# **PLAN OF SUBDIVISION PS 817197X** EDITION 1 LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: -SECTION: B CROWN ALLOTMENT: 4 (PART) CROWN PORTION: -TITLE REFERENCE: C/T VOL 12380 FOL 874 VOL 12370 FOL 049 VOL 12370 FOL 045 LAST PLAN REFERENCE: LOT AA on PS825781S LOT Q on PS820467B LOT AH on PS820467B POSTAL ADDRESS: TAXON ROAD (at time of subdivision) WEIR VIEWS, VIC, 3338 MGA94 CO-ORDINATES: E: 286 570 ZONE: 55 (of approx centre of land in plan) N: 5 822 210 VESTING OF ROADS AND/OR RESERVES **NOTATIONS IDENTIFIER** COUNCIL / BODY / PERSON Lots 1 to 800, and A to L (all inclusive) have been omitted from this plan. **ROAD R-1** CITY OF MELTON RESERVE No. 1 POWERCOR AUSTRALIA LIMITED Other purpose of this plan: To remove by agreement via Section 6(1)(k) of the Subdivision Act 1988 the following easements that lie within this plan: **NOTATIONS** 1. those parts of easement E-1 created in U850266E that lie within Road R-1 (Taxon Road) and Lot 801. DEPTH LIMITATION: 15.24 metres below the surface applies to all the land in this plan 2. those parts of easement E-7 created in PS817189W that lie within Road R-1 (Taxon Road). SURVEY: 3. the easements E-10 & E-11 created in PS841633S that lie within Road R-1 This plan is based on survey (Taxon Road). This is not a staged subdivision Planning Permit No. PA2015.5000 This survey has been connected to permanent marks Nos. PM 248 & PM 249 (DJERRIWARRA) In Proclaimed Survey Area No. PSA27 **EASEMENT INFORMATION** LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Width Easement Purpose Origin Land Benefited / In Favour of (Metres) Reference SEE SHEET 2 FOR EASEMENT DETAILS AREA OF STAGE - 2.677ha SEVENTH BEND ESTATE - STAGE 8 (45 LOTS) **ORIGINAL SHEET** SHEET 1 OF 7 SURVEYORS FILE REF: 308894SV00 414 La Trobe Street SIZE: A3 PO Box 16084 Melbourne Vic 8007 Licensed Surveyor: Lyall Murray Timms T 61 3 9993 7888 Version: M spiire.com.au

