


PLAN OF SUBDIVISION		EDITION 1		PS 825301L	
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: - SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 9523 FOL 503 LAST PLAN REFERENCE: Lot 11 on LP116565 POSTAL ADDRESS: 937-961 Melton Highway (at time of subdivision) Fraser Rise VIC 3336 MGA94 CO-ORDINATES: E: 298 980 ZONE: 55 (of approx centre of land in plan) N: 5 825 700					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lot B has been omitted from this plan.		
ROAD R-1 RESERVE No. 1	MELTON CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED				
NOTATIONS					
DEPTH LIMITATION 15.24 metres below the surface					
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PA2018 / 6127 / 1 This survey has been connected to permanent marks No(s). 17, 136, 299 In Proclaimed Survey Area No. -					
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	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL	
E-2	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION	
E-2	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL	
KERANI HEIGHTS ESTATE - STAGE 1 (44 LOTS)				AREA OF STAGE - 2.983ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305536SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		Licensed Surveyor: Phillip John Herridge Version: 4			

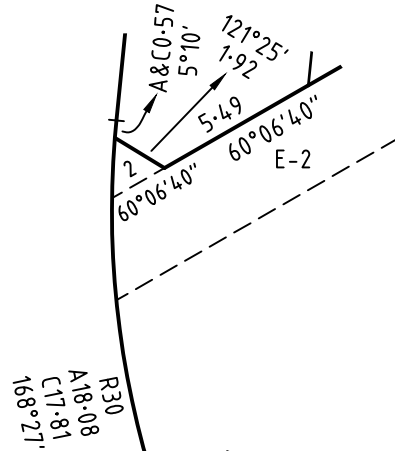
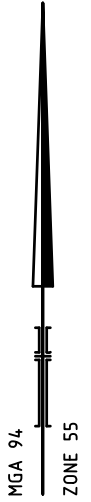
MELTON HIGHWAY

93°48'50"
214

852.16

168°36'
15.14
BEATTYS ROAD

A
9.448ha



185°42'50"

