PLAN OF SUBDIVISION

EDITION 1

PS543210K/S264

LOCATION OF LAND

PARISH: WERRIBEE

REFER TO REGISTERED MASTER PLAN FOR CROWN DESCRIPTIONS

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot S124 on PS543210K

POSTAL ADDRESS: (at time of subdivision) Mt Mary Road Eynesbury 3338

MGA 94 CO-ORDINATES: (of approx centre of land in plan) E: 283 240 ZONE: 55 N: 5 814 365

Council Name: Melton City Council

Council Reference Number: SUB7340
Planning Permit Reference: PA2026.9732.1
SPEAR Reference Number: S247575S

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 05/11/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R123	Melton City Council
Reserve No.'s 168 & 169	Melton City Council
Reserve No.172	Powercor Australia Ltd.

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 264
(Eynesbury Marketing Stage 26D)
Area of Release: 5.010ha
No. of Lots: 64 Lots, Superlot S271 and Balance Lot S265.

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.

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.	This Plan	Melton City Council
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.	This Plan	Greater Western Water Corporation
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

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Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*

SURVEYORS FILE REF: Ref. 09283-26D Ver. 7

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 7

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PS543210K/S264

MIAKITE ROAD

VALLEYELLA ROAD

51°52' 4.24
96°52'30" 26
6°52'20" 692.13
96°52'30" 32 186°52'30"
6°52' 3
96°52'30" 149
E-76* 3
E-76* 3
S265 (PART)
12 186°52'30"
96°52'30" (31.99)
E-75* 2
6°52'30" 17.89
E-75* 2
E-75* 2 17.83 151°39'
276°52'30" 3
172°41' 14.54
3.69 224°47'
186°52'30" 16m
MUNTHAM ROAD
134°47' 4.73
7.05 96°52'30"
172°41'
36.14 172°41'
E-75* 2
29 82°41'
E-75* 3
E-75* 3
23
48.24
COLERAINE ROAD
262°41' 3
4.24 217°41'
E-40* 2
172°41' 16m
8.64
172°41' 2
1.83 82°41'
27 6°41'25"
S265 (PART)
KANAGULK ROAD
82°41' 113.16
MGA94 ZONE 55
WEECURRA STREET
121°41' 4.24
82°41' 49
23
4.24 42°41'
16m 82°41'
3 352°41'
3 172°41'
SEE SHEET 3

SEE ENLARGEMENT

VALLEYELLA ROAD
6°52'20" 692.13

S265 (PART)
(16.30ha)
TOTAL AREA (3 PARTS)
16.48ha

SEE SHEET 3

S265 (PART)
(1713m²)

S265 (PART)
(48m²)

GOVT. ROAD
57°45' C594.08 A612.05
R726 A842.48 C795.99 246°50'30"

