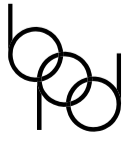
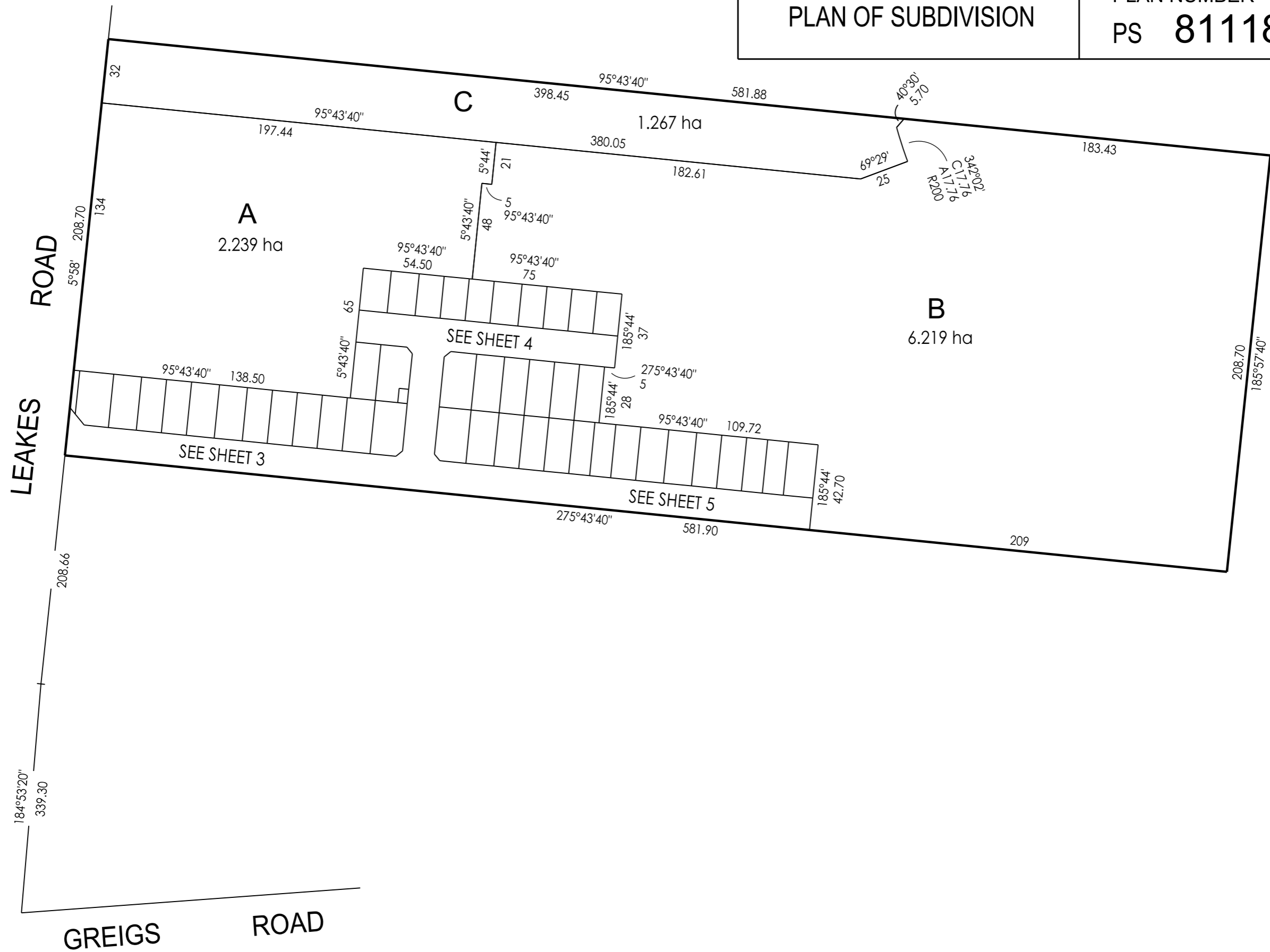
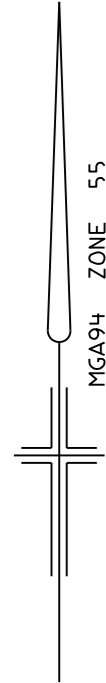


