

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 742697R

LOCATION OF LAND

PARISH: DJERRIWARRH

TOWNSHIP:

SECTION: 15

CROWN ALLOTMENT: 3 (PART)

CROWN PORTION:

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS 742696T (LOT J)

POSTAL ADDRESS: 601 MINNS ROAD
(At time of subdivision) MELTON WEST 3337

MGA94 Co-ordinates **E** 285 430
(of approx centre of **N** 5829 730
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 |
| RESERVE No.1 | CITY OF MELTON |

LOTS 1 TO 900 HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 901 TO 918 SEE SHEET 6.
FOR RESTRICTION B AFFECTING LOTS 914 AND 915 SEE SHEET 7.
BUILDING ENVELOPE PLANS ARE LOCATED ON SHEETS 8 AND 9.

NOTATIONS

DEPTH LIMITATION 15-24m below the surface applies to all the land in this plan.
STAGING This ~~is~~ is not a staged subdivision.
Planning permit No.
SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
18, 262 & 263 (DJERRIWARRH)
THIS IS A SPEAR PLAN.

WILLANDRA 9
1.959ha

18 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 | PS 664293P | WESTERN REGION WATER CORPORATION |
| E-2 | DRAINAGE | SEE PLAN | PS 742696T | CITY OF MELTON |
| E-3 | DRAINAGE | SEE PLAN | PS 742696T | CITY OF MELTON |
| | SEWERAGE | SEE PLAN | PS 742696T | WESTERN REGION WATER CORPORATION |
| E-4 | SEWERAGE | SEE PLAN | PS 742696T | WESTERN REGION WATER CORPORATION |
| E-5 | SEWERAGE | SEE PLAN | THIS PLAN | WESTERN REGION WATER CORPORATION |
| E-6 | DRAINAGE | SEE PLAN | THIS PLAN | CITY OF MELTON |
| | SEWERAGE | SEE PLAN | THIS PLAN | WESTERN REGION WATER CORPORATION |

SEE SHEET 2 FOR CONTINUATION



0277S-09 VER E.DWG BC/MV

SURVEYOR REF: **0277s-09**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

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| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|--------------------|--|----------------|--|----------------------------------|
| E-7 | WATER SUPPLY (THROUGH UNDERGROUND PIPES) | SEE PLAN | THIS PLAN | WESTERN REGION WATER CORPORATION |
| | DISTRIBUTION / OR TRANSMISSION OF GAS | SEE PLAN | THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001) | SPI NETWORKS (GAS) PTY LTD |
| | POWERLINE | SEE PLAN | THIS PLAN (SECTION 88 OF THE ELECTRICITY ACT 2000) | POWERCOR AUSTRALIA LTD |
| | TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES) | SEE PLAN | THIS PLAN | LOTS ON THIS PLAN |
| | DRAINAGE | SEE PLAN | THIS PLAN | CITY OF MELTON |

