

APD Projects Pty Ltd

Melbourne VIC 3004

Level 1,468 St Kilda Road

superintendent.

August 2017

24.04.18 NG

DATE DES/DFT APP'D

O ISSUED FOR CONSTRUCTION

NH

NH

AS CONSTRUCTED

Sheet No. 02 of 24

URBAN DEVELOPMENT

Level 10, 71 Queens Road, Melbourne VIC 3004

p +61 3 9514 1500 | **f** +61 3 9514 1502 | www.smec.com

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PLAN OF SUBDIVISION

LV USE ONLY EDITION 1

Certification

Statement of Compliance

Public Open Space

has not been made

Council Name: Melton City Council

Council Reference Number: Sub 4833

Planning Permit Reference: PA2011-3427

SPEAR Reference Number: S104709H

PLAN NUMBER

PS806376K

LOCATION OF LAND

PARISH:

DJERRIWARRH

TOWNSHIP:

SECTION:

CROWN ALLOTMENT:

C (PART)

4 (PART)

CROWN PORTION:

TITLE REFERENCES:

VOL. 11988 FOL. 580

LAST PLAN REFERENCE/S:

PS813564T (LOT H)

POSTAL ADDRESS: (At time of subdivision)

180-238 EXFORD ROAD WEIR VIEWS, VIC. 3338

286 340

MGA94 Co-ordinates (of approx centre of

N 5821 570 **ZONE** 55

land in plan)

VESTING OF ROADS AND/OR RESERVES IDENTIFIER COUNCIL/BODY/PERSON CITY OF MELTON CITY OF MELTON CITY OF MELTON CITY OF MELTON POWERCOR AUSTRALIA LIMITED

ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2 RESERVE No.3

NOTATIONS

DEPTH LIMITATION 15.24 METRES APPLIES TO CA4 SEC B

STAGING

This is/is not a staged subdivision. Planning permit No.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):

PM 248, PM 251 AND PM 252 (DJERRIWARRH)

SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.

THIS IS A SPEAR PLAN.

SEVENTH BEND 1 3.114ha

45 LOTS

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

A requirement for public open space under section 18 of the Subdivision Act 1988

Digitally signed by: Steven Michael Finlay for Melton City Council on 07/06/2019

NOTATIONS

LOTS 1 TO 100 HAVE BEEN OMITTED FROM THIS PLAN.

This plan is certified under section 11 (7) of the Subdivision Act 1988

Date of original certification under section 6: 27/10/2017

FOR RESTRICTIONS AFFECTING LOTS 101 TO 145 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A AND RESTRICTION B ON SHEET 8.

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-2	SEWERAGE	SEE PLAN	C/E H235955	MELTON SEWERAGE AUTHORITY
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-4	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN C/E H235955	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-7	DISTRIBUTION / OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD

2250S-01 VER J.DWG DA/MV



Melbourne Survey T 9869 0813 SURVEYOR REF: 2250s-01

15/04/2019, SPEAR Ref: S104709H

Digitally signed by: Mike Purbrick, Licensed Surveyor, Surveyor's Plan Version (J),

