
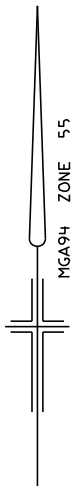
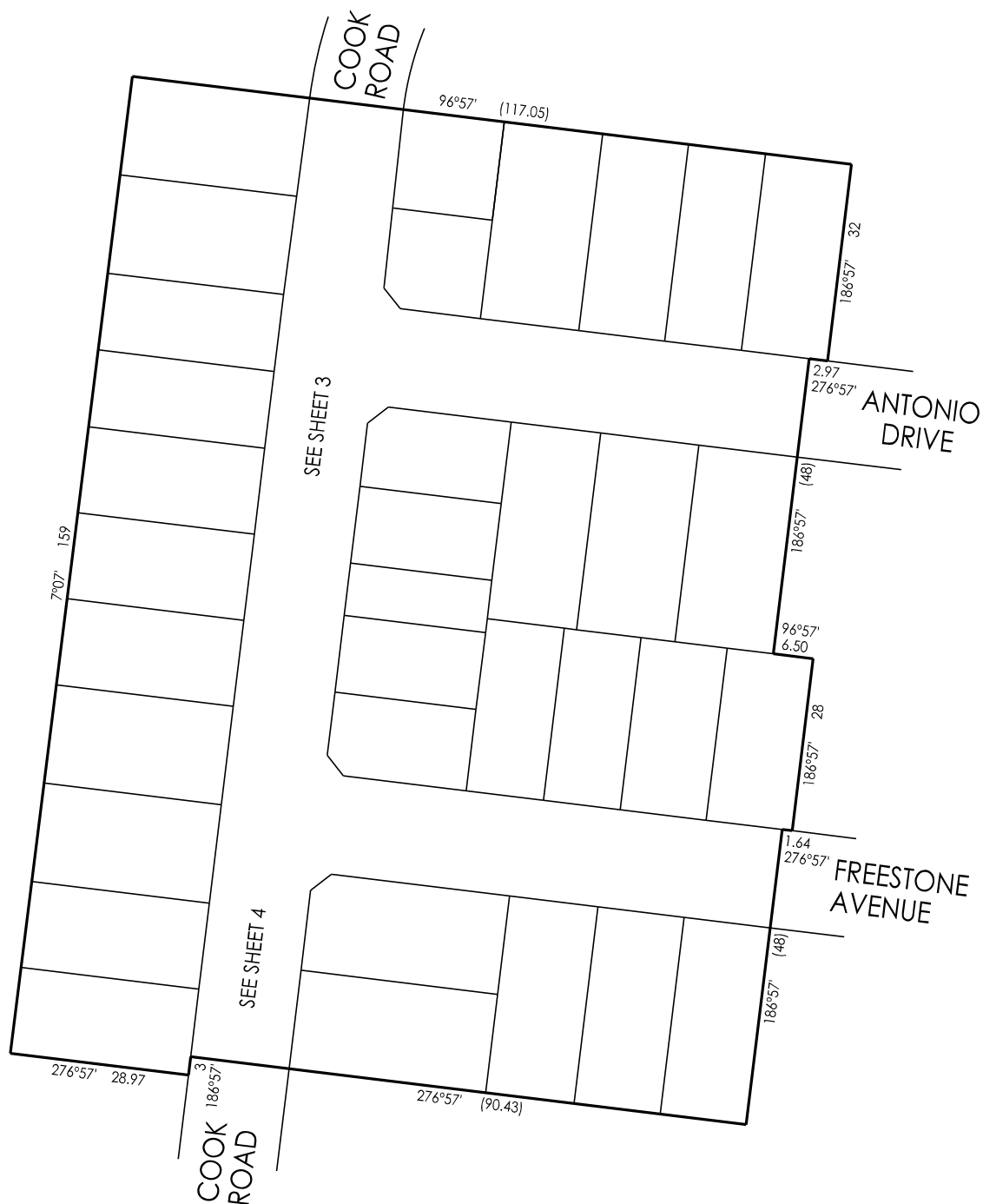


PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 831680P					
<div>LOCATION OF LAND</div> <div>PARISH: DJERRIWARRH</div> <div>TOWNSHIP: -----</div> <div>SECTION: B</div> <div>CROWN ALLOTMENT: 6 (PART)</div> <div>CROWN PORTION: -----</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A ON PS825845S</div> <div>POSTAL ADDRESS: (at time of subdivision) COOK ROAD MELTON SOUTH 3338</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285700 ZONE: 55 N: 5823060 DATUM: GDA94</div>		<div>COUNCIL NAME: MELTON CITY COUNCIL</div>							
VESTING OF ROADS OR RESERVES		NOTATIONS							
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R1</td><td>MELTON CITY COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	MELTON CITY COUNCIL	<div>LOTS 1 TO 400 (BOTH INCLUSIVE), 412, 413 AND 436 TO 440 (BOTH INCLUSIVE) AND EASEMENT (E-3) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA IS 4806m²</div>			
IDENTIFIER	COUNCIL/BODY/PERSON								
ROAD R1	MELTON CITY COUNCIL								
NOTATIONS									
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN									
<div>SURVEY: THIS PLAN IS BASED ON SURVEY</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 112, 113 AND 114</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.</div>									
<div>ESTATE: ORCHARD GREEN 4B</div> <div>AREA: 1.843 ha</div> <div>No. OF LOTS: 34</div> <div>MELWAY: 342:H:5</div>									
EASEMENT INFORMATION									
<div>LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)</div>									
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF					
(E-1)	DRAINAGE, SEWERAGE & WATER SUPPLY	SEE PLAN	LP 217349M	LOTS ON LP 217349M					
(E-2)	SEWERAGE	SEE PLAN	PS825845S	WESTERN WATER					
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER					
(E-5)	DRAINAGE, SEWERAGE & WATER SUPPLY	SEE PLAN	LP 217349M	LOTS ON LP 217349M					
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER					
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL					
<div> 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</div>		REF: 7776/4B		VERSION: 7	ORIGINAL SHEET SIZE A3				
CHECKED AT		DATE: 24/04/20		SHEET 1 OF 5 SHEETS					
		LICENSED SURVEYOR: SIMON COX							



PLAN OF SUBDIVISION

PLAN NUMBER
PS 831680P



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1/19 Cato Street
Hawthorn East Vic 3123
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SCALE

