

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS825774P

LOCATION OF LAND

PARISH: DJERRIWARRH
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 4 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol.12188 Fol.484
LAST PLAN REFERENCE/S: PS822753P (LOT AC)
POSTAL ADDRESS: EXFORD ROAD
(At time of subdivision) WEIR VIEWS, 3338
MGA94 Co-ordinates **E** 286 200
(of approx centre of **N** 5 822 300
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF MELTON
ROAD R2	CITY OF MELTON
ROAD R3	CITY OF MELTON
RESERVE No.1	POWERCOR AUSTRALIA LIMITED

LOTS 1 TO 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
EASEMENT E-2 HAS BEEN OMITTED FROM THIS PLAN.
EASEMENTS E-8 ARE NOT SHOWN TO SCALE ON THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 6 FOR FURTHER DETAILS.

NOTATIONS

DEPTH LIMITATION 15-24m METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.
STAGING This is a staged subdivision.
Planning permit No.
SURVEY. THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM248, PM251 AND PM252 (DJERRIWARRH)
PROCLAIMED SURVEY AREA: PSA27

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-11 ON PS822753P AS AFFECTS LOT X ON THIS PLAN.
GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

SEVENTH BEND 13
2.772ha

54 LOTS

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-3	DRAINAGE	SEE PLAN	PS822753P	CITY OF MELTON
E-4	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-6	SEWERAGE DRAINAGE	SEE PLAN	THIS PLAN THIS PLAN	WESTERN REGION WATER AUTHORITY CITY OF MELTON
E-7	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	2	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-8	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LIMITED

