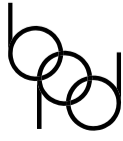
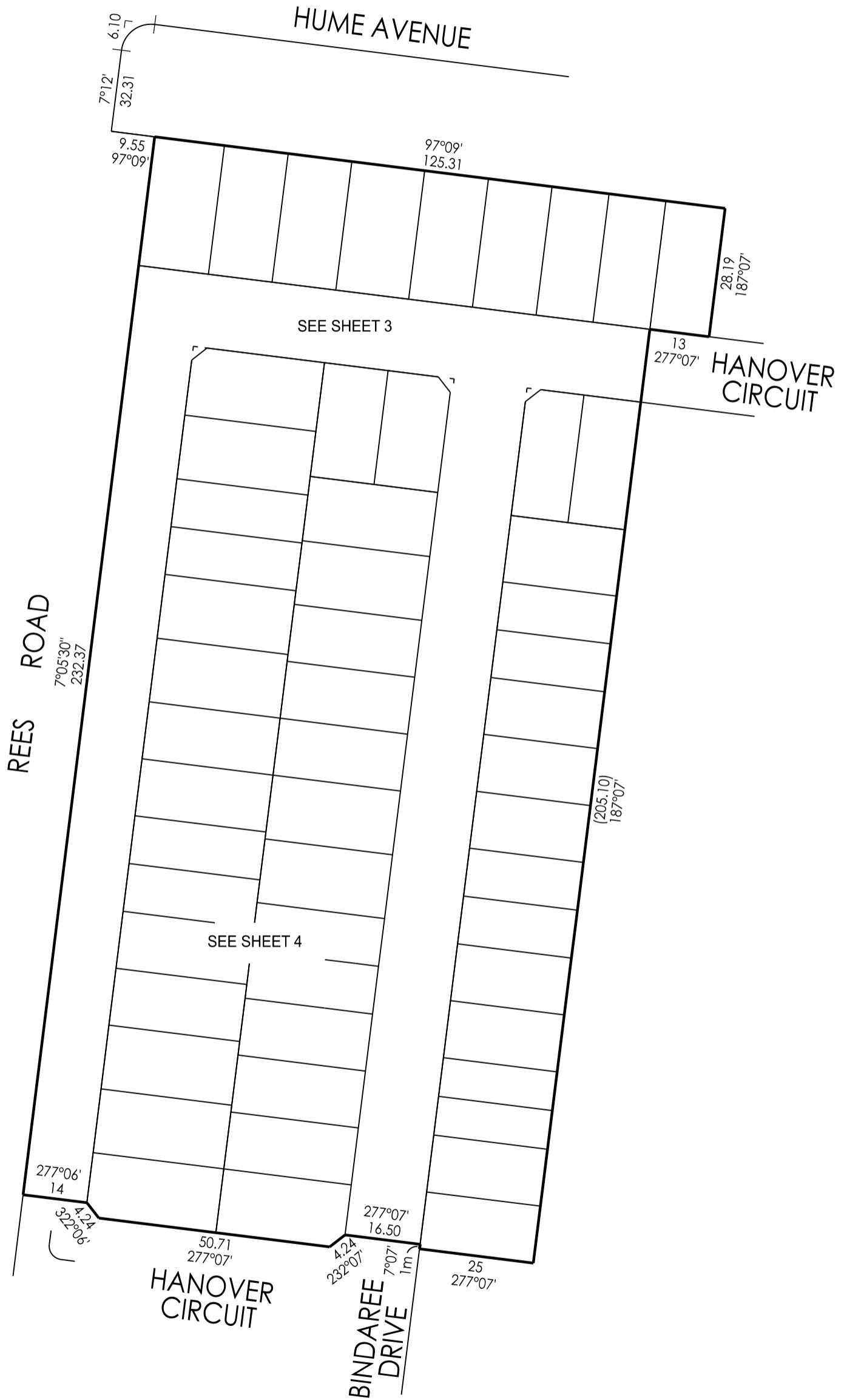
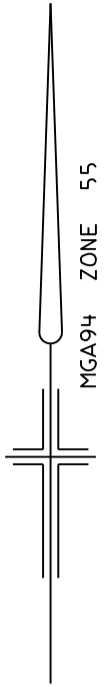