1:750



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 2

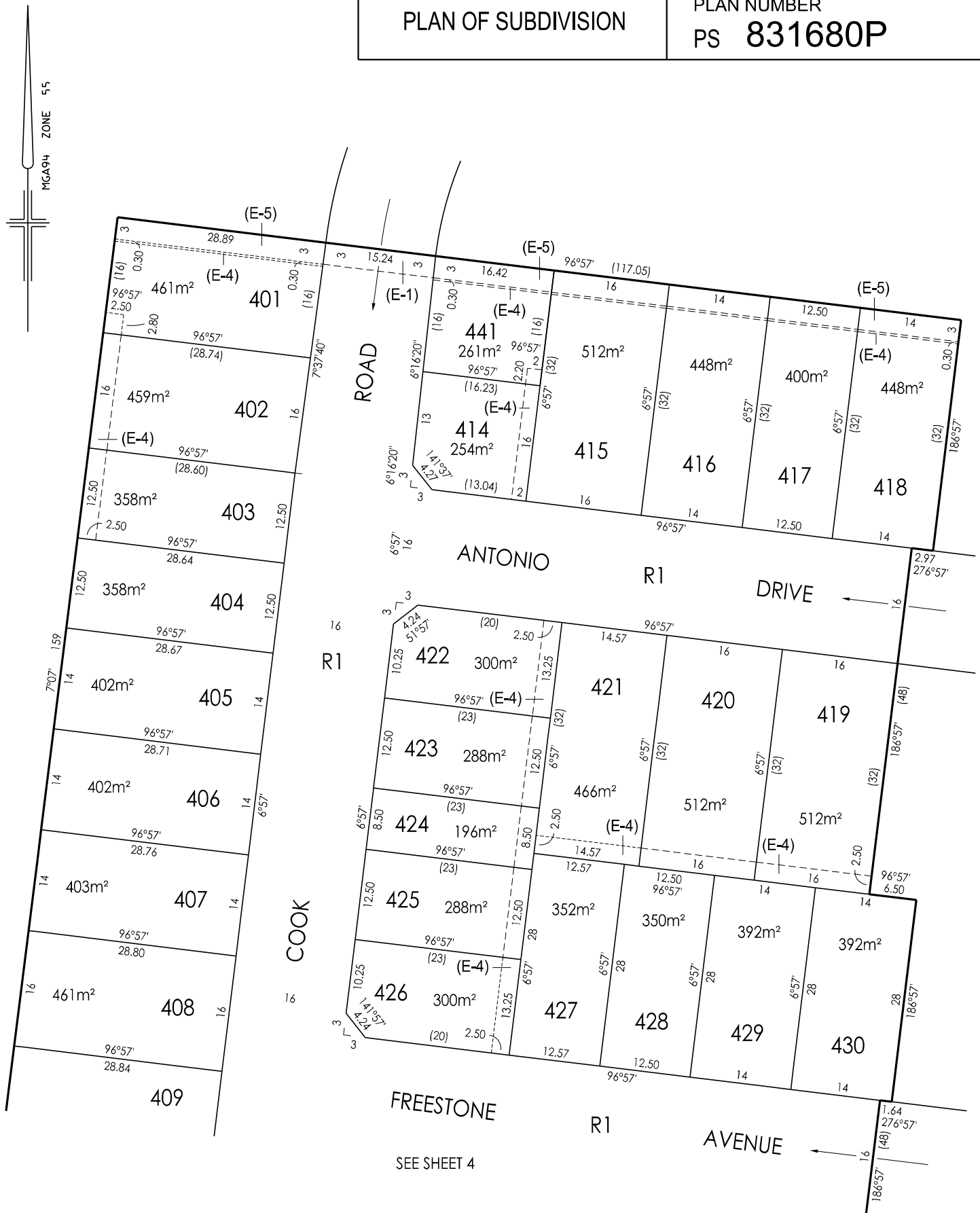
REF: 7776/4B

VERSION: 7

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831680P



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1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500



