

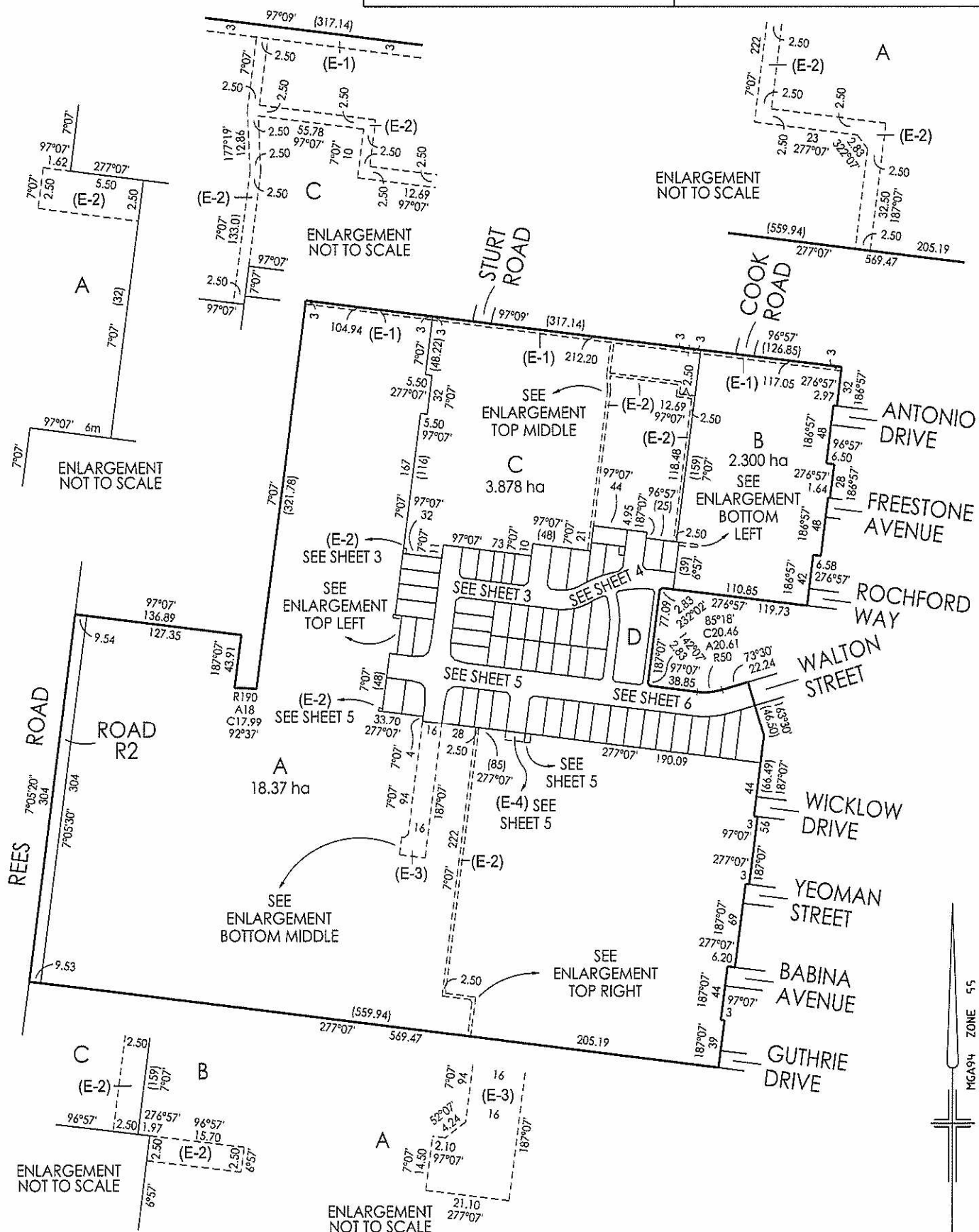


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817667L	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS817649N POSTAL ADDRESS: WALTON STREET (at time of subdivision) MELTON SOUTH 3338 MGA 94 CO-ORDINATES: E: 285 540 ZONE: 55 (of approx. centre of plan) N: 5 822 890 DATUM: GDA94		COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 300 (BOTH INCLUSIVE) AND 338 TO 347 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA: 1.358 ha TOTAL ROAD R2 AREA: 2898m²		
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2	MELTON CITY COUNCIL MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD			
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.				
ESTATE: ORCHARD GREEN 3		AREA: 3.934 ha		No. OF LOTS: 56
MELWAY: 342:H: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	LP217349M	LOTS ON LP217349M
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER
(E-4)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
 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: 7776/3 VERSION: 13 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 7 SHEETS
CHECKED LW		DATE: 12/10/20		

