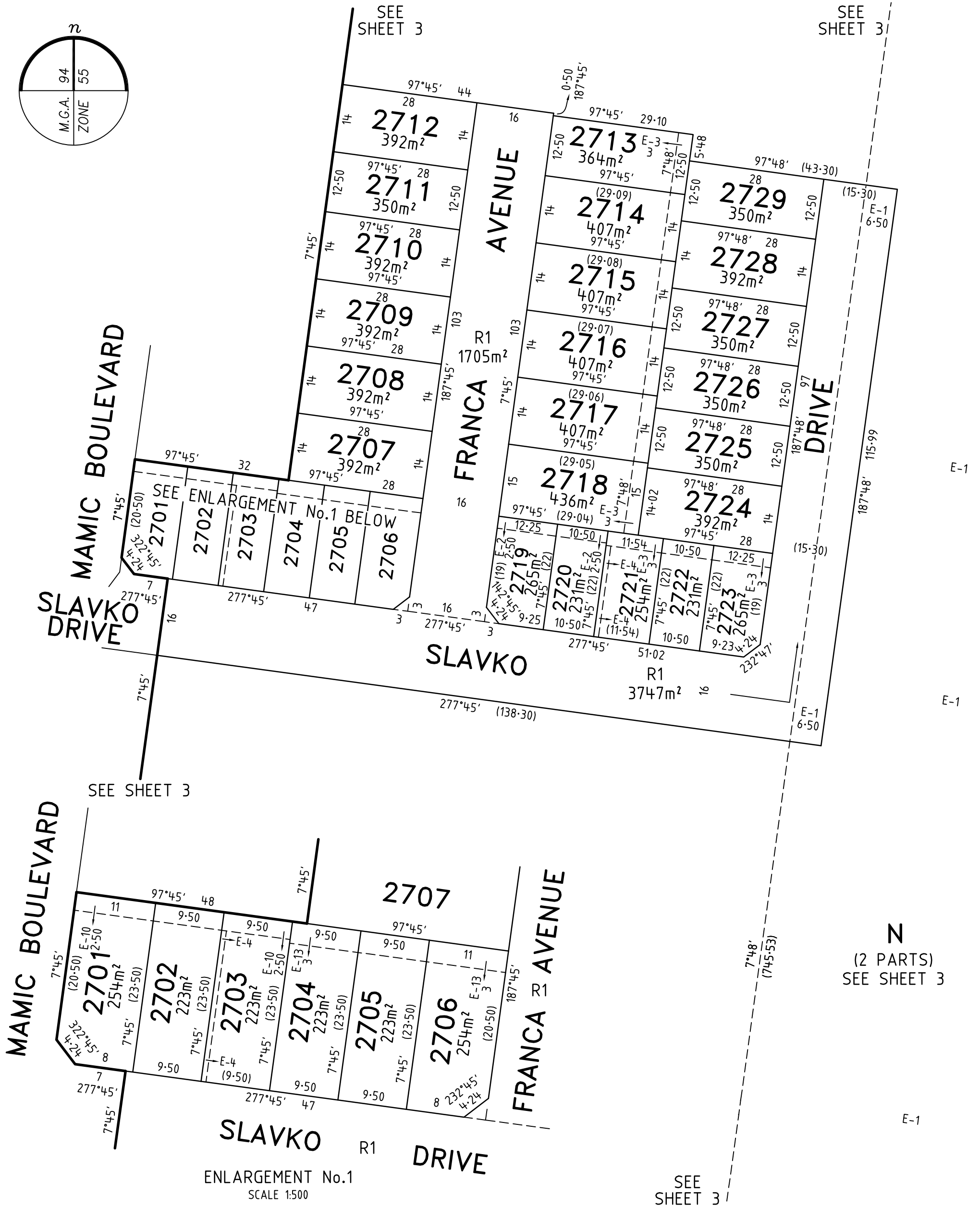
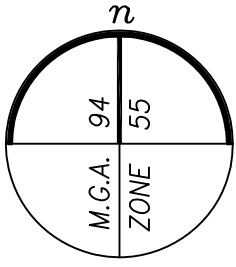
DATE 26/08/21
VERSION G

