
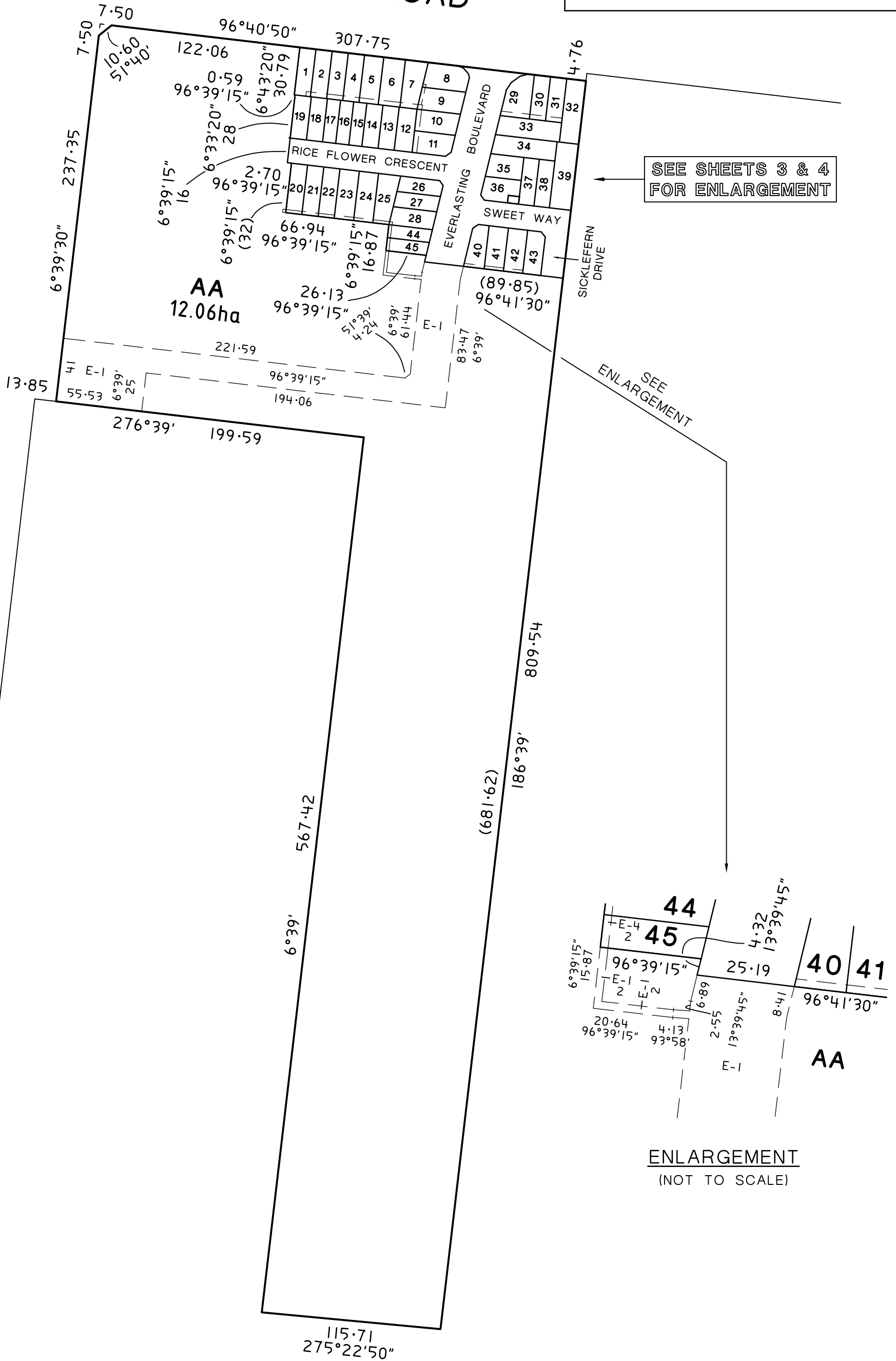


PLAN OF SUBDIVISION			EDITION 1	PS848376X	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ----- SECTION: C CROWN ALLOTMENT: 5 (PART) CROWN PORTION: ----- TITLE REFERENCE: VOL 12370 FOL 631 VOL 12368 FOL 822 LAST PLAN REFERENCE: LOT 1 ON PS830841W LOT 1 ON PS833860B POSTAL ADDRESS: 171-211 ALFRED ROAD STRATHTULLOH 3338 MGA 2020 E 288 650 CO-ORDINATES N 5 822 230 ZONE: 55			COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVE			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON				
R-1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY This plan is based on survey. STAGING This is not a staged subdivision. Planning Permit No. PA2019/6584 This survey has been connected to permanent mark No(s) In Proclaimed Survey Area No.					
