

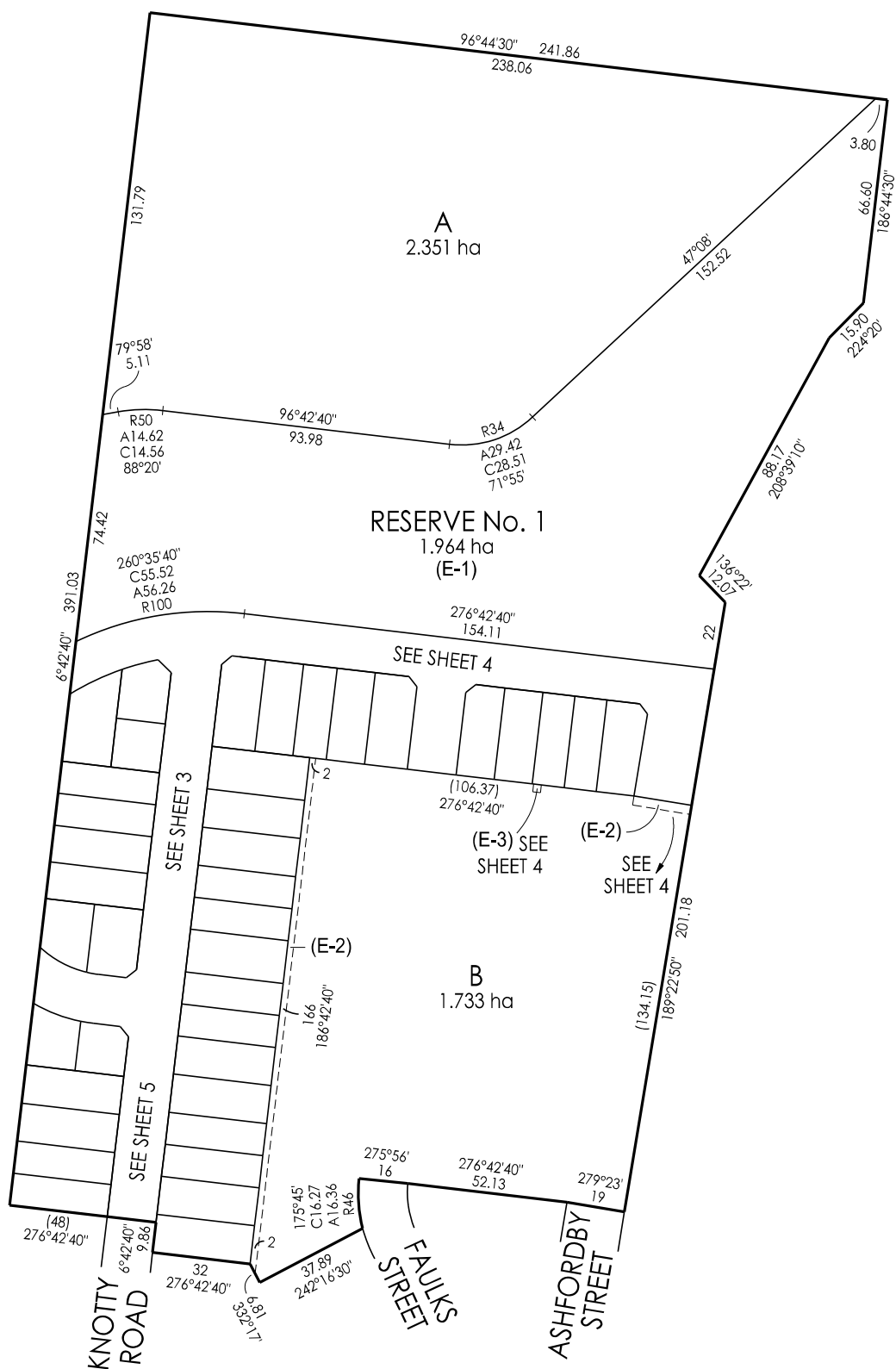
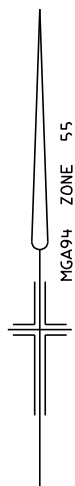


