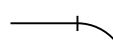
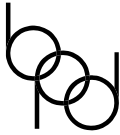
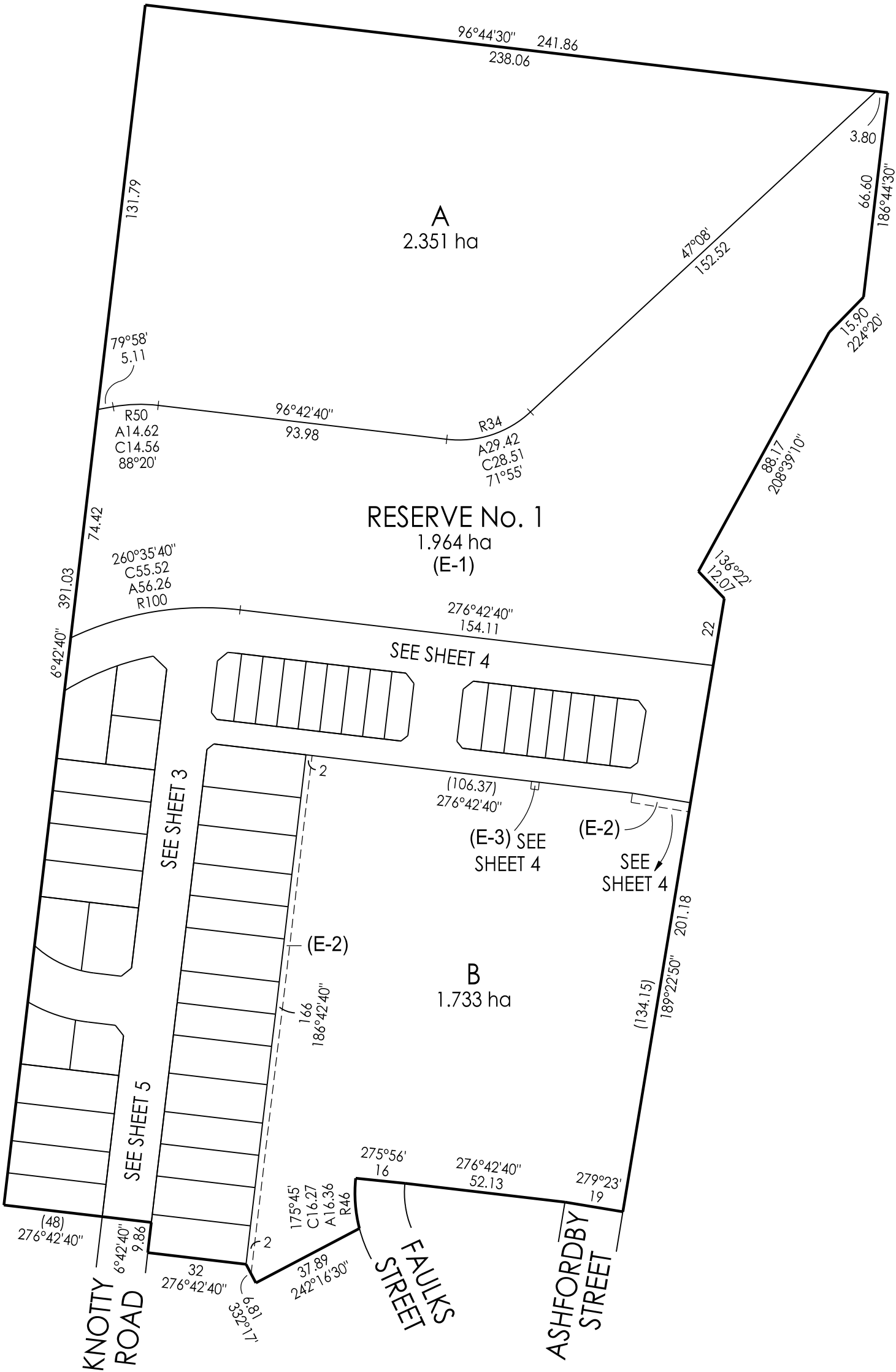
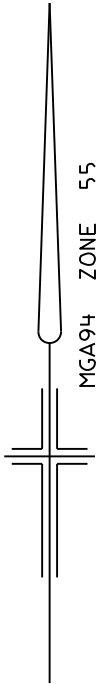