ORIGINAL
SHEET SIZE A3

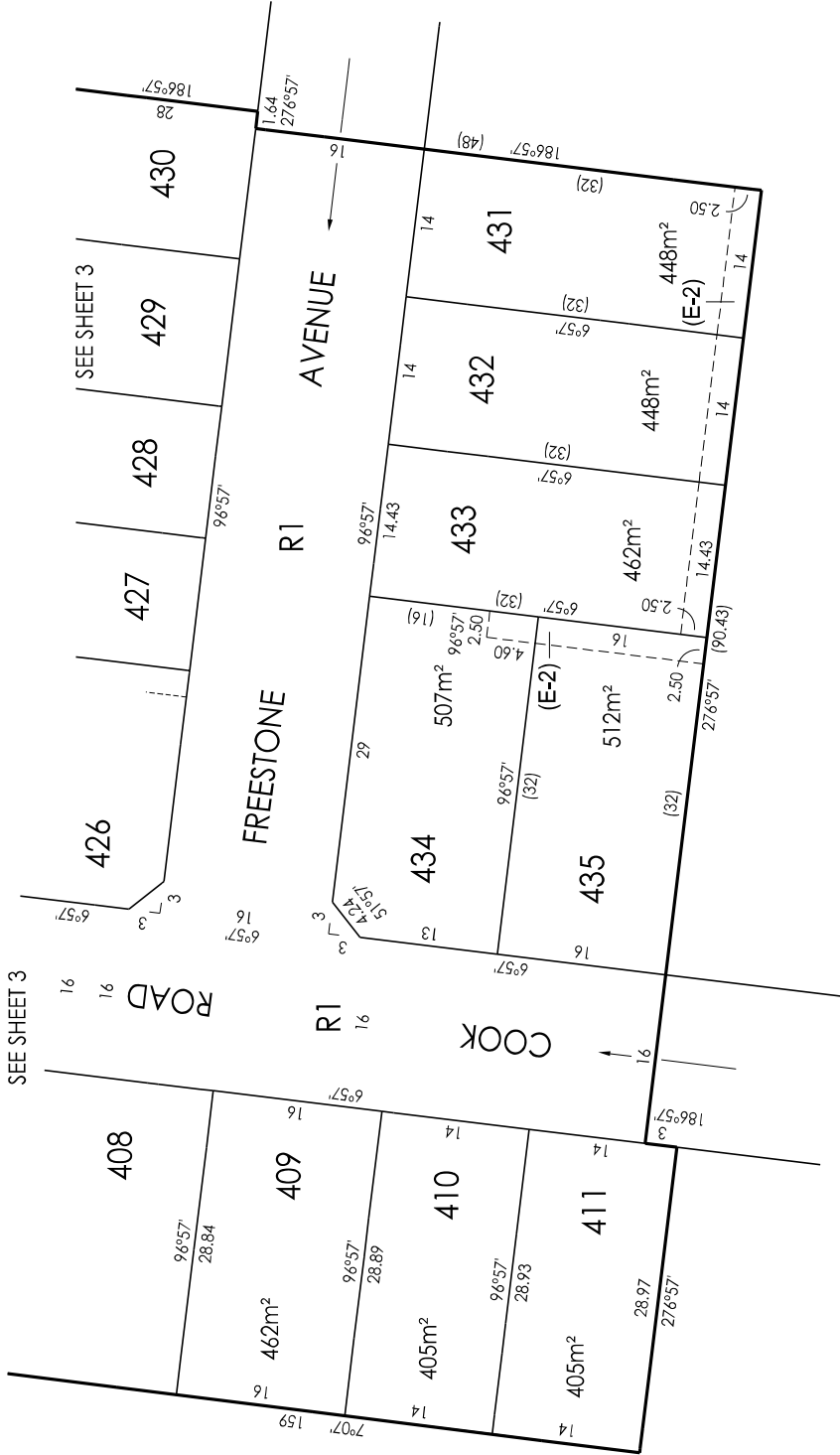
SHEET 3

REF: 7776/4B

VERSION: 7

LICENSED SURVEYOR: SIMON COX

MGA94 ZONE 55



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 401 to 411 (both inclusive), 414 to 435 (both inclusive) and 441.

Land to be burdened : Lots 401 to 411 (both inclusive), 414 to 435 (both inclusive) and 441.

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.

Restriction Number : 2

Land to benefit : Lots 401 to 411 (both inclusive), 414 to 435 (both inclusive) and 441.

Land to be burdened : Lots 401 to 411 (both inclusive), 414, 416 to 418 (both inclusive), 421 to 433 (both inclusive) and 441.

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 401 to 411 (both inclusive), 414 to 435 (both inclusive) and 441.

Land to be burdened : Lots 414, 423, 424, 425 and 441.

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

LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 7776/4B

VERSION: 7

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	
Phone:	
Address:	
Reference:	
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 PS831680P.

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 PS831680P.

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.

35271702A

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 3

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

BUILDING ENVELOPE DIAGRAM



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




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7776/4B, SURVEYORS VERSION D

LEGEND :