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811180Y		
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ----- SECTION: 4 CROWN ALLOTMENT: 1 (PART) AND 4 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL 9437 FOL 680 LAST PLAN REFERENCE: LOT 4 LP137799 POSTAL ADDRESS: (at time of subdivision) 1313 - 1337 LEAKES ROAD ROCKBANK 3335 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 293 260 ZONE: 55 N: 5 820 580 DATUM: GDA94		COUNCIL NAME: MELTON CITY COUNCIL			
VESTING OF ROADS OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN LOTS 1 TO 100 (BOTH INCLUSIVE), 113, 114, 132 AND 133 HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 8969m²			
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	MELTON CITY COUNCIL MELTON CITY COUNCIL MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 9, 12, 54 AND 60 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PA2017/5494/1					
ESTATE: SERENITY 1		AREA: 2.420 ha	No. OF LOTS: 44		
MELWAY: 344:H:12					
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL	
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER	
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL	
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER	
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 8884/1	VERSION: 4	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
CHECKED LW		DATE: 01/09/17		LICENSED SURVEYOR: GEOFF W. HUMPHREY	

PLAN OF SUBDIVISION

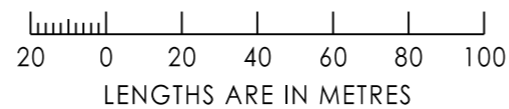
PLAN NUMBER
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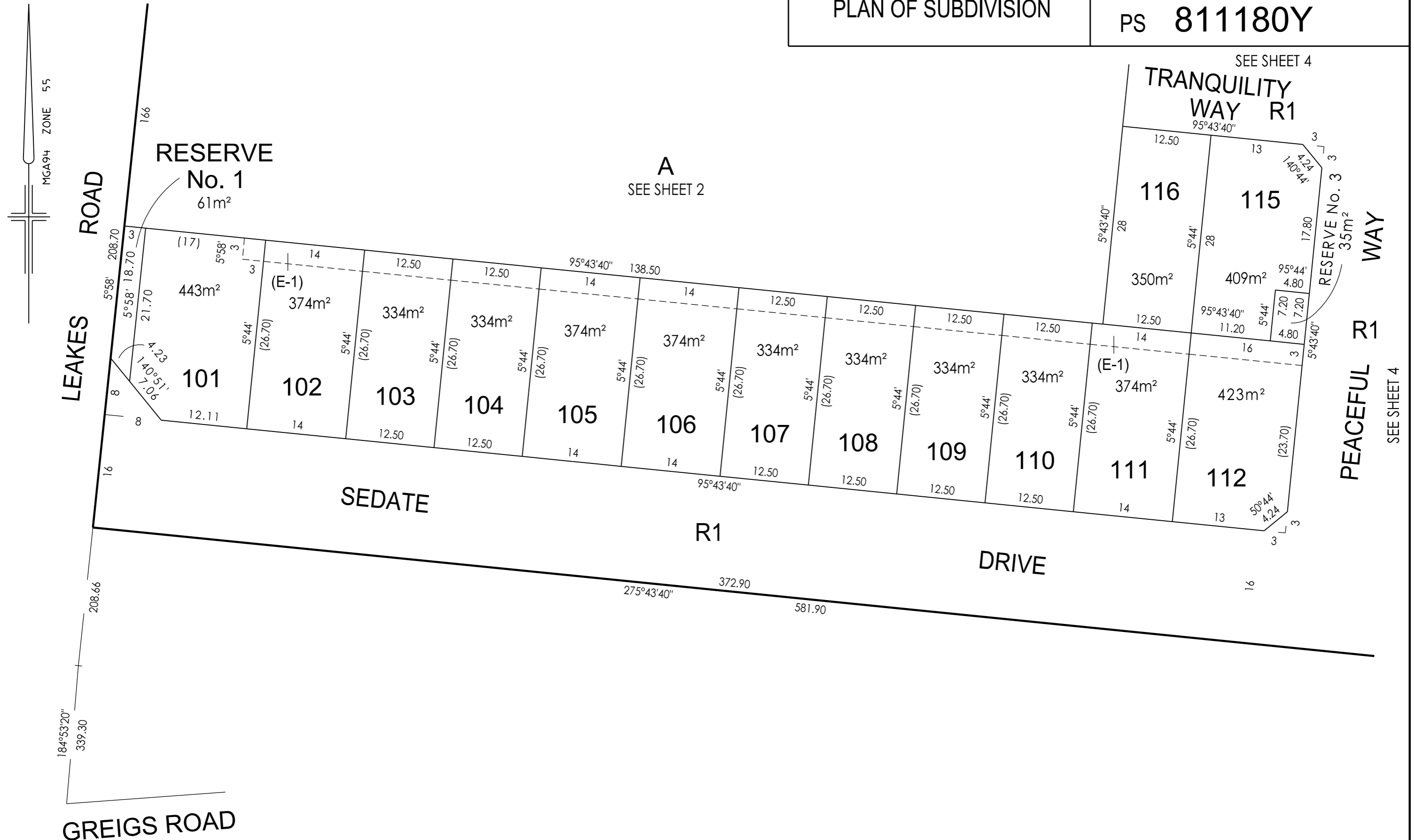
LICENSED SURVEYOR: GEOFF W. HUMPHREY

