

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 808017E

LOCATION OF LAND

PARISH: DJERRIWARRH

TOWNSHIP: -

SECTION: 15

CROWN ALLOTMENT: 3 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol.11288 Fol.256 and Vol. Fol.

LAST PLAN REFERENCE/S: PS 644287J LOT D AND PS 742696T LOT K

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

MGA94 Co-ordinates (of approx centre of land in plan) **E** 285 270
N 5829 550
ZONE 55

Council Name: Melton City Council

Council Reference Number: Sub 4752
Planning Permit Reference: PA2010/2823/6
SPEAR Reference Number: S097231C

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification

Digitally signed by: Geraldine Addicott for Melton City Council on 02/06/2017

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF MELTON CITY OF MELTON

LOTS 1 TO 1300 HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 1301 TO 1315 AND 1317 TO 1331 SEE SHEET 5.

FOR RESTRICTION B AFFECTING LOT 1316 SEE SHEET 6.

FOR BUILDING ENVELOPE PLANS SEE SHEETS 7 AND 8.

NOTATIONS

DEPTH LIMITATION 15-24M BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE 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, 264 AND 368 (DJERRIWARRH)

THIS IS A SPEAR PLAN.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-1 ON PS 644287J AS AFFECTS BROOKSBY CIRCUIT ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

WILLANDRA 13
2.490ha

31 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	INST. AM321913L	WESTERN REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	INST	CITY OF MELTON
E-3	SEWERAGE	SEE PLAN	INST	WESTERN REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	INST	CITY OF MELTON
E-4	SEWERAGE	SEE PLAN	INST	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-6	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-7	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION

0277S-13 VER E.DWG BC/JO



SURVEYOR REF: **0277s-13**

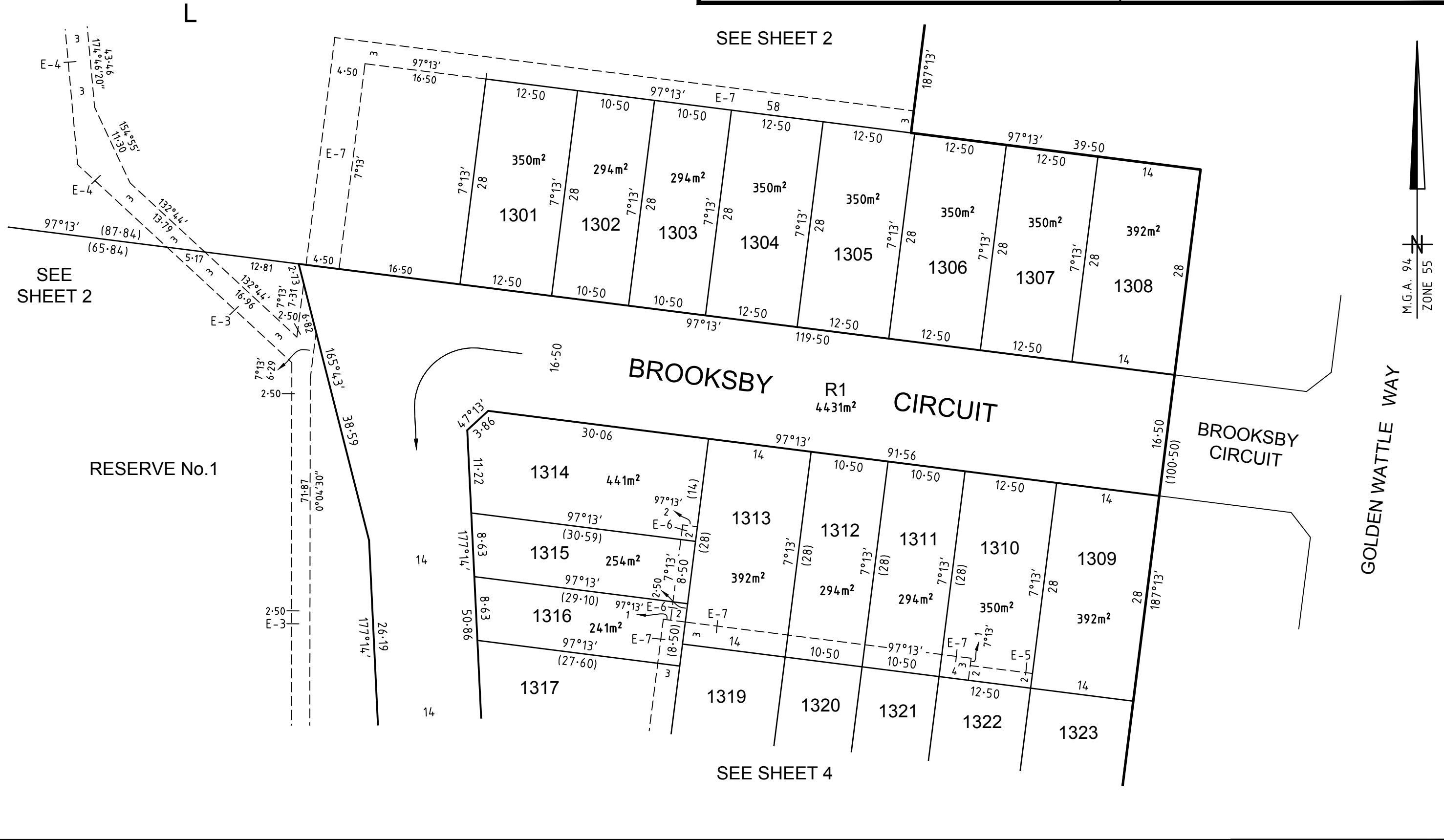
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 8

