
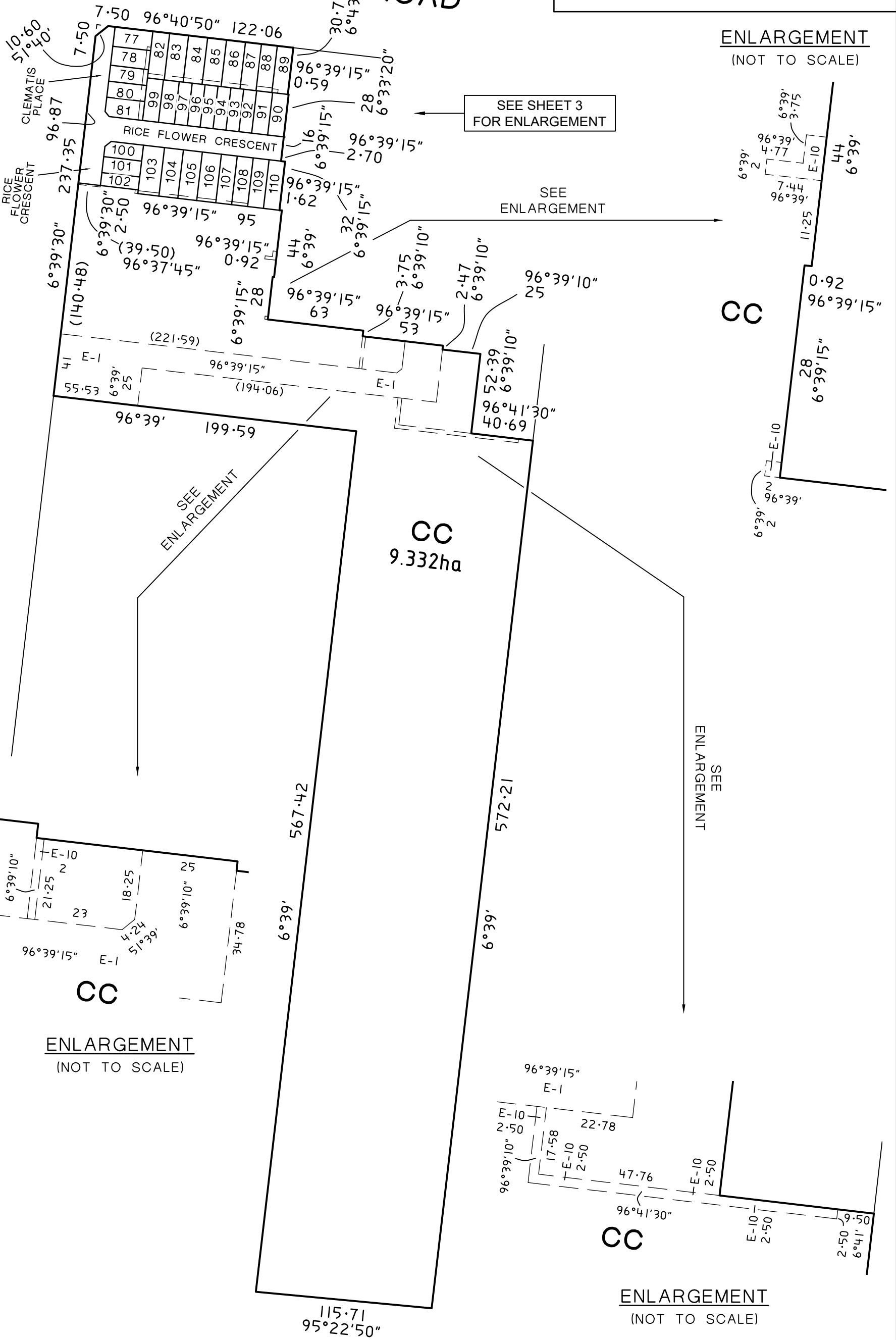


PLAN OF SUBDIVISION		EDITION 1	PS904922M	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ----- SECTION: C CROWN ALLOTMENT: 5 (PART) CROWN PORTION: ----- TITLE REFERENCE: VOL FOL LAST PLAN REFERENCE: PS904921P LOT BB POSTAL ADDRESS: 171-211 ALFRED ROAD STRATHTULLOH 3338 MGA 2020 E 288 650 CO-ORDINATES N 5 822 230 ZONE: 55		Council Name: Melton City Council Council Reference Number: Sub6121 Planning Permit Reference: PA2019/6584 SPEAR Reference Number: S182399V Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Karen Gaskett for Melton City Council on 21/09/2022		
VESTING OF ROADS AND/OR RESERVE		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	LOTS 1 TO 76 HAVE BEEN OMITTED FROM THIS PLAN. Other Purpose of Plan: Vary part of the Drainage and Sewerage easement E-1 created and shown on PS848376X as affects lot 110 on this plan. Grounds for Variation: By agreement of all interested parties upon registration of this plan pursuant to section 6(1)(k)(iv) of the Subdivision Act 1988.		
R-3	MELTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY	This plan is based on survey.			
STAGING	This is not a staged subdivision. Planning Permit No. PA 2019/6584			
This survey has been connected to permanent mark No(s) In Proclaimed Survey Area No.				
Ellerton Estate : Stage 3.				
Area of Site: 10.72ha No. of Lots: 35				
