
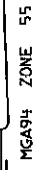
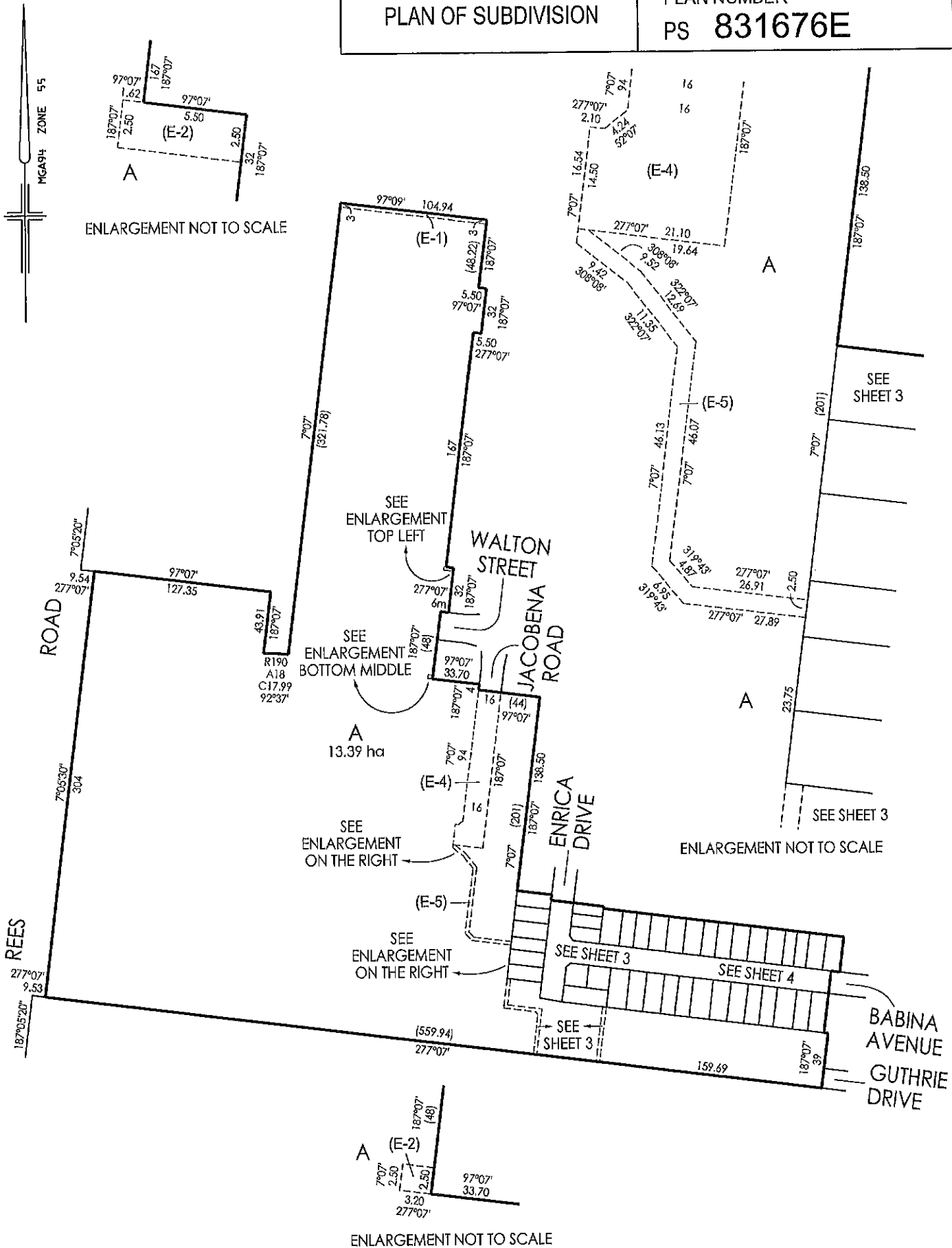


