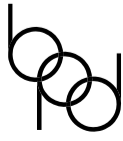
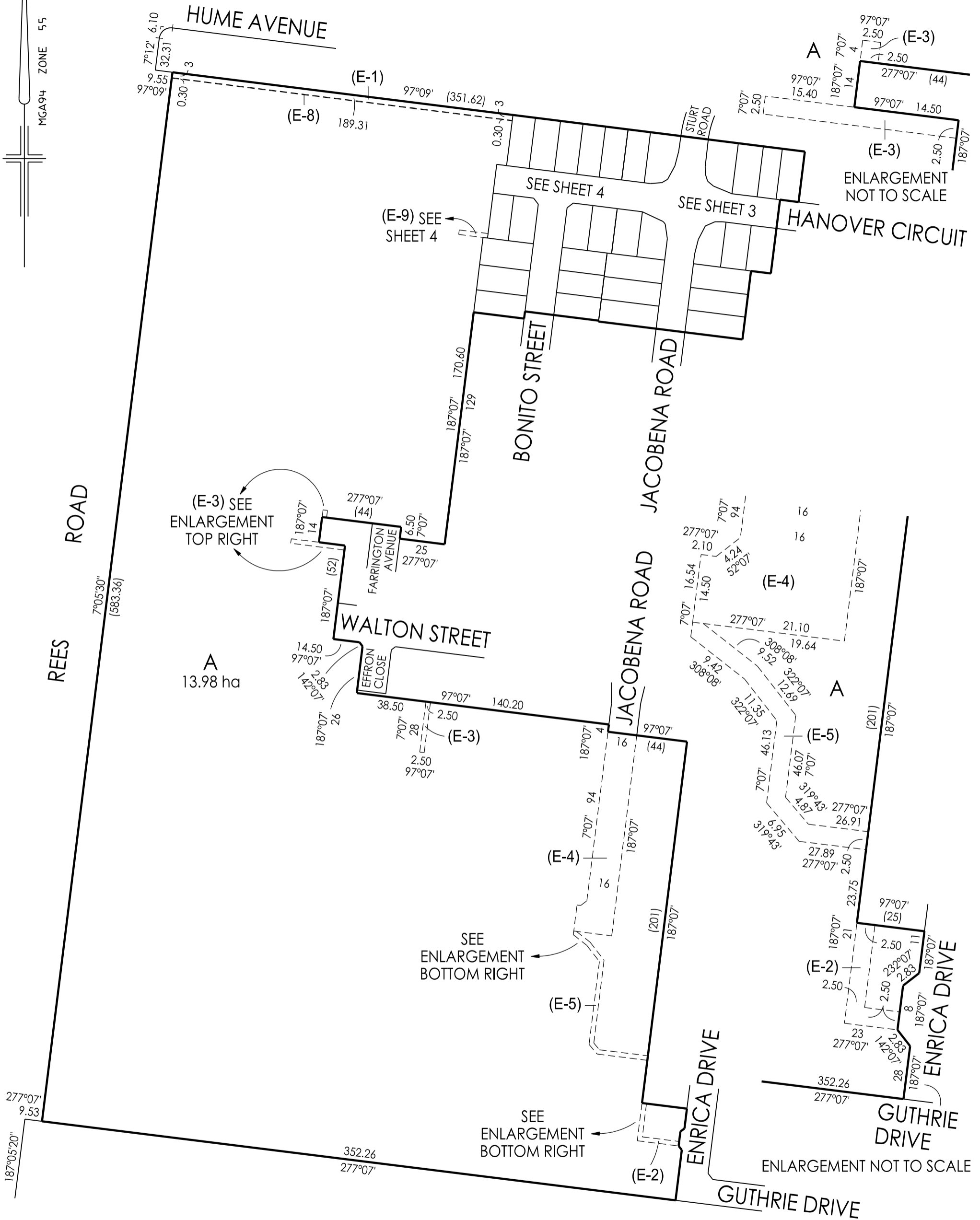
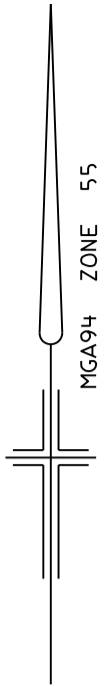


