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## PLAN OF SUBDIVISION

## EDITION

## PS 905703U

**LOCATION OF LAND** 

PARISH: DERRIMUT

TOWNSHIP: -

SECTION: 29

CROWN ALLOTMENT: 1 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL 12457 FOL 502

LAST PLAN
REFERENCE:

LOT U ON PS905673B

POSTAL ADDRESS: 70 MONTMARTE BOULEVARD

(at time of subdivision) BURNSIDE 3023

MGA 94 CO-ORDINATES: (approx. centre of land in plan)

**E** 302 650 **N** 5 820 650

200.050

**ZONE**: 55

Council Name: Melton City Council

Council Reference Number: Sub6293 Planning Permit Reference: PA2015/4832 SPEAR Reference Number: S192278J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988

Date of original certification under section 6 of the Subdivision Act 1988: 15/09/2022

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988

has not been made

Digitally signed by: Julie Stafford for Melton City Council on 28/06/2023

Statement of Compliance issued: 11/10/2023

<b>VESTING OF</b>	ROADS AND/OR	RESERVES

ROAD R1
RESERVE No.1
RESERVE No.2

MELTON CITY COUNCIL
MELTON CITY COUNCIL
MELTON CITY COUNCIL

NOTATIONS
STAGING THIS+9-/ IS NOT A STAGED SUBDIVISION

THIS 19-/ IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PA2015/4832

SURVEY THIS PLAN IS /<del>10 NOT</del> BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) IN PROCLAIMED SURVEY AREA NO. -

DEPTH LIMITATION DOES NOT APPLY

LOTS A TO U & 1 TO 3300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-3 TO E-15 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

AREA OF LAND SUBDIVIDED (EXCLUDING LOT W) - 5.044ha.

TANGENT POINTS ARE SHOWN THUS:

### EASEMENT INFORMATION

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE SEWERAGE	SEE DIAG SEE DIAG	INST. H764637 PS807587Q	MMBW CITY WEST WATER CORPORATION
E-2 E-2	SEWERAGE SEWERAGE	SEE DIAG SEE DIAG	INST. H974009 PS807587Q	MMBW CITY WEST WATER CORPORATION
E-16	SEWERAGE	SEE DIAG	PS818674J	GREATER WESTERN WATER CORPORATION
E-17 E-17	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS818674J PS818674J	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-18	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-19	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MELTON CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-21 E-21 E-21	SEWERAGE SEWERAGE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG	INST. H764637 PS807587Q THIS PLAN	MMBW CITY WEST WATER CORPORATION MELTON CITY COUNCIL

