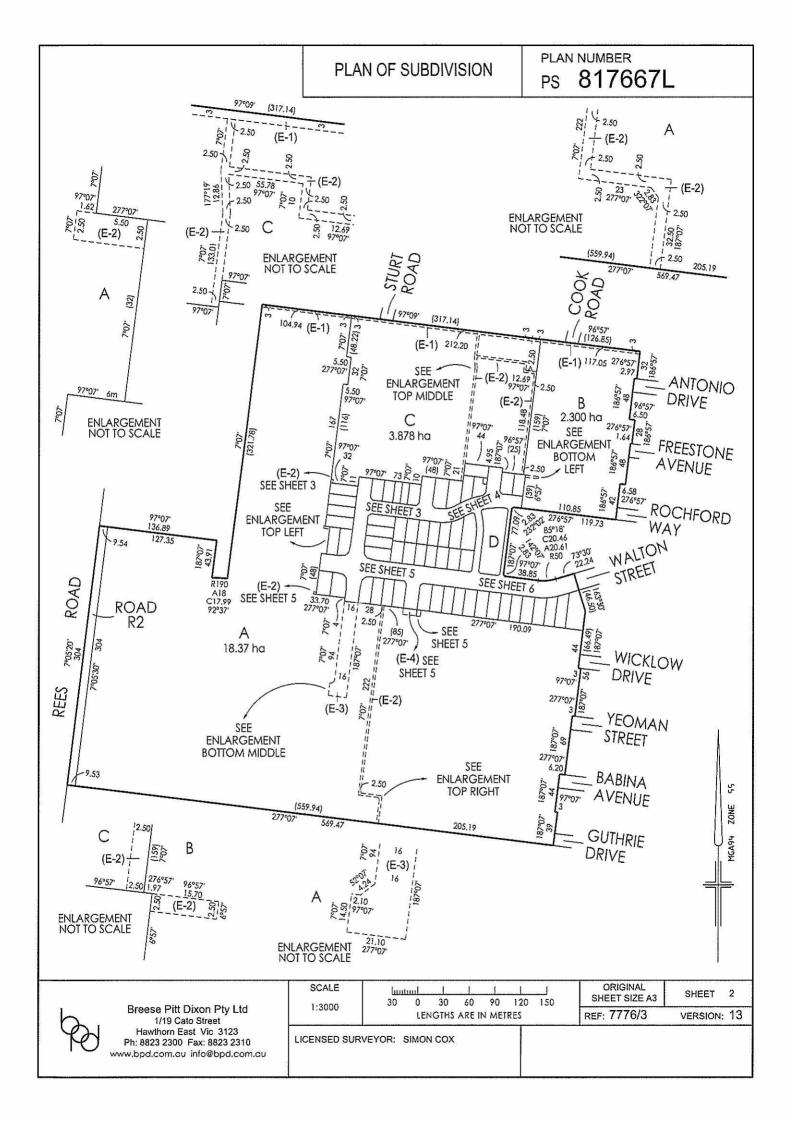
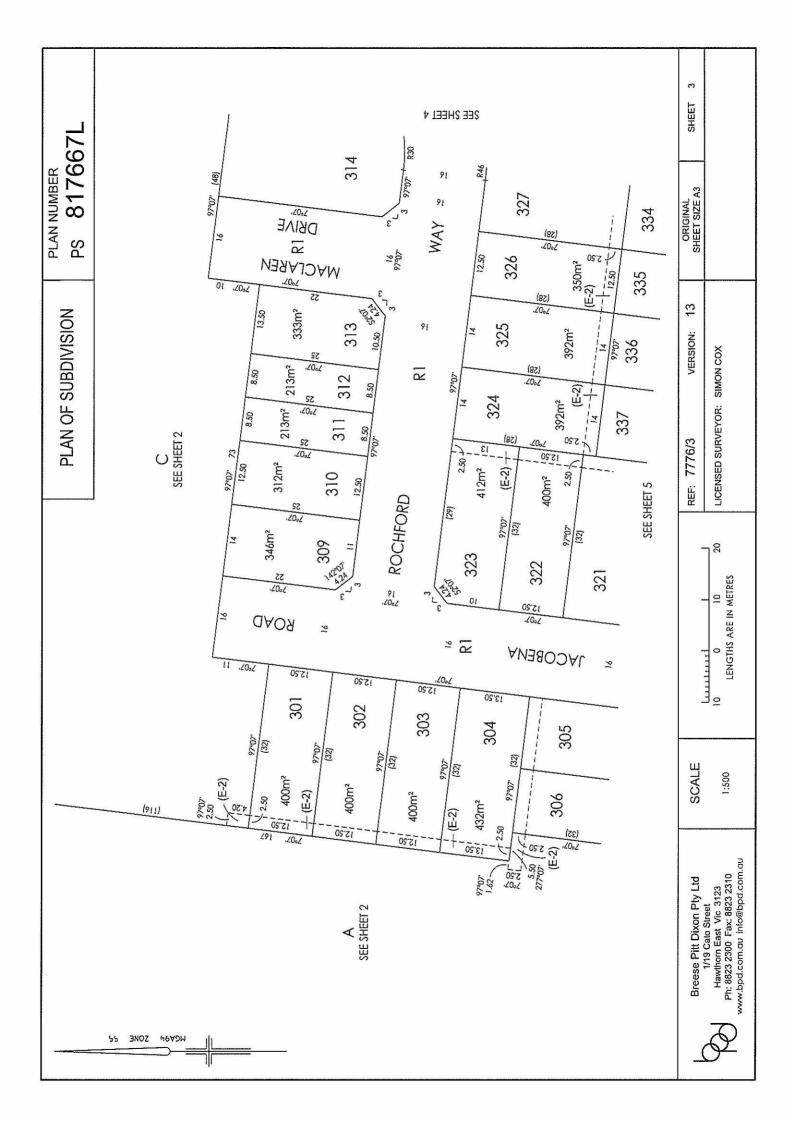
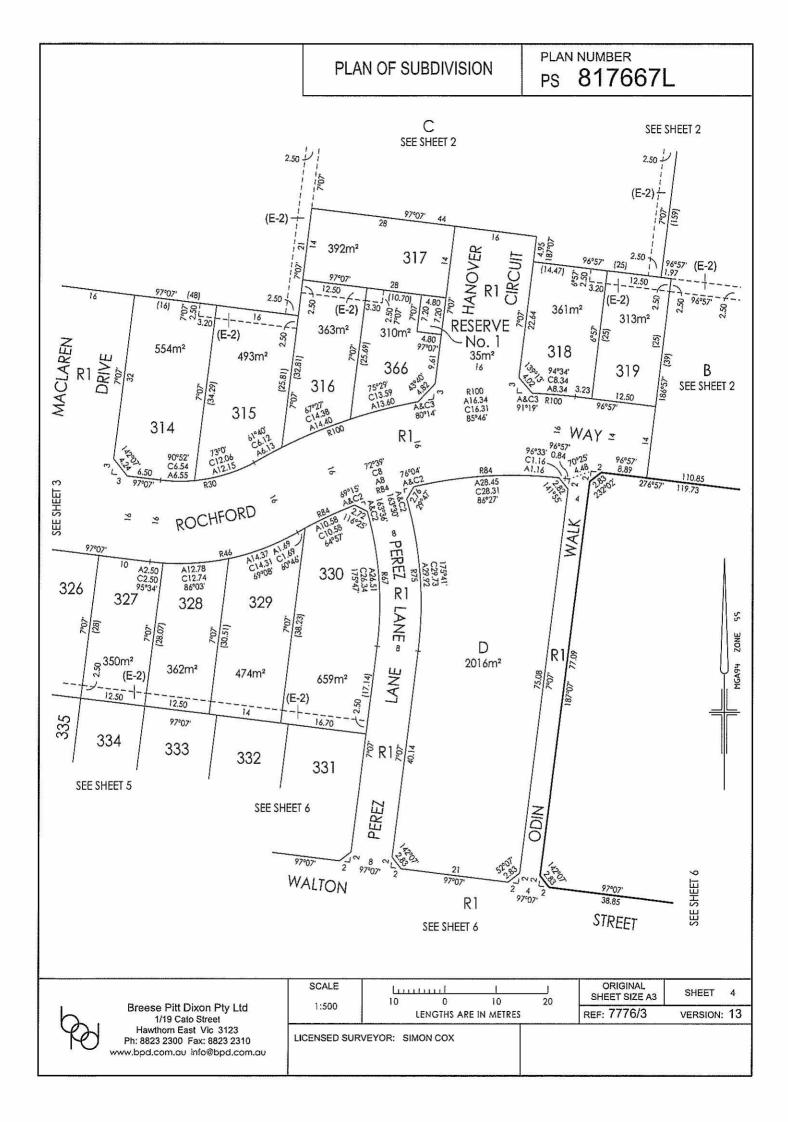
