

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS826185E</b>
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<b>LOCATION OF LAND</b>  <b>PARISH:</b> DJERRIWARRH <b>TOWNSHIP:</b> — <b>SECTION:</b> B <b>CROWN ALLOTMENT:</b> 1 (PART) <b>CROWN PORTION:</b> — <b>TITLE REFERENCE:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> PS823184X (LOT J) <b>POSTAL ADDRESS:</b> 199 REES ROAD (at time of subdivision) WEIR VIEWS 3338  <b>MGA CO-ORDINATES:</b> E: 285020 ZONE: 55 (of approx centre of land in plan) N: 5 822 400 GDA 94	COUNCIL NAME: MELTON CITY COUNCIL
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1200 (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 6.  <b>OTHER PURPOSE OF PLAN:</b> i) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED ON PS641886B AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  ii) TO REMOVE THAT PART OF THE GAS PIPELINE EASEMENT CREATED ON INST.F181125 AND CONTAINED WITHIN LAND IN THIS PLAN.  iii) TO REMOVE THAT PART OF THE POWERLINE EASEMENT CREATED ON PS811557B AND CONTAINED WITHIN LAND IN THIS PLAN.  iv) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED ON PS811557B AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>GROUND FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)(K) SUBDIVISION ACT 1988)
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL	

<b>NOTATIONS</b>	
<b>DEPTH LIMITATION: 15.24m</b>  This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No.PA2016/5367  <b>SURVEY:</b> 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.: 12 No. of Lots: 34 + Lot K PHASE AREA: 2.063ha	

<b>EASEMENT INFORMATION</b>
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LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2.50	THIS PLAN	WESTERN REGION WATER CORPORATION
E-4, E-5	SEWERAGE	SEE DIAG.	PS641886B	WESTERN WATER
E-5	DRAINAGE	SEE DIAG.	PS641886B	SHIRE OF MELTON
E-12, E-13, E-14	SEWERAGE	SEE DIAG.	PS811557B	WESTERN REGION WATER CORPORATION
E-14	DRAINAGE	SEE DIAG.	PS811557B	MELTON CITY COUNCIL
E-11, E-12	POWERLINE	2	THIS PLAN SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

<b>Beveridge Williams</b> development & environment consultants  Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1600490/12 1600490-12-PS-V6.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 6, DATE: 18/03/2020		

TOOLERN  
WATERS DRIVE



97°06'30"  
(37.83)  
7°06'30"

K

SEE SHEET 3

1234

1233

1232

1231

1230

1229

1228

1227

1226

1225

1224

1223

RES No.1

1222

1221

1220

1219

1218

1217

1216

1215

1214

1213

1212

1211

1210

1209

1208

1207

1206

1205

SEE SHEET 5

SEE SHEET 4

MARRIOTT BOULEVARD  
STUDLEY STREET

BOULEVARD REES

EDGEWATER

1201  
1202  
1203  
1204

34.3°18'10"  
34.15  
24.72

97°06'30"  
40.14

73°19'  
16

34.3°18'10"  
20.276  
10.70  
40.310  
13.

66.14  
277°06'30"



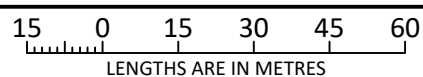
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SURVEYORS REF  
1600490/12