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SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE

1:500



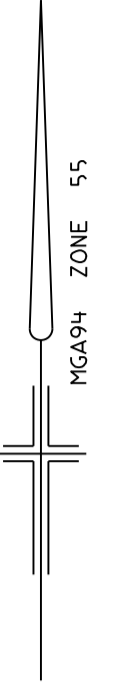
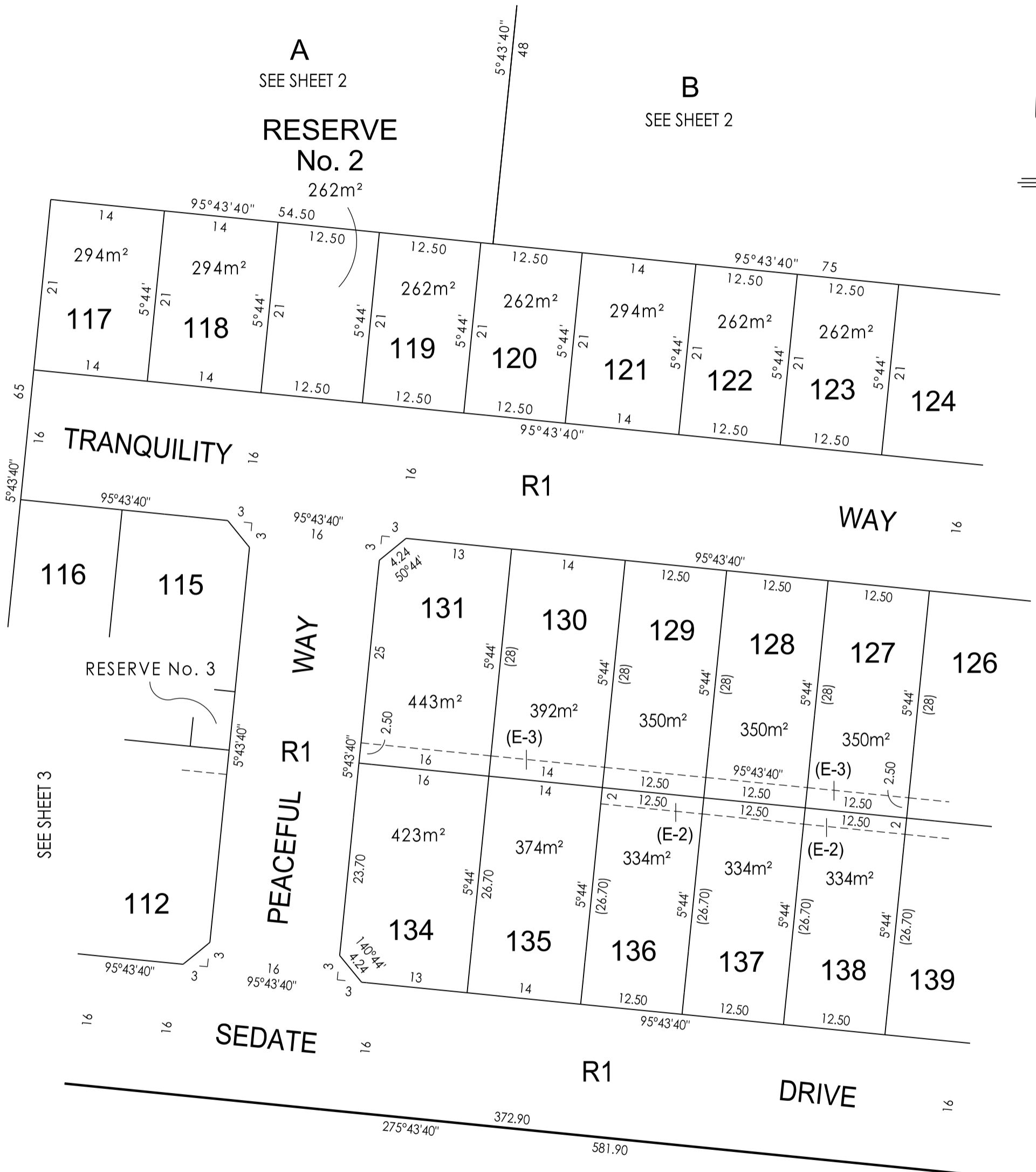
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VERSION: 4