MODEINA - 33

26 LOTS & BALANCE LOTS V & W

Weiss

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Southbank VIC 3006

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E | melbourne@veris.com.au

W | www.veris.com.au

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 27/06/23 VERSION C

REFERENCE DRAWING

329559-ST33 329559-ST33-AC

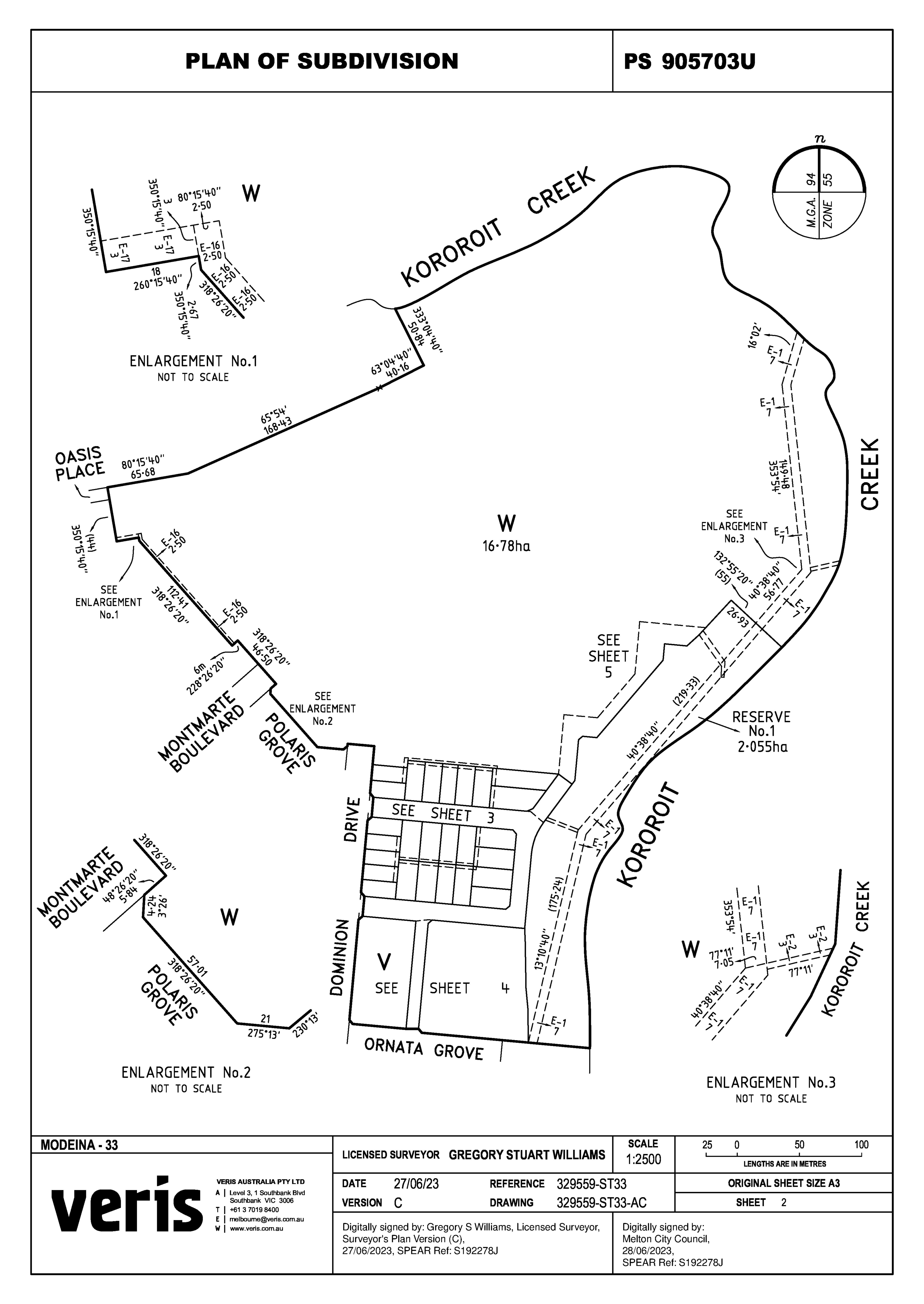
ORIGINAL SHEET SIZE A3

