

PLAN OF SUBDIVISION

EDITION 1

PS 820467B**LOCATION OF LAND**

PARISH: DJERRIWARRH

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 4 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 12321 FOL 020
VOL 12308 FOL 007 &
VOL 12188 FOL 485LAST PLAN REFERENCE: Lot X on PS 825774P
Lot AG on PS841633S &
Lot AD on PS822753PPOSTAL ADDRESS: SHELTERBELT AVENUE
(at time of subdivision) WEIR VIEWS 3338MGA94 CO-ORDINATES: E: 286 400 ZONE: 55
(of approx centre of land in plan) N: 5 822 380**VESTING OF ROADS AND/OR RESERVES****NOTATIONS**

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1

CITY OF MELTON

Lots 1 to 900 (both inclusive) and 940 have been omitted from this plan
Lots A-O (both inclusive) have been omitted from this plan
See Sheet 7 for Creation of RestrictionsOther purpose of this plan:**NOTATIONS**

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

SURVEY:

This plan is based on survey

STAGING:

This is not a staged subdivision

Planning Permit No. 2015/5000/2

This survey has been connected to permanent marks Nos. PM 248 & PM 249
(DJERRIWARRA)

In Proclaimed Survey Area No. PSA27

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

- Easement E-7 (water supply) created in PS825774P that lies within road on this plan.
- Those parts of easement E-6 (sewerage and drainage) created in PS825774P that lie within road on this plan.
- Those parts of easement E-1 (sewerage) created in C/E U850266E that lies within Lot AH on this plan.


EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
			SEE SHEET 2 FOR DETAILS	

SEVENTH BEND ESTATE - STAGE 9 (63 LOTS)

AREA OF STAGE - 3.157ha

 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	SURVEYORS FILE REF: 308873SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
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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	DRAINAGE	SEE PLAN	PS825774P	CITY OF MELTON
E-1	SEWERAGE	SEE PLAN	PS825774P	CITY WEST WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-4	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	SEWERAGE	SEE PLAN	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-6	SEWERAGE	3	PS841633S	WESTERN REGION WATER AUTHORITY
E-6	DRAINAGE	3	PS841633S	CITY OF MELTON
E-7	SEWERAGE	SEE PLAN	PS817189W	WESTERN REGION WATER AUTHORITY
E-8	SEWERAGE	SEE PLAN	PS817189W	WESTERN REGION WATER AUTHORITY
E-8	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841633S SECTION 146 OF THE GAS INDUSTRY ACT 2001	AUSNET GAS SERVICES PTY LTD
E-8	POWERLINE	SEE PLAN	PS841633S	POWERCOR AUSTRALIA LIMITED
E-8	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841633S	LOTS ON PS841633S
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841633S SECTION 146 OF THE GAS INDUSTRY ACT 2001	AUSNET GAS SERVICES PTY LTD
E-9	POWERLINE	SEE PLAN	PS841633S	POWERCOR AUSTRALIA LIMITED
E9	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841633S	LOTS ON PS841633S
E-10	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER
E-10	SEWERAGE	2.50	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-11	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-12	SEWERAGE	SEE PLAN	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-13	DRAINAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER
E-13	SEWERAGE	SEE PLAN	PS811344U	WESTERN REGION WATER AUTHORITY
E-14	DRAINAGE	SEE PLAN	PS822753P	MELBOURNE WATER CORPORATION
E-15	SEWERAGE	SEE PLAN	PS822753P	WESTERN REGION WATER AUTHORITY

