

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS930405L
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LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ---- SECTION: C CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT B ON PS900638F POSTAL ADDRESS: 39 HYDEPARK CRESCENT (at time of subdivision) STRATHTULLOH, VIC 3338 MGA CO-ORDINATES: E 289 660 ZONE: 55 (of approximate centre of land in plan) N 5 821 870 GDA 2020	COUNCIL NAME : CITY OF MELTON
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VESTING OF ROADS OR RESERVES		TULLOH ST ESTATE - RELEASE 3 NUMBER OF LOTS IN THIS PLAN: 39 + 1 BALANCE LOT TOTAL AREA OF LAND IN THIS PLAN: 5.838ha (INCLUDING 4.219ha BALANCE) DEPTH LIMITATION: 15.24m BELOW THE SURFACE
IDENTIFIER	COUNCIL / BODY / PERSON	
ROAD, R-1 RESERVE No.1	CITY OF MELTON POWERCOR AUSTRALIA LTD	

NOTATIONS	
LOTS 1-300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.	OTHER PURPOSE OF THIS PLAN: CREATION OF RESTRICTIONS: FOR RESTRICTION DETAILS SEE SHEET 5

WARNING
 THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

EASEMENT INFORMATION					STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PA2014/4330/2 SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 59 IN PROCLAIMED SURVEY AREA No.-----
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
SEE SHEET 2 FOR EASEMENT DETAILS					

REF: 23862/3	VERSION: D	DATE: 09/04/26 23862-3-PS-M-D.dwg		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
		Reeds Consulting Pty Ltd Lvl 16, 501 Swanston Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au		LICENSED SURVEYOR THOMAS ANDREW MILLAR	

CAR PARK AND STORAGE LOTS MAY BE JOINED
WITH PRINCIPAL LOTS TO FORM SINGLE LOTS
PRIOR TO THE FINAL APPROVAL OF THIS PLAN

PLAN NUMBER
PS930405L

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-2	SEWERAGE	SEE DIAG.	PS900638F	GREATER WESTERN WATER CORPORATION
E-4, E-5	SEWERAGE	SEE DIAG.	PS900637H	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	PS900637H	MELTON CITY COUNCIL
E-6, E-7	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-8	CARRIAGEWAY FOR WASTE DISPOSAL TURNING CIRCLE PURPOSES	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL

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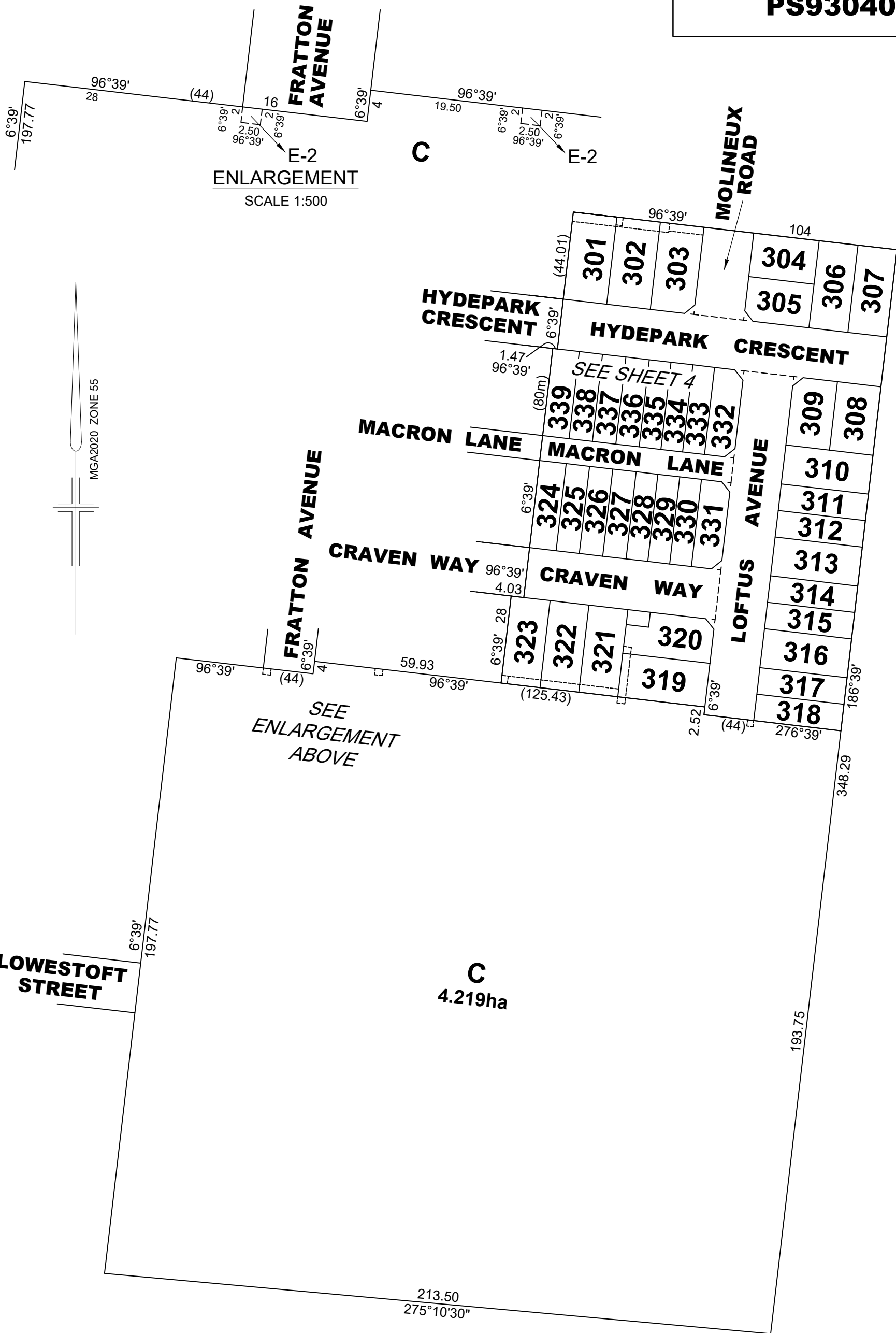
ORIGINAL SHEET
SIZE A3

