

PLAN OF SUBDIVISION

EDITION 1

PS 841628K

LOCATION OF LAND

PARISH: DJERRIWARRH

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 4 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT M on PS 817197X

POSTAL ADDRESS: TAXON ROAD

(at time of subdivision) WEIR VIEWS, VIC, 3338

MGA94 CO-ORDINATES: E: 286 720 ZONE: 55

(of approx centre of land in plan) N: 5 822 100

Council Name: Melton City Council

Council Reference Number: Sub5866

Planning Permit Reference: PA2018-6160

SPEAR Reference Number: S168638A

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: Karen Gaskett for Melton City Council on 14/09/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1

CITY OF MELTON

Lots 1 to 1700, and A to AE (all inclusive) have been omitted from this plan.

Other purpose of the plan:

To remove by agreement via Section 6(1)(k) of the Subdivision Act 1988 the following easements that lie within this plan:

1. the easement E-4 (drainage, sewerage & water supply) created on PS825781S that lies within Kingdom Boulevard.
2. those parts of easement E-8 (drainage & sewerage) created in PS817197X that lie within Utopia Way.
3. those parts of easement E-9 (sewerage) created in PS817197X that lie within Utopia Way, and Lots 1703, 1704 & 1705.
4. those parts of easement E-10 (drainage) created on PS817197X that lie within Utopia Way.

NOTATIONS

DEPTH LIMITATION : 15.24 metres below the surface applies to all the land in this plan

SURVEY:

This plan is based on survey

STAGING:

This is not a staged subdivision

Planning Permit No. PA2018 / 6160

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)

