
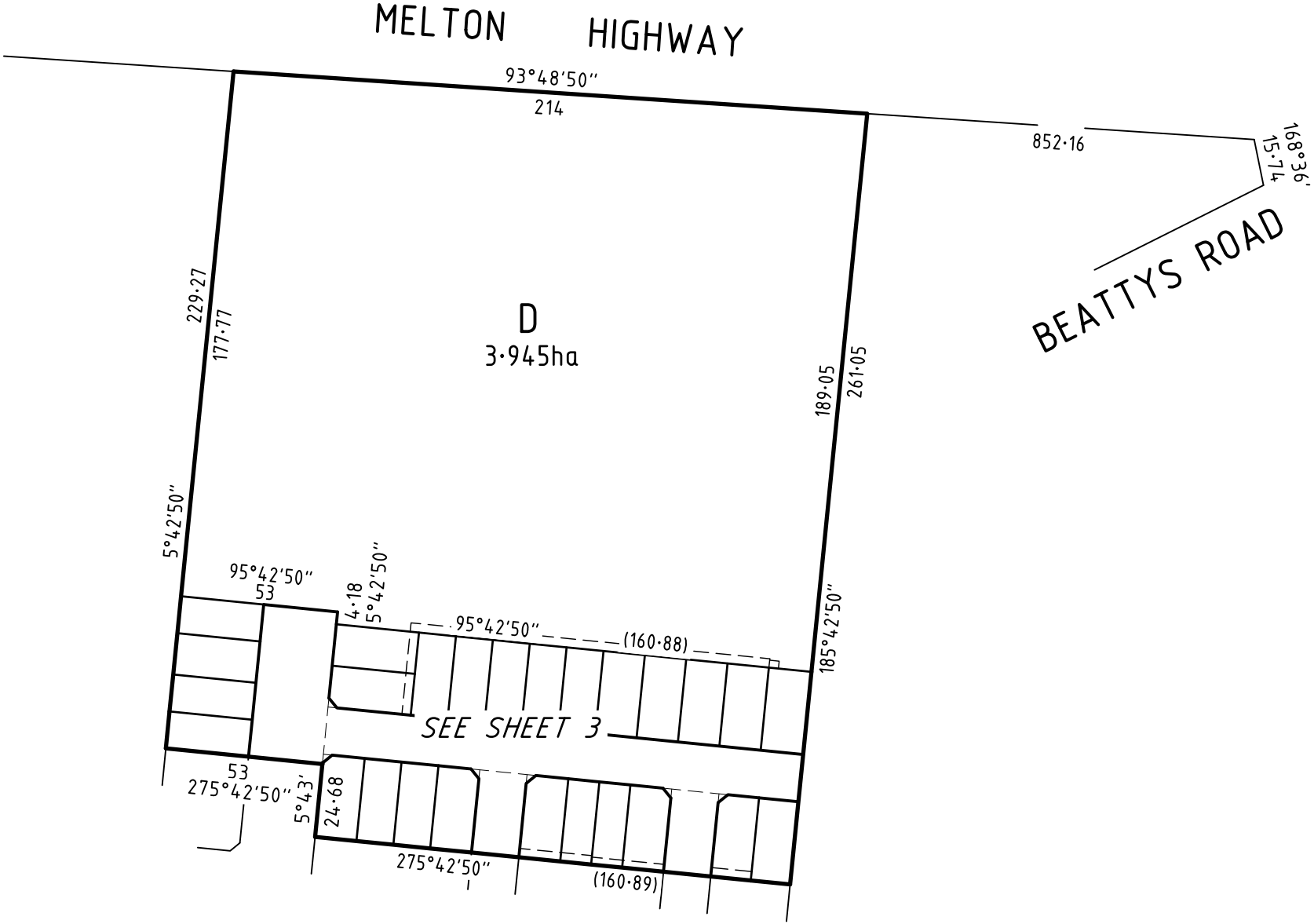


PLAN OF SUBDIVISION			EDITION 1		PS837868M	
<div>LOCATION OF LAND</div> <div>PARISH: MARIBYRNONG</div> <div>TOWNSHIP: -</div> <div>SECTION: B</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL FOL</div> <div>LAST PLAN REFERENCE: LOT B on PS 825324X</div> <div>POSTAL ADDRESS: 937-961 Melton Highway (at time of subdivision) Fraser Rise VIC 3336</div> <div>MGA94 CO-ORDINATES: E: 299 070 ZONE: 55 (of approx centre of land in plan) N: 5 825 910</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Land being subdivided is enclosed within thick continuous lines.</div> <div>Lots 1 to 300 and A to C (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove by agreement those parts of easements E-1 and E-2 created on PS825324X that lie within Tanbar Street and Counsel Road on this plan via section 6 (1) (k) of the Subdivision Act 1988.</div>		
ROAD R-1		MELTON CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION : 15.24 metres below the surface						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. PA2018 / 6127 / 1</div> <div>This survey has been connected to permanent marks No(s). 17, 136, 299</div> <div>In Proclaimed Survey Area No. -</div>						
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	3	PS825324X	MELTON CITY COUNCIL		
E-1	SEWERAGE	3	PS825324X	CITY WEST WATER CORPORATION		
E-2	SEWERAGE	2.50	PS825324X	CITY WEST WATER CORPORATION		
E-3	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL		
E-3	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION		
E-4	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION		
KERANI HEIGHTS ESTATE - STAGE 3 (26 LOTS)				AREA OF STAGE - 1.431ha		
<div></div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>			SURVEYORS FILE REF: 305538SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
			Licensed Surveyor: Phillip John Herridge Version: 2			