SHEET 2



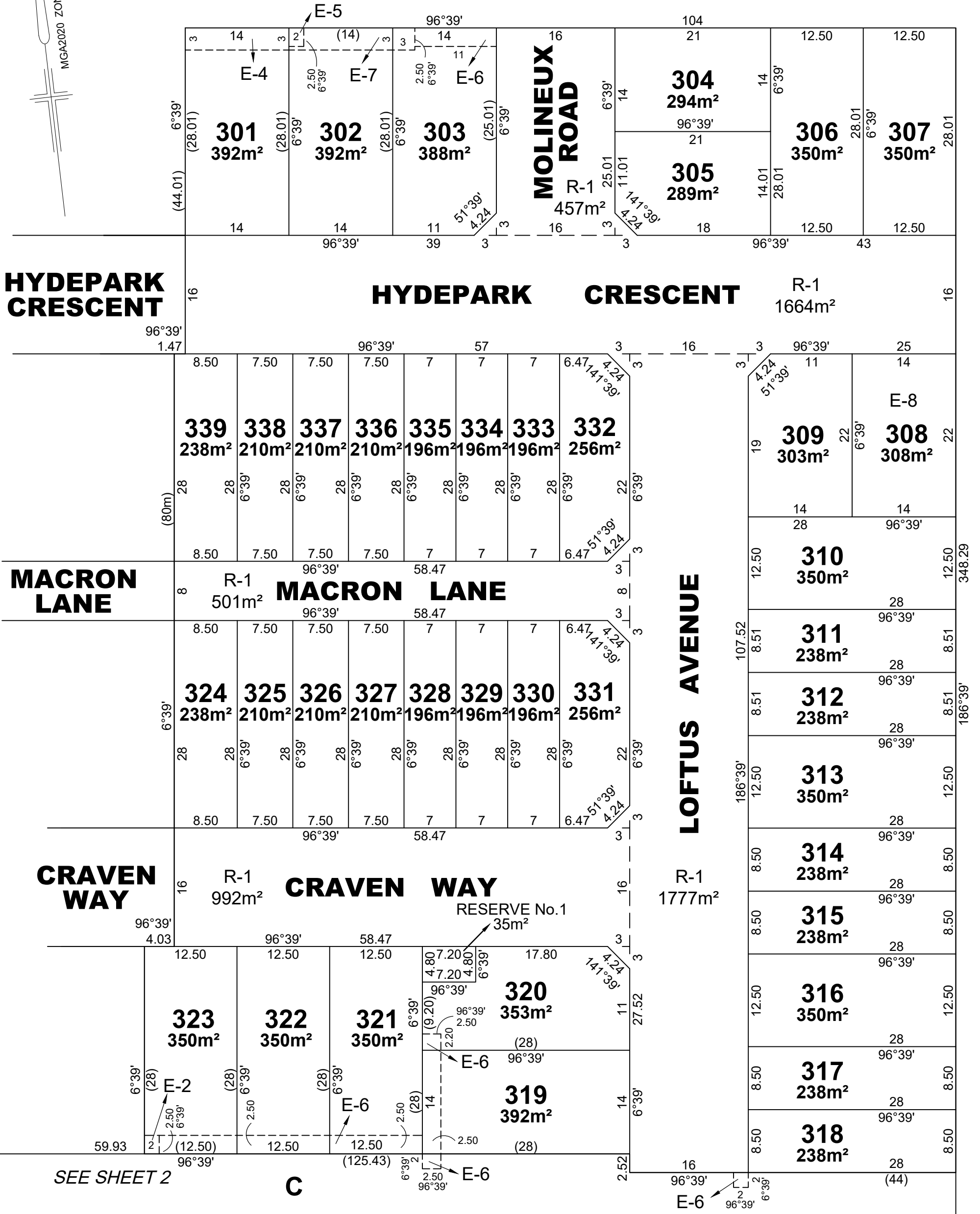
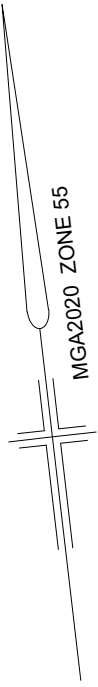
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LICENSED SURVEYOR
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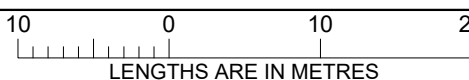


