
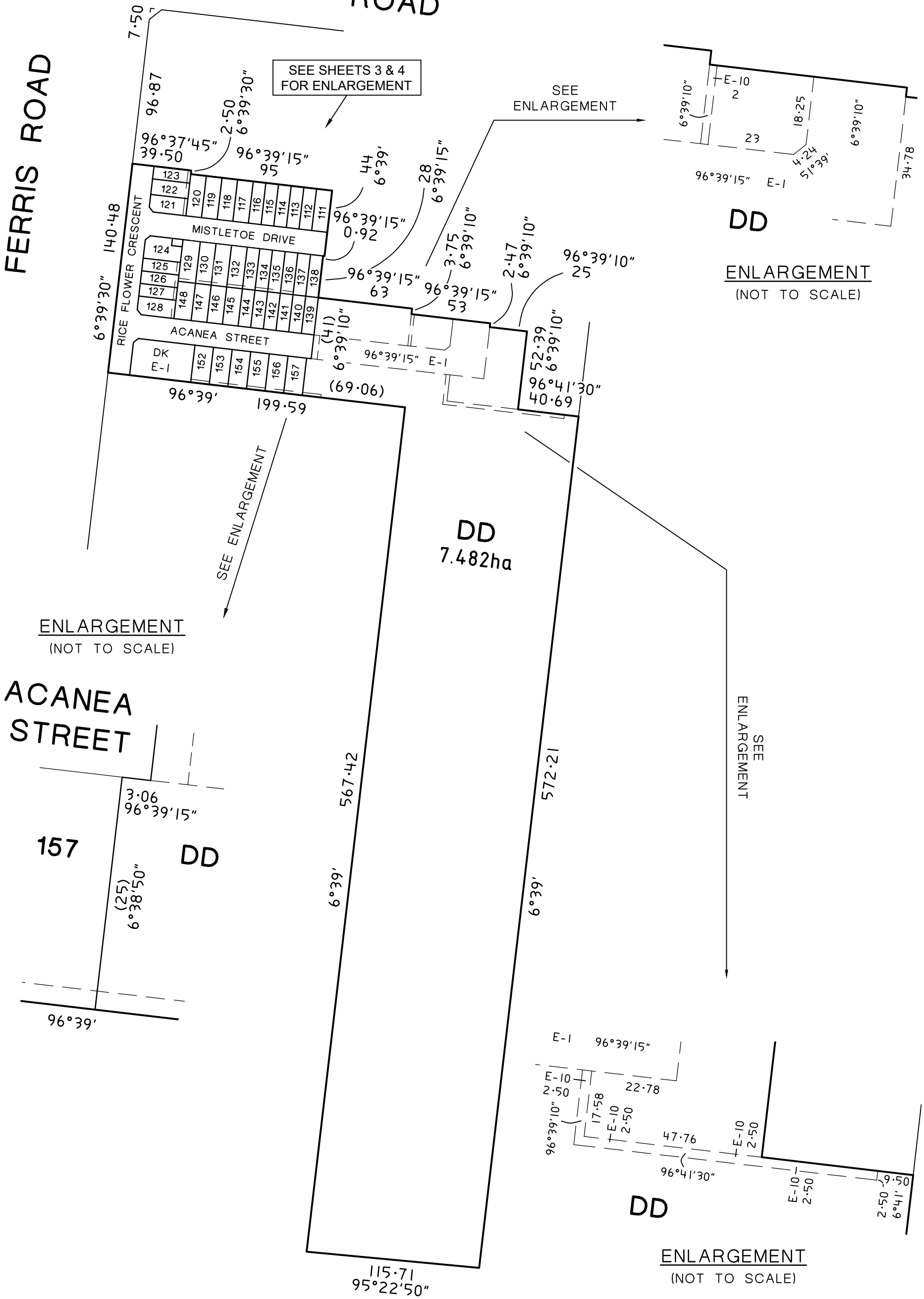


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS904923K</b>
<b>LOCATION OF LAND</b> <b>PARISH: KOROROIT</b>  <b>TOWNSHIP: -----</b> <b>SECTION: C</b> <b>CROWN ALLOTMENT: 5 (PART)</b> <b>CROWN PORTION: -----</b> <b>TITLE REFERENCE: VOL FOL</b>  <b>LAST PLAN REFERENCE: PS904922M LOT CC</b>  <b>POSTAL ADDRESS: 171-211 ALFRED ROAD STRATHTULLOH 3338</b>  <b>MGA 2020 E 288 650</b> <b>CO-ORDINATES N 5 822 230</b> <b>ZONE: 55</b>			Council Name: Melton City Council  Council Reference Number: Sub6122 Planning Permit Reference: PA2019/6584 SPEAR Reference Number: S182400P  <b>Certification</b>  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	
<b>VESTING OF ROADS AND/OR RESERVE</b>			<b>NOTATIONS</b>	
<b>IDENTIFIER</b>	<b>COUNCIL / BODY / PERSON</b>		<b>LOTS 1 TO 110 AND 149 TO 151 HAVE BEEN OMITTED FROM THIS PLAN.</b>  <b>Other Purpose of Plan:</b> (i) Vary part of the Drainage and Sewerage easement E-1 created on PS848376X and E-10 created on PS904921P as affects lots 111, 138, Mistletoe Drive, Acanea Street and Rice Flower Crescent on this plan.  (ii) Removal of the Drainage and Sewerage easement E-11 created on PS904922M as affects lot 123 on this plan.  (iii) Removal of easements E-12 created on PS904922M as affects Rice Flower Crescent on this plan.  <b>Grounds for Variation and Removal:</b> By agreement of all interested parties upon registration of this plan pursuant to section 6(1)(k)(iv) of the Subdivision Act 1988.	
<b>R-4 RESERVE No.2</b>	<b>MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD</b>			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION DOES NOT APPLY</b>				
<b>SURVEY</b>	This plan is based on survey.			
<b>STAGING</b>	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.				
<b>Ellerton Estate : Stage 4</b>				
<b>Area of Site: 9.332ha</b> <b>No. of Lots: 46</b>				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</b>				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED/IN FAVOUR OF</b>
E-1 E-12	DRAINAGE	SEE DIA	PS848376X	MELTON CITY COUNCIL
E-1 E-12	SEWERAGE	SEE DIA	PS848376X	GREATER WESTERN WATER CORPORATION
E-4	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
 <b>The Subdivision Specialists</b> <small>Suite 9, 303 Maroondah Hwy, Ringwood VIC 3134  T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au</small>			REF. <b>27563(4)</b> VERSION <b>09</b>	
			ORIGINAL SHEET SIZE A3	
			Digitally signed by: Michael H Hipfel, Licensed Surveyor, Surveyor's Plan Version (09), 21/09/2022, SPEAR Ref: S182400P	