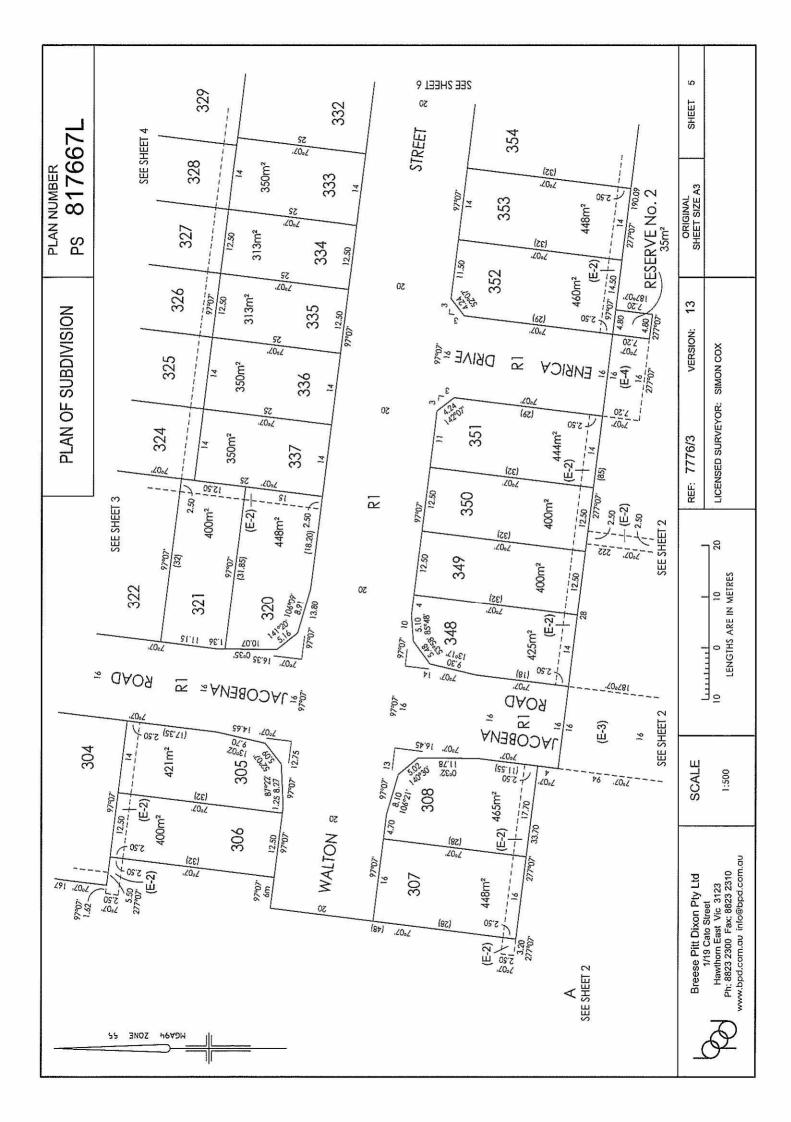
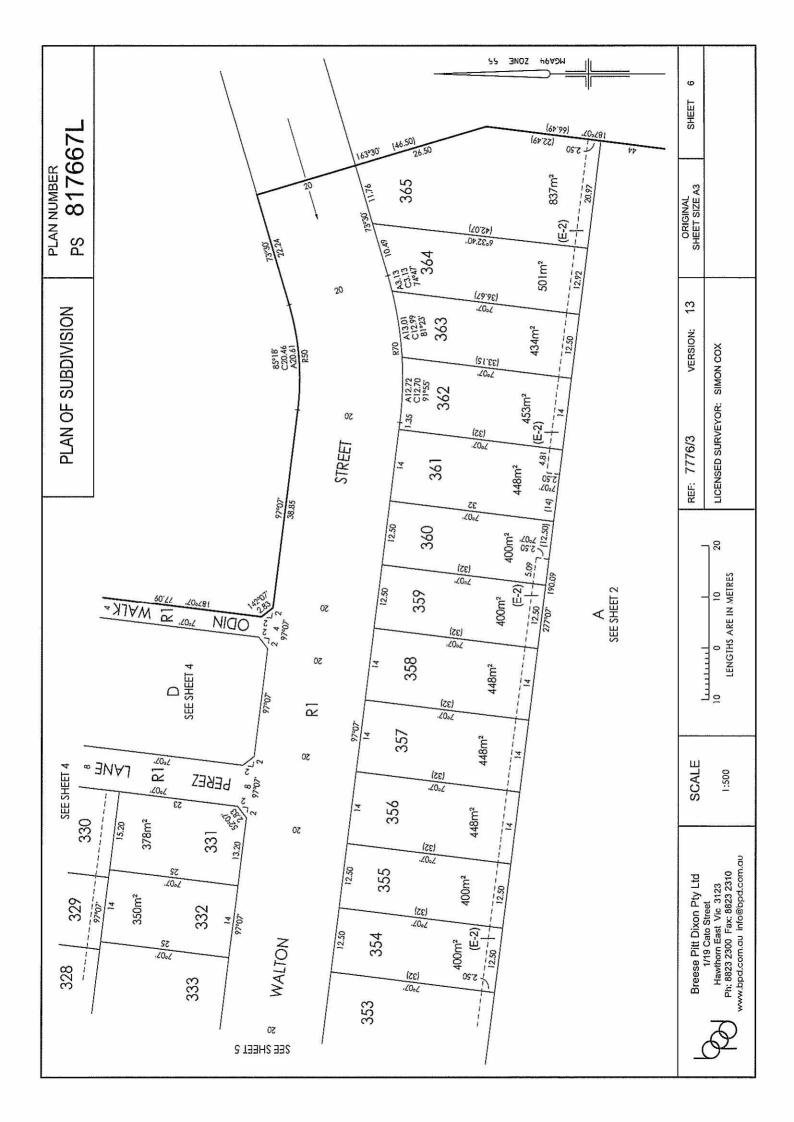
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Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	Ph.	1/19 Cato Stree Hawthorn East Vic : 8823 2300 Fax: 88	t 3123 23 2310				13		SHEET 1 OF 7 SHEETS	