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908205V	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT B ON PS902448A POSTAL ADDRESS: (at time of subdivision) REES ROAD MELTON SOUTH 3338 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 200 ZONE: 55 N: 5 823 090 DATUM: GDA94		COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 1500 (BOTH INCLUSIVE), EASEMENTS (E-2), (E-3), (E-4), (E-5), (E-7) AND (E-8) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 7453 m² FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-8) SHOWN ON PS902448A WHICH LIES WITHIN THE LAND IN THIS PLAN	
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL			
NOTATIONS		DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 112, 113 AND 114 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.		
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN				
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 112, 113 AND 114 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
ESTATE: ORCHARD GREEN 15		AREA: 2.664 ha	No. OF LOTS: 54	MELWAY: 342:G:5
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE, SEWERAGE & WATER SUPPLY	SEE PLAN	L.P.217349M	LOTS ON L.P.217349M
(E-1)	SEWERAGE	SEE PLAN	PS844172M	GREATER WESTERN WATER CORPORATION
(E-6)	SEWERAGE	SEE PLAN	PS902467V	GREATER WESTERN WATER CORPORATION
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
(E-10)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 7776/15 VERSION: 2 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED	DATE: 15/03/2022			

PLAN OF SUBDIVISION

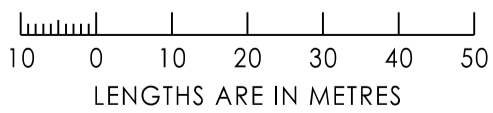
PLAN NUMBER
PS 908205V



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SCALE

1:1000



ORIGINAL SHEET SIZE A3

SHEET 2

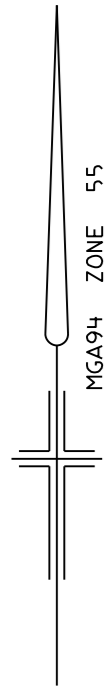
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VERSION: 2

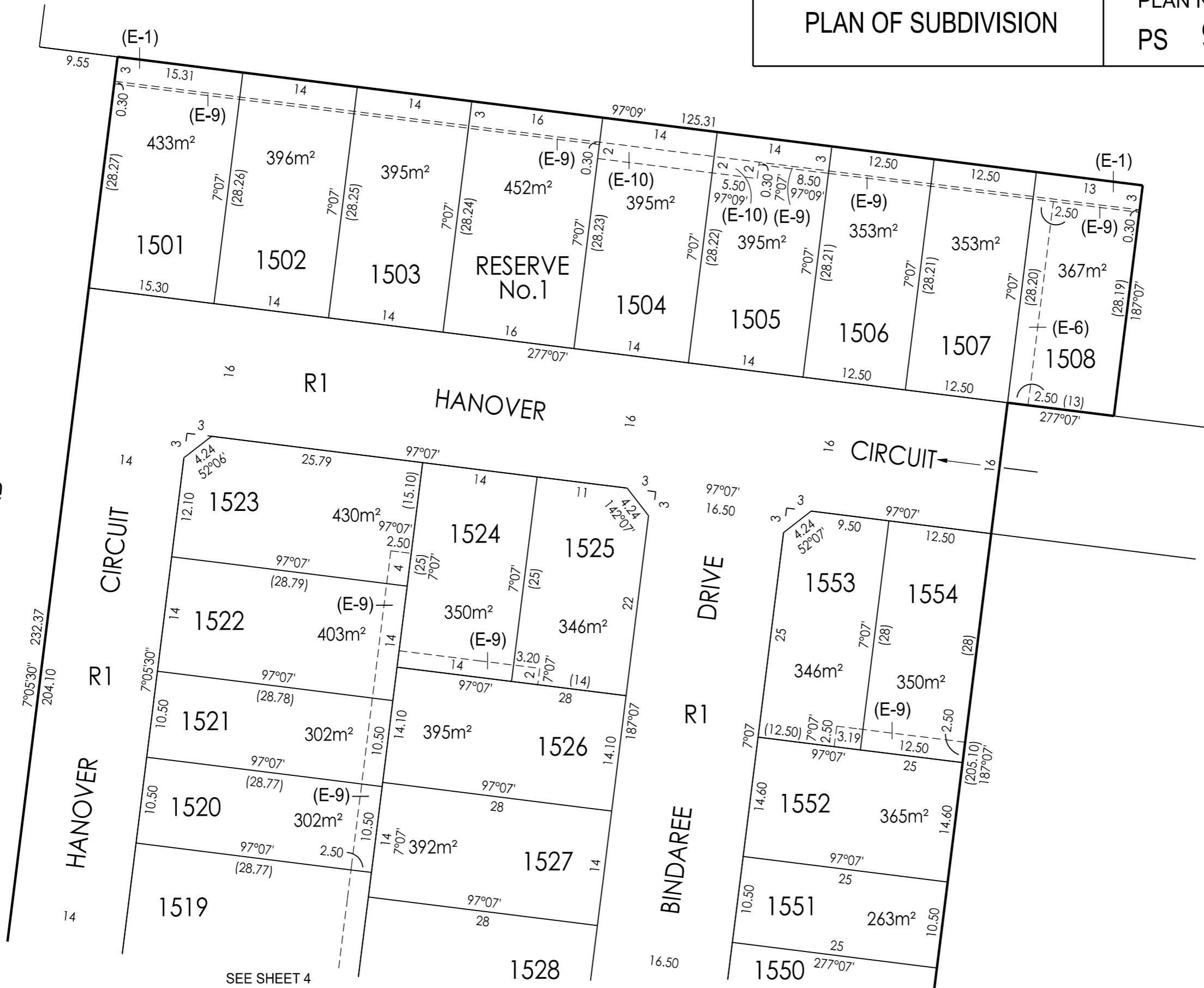
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