# **PS 817197X**

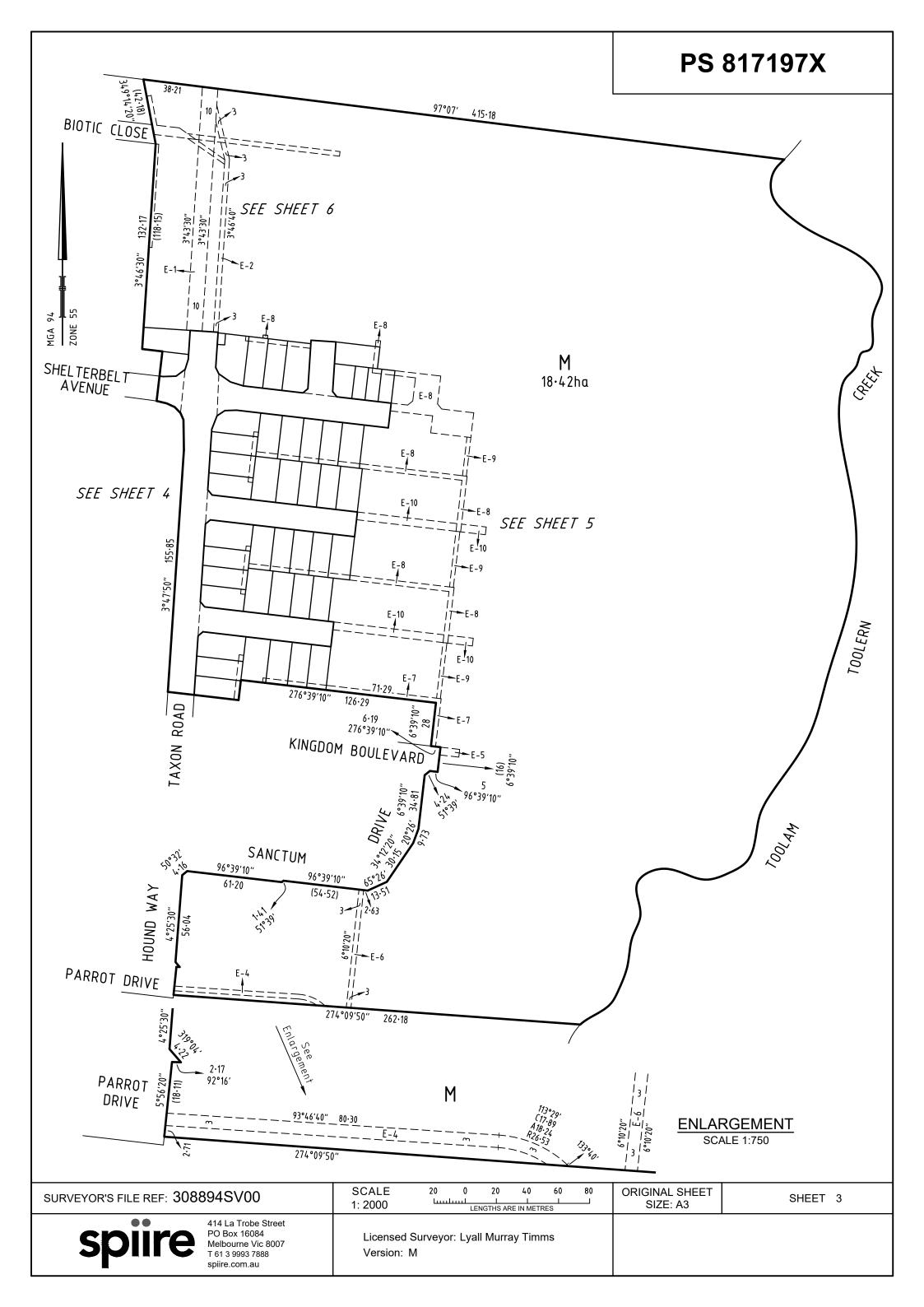
# **EASEMENT INFORMATION**

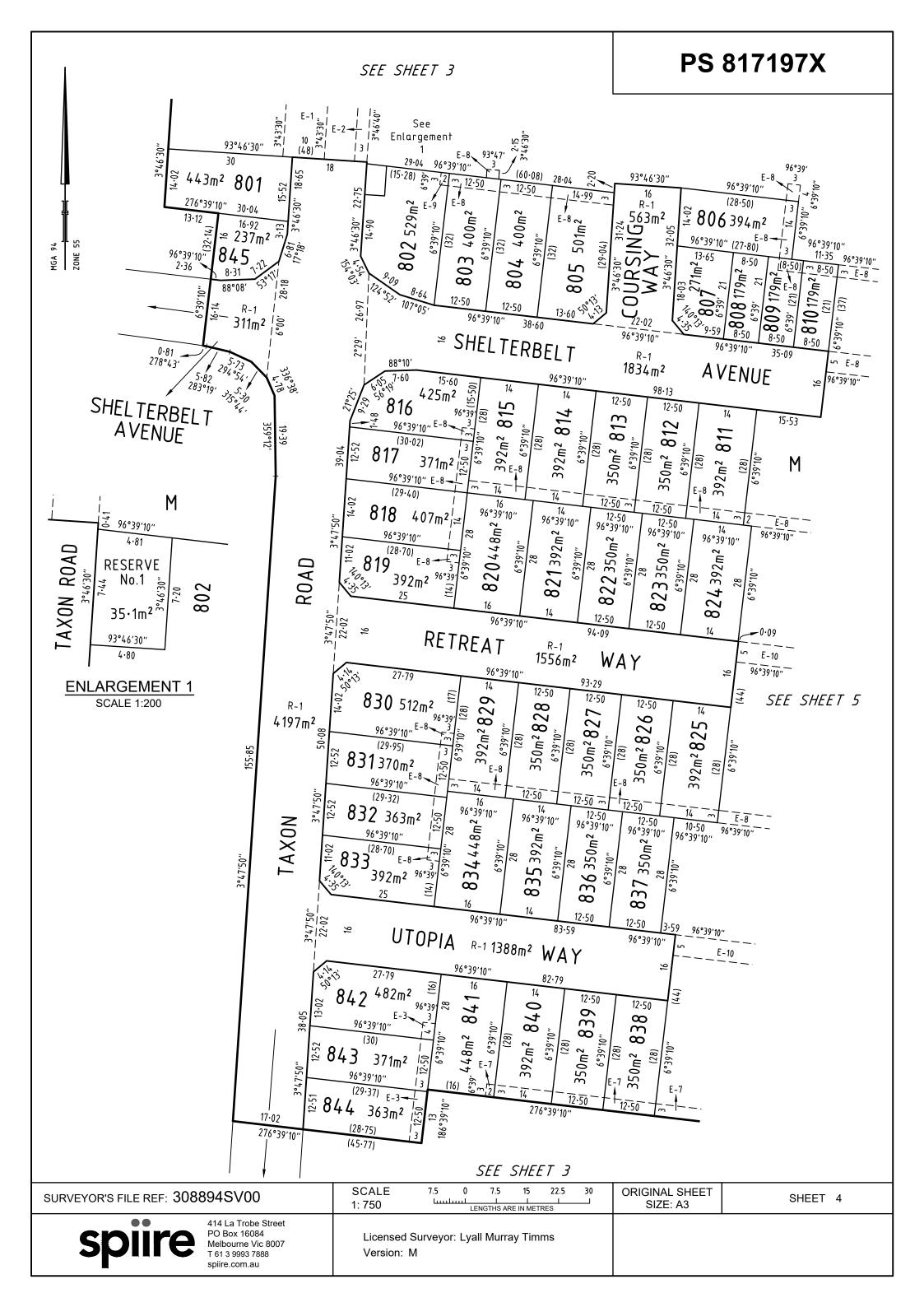
LEGEND: A - Appurtenant Easement						
Easement Purpose Width Origin Land Benefited / In Favour of						
Reference	Purpose	(Metres)	Origin	Land B	enefited / In Favour of	
E-1	SEWERAGE	SEE DIAGRAM	C/E U850266E		TERN WATER CORPORATION	
E-2	SEWERAGE	SEE DIAGRAM	PS817189W		TERN WATER CORPORATION	
E-3	DRAINAGE	SEE DIAGRAM	PS841633S	CITY OF MELTON		
E-3	SEWERAGE	SEE DIAGRAM	PS841633S	WESTERN RE	EGION WATER AUTHORITY	
E-4	DRAINAGE	SEE DIAGRAM	PS825781S		E WATER CORPORATION	
E-5	DRAINAGE	SEE DIAGRAM	PS825781S		TY OF MELTON	
E-5	SEWERAGE	SEE DIAGRAM	PS825781S	GREATER WES	TERN WATER CORPORATION	
E-5	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	PS825781S	GREATER WES	TERN WATER CORPORATION	
E-6	DRAINAGE	SEE DIAGRAM	PS825781S	C	TY OF MELTON	
E-7	DRAINAGE	SEE DIAGRAM	PS825781S	C	ITY OF MELTON	
E-7	SEWERAGE	SEE DIAGRAM	PS825781S	GREATER WES	TERN WATER CORPORATION	
E-8	DRAINAGE	SEE DIAGRAM	THIS PLAN	C	ITY OF MELTON	
