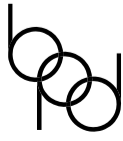


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844170R																																									
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL VOL FOL LAST PLAN REFERENCE: LOT A ON PS838549Y LOT A ON PS825885E POSTAL ADDRESS: (at time of subdivision) REES ROAD MELTON SOUTH 3338 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285340 ZONE: 55 N: 5822910 DATUM: GDA94		COUNCIL NAME: MELTON CITY COUNCIL																																										
VESTING OF ROADS OR RESERVES		NOTATIONS																																										
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 4322m² FURTHER PURPOSE OF PLAN: 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 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988																																										
ROAD R1 RESERVE No. 1	MELTON CITY COUNCIL 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.																																										
ESTATE: ORCHARD GREEN 10 AREA: 1.108 ha No. OF LOTS: 20 MELWAY: 342:H:5																																												
EASEMENT INFORMATION																																												
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">EASEMENT REFERENCE</th> <th style="text-align: left;">PURPOSE</th> <th style="text-align: left;">WIDTH (METRES)</th> <th style="text-align: left;">ORIGIN</th> <th style="text-align: left;">LAND BENEFITED OR IN FAVOUR OF</th> </tr> </thead> <tbody> <tr> <td>(E-1)</td> <td>DRAINAGE, SEWERAGE & WATER SUPPLY</td> <td>SEE PLAN</td> <td>L.P.217349M</td> <td>LOTS ON L.P.217349M</td> </tr> <tr> <td>(E-1)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-2)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>PS817667L</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-3)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-4)</td> <td>DRAINAGE</td> <td>SEE PLAN</td> <td>PS817667L</td> <td>MELTON CITY COUNCIL</td> </tr> <tr> <td>(E-4)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>PS817667L</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-5)</td> <td>DRAINAGE</td> <td>SEE PLAN</td> <td>PS831655N</td> <td>MELTON CITY COUNCIL</td> </tr> </tbody> </table>			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	THIS PLAN	WESTERN WATER	(E-2)	SEWERAGE	SEE PLAN	PS817667L	WESTERN WATER	(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	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
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 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: 7776/10 VERSION: 1 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 4 SHEETS																																								
CHECKED AT	DATE: 26/04/21																																											

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844170R



 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

SCALE
1:500



REF: 7776/10 VERSION: 1
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

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

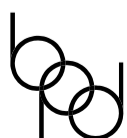
Land to benefit : Lots 1001 to 1020 (both inclusive).

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

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SHEET SIZE A3

SHEET 4

REF: 7776/10

VERSION: 1

LICENSED SURVEYOR: SIMON COX