REFERENCE 329896-ST27
DRAWING 329896-ST27-AG

ORIGINAL SHEET SIZE A3
SHEET 3

PLAN OF SUBDIVISION

PS 835644W

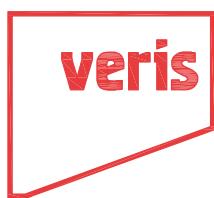


ENLARGEMENT No.1
SCALE 1:500

SEE SHEET 3

ASPIRE - 27

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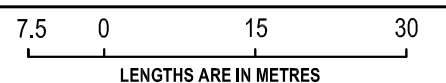


LICENSED SURVEYOR **BRENDAN MUNARI**

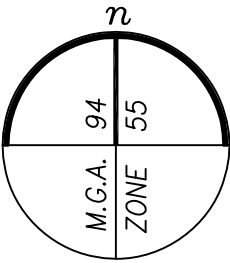
DATE 26/08/21
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REFERENCE 329896-ST27
DRAWING 329896-ST27-AG

SCALE 1:750

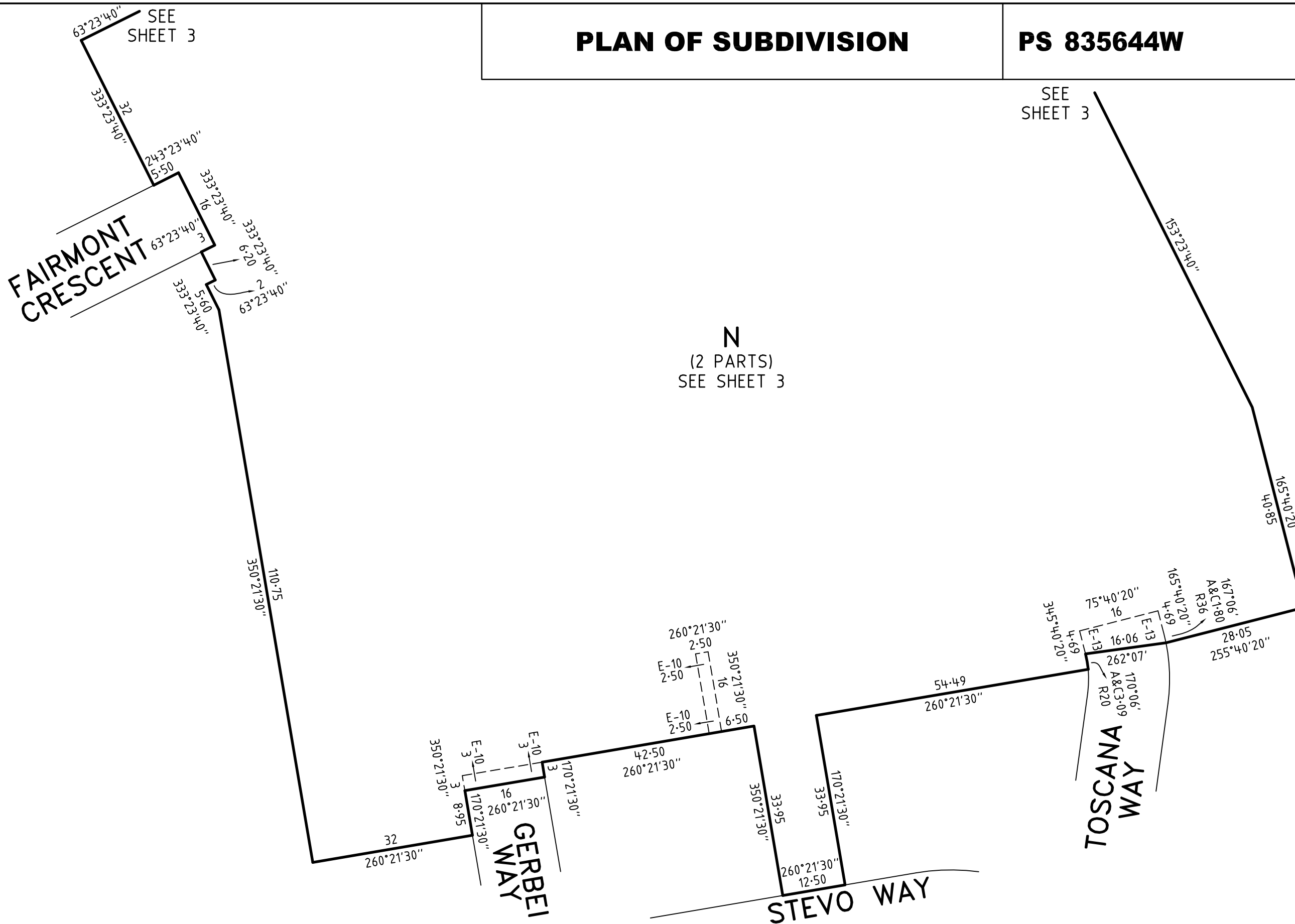


ORIGINAL SHEET SIZE A3
SHEET 4



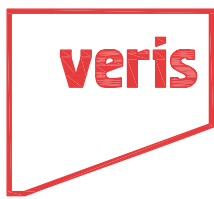
PLAN OF SUBDIVISION

PS 835644W



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ASPIRE - 27

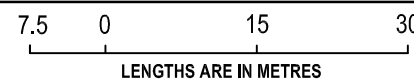
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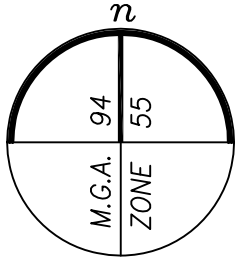
SCALE
1:750