ENLARGEMENT
SCALE 1:1000
10 0 10 20 30 40

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SCALE		ORIGINAL SHEET		SHEET
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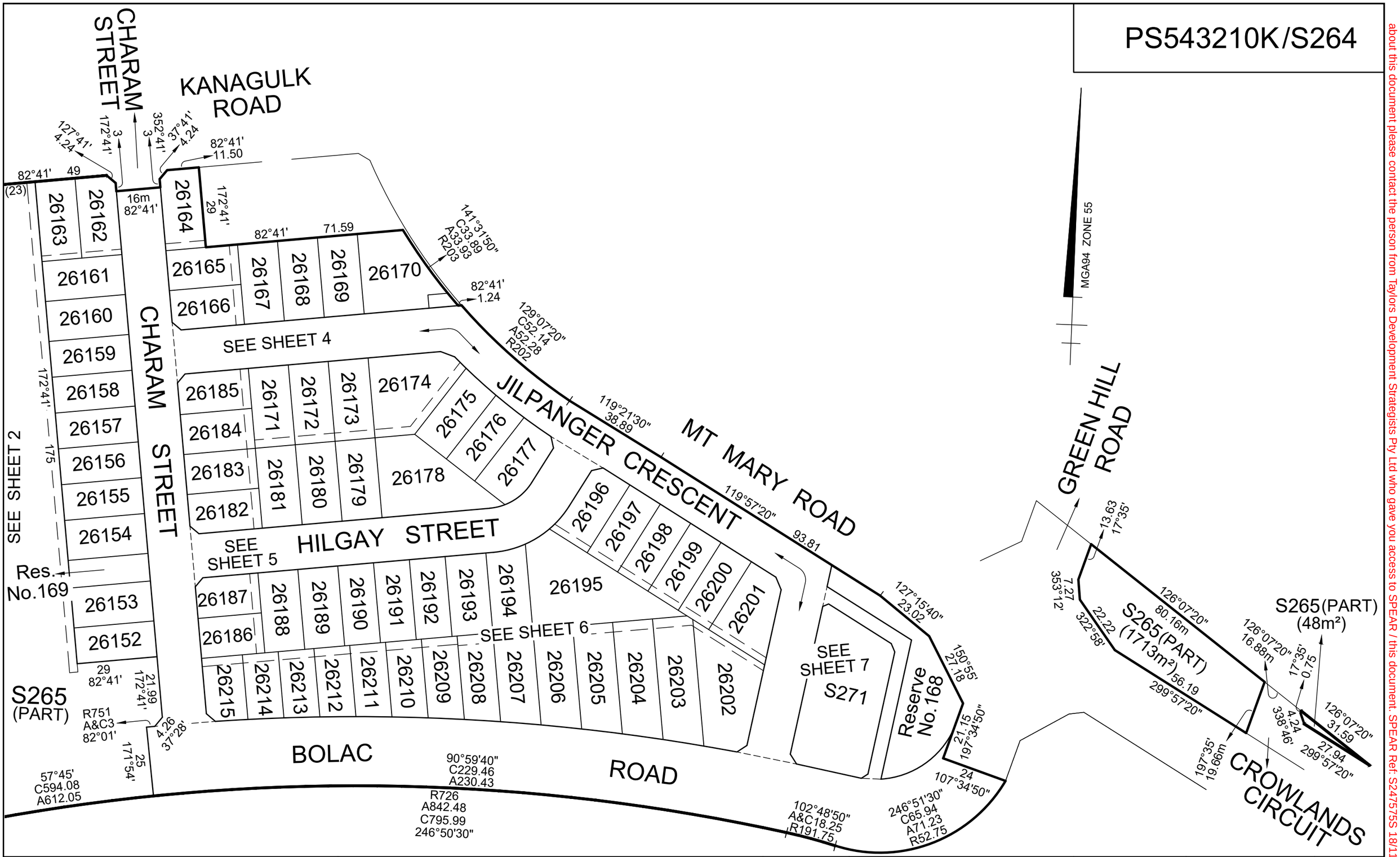

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PS543210K/S264

KANAGULK ROAD

CHARAM STREET

CHARAM STREET

MT MARY ROAD

JILPANGER CRESCENT

MGA94 ZONE55

S265(PART)

SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

R123

R123

Reserve No.172
43m²
(Powercor Australia Ltd)

26159 377m²
26158 377m²
26157 377m²
26156
26163 420m²
26162 416m²
26164 416m²
26161 420m²
26160 420m²
26165 377m²
26166 372m²
26167 420m²
26168 420m²
26169 420m²
26170 677m²
26185 372m²
26184 377m²
26183
26171 420m²
26172 420m²
26173 420m²
26174 764m²
26175
26181
26180
26179
26178