2250S-13 VER F.DWG AE/BC



SURVEYOR REF: 2250s-13

ORIGINAL SHEET
SIZE: A3

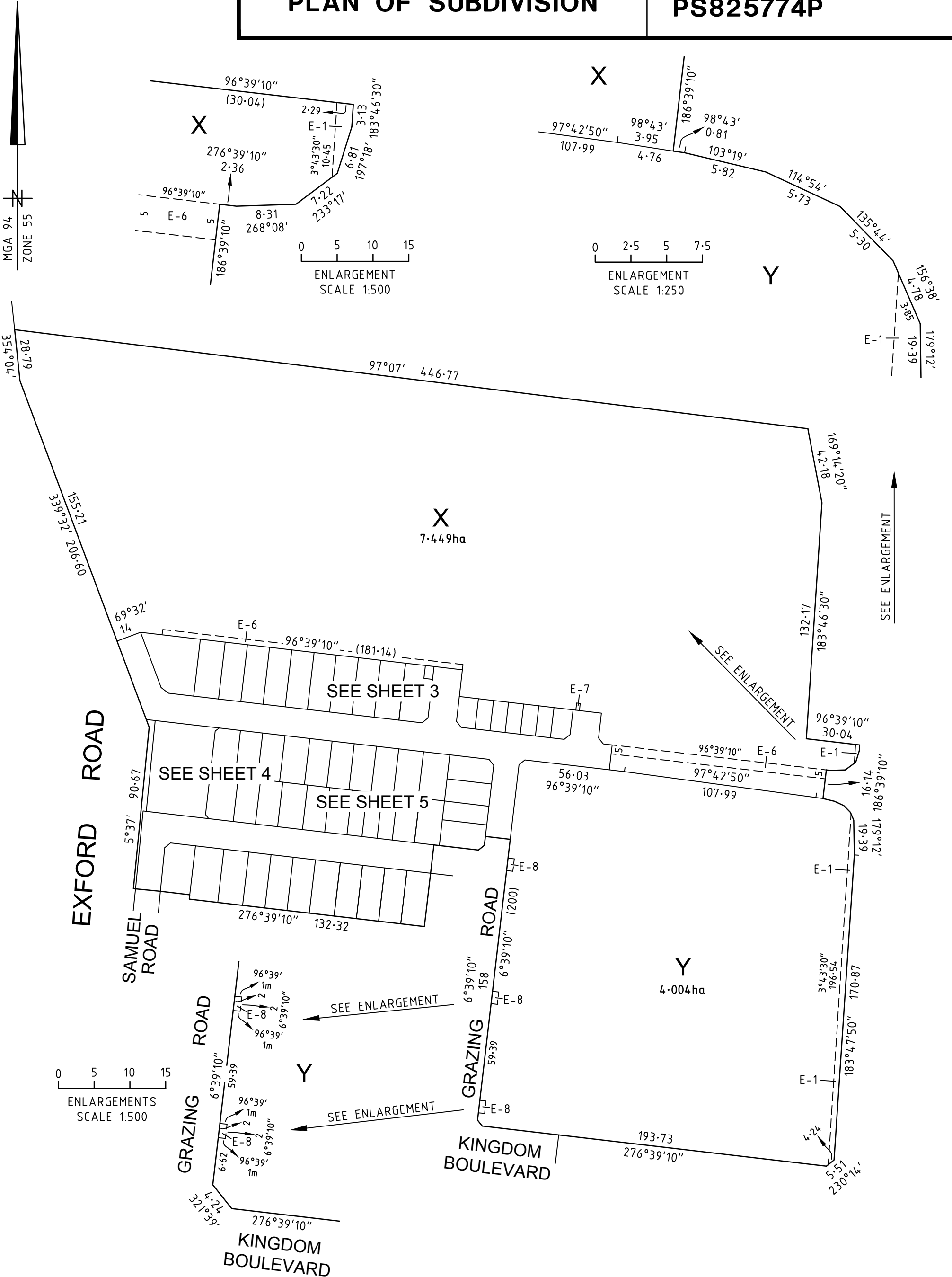
SHEET 1 OF 6

MIKE PURBRICK

VERSION F

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2250S-13 VER F.DWG AE/BC
SMEC
Member of the Surbana Jurong Group
REF 2250s-13

SCALE
1:2000

20 0 20 40 60 80
LENGTHS ARE IN METRES

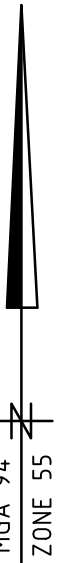
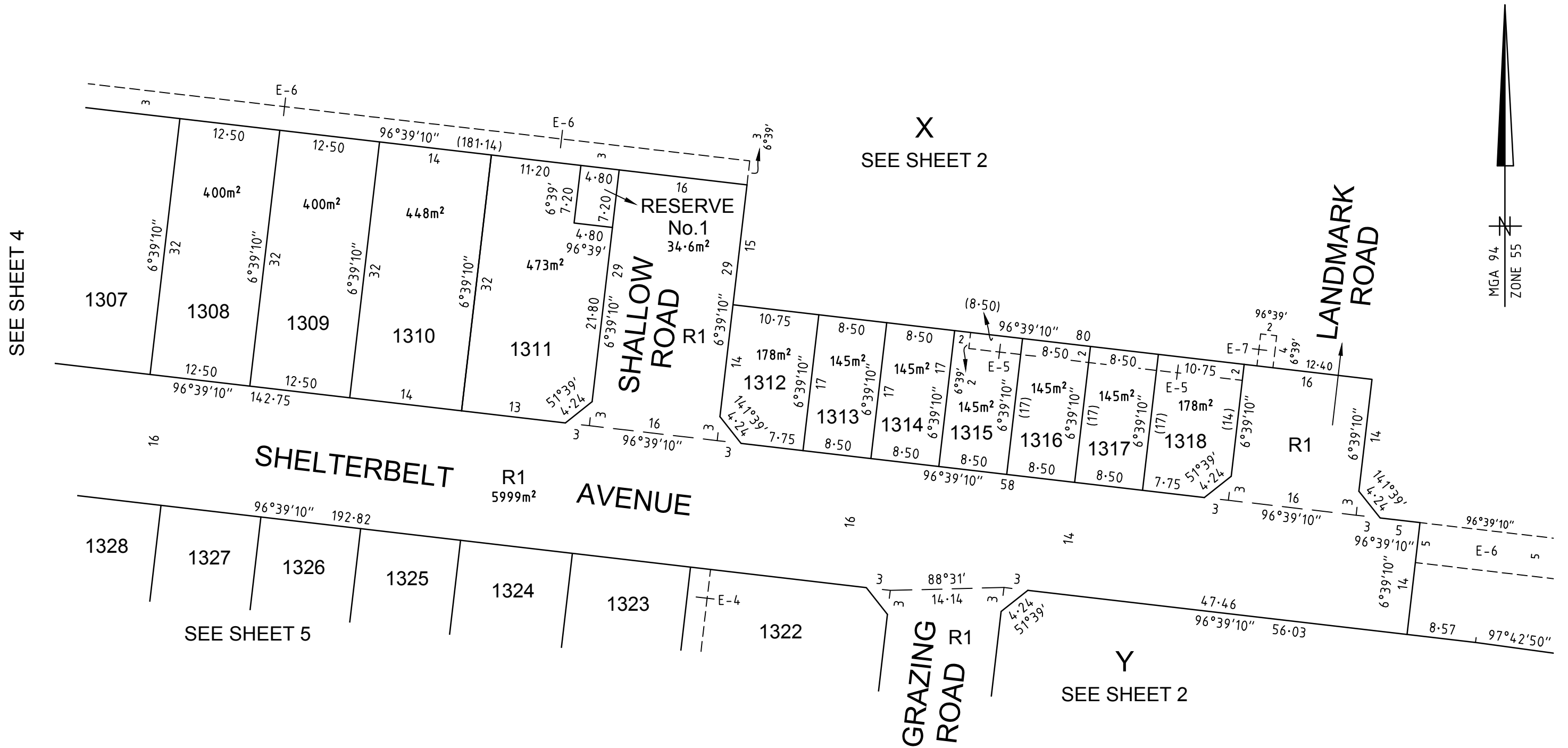
MIKE PURBRICK
VERSION F

