

PLAN OF SUBDIVISION	EDITION 1	PS811548C
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LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: — SECTION: B CROWN ALLOTMENT: 1 (PART) CROWN PORTION: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS808378U (LOT A) POSTAL ADDRESS: 199 REES ROAD (at me of subdivision) WEIR VIEWS 3338 MGA CO-ORDINATES: E: 285 330 ZONE: 55 (of approx centre of land N: 5 822 530 GDA 94 in plan)	COUNCIL NAME: MELTON CITY COUNCIL
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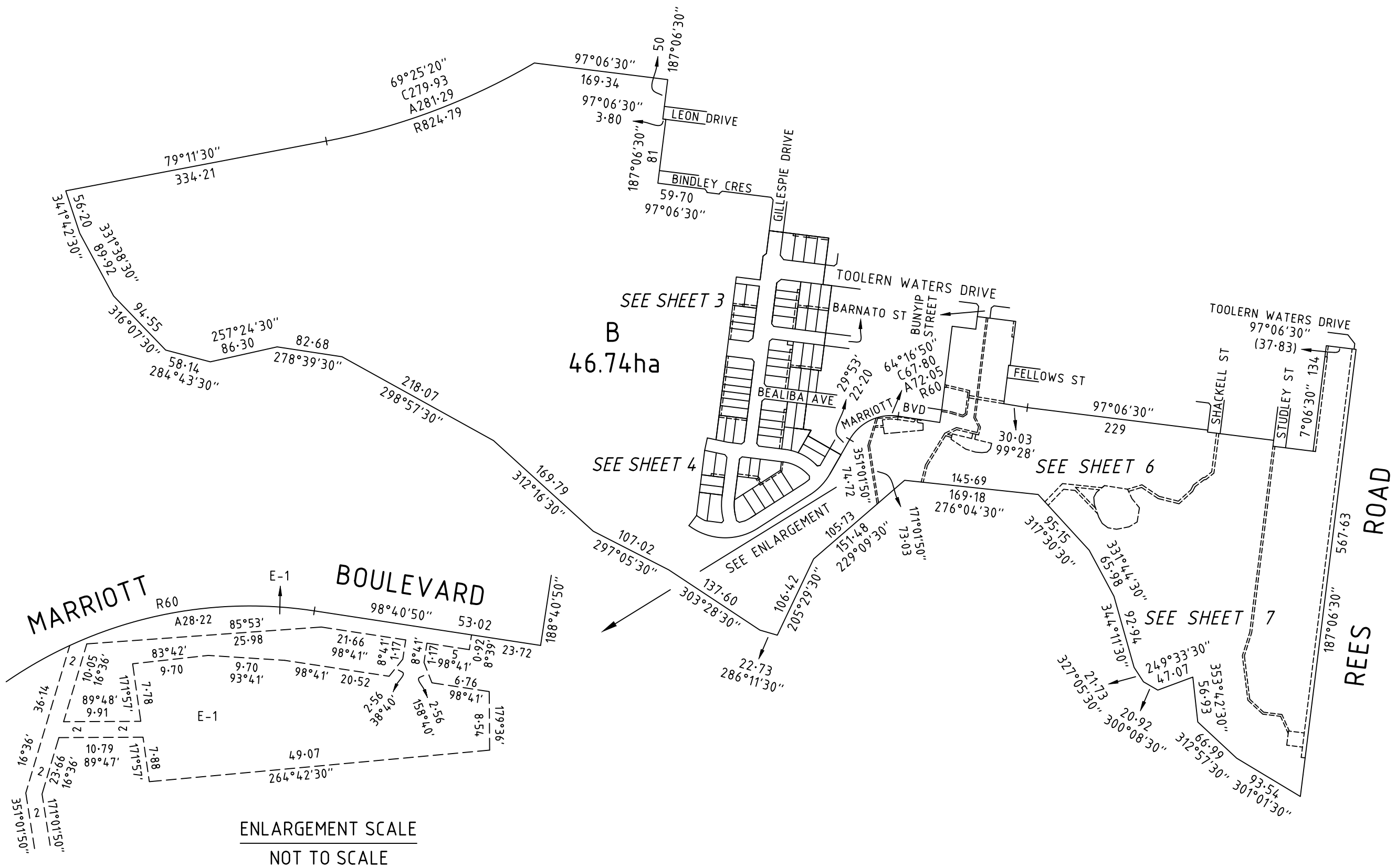
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEETS 7, 8 & 9.
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED	
NOTATIONS		
DEPTH LIMITATION: 15.24m		
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No.PA2016/5367 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 109, 248, 252, 895, 897, 898, 938, 941, 943. In Proclaimed Survey Area No. —		
Estate: Toolern Waters Phase No.: 9 No. of Lots: 69 + Lot B PHASE AREA: 4.450ha		