Ellerton Estate : Stage 1. Area of Site: 14.26ha No. of Lots: 46					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF	
E-1 E-2 E-4	DRAINAGE	SEE DIA	THIS PLAN	MELTON CITY COUNCIL	
E-1 E-2 E-3	SEWERAGE	SEE DIA	THIS PLAN	GREATER WESTERN WATER CORPORATION	
 JCA LAND CONSULTANTS The Subdivision Specialists <small>Suite 9, 303 Maroondah Hwy, Ringwood VIC 3134 T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au</small>		REF. 27563 VERSION 17		ORIGINAL SHEET SIZE A3	
		SHEET 1 OF 5		<small>LICENSED SURVEYOR : MICHAEL HERWALD HIPFEL 23/05/22 G.R.</small>	

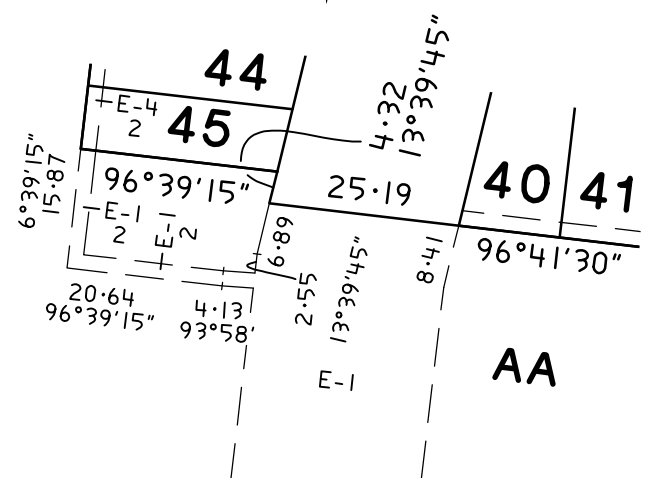
ALFRED ROAD

FERRIS ROAD



SEE SHEETS 3 & 4 FOR ENLARGEMENT

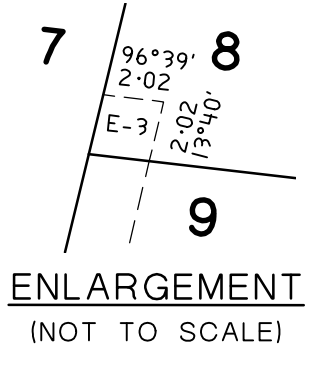
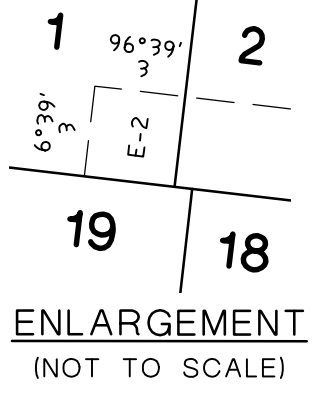
SEE ENLARGEMENT



ENLARGEMENT (NOT TO SCALE)