Digitally signed by: Gerald Donn (SMEC),
Surveyor's Plan Version (E),
19/04/2017

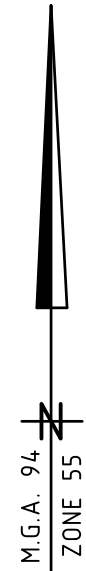
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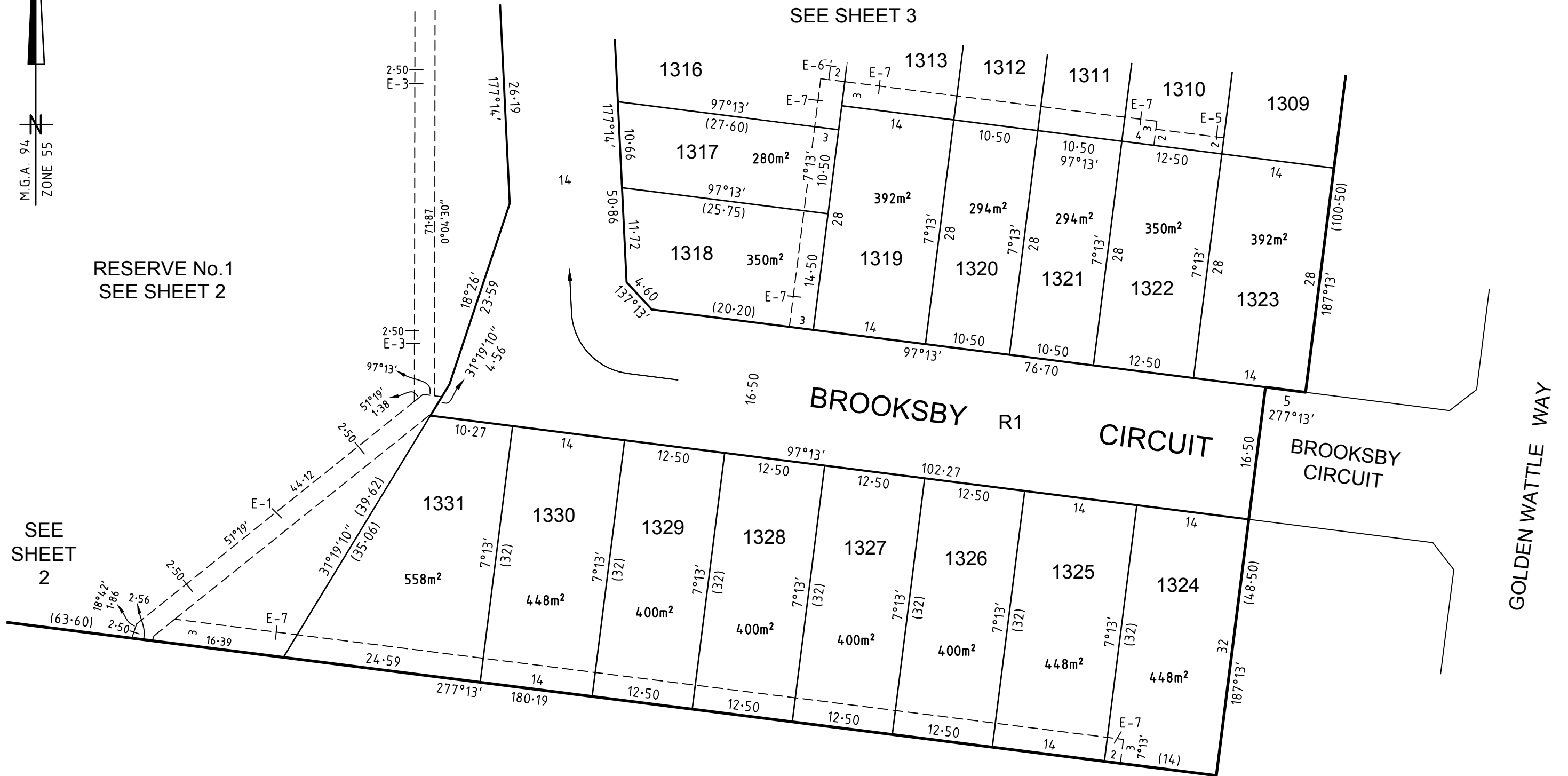