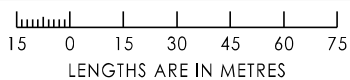
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844178Y					
<div>LOCATION OF LAND</div> <div>PARISH: KOROROIT</div> <div>TOWNSHIP: ---</div> <div>SECTION: 18</div> <div>CROWN ALLOTMENT: 14 (PART) & 15 (PART)</div> <div>CROWN PORTION: ---</div> <div>TITLE REFERENCES: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS844117V</div> <div>POSTAL ADDRESS: (at time of subdivision) BEATTYS ROAD BONNIE BROOK 3335</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 295 770 ZONE: 55 N: 5 824 100 DATUM: GDA94</div>		<div>COUNCIL NAME: MELTON CITY COUNCIL</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R1 RESERVE No. 1</td><td>MELTON CITY COUNCIL MELTON CITY COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No. 1	MELTON CITY COUNCIL MELTON CITY COUNCIL	<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 7554m²</div> <div>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</div> <div>GROUND(S) FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1 RESERVE No. 1	MELTON CITY COUNCIL MELTON CITY COUNCIL							
NOTATIONS								
DEPTH LIMITATION DOES NOT APPLY								
<div>SURVEY: THIS PLAN IS BASED ON SURVEY</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s).</div> <div>LAND NOT IN PROCLAIMED SURVEY AREA No.</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PA2018/6078/2</div>								
ESTATE: ELINYA 3		AREA: 4,129 ha	No. OF LOTS: 39	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				
<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>		REF: 9980/3 VERSION: 10		ORIGINAL SHEET SIZE A3				
CHECKED TT		DATE: 28/11/2023		LICENSED SURVEYOR: DAVID VERSTEEGEN				
				SHEET 1 OF 6 SHEETS				