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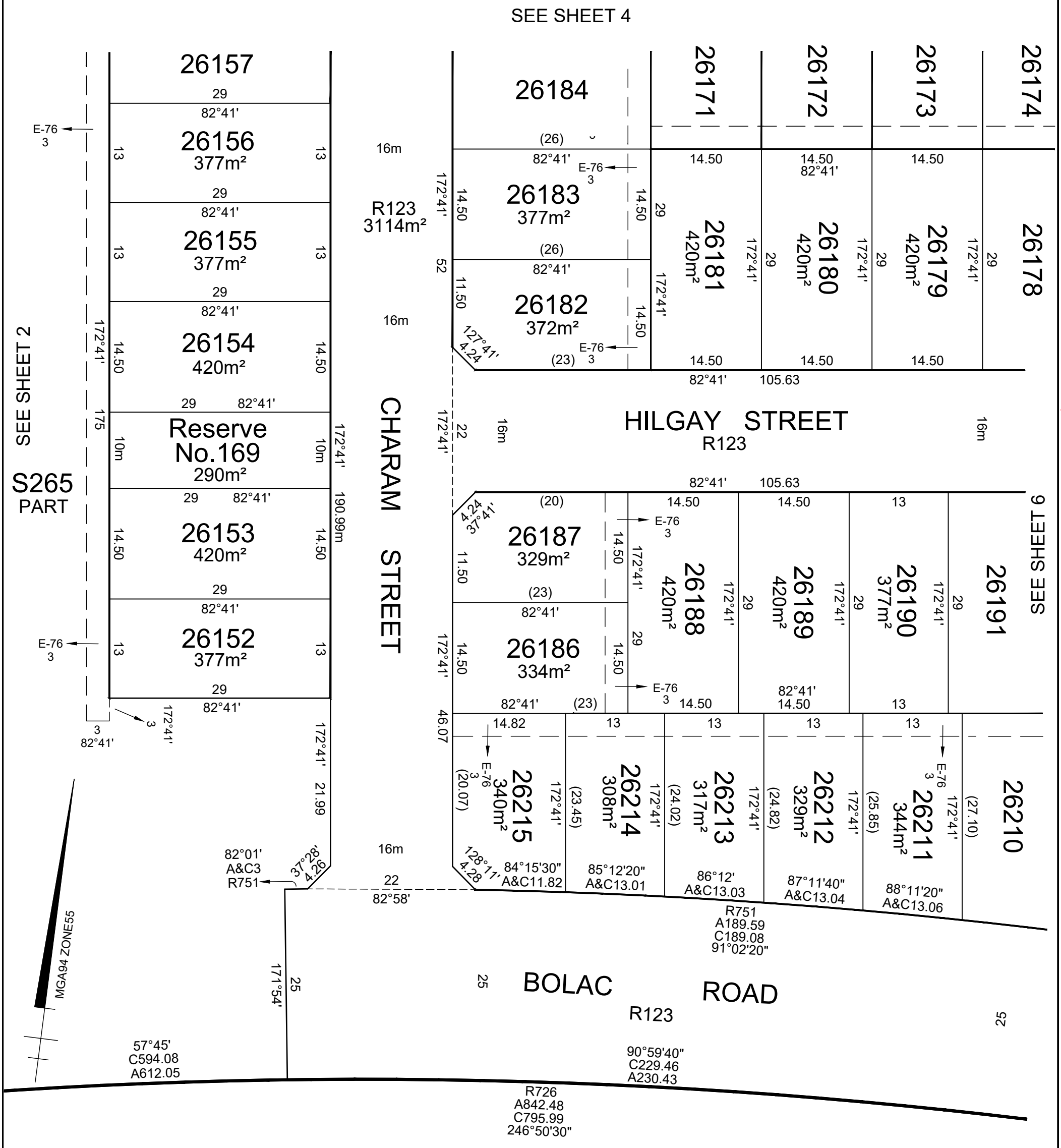

