

PLAN OF SUBDIVISION	STAGE No.	LR USE ONLY EDITION	PLAN NUMBER PS 705747N
----------------------------	-----------	--------------------------------	----------------------------------

LOCATION OF LAND

PARISH: MARIBYRNONG
TOWNSHIP: -
SECTION: B
CROWN ALLOTMENT: 2 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. 8863 Fol. 630
LAST PLAN REFERENCE/S: TP 672173D
(Lot 1 LP90049)
POSTAL ADDRESS: 868 - 898 MELTON HIGHWAY
(At time of subdivision) HILLSIDE, 3037
MGA Co-ordinates **E** 300 010
(of approx centre of **N** 5 826 195
land in plan) **ZONE** 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF MELTON REF:

- This plan is certified under Section 6 of the Subdivision Act 1988.
- This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6.
- This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage

Council Delegate
Council Seal
Date

Re-certified under Section 11(7) of the Subdivision Act 1988.

Council Delegate
Council Seal
Date

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF MELTON
RESERVE No.1	CITY OF MELTON
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LTD

NOTATIONS

STAGING This is/is not a staged subdivision.
Planning permit No.

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.

THIS IS A SPEAR PLAN.

FOR RESTRICTION AFFECTING LOTS 101 TO 131 SEE CREATION OF RESTRICTION ON SHEET 5.

SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.

0571s-01.01.dwg,AA/PH

STONYBROOK 1
1.808ha

31 LOTS

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

IMPLIED EASEMENTS UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO LOTS 101-131 IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	C/E W343617N	CITY WEST WATER LTD
E-2	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON CITY WEST WATER CORPORATION

LRS USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE

LR USE ONLY

PLAN REGISTERED
TIME
DATE

Assistant Registrar of Titles

SHEET 1 OF 5 SHEETS



LICENSED SURVEYOR (PRINT).....GERALD ROBERT SHONE.....

SIGNATURE DIGITALLY SIGNED DATE

REF **0571s-01** VERSION **G**

.....

DATE

COUNCIL DELEGATE SIGNATURE

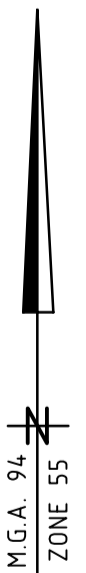
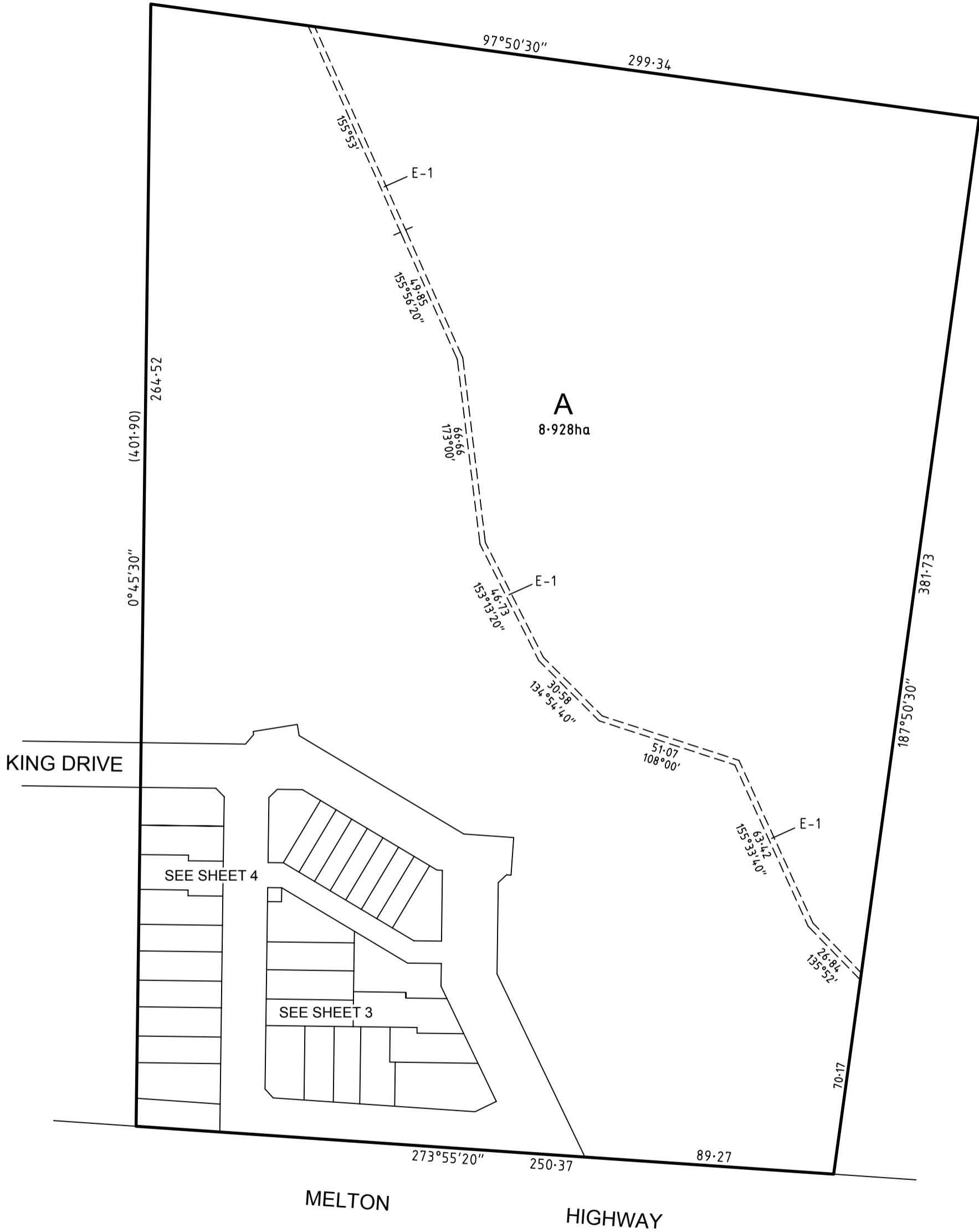
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

