

PLAN OF SUBDIVISION					PS834371M	
LOCATION OF LAND				COUNCIL NAME: MELTON CITY COUNCIL		
PARISH : MARIBYRNONG						
TOWNSHIP : - - - -						
SECTION : 21						
CROWN ALLOTMENT : 3 (PART)						
CROWN PORTION : - - - -						
TITLE REFERENCE : VOL.12455 FOL.668						
LAST PLAN REFERENCE : PS834349E (LOT B)						
POSTAL ADDRESS : 963-987 MELTON HIGHWAY						
(At time of subdivision) FRASER RISE, 3336						
MGA94 Co-ordinates						
(of approx centre of land in plan)						
E 298 768				ZONE: 55		
N 5 825 640				GDA 94		
VESTING OF ROADS AND/OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		DEPTH LIMITATION OF 15.24m APPLIES TO THE LAND IN THIS PLAN		
ROADS R1		MELTON CITY COUNCIL		SURVEY:		
RESERVE No.1		MELTON CITY COUNCIL		This plan is based on survey.		
RESERVE No.2		MELTON CITY COUNCIL		STAGING:		
				This is not a staged subdivision.		
				Planning Permit No. PA2018/6355		
				This survey has been connected to permanent marks No(s).		
				In Proclaimed Survey Area No.		
NOTATIONS						
LOTS 1 TO 138, 151 TO 154, 169 TO 173, 177 TO 198 (ALL INCLUSIVE), A & B HAVE BEEN OMITTED FROM THIS PLAN.				OTHER PURPOSE OF PLAN		
THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.				TO REMOVE EASEMENT E-7 FOR THE PURPOSE OF DRAINAGE CREATED ON PS834348G AND CONTAINED WITHIN LOT B ON PS834349E.		
				GROUND'S FOR REMOVAL OF EASEMENT		
				BY AGREEMENT OF ALL INTERESTED PARTIES		
PROSPERITY ESTATE STAGE 3, 3.418ha 41 LOTS, 2 RESERVES & BALANCE LOT C						
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, E-9	GAS TRANSMISSION PIPELINE	SEE PLAN	INST. J205142	GAS & FUEL CORPORATION OF VICTORIA		
E-2	WATER SUPPLY	SEE PLAN	PS834348G	WESTERN REGION WATER CORPORATION		
E-3	SEWERAGE	2	THIS PLAN	GREATER WESTERN WATER CORPORATION		
E-4	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL		
E-5, E-6	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION		
E-5	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL		
E-7, E-8	SUPPY OF ELECTRICITY THROUGH UNDERGROUND CABLES	SEE PLAN	THIS PLAN - (SEC. 88 ELECTRICITY INDUSTRY ACT 2000)	JEMENA ELECTRICITY NETWORKS (Vic) Ltd		
E-7, E-8	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
E-7, E-8	GAS SUPPLY AND DISTRIBUTION	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES Pty Ltd		
E-8, E-9	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL		
Stantec Stantec Australia Pty Ltd ABN: 17 007 820 322 Level 28, 600 Bourke Street, Melbourne, VIC Australia 3000 Tel: 03 8554 7000 Web: www.stantec.com/au		SURVEYORS FILE REF: 304313566-103		ORIGINAL SHEET		
		DATE: 18/03/2025		SIZE: A3		
		NICK LAWSON / VERSION No.8		Sheet 1 of 5 Sheets		



PLUMPTON ROAD

MELTON HIGHWAY

MELTON HIGHWAY

ENLARGEMENT
(NOT TO SCALE)

C
8.160ha

C

ENLARGEMENT
(NOT TO SCALE)