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DATE: 09/04/26
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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4



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CREATION OF RESTRICTION No.1

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS 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: LOTS 301-339 (BURDENED LOTS)

BENEFITED LAND: LOTS 301-339 (BENEFITED LOTS)

RESTRICTION: UNLESS WITH THE PRIOR APPROVAL OF THE RESPONSIBLE AUTHORITY, THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE **MCP AA**

EXPIRY DATE 31st DECEMBER 2035

CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN OF SUBDIVISION, THE FOLLOWING RESTRICTION IS CREATED:

BURDENED LAND: LOTS 301-339 (BURDENED LOTS)

BENEFITED LAND: LOTS 301-339 (BENEFITED LOTS)

RESTRICTION: THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT CONSTRUCT OR CAUSE OR PERMIT TO BE CONSTRUCTED ON ANY BURDENED LOT ANY DWELLING OR COMMERCIAL BUILDING UNLESS THE DWELLING OR BUILDING INCORPORATES PLUMBING FOR RECYCLED WATER SUPPLY FOR THE TOILET FLUSHING AND FRONT AND REAR OUTDOOR TAPS, SHOULD IT BECAME AVAILABLE.

EXPIRY DATE 31st DECEMBER 2035

CREATION OF RESTRICTION No.3

UPON REGISTRATION OF THIS PLAN OF SUBDIVISION, THE FOLLOWING RESTRICTION IS CREATED:

BURDENED LAND: LOTS 324 AND 339 (BURDENED LOTS)

BENEFITED LAND: LOTS 324 AND 339 (BENEFITED LOTS)

RESTRICTION: THE REGISTERED PROPRIETOR OF THE BURDENED LAND MUST NOT CONSTRUCT, ERECT OR ALLOW TO BE CONSTRUCTED A DWELLING OTHER THAN A DOUBLE STOREY DWELLING.

EXPIRY DATE 31st DECEMBER 2075

CREATION OF RESTRICTION No.4

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

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.

TABLE OF LAND BURDENED AND LAND BENEFITED:

BURDENED LOTS SUBJECT TO 'TYPE A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
304	305, 306
305	304, 306
311	310, 312
312	311, 313
314	313, 315
315	314, 316
317	316, 318
318	317

BURDENED LOTS SUBJECT TO 'TYPE B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
324	325
325	324, 326
326	325, 327
327	326, 328
328	327, 329
329	328, 330
330	329, 331
331	330
332	333
333	332, 334
334	333, 335
335	334, 336
336	335, 337
337	336, 338
338	337, 339
339	338

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT OR REMAIN ON A LOT A BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE 'TYPE A' OR 'TYPE B' INCORPORATED UNDER THE MELTON CITY COUNCIL PLANNING SCHEME, UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY TO CONSTRUCT A BUILDING ON THE LOT.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THIS PLAN OF SUBDIVISION HAS BEEN REGISTERED.

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ORIGINAL SHEET
SIZE A3

SHEET 5