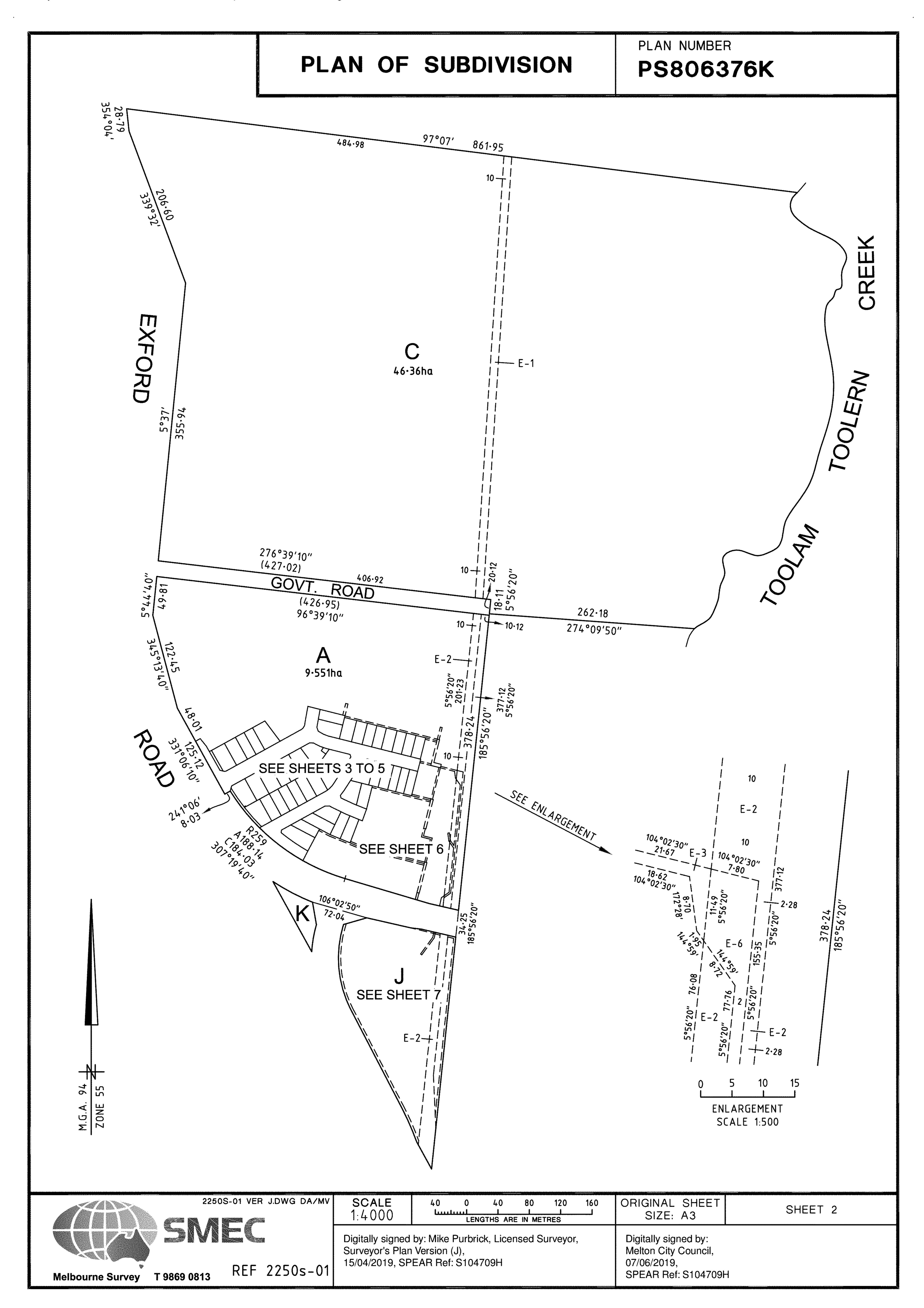
ORIGINAL SHEET SIZE: A3