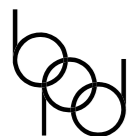
PLAN NUMBER
PS 908205V



REES ROAD



SEE SHEET 4



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SCALE

1:500



REF: 7776/15

VERSION: 2

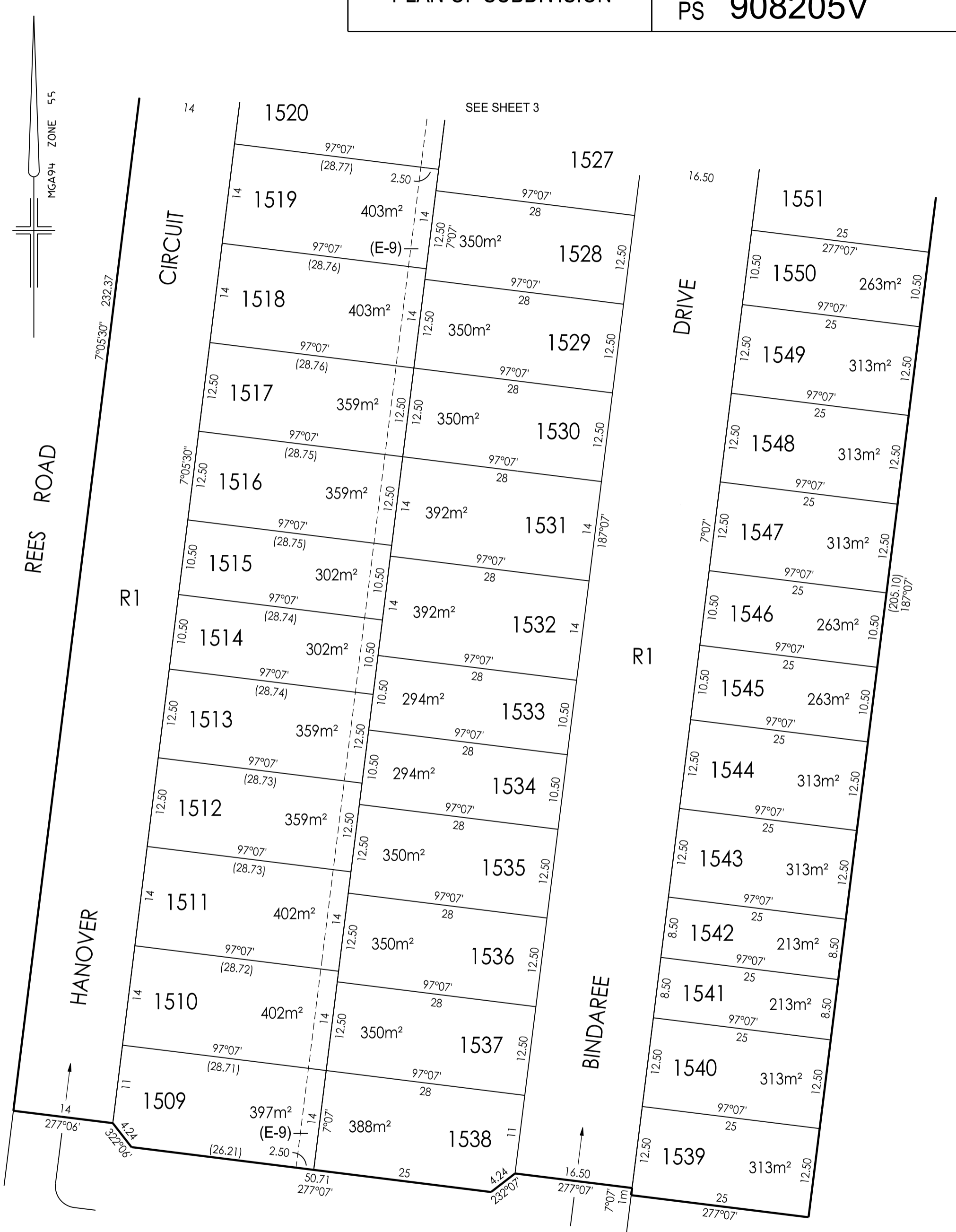
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 3