LICENSED SURVEYOR: GEOFF W. HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 3

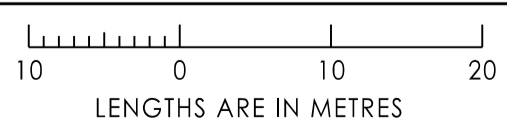


SEE SHEET 5



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REF: 8884/1

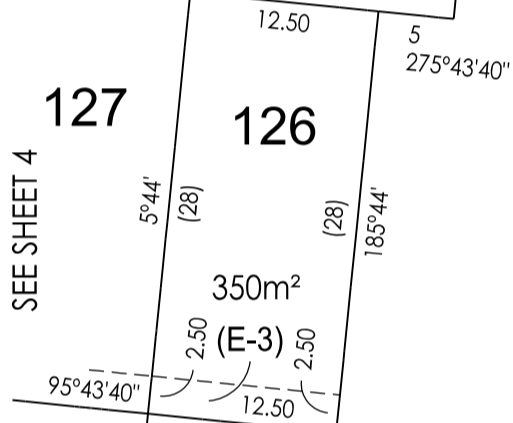
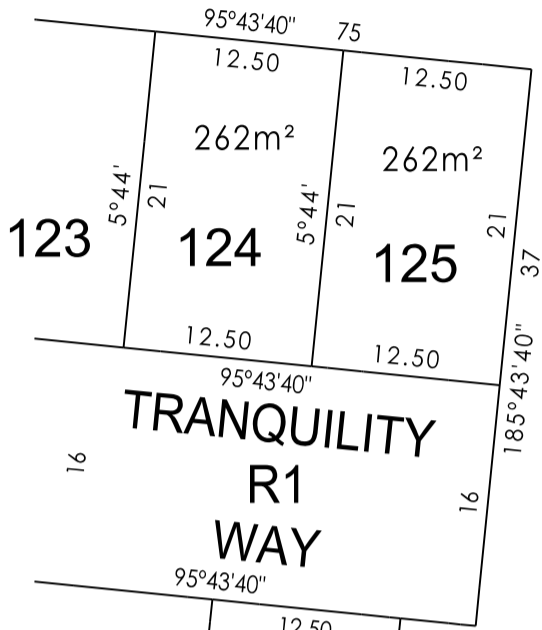
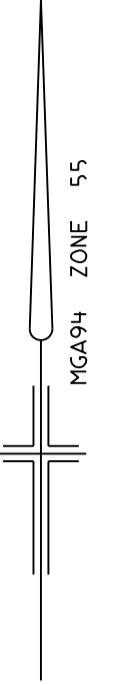
SHEET 4
VERSION: 4

