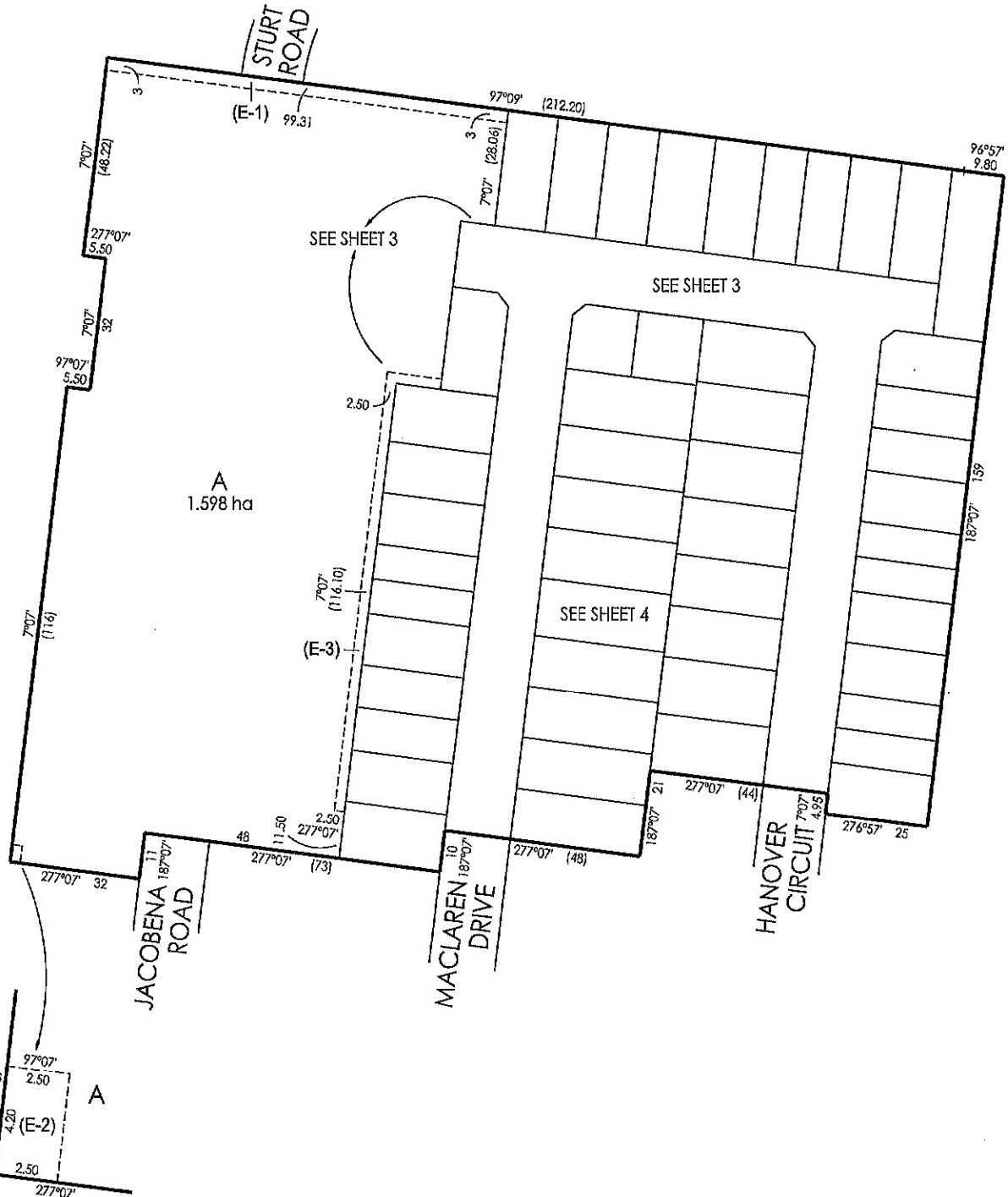


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 838548B	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT C ON PS817667L POSTAL ADDRESS: HANOVER CIRCUIT (at time of subdivision) MELTON SOUTH 3338 MGA 94 CO-ORDINATES: E: 283580 ZONE: 55 (of approx. centre of plan) N: 5823070 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 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 5727m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS817667L WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(III) SUBDIVISION ACT 1988		
ROAD R1	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. PA2018/6051				
ESTATE: ORCHARD GREEN 9		AREA: 2.280 ha	No. OF LOTS: 51	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-1)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER
(E-2)	SEWERAGE	SEE PLAN	PS817667L	WESTERN WATER
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER
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: 7776/9 VERSION: 2 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED AT		DATE: 23/02/21		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 838548B