E-8	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WES	TERN WATER CORPORATION	
E-9	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WES	TERN WATER CORPORATION	
E-10	DRAINAGE	SEE DIAGRAM	THIS PLAN	C	TY OF MELTON	
E-11	DRAINAGE	SEE PLAN	PS820467B	C	TY OF MELTON	
E-12	DRAINAGE	SEE PLAN	PS820467B	C	ITY OF MELTON	
E-13	DRAINAGE	SEE PLAN	PS820467B	GREATE	ER WESTERN WATER	
E-13	SEWERAGE	SEE PLAN	PS811344U	WESTERN RE	EGION WATER AUTHORITY	
E-14	SEWERAGE	2.50	PS820467B	GREATE	ER WESTERN WATER	
E-14	SEWERAGE	2.50	C/E U850266E	WESTERN RE	EGION WATER AUTHORITY	
E-15	DRAINAGE	SEE PLAN	PS820467B	CITY OF MELTON		
E-15	SEWERAGE	SEE PLAN	C/E U850266E	WESTERN REGION WATER AUTHORITY		
E-16	SEWERAGE	SEE PLAN	PS820467B	GREATER WESTERN WATER CORPORATION		
E-17	DRAINAGE	SEE PLAN	PS820467B	CITY OF MELTON		
E-17	SEWERAGE	SEE PLAN	PS820467B	GREATER WESTERN WATER CORPORATION		
CLIDVEVODI	   S FILE REF: 308894SV00			ORIGINAL SHEET	OUEET O	
SUKVEYUK'S	S FILE REF: 3000943 VUU  414 La Trobe Street			SIZE: A3	SHEET 2	