LICENSED SURVEYOR: GEOFF W. HUMPHREY

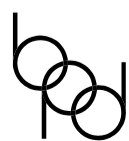
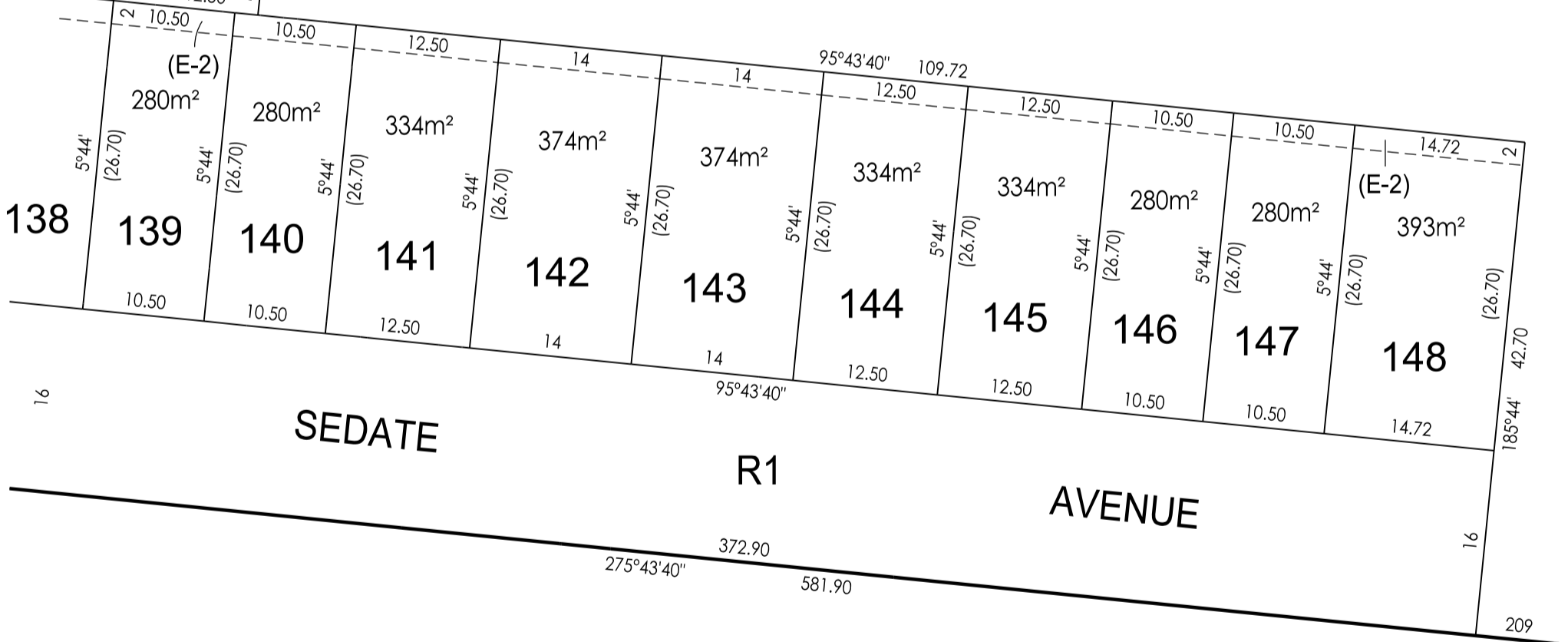
PLAN OF SUBDIVISION

PLAN NUMBER
PS 811180Y

B
SEE SHEET 2



B
SEE SHEET 2



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ORIGINAL SHEET SIZE A3	SHEET 5
REF: 8884/1	VERSION: 4

LICENSED SURVEYOR: GEOFF W. HUMPHREY

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

For the purpose of this restriction:

- a) A dwelling means a building that contains self contained living accommodation but does not include any garage whether attached to the dwelling or not.
- b) A building means any structure (including a garage) except a fence.
- c) All distances shown are in metres.
- d) Except for minimum front, side and rear setbacks, if a conflict shall exist between any provision in this restriction and Part 4 of the Building Regulations or any instrument replacing it, then the provisions of the latter shall apply.

Land to benefit: Lots 101 to 112 (both inclusive), 115 to 131 (both inclusive) and 134 to 140 (both inclusive).

Land to be burdened: Lots 101 to 112 (both inclusive), 115 to 131 (both inclusive) and 134 to 140 (both inclusive).

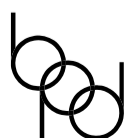
Description of Restriction:

- 1) 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, construct or permit to be constructed;
 - a) In the case of lots containing a dwelling envelope zone, as shown on sheets 7, 8 and 9 of this plan, any dwelling outside the area shown "hatched" on sheets 7, 8 and 9 on this plan and;
 - b) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Melton City Council.

- 2) 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;
 - a) Construct or allow to be constructed any building, or structure other than a building, that is not in accordance with the design guidelines endorsed by the Melton City Council under Town Plan Permit No. PA2017/5494/1 as amended from time to time.

A copy of the building design guidelines is available at the following website serenityrockbank.com.au.

These restrictions will cease to affect any of the burdened lots seven years after registration of this plan.