0277S-09 VER E.DWG BC/MV



Melbourne Survey T 9869 0813 REF 0277s-09

ORIGINAL SHEET
SIZE: A3

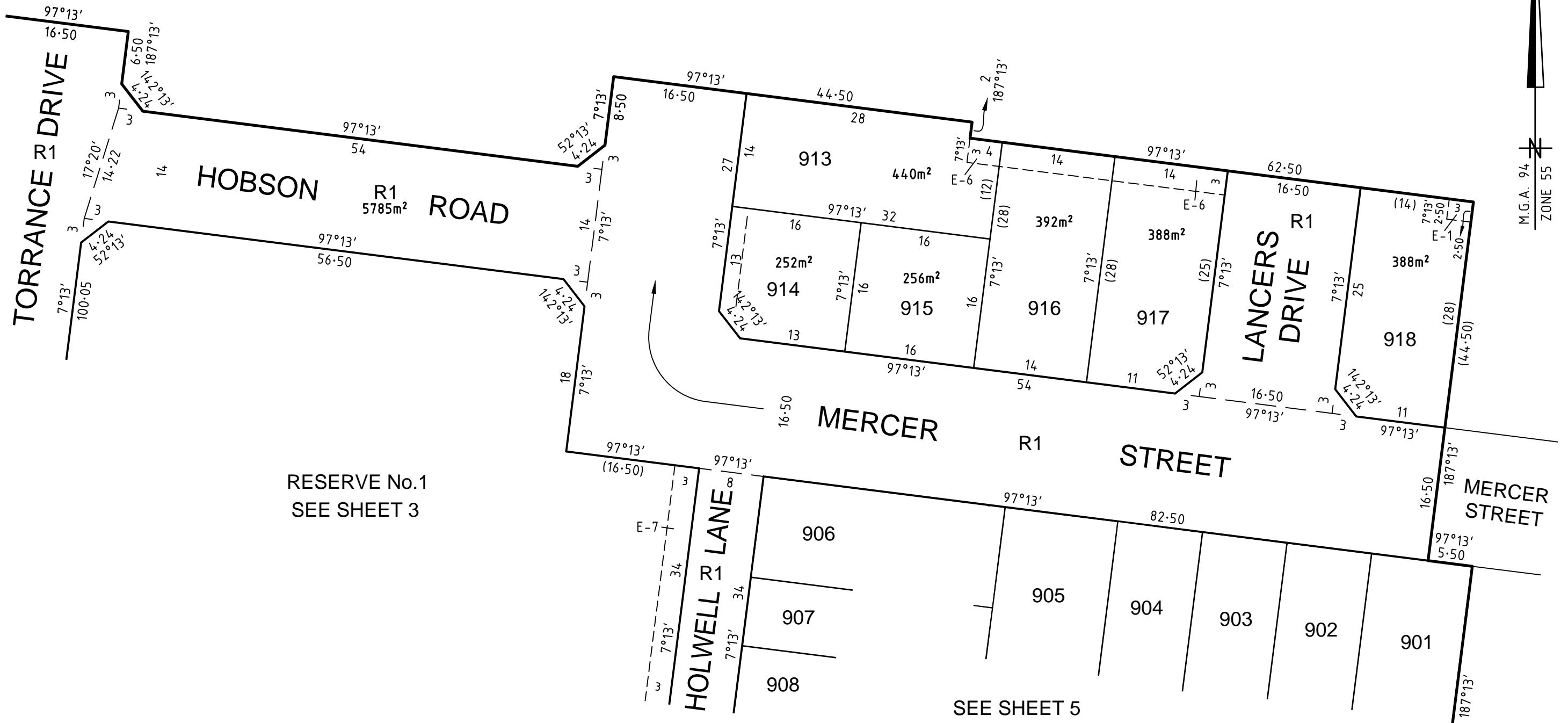
SHEET 2

PATRICK RICE

VERSION E

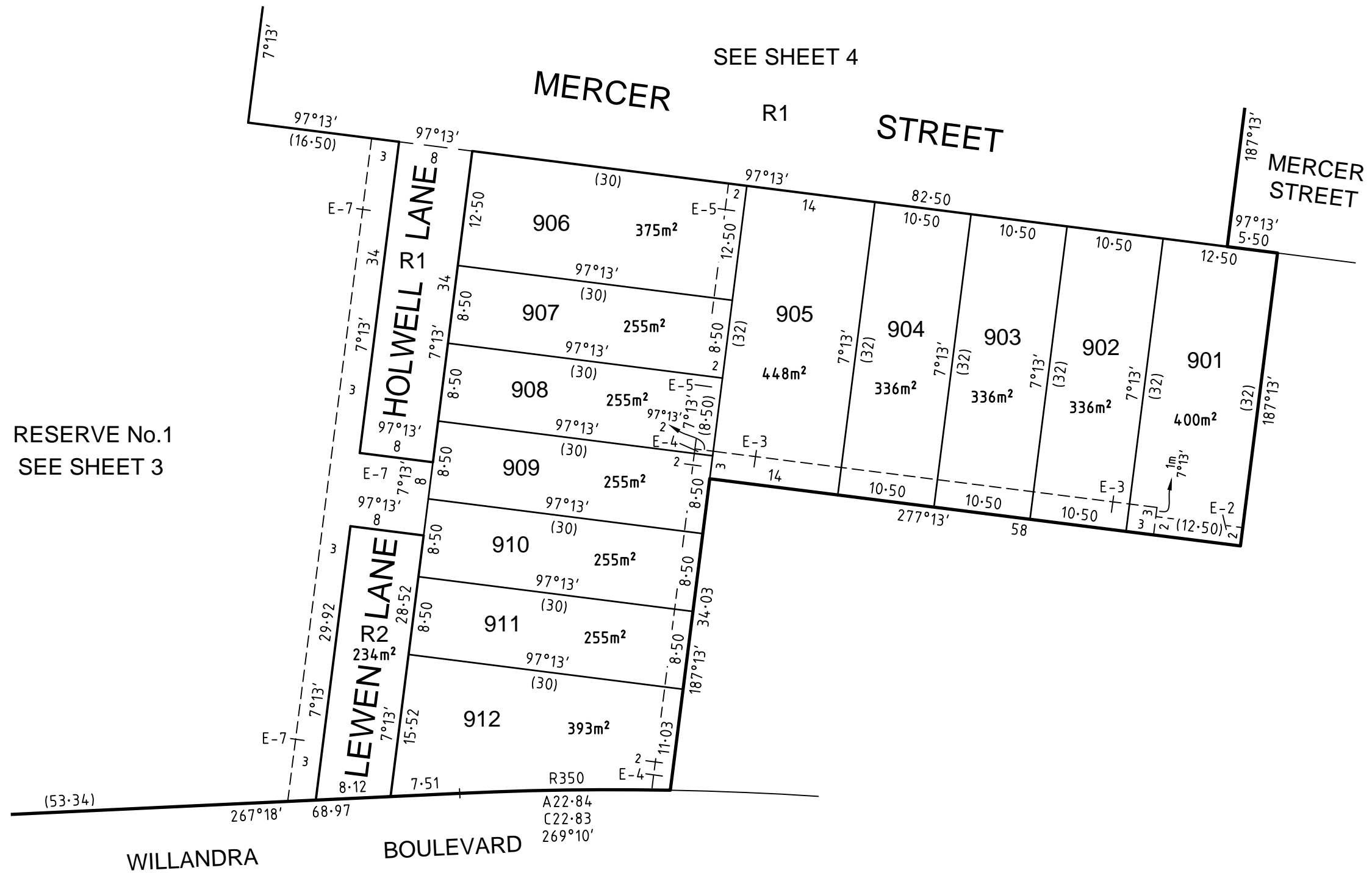
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RESERVE No.1
SEE SHEET 3

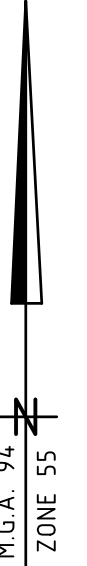
SEE SHEET 4

MERCER STREET R1

MERCER STREET

WILLANDRA

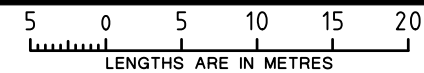
BOULEVARD



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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 5

PATRICK RICE

VERSION E

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 742697R by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

| BURDENED LOT No. | BENEFITING LOTS |
|------------------|-------------------------|
| 901 | 902 |
| 902 | 901, 903 |
| 903 | 902, 904 |
| 904 | 903, 905 |
| 905 | 904, 906, 907, 908, 909 |
| 906 | 905, 907 |
| 907 | 905, 906, 908 |
| 908 | 905, 907, 909 |

| BURDENED LOT No. | BENEFITING LOTS |
|------------------|-----------------|
| 909 | 905, 908, 910 |
| 910 | 909, 911 |
| 911 | 910, 912 |
| 912 | 911 |
| 913 | 914, 915, 916 |
| 916 | 913, 915, 917 |
| 917 | 916 |
| 918 | 917 |

