PLAN OF SUBDIVISION

EDITION 1

PS543210K/S263

LOCATION OF LAND

PARISH: WERRIBEE

REFER TO REGISTERED MASTER PLAN FOR CROWN DESCRIPTIONS

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot S263 on PS543210K

POSTAL ADDRESS: (at time of subdivision) Gymbowen Avenue Eynesbury 3338

MGA 94 CO-ORDINATES: (of approx centre of land in plan) E: 282 800 N: 5 814 730 ZONE: 55

Council Name: Melton City Council

Council Reference Number: SUB7339
Planning Permit Reference: PA2026.9732.1
SPEAR Reference Number: S247431V

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Tiahn Deller for Melton City Council on 30/10/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Roads R122	Melton City Council

NOTATIONS

DEPTH LIMITATION: Does Not Apply

SURVEY:
This plan is based on survey.

STAGING:
This is a staged subdivision.
Planning Permit No. WYP14036/23.

EYNESBURY - Stage 263
(Eynesbury Marketing Stage 26C)
Area of Release: 2.901ha
No. of Lots: 51 Lots & Balance Lot S264

NOTATIONS

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS
For details of any Owners Corporations including purpose, responsibility, entitlement & liability see owners corporation search report, owners corporation additional information and if applicable, owners corporation rules.

OTHER PURPOSE OF PLAN
To remove that part of easement E-76 created on PS543210K in so far as it lies within Road R122 herein.
GROUNDS FOR REMOVAL:
By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	EASEMENTS E-1 TO E-39 HAVE BEEN OMITTED FROM THIS PLAN			
E-40*	Drainage	See Diag.	PS543210K	Melton City Council
	EASEMENTS E-41 TO E-74 HAVE BEEN OMITTED FROM THIS PLAN			
E-75	Sewerage	See Diag.	PS543210K	Greater Western Water Corporation
E-76	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Greater Western Water Corporation
E-76*	Drainage	See Diagram	PS543210K	Melton City Council
	Sewerage			Greater Western Water Corporation
	EASEMENTS E-77 TO E-80 HAVE BEEN OMITTED FROM THIS PLAN			
E-81	Carriageway	See Diag.	PS543210K	Wyndham City Council

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SURVEYORS FILE REF: Ref. 09283-26C Ver. 6