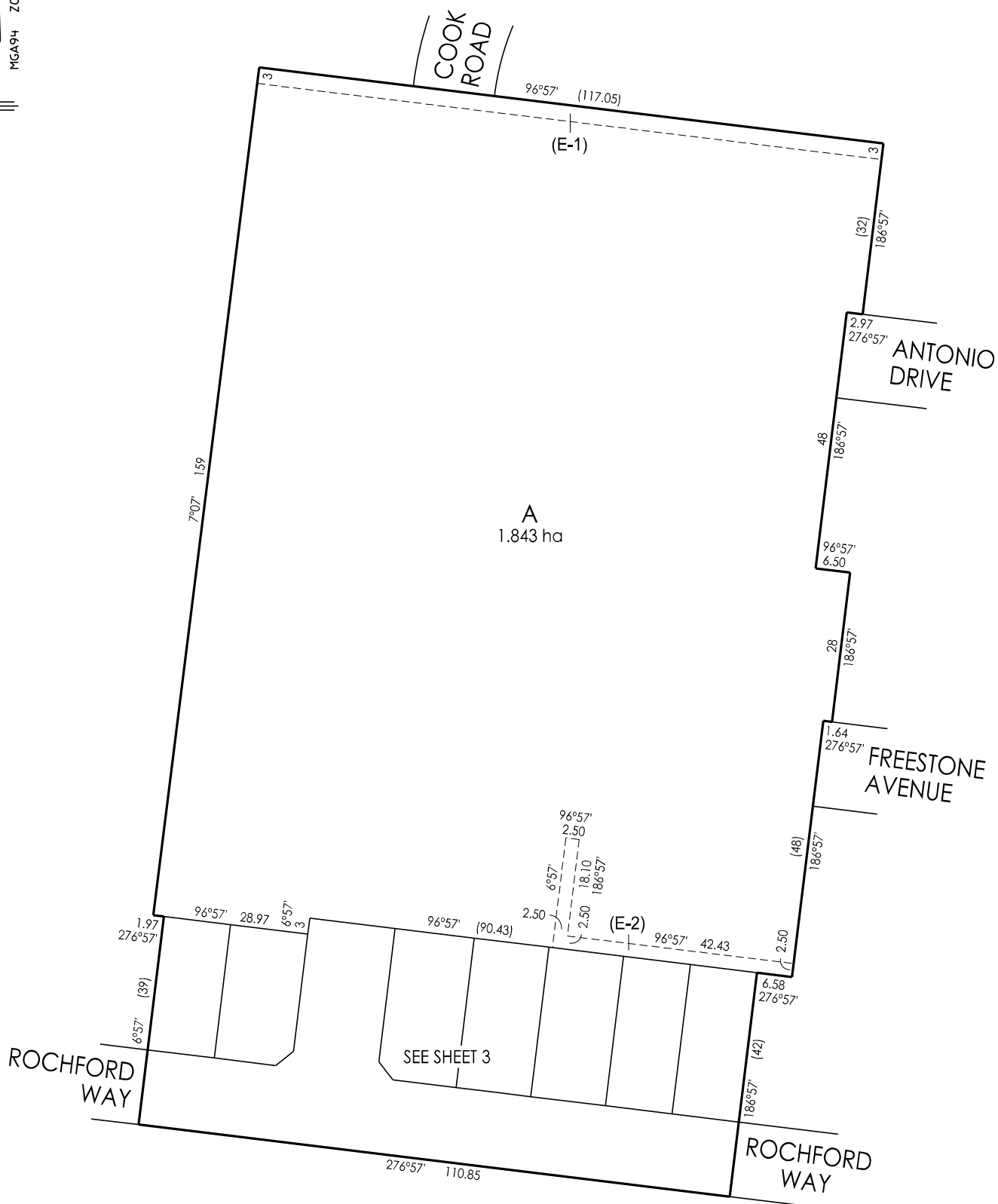
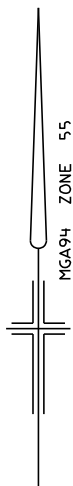
BUILDING ENVELOPE BOUNDARY 
BUILDING ENVELOPE ZONE 