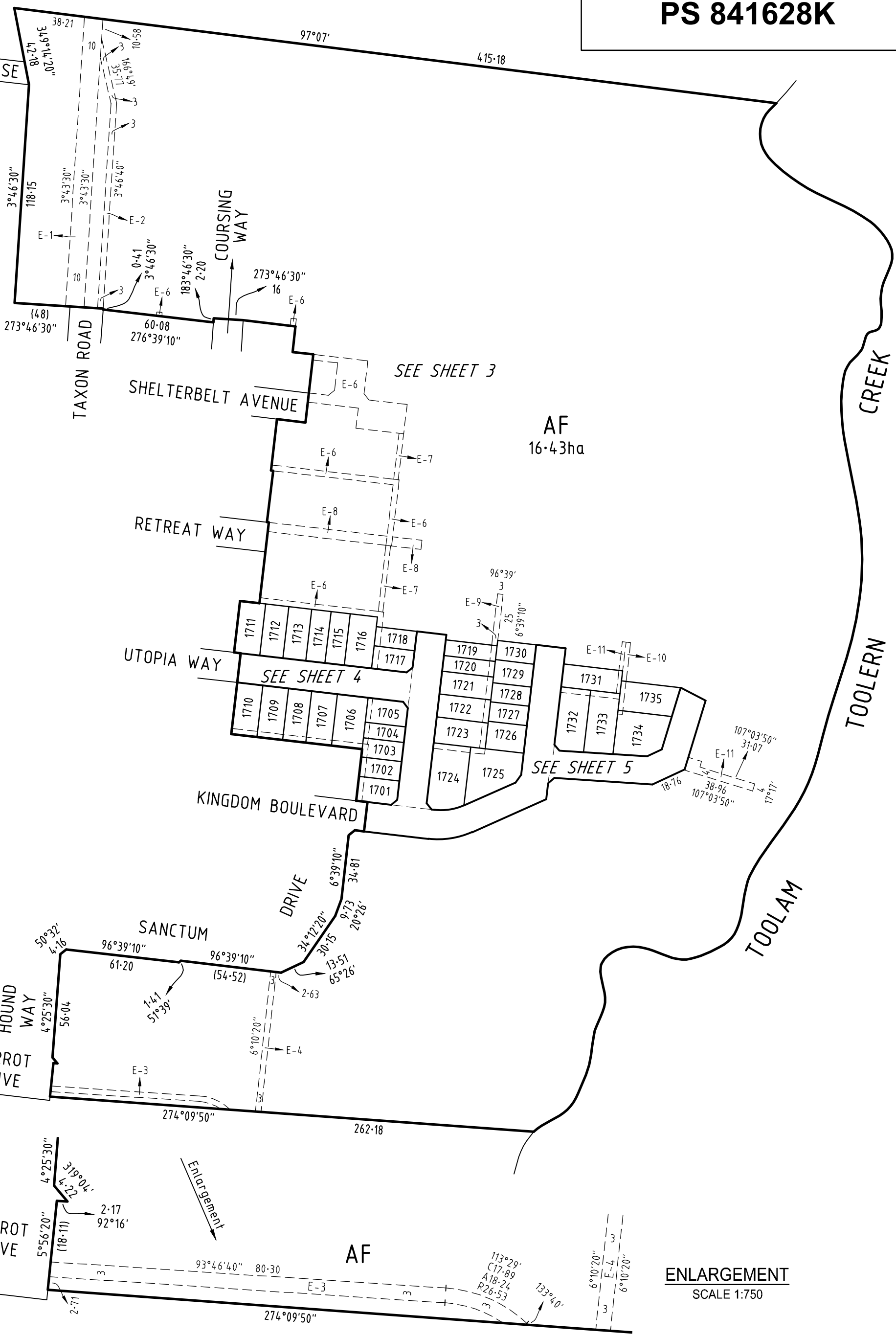
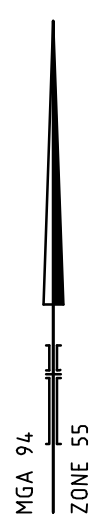
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	SEWERAGE	SEE DIAGRAM	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-2	SEWERAGE	SEE DIAGRAM	PS817189W	WESTERN REGION WATER AUTHORITY
E-3	DRAINAGE	SEE DIAGRAM	PS825781S	MELBOURNE WATER CORPORATION
E-4	DRAINAGE	SEE DIAGRAM	PS825781S	CITY OF MELTON
E-5	DRAINAGE	SEE DIAGRAM	PS825781S	CITY OF MELTON
E-5	SEWERAGE	SEE DIAGRAM	PS825781S	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAGRAM	PS817197X	CITY OF MELTON
E-6	SEWERAGE	SEE DIAGRAM	PS817197X	CITY WEST WATER CORPORATION
E-7	SEWERAGE	SEE DIAGRAM	PS817197X	CITY WEST WATER CORPORATION
E-8	DRAINAGE	SEE DIAGRAM	PS817197X	CITY OF MELTON
E-9	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-9	SEWERAGE	SEE DIAGRAM	THIS PLAN	CITY WEST WATER CORPORATION
E-10	SEWERAGE	SEE DIAGRAM	THIS PLAN	CITY WEST WATER CORPORATION
E-11	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-12	SEWERAGE	SEE DIAGRAM	THIS PLAN	CITY WEST WATER CORPORATION

SEVENTH BEND ESTATE - STAGE 17 (35 LOTS)

AREA OF STAGE - 1.987ha

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	<p>Digitally signed by: Christopher Daniel Rodie, Licensed Surveyor, Surveyor's Plan Version (F), 24/08/2021, SPEAR Ref: S168638A</p>		