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 7

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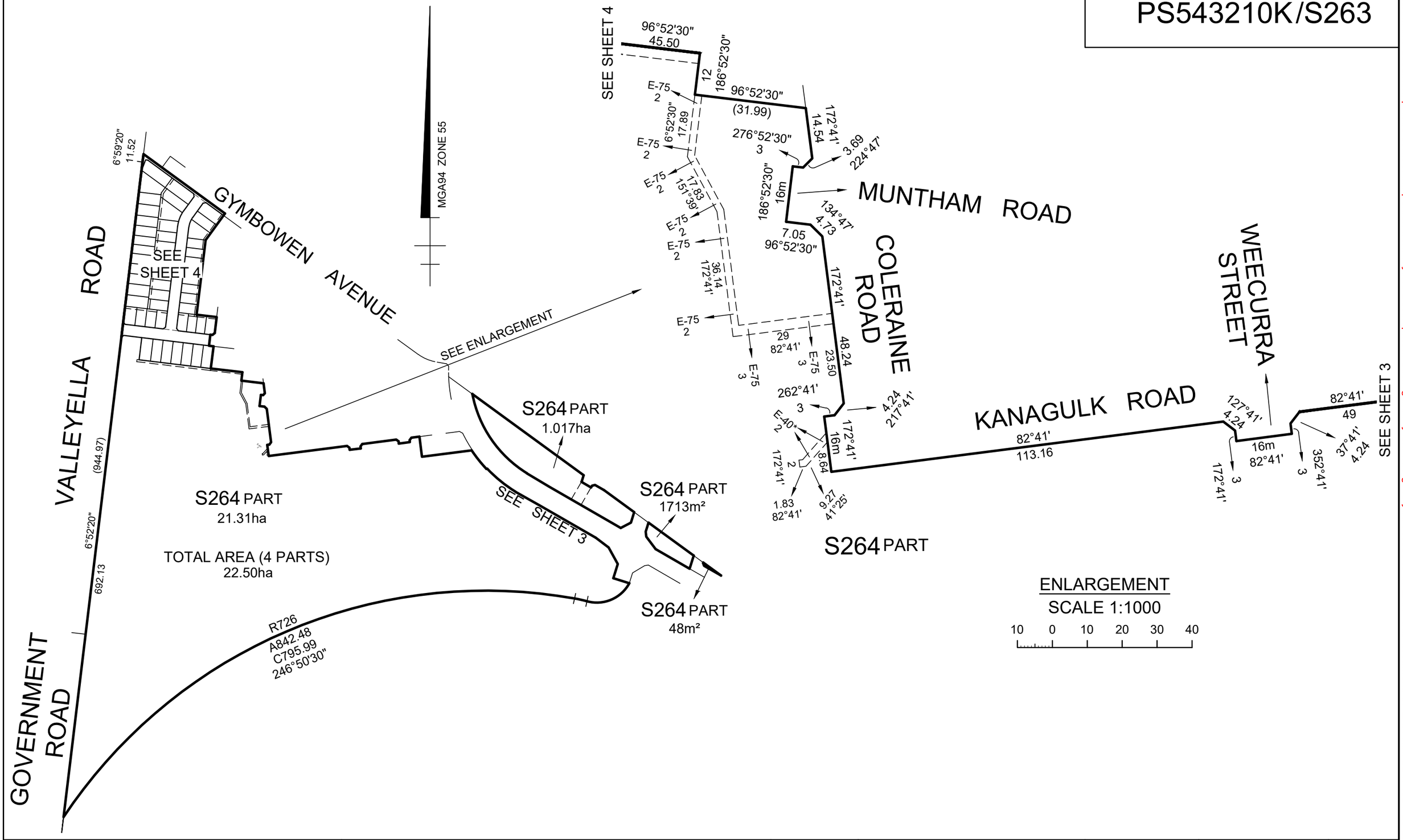