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SHEET SIZE A3

SHEET 6

REF: 8884/1

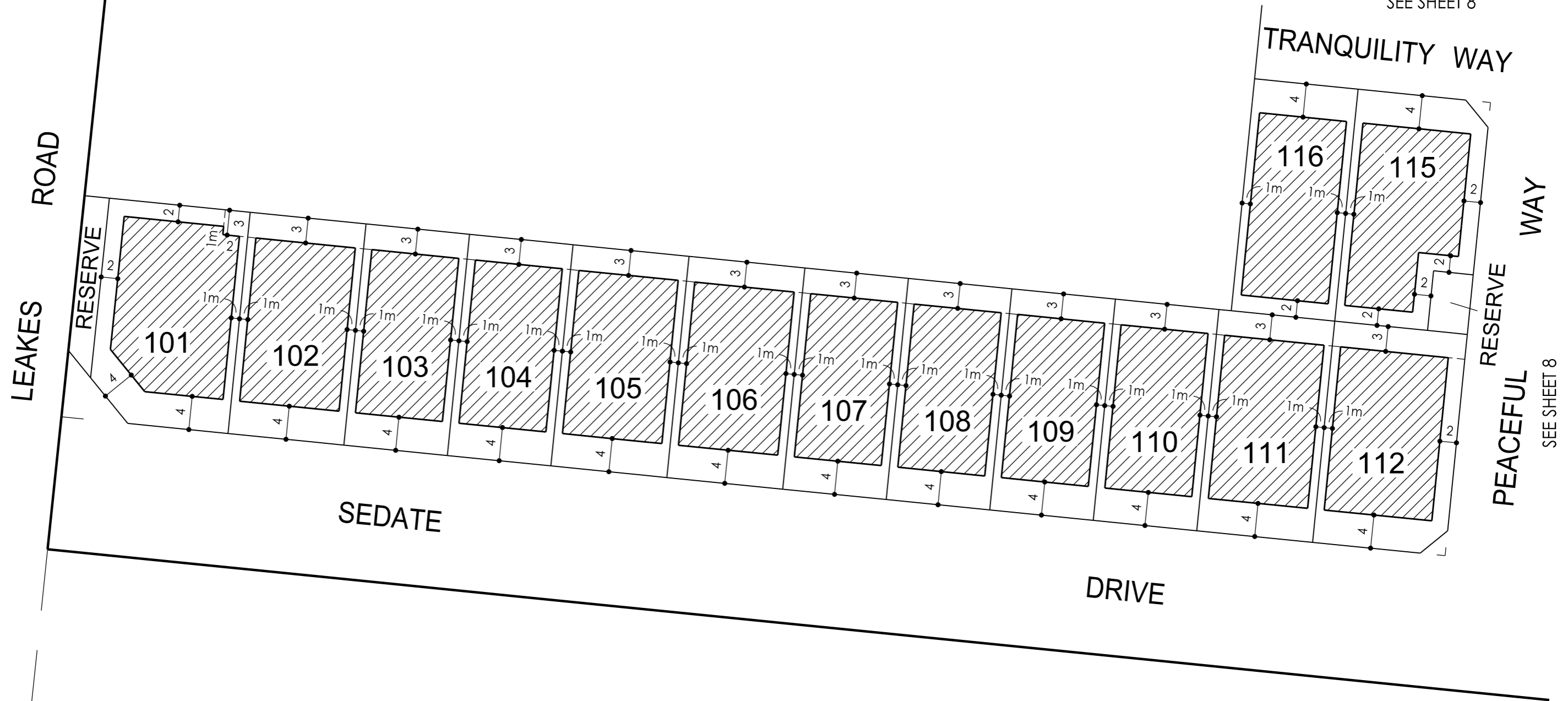
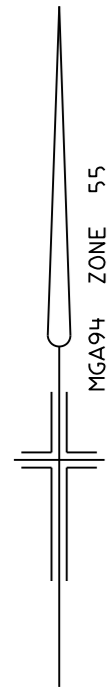
VERSION: 4

LICENSED SURVEYOR: GEOFF W. HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811180Y

SEE SHEET 8



SEE SHEET 8

SEDATE

DRIVE

GREIGS ROAD

* LOTS UNDER 300m² DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

EASEMENT REQUIREMENT:
WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE ABOVE THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT AUTHORITY.

