
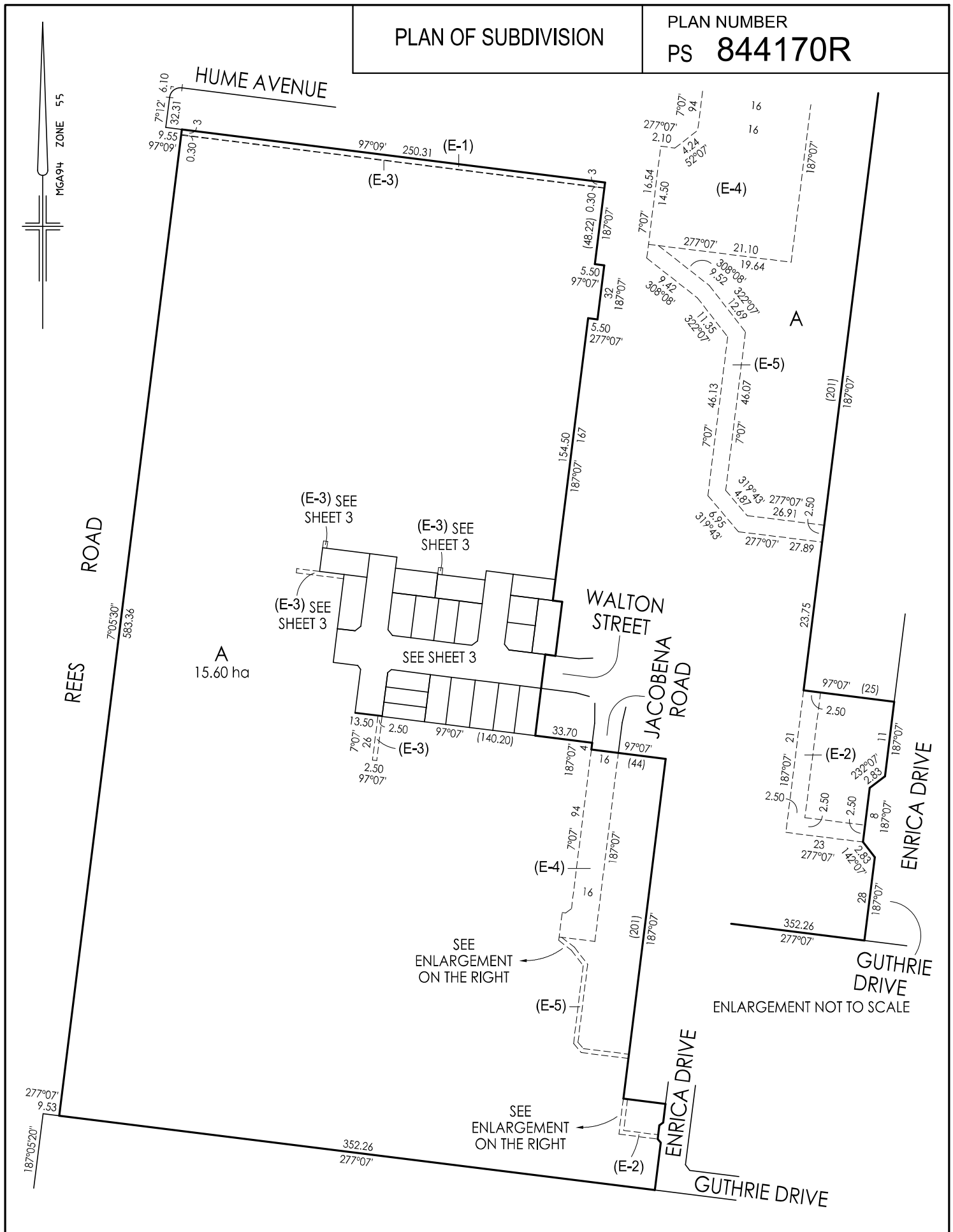



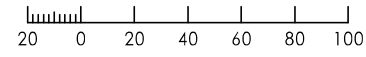
<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 844170R</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> DJERRIWARRH  <b>TOWNSHIP:</b> ----- <b>SECTION:</b> B <b>CROWN ALLOTMENT:</b> 6 (PART) <b>CROWN PORTION:</b> ----- <b>TITLE REFERENCES:</b> VOL FOL VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS838549Y LOT A ON PS825885E  <b>POSTAL ADDRESS:</b> REES ROAD (at time of subdivision) MELTON SOUTH 3338  <b>MGA 94 CO-ORDINATES:</b> E: 285 340 ZONE: 55 (of approx. centre of plan) N: 5 822 910 DATUM: GDA94		<b>COUNCIL NAME:</b> MELTON CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 4370m<sup>2</sup></b>		
ROAD R1 RESERVE No. 1	MELTON CITY COUNCIL MELTON CITY COUNCIL			
<b>NOTATIONS</b>		<b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS838549Y WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1012 AND 1013 TO REMOVE THAT PART OF EASEMENT (E-3) SHOWN ON PS825885E FOR SEWERAGE PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS825885E WHICH LIES WITHIN THE LAND IN THIS PLAN  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
<b>DEPTH LIMITATION</b>	15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN			
<b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
<b>ESTATE:</b> ORCHARD GREEN 10	<b>AREA:</b> 1.108 ha	<b>No. OF LOTS:</b> 20	<b>MELWAY:</b> 342:H:5	
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(E-1)	DRAINAGE, SEWERAGE & WATER SUPPLY	SEE PLAN	L.P.217349M	LOTS ON L.P.217349M
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	PS831656L	CITY WEST WATER CORPORATION
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-4)	DRAINAGE	SEE PLAN	PS831656L	MELTON CITY COUNCIL
(E-4)	SEWERAGE	SEE PLAN	PS831656L	CITY WEST WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	PS831655N	MELTON CITY COUNCIL
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF:</b> 7776/10 <b>VERSION:</b> 3  <b>LICENSED SURVEYOR:</b> SIMON COX		<b>ORIGINAL SHEET SIZE</b> A3  <b>SHEET 1 OF 4 SHEETS</b>
<b>CHECKED</b> AT	<b>DATE:</b> 22/07/21			