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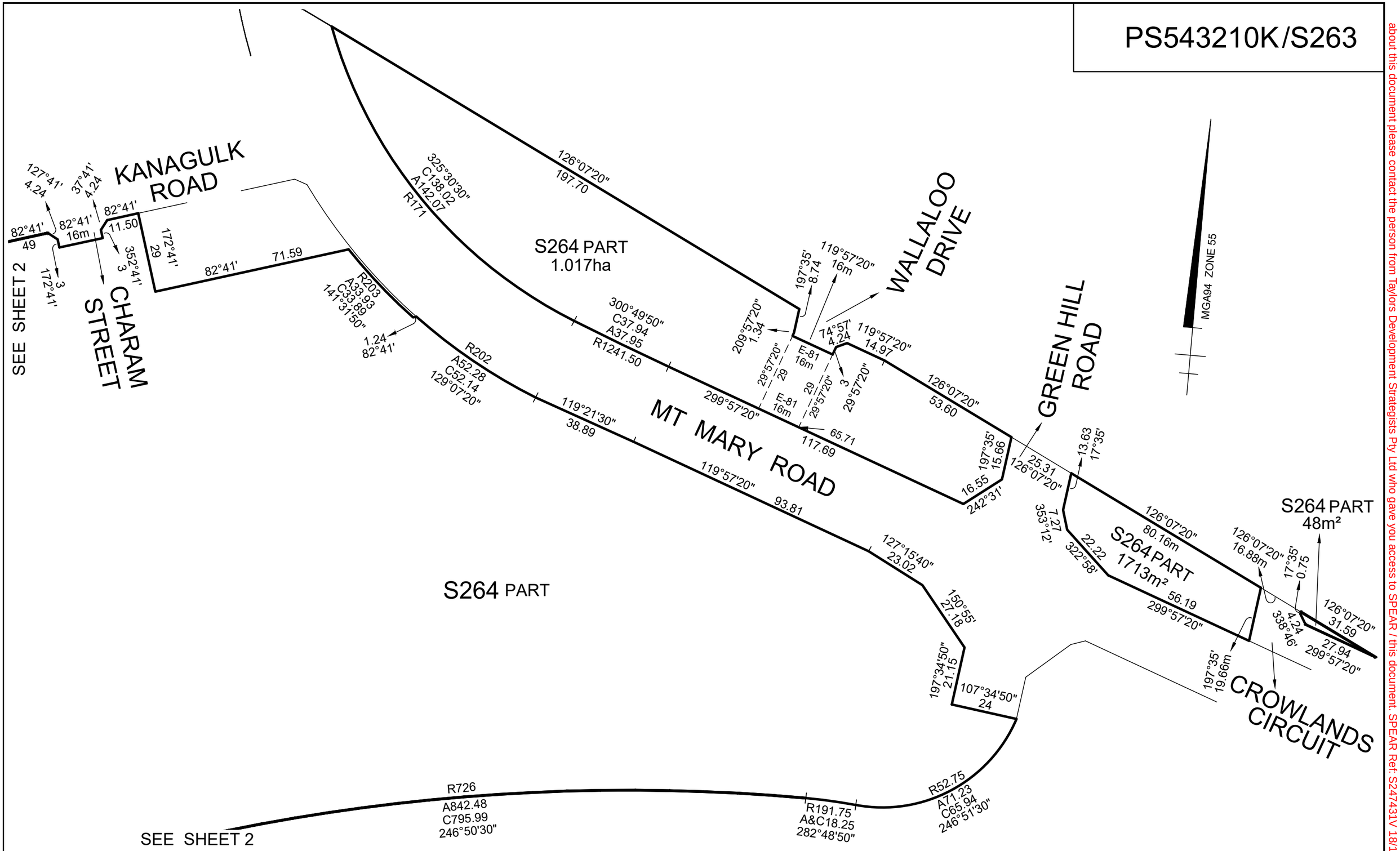

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SCALE		ORIGINAL SHEET		
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PS543210K/S263

MGA94 ZONE55

GYMBOWEN AVENUE

GYMBOWEN AVENUE

6°59'20"
11.52

126°07'20"

144.42

216°07'30"
(47.13)

26151
26150
26149
26148
26147
26146
26145
26144
26143
26142
26141
26140
26139
26138
26137
26136
26135
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26116
26115
26114
26113
26112
26111
26110
26109
26108

SEE SHEET 5

SEE SHEET 6

VALLEYELLA ROAD

944.97

6°52'20"

WINNINBURN STREET

107.68

186°52'30"

96°52'30"
29

23

186°52'30"

BULART STREET

MIAKITE ROAD

SEE SHEET 7

4.24
51°52'

26
96°52'30"

6°52'30"
32

186°52'30"
16m

3
276°52'30"

MIAKITE ROAD

96°52'30"
6.50

26107
26106
26105
26104
26103
26102
26101

32
186°52'30"

96°52'30"
(149)

96°52'30"
45.50

12
186°52'30"

