
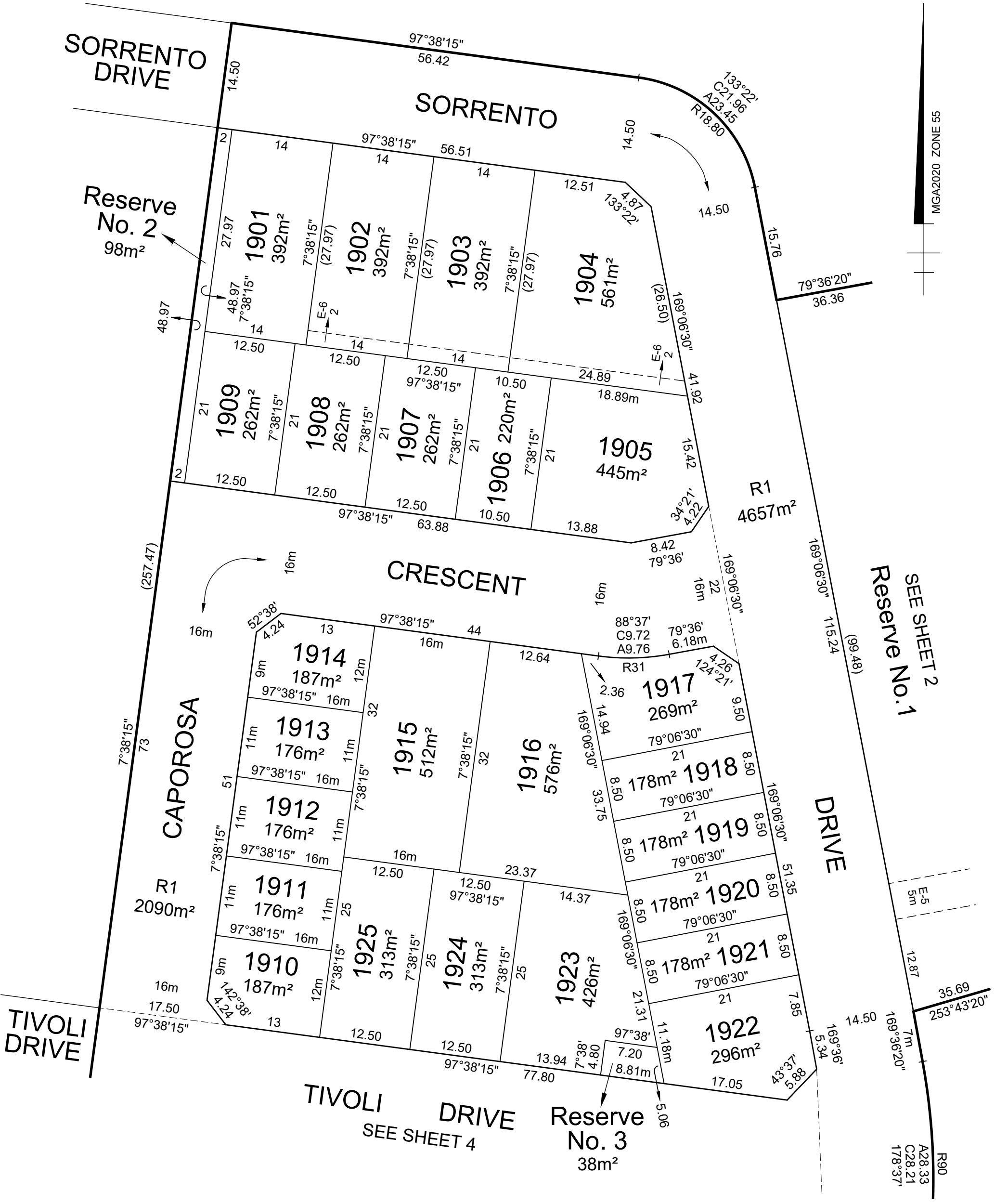
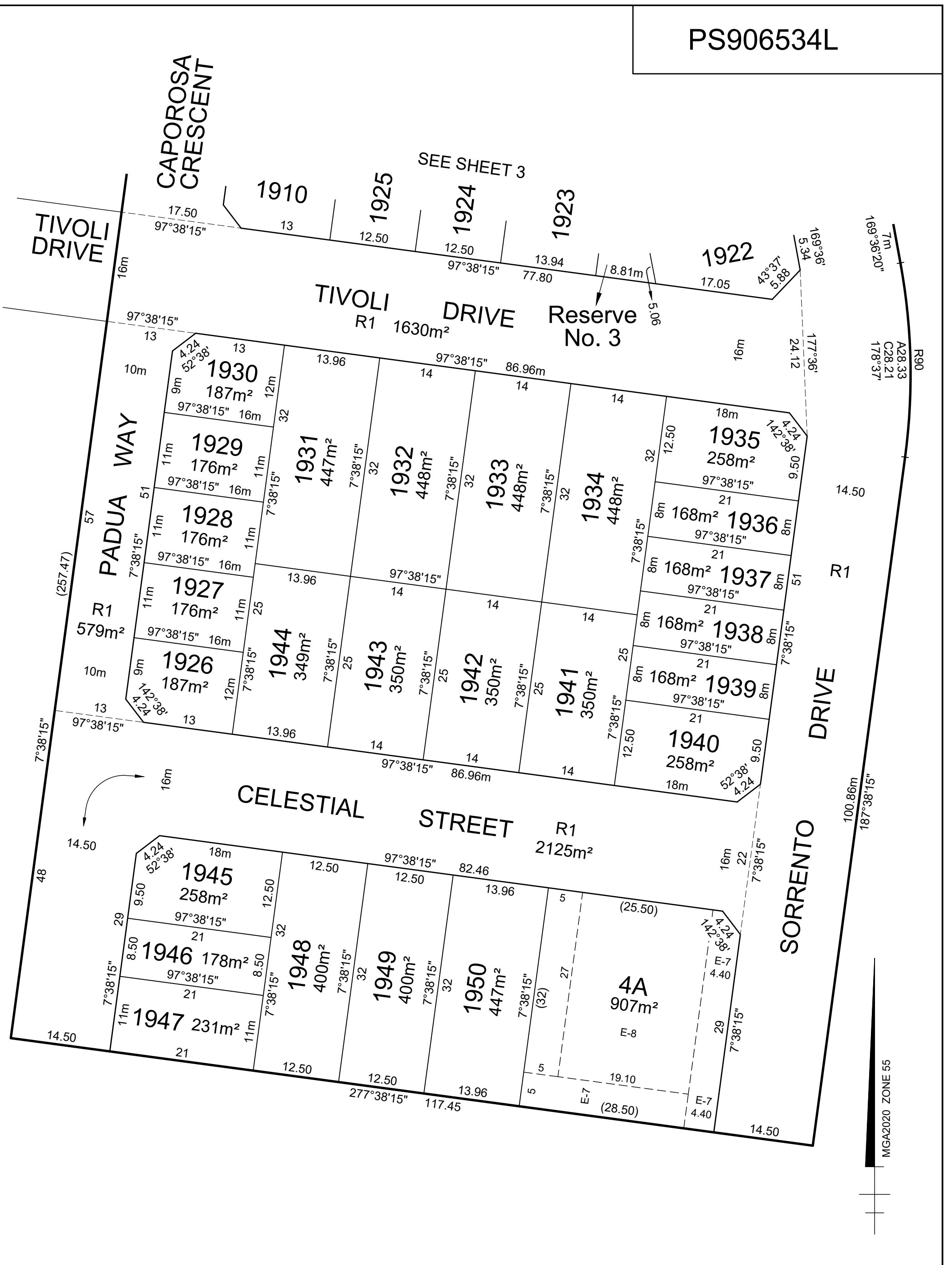