PS 844178Y



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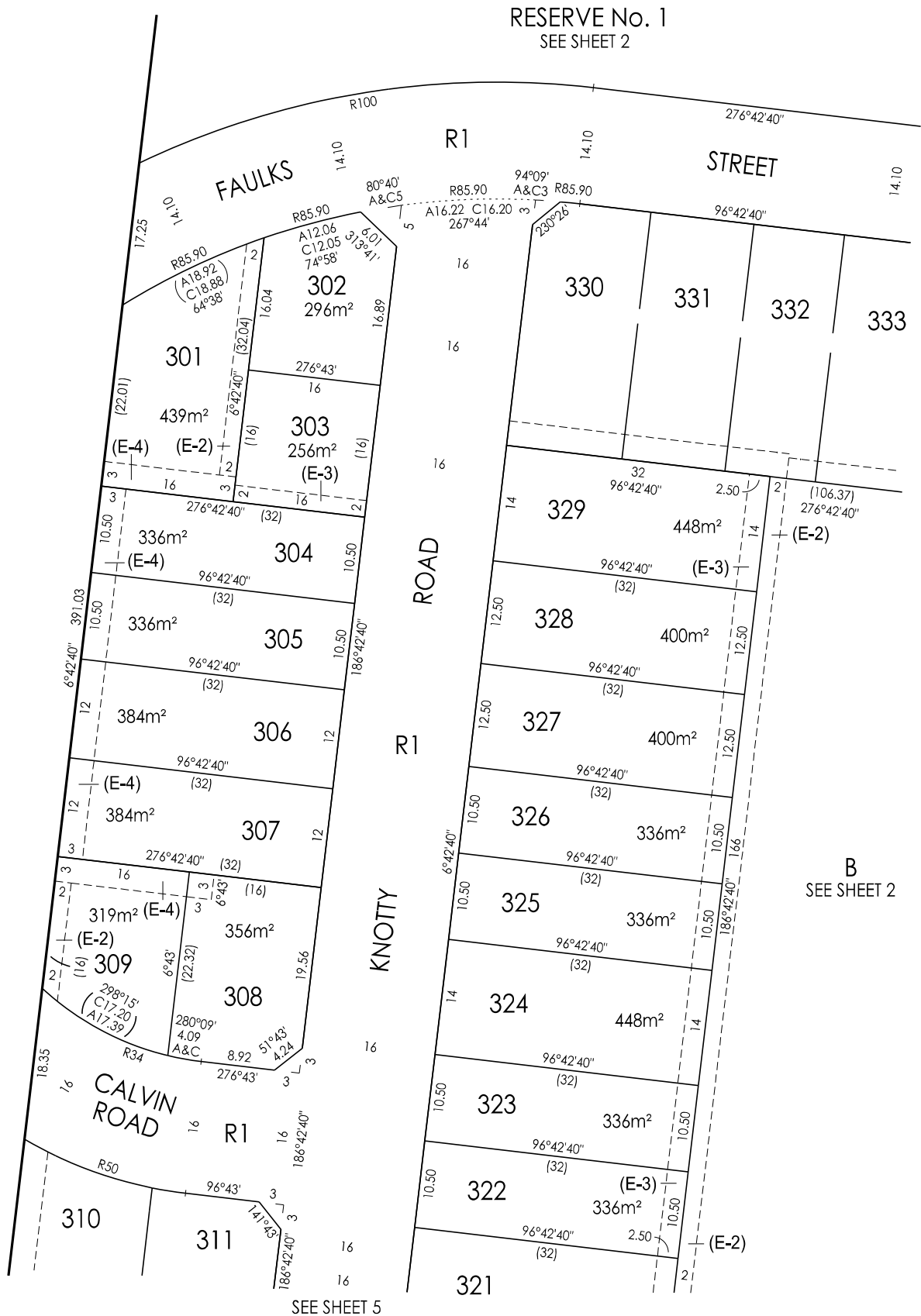
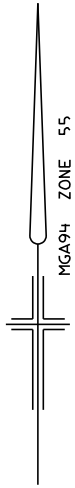
SHEET 2

