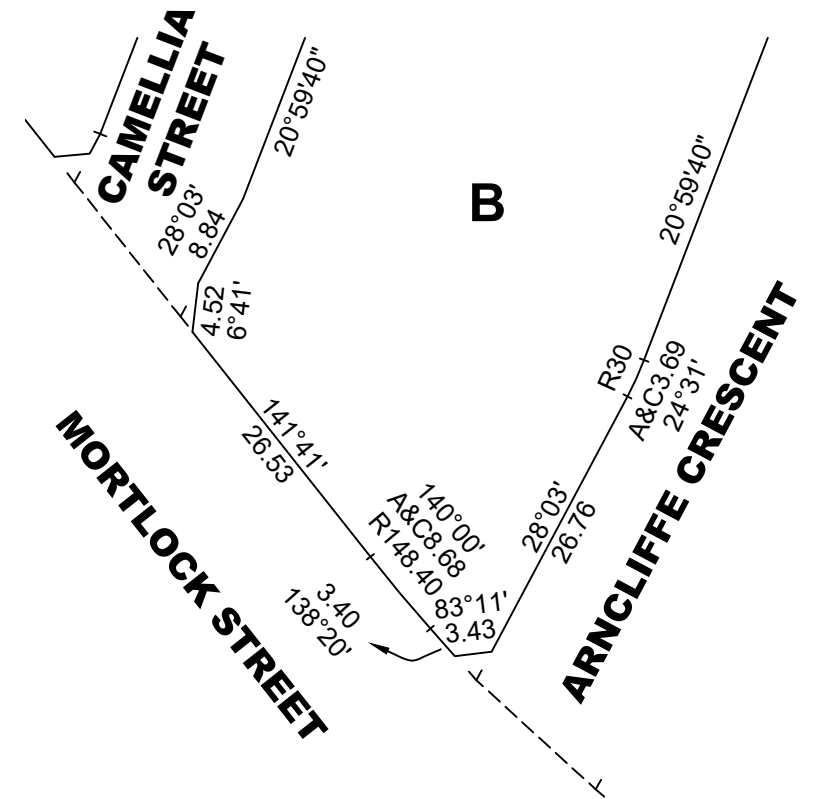
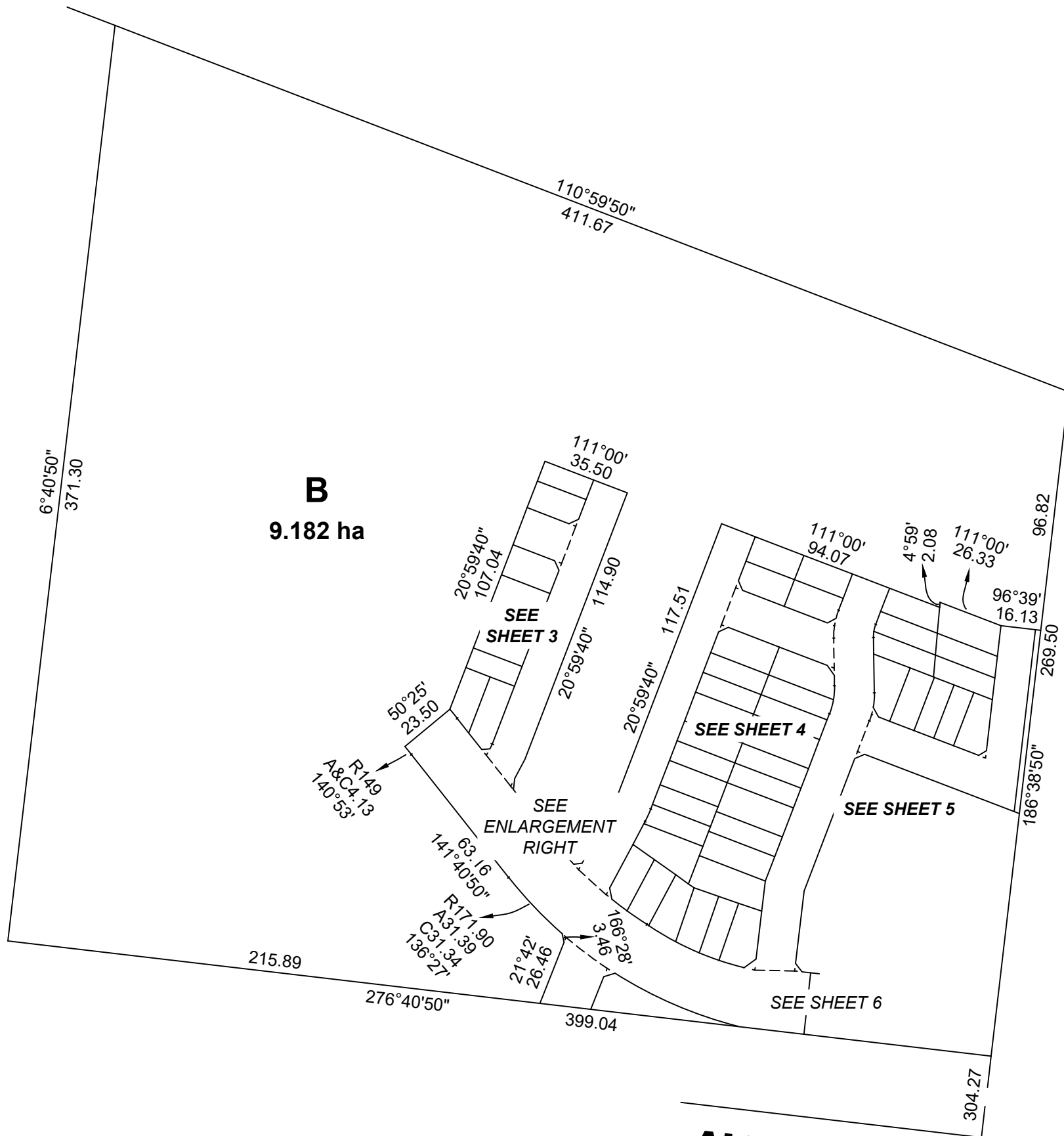