SCALE  
1 : 1500

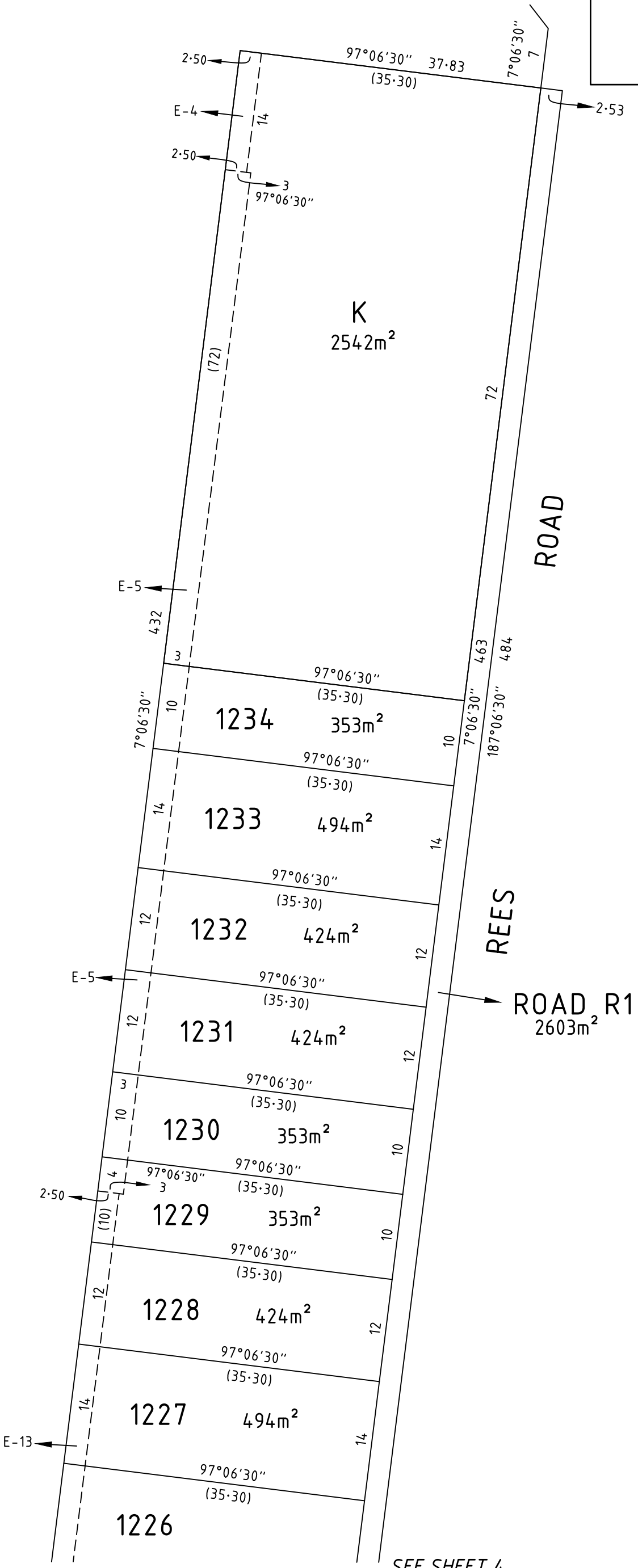
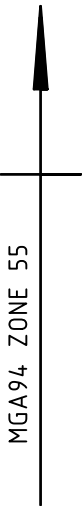


ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 6, DATE: 18/03/2020

MGA94 ZONE 55

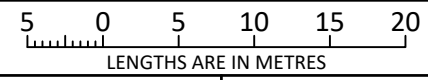


SEE SHEET 4

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 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REF  
1600490/12