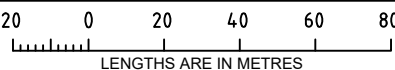
PS837868M



SURVEYOR'S FILE REF: 305538SV00

SCALE
1: 2000

LENGTHS ARE IN METRES



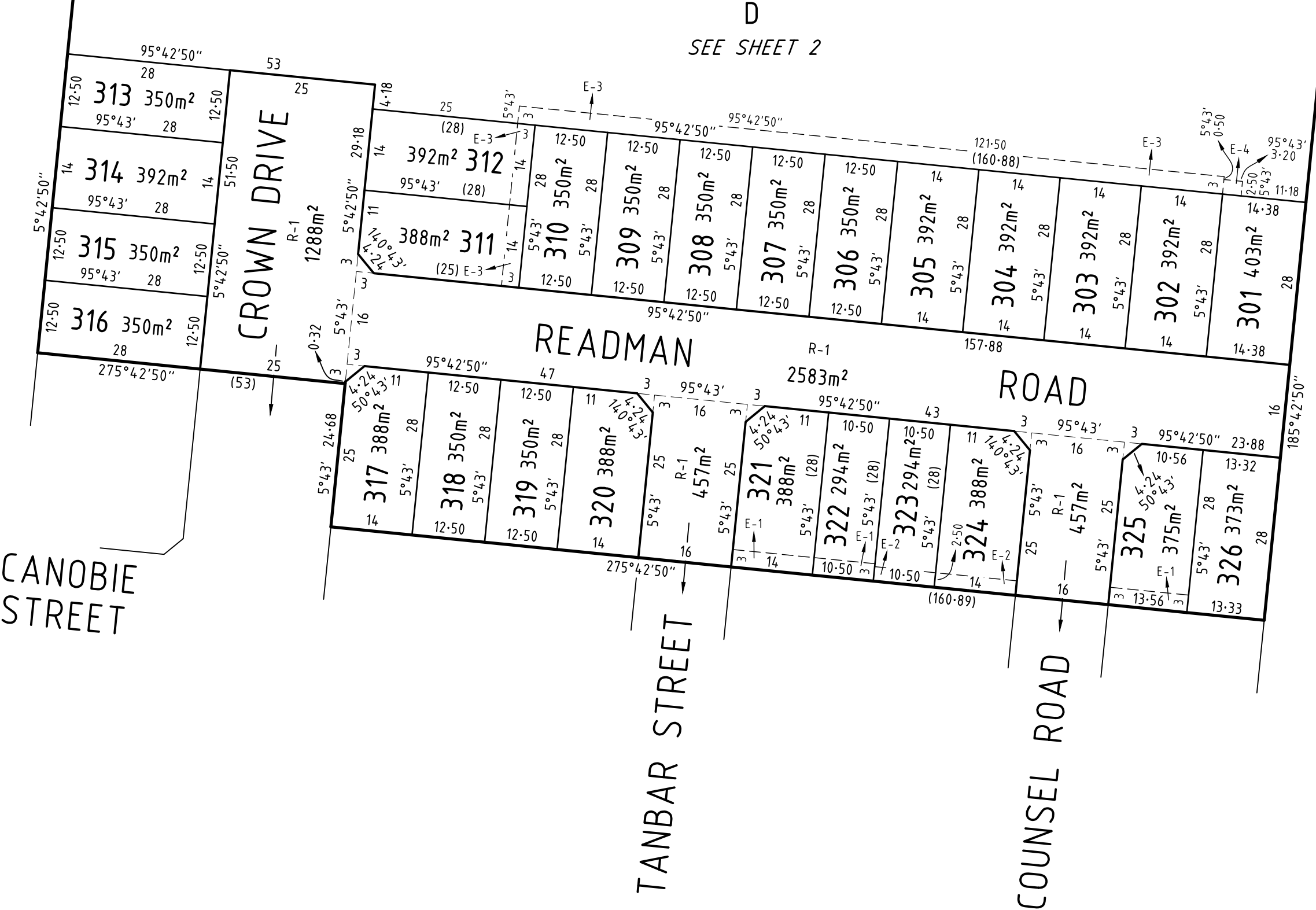
ORIGINAL SHEET
SIZE: A3

SHEET 2



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Version: 2



SURVEYOR'S FILE REF: 305538SV00

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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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 301 to 326 (both inclusive) on this plan
Benefited Land: Lots 301 to 326 (both inclusive) on this plan

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 Design Guidelines approved under PA 2018/6127 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 837868M (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
322	321, 323
323	322, 324

Lots 322 and 323 (all 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 Melton 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.