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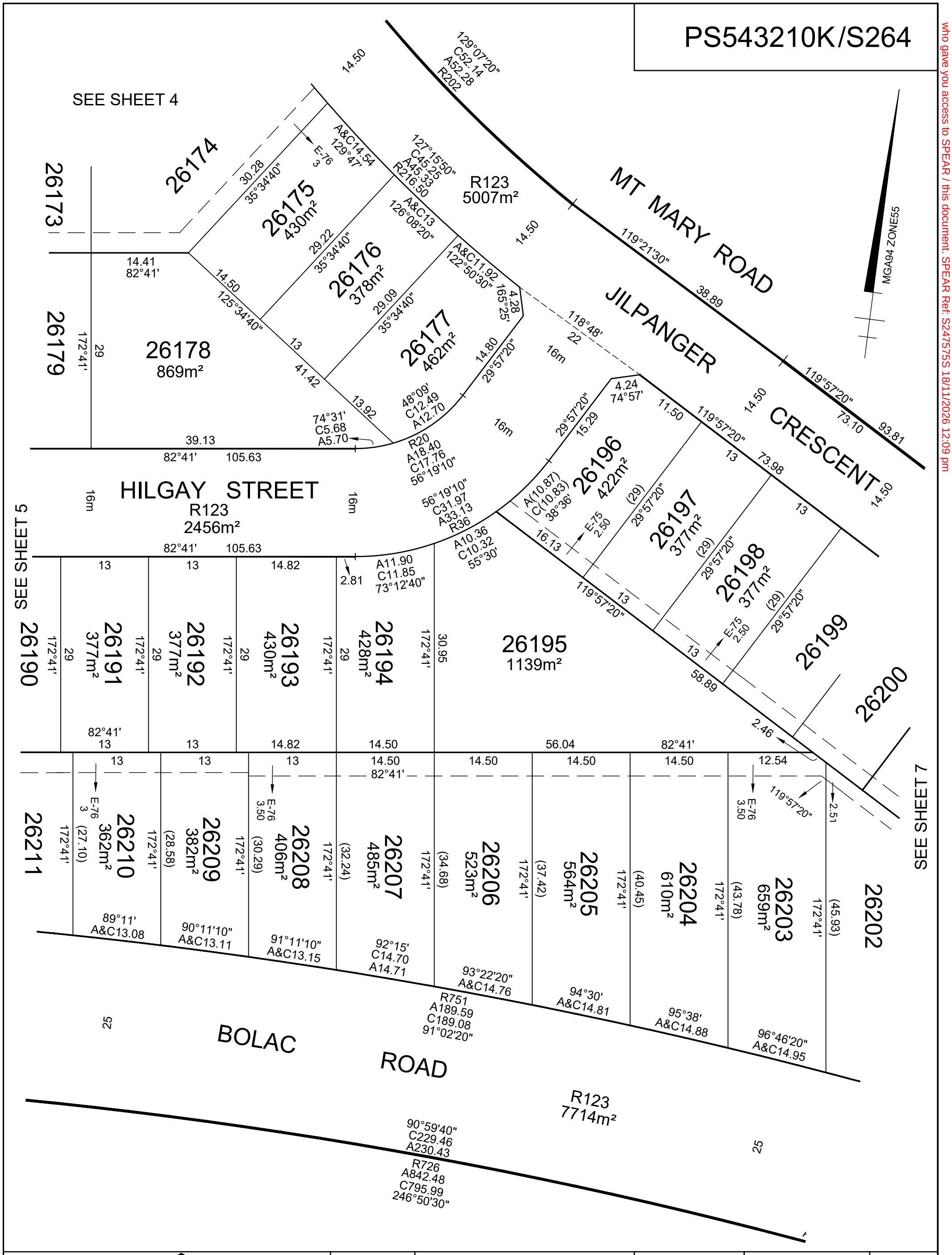

