


PLAN OF SUBDIVISION			EDITION 1	PS 901665W
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 4 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT AF on PS 8416278K POSTAL ADDRESS: RETREAT WAY (at time of subdivision) WEIR VIEWS, VIC, 3338 MGA94 CO-ORDINATES: E: 286 770 ZONE: 55 (of approx centre of land in plan) N: 5 822 180				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 1800, and A to AF (all inclusive) have been omitted from this plan. <u>Other purpose of the plan:</u> To remove by agreement via Section 6(1)(k) of the Subdivision Act 1988 the following easements that lie within this plan:	
ROAD R-1 RESERVE No. 1	CITY OF MELTON POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION :15.24 metres below the surface applies to all the land in this plan			1. those parts of easement E-8 (drainage & sewerage) created in PS817197X that lie within Retreat Way. 2. those parts of easement E-9 (sewerage) created in PS817197X that lie within Retreat Way. 3. the easement E-10 (drainage) created on PS817197X that lies within Retreat Way.	
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 No(s). 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	PS 817189W	WESTERN REGION WATER AUTHORITY
E-3	SEWERAGE	SEE DIAGRAM	THIS PLAN	CITY WEST WATER CORPORATION
E-4	DRAINAGE	SEE DIAGRAM	PS 825781S	CITY OF MELTON
E-5	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-5	SEWERAGE	SEE DIAGRAM	THIS PLAN	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAGRAM	PS 817197X	CITY OF MELTON
E-6	SEWERAGE	SEE DIAGRAM	PS 817197X	CITY WEST WATER CORPORATION
E-7	SEWERAGE	SEE DIAGRAM	PS 817197X	CITY WEST WATER CORPORATION
E-8	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF MELTON
E-8	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	THIS PLAN	CITY WEST WATER CORPORATION
E-8	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE DIAGRAM	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
EASEMENT INFORMATION CONTINUED ON SHEET 2				
SEVENTH BEND ESTATE - STAGE 18 (39 LOTS)			AREA OF STAGE - 2.133ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308946SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Christopher Daniel Rodie Version: 1		SHEET 1 OF 6

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-9	DRAINAGE	SEE DIAGRAM	PS 841628K	CITY OF MELTON
E-9	SEWERAGE	SEE DIAGRAM	PS 841628K	CITY WEST WATER CORPORATION
E-10	SEWERAGE	SEE DIAGRAM	PS 841628K	CITY WEST WATER CORPORATION
E-11	DRAINAGE	SEE DIAGRAM	PS 841628K	CITY OF MELTON
E-12	DRAINAGE	SEE DIAGRAM	PS 825781S	MELBOURNE WATER CORPORATION

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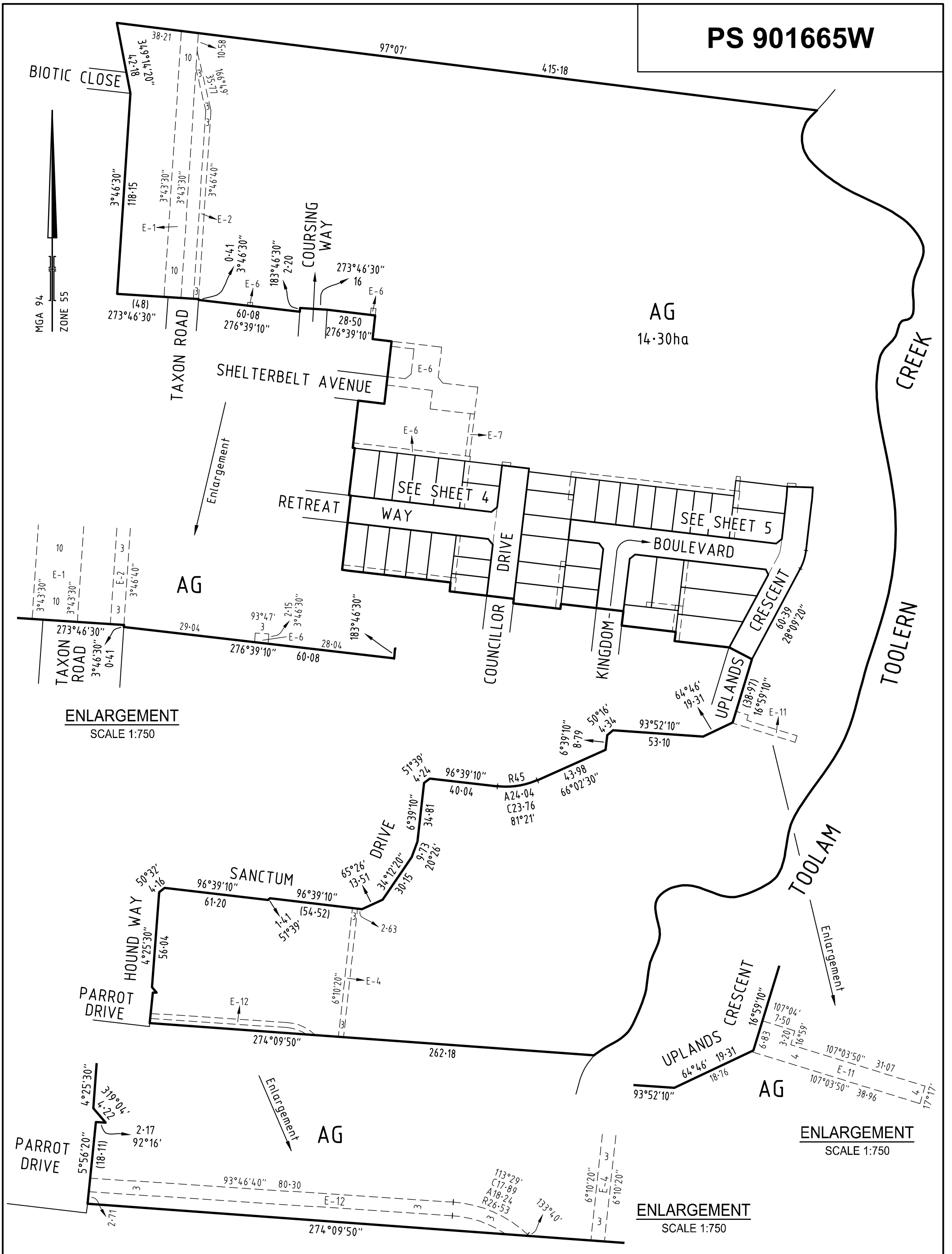
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SHEET 2