SEE SHEET 3

R1 1.049ha

ENCHANTED ROAD

TULLOONA STREET

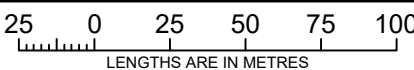
SEE SHEET 4

BEATTYS ROAD



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SCALE
1:2500

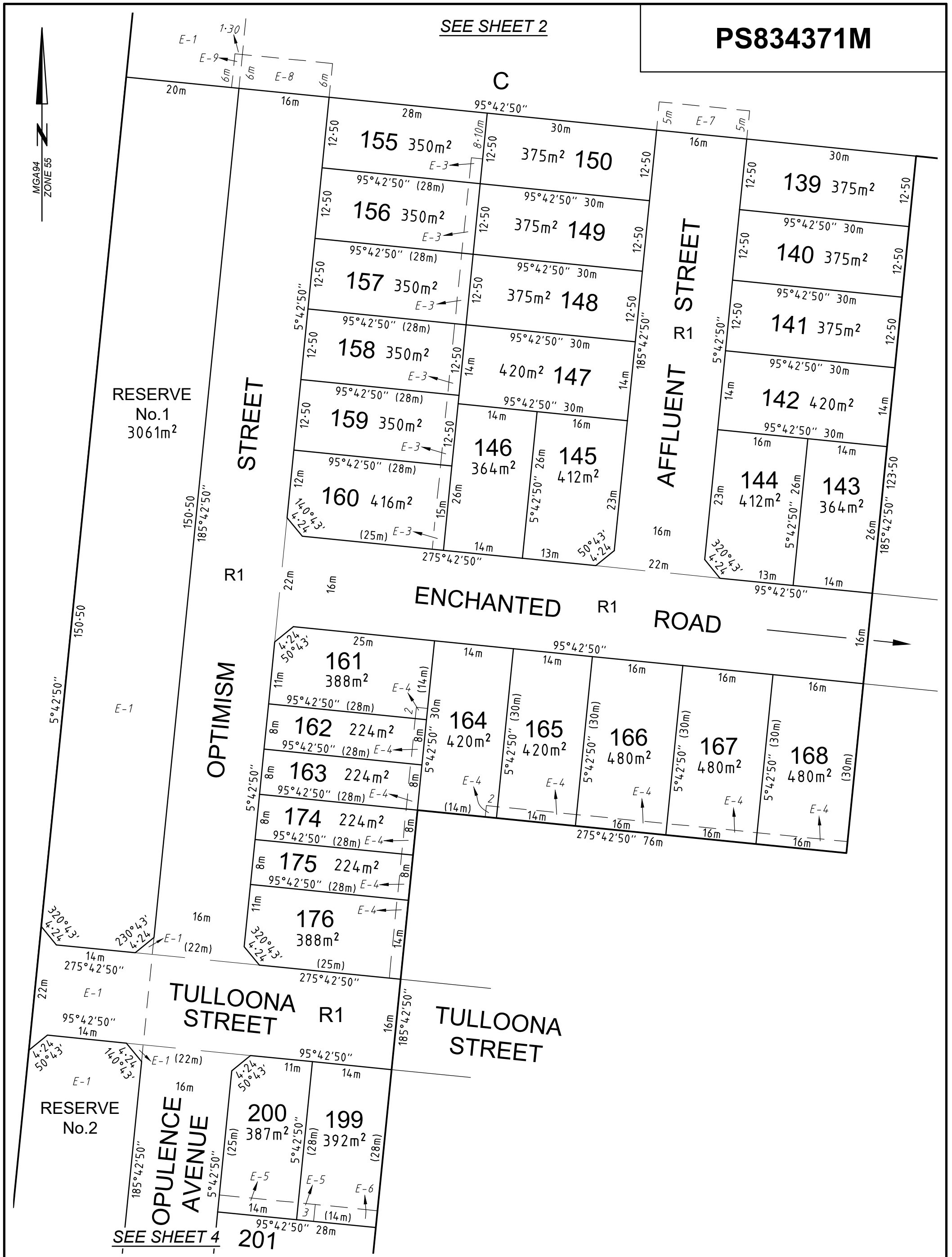


ORIGINAL SHEET
SIZE: A3

SHEET 2

NICK LAWSON / VERSION No.8

PS834371M

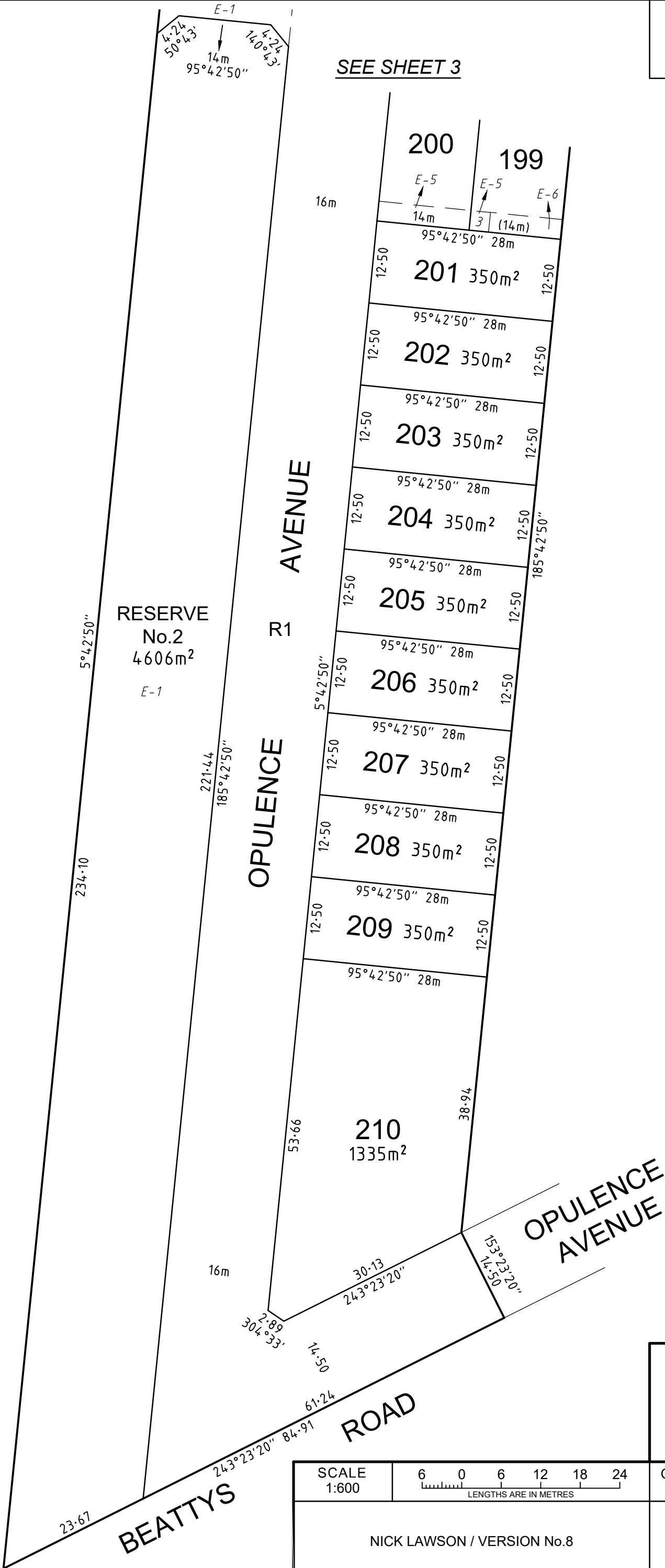


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SEE SHEET 3



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SCALE 1:600	600121824 LENGTHS ARE IN METRES
NICK LAWSON / VERSION No.8	

ORIGINAL SHEET SIZE: A3	SHEET 4
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CREATION OF RESTRICTIONS

RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. **PS834371M** (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: All Lots on this Plan of Subdivision
Land to be burdened: All Lots on this Plan of Subdivision

Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not build or erect or permit to be built or erected or remain on the burdened lot or any part of it any:

- i) Dwellings that are not constructed in accordance with the 'SUBDIVISION & HOUSING DESIGN GUIDELINES 963-987 MELTON HWY PLUMPTON' endorsed as part of Planning Permit PA 2018/6355.

RESTRICTION B

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 162, 163, 174 & 175
Benefited land: Lots 162, 163, 174 & 175

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

- 1. In the case of lots less than 300m² construct or permit to be constructed any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m² has been obtained from Melton City Council. For the purpose of the Small Lot Housing Code, all lots are 'Type B' lots.