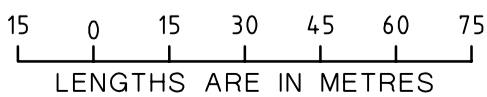
PS 705747N



Melbourne Survey T 9869 0813 F 9869 0901

0571s-01.02.dwg.AA/PH

SCALE



ORIGINAL

SCALE 1:1500
SHEET SIZE A3

LICENSED SURVEYOR (PRINT).....
SIGNATURE DATE
REF **0571s-01** VERSION **G**

SHEET 2

DATE
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

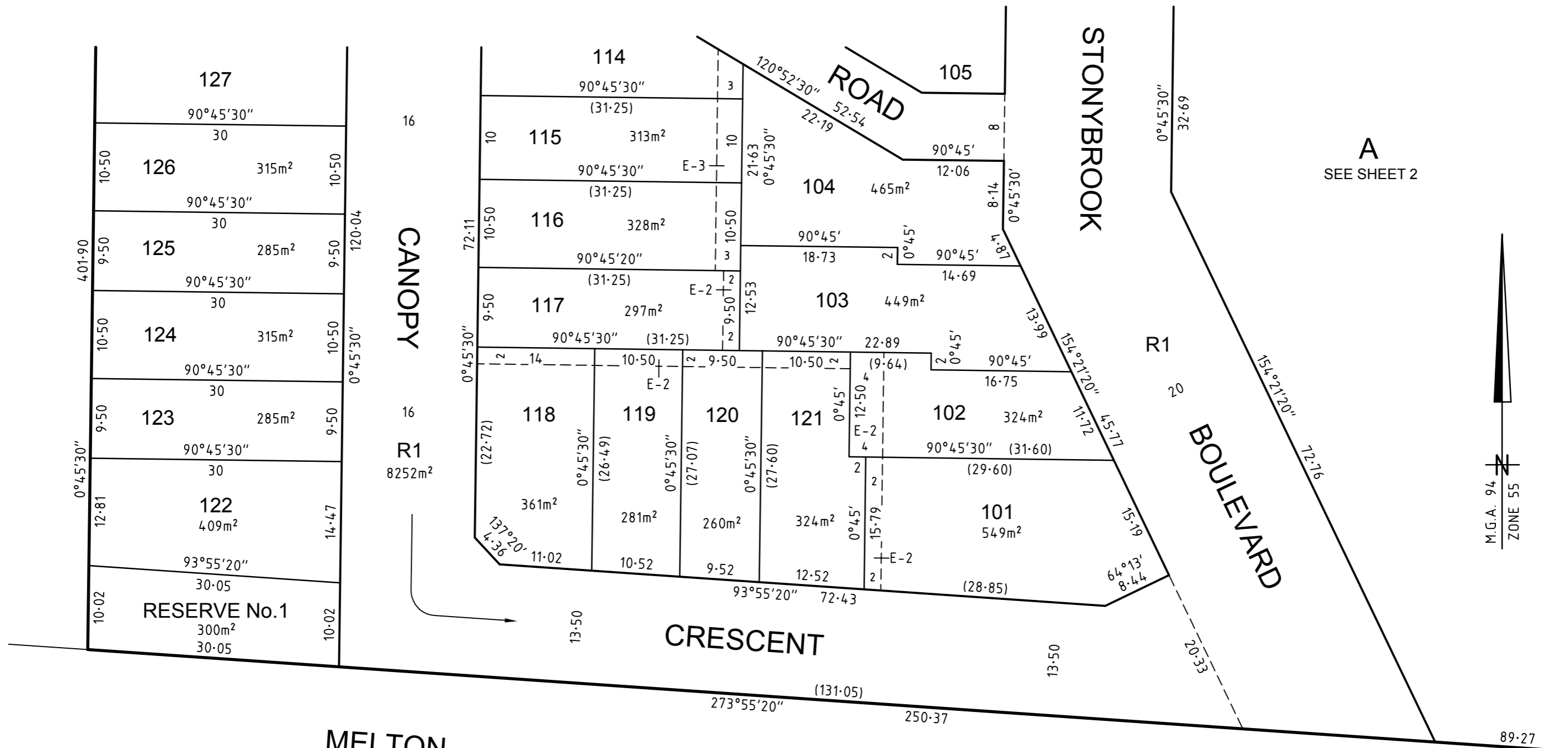
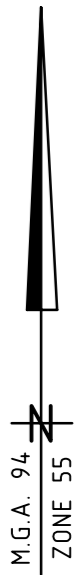
STAGE No.