VERSION: 10

LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844178Y



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SCALE

1:500



ORIGINAL
SHEET SIZE A3

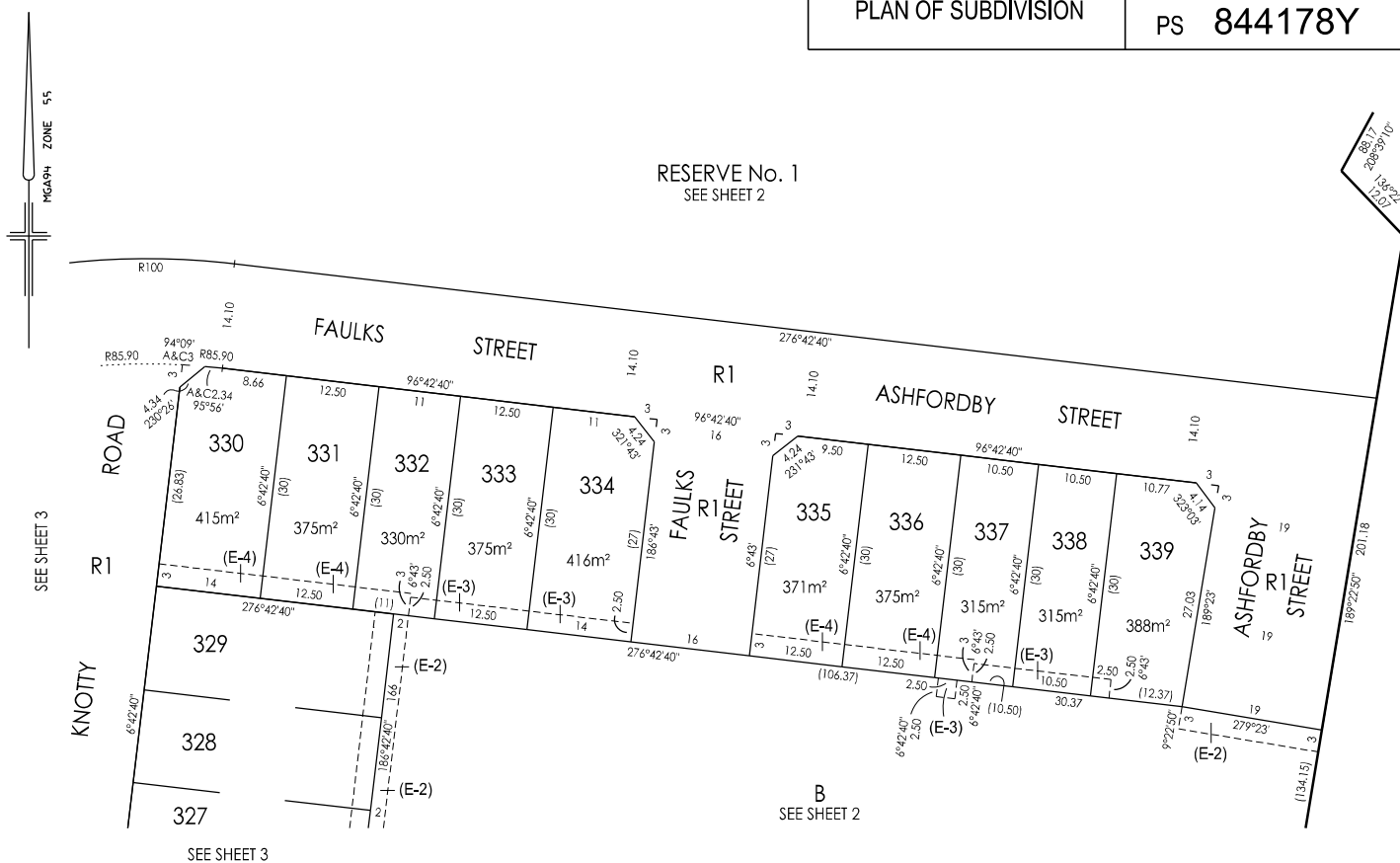
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VERSION: 10

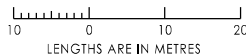
LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN NUMBER
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VERSION: 10