SUBDIVISION ACT 1988				PLAN OF SUBDIVISION		EDITION 1		PLAN NUMBER PS911066P	
<div>LOCATION OF LAND</div> <div>PARISH: KOROROIT</div> <div>TOWNSHIP: ----</div> <div>SECTION: C</div> <div>CROWN ALLOTMENT: 3</div> <div>CROWN PORTION: ----</div> <div>TITLE REFERENCES: VOL.11150 FOL.427</div> <div>----</div> <div>LAST PLAN REFERENCE: LAND IN PC371993S</div> <div>POSTAL ADDRESS: 972-1006 MOUNT COTTRELL</div> <div>(at time of subdivision) ROAD COBBLEBANK, VIC 3338</div> <div>MGA CO-ORDINATES: E 289 990 ZONE: 55</div> <div>(of approximate centre of N 5 822 770 GDA 2020</div> <div>land in plan)</div>						COUNCIL NAME : MELTON CITY COUNCIL			
VESTING OF ROADS OR RESERVES						BALMORAL NORTH ESTATE - RELEASE 1			
IDENTIFIER		COUNCIL / BODY / PERSON							
ROAD R-1 ROAD R-2 RESERVE No.1		MELTON CITY COUNCIL HEAD, TRANSPORT FOR VICTORIA MELTON CITY COUNCIL							
						NUMBER OF LOTS IN THIS PLAN: 50 LOTS & 2 BALANCE LOTS			
						TOTAL AREA OF LAND IN THIS PLAN: 12.78 ha (INCLUDING 10.02 ha BALANCE)			
						DEPTH LIMITATION: DOES NOT APPLY			
NOTATIONS									
<div>LOTS 1-100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>OTHER PURPOSE OF THIS PLAN:</div> <div>CREATION OF RESTRICTION No.1</div> <div>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 BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND .</div> <div>BURDENED LAND: LOTS 101 - 150 (BURDENED LOTS)</div> <div>BENEFITED LAND: LOTS 101 - 150 (BENEFITED LOTS)</div> <div>RESTRICTION: THE BURDENED LAND MUST NOT BE USED OR DEVELOPED OTHER THAN IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE MEMORANDUM OF COMMON PROVISIONS WITH DEALING NUMBER: AA _____.</div> <div>EXPIRY DATE: 31st DECEMBER 2035.</div>					<div>CREATION OF RESTRICTION No.2</div> <div>FOR RESTRICTION DETAILS REFER TO SHEET 7.</div>				
EASEMENT INFORMATION								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). ----- 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					
REF: 24264/1		VERSION: M		DATE: 27/06/25 24264-1-PS-M.dwg		ORIGINAL SHEET SIZE A3		SHEET 1 OF 7 SHEETS	
<div>REEDS</div> <div>CONSULTING</div>				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			