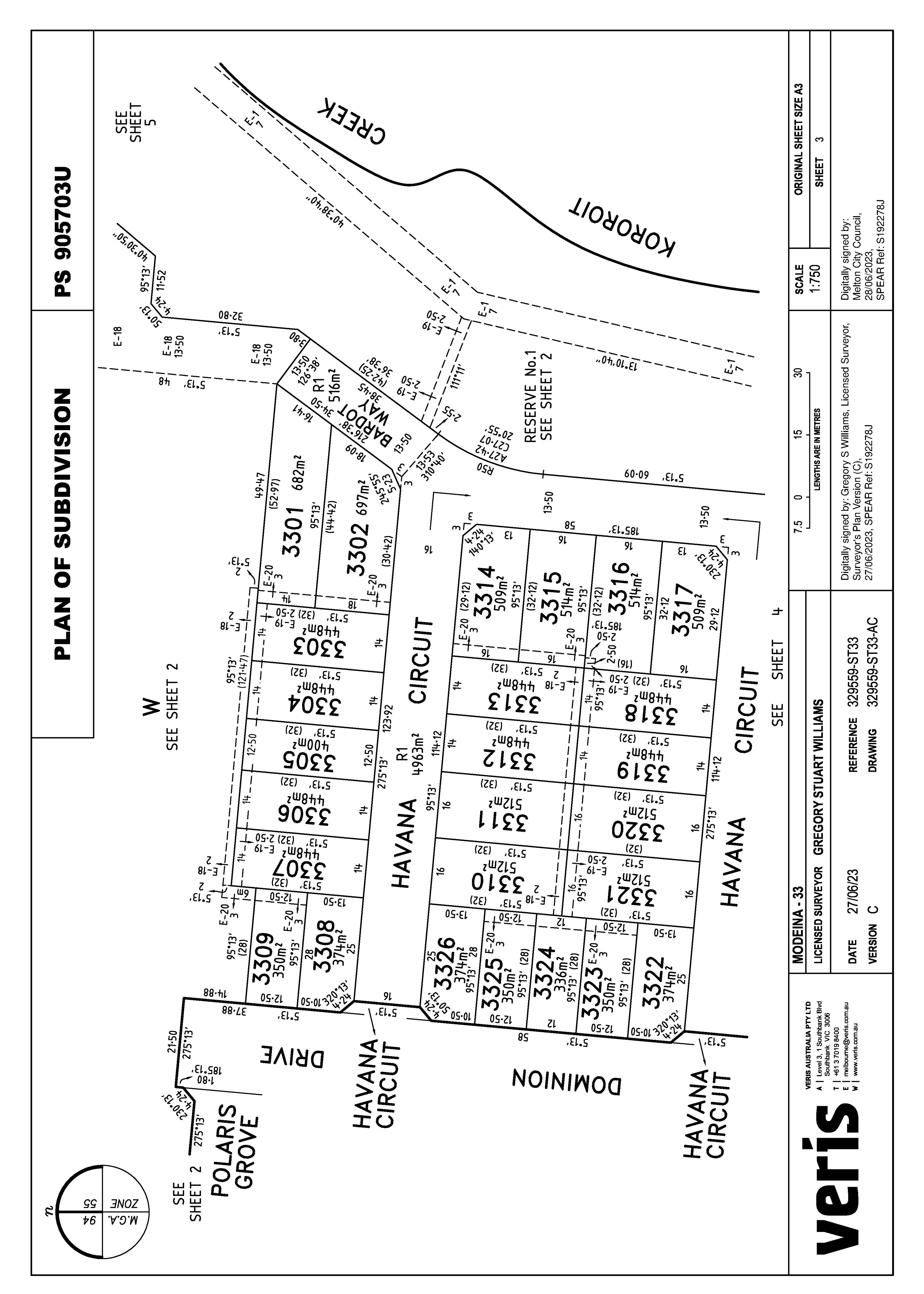
33-AC
SHEET 1 OF 6 SHEETS

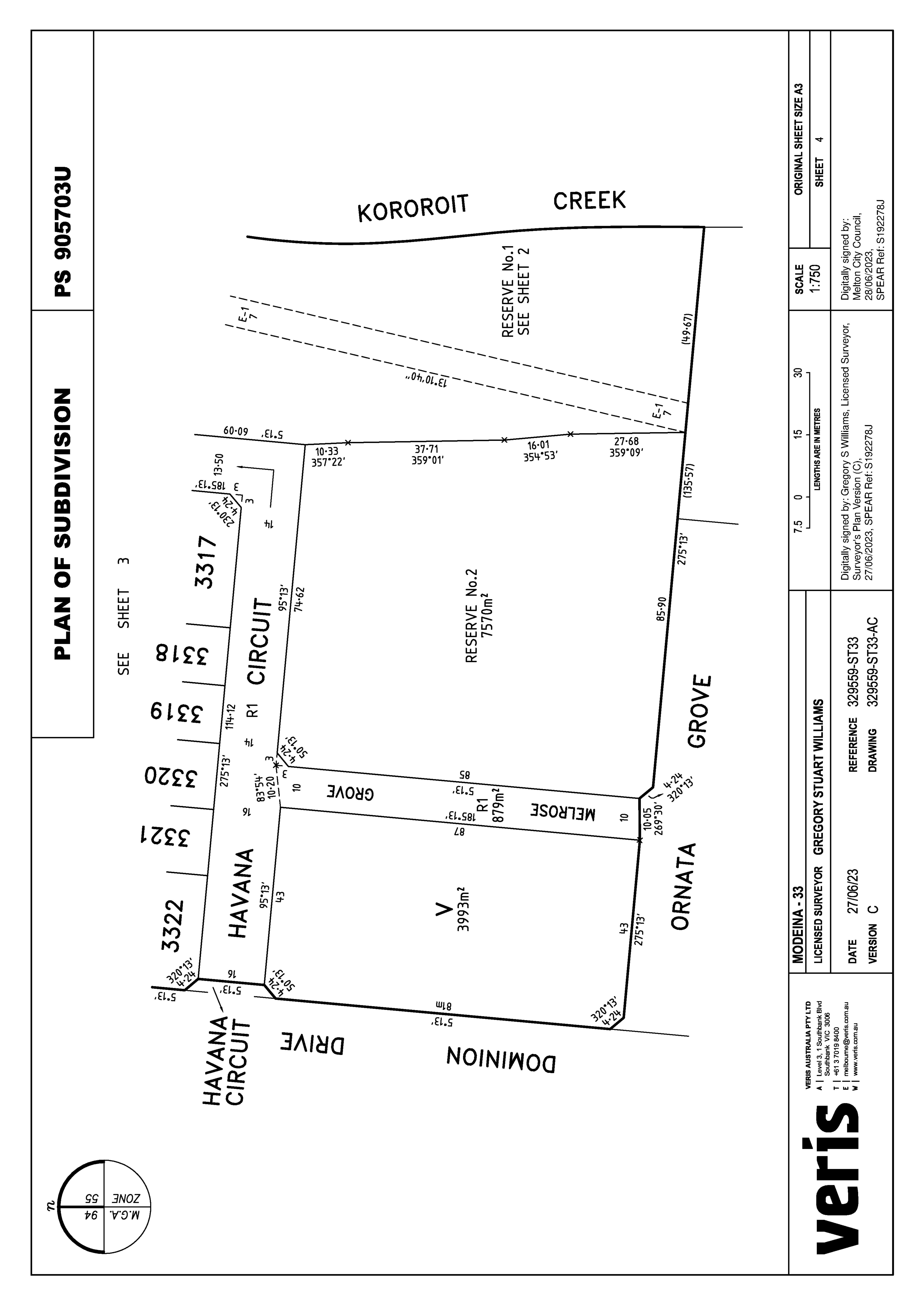
PLAN REGISTERED

Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (C), 27/06/2023, SPEAR Ref: S192278J