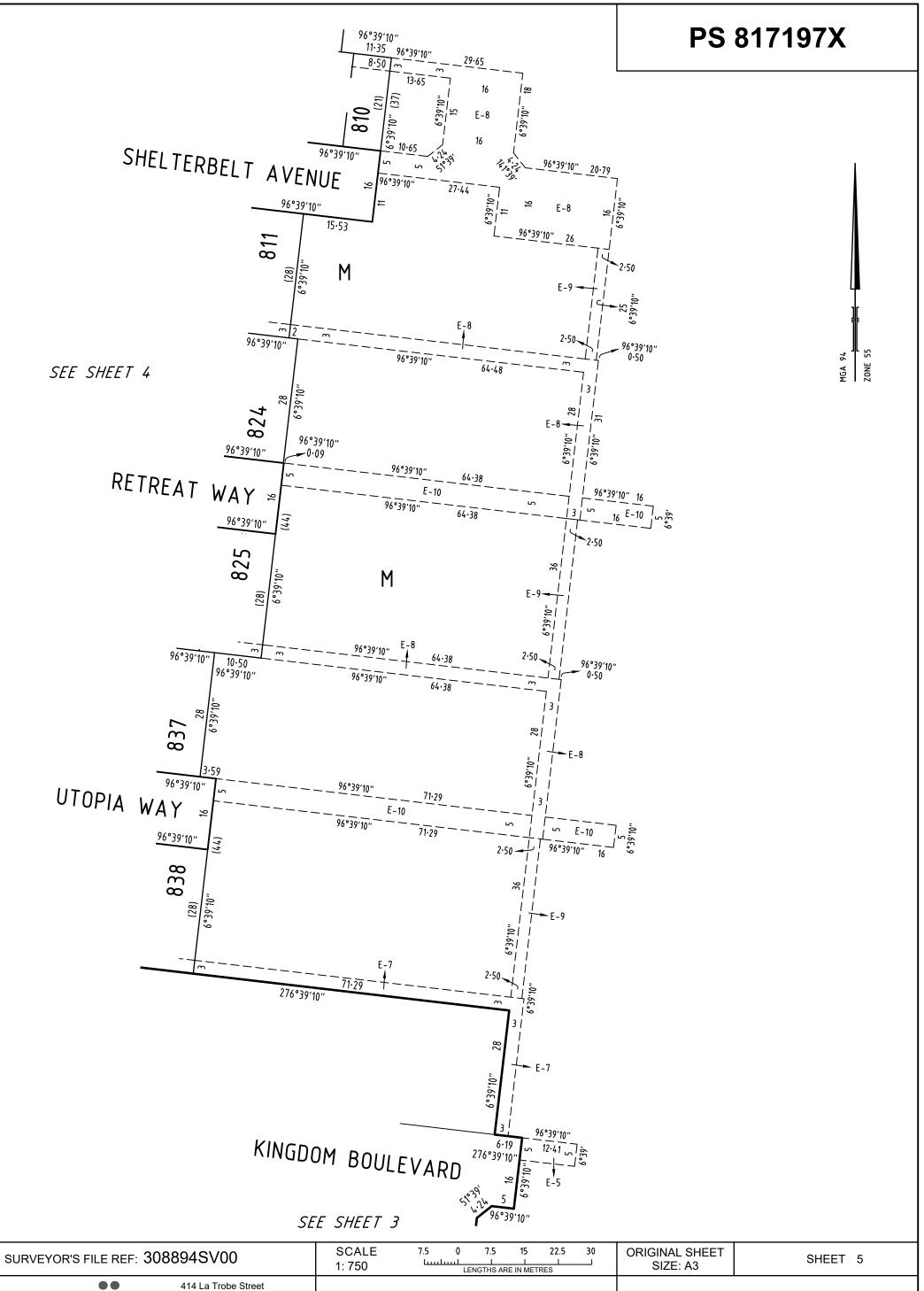
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Version: M