| PLAN OF SUBDIVISION | | LRS USE ONLY EDITION | PLAN NUMBER PS 831676E | |
|--|--|--|----------------------------------|--|
| LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831656L POSTAL ADDRESS: YEOMAN STREET (at time of subdivision) MELTON SOUTH 3338 MGA 94 CO-ORDINATES: E: 285570 ZONE: 55 (of approx. centre of plan) N: 5822640 DATUM: GDA94 | | COUNCIL NAME: MELTON CITY COUNCIL | | |
| VESTING OF ROADS OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | LOTS 1 TO 700 (BOTH INCLUSIVE) AND EASEMENT (E-6) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 4148m² | | |
| ROAD R1 RESERVE No. 1 | MELTON CITY COUNCIL MELTON CITY COUNCIL | | | |
| NOTATIONS | | FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-3) AND (E-5) ON PS831656L WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE THE EASEMENT SHOWN AS (E-5) ON PS831656L WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 TO REMOVE THE DRAINAGE PART OF THE EASEMENT SHOWN AS (E-6) ON PS831656L WHICH LIES WITHIN THE LAND IN THIS PLAN GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(III) SUBDIVISION ACT 1988 | | |
| 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 7 | | AREA: 1.589 ha | No. OF LOTS: 39 | MELWAY: 342:H:6 |
| 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 | PS817667L | WESTERN WATER |
| (E-3) | SEWERAGE | SEE PLAN | PS831655N | WESTERN WATER |
| (E-4) | DRAINAGE | SEE PLAN | PS817667L | MELTON CITY COUNCIL |
| (E-4) | SEWERAGE | SEE PLAN | PS817667L | WESTERN WATER |
| (E-5) | DRAINAGE | SEE PLAN | PS831655N | MELTON CITY COUNCIL |
| (E-7) | SEWERAGE | SEE PLAN | PS831656L | WESTERN WATER |
| (E-8) | SEWERAGE | SEE PLAN | THIS PLAN | WESTERN WATER |
| | | | | |
|  Breese Plitt 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: 7776/7 VERSION: 4 LICENSED SURVEYOR: SIMON COX | | ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS |
| CHECKED AT | DATE: 04/12/20 | | | |