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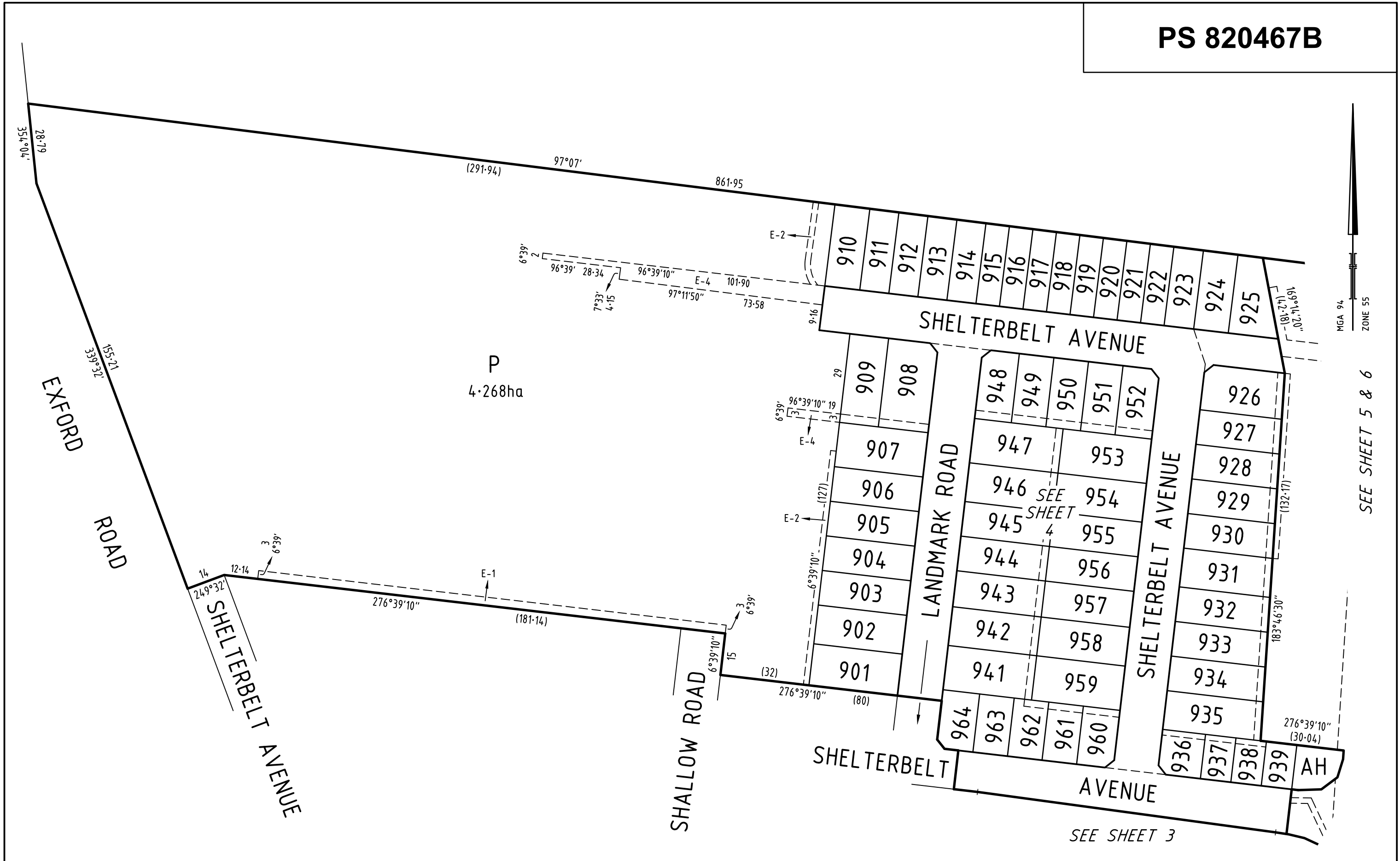
ORIGINAL SHEET
SIZE: A3