SPORT STILE REF: 3088945 V00

1: 750

1: 750

LENGTHS ARE IN METRES

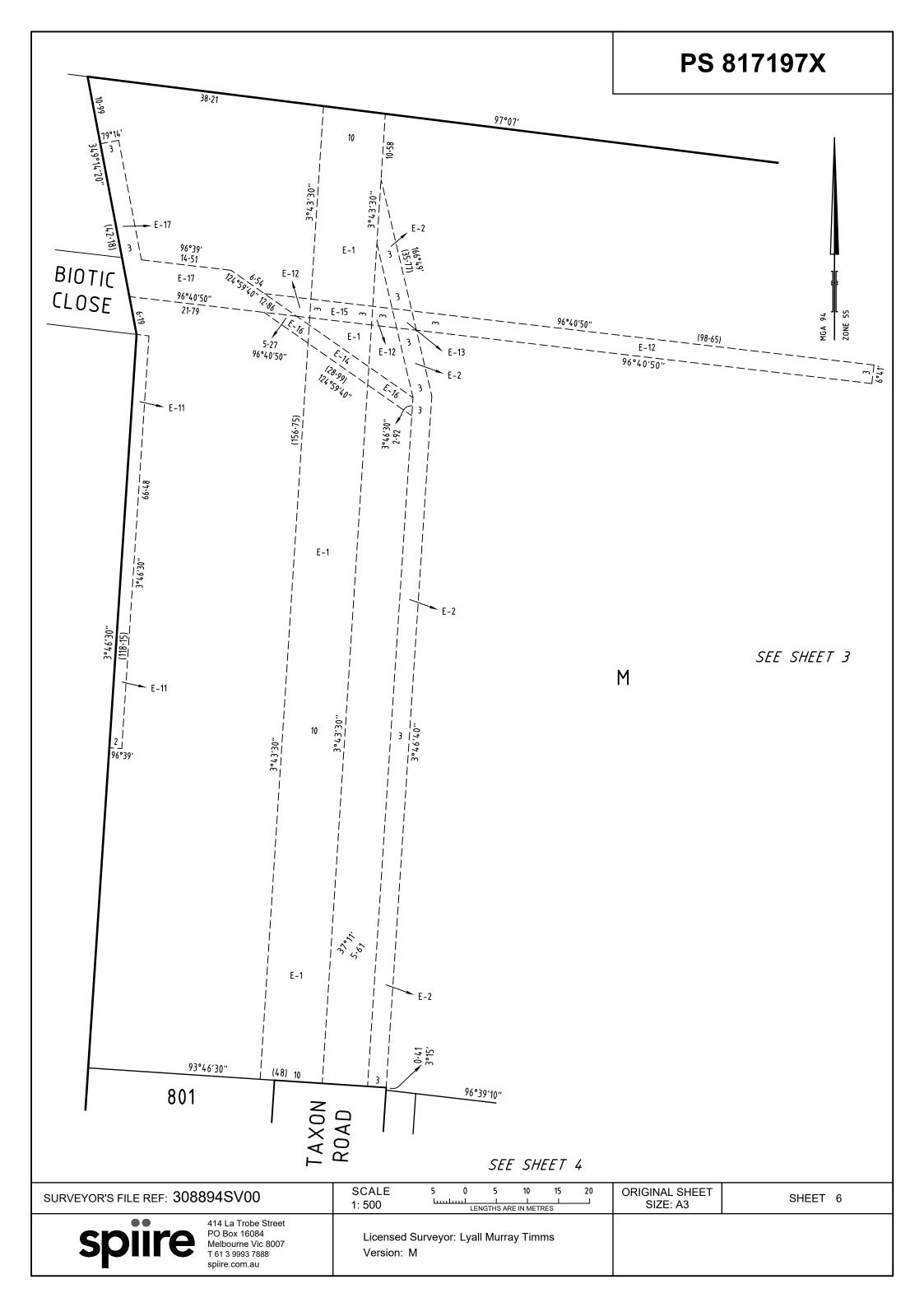
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SHEET 5

LICENSED SUITE

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# CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 801 to 845 (both Inclusive).

Land to be Burdened: Lots 801 to 845 (both Inclusive).

#### **Description of Restriction**

The registered proprietor or proprietors for the time being of any lot forming part of the land described in this plan must not use the land, permit the use of the land, construct upon the land or allow construction upon the land other than in accordance with the memorandum of common provisions registered in dealing No.AA7106 and which memorandum of common provisions is incorporated in this plan.

This restriction ceases to have effect for lots 300 square metres and over following the sooner of either the issue of any occupancy permit under the Building Act 1993 in respect of a building on every residential lot on this plan or on the 1st July 2026.

This restriction ceases to have effect for each lot under 300 square metres following the issue of an occupancy permit under the Building Act 1993 in respect of a building on that lot.

## CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 817197X by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

#### Table of Land Burdened and Land Benefited:

Burdened Lot No.	Benefited Lots		
807	806, 808		
808	806, 807, 809		
809	806, 808, 810		
810	809		
845	801		

### **Description of Restriction**

The registered proprietor or proprietors for the time being for any burdened lot on the Plan of Subdivision in the above table as a lot subject to the "Small Lot Housing Code" 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 such construction is in accordance with a planning permit granted to construct a dwelling on the lot.

This restriction shall cease to have effect on the burdened lot after the issue of a certificate of occupancy for the whole of a dwelling on the burdened lot provided that the whole of the dwelling complies with the Small Lot Housing Code for Type B allotments.