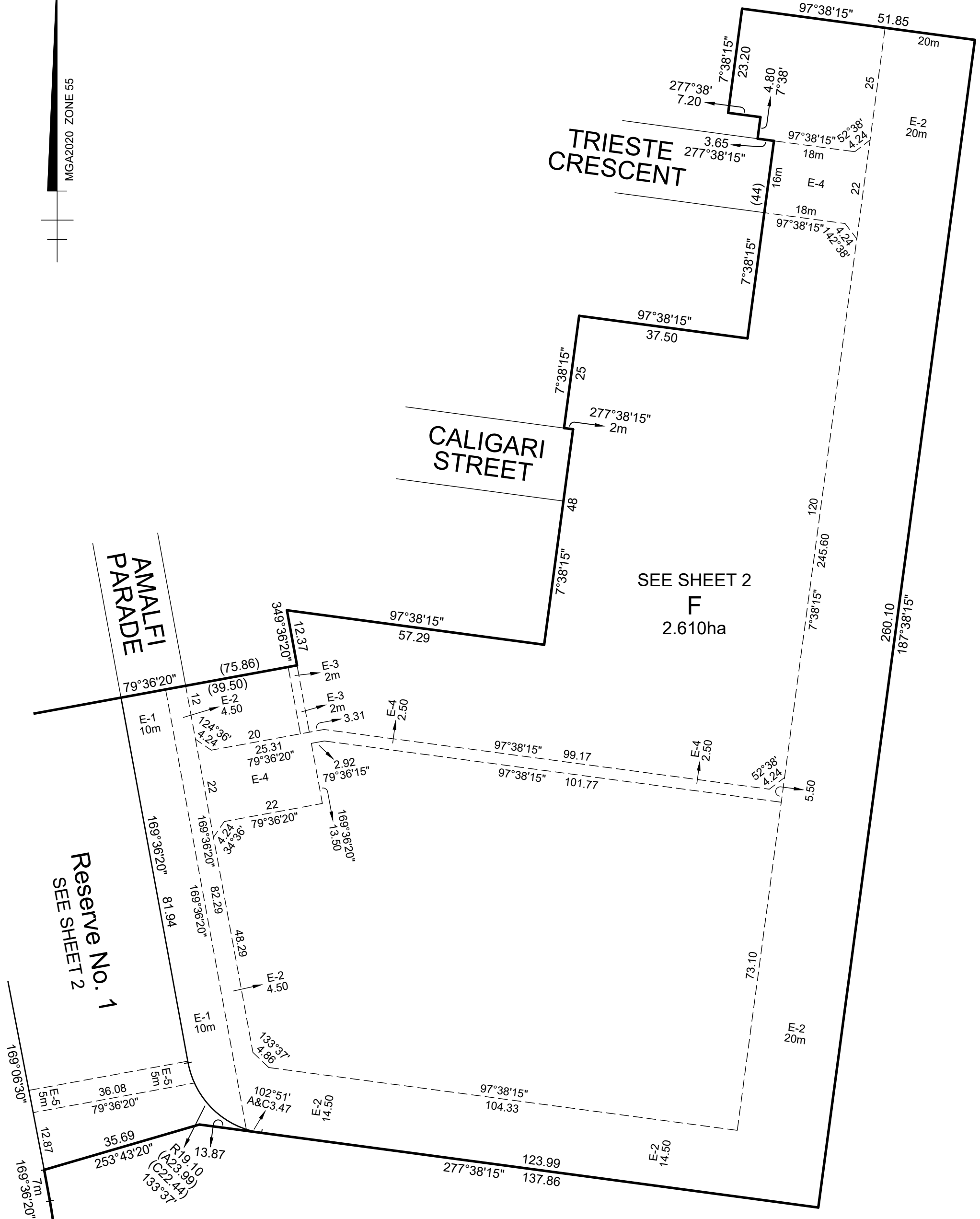