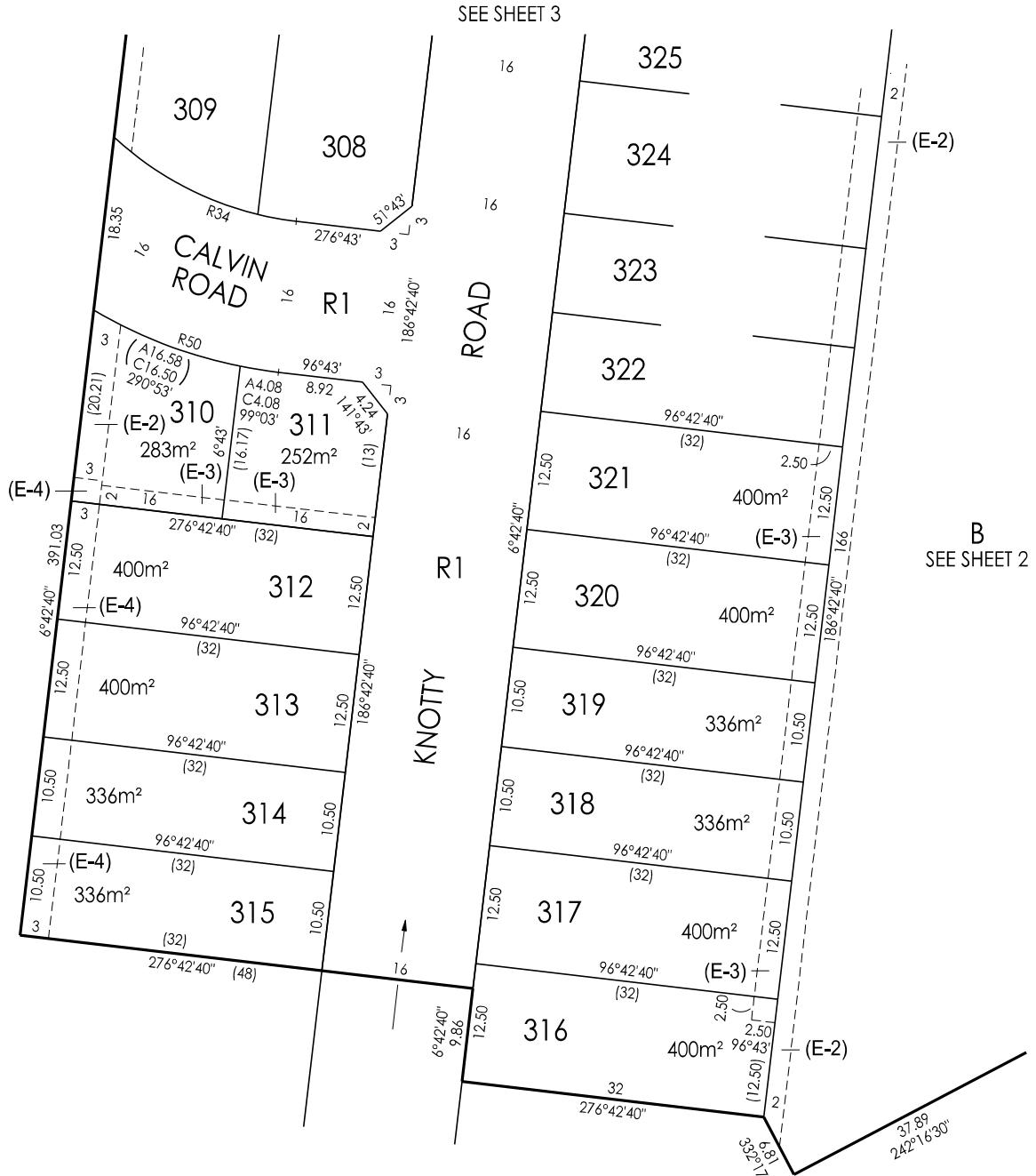
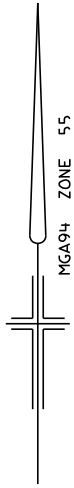
LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL
SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844178Y



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SCALE

1:500



ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 9980/3

VERSION: 10

LICENSED SURVEYOR: DAVID VERSTEEGEN

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

RESTRICTION A

For the purposes of this restriction:

Land to benefit : Lots 301 to 339 (both inclusive).
Land to be burdened: Lots 301 to 339 (both inclusive).

Description of Restriction :

- (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:
- (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- NIL.
- (b) In the case of lots 300m² or over, any dwelling other than in accordance with MCP No.
- (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;

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.

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.

RESTRICTION B

For the purposes of this restriction:

Land to benefit : Lots 301 to 339 (both inclusive).
Land to be burdened: Lots 336 to 339 (both inclusive).

Description of Restriction :

- (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.

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.



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SCALE

LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 9980/3

VERSION: 10

Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	
Phone:	
Address:	
Reference:	
Customer code:	

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: As set out in plan of subdivision PS844178Y.

Benefited land: As set out in plan of subdivision PS844178Y

Covenants: PRELIMINARIES

- A** This MCP provides details of the approved building envelopes and the information necessary to interpret the approved building envelopes.
- B** This MCP includes:
 - i** Any varied design parameters from the Building Regulations.
 - ii** Matters not covered by the Building Regulations.
- C** Any matter not addressed in this MCP will still need to be addressed as required by the Building Regulations.
- D** This MCP is retained by the Registrar of Titles pursuant to section 91 (A) of the Transfer of Land Act.
- E** Further siting and design requirements are contained in the Elinya Design Guidelines.

35402012

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in plans.

91ATLA

Page 1 of 9

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us