
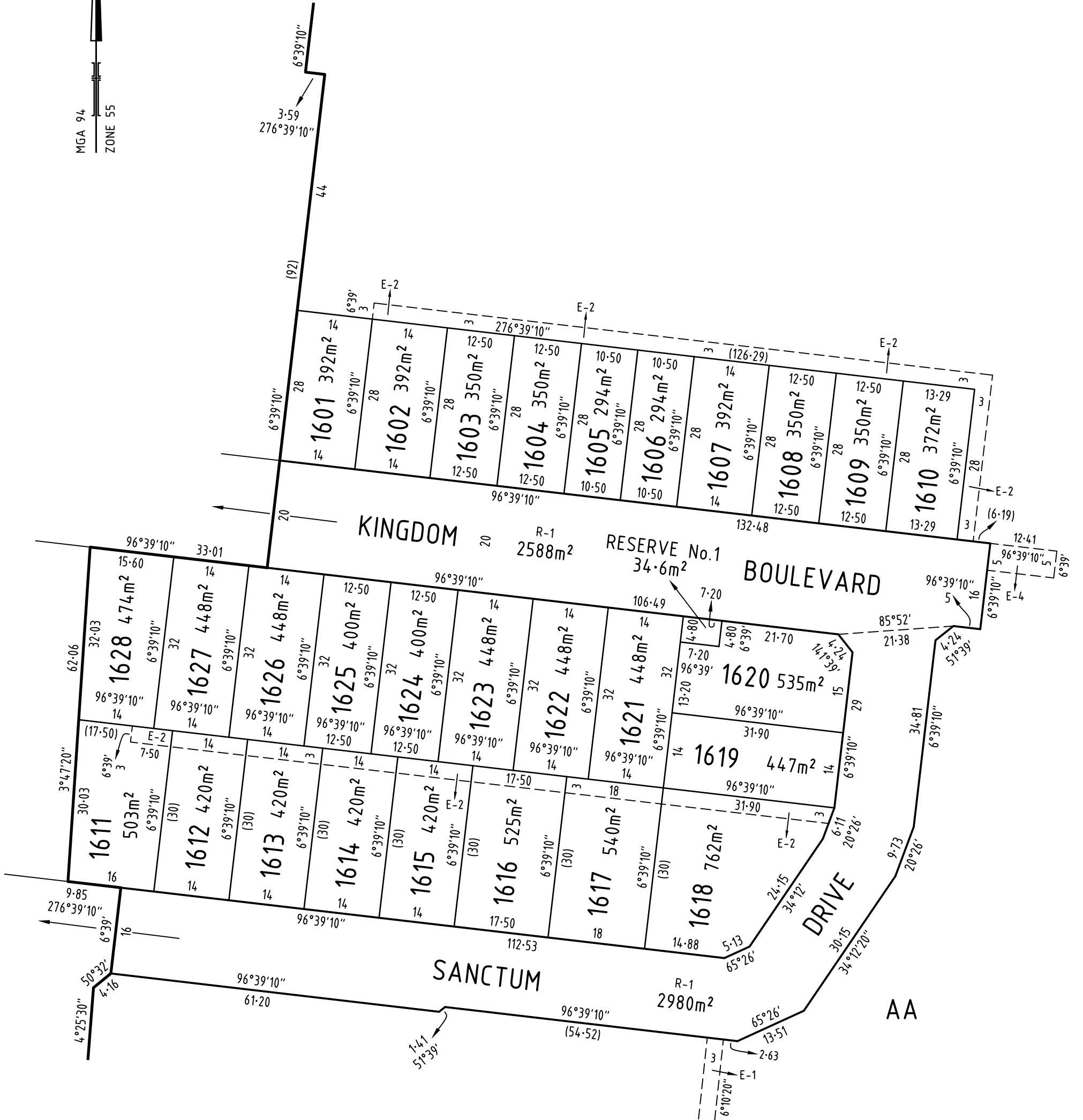


PLAN OF SUBDIVISION		EDITION 1	PS 825781S	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 4 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12188 FOL 485 LAST PLAN REFERENCE: LOT R on PS820467B POSTAL ADDRESS: 12 ALCOVE ROAD (at time of subdivision) WEIR VIEWS, VIC, 3338 MGA94 CO-ORDINATES: E: 286 590 ZONE: 55 (of approx centre of land in plan) N: 5 822 030				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 1600 (both inclusive) have been omitted from this plan Easement E-3 has been omitted from this plan <u>Other purpose of the plan:</u> To remove by agreement easement E-10 (Drainage) created in PS822753P that lies within Lot AA in this plan via Section 6(1)(k) of the Subdivision Act 1988. To remove by agreement easement E-11 (Sewerage) created in PS822753P that lies within Road in this plan via Section 6(1)(k) of the Subdivision Act 1988.	
ROAD R-1 RESERVE NO. 1	CITY OF MELTON POWERCOR AUSTRALIA LTD			
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. PA 2018/6160 This survey has been connected to permanent marks No(s). PM 248 and 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	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-2	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-2	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-4	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS 820467B	CITY OF MELTON
SEVENTH BEND ESTATE - STAGE 16 (28 LOTS)			AREA OF STAGE - 1.764ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308895SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: G		SHEET 1 OF 4

SEE SHEET 2

MGA 94
ZONE 55



SEE SHEET 2

SURVEYOR'S FILE REF: 308895SV00

SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Lyall Murray Timms
Version: G

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 1601 to 1628 (both Inclusive).

Land to be Burdened: Lots 1601 to 1628 (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 PS825781S 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
1605	1604, 1606
1606	1605, 1607

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.