MGA94 ZONE 55



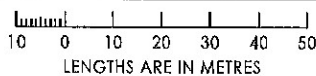
ENLARGEMENT NOT TO SCALE



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SCALE

1:1000



ORIGINAL
SHEET SIZE A3
REF: 7776/9

SHEET 2

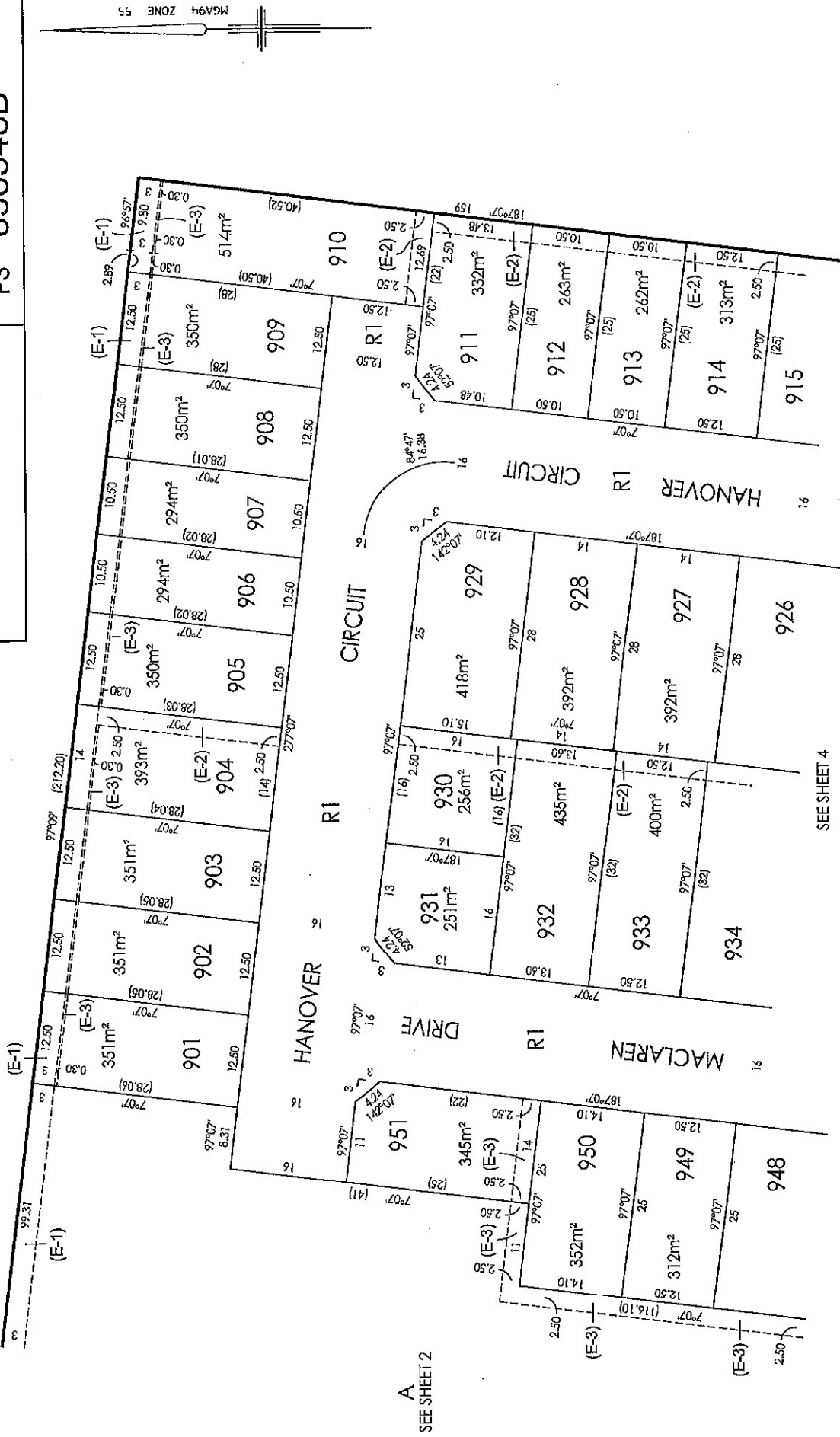
VERSION: 2

LICENSED SURVEYOR: SIMON COX

PLAN NUMBER

PS 838548B

PLAN OF SUBDIVISION



SHEET 3

ORIGINAL
SHEET SIZE A3

VERSION: 2

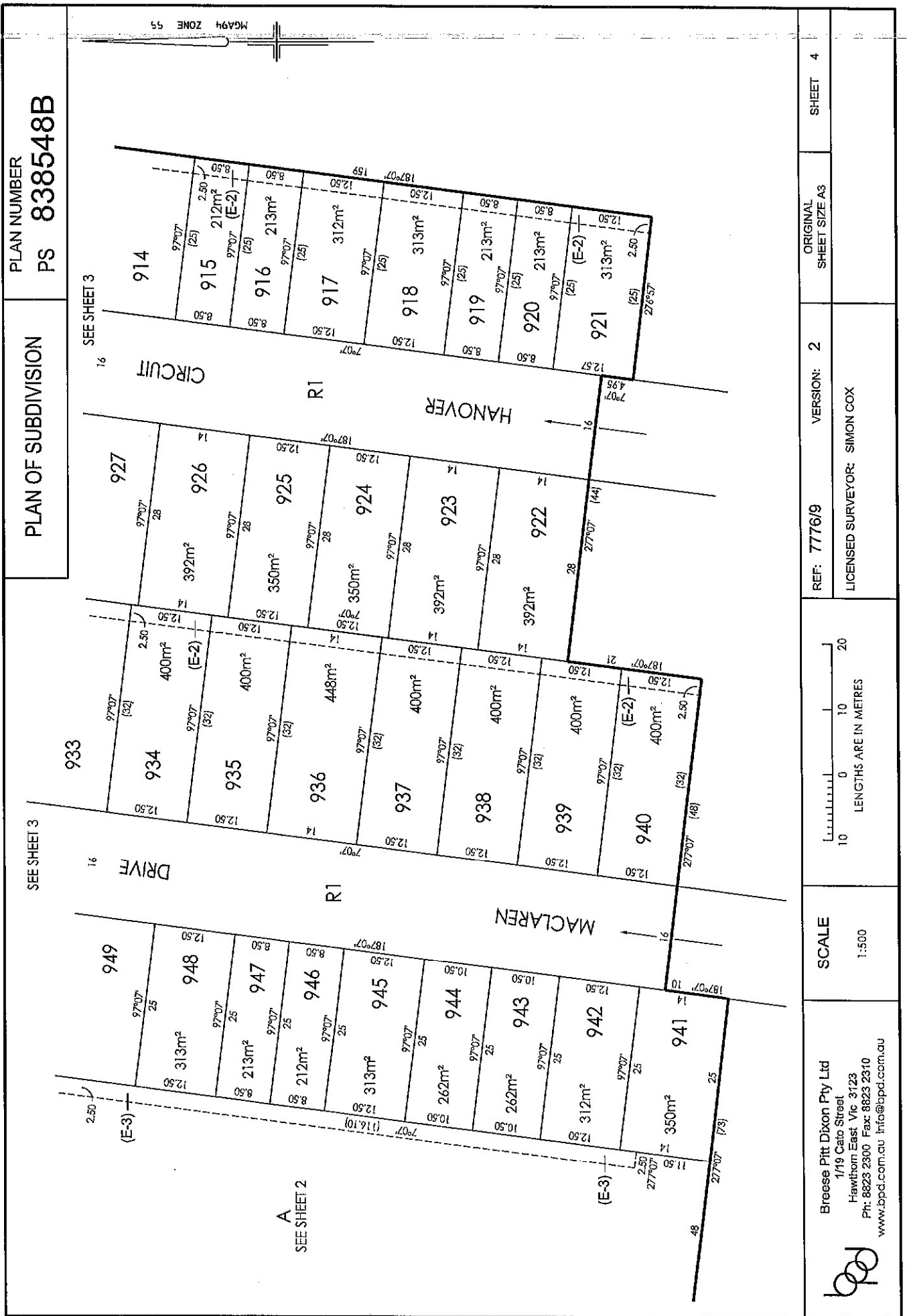
REF: 7776/9

10 0 10 20
LENGTHS ARE IN METRES

SCALE
1:500

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SEE SHEET 3

SEE SHEET 2

A

SEE SHEET 3

SHEET 4

ORIGINAL
SHEET SIZE A3

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 901 to 951 (both inclusive).

Land to be burdened : Lots 901 to 951 (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 901 to 951 (both inclusive).

Land to be burdened : Lots 901 to 909 (both inclusive) and 911 to 951 (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 901 to 951 (both inclusive).

Land to be burdened : Lots 906, 907, 912, 913, 915, 916, 919, 920, 930, 931, 943, 944, 946 and 947.

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 5

REF: 7776/9

VERSION: 2

LICENSED SURVEYOR: SIMON COX