PLAN OF SUBDIVISION


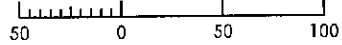
PLAN NUMBER
PS 831676E



ENLARGEMENT NOT TO SCALE

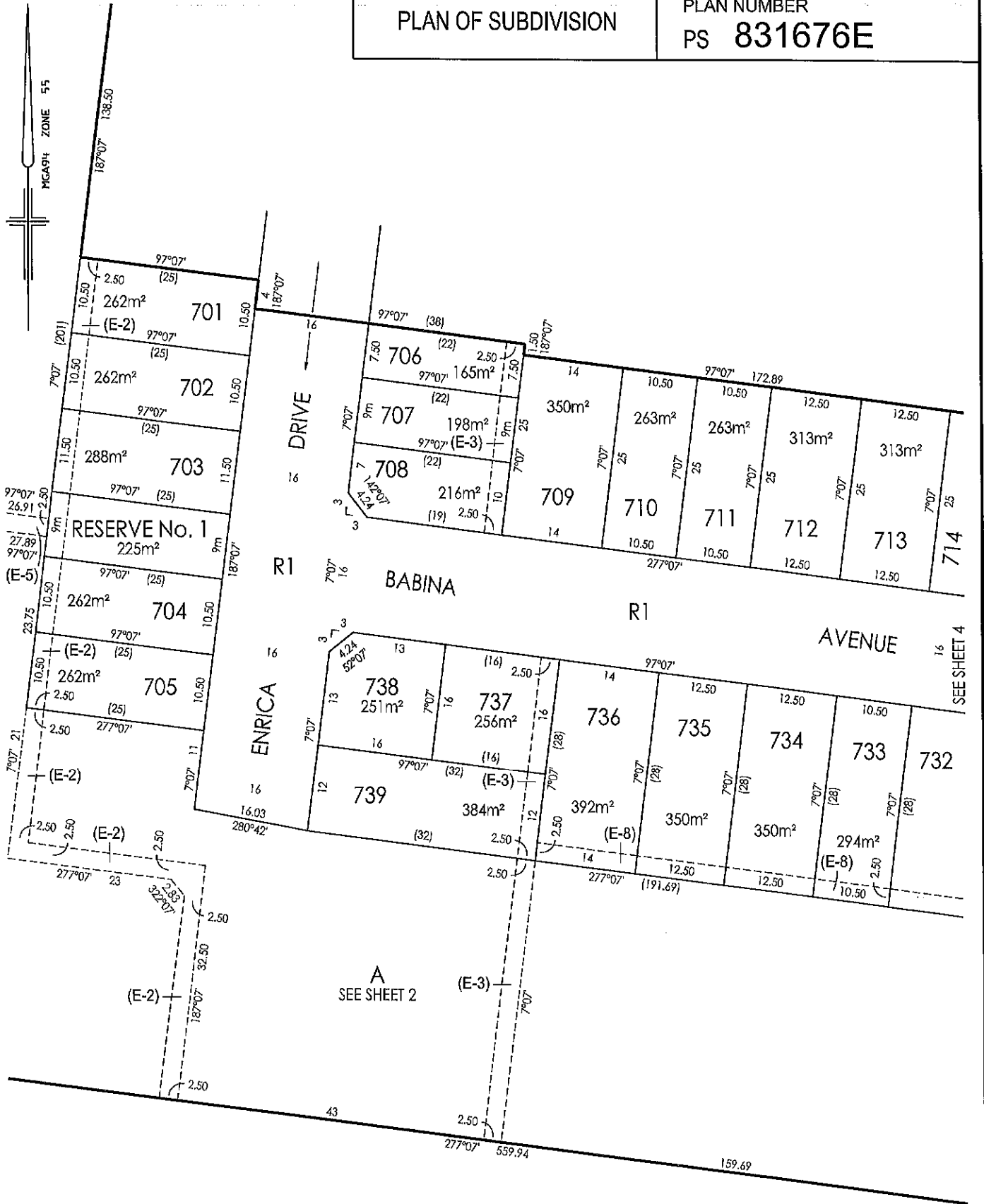
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE

| | | | | |
|--|-------------------------------------|---|---|-------------------------------|
|  <p>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</p> | <p>SCALE 1:2500</p> |  <p>50 0 50 100 LENGTHS ARE IN METRES</p> | <p>ORIGINAL SHEET SIZE A3 REF: 7776/7</p> | <p>SHEET 2 VERSION: 4</p> |
| | <p>LICENSED SURVEYOR: SIMON COX</p> | | | |

PLAN OF SUBDIVISION

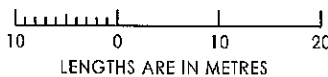
PLAN NUMBER
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Hawthorn East Vic 3123
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SCALE