ORIGINAL SHEET
SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

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SEE SHEET 3

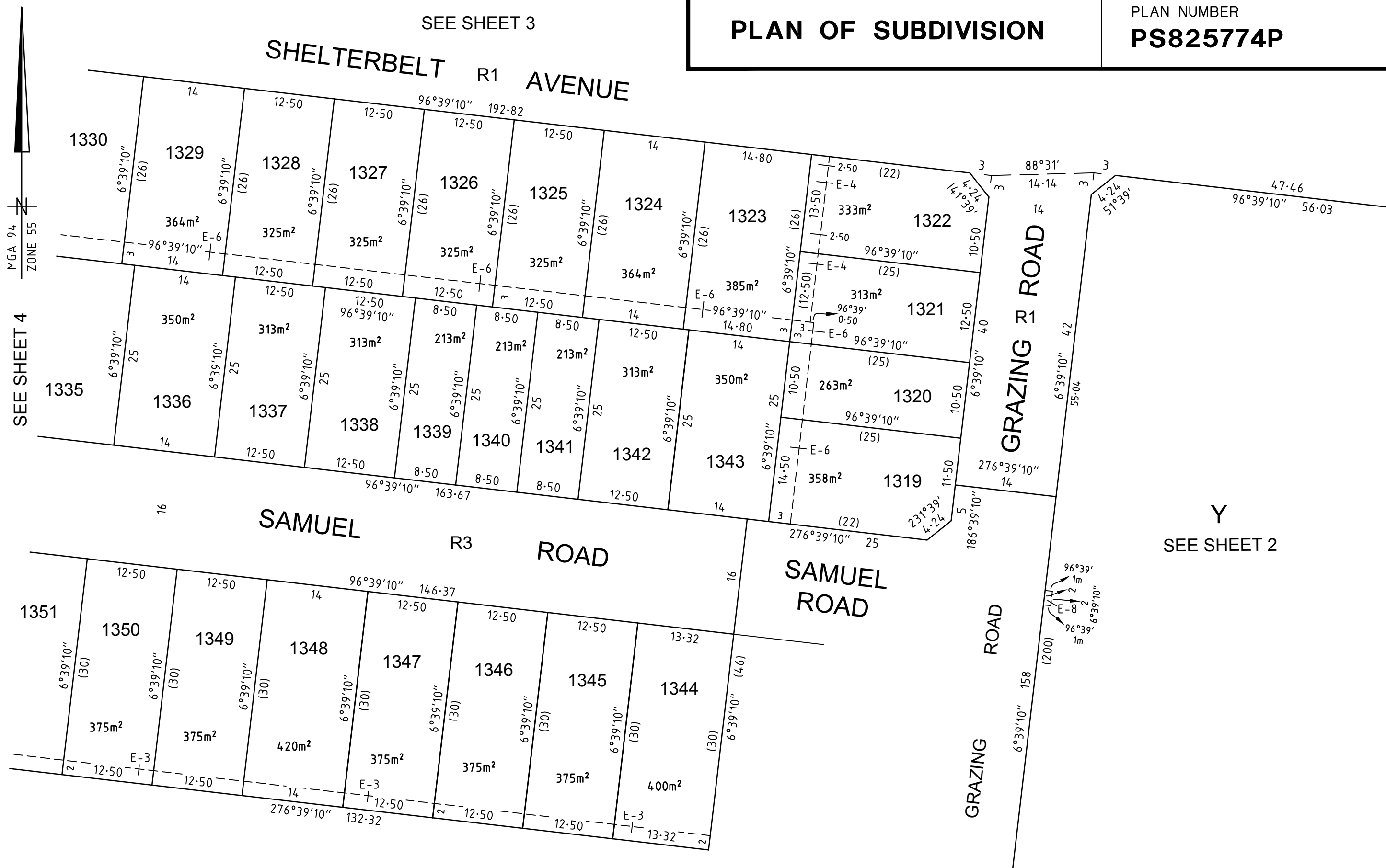
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SHELTERBELT R1 AVENUE

SEE SHEET 4

MGA 94
ZONE 55



Y
SEE SHEET 2

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 1301 to 1354 (Both Inclusive).

Land to be Burdened: Lots 1301 to 1354 (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

The following restriction is to be created upon registration of Plan of Subdivision PS825774P by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Description of Restriction

Table of burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1312	1313
1313	1312, 1314
1314	1313, 1315
1315	1314, 1316
1316	1315, 1317
1317	1316, 1318
1318	1317
1320	1319, 1321, 1343
1339	1338, 1340, 1326
1340	1325, 1326, 1339, 1341
1341	1324, 1325, 1340, 1342

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.