BUILDING ENVELOPE DIAGRAM

PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 825845S					
<div>LOCATION OF LAND</div> <div>PARISH: DJERRIWARRH</div> <div>TOWNSHIP: -----</div> <div>SECTION: B</div> <div>CROWN ALLOTMENT: 6 (PART)</div> <div>CROWN PORTION: -----</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT B ON PS817667L</div> <div>POSTAL ADDRESS: (at time of subdivision) COOK ROAD MELTON SOUTH 3338</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285690 ZONE: 55 N: 5822970 DATUM: GDA94</div>		<div>COUNCIL NAME: MELTON CITY COUNCIL</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R1</td><td>MELTON CITY COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	MELTON CITY COUNCIL	<div>LOTS 1 TO 411 (BOTH INCLUSIVE) AND 414 TO 435 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA IS 2009m²</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1	MELTON CITY COUNCIL							
NOTATIONS								
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN								
<div>SURVEY: THIS PLAN IS BASED ON SURVEY</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 112, 113 AND 114</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.</div>								
ESTATE: ORCHARD GREEN 4		AREA: 4575m²	No. OF LOTS: 7	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	L.P.217349M	LOTS ON L.P.217349M				
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER				
(E-3)	SEWERAGE	SEE PLAN	PS817667L	WESTERN WATER				
<div> 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</div>		REF: 7776/4		VERSION: 8				
CHECKED AT		DATE: 20/03/2020		LICENSED SURVEYOR: SIMON COX				
		ORIGINAL SHEET SIZE A3		SHEET 1 OF 4 SHEETS				

PLAN OF SUBDIVISION

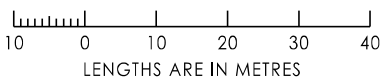
PLAN NUMBER
PS 825845S



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www.bpd.com.au info@bpd.com.au