MGA2020 ZONE 55

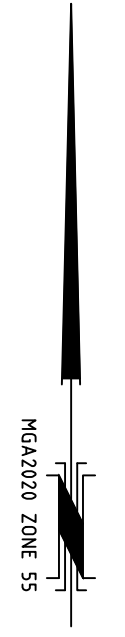
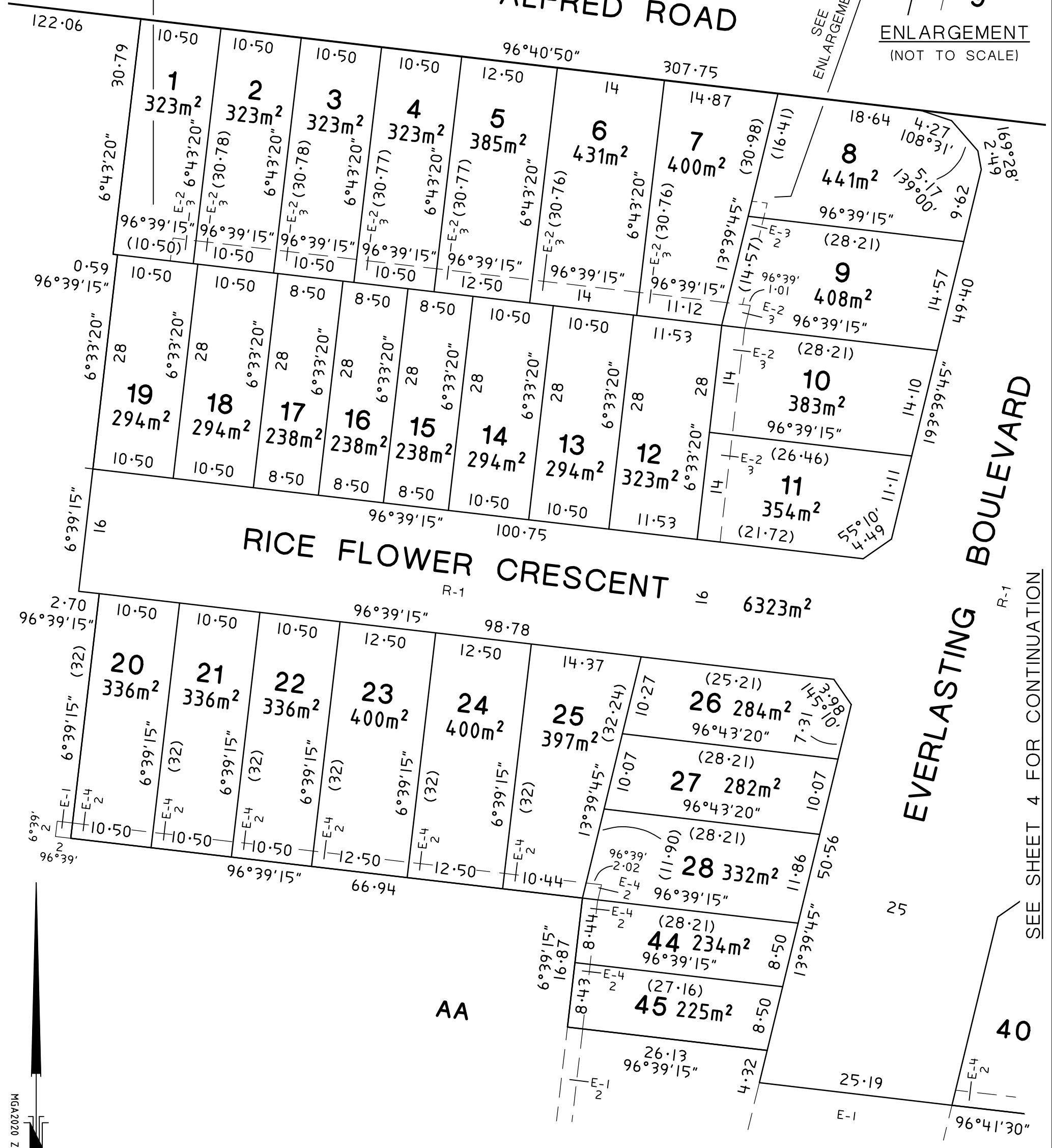
PS848376X



ALFRED ROAD

RICE FLOWER CRESCENT

EVERLASTING BOULEVARD



MG2020 ZONE 55

SEE SHEET 4 FOR CONTINUATION

<p>JCA LAND CONSULTANTS The Subdivision Specialists Suite 9, 303 Maroondah Hwy, Ringwood VIC 3134 T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au</p>	REF. 27563	VERSION 17	SCALE 1:500	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 3
	<p>LICENSED SURVEYOR: MICHAEL HERWALD HIPFEL 23/05/22 G.R.</p>					