ENLARGEMENT
NOT TO SCALE

REF: **24264/1** VERSION: **M** DATE: 27/06/25
24264-1-PS-M.dwg



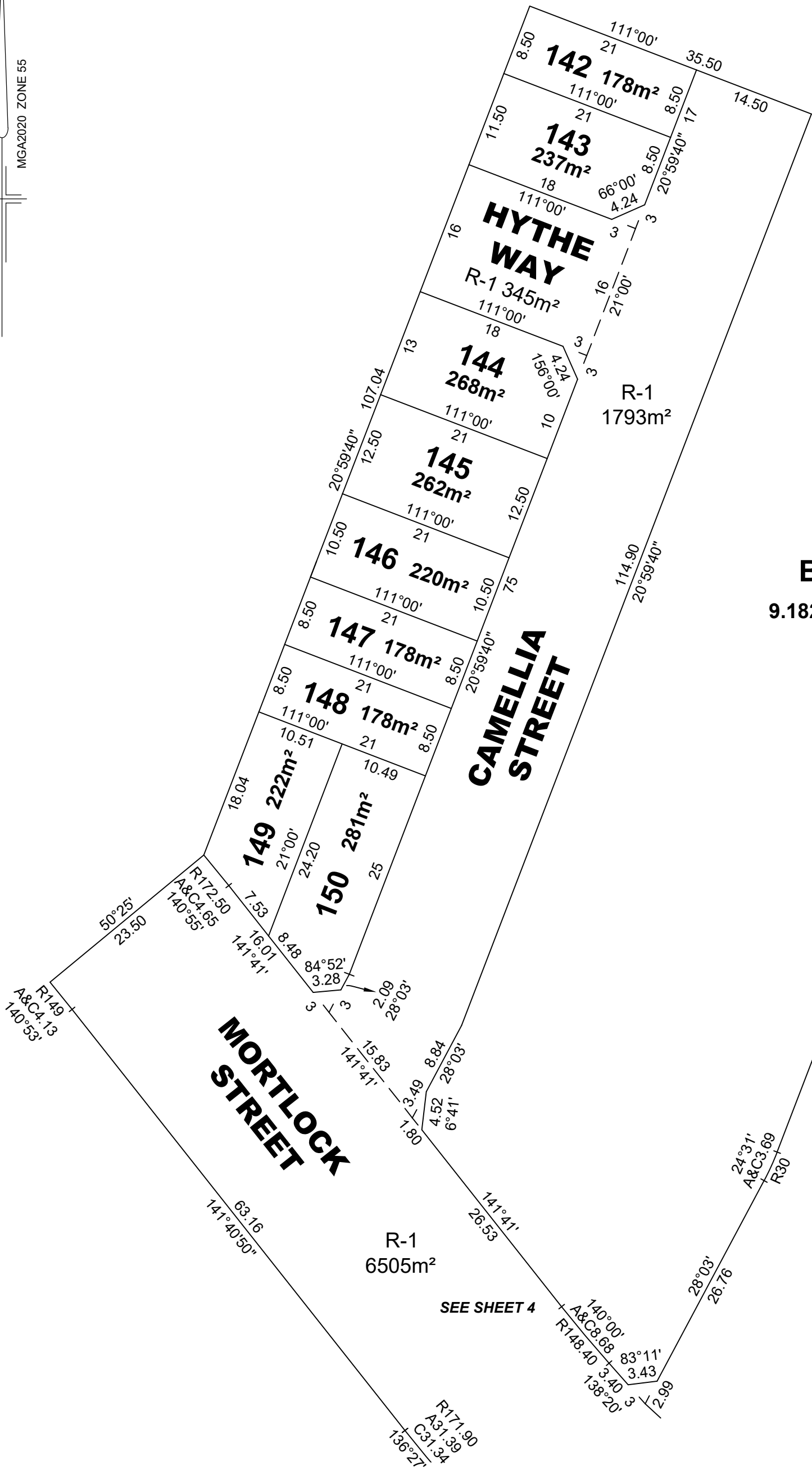
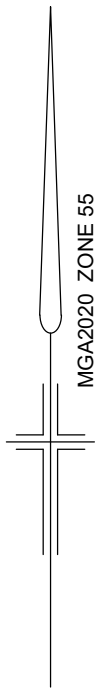
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