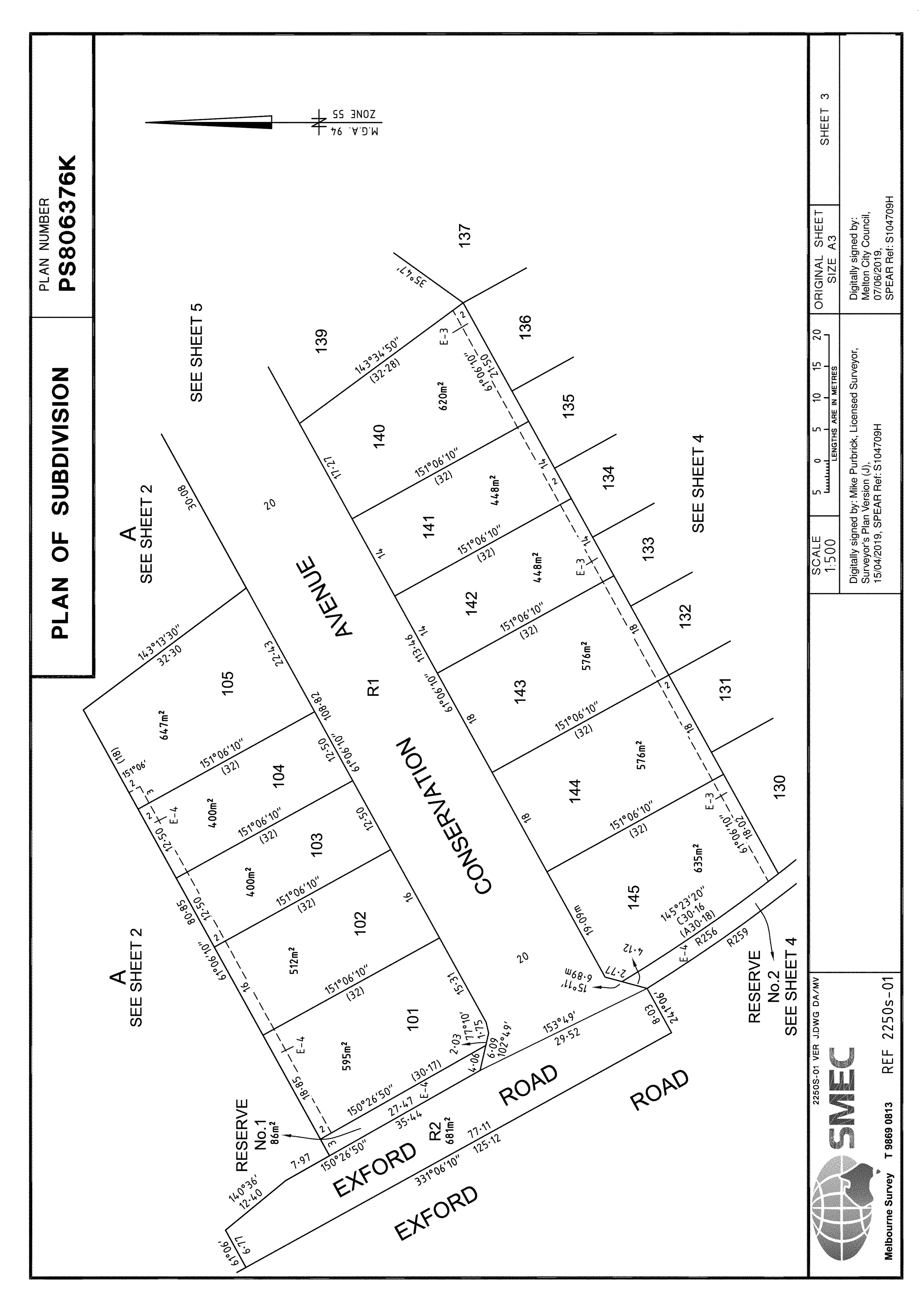
SHEET 1 OF 8