PLAN NUMBER

PS 705747N

SEE SHEET 4

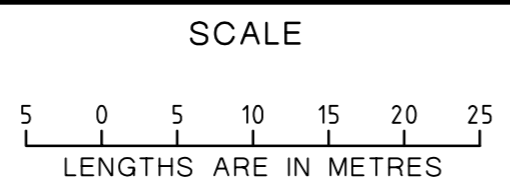
A
SEE SHEET 2



0571s-01.03.dwg,AA/PH



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE SHEET SIZE
1:500 A3

LICENSED SURVEYOR (PRINT).....
SIGNATURE DATE
REF **0571s-01** VERSION **G**

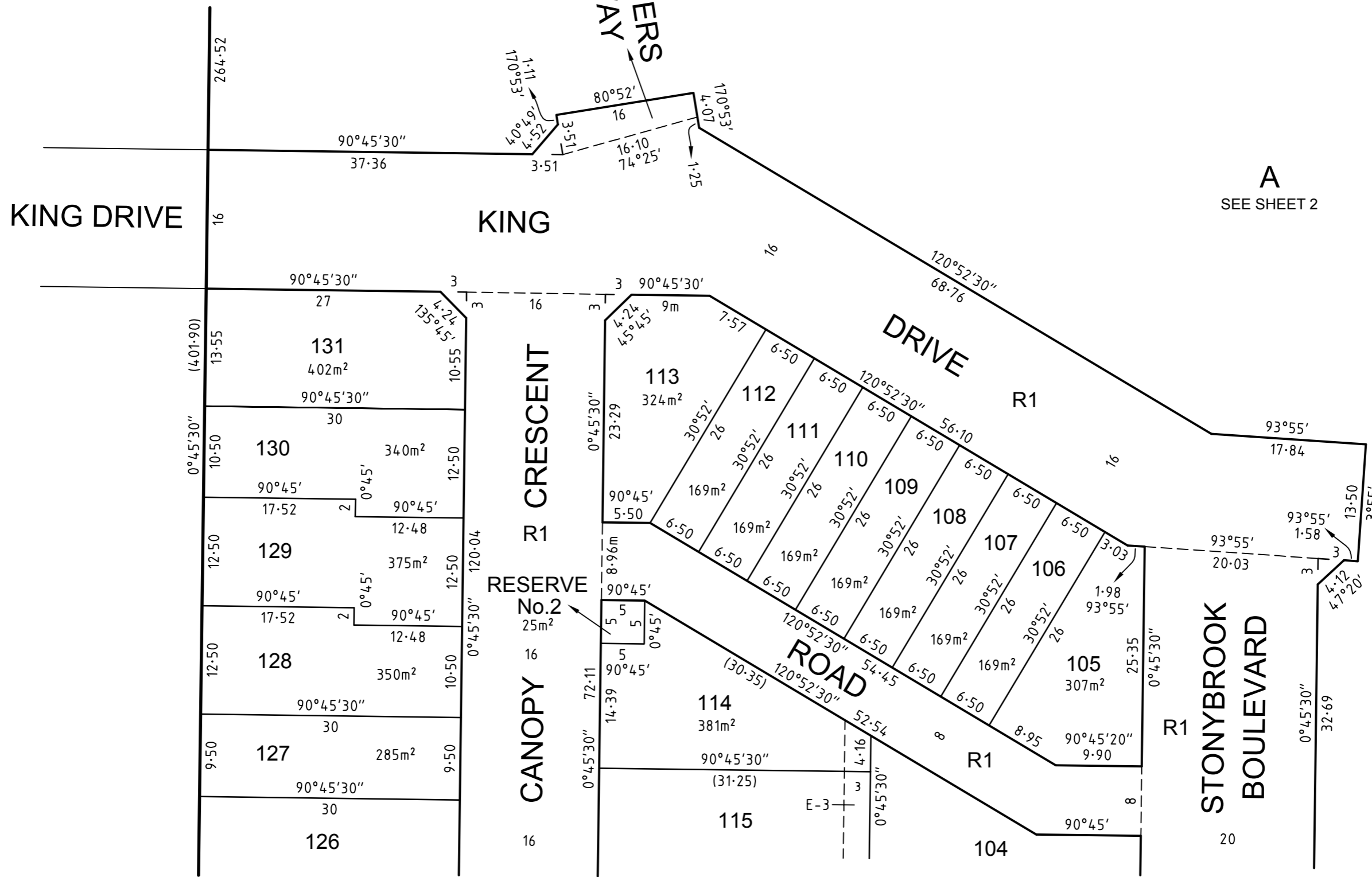
SHEET 3
DATE
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