PLAN OF SUBDIVISION

PLAN NUMBER
PS 817667L

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 301 to 337 (both inclusive) and lots 348 to 366 (both inclusive). Land to be burdened: Lots 301 to 337 (both inclusive) and lots 348 to 366 (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 outside the area shown hatched within MCP No. AA6705.

Restriction Number: 2

Land to benefit: Lots 301 to 337 (both inclusive) and lots 348 to 366 (both inclusive).

Land to be burdened: Lots 301 to 313 (both inclusive), 315 to 329 (both inclusive), 331 to 337 (both

inclusive), lots 348 to 363 (both inclusive) and 366.

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 301 to 337 (both inclusive) and lots 348 to 366 (both inclusive).

Land to be burdened: Lots 311 and 312.

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 of 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.



Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.gu info@bpd.com.gu SCALE

ORIGINAL SHEET SIZE A3

SHEET 7

REF: 7776/3

VERSION: 13

LICENSED SURVEYOR: SIMON COX

Memorandum of common provisions Section 91A Transfer of Land Act 1958

Privacy Collection Statement

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Lodged by				
Name:	KHS Lawyers			
Phone:	0412617555			
Address:	lress: PO Box 7677, Melbourne 3004			
Reference:	Orchard Green - Stage 3			
Customer code:				

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

PRELIMINARIES

A This MCP provides details of the approved building envelopes for PS817667L.

PROVISIONS

Any building requiring a building permit to be constructed on a lot to which this MCP applies must be sited within the approved building envelope subject to the restrictions on PS817667L.

- 1 Notes on this MCP
- 1.1 General Definitions
- 1.1.1 **Approved building envelope** means the building envelope for a particular lot contained in the plan of subdivision as detailed in this MCP.
- 1.1.2 **Building envelope** means an area within each lot where development of a dwelling, shed and garage is allowed subject to the provisions of this MCP.
- 1.1.3 **Building envelope plan** means the plan which is contained herein showing dwelling setbacks and other related matters.

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- 1. The provisions are to be numbered consecutively from number 1.
- 2. Further pages may be added but each page should be consecutively numbered.
- 3. To be used for the inclusion of provisions in instruments and plans.