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AF
16.43ha

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ENLARGEMENT
SCALE 1:750

SURVEYOR'S FILE REF: 308896SV00

SCALE 1: 2000

LENGTHS ARE IN METRES

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SHEET 2



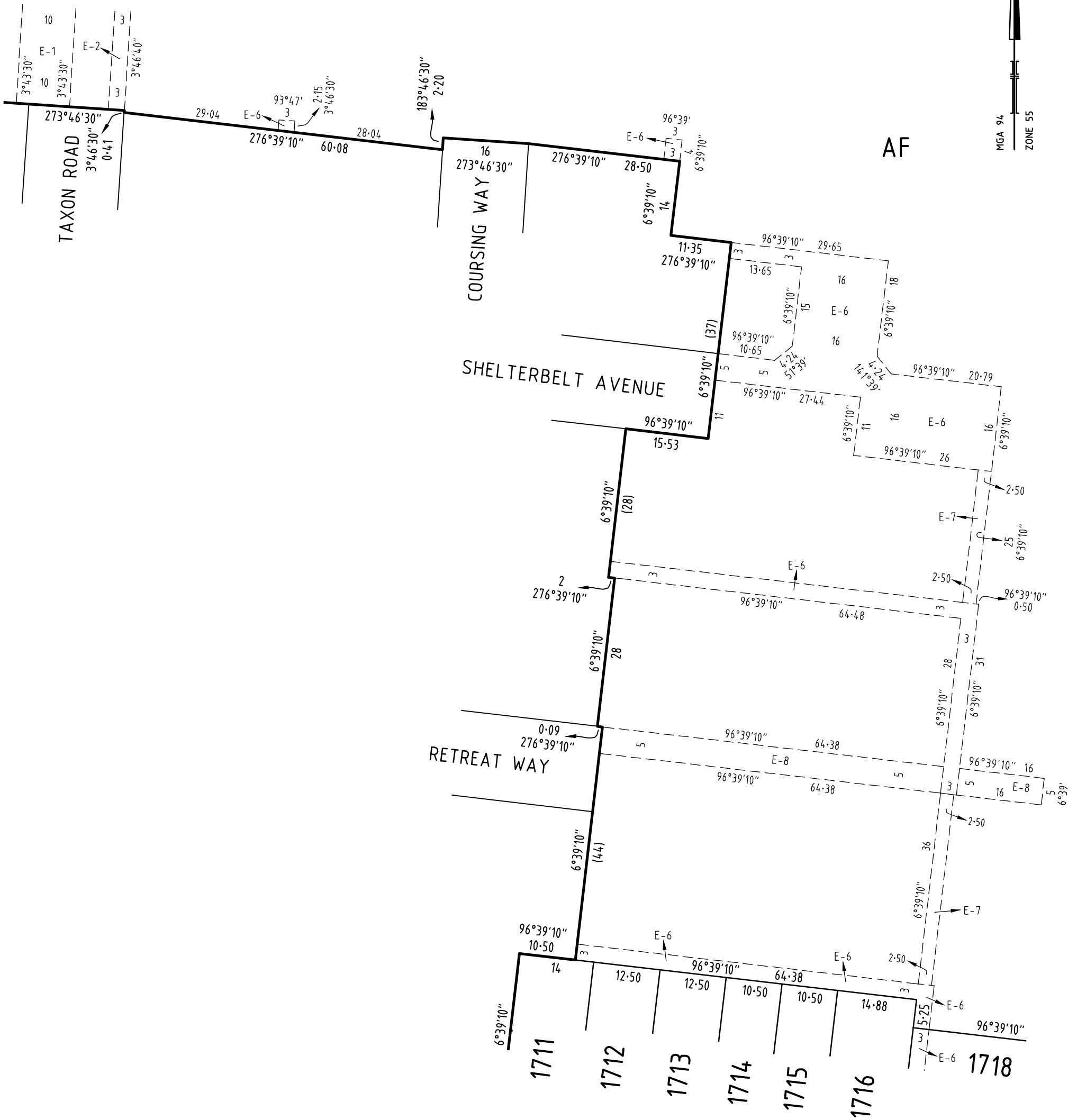
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SCALE 1: 750