PLAN OF SUBDIVISION

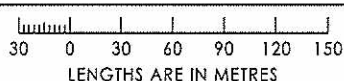
PLAN NUMBER
PS 817667L



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SCALE

1:3000



ORIGINAL
SHEET SIZE A3

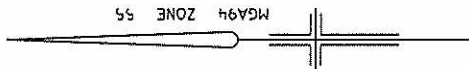
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REF: 7776/3

VERSION: 13

LICENSED SURVEYOR: SIMON COX

MGA94 ZONE 55

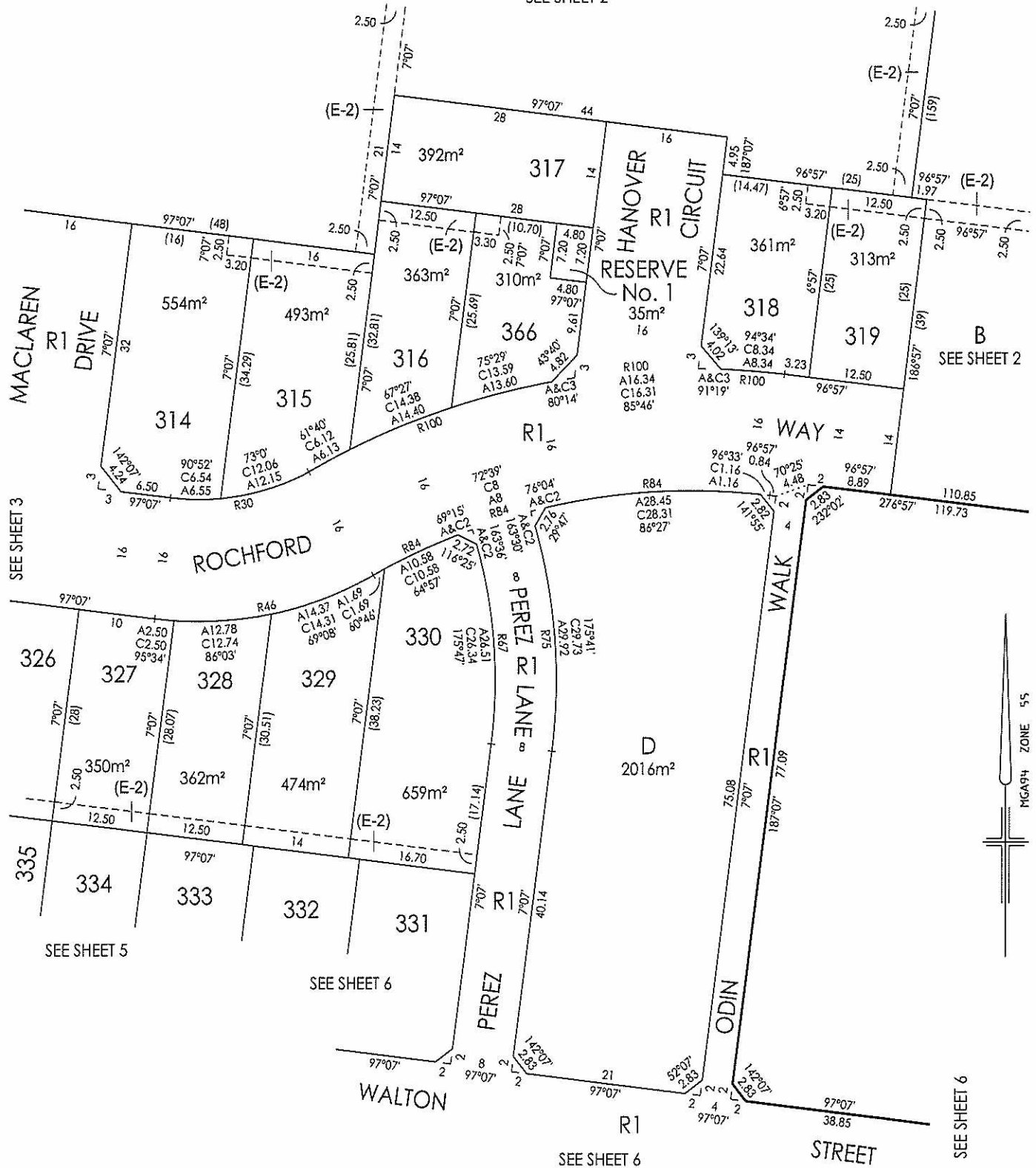


PLAN OF SUBDIVISION

PLAN NUMBER
PS 817667L

C
SEE SHEET 2

SEE SHEET 2



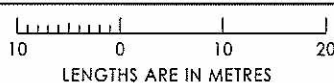
MGA94 ZONE 55



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

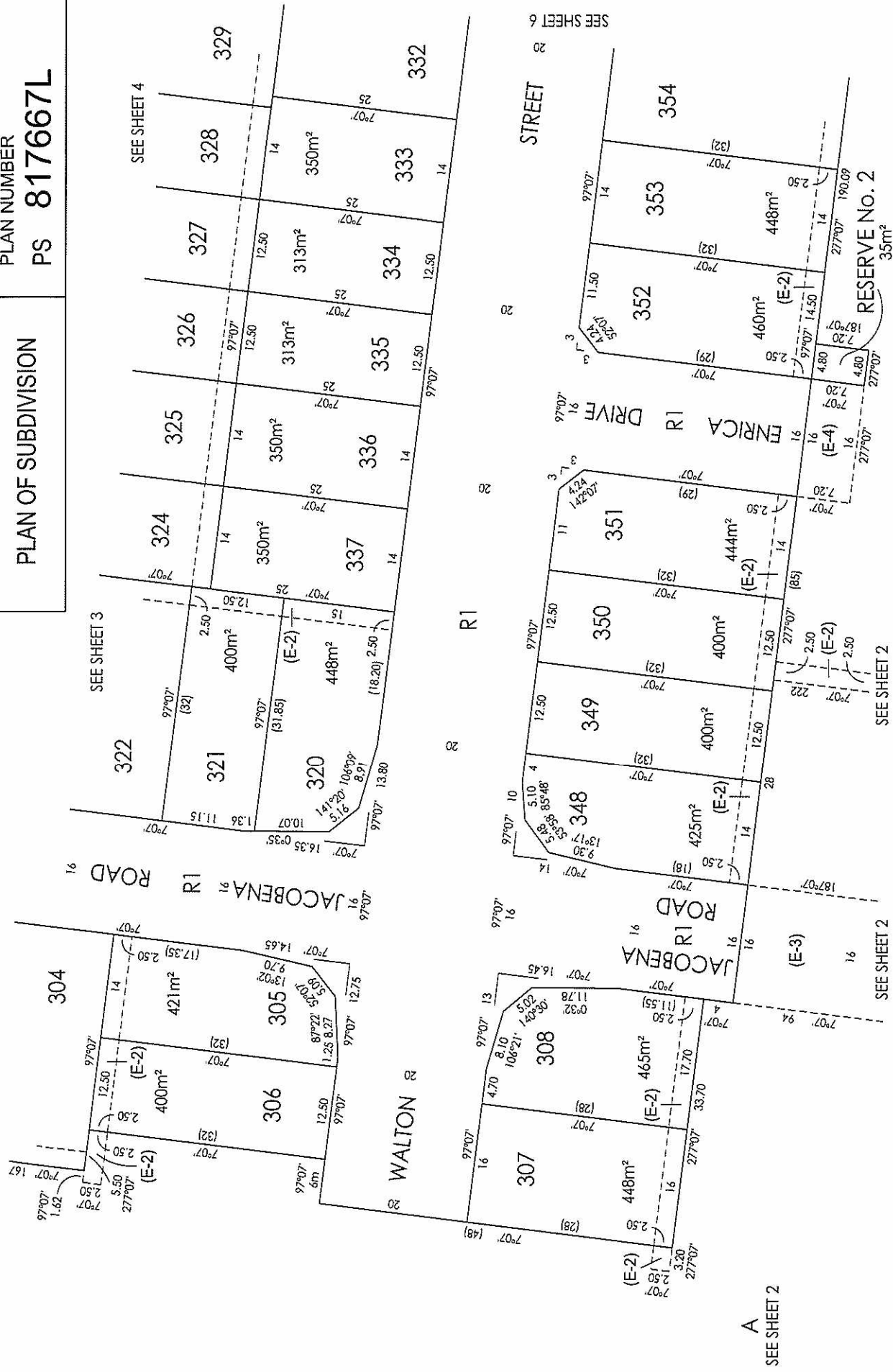
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REF: 7776/3