692.13

S264 PART
SEE SHEET 2

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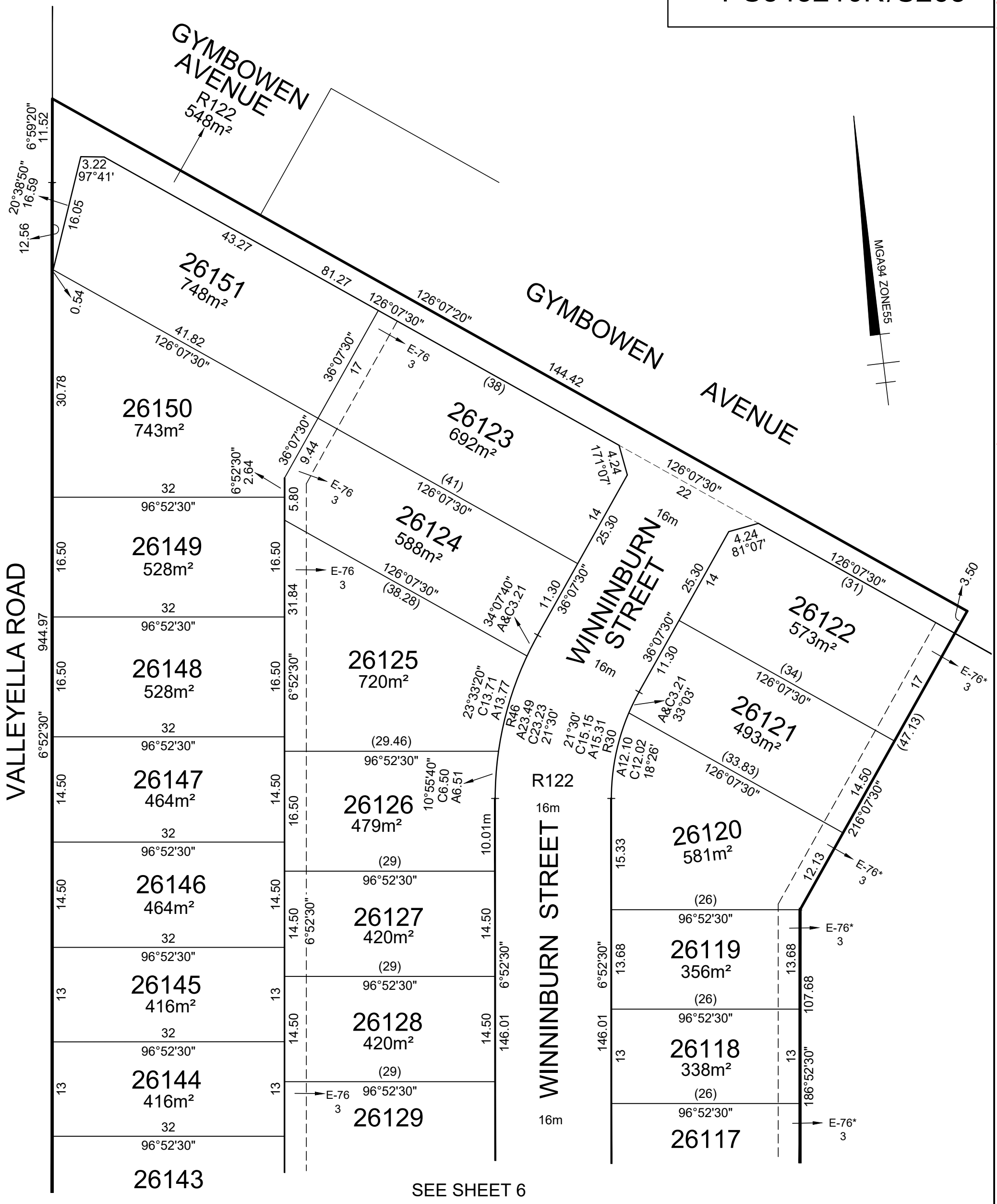