PLAN OF SUBDIVISION

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RESERVE No.1
SEE SHEET 2



SEE SHEET
2

0277S-13 VER E.DWG BC/JO

Melbourne Survey T 9869 0813 REF 0277s-13

SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

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Surveyor's Plan Version (E),
19/04/2017

Digitally signed by:
Melton City Council,
02/06/2017,
SPEAR Ref: S097231C

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 808017E by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

BURDENED LOT No.	BENEFITING LOTS
1301	1302
1302	1301, 1303
1303	1302, 1304
1304	1303, 1305
1305	1304, 1306
1306	1305, 1307
1307	1306, 1308
1308	1307
1309	1310, 1323
1310	1309, 1311, 1322
1311	1310, 1312, 1321
1312	1311, 1313, 1320
1313	1312, 1314, 1315, 1316, 1319
1314	1313, 1315
1315	1313, 1314, 1316

BURDENED LOT No.	BENEFITING LOTS
1317	1316, 1318, 1319
1318	1317, 1319
1319	1313, 1316, 1317, 1318, 1320
1320	1312, 1319, 1321
1321	1311, 1320, 1322
1322	1310, 1321, 1323
1323	1309, 1322
1324	1325
1325	1324, 1326
1326	1325, 1327
1327	1326, 1328
1328	1327, 1329
1329	1328, 1330
1330	1329, 1331
1331	1330

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 Sheets 7 and 8 of this Plan of Subdivision.

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 Design Review Panel 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.

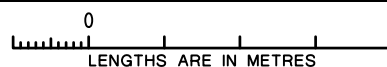
Expiry

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 a Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole of a dwelling on that lot.



SMEC



CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 808017E by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

BURDENED LOT No.	BENEFITING LOTS
1316	1313, 1315, 1317, 1319

Description of Restriction

Except with the written consent of Melton Land Holdings Pty Ltd and the Responsible Authority the registered proprietor or proprietors for the time of 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 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.

Design Plans

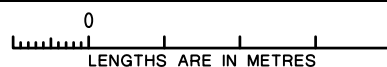
- (b) Enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Melton Land Holdings Pty Ltd Design Review Panel 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) and (b) shall cease to burden any Lot on the Plan of Subdivision with effect from 31st December 2023.