VERSION: 13

LICENSED SURVEYOR: SIMON COX

PLAN NUMBER
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SCALE
1:500

LENGTHS ARE IN METRES

REF: 7776/3

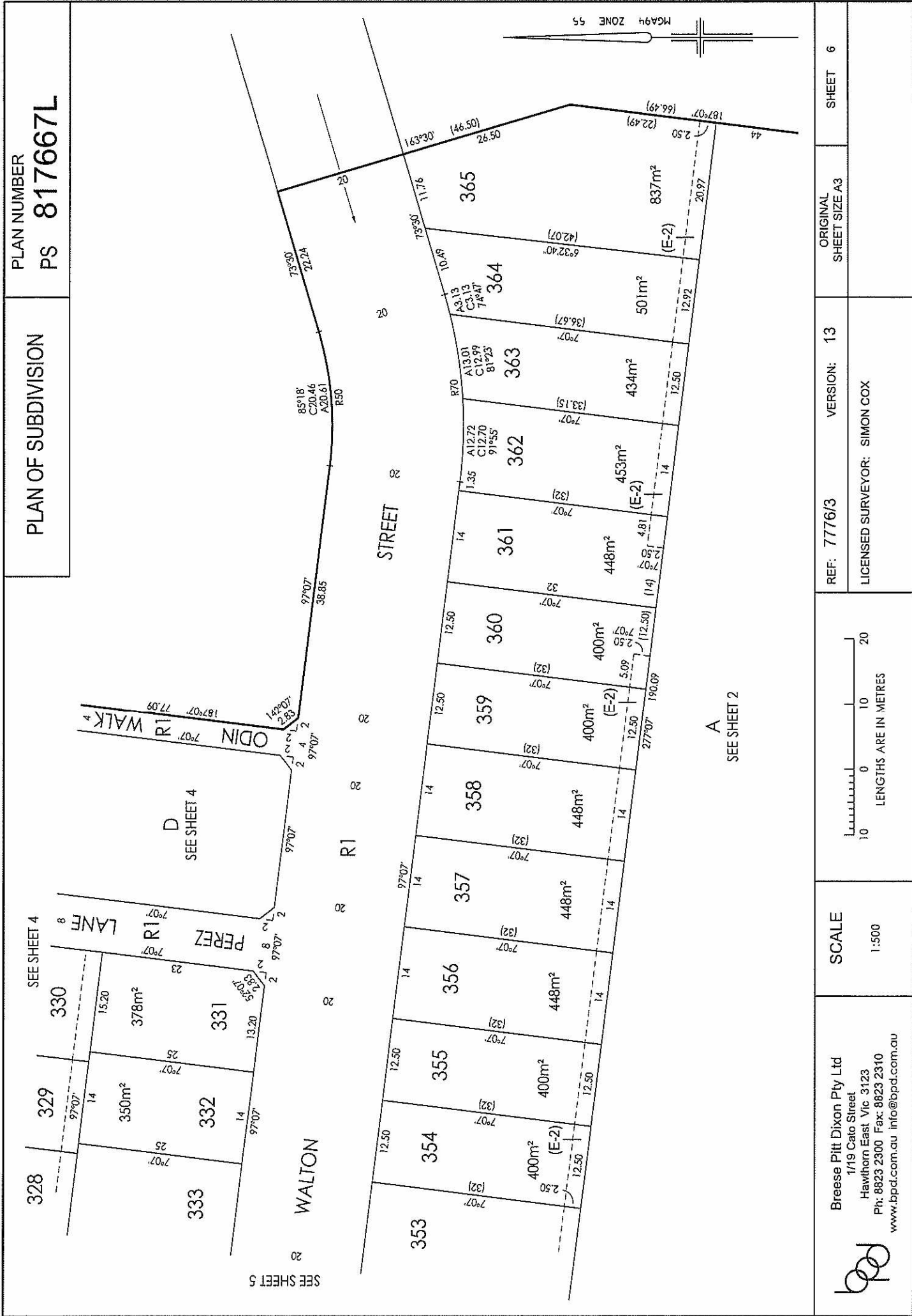
LICENSED SURVEYOR: SIMON COX

VERSION

REF: 7776/3
VERSION: 13


ORIGINAL
SHEET SIZE A3

SHEET 5



PLAN OF SUBDIVISION

PLAN NUMBER
PS 817667L

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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.



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SCALE