SCALE

1:750



ORIGINAL
SHEET SIZE A3

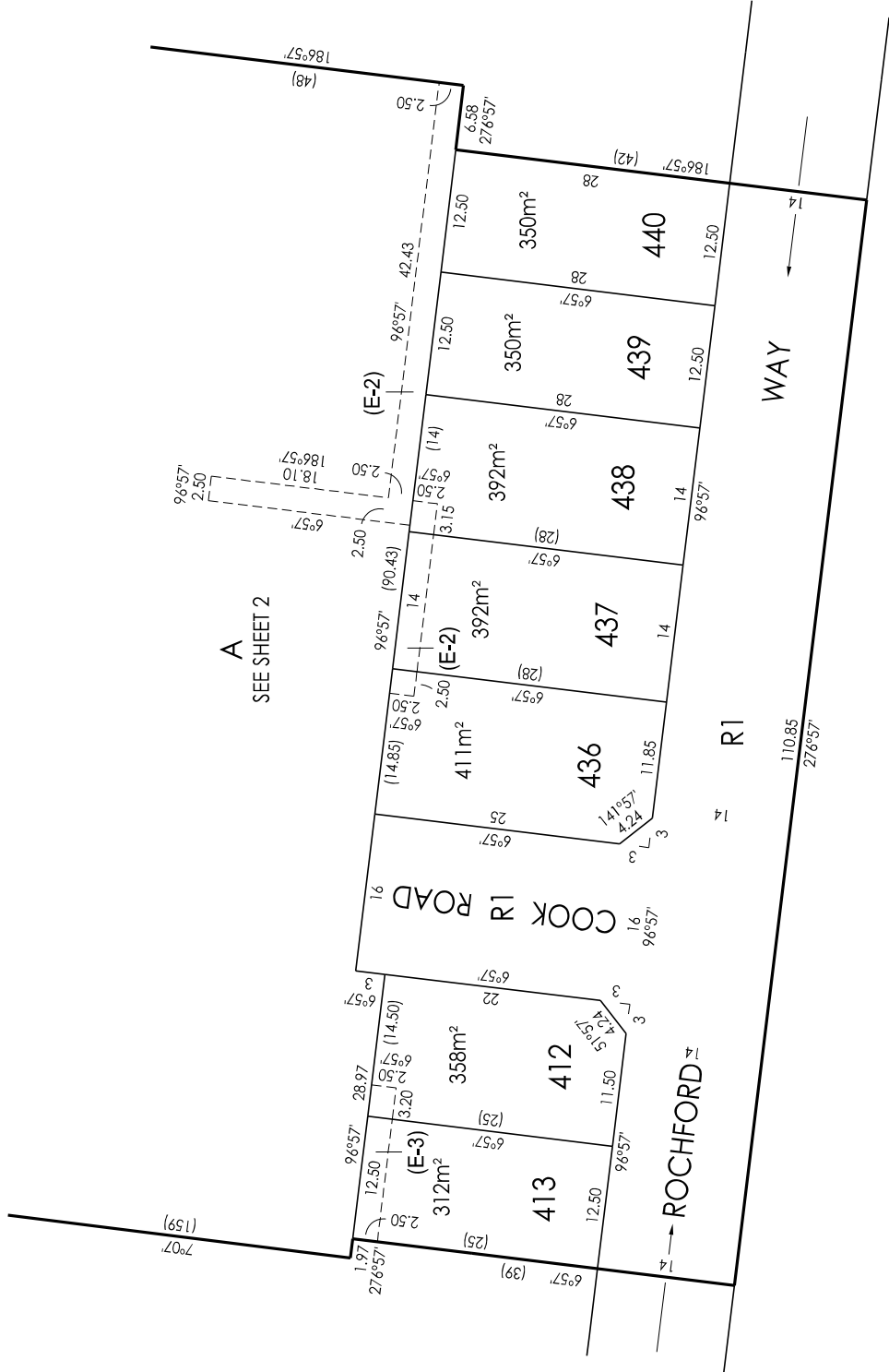
SHEET 2

REF: 7776/4

VERSION: 8

LICENSED SURVEYOR: SIMON COX

MGA94 ZONE 55



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 412, 413 and 436 to 440 (both inclusive).

Land to be burdened : Lots 412, 413 and 436 to 440 (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. AA5569

Restriction Number : 2

Land to benefit : Lots 412, 413 and 436 to 440 (both inclusive).

Land to be burdened : Lots 412, 413 and 436 to 440 (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.

Restrictions 1 and 2 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

ORIGINAL
SHEET SIZE A3

SHEET 4

REF: 7776/4

VERSION: 8

LICENSED SURVEYOR: SIMON COX

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

AA5569
Privacy Collection Statement
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Lodged by	
Name:	KHS LAWYERS
Phone:	0412617555
Address:	PO BOX 2096 HAWTHORN 3122
Reference:	KH : ORCHARD : S4A
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 PS825845S.

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 PS825845S.

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.

35271702A

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.

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Page 1 of 2

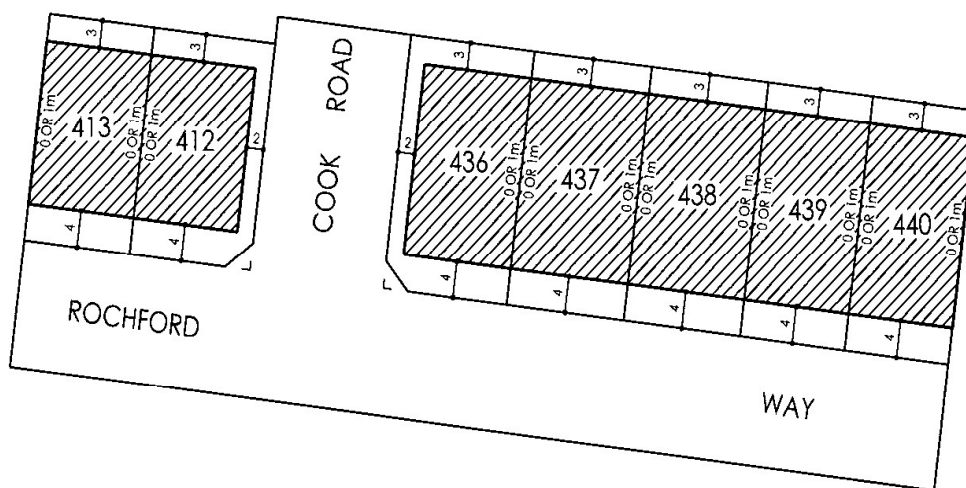
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Memorandum of common provisions
Section 91A Transfer of Land Act 1958
BUILDING ENVELOPE DIAGRAM

AA5569

24/09/2019 \$98.50 MCP





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



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LEGEND :

BUILDING ENVELOPE BOUNDARY 
BUILDING ENVELOPE ZONE 



91ATLA

V3

Page 2 of 2

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