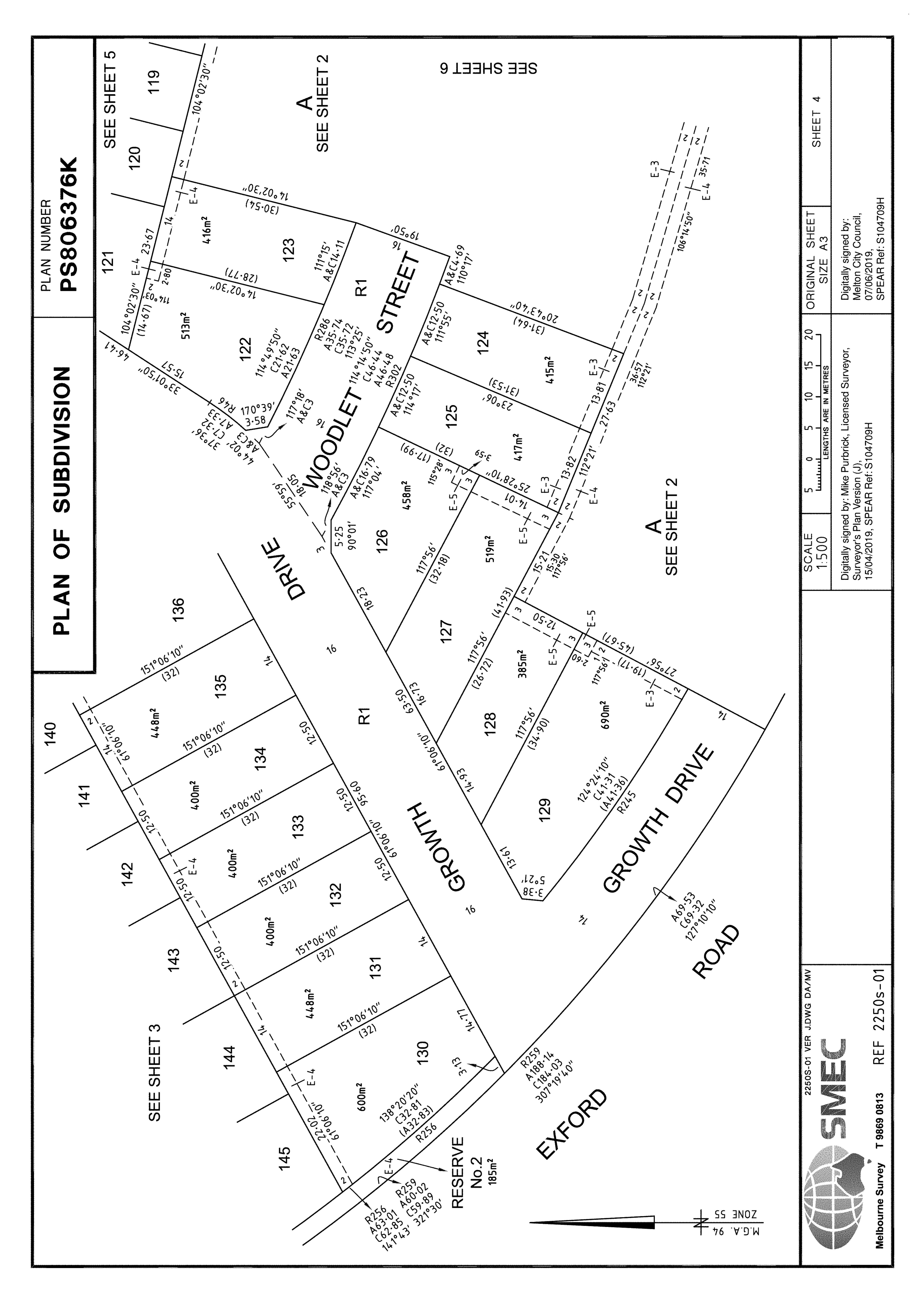
PLAN REGISTERED

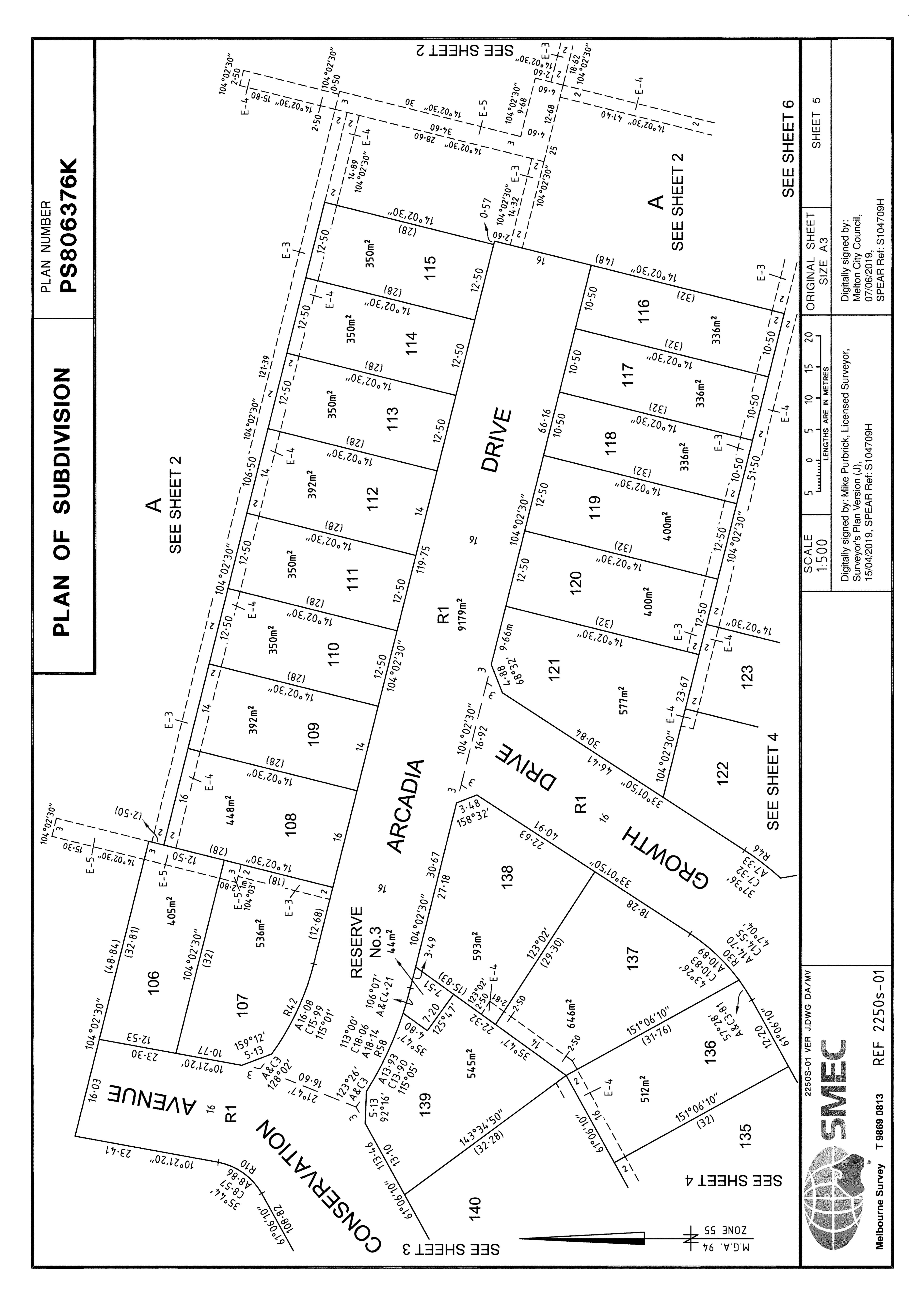
