
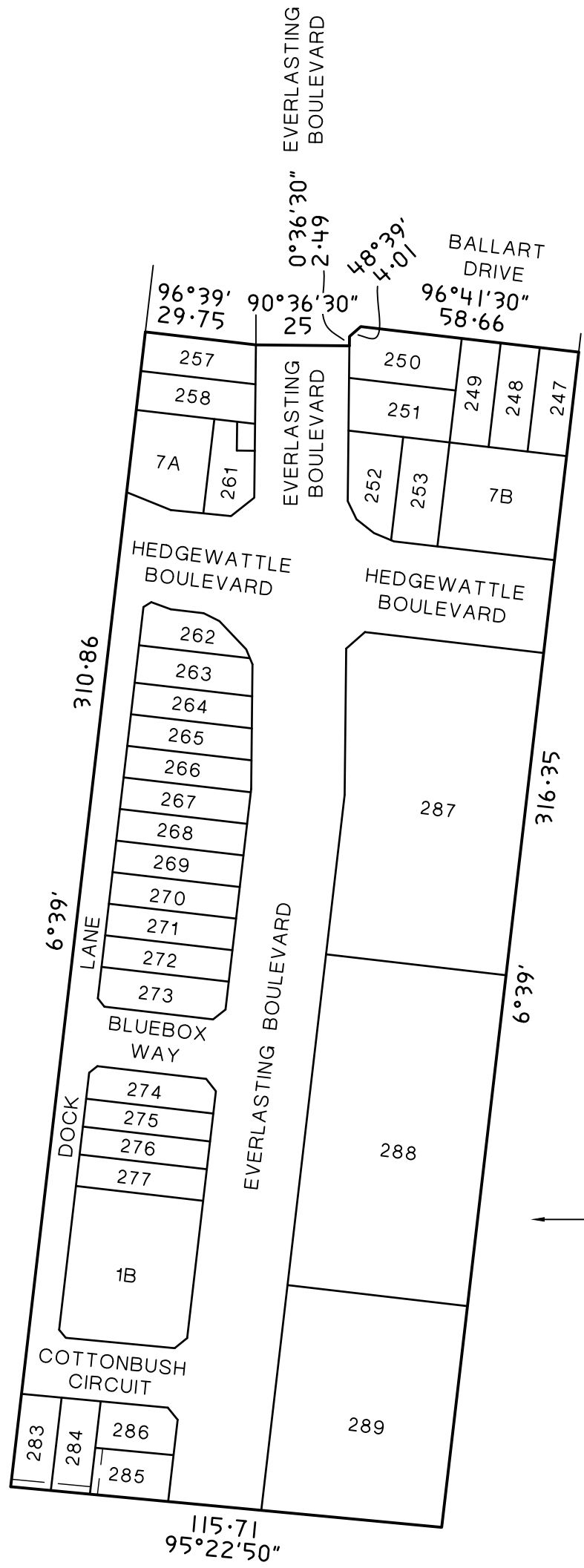


PLAN OF SUBDIVISION			EDITION 1	PS912889L	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ----- SECTION: C CROWN ALLOTMENT: 5 (PART) CROWN PORTION: ----- TITLE REFERENCE: VOL FOL LAST PLAN REFERENCE: PS904964U LOT FF POSTAL ADDRESS: 171-211 ALFRED ROAD STRATHTULLOH 3338 MGA 2020 E 288 650 CO-ORDINATES N 5 822 230 ZONE: 55			COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVE			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		LOTS 1 TO 246 HAVE BEEN OMITTED FROM THIS PLAN. Other Purpose of Plan: (i) Removal of the Drainage and Sewerage easement E-1 shown on PS904964U as affects Everlasting Boulevard, Hedgewattle Boulevard and Cottonbush Drive on this plan. Grounds for Removal: By agreement of all interested parties upon registration of this plan pursuant to section 6(1)(k)(iv) of the Subdivision Act 1988.		
R-7 RESERVE No.3	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. PA 2019/6584 This survey has been connected to permanent mark No(s) In Proclaimed Survey Area No.					
Ellerton Estate : Stage 7					
Area of Site: 3.634ha					
No. of Lots: 36					
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	2	THIS PLAN	MELTON CITY COUNCIL	
 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(7) VERSION 01 <small>LICENSED SURVEYOR : MICHAEL HERWALD HIPFEL 01/09/22 G.R.</small>		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5	