SHEET 2



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 LENGTHS ARE IN METRES

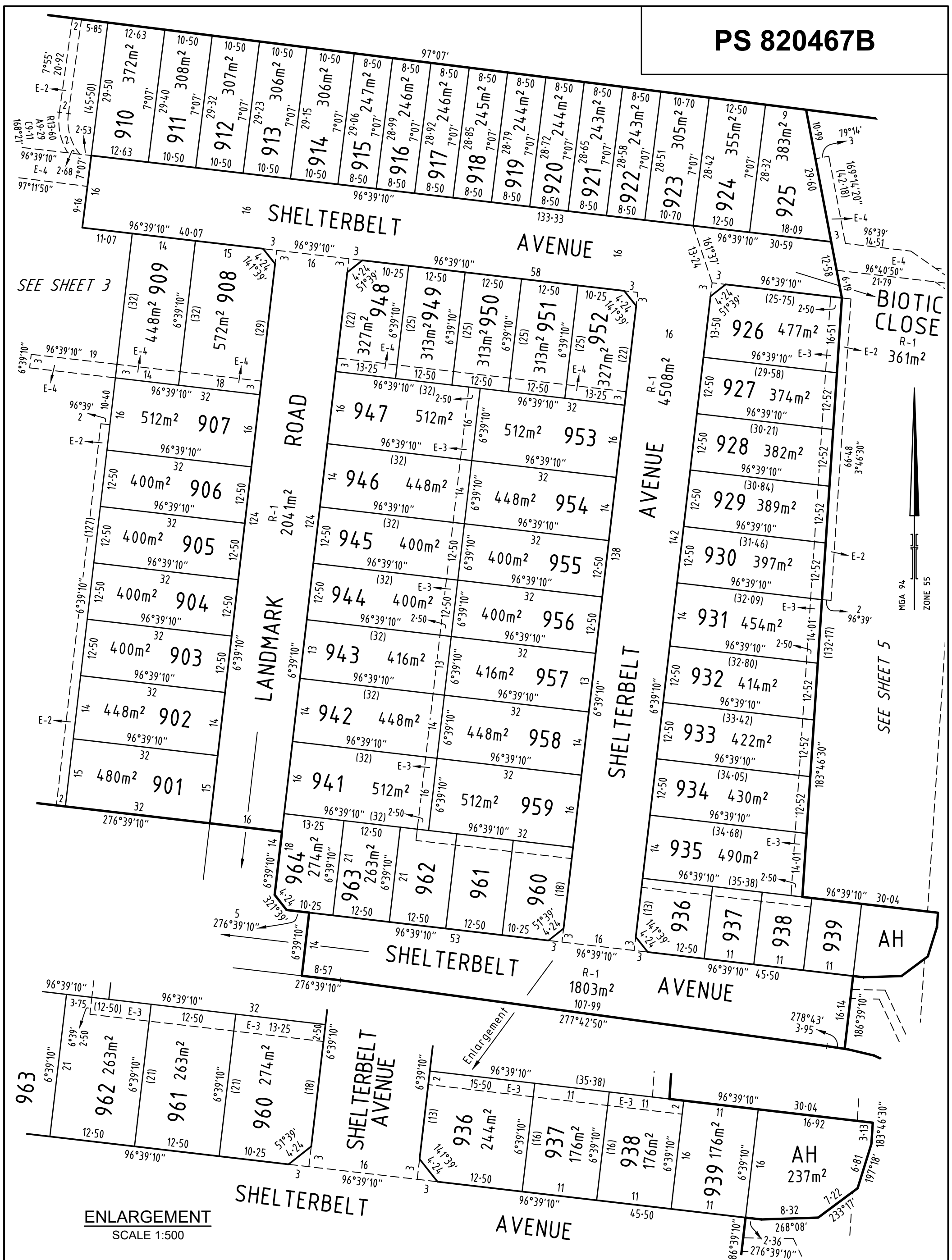
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SHEET 3