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-3, E-11	DRAINAGE	SEE DIAG.	PS808378U	MELTON CITY COUNCIL
E-2, E-3, E-11	SEWERAGE	SEE DIAG.	PS808378U	WESTERN REGION WATER CORPORATION
E-4, E-5	SEWERAGE	SEE DIAG.	PS641886B	WESTERN WATER
E-5, E-6	DRAINAGE	SEE DIAG.	PS641886B	SHIRE OF MELTON
E-7	GAS PIPELINE	SEE DIAG.	Inst.F181125	GAS & FUEL CORPORATION
E-8, E-11	DRAINAGE	SEE DIAG.	PS641889U	SHIRE OF MELTON
E-9	SEWERAGE	2.5	PS641889U	WESTERN WATER
E-10	SEWERAGE	2.5	PS641890L	WESTERN WATER
E-12, E-14	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-13, E-14	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERN REGION WATER CORPORATION

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1600490/09 1600490-09-PS-V5.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
	LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 5, DATE: 02/10/2017		



SEE SHEET 2

BINDLEY CRESCENT

GILLESPIE DRIVE

PARKINSON STREET

DRIVE

TOOLERN WATERS R1 DRIVE

B

R1 1.684ha

GILLESPIE DRIVE

BARNATO STREET R1 BARNATO STREET

PEARCE WAY

SEE SHEET 4

MGA94 ZONE 55



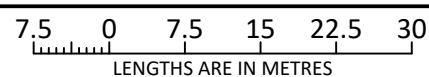
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SURVEYORS REF
1600490/09