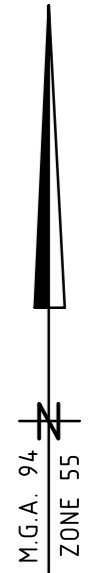
STAGE No.

PLAN NUMBER

PS 705747N

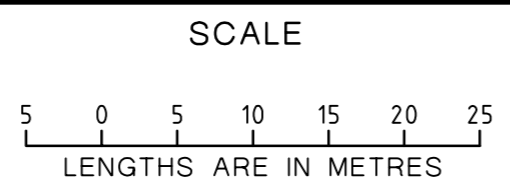


A
SEE SHEET 2



SEE SHEET 3

0571s-01.04.dwg,AA/PH



ORIGINAL SCALE SHEET SIZE
1:500 A3

LICENSED SURVEYOR (PRINT).....
SIGNATURE DATE
REF **0571s-01** VERSION **G**

SHEET 4
DATE
COUNCIL DELEGATE SIGNATURE

CREATION OF RESTRICTION

Land to Benefit: Lots 101 to 131 (both inclusive).
 Land to be Burdened: Lots 101 to 131 (both inclusive).

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions applies shall not:

1. Build on the burdened land more than one dwelling and usual outbuildings
2. Build on the burdened land a dwelling having a nett living area of less than 150m2 excluding verandahs, pergolas, garages and outdoor living areas
3. Fail to commence construction on the burdened land a dwelling on or before the expiration of two years from the date of registration of the transferee as proprietor and to complete such construction on or before the expiration of three years from the date of commencement
4. Build or allow to remain on the burdened land any transportable, portable, temporary or relocated building unless in accordance with Stonybrook Design Guidelines
5. Erect or allow to remain erected any heating or cooling unit, TV antenna, water tank or satellite dish that is visible from any street frontage
6. Subdivide the burdened land
7. Keep any caravan, boat, trailer, machine or truck where it is visible from public areas
8. Place or maintain any clothes, drying or airing facilities where such facilities are visible from public areas
9. Erect or affix any sign or notice except where it is required by law, this restriction does not prevent the erection of a real estate signboard relating to the sale of the property
10. Affix any window furnishing to any window of the burdened land other than approved white or grey blockout fabric or timber venetians
11. Affix any external awning or shutters to any part of any building or improvement on the burdened land where it is visible from public areas
12. Allow the state or repair of any landscaped area at the front of the burdened land otherwise visible from any public area to fall below the standard at the date of first occupation

This Restriction shall cease to have affect after midnight on the 31st December 2025.



Melbourne Survey T 9869 0813 F 9869 0901

0571s-01-05.dwg PH

SCALE



ORIGINAL

SCALE SHEET SIZE
A3

LICENSED SURVEYOR (PRINT).....
 SIGNATURE DATE
 REF **0571s-01** VERSION **G**

SHEET 5

DATE
 COUNCIL DELEGATE SIGNATURE