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844170R



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SCALE  
1:2000  
  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 2  
REF: 7776/10 VERSION: 3

LICENSED SURVEYOR: SIMON COX

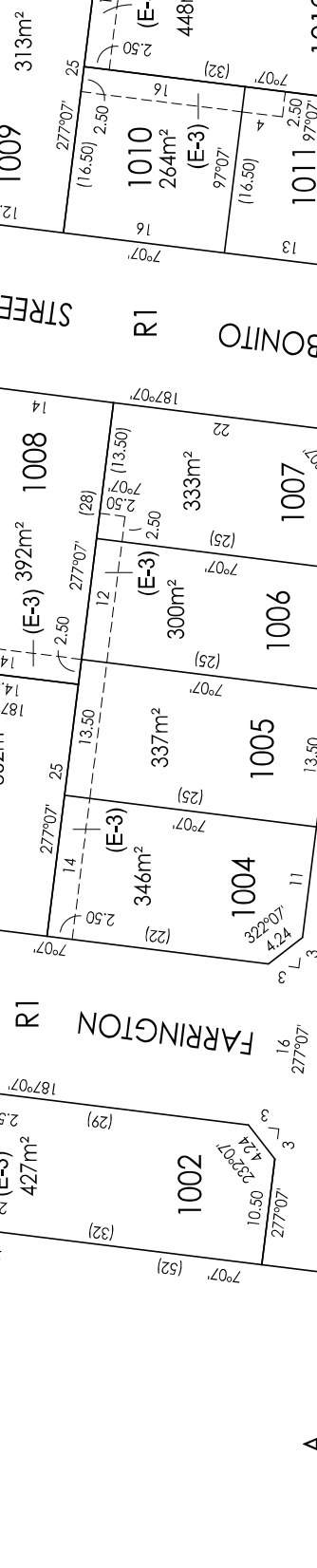
PLAN OF SUBDIVISION

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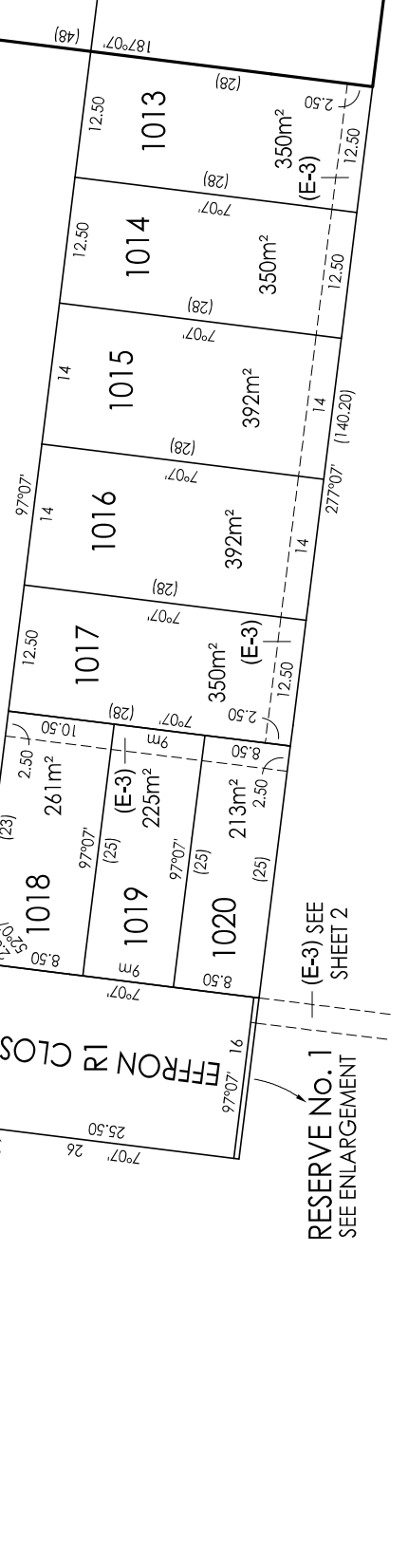
PLAN OF SUBDIVISION

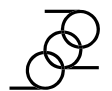

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 <p>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	SCALE 1:500	 <p>LENGTHS ARE IN METRES</p>	REF: 7776/10	VERSION: 3	ORIGINAL SHEET SIZE A3	SHEET 3
	LICENSED SURVEYOR: 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 1001 to 1020 (both inclusive).

Land to be burdened : Lots 1001 to 1020 (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 unless in accordance with MCP No.

**Restriction Number : 2**

Land to benefit : Lots 1001 to 1020 (both inclusive).

Land to be burdened : Lots 1001 to 1020 (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 1001 to 1020 (both inclusive).

Land to be burdened : Lots 1010, 1011, 1018, 1019 and 1020

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 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 4

REF: 7776/10

VERSION: 3

LICENSED SURVEYOR: SIMON COX