

PLAN OF SUBDIVISION

EDITION 1

PS 906045C

LOCATION OF LAND

PARISH: DJERRIWARRH

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 4 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT AH on PS 906028C

POSTAL ADDRESS: CADASTRAL WAY
(at time of subdivision) WEIR VIEWS, VIC, 3338MGA94 CO-ORDINATES: E: 286 770 ZONE: 55
(of approx centre of land in plan) N: 5 822 330

Council Name: Melton City Council

SPEAR Reference Number: S191759J

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1
RESERVE No. 1CITY OF MELTON
POWERCOR AUSTRALIA LIMITED

Lots 1 to 2000, and A to AI (all inclusive) have been omitted from this plan.

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 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
	SEE SHEET 2 FOR DETAILS			

SEVENTH BEND ESTATE - STAGE 20 (36 LOTS)

AREA OF STAGE - 1.943ha

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

SURVEYORS FILE REF: 308948SV00

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SIZE: A3

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-1	SEWERAGE	SEE DIAGRAM	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-2	SEWERAGE	SEE DIAGRAM	PS 817189W	WESTERN REGION WATER AUTHORITY
E-3	DRAINAGE	SEE DIAGRAM	PS 825781S	MELBOURNE WATER CORPORATION
E-4	DRAINAGE	SEE DIAGRAM	PS 825781S	CITY OF MELTON
E-5	DRAINAGE	SEE DIAGRAM	PS 817197X	CITY OF MELTON
E-5	SEWERAGE	SEE DIAGRAM	PS 817197X	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAGRAM	PS 841628K	CITY OF MELTON
E-7	DRAINAGE	3	PS 906028C	CITY OF MELTON
E-7	SEWERAGE	3	PS 906028C	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	2	PS 906028C	CITY OF MELTON
E-9	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE	3	THIS PLAN	CITY OF MELTON
E-10	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-11	DRAINAGE	SEE DIAGRAM	PS820467B	CITY OF MELTON
E-12	SEWERAGE	SEE DIAGRAM	PS820467B	GREATER WESTERN WATER CORPORATION
E-13	DRAINAGE	SEE DIAGRAM	PS820467B	CITY OF MELTON
E-13	SEWERAGE	SEE DIAGRAM	PS820467B	GREATER WESTERN WATER CORPORATION
E-14	SEWERAGE	SEE DIAGRAM	PS820467B	GREATER WESTERN WATER CORPORATION
E-14	SEWERAGE	SEE DIAGRAM	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-15	SEWERAGE	SEE DIAGRAM	C/E U850266E	WESTERN REGION WATER AUTHORITY
E-15	DRAINAGE	SEE DIAGRAM	PS820467B	CITY OF MELTON
E-16	DRAINAGE	SEE DIAGRAM	PS820467B	CITY OF MELTON
E-16	SEWERAGE	SEE DIAGRAM	PS817189W	WESTERN REGION WATER AUTHORITY
E-17	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION

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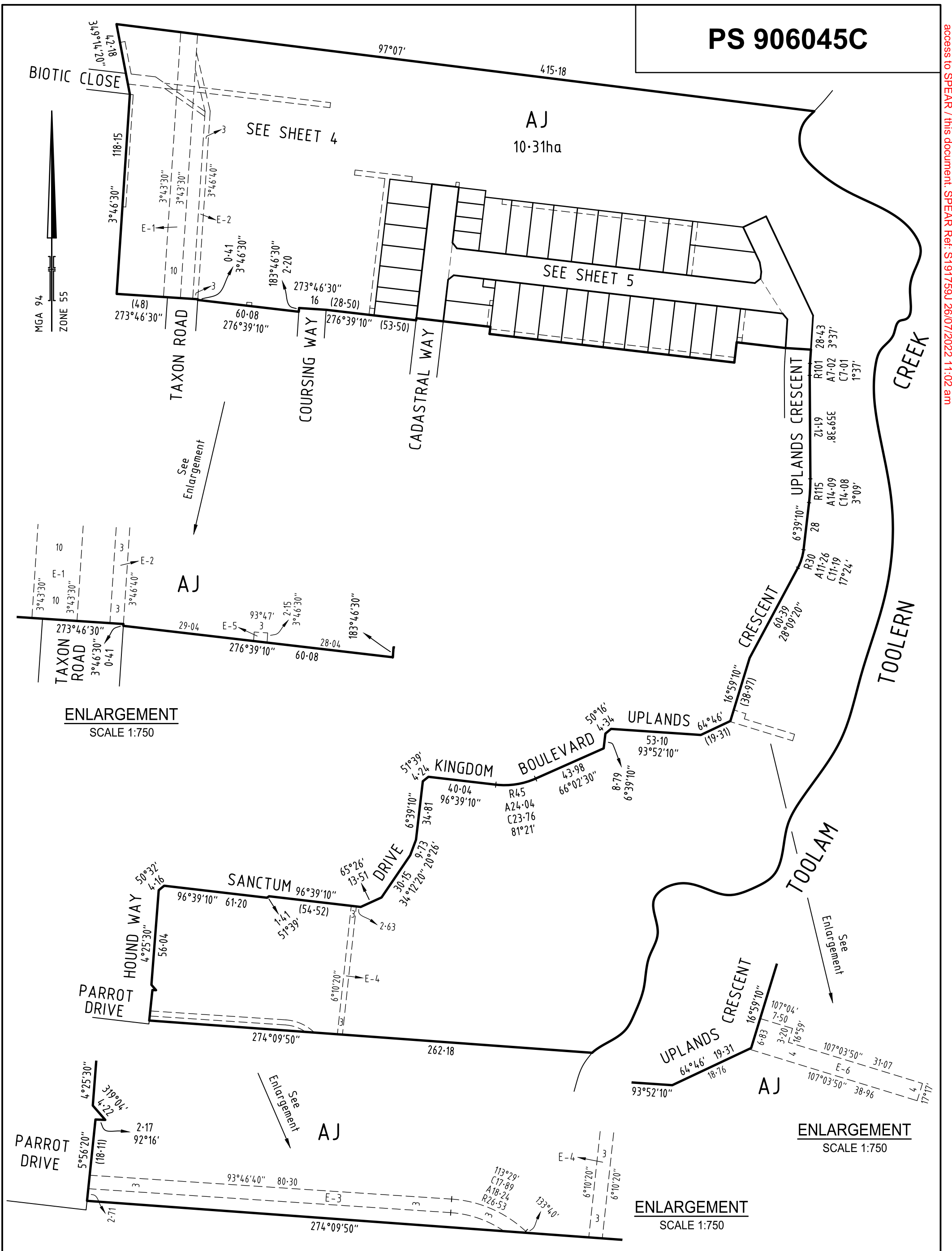
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SHEET 2



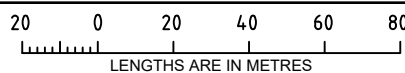
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SCALE
1: 2000