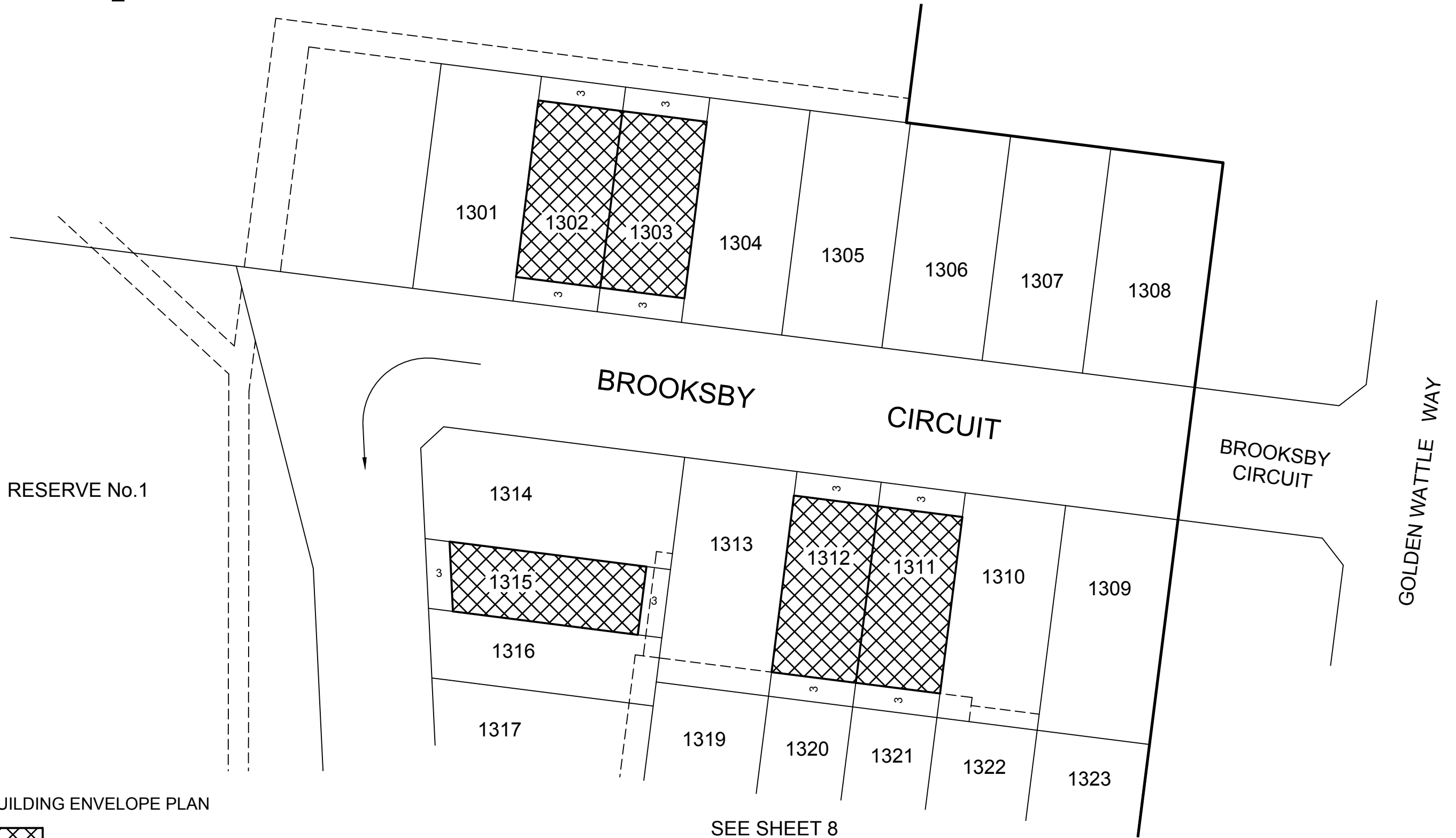
SMEC



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BUILDING ENVELOPE PLAN

 BUILDING ENVELOPE

SEE SHEET 8

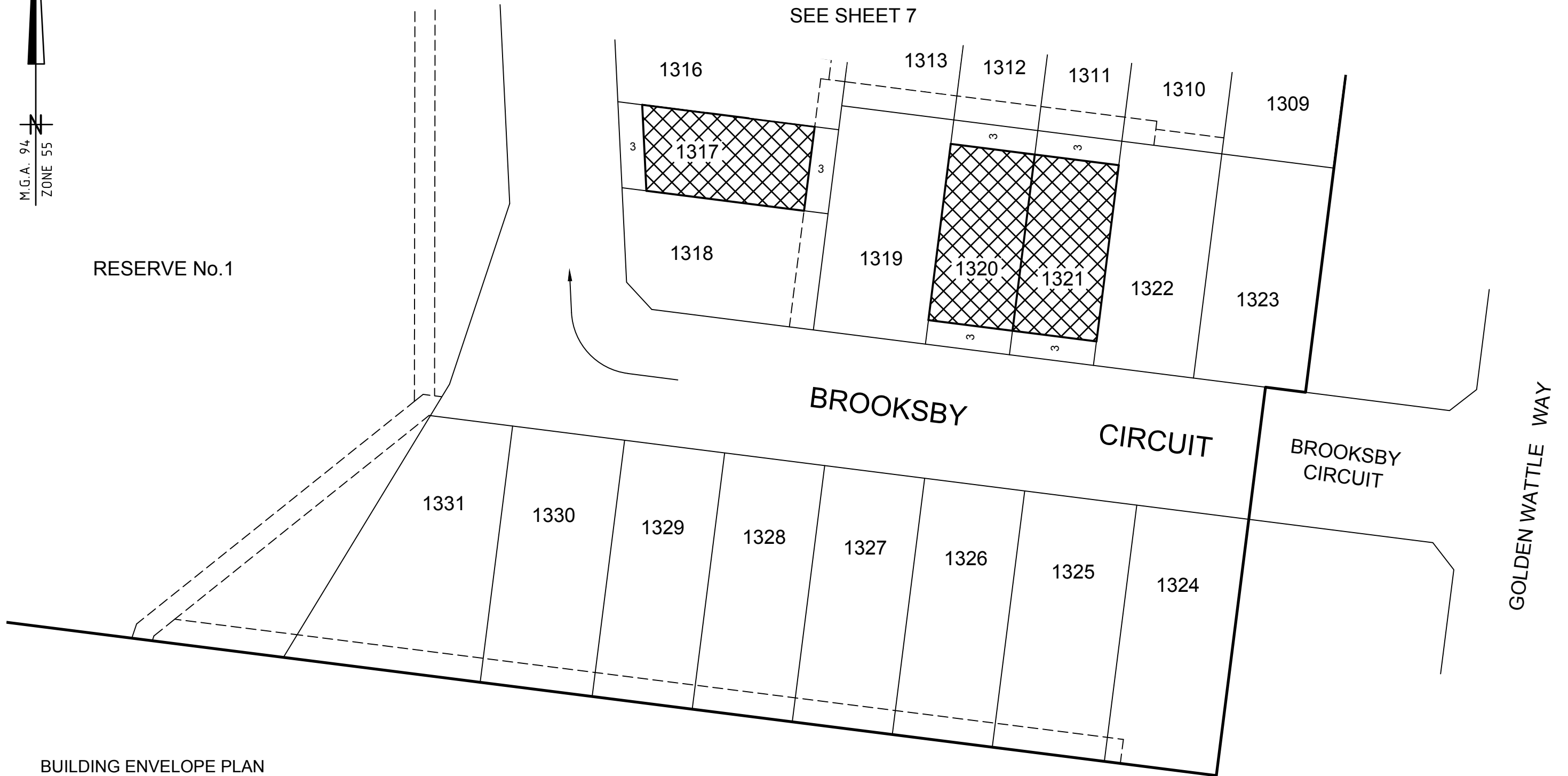
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M.G.A. 94
ZONE 55

RESERVE No.1

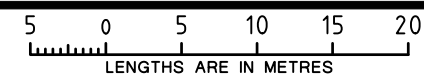
SEE SHEET 7



BUILDING ENVELOPE PLAN

 BUILDING ENVELOPE

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 8

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