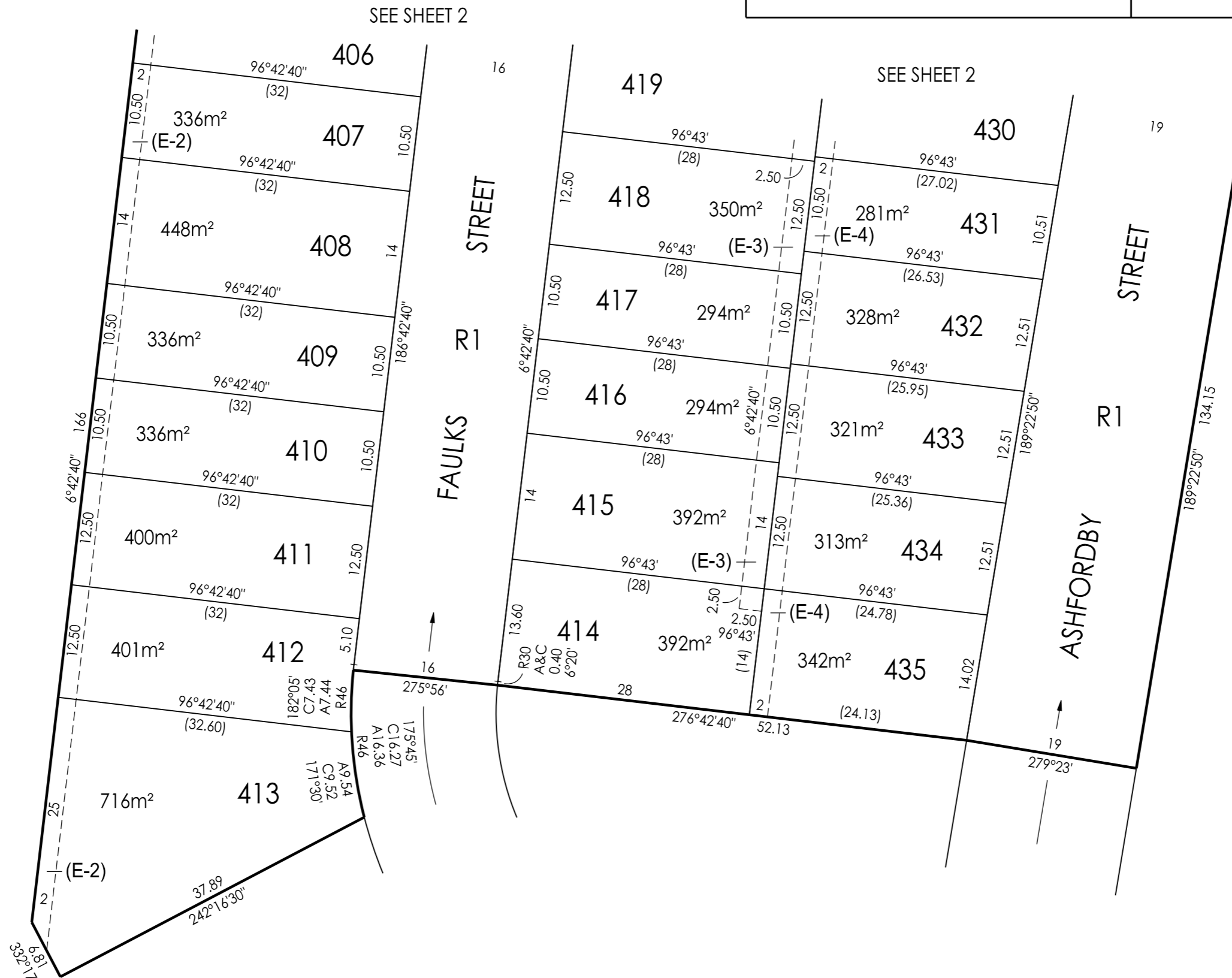
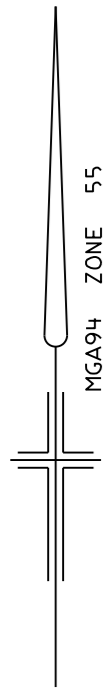


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844180N	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: --- SECTION: 18 CROWN ALLOTMENT: 14 (PART) & 15 (PART) CROWN PORTION: --- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT B ON PS844178Y POSTAL ADDRESS: (at time of subdivision) BEATTYS ROAD BONNIE BROOK 3335 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 295 900 ZONE: 55 N: 5 824 110 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 400 (BOTH INCLUSIVE) AND EASEMENT (E-1) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 4694m²		
ROAD R1	MELTON CITY COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS844178Y WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS844178Y WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 424 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
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 4		AREA: 1.733 ha	No. OF LOTS: 35	MELWAY: 355:E:3
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-2)	DRAINAGE	SEE PLAN	PS844178Y	MELTON CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
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: 9980/4	VERSION: 7	ORIGINAL SHEET SIZE A3
EZ		LICENSED SURVEYOR: DAVID VERSTEEGEN		SHEET 1 OF 4 SHEETS
DATE: 02/10/2024				

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844180N



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SCALE
1:500



REF: 9980/4 VERSION: 7
LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL SHEET SIZE A3 SHEET 3

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

RESTRICTION A

For the purposes of this restriction:

Burdened Land : Lots 401 to 435 (both inclusive).
Benefited Land: Lots 401 to 435 (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 416, 417, 420, 421, 430 and 431.
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

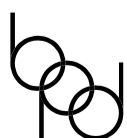
For the purposes of this restriction:

Burdend Land: Lots 414 to 435 (both inclusive).
Benefited Land: Lots 401 to 435 (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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SHEET 4

REF: 9980/4

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LICENSED SURVEYOR: DAVID VERSTEEGEN