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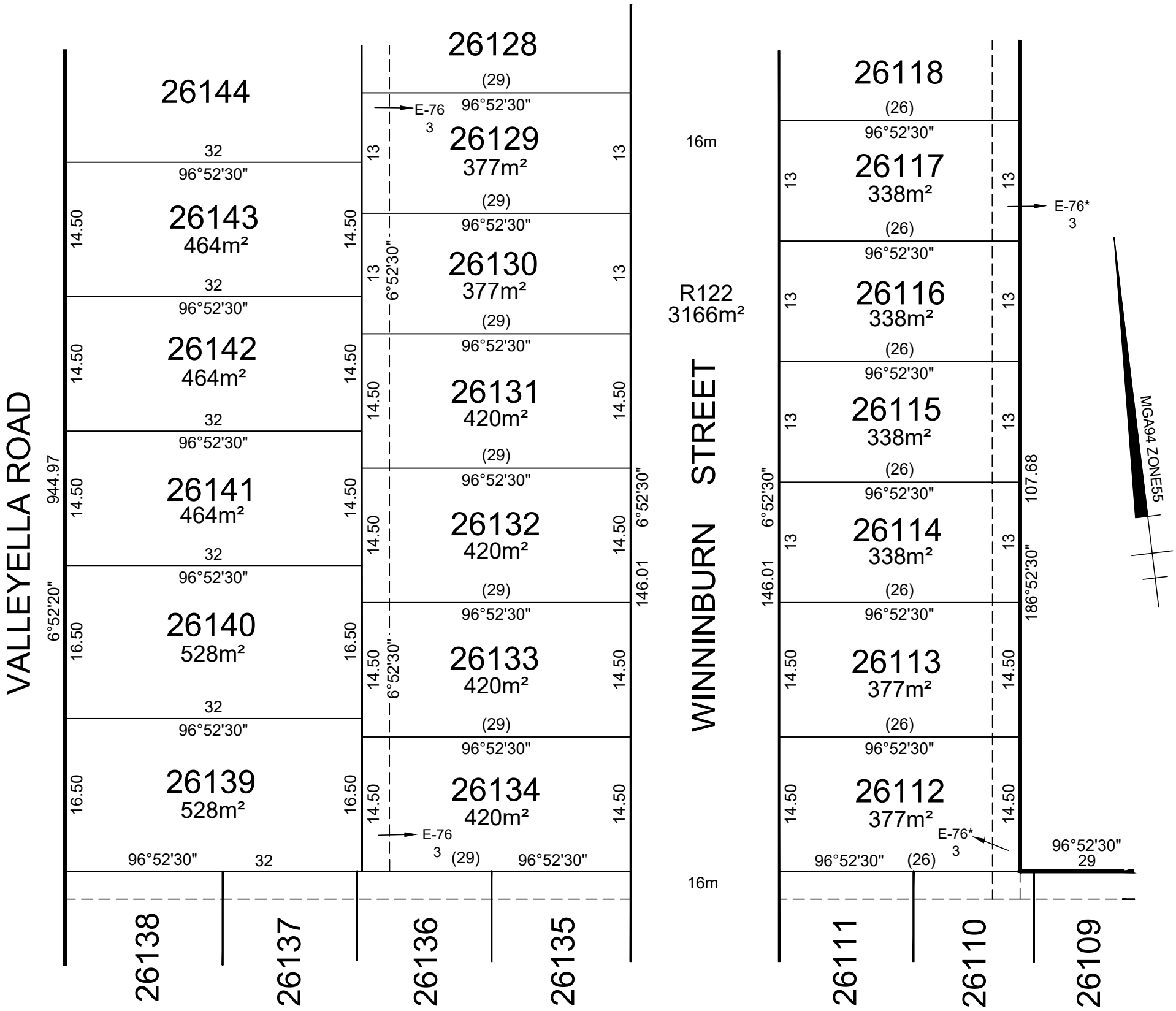