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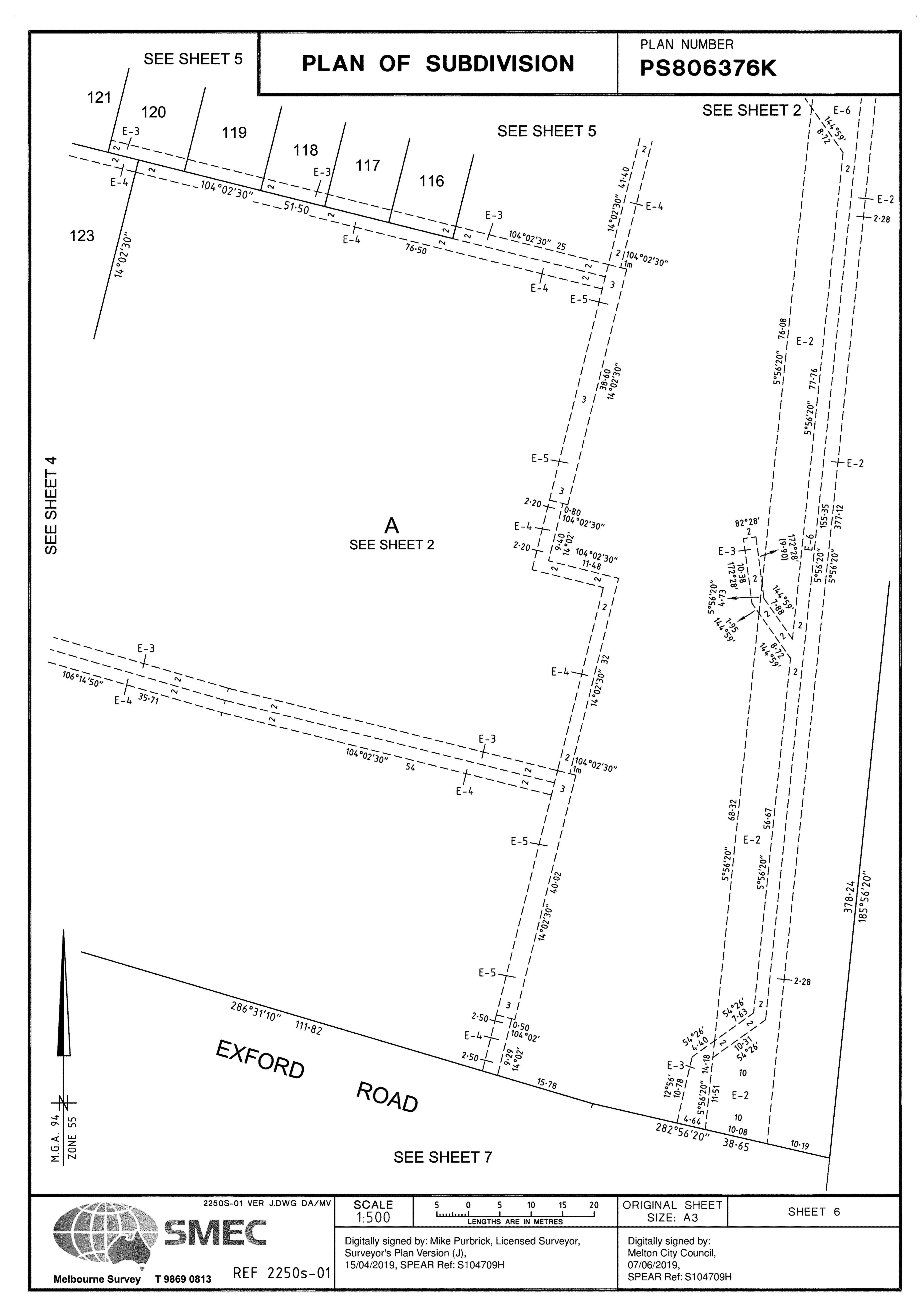
Assistant Registrar of Titles