DWELLING ENVELOPE ZONE 



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REF: 8884/1 VERSION: 4
LICENSED SURVEYOR: GEOFF W. HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 7

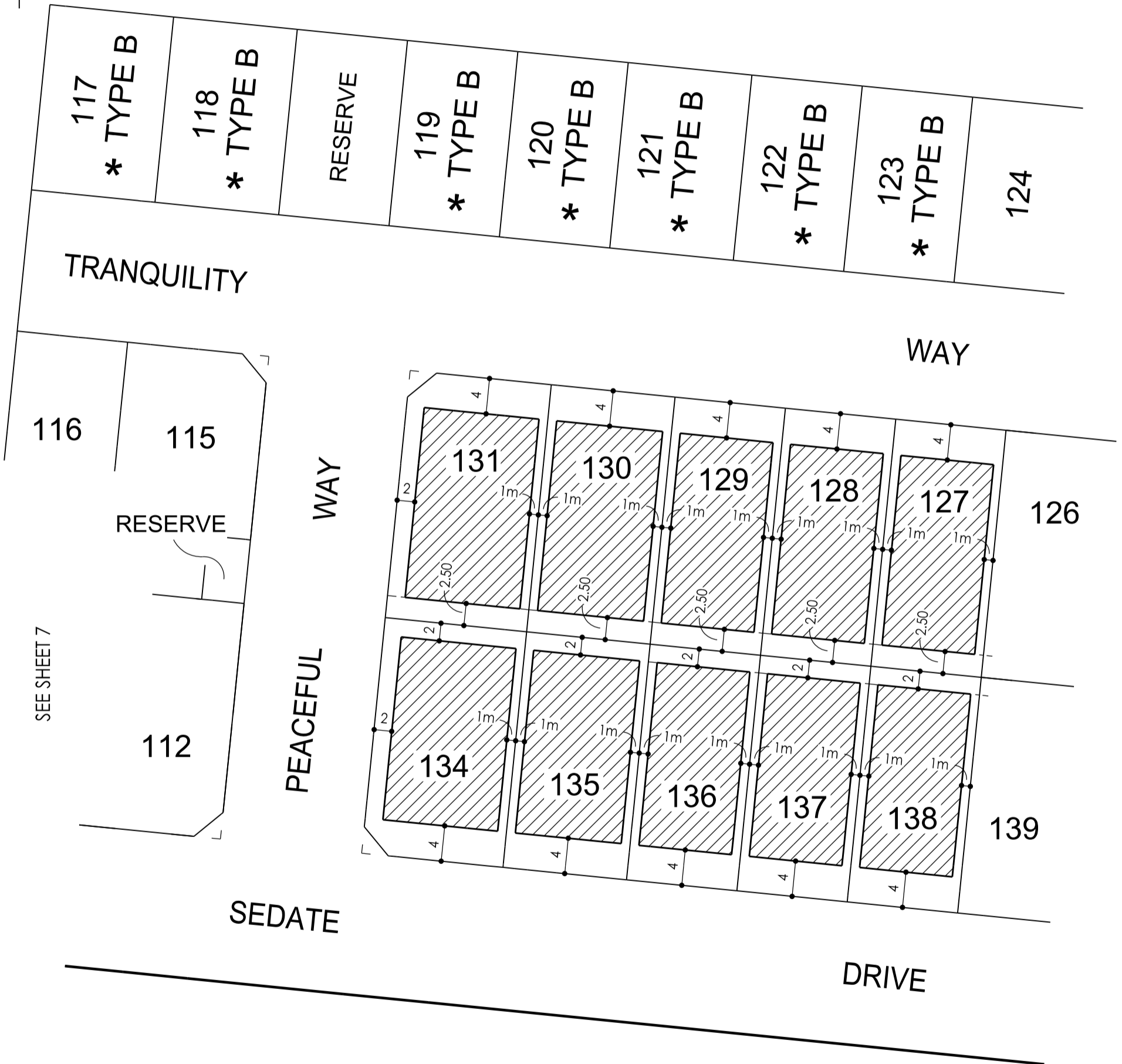
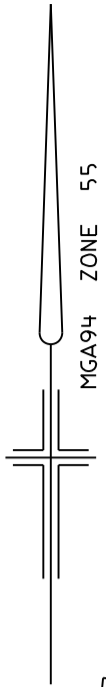
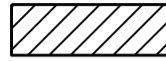
PLAN OF SUBDIVISION

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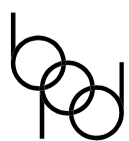
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DWELLING ENVELOPE ZONE



SEE SHEET 7

SEE SHEET 9



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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 8

