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| PLAN OF SUBDIVISION | | EDITION 1 | PS913559D | |
| LOCATION OF LAND PARISH: DERRIMUT TOWNSHIP: — SECTION: 26 CROWN ALLOTMENT: A(PT) & B(PT) TITLE REFERENCE: VOL. 9651 FOL. 525 LAST PLAN REFERENCE: LP149082E (LOT 23) POSTAL ADDRESS: 121-129 GRAY COURT <small>(at time of subdivision)</small> DEANSIDE 3336 MGA CO-ORDINATES: E: 296 850 ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 821 300 GDA 2020 | | MELTON CITY COUNCIL <div style="border: 2px solid orange; padding: 5px; text-align: center;"> <b style="color: orange;">PRELIMINARY <small>THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES. PLANNING PERMIT, EASEMENTS, RESERVES, ROAD NAMES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.</small> </div> | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. | | |
| ROAD R1 | MELTON CITY COUNCIL | | | |
| NOTATIONS | | LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. | | |
| DEPTH LIMITATION: DOES NOT APPLY | | | | |
| This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). PM100 & PM157 in Proclaimed Survey Area No. | | | | |
| Estate: Creekbank Estate Phase No.: 1 No. of Lots: 30 + Lot A PHASE AREA: 1.857ha | | | | |
| EASEMENT INFORMATION | | | | |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road) | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
| E-1, E-2 E-2 | SEWERAGE DRAINAGE | SEE DIAG. SEE DIAG. | THIS PLAN THIS PLAN | GREATER WESTERN WATER CORPORATION MELTON CITY COUNCIL |
| Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au | | SURVEYORS FILE REF: 2101719/1 2101719-01-PS-V1.DWG | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 4 |
| | | LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 1, DATE: 16/09/2022 | | |



PRELIMINARY
SEE NOTATION ON SHEET 1

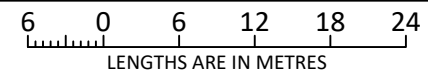


PRELIMINARY
SEE NOTATION ON SHEET 1

BW Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
2101719/1

SCALE
1 : 600



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 1, DATE: 16/09/2022

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.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 101 TO 130 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT OF THE DESIGN ASSESSMENT PANEL, THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CREEKBANK ESTATE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME.
- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. ____ AS AMENDED FROM TIME TO TIME, EXCEPT FOR ENCROACHMENTS ALLOWED AS PER PART 5 OF THE BUILDING REGULATIONS 2018;

A COPY OF THE DESIGN GUIDELINES AND BUILDING ENVELOPE PLAN IS AVAILABLE at <http://www.beveridgewilliams.com.au/design-application/>

- (3) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO:
 - (A) COPIES OF BUILDING PLANS, ELEVATION, ROOF PLANS, SITE PLANS (INCORPORATING SETBACKS FROM ALL BOUNDARIES, EXISTING CONTOURS, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULES OF EXTERNAL COLOURS AND MATERIALS HAVE BEEN SUBMITTED VIA THE DESIGN PORTAL AT THE ABOVE ADDRESS OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
 - (B) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN FOR CONDITION 2 OF RESTRICTION 'A' WILL REQUIRE APPROVAL FROM THE MELTON CITY COUNCIL AND DESIGN ASSESSMENT PANEL.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FIVE (5) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

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.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 121 AND 122

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE MELTON PLANNING SCHEME, UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE ALL LOTS ARE TO BE ASSESSED AS TYPE A LOTS.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FIVE (5) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

PRELIMINARY

SEE NOTATION ON SHEET 1