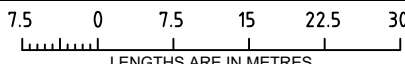


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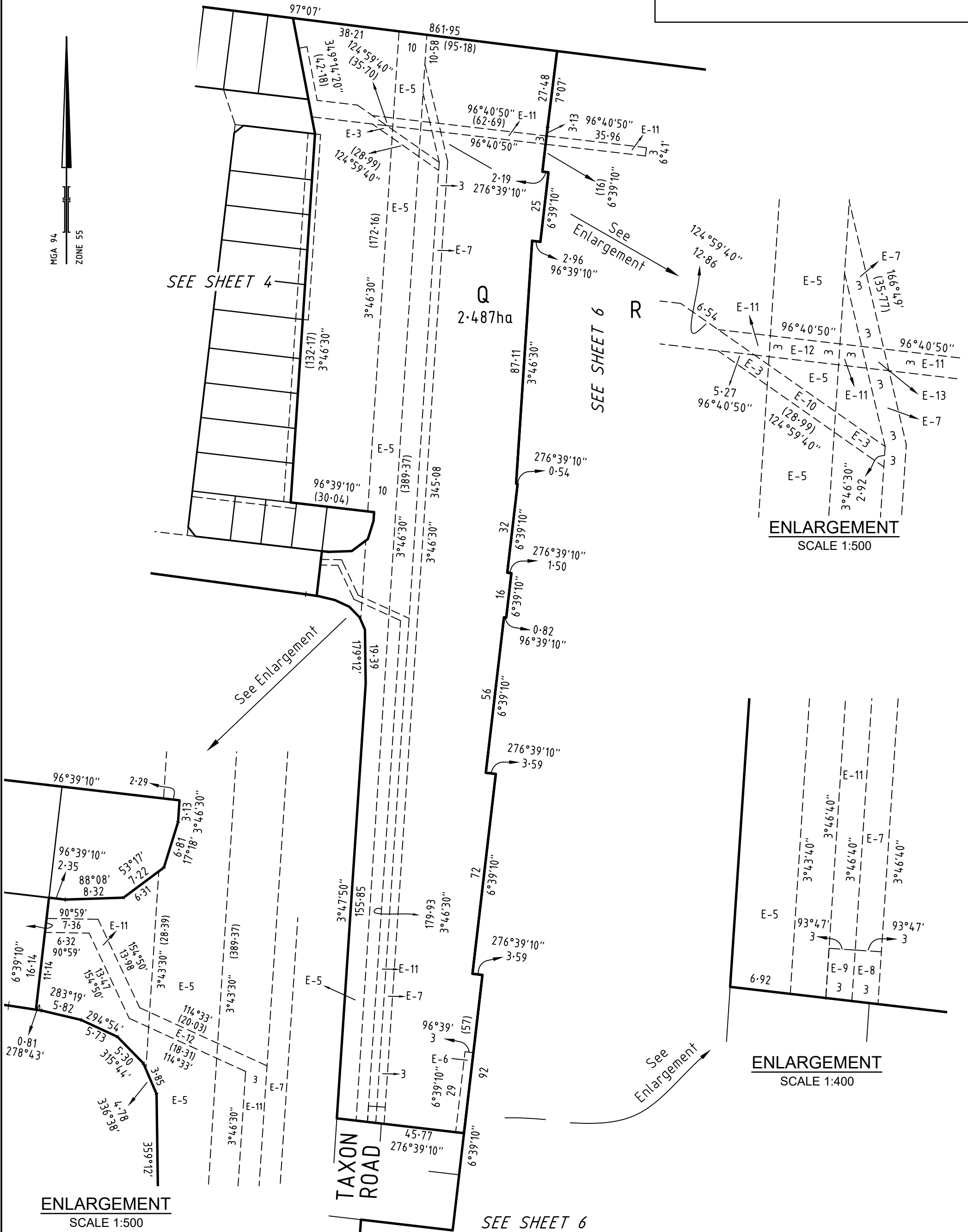
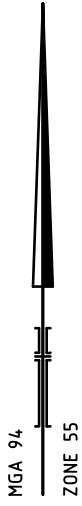