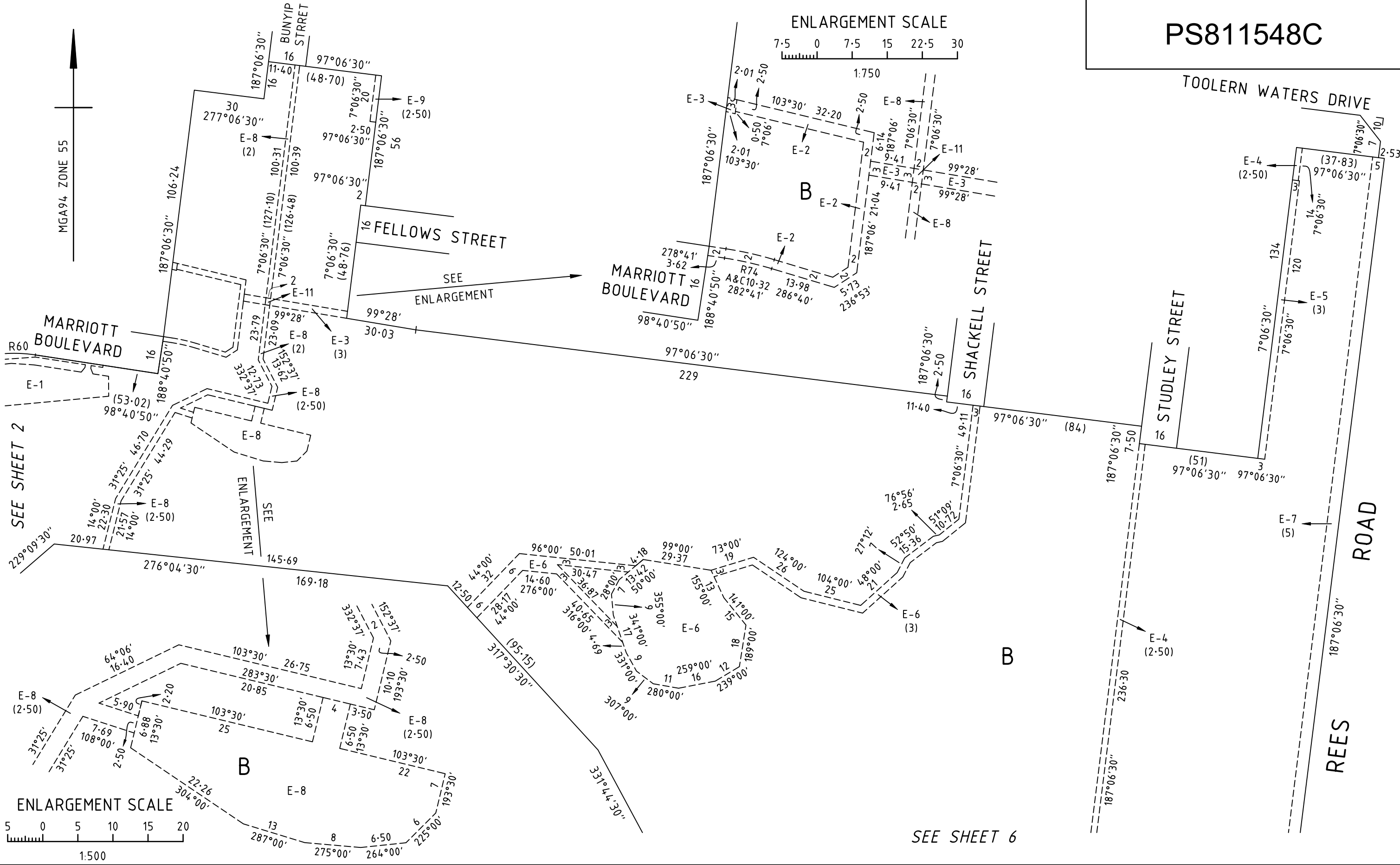
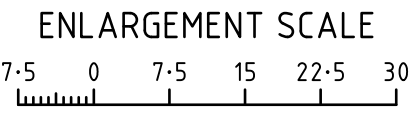
SCALE
1 : 750



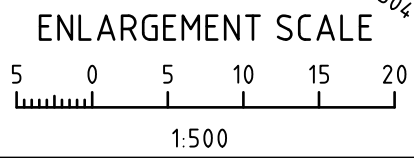
ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 02/10/2017