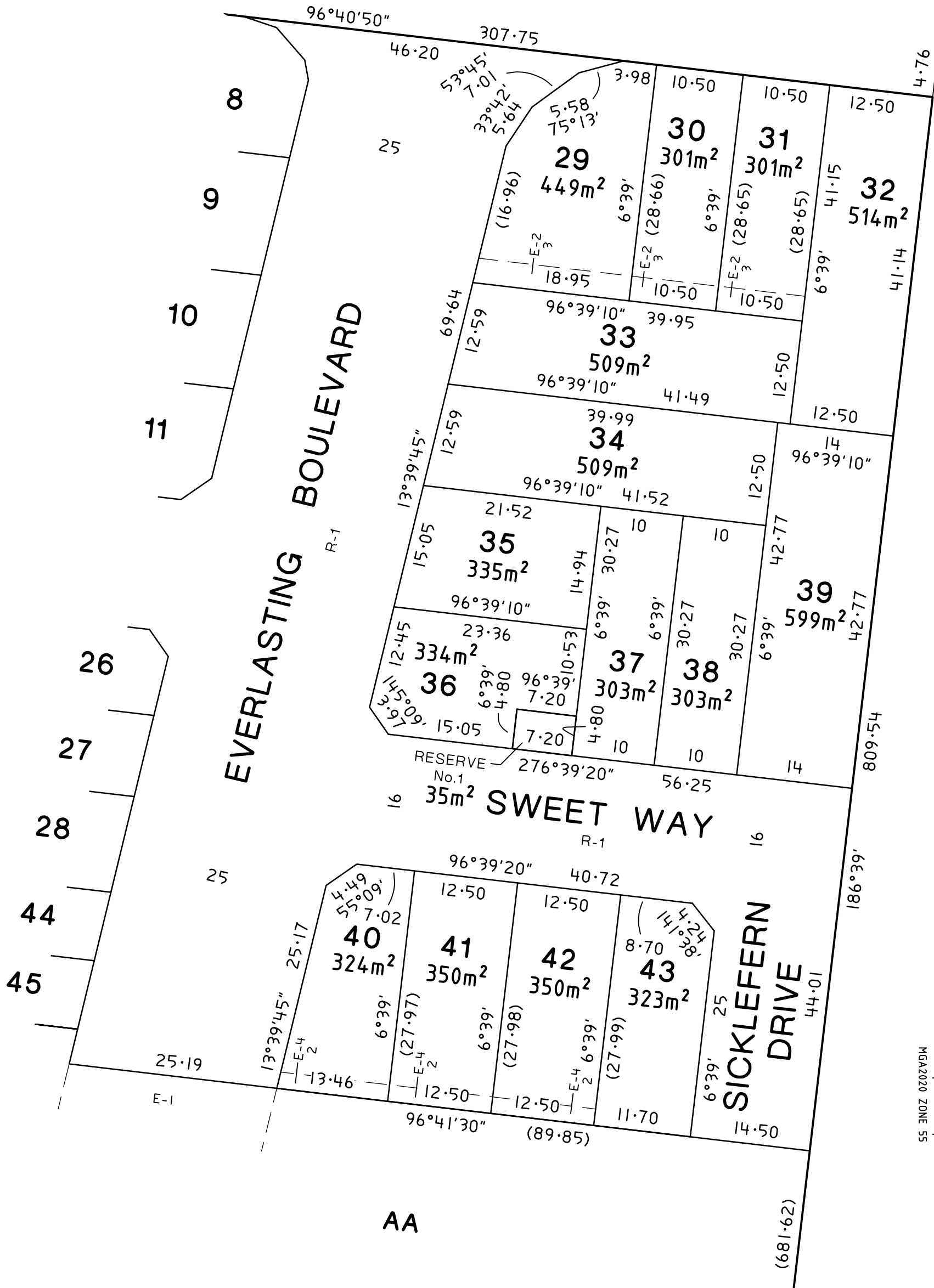
ALFRED ROAD

EVERLASTING BOULEVARD

SWEET WAY

SICKLEFERN DRIVE

SEE SHEET 3 FOR CONTINUATION



AA

CREATION OF RESTRICTION

THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN OF SUBDIVISION.

TABLE OF LAND BURDENED AND LAND BENEFITING:

BURDENED LOT No.	BENEFITING LOTS
1	2, 19
2	1, 3, 18, 19
3	2, 4, 16, 17, 18
4	3, 5, 15, 16
5	4, 6, 14, 15
6	5, 7, 12, 13, 14
7	6, 8, 9, 12
8	7, 9
9	7, 8, 10
10	9, 11, 12
11	10, 12
12	6, 7, 10, 11, 13
13	6, 12, 14
14	5, 6, 13, 15
15	4, 5, 14, 16
16	3, 4, 15, 17
17	3, 16, 18
18	2, 3, 17, 19
19	1, 2, 18
20	21
21	20, 22
22	21, 23
23	22, 24
24	23, 25

BURDENED LOT No.	BENEFITING LOTS
25	24, 26, 27, 28
26	25, 27
27	25, 26, 28
28	25, 27, 44
29	30, 33
30	29, 31, 33
31	30, 32, 33
32	31, 33, 39
33	29, 30, 31, 32, 34, 39
34	33, 35, 37, 38, 39
35	34, 36, 37
36	35, 37
37	34, 35, 36, 38
38	34, 37, 39
39	32, 34, 38
40	41
41	40, 42
42	41, 43
43	42
44	28, 45
45	44

DESCRIPTION OF RESTRICTION: THE REGISTERED PROPRIETOR OR PROPRIETORS OF ALL LOTS ON THIS PLAN OF SUBDIVISION SHALL NOT:

- BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED AND SITED IN ACCORDANCE WITH THE MEMORANDUM OF COMMON PROVISIONS REGISTERED IN DEALING No.AA..... AND WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.

THE ABOVE RESTRICTION EXPIRES 10 YEARS AFTER THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THE BURDENED LOT.