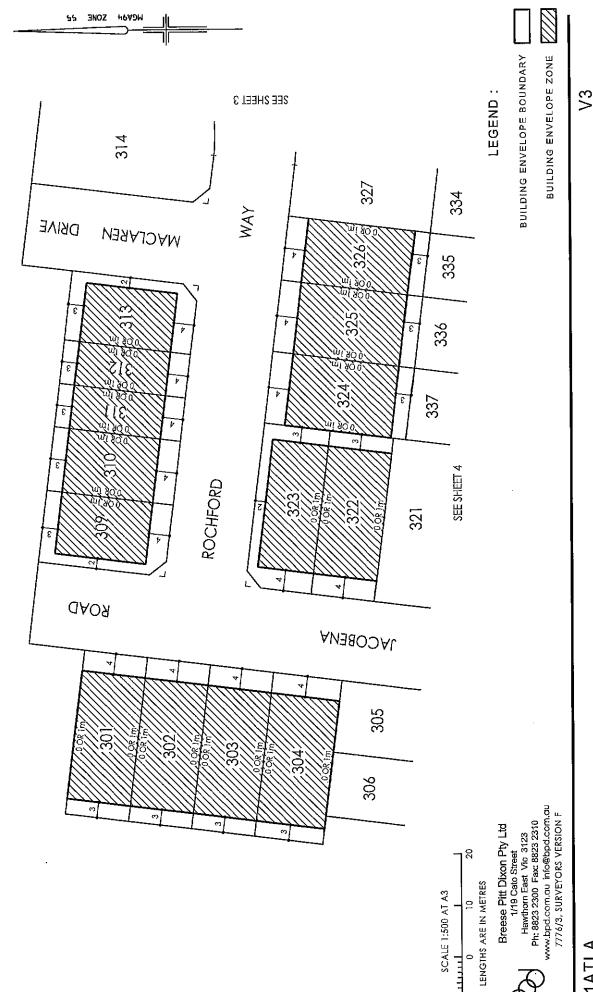
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Page 1 of 5

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Memorandum of common provisions Section 91A Tranfer of Land Act 1958



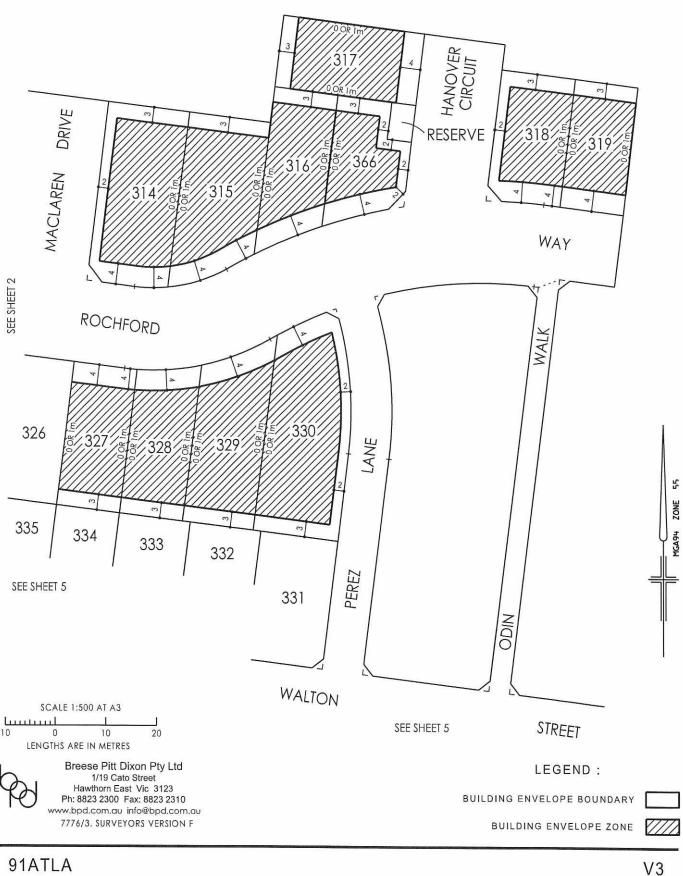
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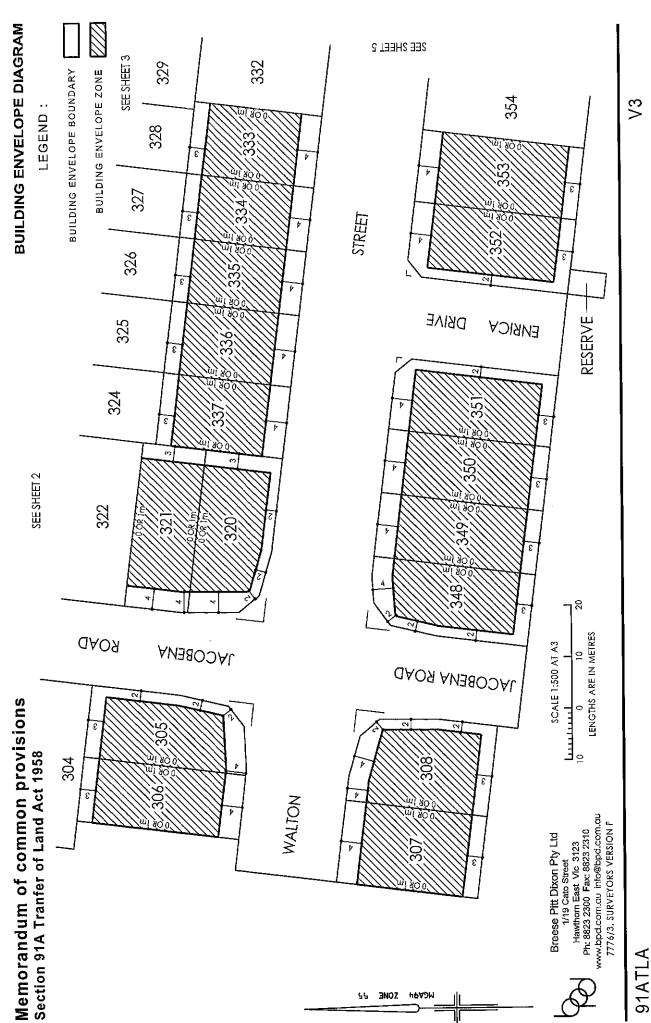
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Memorandum of common provisions Section 91A Tranfer of Land Act 1958 **BUILDING ENVELOPE DIAGRAM**