PLAN OF SUBDIVISION			EDITION 1	PS906534L
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: SECTION: 2 CROWN ALLOTMENT: CROWN PORTION: A (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot D on PS906548Y POSTAL ADDRESS: 81-135 Sinclairs Road (at time of subdivision) DEANSIDE VIC 3335 MGA 2020 CO-ORDINATES: E: 298 270 ZONE: 55 (of approx centre of land in plan) N: 5822 010			COUNCIL NAME: MELTON CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1901 to 1950 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions on sheets 6 and 7 of this plan for details. OTHER PURPOSE OF PLAN 1. To remove carriageway easements created on PS833335W and PS906548Y where they lie within Road R1 on this plan. 2. To remove supply of water easement created on PS833335W where it lies within lots 1947, 1948, 1949, 1950 on this plan. 3. To remove drainage easement created on PS906460P and sewerage easement created on PS833335W where they lie within Reserve No. 1 on this plan. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.	
Road R1 Reserve No. 1 & 2 Reserve No. 3	Melton City Council 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. PA2022/8025/1 This survey has been connected to Permanent Marks No(s) PM134, PM776. In Proclaimed Survey Area No. N/A	
CAROLINA (SOUTH) ESTATE - Release No. 4 Area of Release: 2.946ha No. of Lots: 50 Lots and Balance Lots 4A & F				
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	Carriageway	See Diagram	PS906460P	Melton City Council
	Sewerage		PS833335W	Greater Western Water Corporation
E-2	Drainage	See Diagram	PS833335W	Melton City Council
	Sewerage			Greater Western Water Corporation
E-3	Drainage	2	PS906524P	Melton City Council
E-4	Drainage	See Diagram	PS906524P	Melton City Council
	Sewerage			Greater Western Water Corporation
E-5	Sewerage	5	This Plan	Greater Western Water Corporation
E-6	Drainage	2	This Plan	Melton City Council
E-7	Supply of Water (through underground pipes)	See Diagram	PS833335W	Greater Western Water Corporation
E-8	Sewerage	See Diagram	PS833335W	Greater Western Water Corporation
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 20557-STH-S4 Ver. 5 Licensed Surveyor: RICHARD ILLINGWORTH / Version No. 5		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7