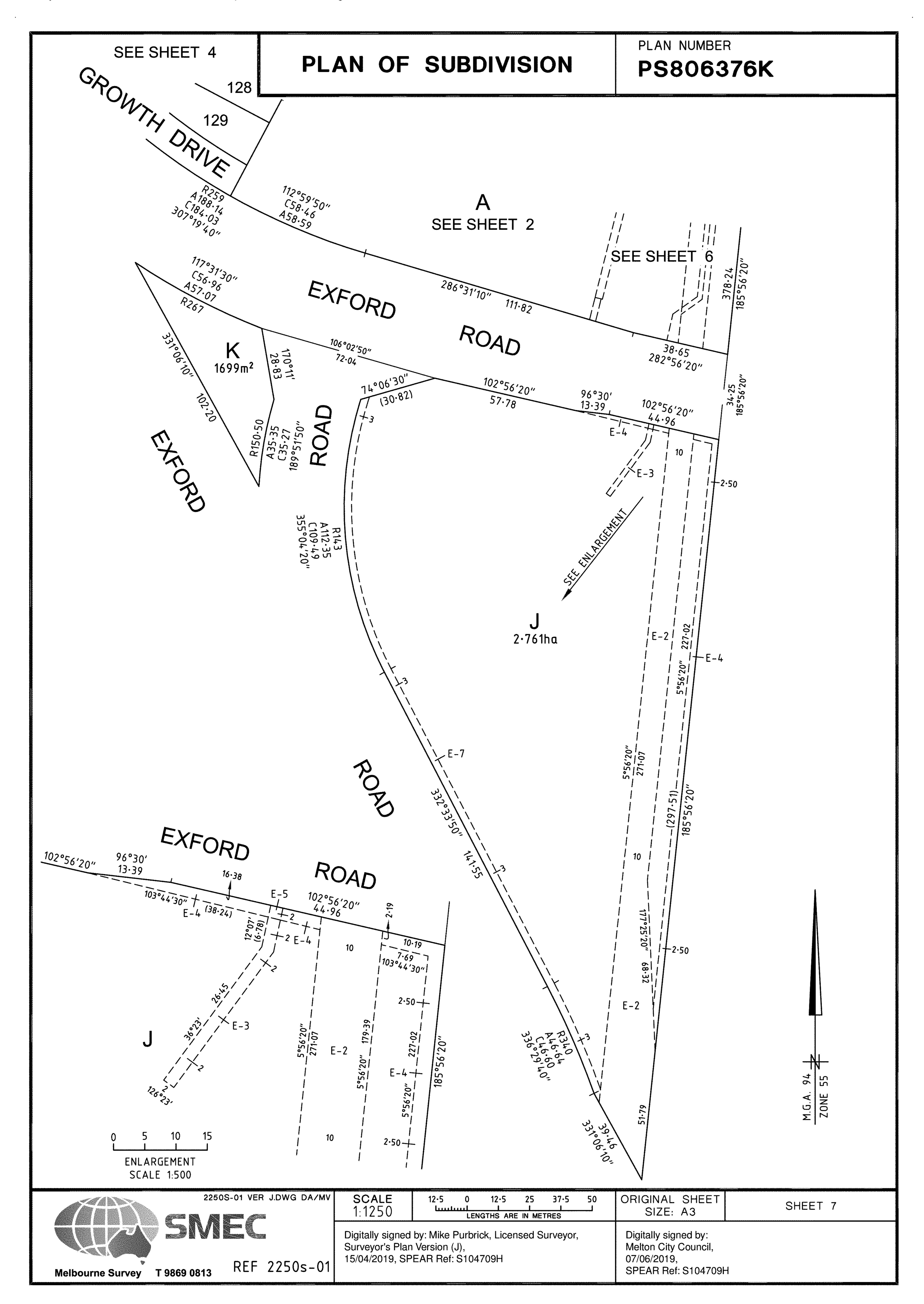












PLAN OF SUBDIVISION

PLAN NUMBER PS806376K

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 101 to 145 (Both Inclusive).

Land to be Burdened: Lots 101 to 145 (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. AA3444 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

Upon registration of this plan the following restriction in created:

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS
101 TO 145 (BOTH INCLUSIVE)	101 TO 145 (BOTH INCLUSIVE) OTHER THAN THE RELEVANT BURDENED LOT

The registered proprietor or proprietors for the time being of any burdened lot must not build or permit to be built or remain on the lot any building other than a building which contains a plumbing system that is capable of being connected to a recycled water supply for toilet flushing and garden watering at a minimum (if such recycled water supply is made available to the lot), and a plumbing system which connects to the potable water supply made available to the lot.



SCALE

Limbin LENGTHS ARE IN METRES ORIGINAL SHEET SIZE: A3

SHEET 8

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