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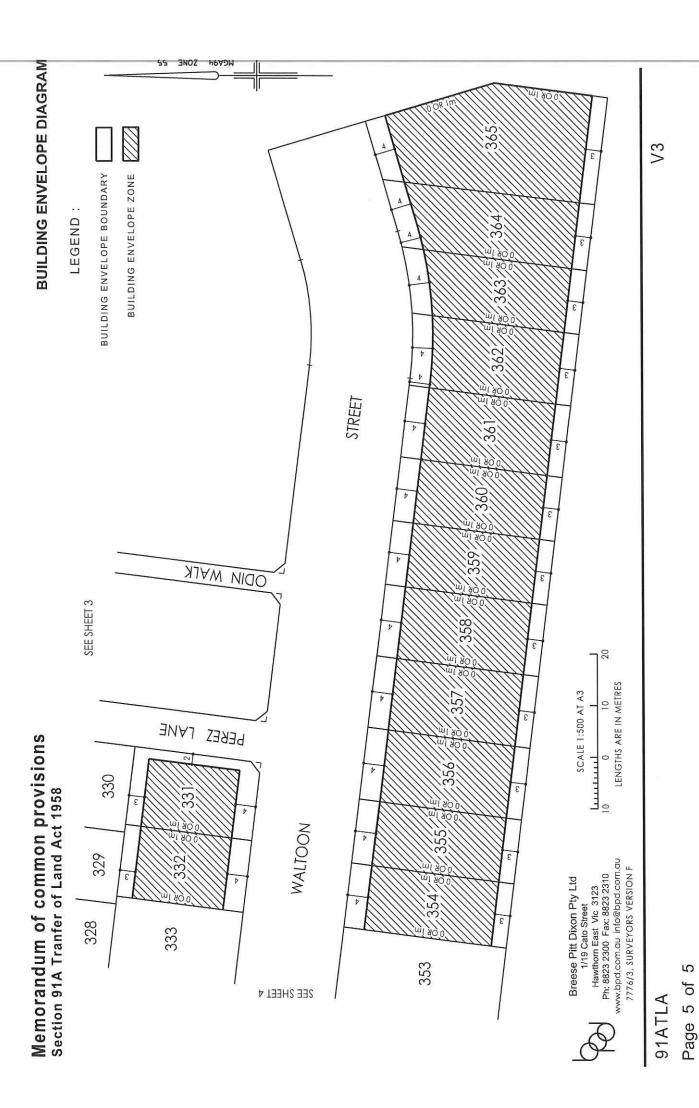
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