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 844184E</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> DJERRIWARRH  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> B  <b>CROWN ALLOTMENT:</b> 6 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS844172M  <b>POSTAL ADDRESS: (at time of subdivision)</b> REES ROAD MELTON SOUTH 3338  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 285450      ZONE: 55 N: 5823120      DATUM: GDA94		Council Name: Melton City Council  Council Reference Number: Sub5998 Planning Permit Reference: PA2018/6051 SPEAR Reference Number: S176778V  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 14/04/2022  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  Digitally signed by: Karen Gaskett for Melton City Council on 30/11/2023  <b>Statement of Compliance</b> issued: 30/11/2023		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1200 (BOTH INCLUSIVE) AND EASEMENT (E-6) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 5172m<sup>2</sup></b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-8) ON PS844172M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1218 TO 1223 (BOTH INCLUSIVE) TO REMOVE THE EASEMENTS SHOWN AS (E-7) AND (E-8) ON PS844172M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1	MELTON CITY COUNCIL			
<b>NOTATIONS</b>		<b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-8) ON PS844172M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1218 TO 1223 (BOTH INCLUSIVE) TO REMOVE THE EASEMENTS SHOWN AS (E-7) AND (E-8) ON PS844172M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION 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 12		<b>AREA:</b> 1.677 ha	<b>No. OF LOTS:</b> 32	<b>MELWAY:</b> 342:H:5
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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-1)	SEWERAGE	SEE PLAN	PS844172M	GREATER WESTERN WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	PS831656L	CITY WEST WATER CORPORATION
(E-3)	SEWERAGE	SEE PLAN	PS844170R	GREATER WESTERN 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
(E-7)	SEWERAGE	SEE PLAN	PS838548B	GREATER WESTERN WATER CORPORATION
(E-8)	SEWERAGE	SEE PLAN	PS844172M	GREATER WESTERN WATER CORPORATION
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
 <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		REF: 7776/12      VERSION: 5  Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 28/11/2023, SPEAR Ref: S176778V	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
CHECKED AT	DATE: 28/11/23			

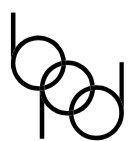
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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844184E