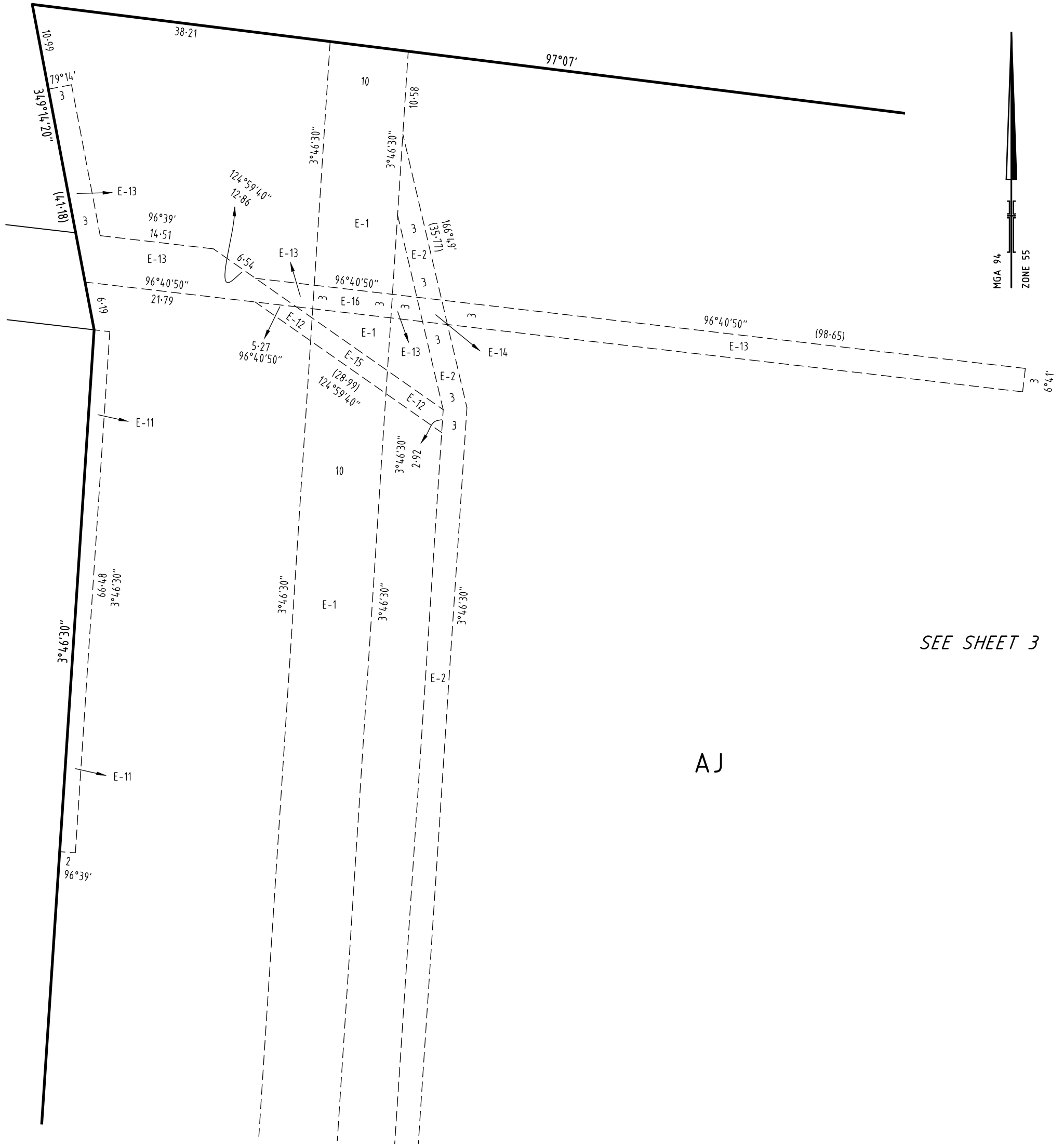
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SHEET 3



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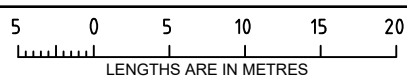
SEE SHEET 3

AJ

SEE SHEET 3

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SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 4