SCALE  
1 : 500

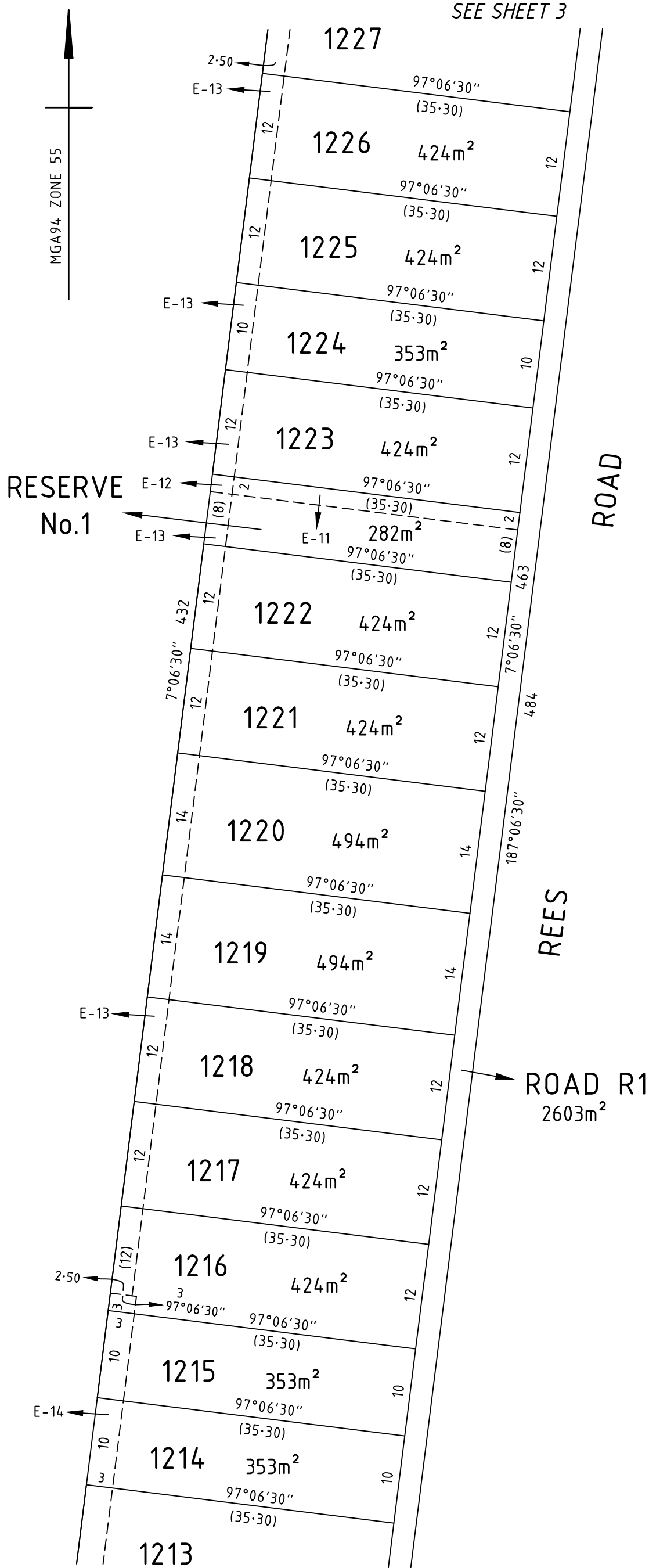


ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 6, DATE: 18/03/2020

SEE SHEET 3



SEE SHEET 5



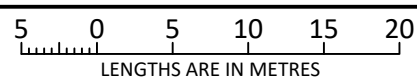
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1600490/12

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 6, DATE: 18/03/2020

SEE SHEET 4

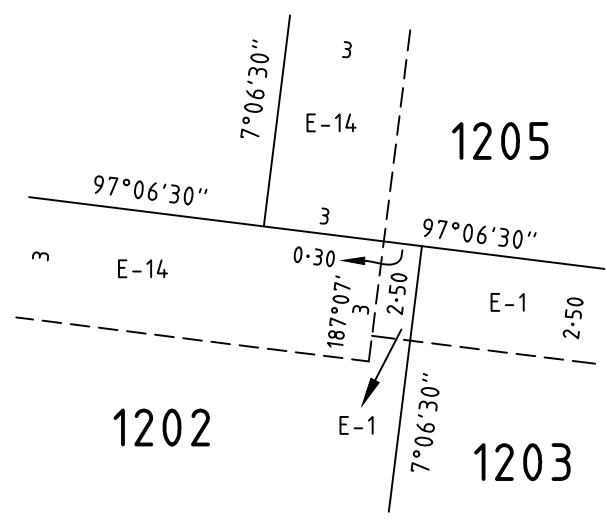
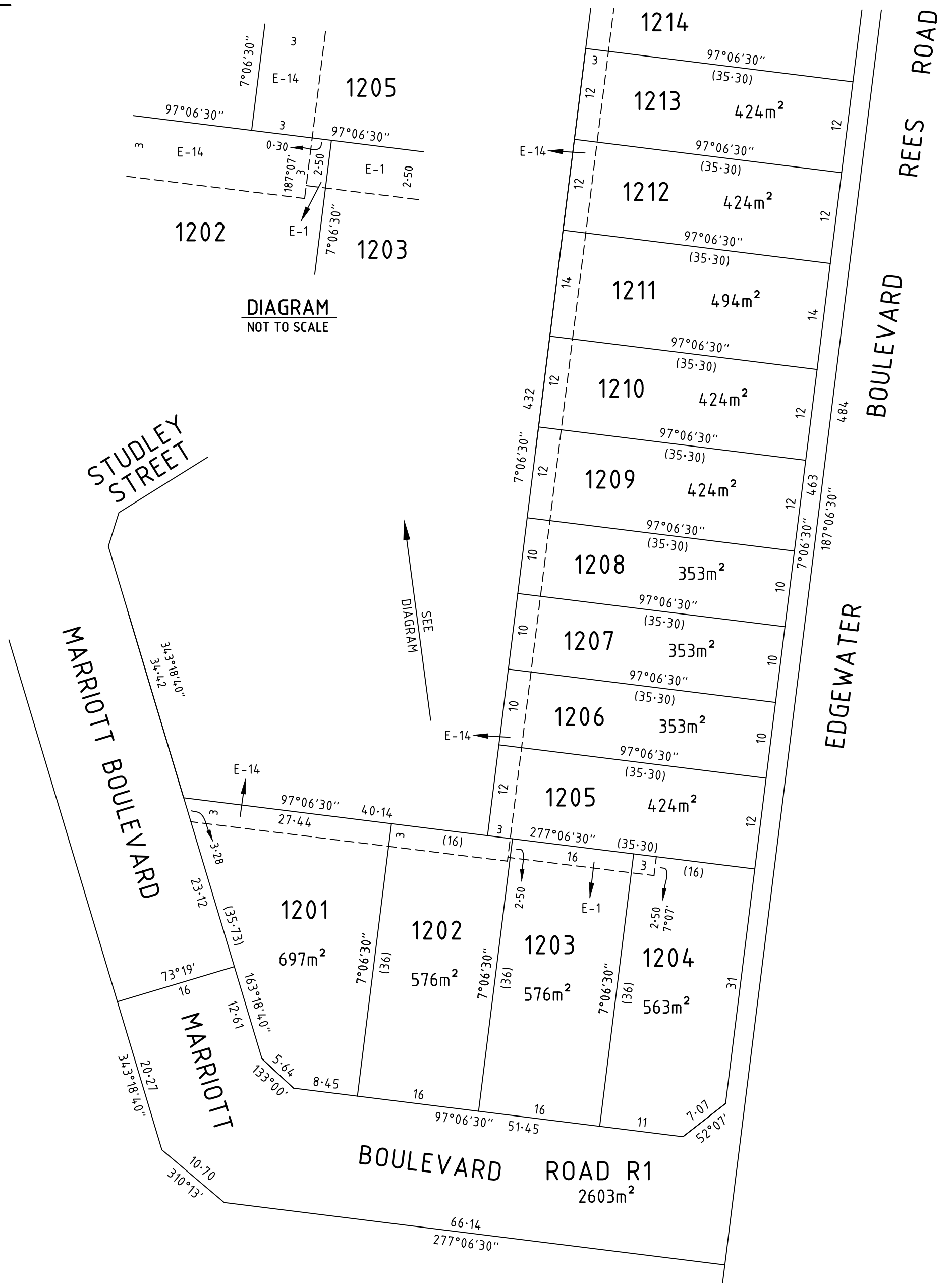
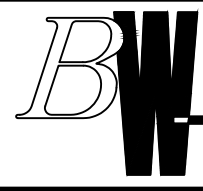