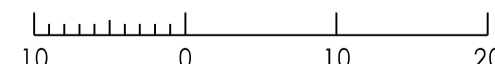
PLAN OF SUBDIVISION

PLAN NUMBER
PS 908205V



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SCALE
1:500


LENGTHS ARE IN METRES

LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3
REF: 7776/15

SHEET 4
VERSION: 2

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

For the purposes of these restrictions:

- (a) A "dwelling" means a building that contains self contained living accommodation.
- (b) A "building" means any structure except a fence.
- (c) "Front Boundary" means the boundary to which the front facade of the dwelling is facing

Restriction Number : 1

Land to benefit : Lots 1501 to 1554 (both inclusive).

Land to be burdened : Lots 1501 to 1554 (both inclusive).

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not, without the permission of Melton City Council, construct or permit to be constructed or allow to remain any dwelling unless in accordance with MCP No.

Restriction Number : 2

Land to benefit : Lots 1501 to 1554 (both inclusive).

Land to be burdened : Lots 1501 to 1554 (both inclusive)

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not, without the permission of Melton City Council, construct or permit to be constructed any more than one dwelling on each allotment.

Restriction Number : 3

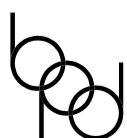
Land to benefit : Lots 1501 to 1554 (both inclusive).

Land to be burdened : Lots 1533, 1534, 1541, 1542, 1545, 1546, 1550 and 1551.

Description of Restriction : The registered proprietor or proprietors for the time being of any lot less than 300 square metres forming part of the Land to be burdened shall not, without the permission of Melton City Council, construct or permit to be constructed or allow to remain:

- (i) Any wall along a shared boundary with another lot less than 300 square metres other than a wall with a maximum length:
 - (a) of 12 metres plus 25 per cent of the remaining length of the side boundary; or
 - (b) the equal length of an existing or approved boundary wall on the adjoining lot;
- (ii) Where vehicle access is provided via the lot frontage:
 - (a) any garage, unless such garage is setback at least 1 metre from the front wall of the dwelling; and
 - (b) where the lot frontage is less than 10.5 metres wide, any double garage.
- (iii) Unless provided for in paragraphs (i) and (ii) above, any dwelling or other building or structure which does not comply with the objectives of clause 54 of the Melton Planning Scheme.

Restrictions 1, 2 and 3 will cease to apply to any lots affected 5 years after the issue of the Certificate of Occupancy (or the like) under the Building Regulations 2018 or similar legislation for the whole of a dwelling on a lot to which these restrictions applies.



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SCALE

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SHEET SIZE A3

SHEET 5

REF: 7776/15

VERSION: 2

LICENSED SURVEYOR: SIMON COX