SEE SHEET 2



SEE SHEET 6

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SURVEYORS REFERENCE	1600490/09
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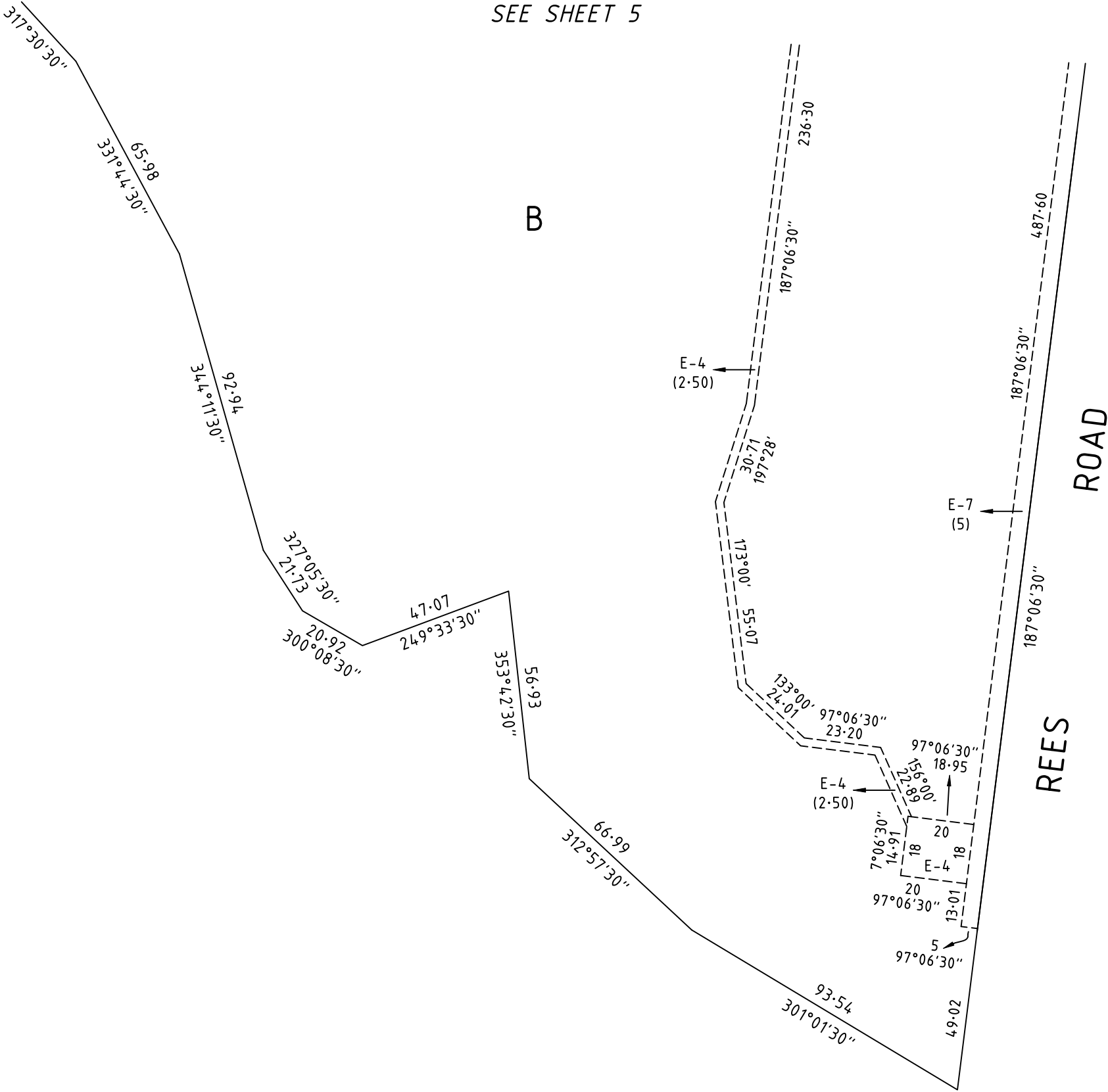
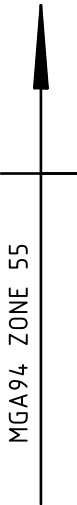
SCALE 1 : 1500	15 0 15 30 45 60 LENGTHS ARE IN METRES
LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 5, DATE: 02/10/2017	

ORIGINAL SHEET SIZE: A3	SHEET 5
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SEE SHEET 5

B

MGA94 ZONE 55



REES ROAD

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SURVEYORS REFERENCE
1600490/09

SCALE 1 : 1500
 15 0 15 30 45 60
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6