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 844178Y	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: --- SECTION: 18 CROWN ALLOTMENT: 14 (PART) & 15 (PART) CROWN PORTION: --- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS844117V POSTAL ADDRESS: (at time of subdivision) BEATTYS ROAD BONNIE BROOK 3335 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 295 770 ZONE: 55 N: 5 824 100 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 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8544m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-1) ON PS844117V WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 315 GROUND'S 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 DOES NOT APPLY						
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). LAND NOT IN PROCLAIMED SURVEY AREA No. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PA2018/6078/2						
ESTATE: ELINYA 3 AREA: 4.129 ha No. OF LOTS: 46 MELWAY: 355:D:3						
EASEMENT INFORMATION						
* WETLANDS, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741						
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 AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION		
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL		
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL		
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
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: 9980/3 VERSION: 8		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS	
CHECKED TT		DATE: 31/03/2023		LICENSED SURVEYOR: DAVID VERSTEEGEN		

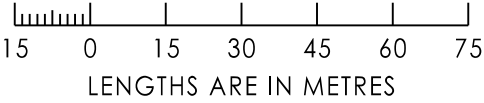
PLAN OF SUBDIVISION

PLAN NUMBER
PS 844178Y



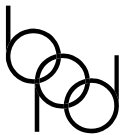
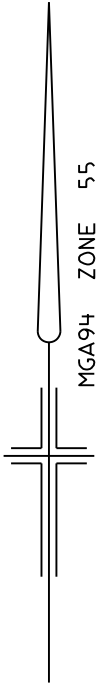
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Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE
1:1500



LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL SHEET SIZE A3	SHEET 2
REF: 9980/3	VERSION: 8