SCALE 1:2000 50 0 50
LENGTHS ARE IN METRES

LICENSED SURVEYOR
..... THOMAS ANDREW MILLAR

ORIGINAL SHEET
SIZE A3

SHEET 2

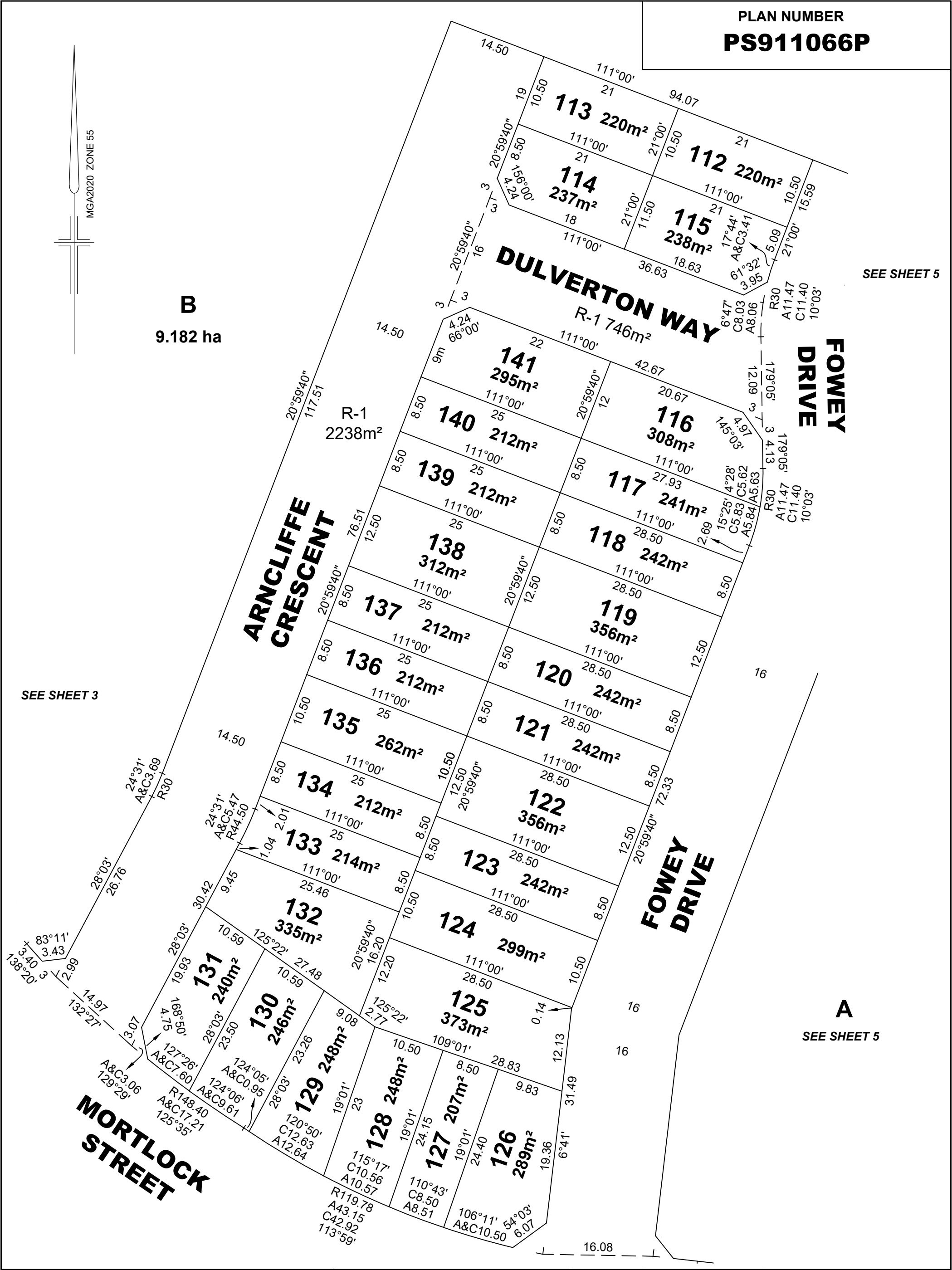


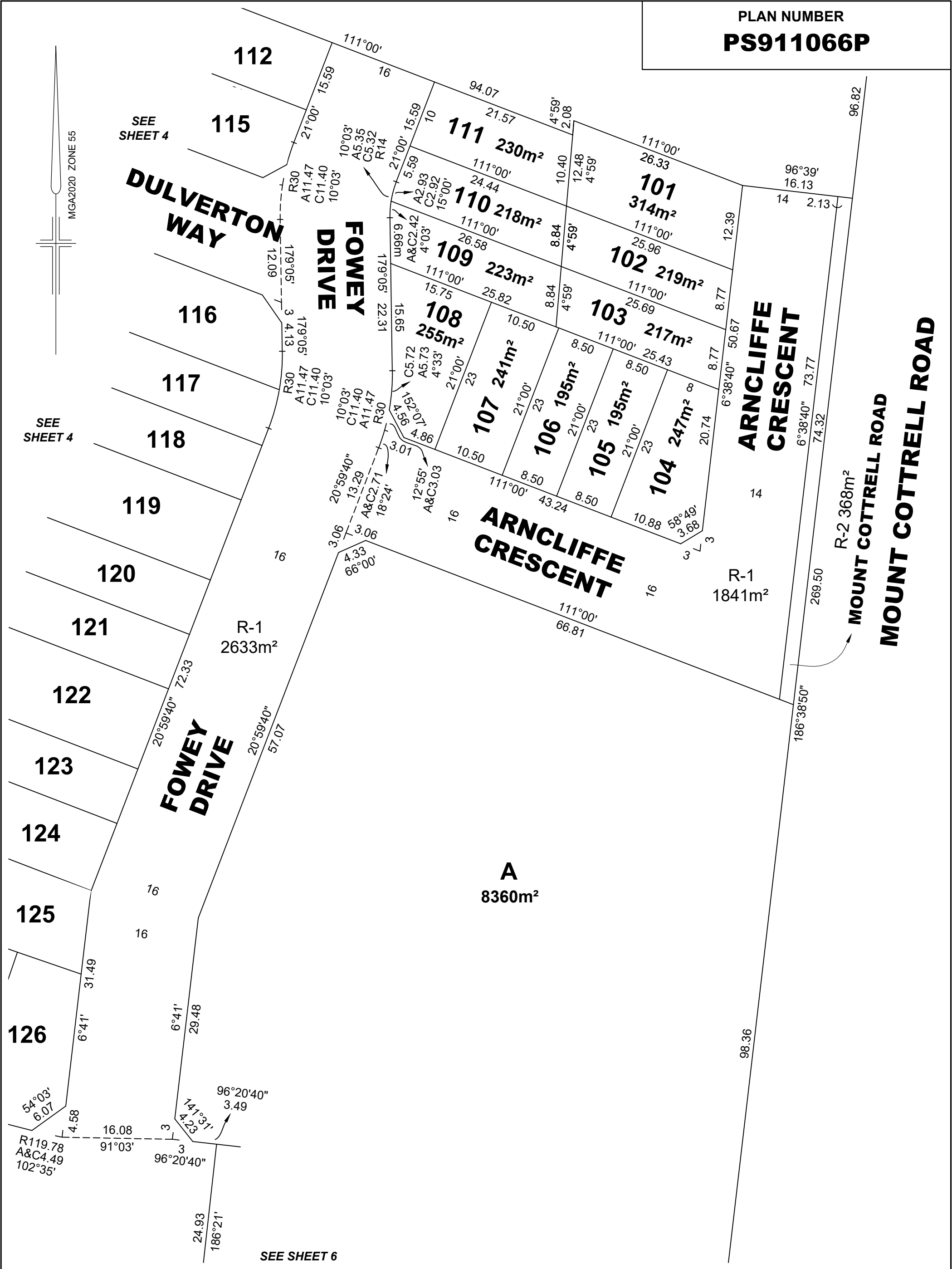
B
9.182 ha

**ARNCLIFFE
CRESCENT**

SEE SHEET 4

SEE SHEET 4





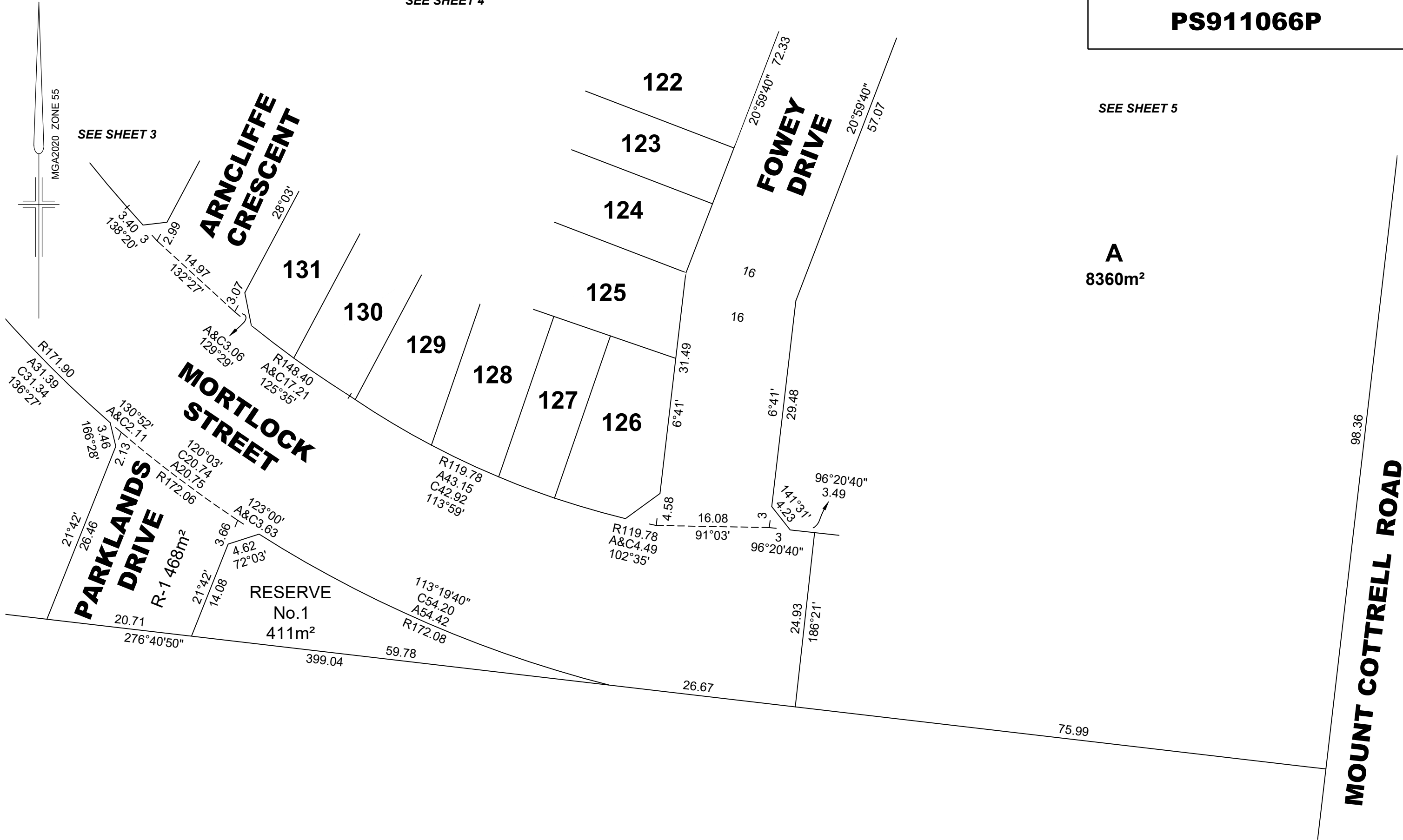
REF: 24264/1		VERSION: M	DATE: 27/06/25 24264-1-PS-M.dwg	SCALE 1:500	<div><div></div><div>100m</div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE A3	SHEET 5