LENGTHS ARE IN METRES

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SHEET 3



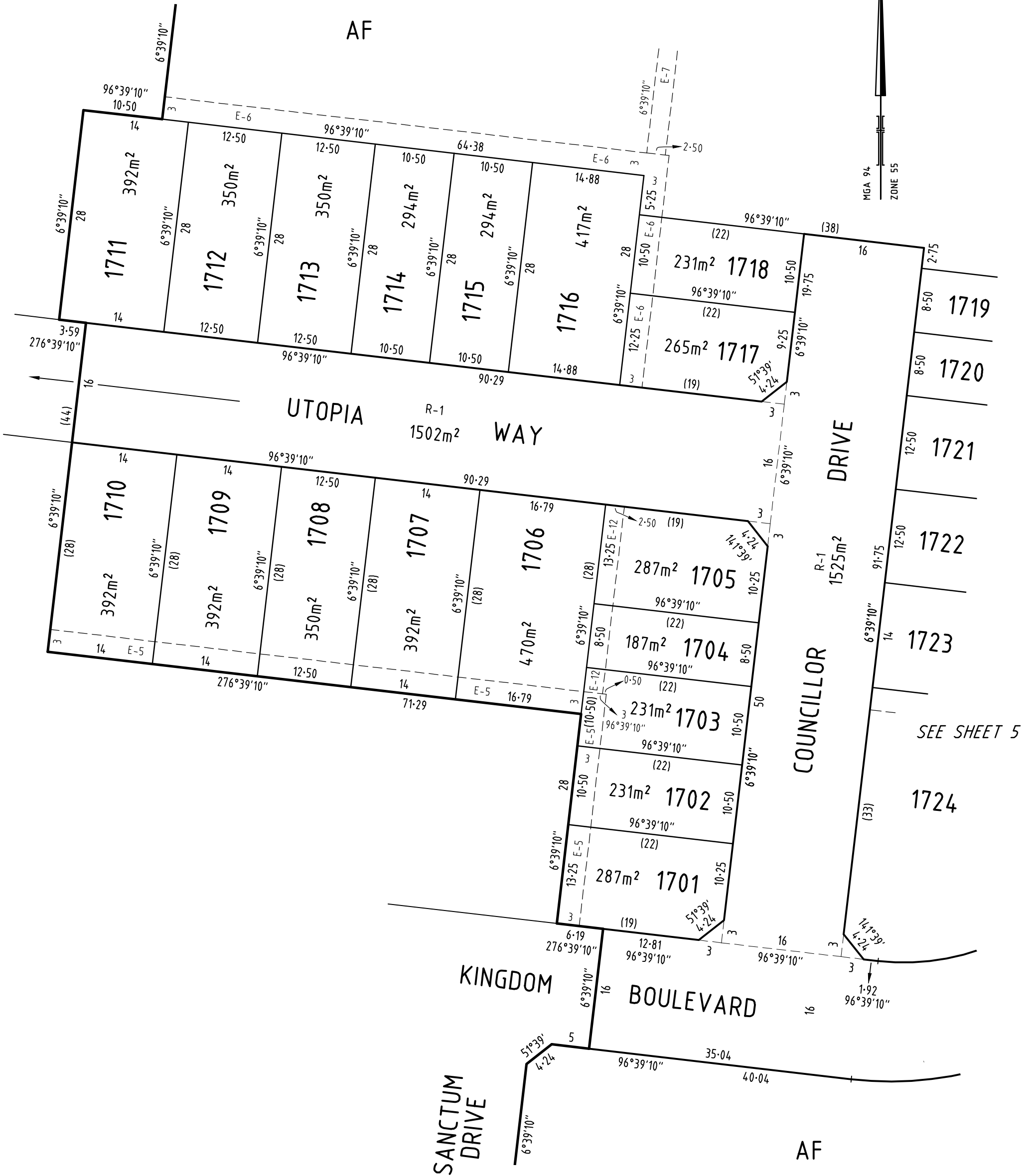
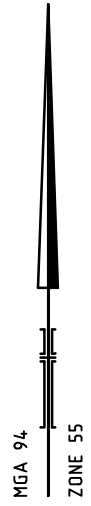
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SCALE 1: 500