ENLARGEMENT
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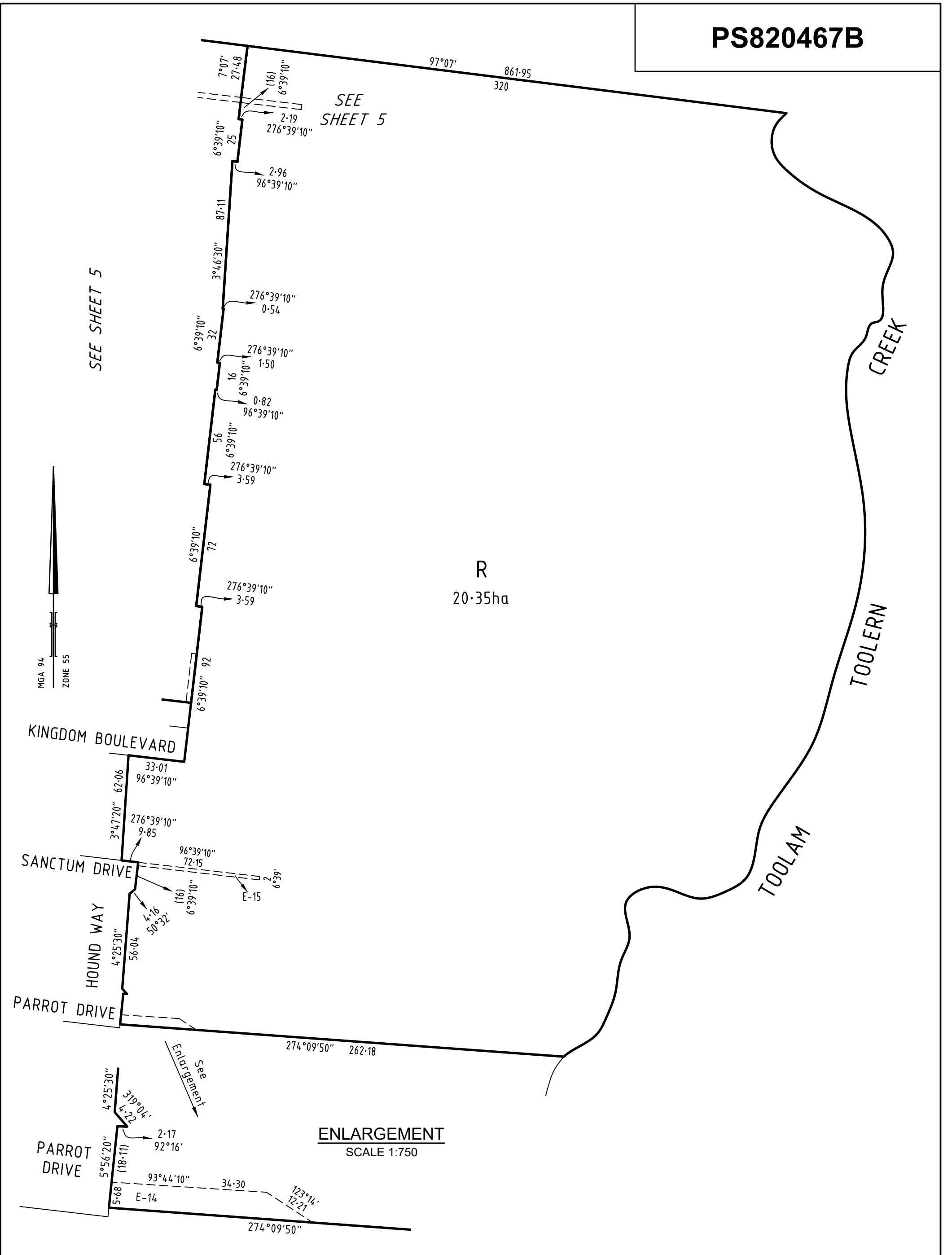
ORIGINAL SHEET SIZE: A3

SHEET 5



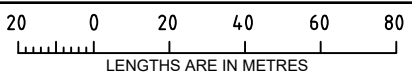
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SCALE
1: 2000



ORIGINAL SHEET
SIZE: A3

SHEET 6



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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit : Lots 901 to 939 and 941 to 964 (all inclusive).

Land to be Burdened : Lots 901 to 939 and 941 to 964 (all 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 820467B 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
915	914, 916	936	935, 937
916	915, 917	937	935, 936, 938
917	916, 918	938	935, 937, 939
918	917, 919	939	938
919	918, 920	960	959, 961
920	919, 921	961	959, 960, 962
921	920, 922	962	941, 959, 961, 963
922	921, 923	963	941, 962, 964
		964	941, 963

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.