SUBDIVISION ACT 1988
CREATION OF RESTRICTION

PS906534L

Upon registration of the plan, the following restrictions are to be created.

For the purpose of these restrictions:

- a. A "**dwelling**" means a building that contains self contained living accommodation not including a garage whether the garage is attached to the dwelling or not.
- b. A "**building**" means any structure except a fence.
- c. "**Responsible Authority**" means Melton City Council.
- d. Except for minimum front, side and rear setbacks, if a conflict exists between any provision in these restrictions and the Building Regulations 2018 then the provisions of the later shall apply.
- e. "**Design Guidelines**" means the Carolina Design Guidelines, prepared by Avid Property Group amended from time to time being the endorsed document referred to in Planning Permit No. PA2022/8025/1
- f. For lots less than 300m², if a conflict exists between any provision in these restrictions and the Small Lot Housing Code (incorporated into the Melton Planning Scheme) then the provisions of the latter shall apply.

CREATION OF RESTRICTION A

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.

BURDENED LAND: See Table 1
 BENEFITED LAND: See Table 1

RESTRICTION:

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;

- 1. Construct or permit to be constructed or allow to remain any dwelling or building that does not comply with the requirements as described in the Design Guidelines;

Expiry date: 01/02/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1901	1902, 1908, 1909
1902	1901, 1903, 1907, 1908
1903	1902, 1904, 1906, 1907
1904	1903, 1905, 1906
1905	1904, 1906
1906	1903, 1904, 1905, 1907
1907	1902, 1903, 1906, 1908
1908	1901, 1902, 1907, 1909
1909	1901, 1908
1910	1911, 1925
1911	1910, 1912, 1925
1912	1911, 1913, 1915, 1925
1913	1912, 1914, 1915
1914	1913, 1915
1915	1912, 1913, 1914, 1916, 1924, 1925
1916	1915, 1917, 1918, 1919, 1920, 1923, 1924
1917	1916, 1918
1918	1916, 1917, 1919

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1919	1916, 1918, 1920
1920	1916, 1919, 1921, 1923
1921	1920, 1922, 1923
1922	1921, 1923
1923	1916, 1920, 1921, 1922, 1924
1924	1915, 1916, 1923, 1925
1925	1910, 1911, 1912, 1915, 1924
1926	1927, 1944
1927	1926, 1928, 1944
1928	1927, 1929, 1931, 1944
1929	1928, 1930, 1931
1930	1929, 1931
1931	1928, 1929, 1930, 1932, 1944
1932	1931, 1933, 1943
1933	1932, 1934, 1942
1934	1933, 1935, 1936, 1937, 1938, 1941
1935	1934, 1936
1936	1934, 1935, 1937

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1937	1934, 1936, 1938
1938	1934, 1937, 1939, 1941
1939	1938, 1940, 1941
1940	1939, 1941
1941	1934, 1938, 1939, 1940, 1942
1942	1933, 1941, 1943
1943	1932, 1942, 1944
1944	1926, 1927, 1928, 1931, 1943
1945	1946, 1948
1946	1945, 1947, 1948
1947	1946, 1948
1948	1945, 1946, 1947, 1949
1949	1948, 1950
1950	1949, 1951



Urban Development | Built Environments | Infrastructure
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
 Tel: 61 3 9501 2800 | Web: taylorsds.com.au

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 5

ORIGINAL SHEET
 SIZE: A3

Ref. 20557-STH-S4
 Ver. 5

SHEET 6

CREATION OF RESTRICTION B

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.

BURDENED LAND: See Table 2
 BENEFITED LAND: See Table 2

RESTRICTION:

The registered proprietor or proprietors for the time being of a burdened lot on this plan must not:

Build or permit to be built or remain on the lot or any part of it, any building other than a building which has been constructed in accordance with the Small Lot Housing Code (SLHC) "Type B" incorporated into the Melton Planning Scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.