DIAGRAM  
NOT TO SCALE

STUDLEY STREET  
MARRIOTT BOULEVARD  
MARRIOTT

REES ROAD  
BOULEVARD  
EDGEWATER

BOULEVARD ROAD R1  
2603m<sup>2</sup>



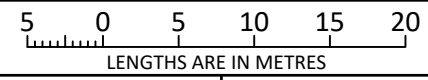
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1600490/12

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 6, DATE: 18/03/2020

# SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'

PS826185E

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
1201	1202	1213	1212, 1214	1224	1223, 1225
1202	1201, 1203, 1205	1214	1213, 1215	1225	1224, 1226
1203	1202, 1204, 1205	1215	1214, 1216	1226	1225, 1227
1204	1203, 1205	1216	1215, 1217	1227	1226, 1228
1205	1202, 1203, 1204, 1206	1217	1216, 1218	1228	1227, 1229
1206	1205, 1207	1218	1217, 1219	1229	1228, 1230
1207	1206, 1208	1219	1218, 1220	1230	1229, 1231
1208	1207, 1209	1220	1219, 1221	1231	1230, 1232
1209	1208, 1210	1221	1220, 1222	1232	1231, 1233
1210	1209, 1211	1222	1221	1233	1232, 1234
1211	1210, 1212	1223	1224	1234	1233
1212	1211, 1213				

## 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.

# 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
1201	1202	1213	1212, 1214	1224	1223, 1225
1202	1201, 1203, 1205	1214	1213, 1215	1225	1224, 1226
1203	1202, 1204, 1205	1215	1214, 1216	1226	1225, 1227
1204	1203, 1205	1216	1215, 1217	1227	1226, 1228
1205	1202, 1203, 1204, 1206	1217	1216, 1218	1228	1227, 1229
1206	1205, 1207	1218	1217, 1219	1229	1228, 1230
1207	1206, 1208	1219	1218, 1220	1230	1229, 1231
1208	1207, 1209	1220	1219, 1221	1231	1230, 1232
1209	1208, 1210	1221	1220, 1222	1232	1231, 1233
1210	1209, 1211	1222	1221	1233	1232, 1234
1211	1210, 1212	1223	1224	1234	1233
1212	1211, 1213				

## 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  
1600490/12

ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 6, DATE: 18/03/2020