 LENGTHS ARE IN METRES

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SHEET 4

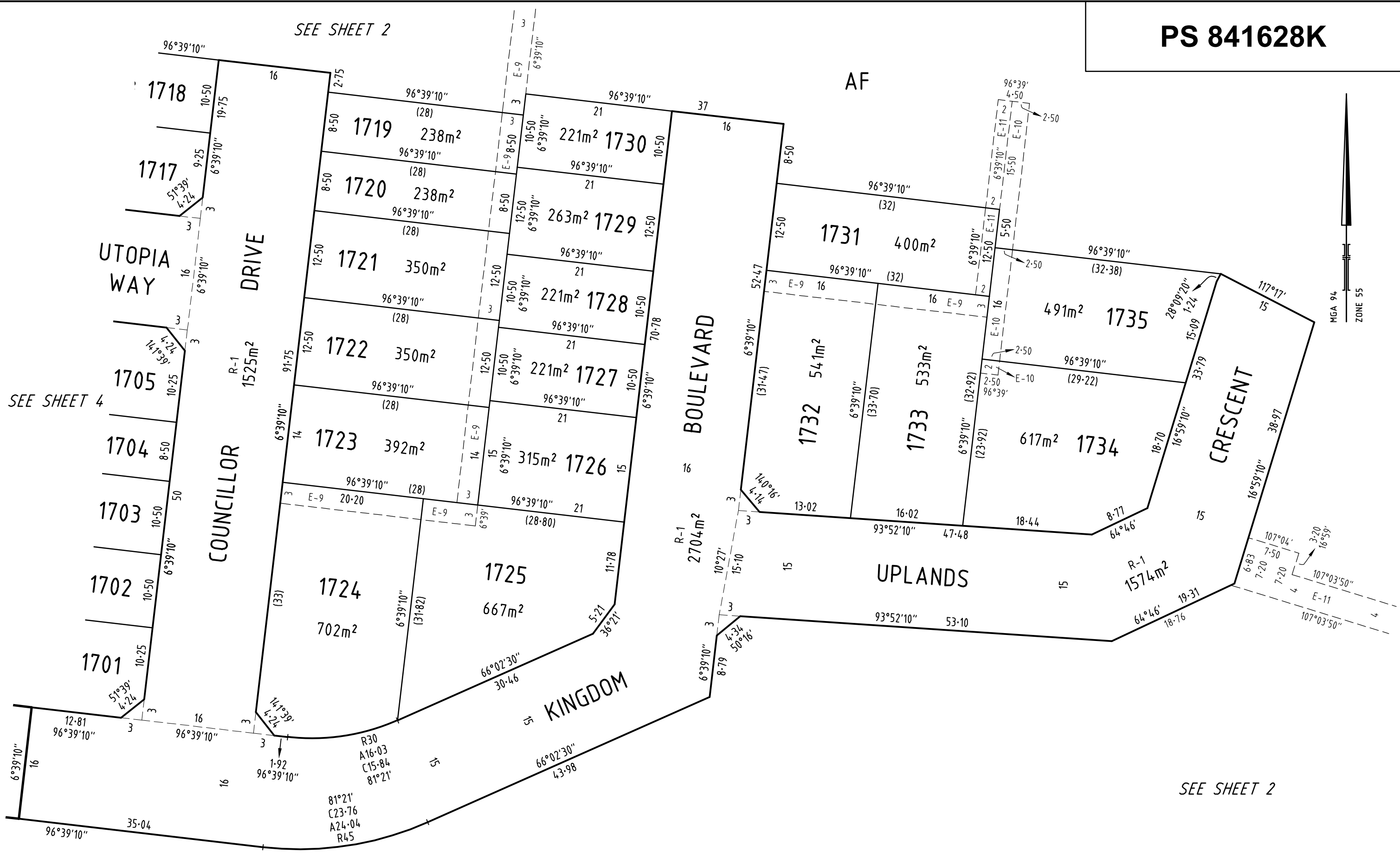


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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 1701 to 1735 (both inclusive).

Land to be Burdened: Lots 1701 to 1735 (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 2027.

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 841628K 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	Burdened Lot No.	Benefited Lots
1701	1702	1718	1716, 1717
1702	1701, 1703	1719	1720, 1729, 1730
1703	1702, 1704, 1706	1720	1719, 1721, 1729
1704	1703, 1705, 1706	1727	1722, 1726, 1728
1705	1704, 1706	1728	1721, 1722, 1727, 1729
1714	1713, 1715	1729	1719, 1720, 1721, 1728, 1730
1715	1714, 1716	1730	1719, 1729
1717	1716, 1718		

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.

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