Description of Restriction

Except with the written consent of Melton Land Holdings Pty Ltd and the Responsible Authority for clause a, b & d and except with written consent of the Responsible Authority for clause c, the registered proprietor or proprietors for the time of being of any burdened Lot on the Plan of Subdivision shall not:

Memorandum of Common Provisions

- (a) Build or allow to be built on the Lot any building other than a building that has been constructed in accordance with the endorsed memorandum of common provisions (MCP) registered in dealing no AA2256 which MCP is hereby incorporated into the Plan of Subdivision.

Design Guidelines

- (b) Build or allow to be built on the Lot any building other than a building that has been approved by the Melton Land Holdings Pty Ltd Design Review Panel in accordance with the Willandra Design Guidelines.

Building Envelopes

- (c) Build or allow to be built on the Lot any building other than in accordance with the Building Envelope Plans shown on Sheet 8 and 9.

Design Plans

- (d) Enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Melton Land Holdings Pty Ltd and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Melton Land Holdings Pty Ltd in respect of that approval.

Expiry

The restrictions in paragraphs (a), (b) and (d) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31st December 2023.

The restrictions in paragraph (c) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole of a dwelling on the lot.

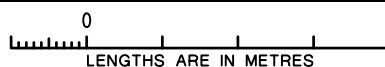


SMEC

Melbourne Survey T 9869 0813 REF 0277s-09

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SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 6

PATRICK RICE

VERSION E

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 742697R by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

| BURDENED LOT No. | BENEFITING LOTS |
|------------------|-----------------|
| 914 | 913, 915 |
| 915 | 913, 914, 916 |

Description of Restriction

Except with the written consent of Melton Land Holdings Pty Ltd and the Responsible Authority and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines

- (a) Build or allow to be built on the Lot any buildings other than a building that has been approved by the Melton Land Holdings Pty Ltd Design Review Panel in accordance with the Willandra Design Guidelines.

Building Envelopes

- (b) Except with the written consent of the Responsible Authority, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the area indicated by the building envelopes as shown on the Building Envelope Plan and profile diagrams on Plan of Subdivision PS 742697R unless it is an encroachment by eaves, balconies, bay windows, open verandas, porches, porticos or pergolas by no more than 1.5 metres into the front setback to a maximum height of 6.9 metres and by no more than 1.0 metre into the side setback to a maximum height of 6.9 metres.

Design Plans

- (c) Build or allow to be built on the Lot any building with a height exceeding 10 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 12 metres.
- (d) Build or allow to be built a garage which is setback less than 5.0 metres from the primary street frontage.
- (e) Build or allow to be built a dwelling with a private open space area of less than 25 square metres and a width of less than 3.0 metres to the side or rear of the dwelling.
- (f) Build or allow to be built a dwelling house together with the usual outbuildings which exceed a total site coverage of 75 percent.
- (g) Enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by the Willandra Design Review Panel and then only in compliance with any condition (consistent with any restriction affecting the Lot) imposed by Melton Land Holdings in respect of that approval.

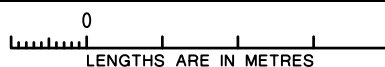
Expiry

The restrictions in paragraph (a) and (g) specified above shall cease to burden any lot on the plan of subdivision with effect from 31st December 2023.

The restrictions in paragraph (b), (c), (d), (e) and (f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole dwelling on the lot.



SMEC



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BUILDING ENVELOPE PLAN

 BUILDING ENVELOPE

SEE SHEET 8

RESERVE No.1