ORIGINAL SHEET SIZE A3

SHEET 5

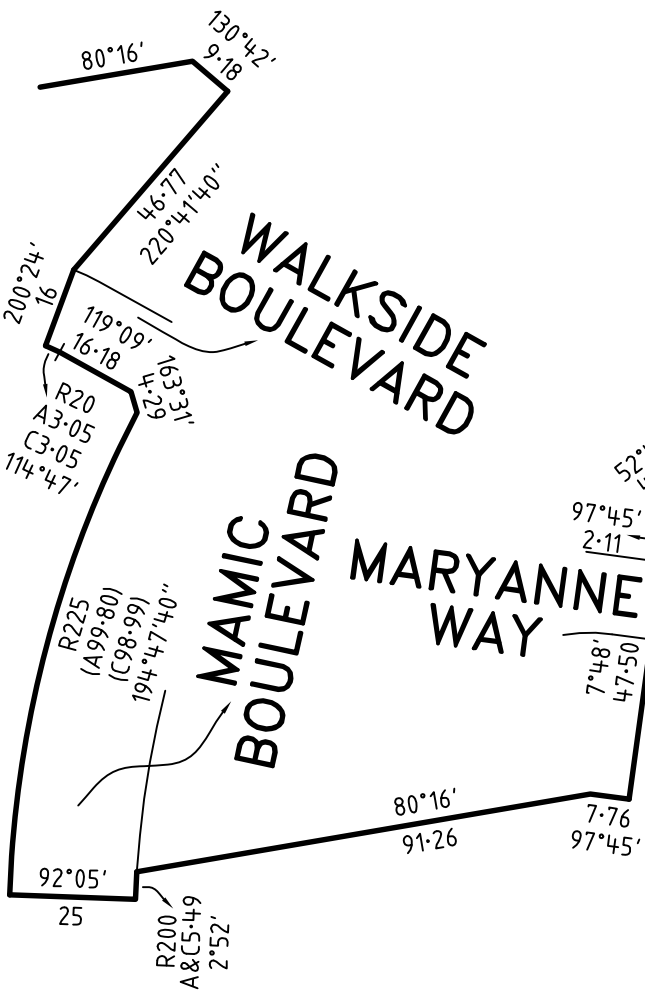
PLAN OF SUBDIVISION

PS 835644W

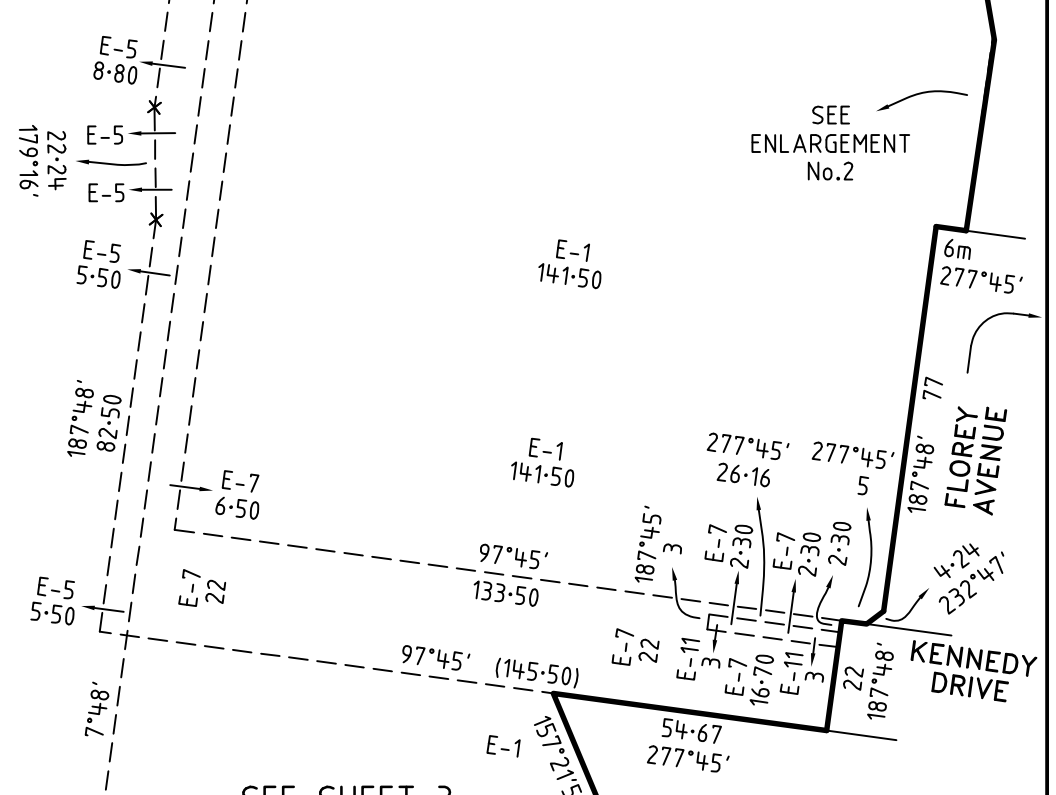


SEE SHEET 4
SLAVKO DRIVE
 R1
 277°45' (138.30)

FLOREY AVENUE ENLARGEMENT No.2
 NOT TO SCALE



N
 (2 PARTS)
 SEE SHEET 3



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LICENSED SURVEYOR	BRENDAN MUNARI	SCALE	1:1500
DATE	26/08/21	REFERENCE	329896-ST27
VERSION	G	DRAWING	329896-ST27-AG

15	0	30	60
LENGTHS ARE IN METRES			
ORIGINAL SHEET SIZE A3			
SHEET 6			

PLAN OF SUBDIVISION

PS 835644W

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
2707	2704, 2705, 2706, 2708	2716	2715, 2717, 2726, 2727
2708	2707, 2709	2717	2716, 2718, 2725, 2726
2709	2708, 2710	2718	2717, 2719, 2720, 2721, 2724, 2725
2710	2709, 2711	2724	2718, 2721, 2722, 2723, 2725
2711	2710, 2712	2725	2717, 2718, 2724, 2726
2712	2711	2726	2716, 2717, 2725, 2727
2713	2714, 2729	2727	2715, 2716, 2726, 2728
2714	2713, 2715, 2728, 2729	2728	2714, 2715, 2727, 2729
2715	2714, 2716, 2727, 2728	2729	2713, 2714, 2728

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
2701	2702	2719	2718, 2720
2702	2701, 2703	2720	2718, 2719, 2721
2703	2702, 2704	2721	2718, 2720, 2722, 2724
2704	2703, 2705, 2707	2722	2721, 2723, 2724
2705	2714, 2726, 2707	2723	2722, 2724
2706	2705, 2707		

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

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SCALE



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SHEET 7