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	DRAINAGE	SEE DIA	PS848376X	MELTON CITY COUNCIL
E-1	SEWERAGE	SEE DIA	PS848376X	GREATER WESTERN WATER CORPORATION
E-2 E-3 E-11 E-12	SEWERAGE	SEE DIA	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-2 E-4 E-11 E-12	DRAINAGE	SEE DIA	THIS PLAN	MELTON CITY COUNCIL
E-10	DRAINAGE	SEE DIA	PS904921P	MELTON CITY COUNCIL
E-10	SEWERAGE	SEE DIA	PS904921P	GREATER WESTERN WATER CORPORATION
E-12	GAS, SUPPLY OF ELECTRICITY, DATA TRANSMISSION, SUPPLY OF WATER & TELECOMMUNICATIONS	SEE DIA	THIS PLAN	LOTS ON THIS PLAN
 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(3) VERSION 10		ORIGINAL SHEET SIZE A3
		Digitally signed by: Michael H Hipfel, Licensed Surveyor, Surveyor's Plan Version (10), 21/09/2022, SPEAR Ref: S182399V		SHEET 1 OF 4

ALFRED ROAD

FERRIS ROAD

ENLARGEMENT
(NOT TO SCALE)



SEE SHEET 3
FOR ENLARGEMENT

SEE
ENLARGEMENT

SEE
ENLARGEMENT

SEE
ENLARGEMENT

ENLARGEMENT
(NOT TO SCALE)

ENLARGEMENT
(NOT TO SCALE)

PS904922M

ALFRED ROAD

FERRIS ROAD

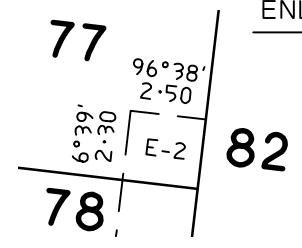
CLEMATIS PLACE

RICE FLOWER CRESCENT

RICE FLOWER CRESCENT

CC

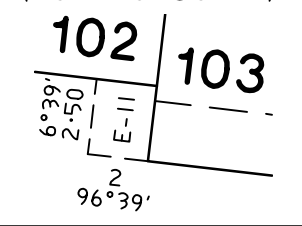
ENLARGEMENT
(NOT TO SCALE)



SEE ENLARGEMENT

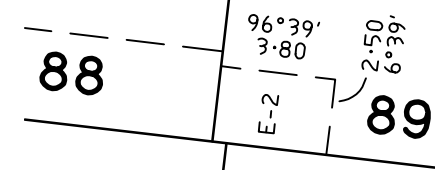
SEE ENLARGEMENT

ENLARGEMENT
(NOT TO SCALE)



SEE ENLARGEMENT

ENLARGEMENT
(NOT TO SCALE)