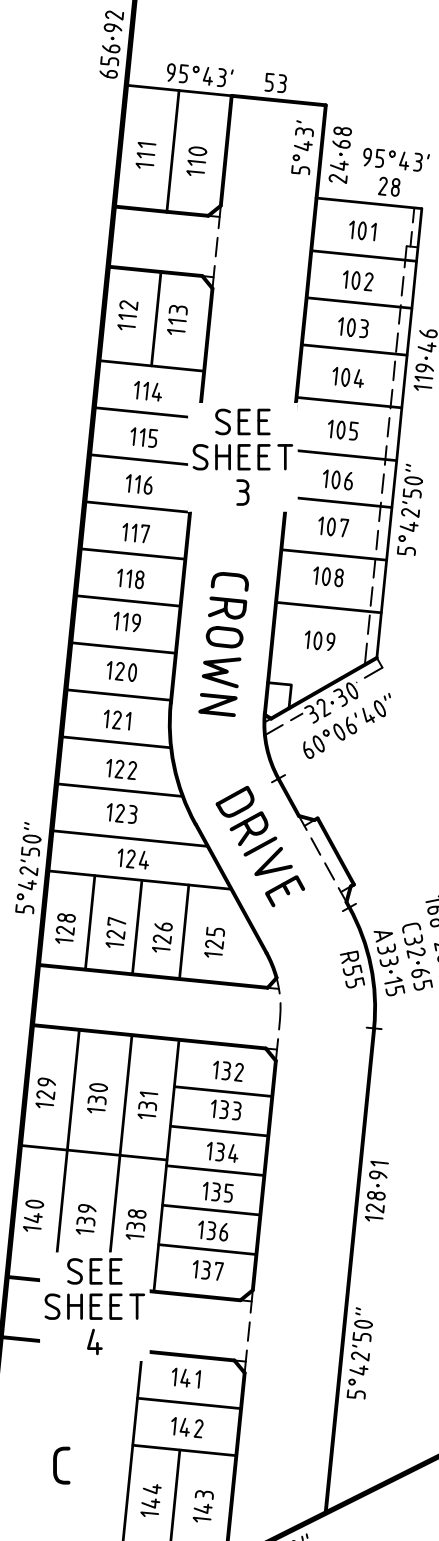
A

CROWN DRIVE

ADVENTURE AVENUE

ENLARGEMENT
SCALE 1:250

Enlargement



BEATTYS ROAD

SURVEYOR'S FILE REF: 305536SV00

SCALE 1: 2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

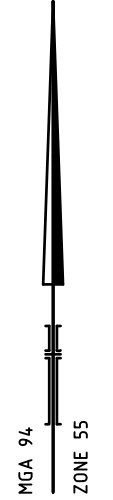
ORIGINAL SHEET SIZE: A3

SHEET 2



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SEE SHEET 2

CANOBIE STREET
R-1
457m²

CROWN DRIVE
R-1
9712m²

RESERVE No.1
50.4m²

ADVENTURE AVENUE
R-1
89m²

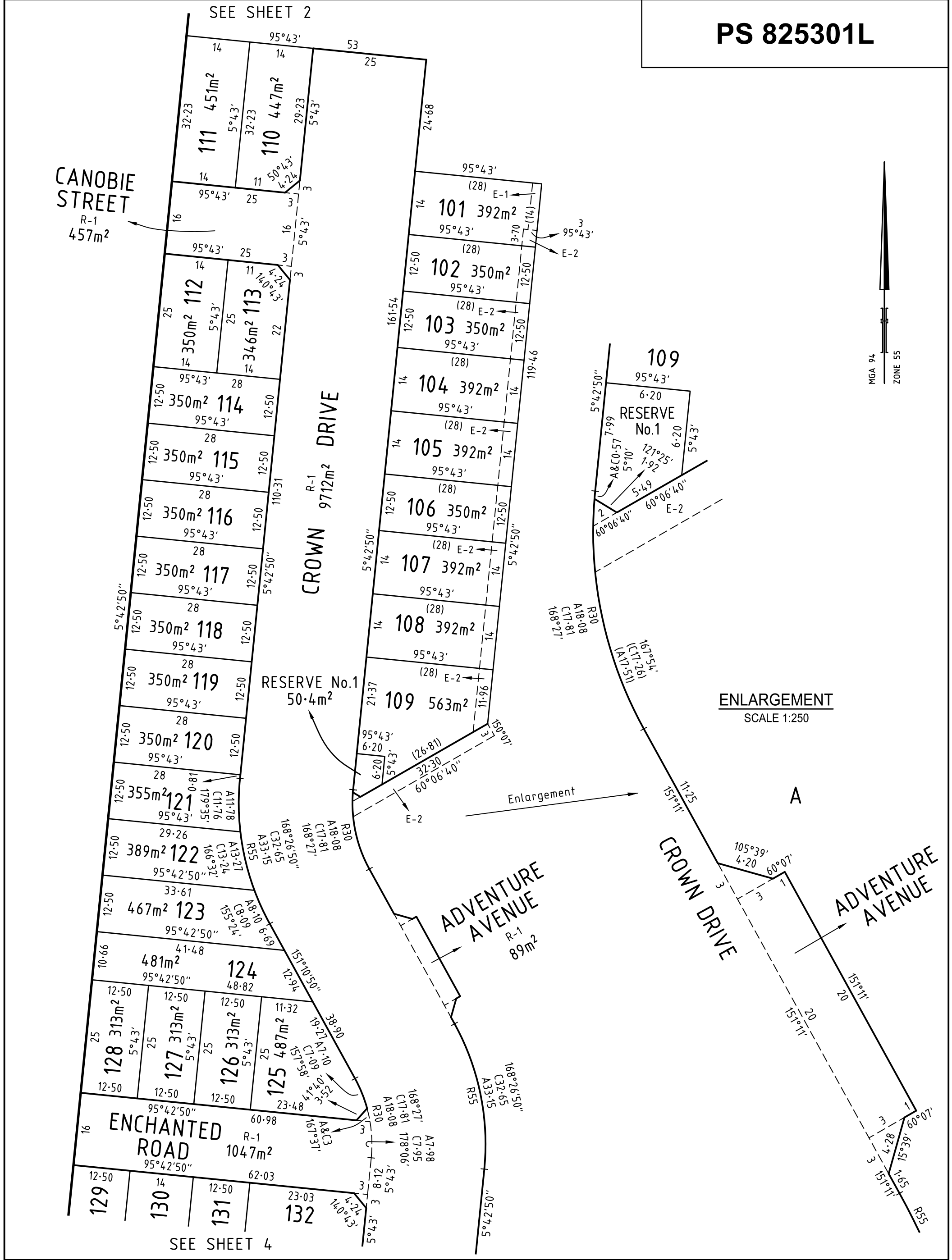
ENCHANTED ROAD
R-1
1047m²

SEE SHEET 4

109
RESERVE No.1

ENLARGEMENT
SCALE 1:250

A



SURVEYOR'S FILE REF: 305536SV00

SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

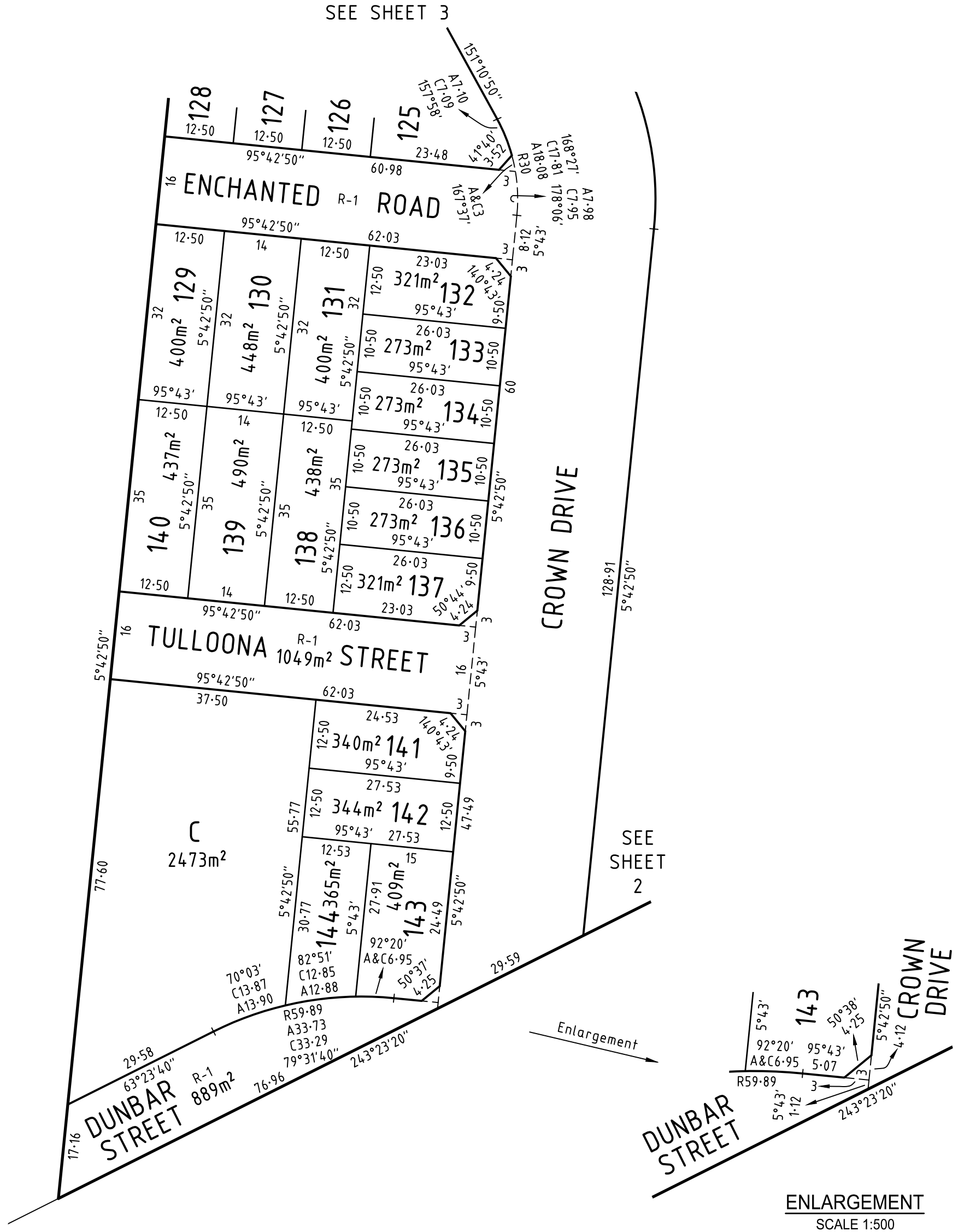
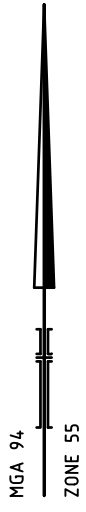
ORIGINAL SHEET SIZE: A3

SHEET 3



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SCALE 1: 750
 7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 4



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 101 to 144 (both inclusive) on this plan
Benefited Land: Lots 101 to 144 (both inclusive) on this plan

DESCRIPTION OF RESTRICTION

With exception of any variations approved by the Developer, the burdened land must not be used or developed unless in accordance with the provisions recorded in the TBC and the plans approved from time to time by the Developer.

Developer means PGG (Plumpton No. 2) Pty Ltd or any of its related bodies corporate within the meaning of section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

Expiry Date:

The Restriction shall expire 10 years after the date of registration of this plan.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS 825301L (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefitted Lots
133	131, 132, 134
134	131, 133, 135, 138
135	134, 136, 138
136	135, 137, 138

Lots 133 to 136 (both inclusive) are defined as Type B lots under the Small Lot Housing Code

DESCRIPTION OF RESTRICTION

Except with the written consent of PGG (Plumpton No. 2) Pty Ltd 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 benefited lot on this plan to which the following restriction applies shall not:

1. construct any building on any burdened lot unless that building conforms to the Small Lot Housing Code incorporated under the Hume Planning Scheme, unless in accordance with a planning permit granted to construct a dwelling on that lot.
2. subdivide or allow a lot to be subdivided.
3. consolidate or allow a lot to be consolidated.
4. build more than one dwelling on a lot.

This Restriction expires 10 years after the date of Registration of this Plan.

CREATION OF RESTRICTION No. 3

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 101 to 109 (both inclusive) on this plan.
Land to be Burdened: Lots 101 to 109 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of a burdened lot must not:

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.