<div>REEDS CONSULTING</div> <div>Reeds Consulting Pty Ltd Lvl 16, 501 Swanston Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au</div>				LICENSED SURVEYOR THOMAS ANDREW MILLAR			

SEE SHEET 4

PLAN NUMBER
PS911066P

SEE SHEET 5

A
8360m²



REF: 24264/1
VERSION: M
DATE: 27/06/25
24264-1-PS-M.dwg

REEDS
CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

SCALE 1:500
10 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR
..... THOMAS ANDREW MILLAR

ORIGINAL SHEET
SIZE A3
SHEET 6

CREATION OF RESTRICTION No.2

PLAN NUMBER
PS911066P

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
102	101, 103, 110
103	102, 104, 105, 106
104	103, 105
105	103, 104, 106
106	103, 105, 107
107	104, 106, 108
108	104, 107
109	103, 107, 108, 110
110	102, 109, 111
111	101, 110
112	113, 115
115	112, 114
117	116, 118, 140
118	117, 119, 139
120	119, 121, 137
121	120, 122, 136
123	122, 124, 133, 134
124	123, 125, 132, 133

BURDENED LOTS SUBJECT TO 'TYPE B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
113	112, 114
114	113, 115
126	125, 127
127	125, 126, 128
128	125, 127, 129
129	125, 128, 130, 132
130	129, 131, 132
131	130, 132
133	123, 124, 132, 134
134	122, 123, 133, 135
135	122, 134, 136
136	121, 135, 137
137	120, 136, 138
139	118, 138, 140
140	117, 139, 141
141	116, 140
142	143
143	142
144	145
145	144, 146
146	145, 147
147	146, 148
148	147, 149, 150
149	148, 150
150	148, 149

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.