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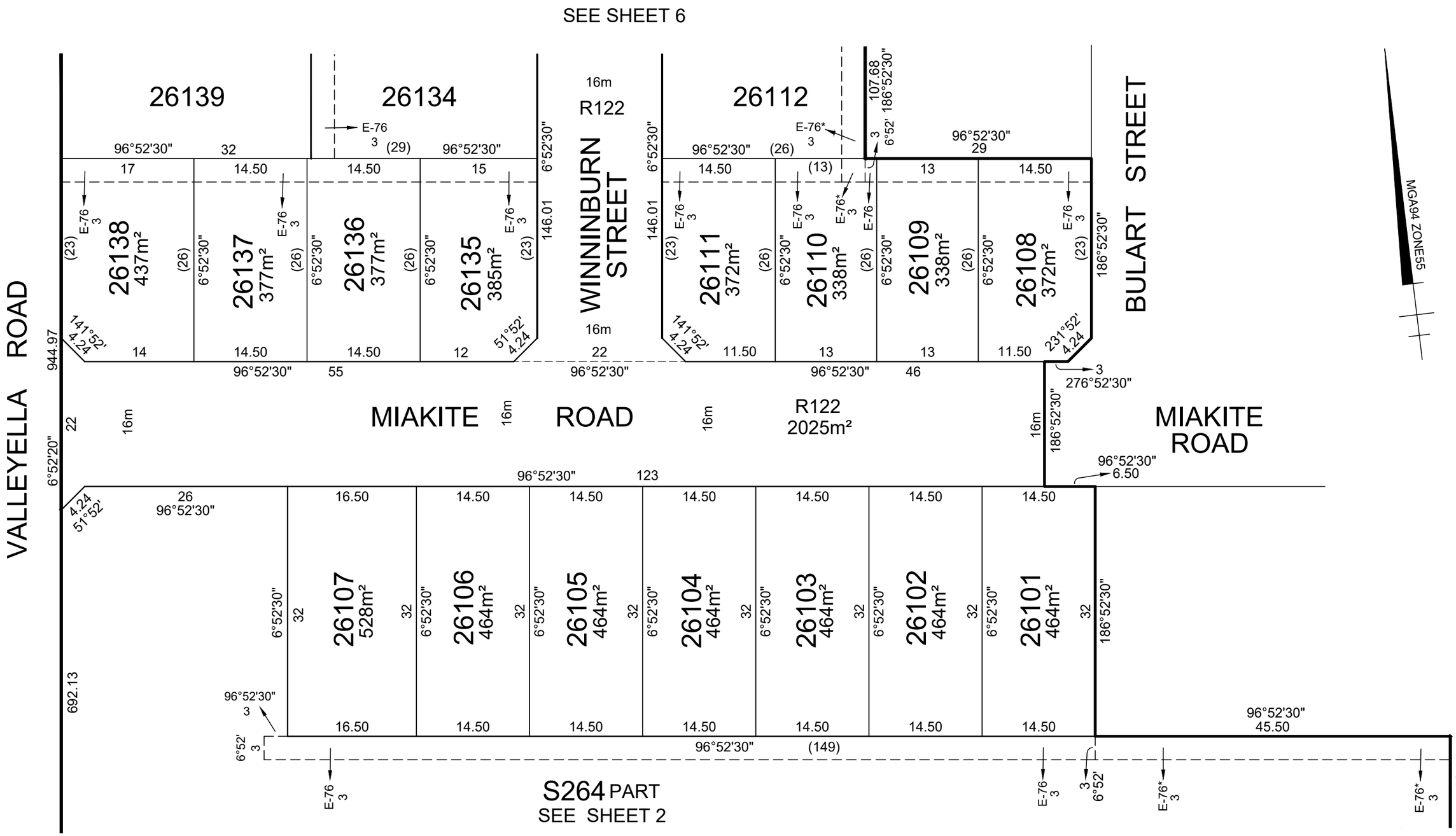

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OWNERS CORPORATION SCHEDULE

PS543210K/S263

Owners Corporation No. 2 — Plan No. PS543210K

Land affected by Owners Corporation: ALL OF THE LOTS IN THE TABLE BELOW

Limitations of Owners Corporation: Unlimited

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	510	510
Balance of existing OC	0	0
Overall Total	510	510

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
26101	10	10	26150	10	10						
26102	10	10	26151	10	10						
26103	10	10									
26104	10	10									
26105	10	10									
26106	10	10									
26107	10	10									
26108	10	10									
26109	10	10									
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26148	10	10									
26149	10	10									

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