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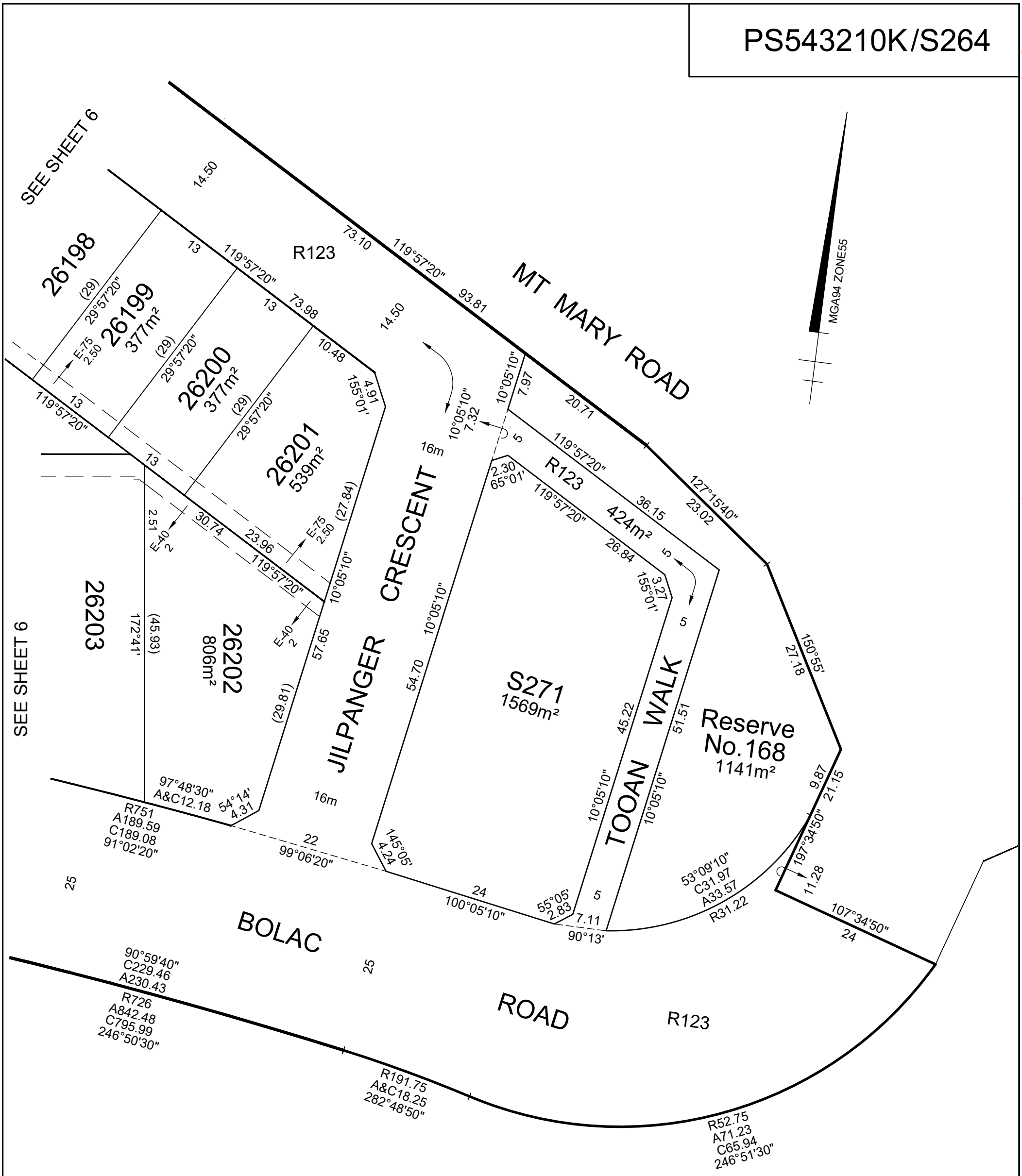

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OWNERS CORPORATION SCHEDULE

PS543210K/S264

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	640	640
Balance of existing OC	0	0
Overall Total	640	640

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
26152	10	10	26201	10	10						
26153	10	10	26202	10	10						
26154	10	10	26203	10	10						
26155	10	10	26204	10	10						
26156	10	10	26205	10	10						
26157	10	10	26206	10	10						
26158	10	10	26207	10	10						
26159	10	10	26208	10	10						
26160	10	10	26209	10	10						
26161	10	10	26210	10	10						
26162	10	10	26211	10	10						
26163	10	10	26212	10	10						
26164	10	10	26213	10	10						
26165	10	10	26214	10	10						
26166	10	10	26215	10	10						
26167	10	10									
26168	10	10									
26169	10	10									
26170	10	10									
26171	10	10									
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26189	10	10									
26190	10	10									
26191	10	10									
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26193	10	10									
26194	10	10									
26195	10	10									
26196	10	10									
26197	10	10									
26198	10	10									
26199	10	10									
26200	10	10									

SURVEYORS FILE REFERENCE: 09283-S26D

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