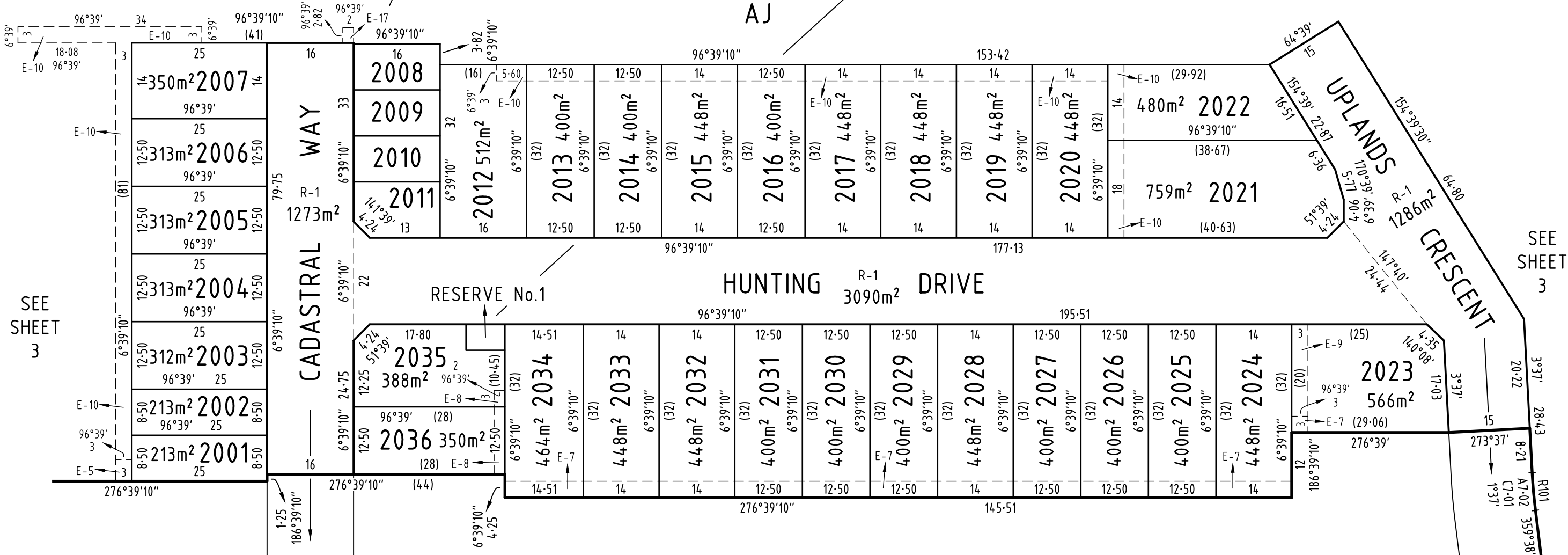
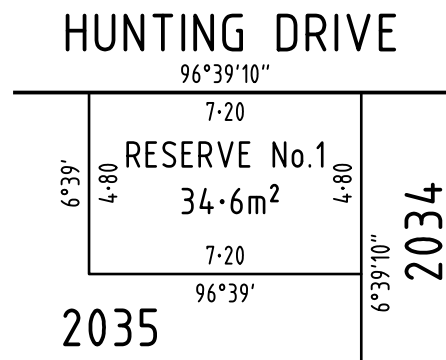
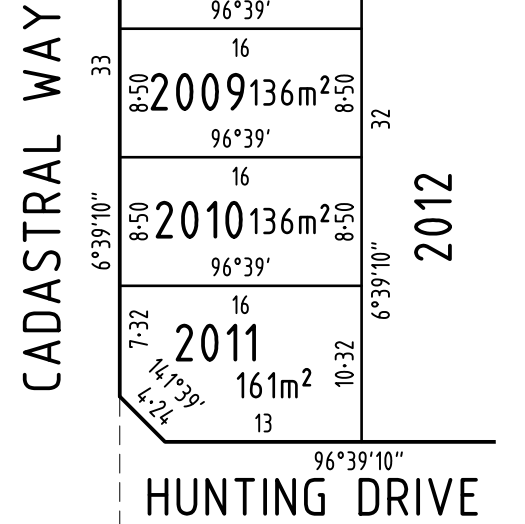
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ENLARGEMENT
SCALE 1:500

ENLARGEMENT
SCALE 1:200



SEE SHEET 3

SEE SHEET 3

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SCALE 1: 750

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 5

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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 2001 to 2036 (both Inclusive).

Land to be Burdened: Lots 2001 to 2036 (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 906045C 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
2001	2002
2002	2001, 2003
2008	2009, 2012
2009	2008, 2010, 2012
2010	2009, 2011, 2012
2011	2010, 2012

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.