Expiry date: 01/02/2034

TABLE 2

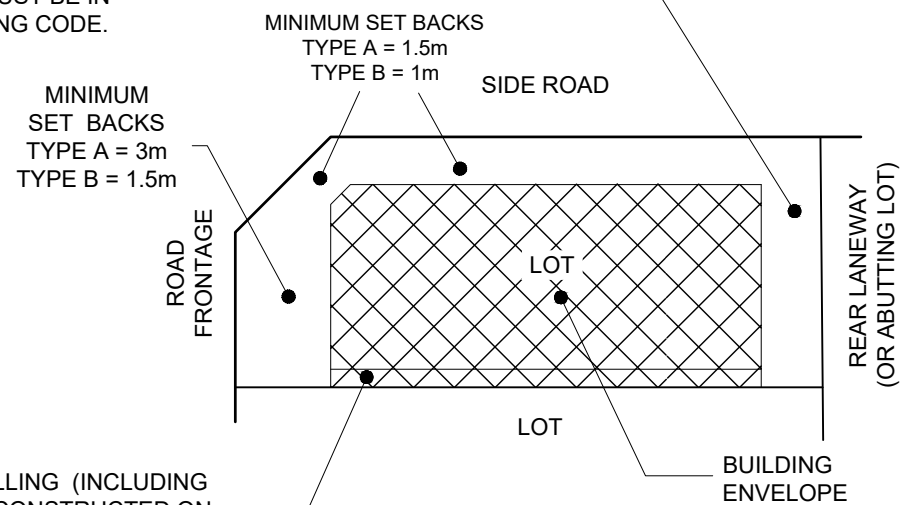
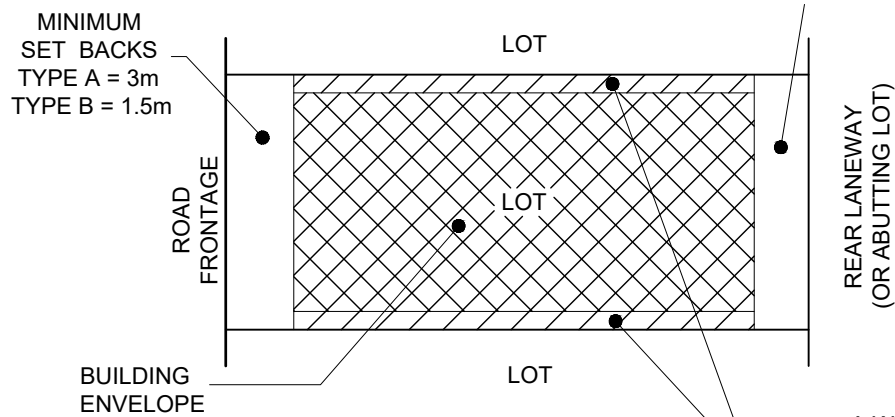
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1906	1903, 1904, 1905, 1907
1907	1902, 1903, 1906, 1908
1908	1901, 1902, 1907, 1909
1909	1901, 1908
1910	1911, 1925
1911	1910, 1912, 1925
1912	1911, 1913, 1915, 1925
1913	1912, 1914, 1915
1914	1913, 1915
1917	1916, 1918
1918	1916, 1917, 1919
1919	1916, 1918, 1920
1920	1916, 1919, 1921, 1923
1921	1920, 1922, 1923
1922	1921, 1923
1926	1927, 1944

TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1927	1926, 1928, 1944
1928	1927, 1929, 1931, 1944
1929	1928, 1930, 1931
1930	1929, 1931
1935	1934, 1936
1936	1934, 1935, 1937
1937	1934, 1936, 1938
1938	1934, 1937, 1939, 1941
1939	1938, 1940, 1941
1940	1939, 1941
1945	1946, 1948
1946	1945, 1947, 1948
1947	1946, 1948

SMALL LOT HOUSING CODE BUILDING ENVELOPES

IF AN EASEMENT EXISTS, THE EASEMENT IS NOT TO BE BUILT UPON, EXCEPT WITH APPROVAL FROM THE RELEVANT AUTHORITY. IF NO EASEMENT EXIST, REAR SETBACKS MUST BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE.



A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE BOUNDARY, OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

NOTE :

- BUILDING HEIGHTS AND SETBACKS ARE TO BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON PLANNING SCHEME.