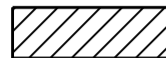
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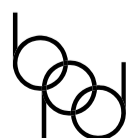
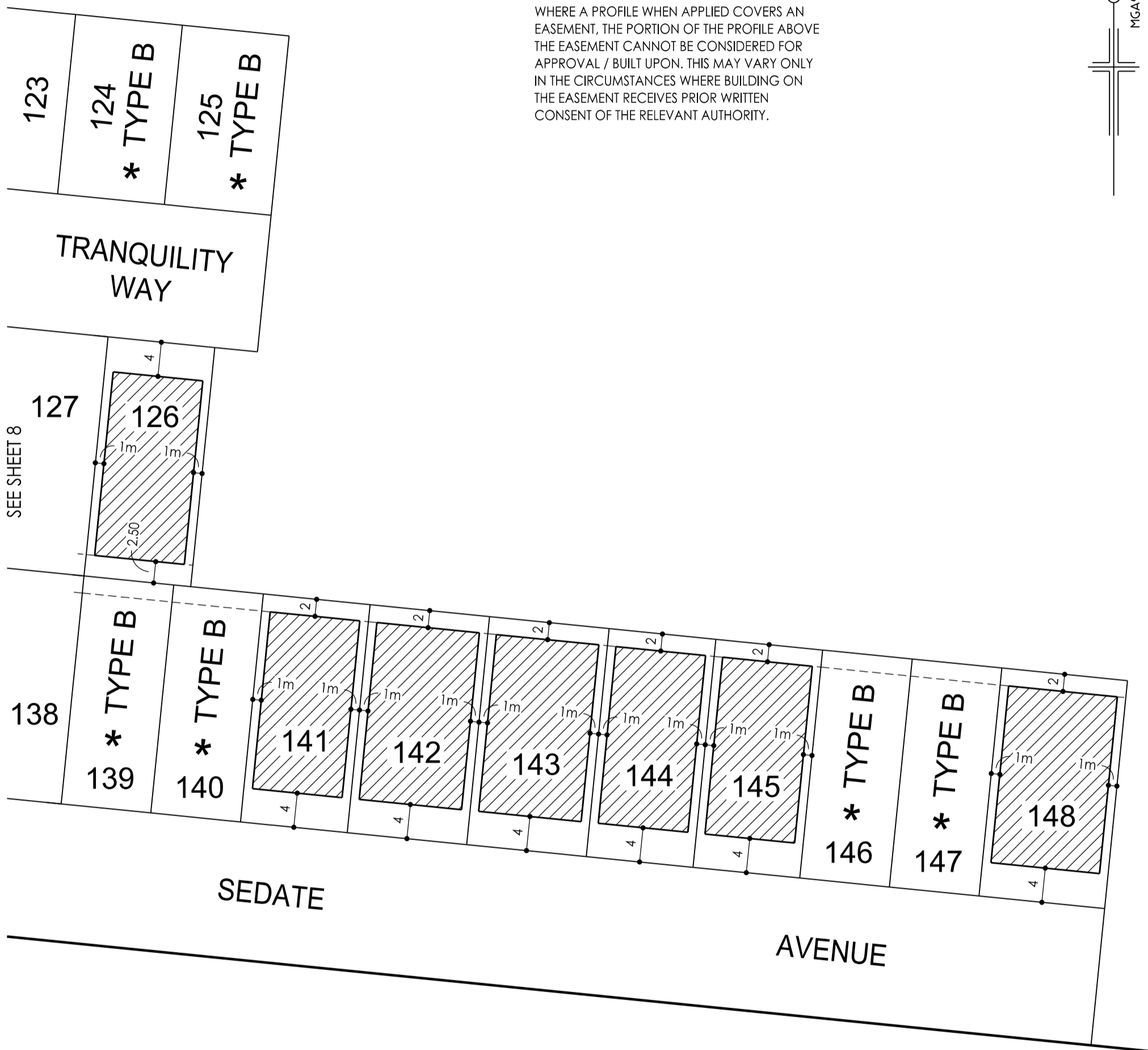
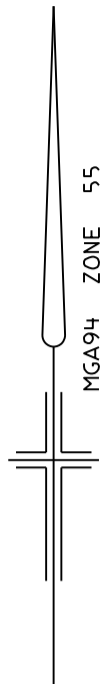
LICENSED SURVEYOR: GEOFF W. HUMPHREY

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DWELLING ENVELOPE ZONE



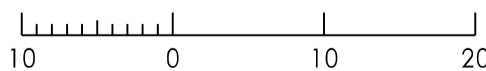
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 9

REF: 8884/1

VERSION: 4

LICENSED SURVEYOR: GEOFF W. HUMPHREY