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SCALE
1:500



LICENSED SURVEYOR: DAVID VERSTEEGEN

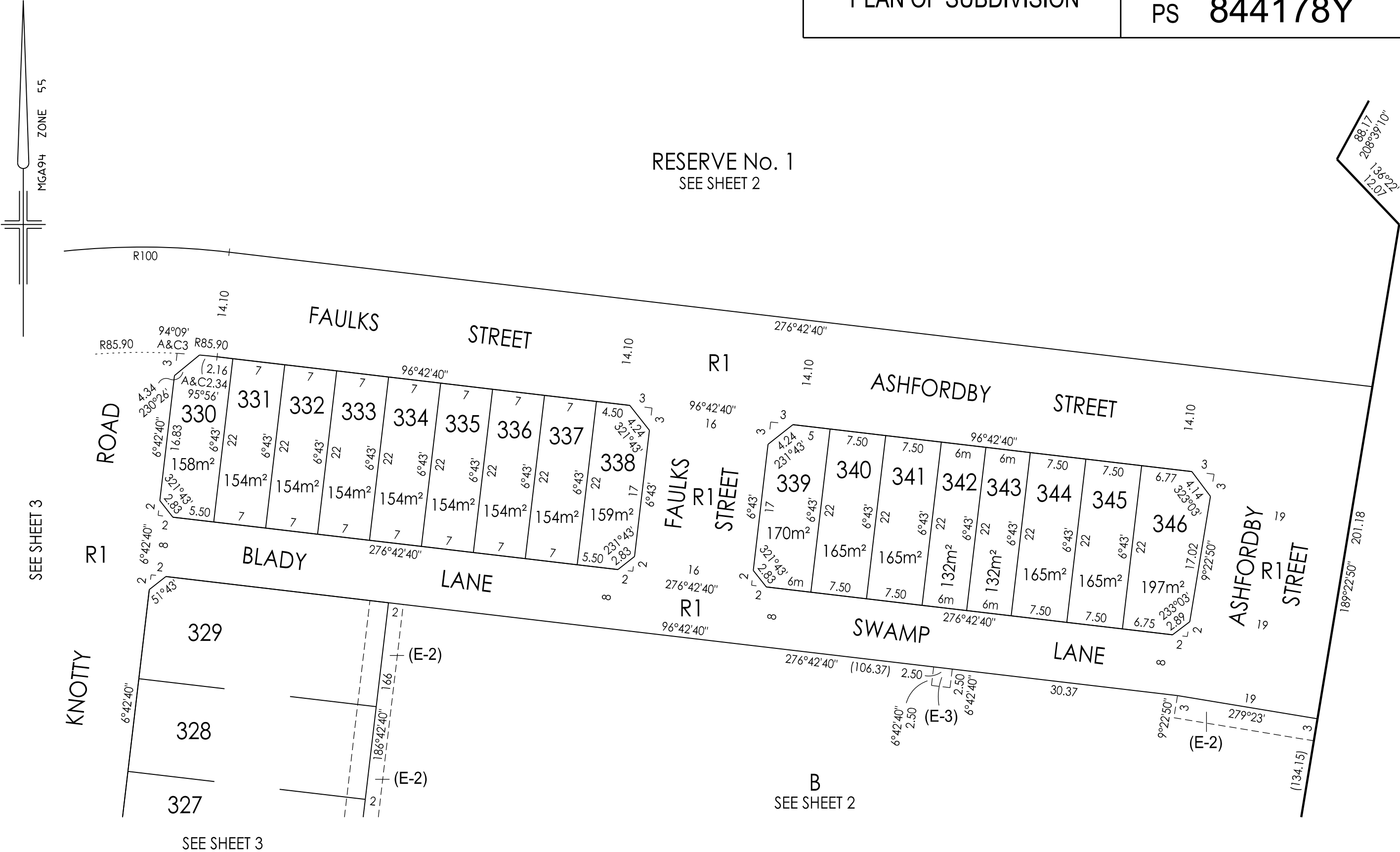
ORIGINAL
SHEET SIZE A3
REF: 9980/3

SHEET 3
VERSION: 8

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844178Y

RESERVE No. 1
SEE SHEET 2



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SCALE

1:500



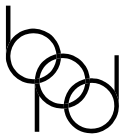
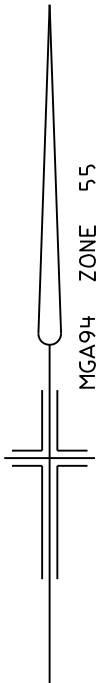
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VERSION: 8

LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL
SHEET SIZE A3

SHEET 4

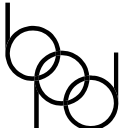


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Hawthorn East Vic 3123
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SCALE	10 0 10 20
1:500	LENGTHS ARE IN METRES

LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL SHEET SIZE A3	SHEET 5
REF: 9980/3	VERSION: 8

		PLAN OF SUBDIVISION	PLAN NUMBER PS 844178Y	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div> <p>Upon registration of the plan, the following restrictions are to be created.</p> <p>RESTRICTION A</p> <p>For the purposes of this restriction:</p> <p>Land to benefit : Lots 301 to 346 (both inclusive). Land to be burdened: Lots 301 to 346 (both inclusive).</p> <p>Description of Restriction :</p> <p>(1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:</p> <p> (a) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Melton City Council. For the purpose of this restriction the following applies: Type A- Lots 302, 303, 310 and 311. Type B- Lots 330 to 346 (both inclusive).</p> <p> (b) In the case of lots 300m² or over, any dwelling other than in accordance with MCP No.</p> <p>(2) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not build or permit to be built or remain on the lot or any part of it;</p> <p> Any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Elinya Design Guidelines" prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building Act 1993 is issued for the whole of the dwelling on the said lot.</p> <p>Restriction A will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.</p> <p>RESTRICTION B</p> <p>For the purposes of this restriction:</p> <p>Land to benefit : Lots 301 to 346 (both inclusive). Land to be burdened: Lots 341 to 346 (both inclusive).</p> <p>Description of Restriction :</p> <p>(1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed any dwelling to a standard less than Bushfire Attack Level (BAL) 12.5.</p> <p>Restriction B will cease to affect any of the burdened lots once the OMR identified in the Rockbank North Precinct Structure Plan has been constructed.</p>				
 <div>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</div>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 6
			REF: 9980/3	VERSION: 8
	LICENSED SURVEYOR: DAVID VERSTEEGEN			