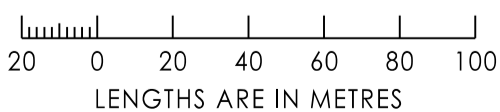


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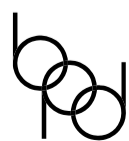
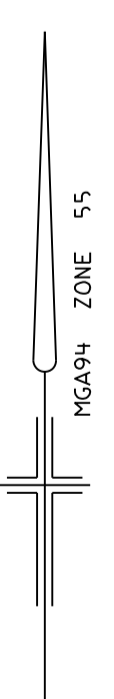
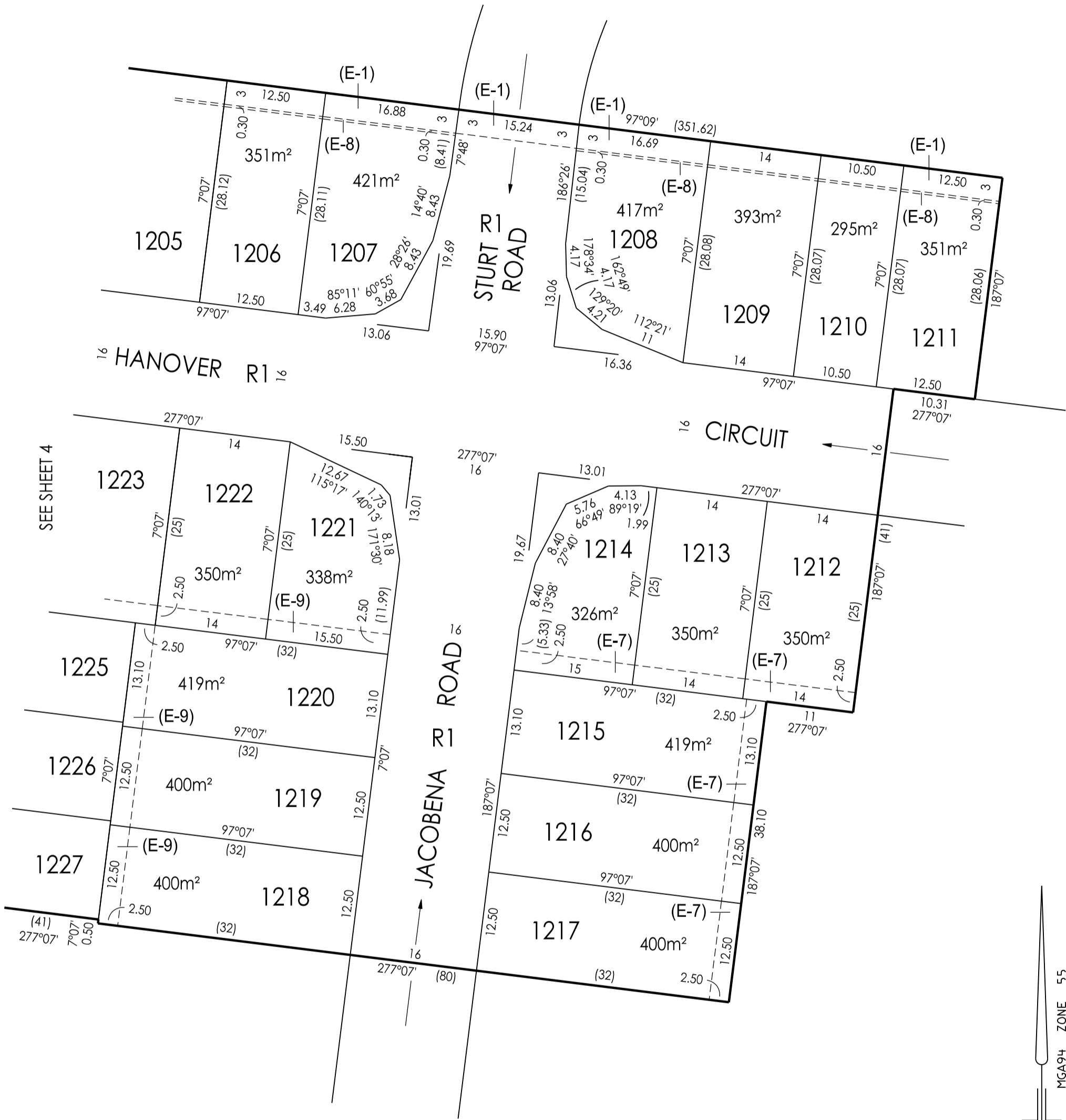
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28/11/2023, SPEAR Ref: S176778V

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SHEET 3  
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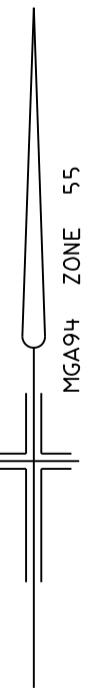
PLAN OF SUBDIVISION

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PS 844184E



A  
SEE SHEET 2

SEE SHEET 3



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ORIGINAL SHEET SIZE A3	SHEET 4
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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 1201 to 1232 (both inclusive).

Land to be burdened : Lots 1201 to 1232 (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. AA9766.

**Restriction Number : 2**

Land to benefit : Lots 1201 to 1232 (both inclusive).

Land to be burdened : Lots 1201 to 1232 (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**

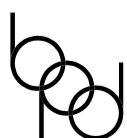
Land to benefit : Lots 1201 to 1232 (both inclusive).

Land to be burdened : Lots 1210 and 1232.

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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SHEET 5

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