LICENSED SURVEYOR: SEAN A. O'CONNOR
 VERSION 5, DATE: 02/10/2017

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
901	902	924	917, 918, 921, 922, 923, 925	947	938, 939, 940, 941, 944, 946
902	901, 903	925	917, 924, 926	948	949, 950
903	902, 904	926	916, 925	949	948, 950
904	903	927	928, 935	950	948, 949, 951
905	906, 915	928	927, 929, 930, 931, 934	951	952, 950, 953
906	905, 907, 914	929	928, 930	952	951, 953
907	906, 908, 909, 910, 913	930	928, 929, 931	953	951, 952
908	907, 909	931	928, 930, 932, 934	954	955, 957
909	907, 908	932	931, 933, 934	955	954, 956, 957
910	907, 909, 911, 913	933	932, 934	956	955, 957
911	910, 912, 913	934	928, 931, 932, 933, 935	957	954, 955, 956, 958
912	911, 913	935	927, 934, 936, 937	958	957, 959
913	907, 911, 910, 912, 914	936	935, 937	959	958, 960
914	906, 913, 915	937	935, 936	960	959, 961
915	905, 914	938	939, 947	961	960, 962
916	917, 926	939	938, 940, 947	962	961, 963
917	918, 916, 924, 925	940	939, 941, 947	963	962
918	917, 919, 920, 921, 924	941	940, 944, 942, 947	964	965
919	918, 920	942	941, 943, 944	965	964, 966
920	918, 919, 921,	943	942, 944	966	965, 967
921	918, 920, 922, 924	944	941, 942, 943, 945, 946, 947	967	966, 968, 969
922	921, 923, 924	945	944, 946	968	967, 969
923	922, 924	946	944, 945, 947	969	967, 968

DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT OF THE DESIGN ASSESSMENT PANEL, THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN GUIDELINES ENDORSED BY THE CITY OF MELTON UNDER TOWN PLANNING PERMIT No: P16/5367 AS AMENDED FROM TIME TO TIME.

A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at <http://www.toolernwatersestate.com.au/>

(1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO:

- (A) COPIES OF BUILDING PLANS, ELEVATION, ROOF PLANS, SITE PLANS (INCORPORATING SETBACKS FROM ALL BOUNDARIES, EXISTING CONTOURS, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULES OF EXTERNAL COLOURS AND MATERIALS HAVE BEEN SUBMITTED VIA THE DESIGN PORTAL AT THE ABOVE ADDRESS OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
- (B) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

EXPIRY:

THE ABOVE RESTRICTION EXPIRES 5 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF
1600490/09

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 02/10/2017

ORIGINAL SHEET
SIZE: A3

SHEET 7

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
902	901, 903	925	917, 924, 926	951	952, 950, 953
903	902, 904	926	916, 925	952	951, 953
904	903	927	928, 935	953	951, 952
905	906, 915	928	927, 929, 930, 931, 934	954	955, 957
906	905, 907, 914	929	928, 930	955	954, 956, 957
907	906, 908, 909, 910, 913	930	928, 929, 931	956	955, 957
908	907, 909	931	928, 930, 932, 934	957	954, 955, 956, 958
909	907, 908	932	931, 933, 934	958	957, 959
910	907, 909, 911, 913	933	932, 934	959	958, 960
911	910, 912, 913	934	928, 931, 932, 933, 935	960	959, 961
912	911, 913	935	927, 934, 936, 937	961	960, 962
913	907, 911, 910, 912, 914	936	935, 937	962	961, 963
914	906, 913, 915	937	935, 936	963	962
915	905, 914	939	938, 940, 947	964	965
916	917, 926	940	939, 941, 947	965	964, 966
917	918, 916, 924, 925	941	940, 944, 942, 947	966	965, 967
918	917, 919, 920, 921, 924	942	941, 943, 944	967	966, 968, 969
919	918, 920	944	941, 942, 943, 945, 946, 947	968	967, 969
920	918, 919, 921,	945	944, 946	969	967, 968
921	918, 920, 922, 924	946	944, 945, 947		
922	921, 923, 924	947	938, 939, 940, 941, 944, 946		
923	922, 924	948	949, 950		
924	917, 918, 921, 922, 923, 925	950	948, 949, 951		

DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT OF THE CITY OF MELTON, THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

CONSTRUCT OR ALLOW TO BE CONSTRUCTED MORE THAN ONE DWELLING ON EACH BURDENED LOT.

EXPIRY:

THE ABOVE RESTRICTION EXPIRES 5 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF
1600490/09

ORIGINAL SHEET
SIZE: A3

SHEET 8

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 02/10/2017

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
926	916, 925
950	948, 949, 951
965	964, 966
966	965, 967

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE MELTON CITY COUNCIL PLANNING SCHEME, UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE A LOTS.



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SURVEYORS REF
1600490/09

ORIGINAL SHEET
SIZE: A3

SHEET 9

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 02/10/2017