ALFRED ROAD

FERRIS ROAD



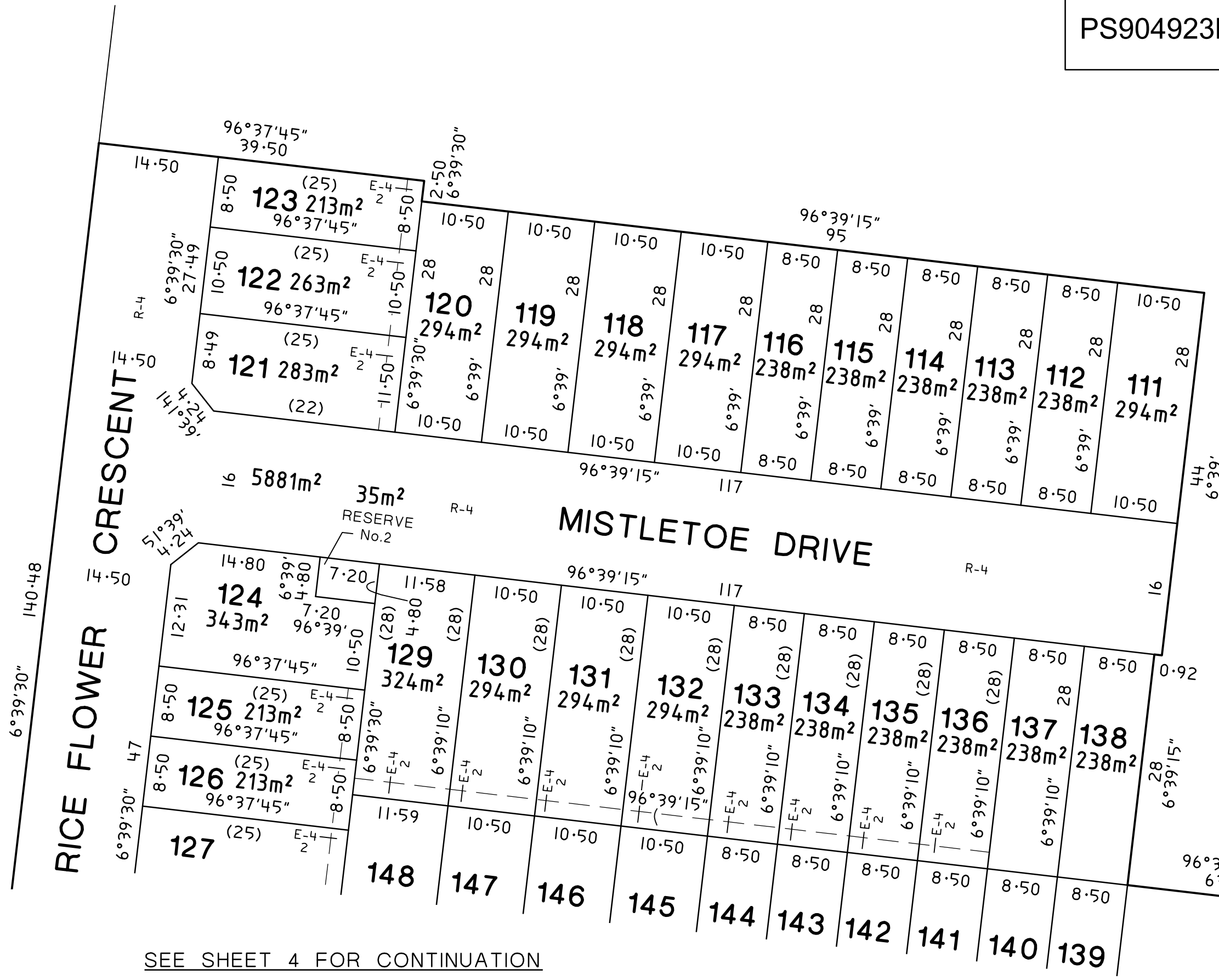
MGA2020 ZONE 55

MG2020 ZONE 55

FERRIS ROAD

RICE FLOWER CRESCENT

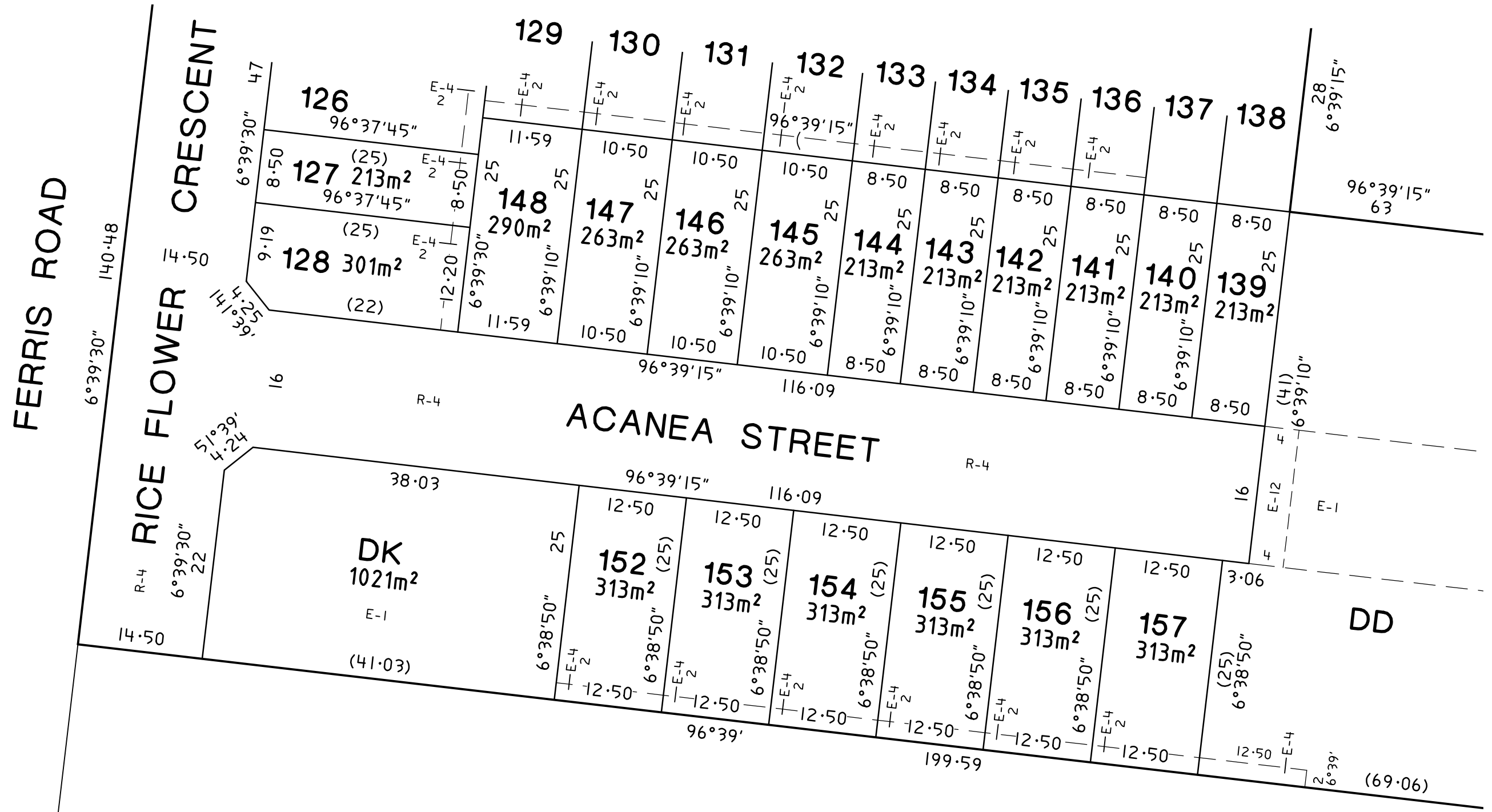
MISTLETOE DRIVE



SEE SHEET 4 FOR CONTINUATION

DD

SEE SHEET 3 FOR CONTINUATION



REF. 27563(4)  
VERSION 09

**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	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 4
Digitally signed by: Michael H Hipfel, Licensed Surveyor, Surveyor's Plan Version (09), 21/09/2022, SPEAR Ref: S182400P		Digitally signed by: Melton City Council, 21/09/2022, SPEAR Ref: S182400P	

MG2020 ZONE 55

## 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
111	112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116, 118
118	117, 119
119	118, 120
120	119, 121, 122, 123
121	120, 122
122	120, 121, 123
123	120, 122
124	125, 129
125	124, 126, 129
126	125, 127, 129, 148
127	126, 128, 148
128	127, 148
129	124, 125, 126, 130, 148
130	129, 131, 147
131	130, 132, 146
132	131, 133, 145
133	132, 134, 144
134	133, 135, 143

BURDENED LOT No.	BENEFITING LOTS
135	134, 136, 142
136	135, 137, 141
137	136, 138, 140
138	137, 139
139	138, 140
140	137, 139, 141
141	136, 140, 142
142	135, 141, 143
143	134, 142, 144
144	133, 143, 145
145	132, 144, 146
146	131, 145, 147
147	130, 146, 148
148	126, 127, 128, 129, 147
152	153
153	152, 154
154	153, 155
155	154, 156
156	155, 157
157	156

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.