TIME: 1.29pm DATE: 16 / 10 / 2023 HEATH RICHARDS Assistant Registrar of Titles

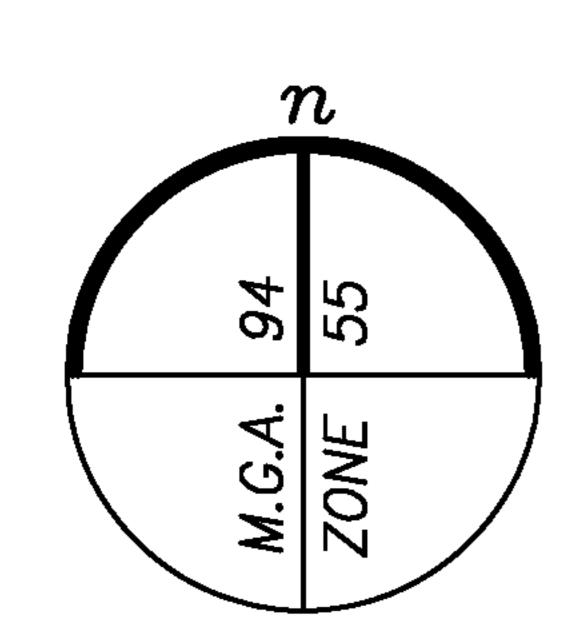


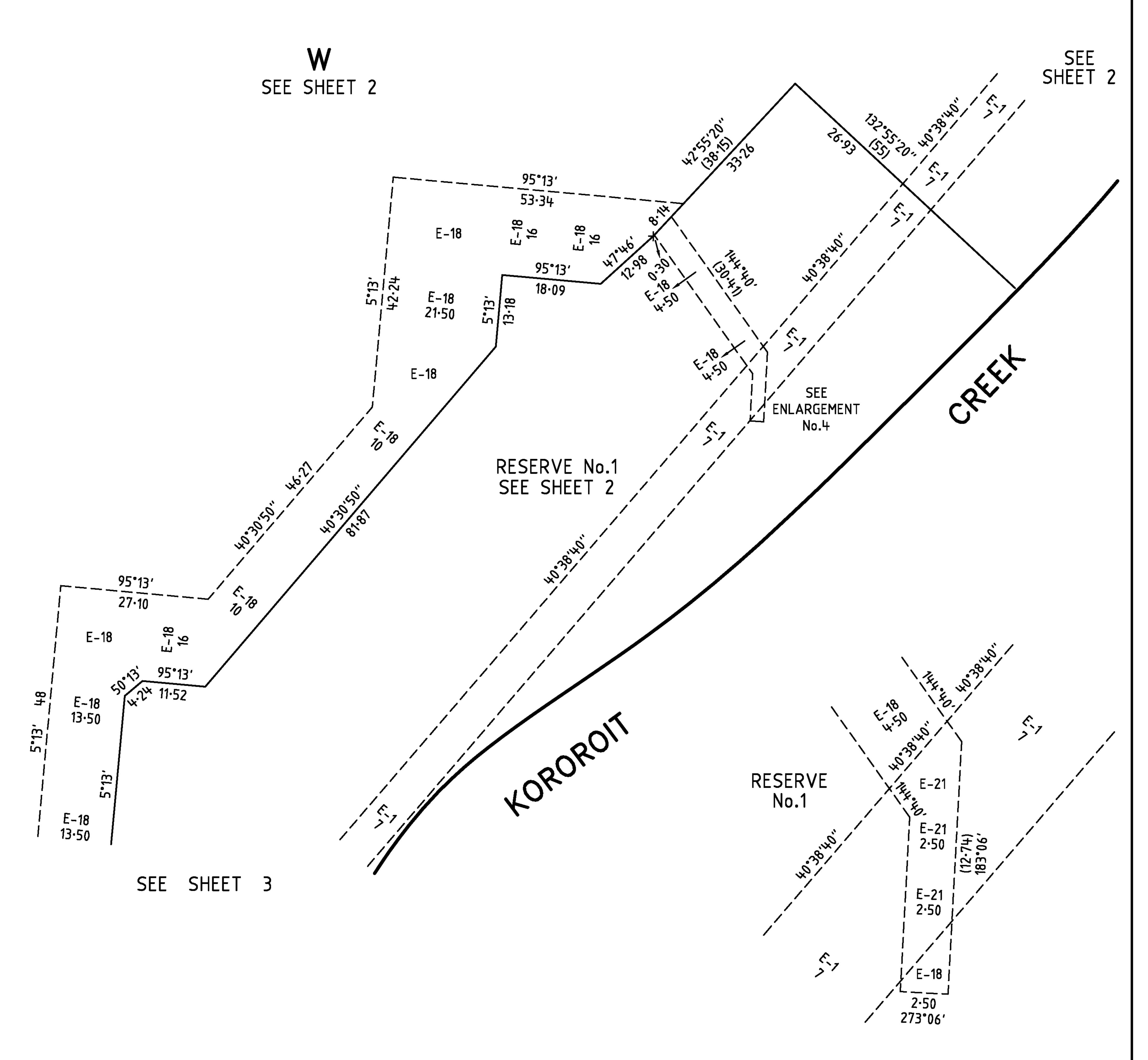




# PLAN OF SUBDIVISION

PS 905703U





ENLARGEMENT No.4 NOT TO SCALE

LENGTHS ARE IN METRES

**ORIGINAL SHEET SIZE A3** 

SHEET

30

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MODEINA - 33

LICENSED SURVEYOR	GREGORY STUART WILLIAMS

27/06/23 329559-ST33 DATE REFERENCE 329559-ST33-AC VERSION C **DRAWING** 

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (C),
27/06/2023, SPEAR Ref: S192278J

Melton City Council, 28/06/2023, SPEAR Ref: S192278J

Digitally signed by:

SCALE

1:750

## PLAN OF SUBDIVISION

PS 905703U

#### **CREATION OF RESTRICTION No.1**

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 3301 to 3326 Benefited land: Lots 3301 to 3326

Restriction: Except with the prior written consent of the Developer, the burdened land must not be used or developed other than in accordance with the provisions recorded in the MCP with dealing number AA3379 and MCP with dealing number AA8810.

Developer means DFC (Project Management) Pty Ltd ACN 161 448 139 of 863 High Street, Armadale VIC 3143 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: 01/01/2034

#### CREATION OF RESTRICTION No.2

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 3301 to 3326 Benefited land: Lots 3301 to 3326

Restriction: Except with the prior written consent of the Developer, the registered proprietor or proprietors for the time being of the burdened land must not construct any building or works other than in accordance with the Modeina Siting and Design Guidelines (as amended from time to time).

Developer means DFC (Project Management) Pty Ltd ACN 161 448 139 of 863 High Street, Armadale VIC 3143 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: 01/01/2034

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

27/06/23

DATE

VERSION C

REFERENCE 329559-ST33

DRAWING 329559-ST33-AC

CRIGINAL SHEET SIZE A3

SHEET 6

Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (C), 27/06/2023, SPEAR Ref: S192278J

Digitally signed by: Melton City Council, 28/06/2023, SPEAR Ref: S192278J

SCALE