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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

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Address:	PO Box 7677, Melbourne 3004
Reference:	Orchard Green - Stage 3
Customer code:	15954B

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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V3

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.

91ATLA

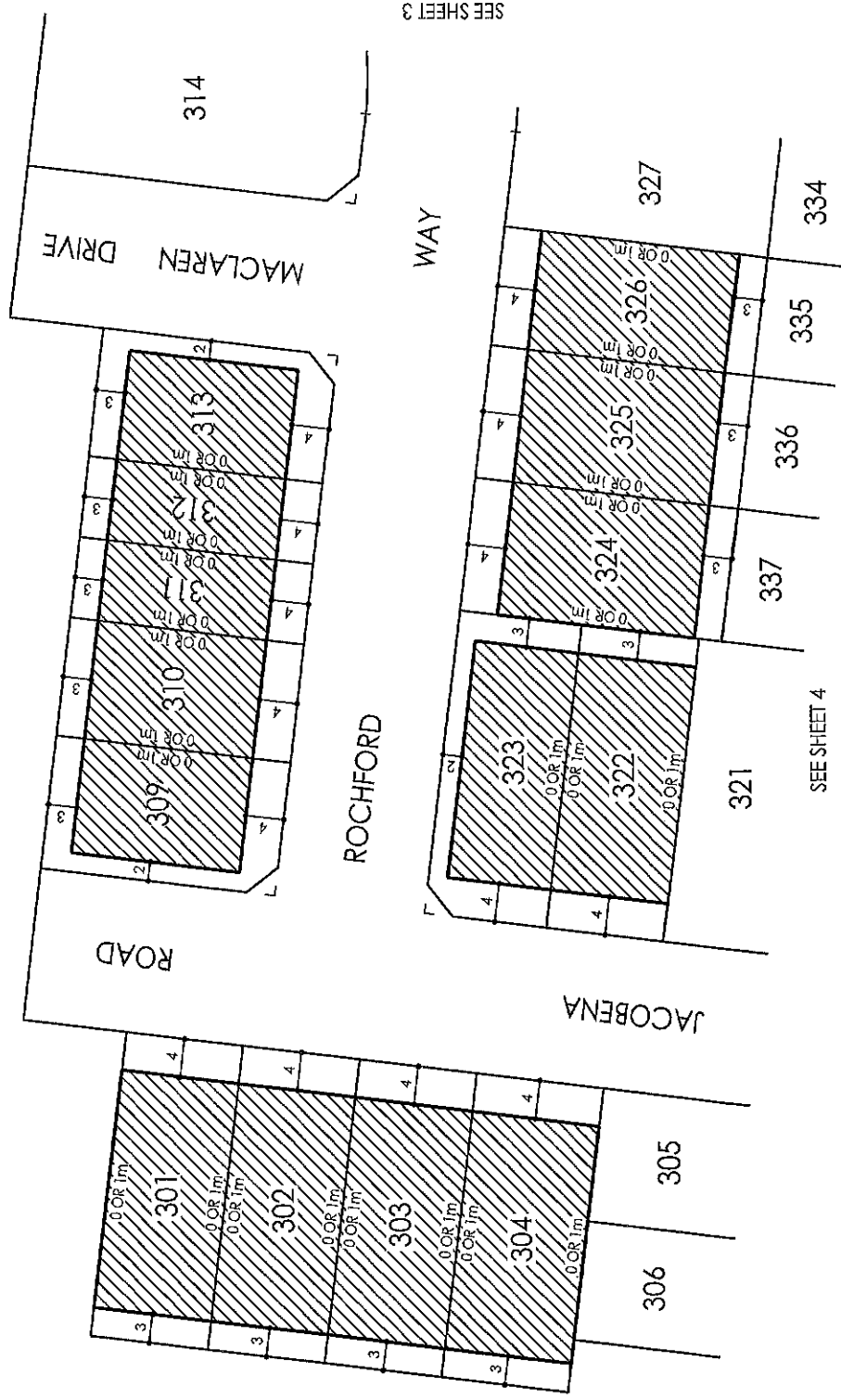
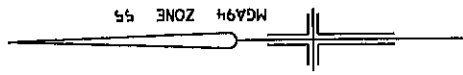
Page 1 of 5

