

<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> DERRIMUT</p> <p><b>TOWNSHIP:</b> —</p> <p><b>SECTION:</b> 26</p> <p><b>CROWN ALLOTMENT:</b> A(PT) &amp; B(PT)</p> <p><b>TITLE REFERENCE:</b> VOL. FOL.</p> <p><b>LAST PLAN REFERENCE:</b> PS913559D (LOT A)</p> <p><b>POSTAL ADDRESS:</b> 121-129 GRAY COURT (at time of subdivision) DEANSIDE 3336</p> <p><b>MGA CO-ORDINATES:</b> E: 296 700 ZONE: 55 (of approx centre of land in plan) N: 5 821 350 GDA 2020</p>	<p>MELTON CITY COUNCIL</p> <div style="border: 2px solid orange; padding: 10px; margin: 10px auto; width: 80%;"> <p style="text-align: center; margin: 0;"><b>PRELIMINARY</b></p> <p style="text-align: center; margin: 0; font-size: 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.</p> </div>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS &amp; BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4.</p>
ROAD R1	MELTON CITY COUNCIL	
NOTATIONS		<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>This is a SPEAR plan.</p> <p><b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA2021/7758/1</p> <p><b>SURVEY:</b> This plan is based on survey. This survey has been connected to permanent marks No(s). PM100 &amp; PM157 in Proclaimed Survey Area No.</p>
<p>DEPTH LIMITATION: DOES NOT APPLY</p>		
<p>Estate: Creekbank Estate Phase No.: 2 No. of Lots: 36 + Lot B PHASE AREA: 1.611ha</p>		

**EASEMENT INFORMATION**

LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 210 TO 215 (BOTH INCLUSIVE).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3	PS913559D	MELTON CITY COUNCIL
E-1	SEWERAGE	3	PS913559D	GREATER WESTERN WATER CORPORATION
E-2, E-3	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL

MGA2020 ZONE 55

**PRELIMINARY**  
SEE NOTATION ON SHEET 1

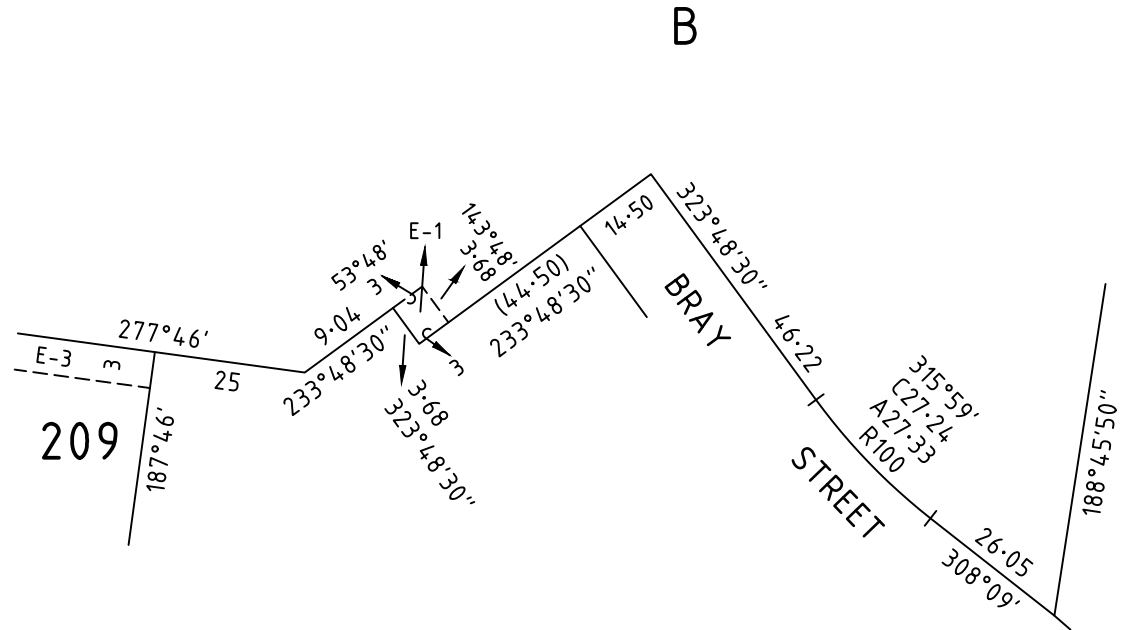


DIAGRAM A  
NOT TO SCALE

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

SURVEYORS  
REFERENCE  
2101719/2

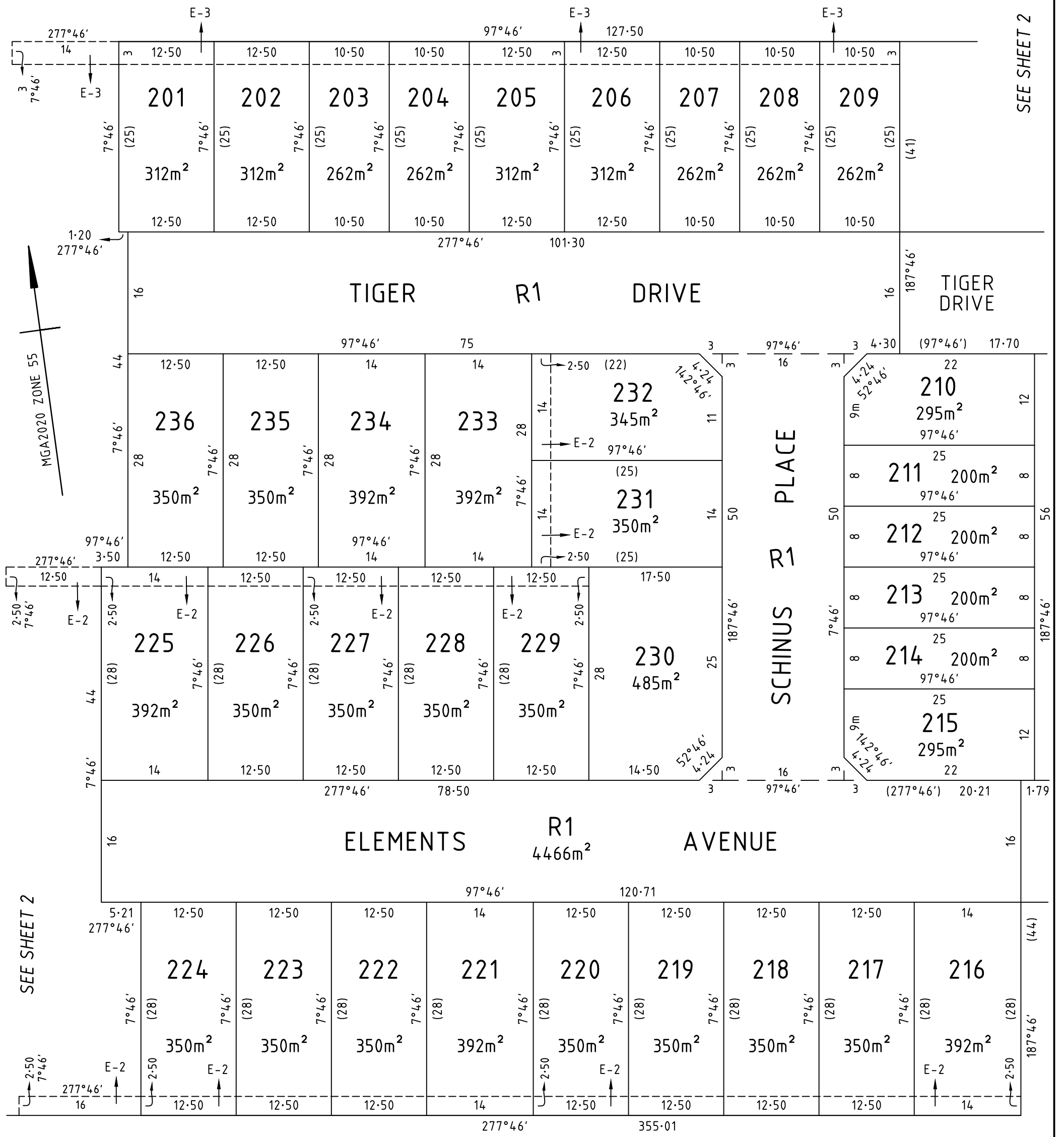
SCALE  
1 : 2500  
25 0 25 50 75 100  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3  
SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 2, DATE: 21/10/2022

**PRELIMINARY**  
SEE NOTATION ON SHEET 1

B



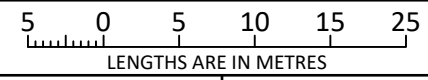
SEE SHEET 2

SEE SHEET 2

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SURVEYORS REF  
2101719/2

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 2, DATE: 21/10/2022

## 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 201 TO 236 (BOTH INCLUSIVE)

**PRELIMINARY**

SEE NOTATION ON SHEET 1

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. PA2021/7758/1 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 203, 204, 207, 208 AND 209 TO 215 (BOTH INCLUSIVE)

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;

LOTS 203, 204, 207, 208 AND 209 ARE TO BE ASSESSED AS TYPE A LOTS.

LOTS 210 TO 215 (BOTH INCLUSIVE) ARE TO BE ASSESSED AS TYPE B LOTS.

EXPIRY:

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



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SURVEYORS REF  
2101719/2

ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 2, DATE: 21/10/2022