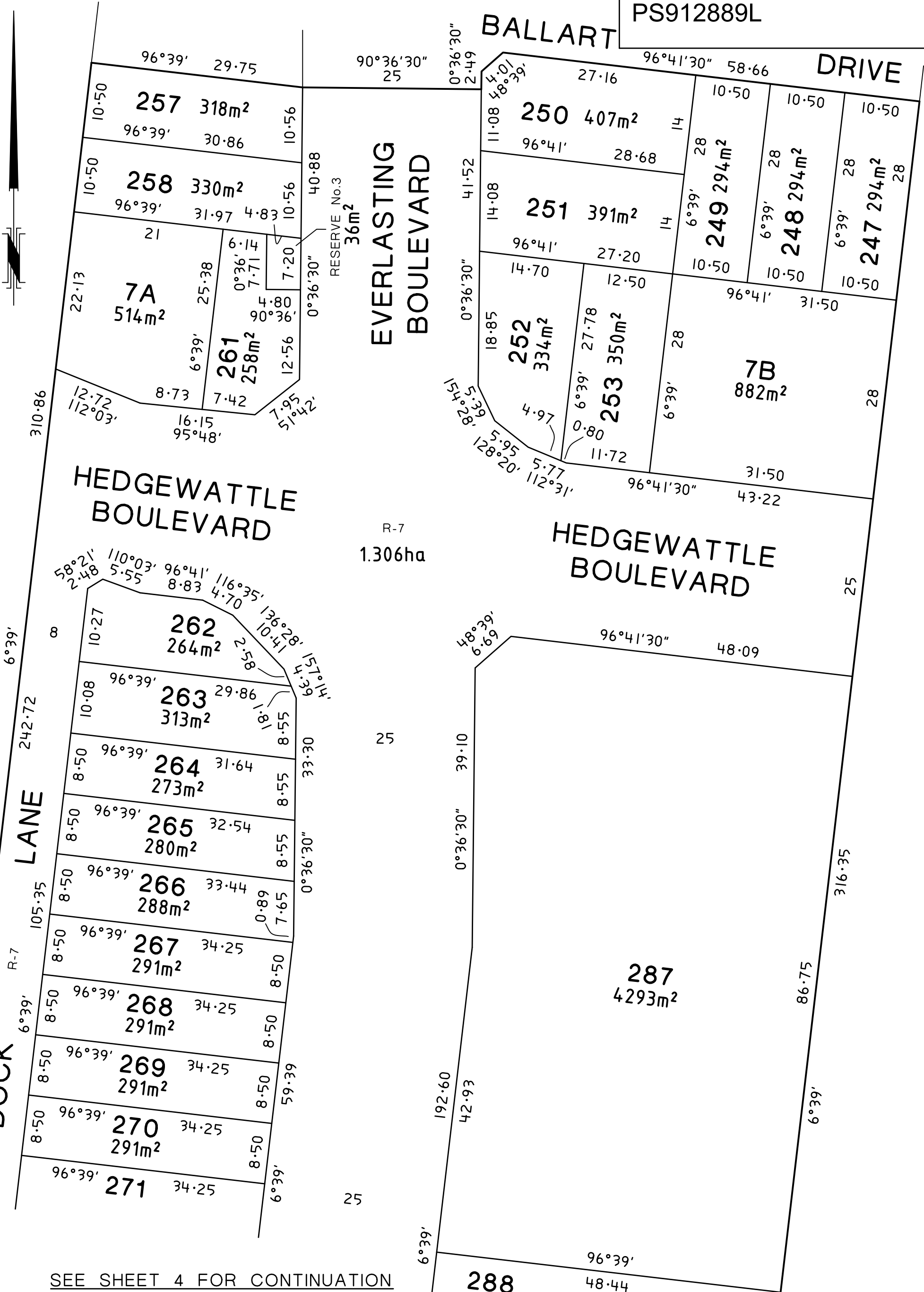


SEE SHEET 3 FOR ENLARGEMENT

SEE SHEET 4 FOR ENLARGEMENT



MGA2020 ZONE 55

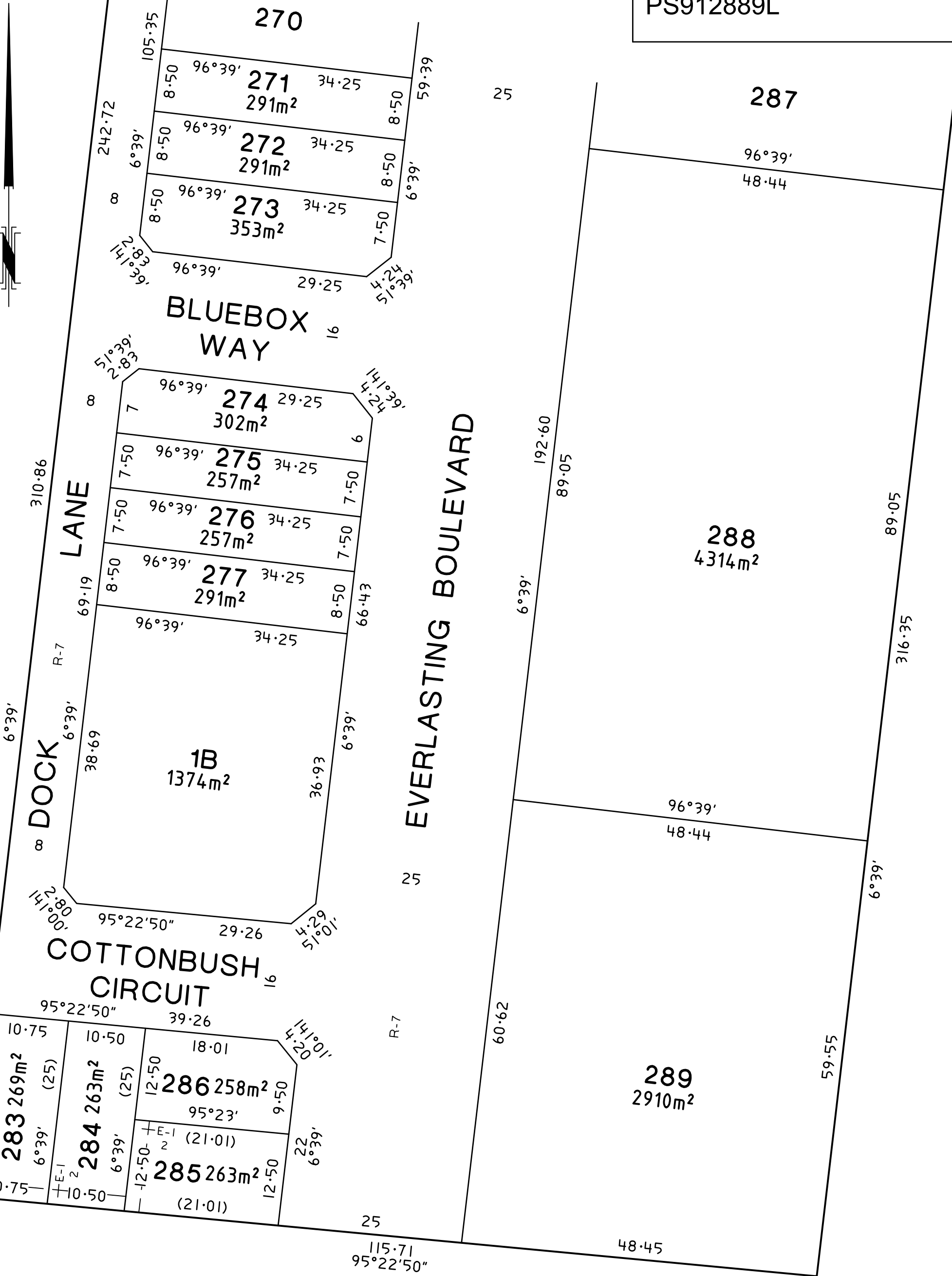


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

PS912889L

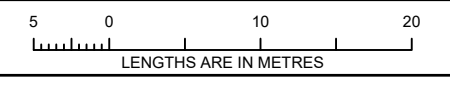
MGA2020 ZONE 55



JCA LAND CONSULTANTS
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REF. 27563(7)
VERSION 01

SCALE
1:500



LICENSED SURVEYOR : MICHAEL HERWALD HIPFEL
01/09/22
G.R.

ORIGINAL SHEET
SIZE A3

SHEET 4

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
247	248
248	247, 249
249	248, 250, 251
250	249, 251
251	249, 250, 252, 253
252	251, 253
253	251, 252
257	258
258	257, 261
261	258
262	263
263	262, 264
264	263, 265
265	264, 266
266	265, 267
267	266, 268
268	267, 269
269	268, 270

BURDENED LOT No.	BENEFITING LOTS
270	269, 271
271	270, 272
272	271, 273
273	272
274	275
275	274, 276
276	275, 277
277	276
283	284
284	283, 285, 286
285	284, 286
286	284, 285

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.