MG2020 ZONE 55



REF. 27563(3)
VERSION 10

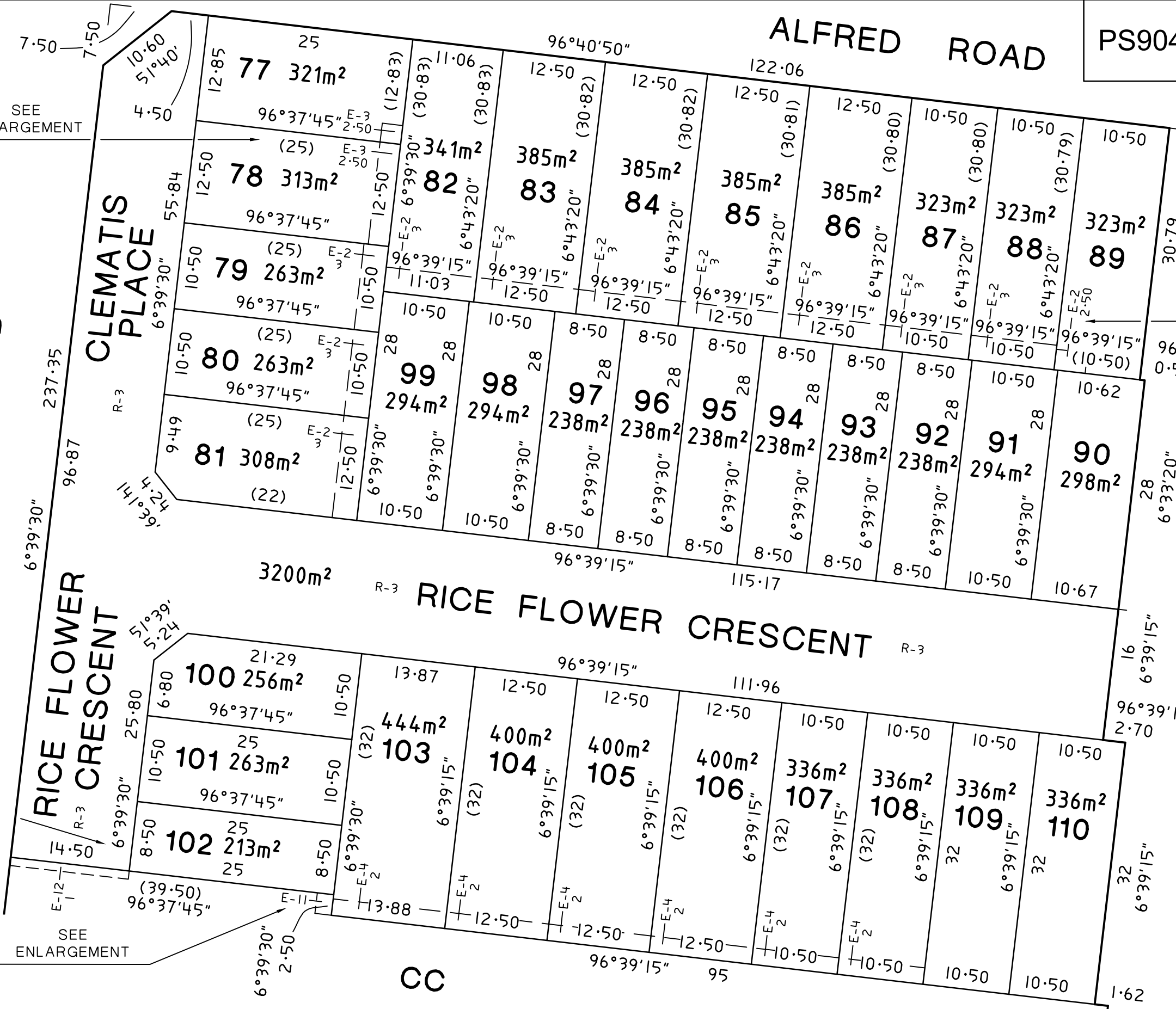
JCA LAND CONSULTANTS
The Subdivision Specialists
Suite 9, 303 Maroondah Hwy, Ringwood VIC 3134
T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au

SCALE 1:500
5 0 10 20
LENGTHS ARE IN METRES

Digitally signed by: Michael H Hipfel, Licensed Surveyor,
Surveyor's Plan Version (10),
21/09/2022, SPEAR Ref: S182399V

ORIGINAL SHEET SIZE A3
SHEET 3

Digitally signed by:
Melton City Council,
21/09/2022,
SPEAR Ref: S182399V



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
77	78, 82
78	77, 79, 82
79	78, 80, 82, 99
80	79, 81, 99
81	80, 99
82	77, 78, 79, 83, 98, 99
83	82, 84, 97, 98
84	83, 85, 96, 97
85	84, 86, 94, 95, 96
86	85, 87, 93, 94
87	86, 88, 92, 93
88	87, 89, 91, 92
89	88, 90, 91
90	89, 91
91	88, 89, 90, 92
92	87, 88, 91, 93
93	86, 87, 92, 94
94	85, 86, 93, 95
95	85, 94, 96
96	84, 85, 95, 97
97	83, 84, 96, 98
98	82, 83, 97, 99
99	79, 80, 81, 82, 98
100	101, 103

BURDENED LOT No.	BENEFITING LOTS
101	100, 102, 103
102	101, 103
103	100, 101, 102, 104
104	103, 105
105	104, 106
106	105, 107
107	106, 108
108	107, 109
109	108, 110
110	109

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.