1:500



ORIGINAL SHEET SIZE A3

SHEET 3

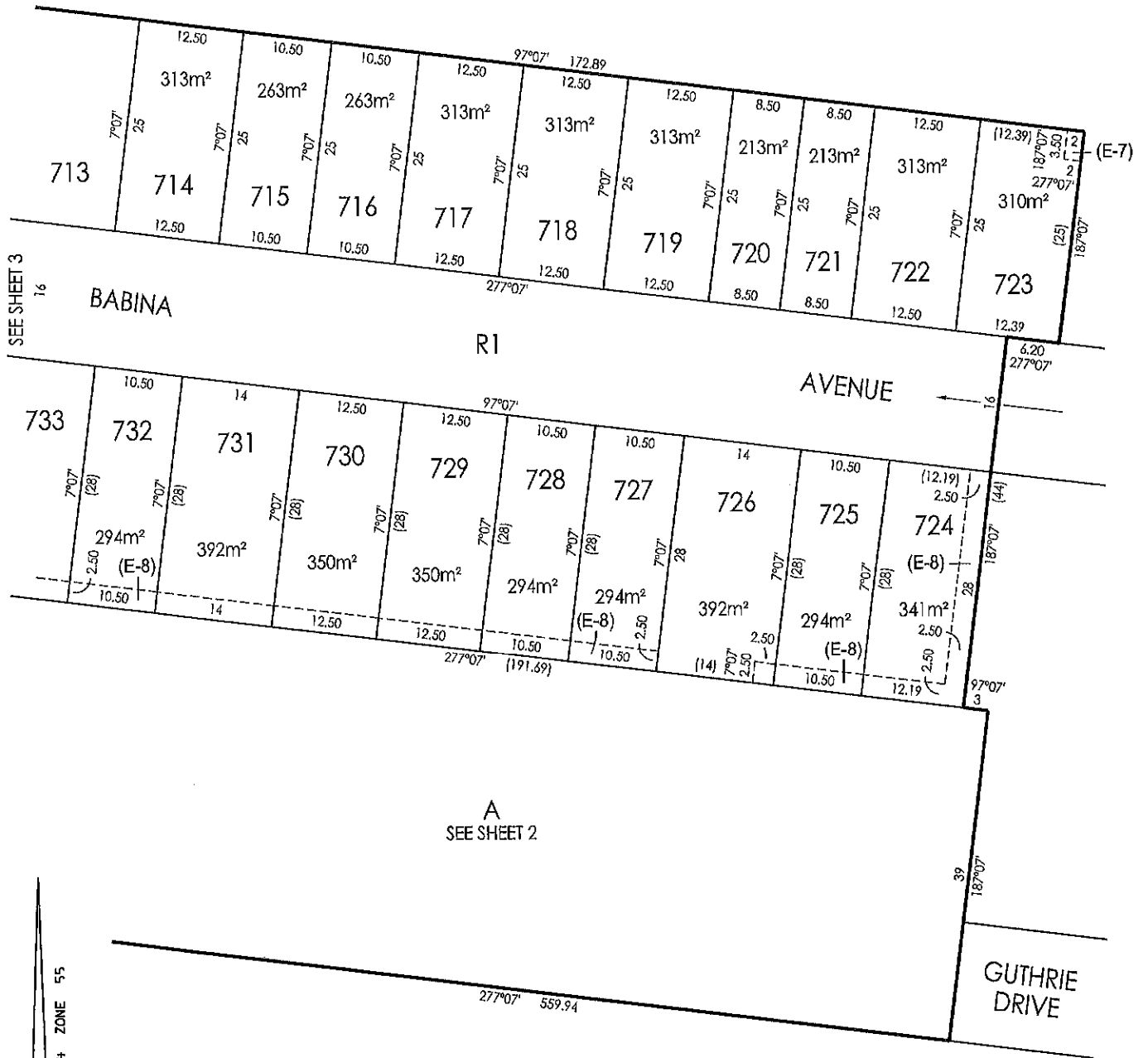
REF: 7776/7

VERSION: 4

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831676E



SEE SHEET 3
16

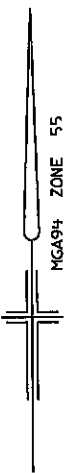
BABINA

RI

AVENUE

A
SEE SHEET 2

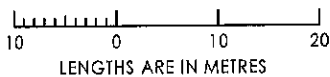
GUTHRIE DRIVE



Breese Pitt Dixon Pty Ltd
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SCALE

1:500



ORIGINAL SHEET SIZE A3

SHEET 4

REF: 7776/7

VERSION: 4

LICENSED SURVEYOR: SIMON COX

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 701 to 739 (both Inclusive).

Land to be burdened : Lots 701 to 739 (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.

Restriction Number : 2

Land to benefit : Lots 701 to 739 (both inclusive).

Land to be burdened : Lots 701 to 739 (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 701 to 739 (both inclusive).

Land to be burdened : Lots 701 to 708 (both Inclusive), 710, 711, 715, 716, 720, 721, 725, 727, 728, 732, 733, 737 and 738.

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

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 7776/7

VERSION: 4

LICENSED SURVEYOR: SIMON COX