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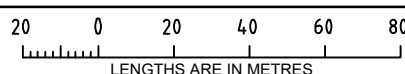
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SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

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SCALE
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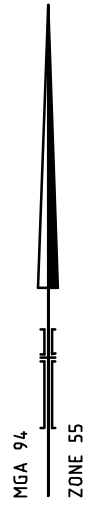
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SHEET 3

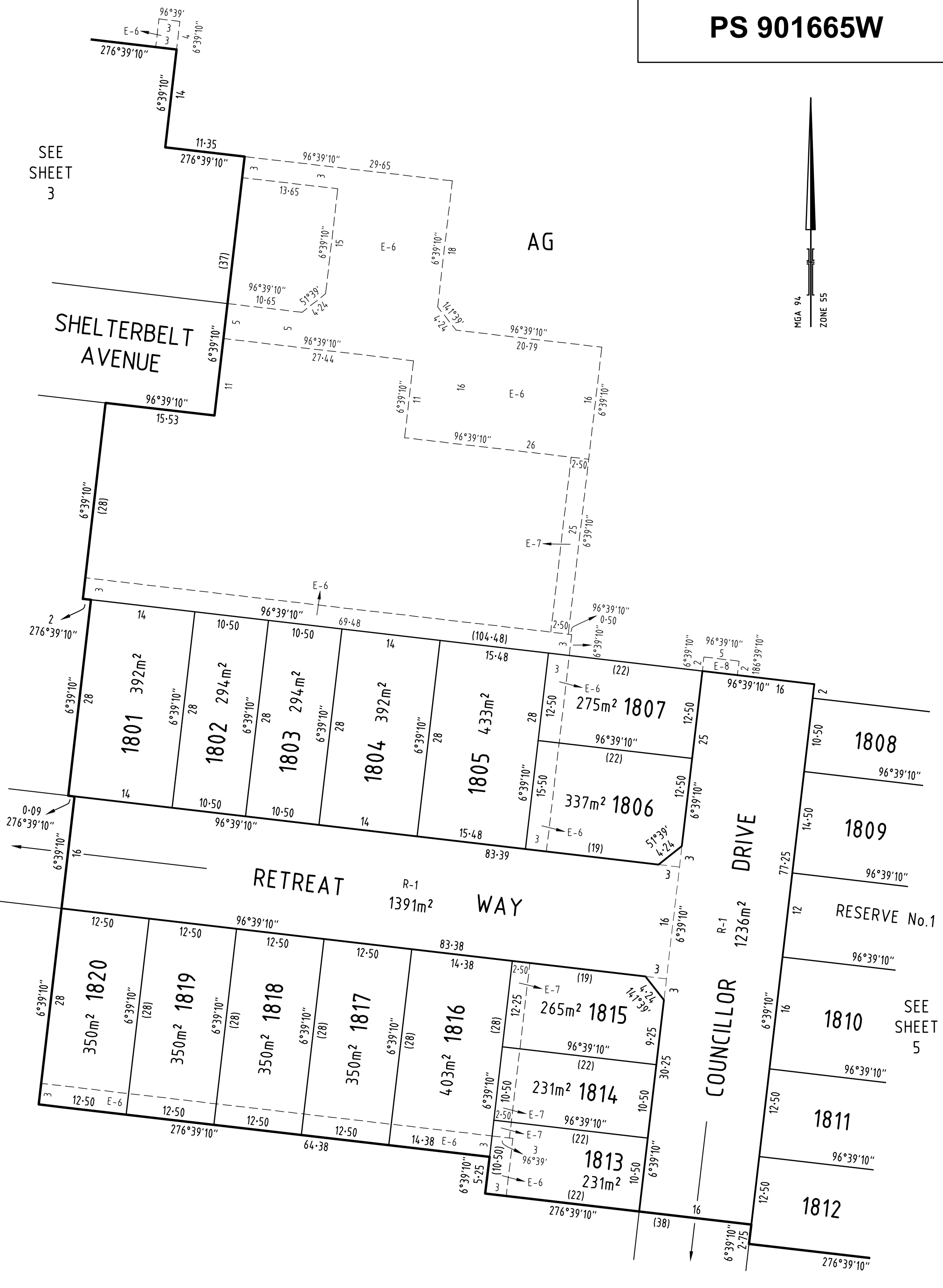


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SEE SHEET 3



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SCALE 1: 500

LENGTHS ARE IN METRES

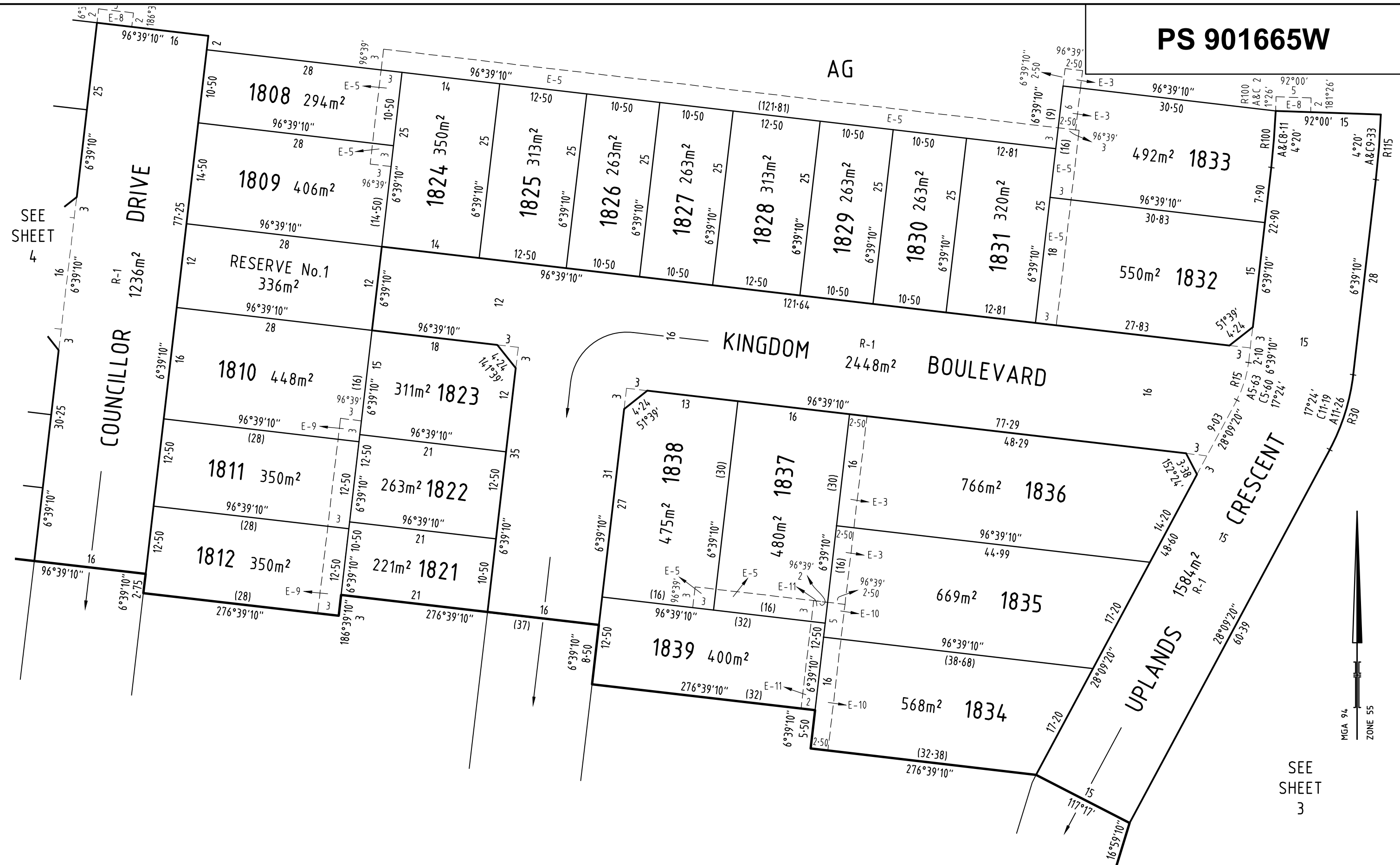
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SHEET 4



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SCALE 1: 500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

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MGA 94
 ZONE 55

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 1801 to 1839 (both Inclusive).

Land to be Burdened: Lots 1801 to 1839 (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 901665W 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
1802	1801, 1803	1821	1811, 1812, 1822
1803	1802, 1804	1822	1810, 1811, 1821, 1823
1807	1805, 1806	1826	1825, 1827
1808	1809, 1824	1827	1826, 1828
1813	1814, 1816	1829	1828, 1830
1814	1813, 1815, 1816	1830	1829, 1831
1815	1814, 1816		

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.