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Section 91A Transfer of Land Act 1958

BUILDING ENVELOPE DIAGRAM



SEE SHEET 3

SCALE 1:500 AT A3
 10 0 10 20
 LENGTHS ARE IN METRES

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 7776/3, SURVEYORS VERSION F

LEGEND :



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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

BUILDING ENVELOPE DIAGRAM



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LEGEND :

BUILDING ENVELOPE BOUNDARY

BUILDING ENVELOPE ZONE

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V3

Page 3 of 5

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

BUILDING ENVELOPE DIAGRAM

SEE SHEET 2

LEGEND :



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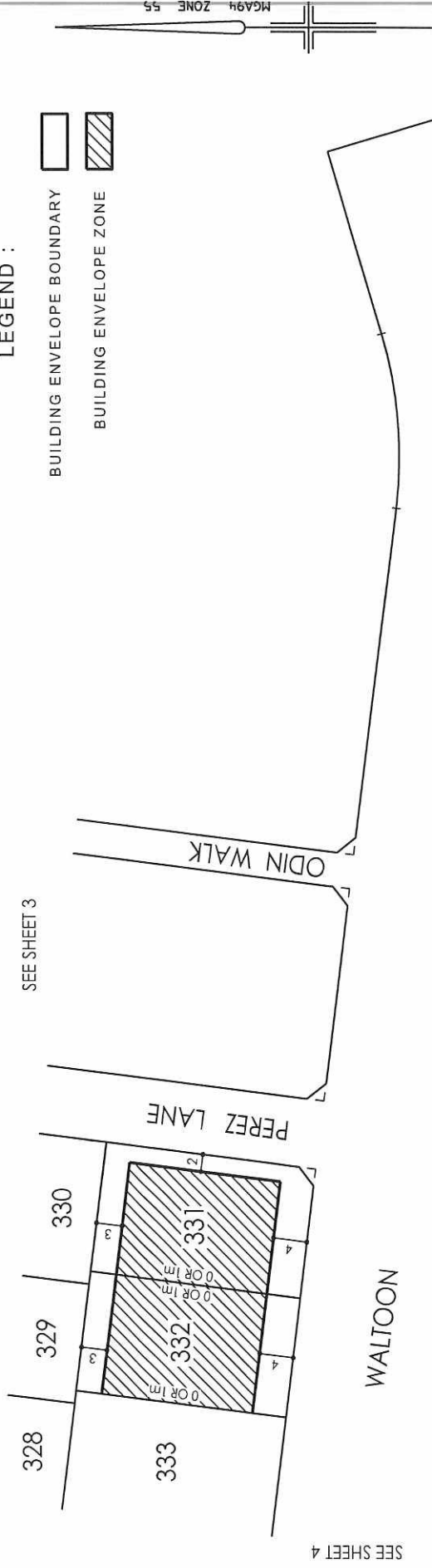
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V3

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

BUILDING ENVELOPE DIAGRAM

LEGEND :



STREET

WALTOON

PEREZ LANE

ODIN WALK

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SCALE 1:500 AT A3



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