
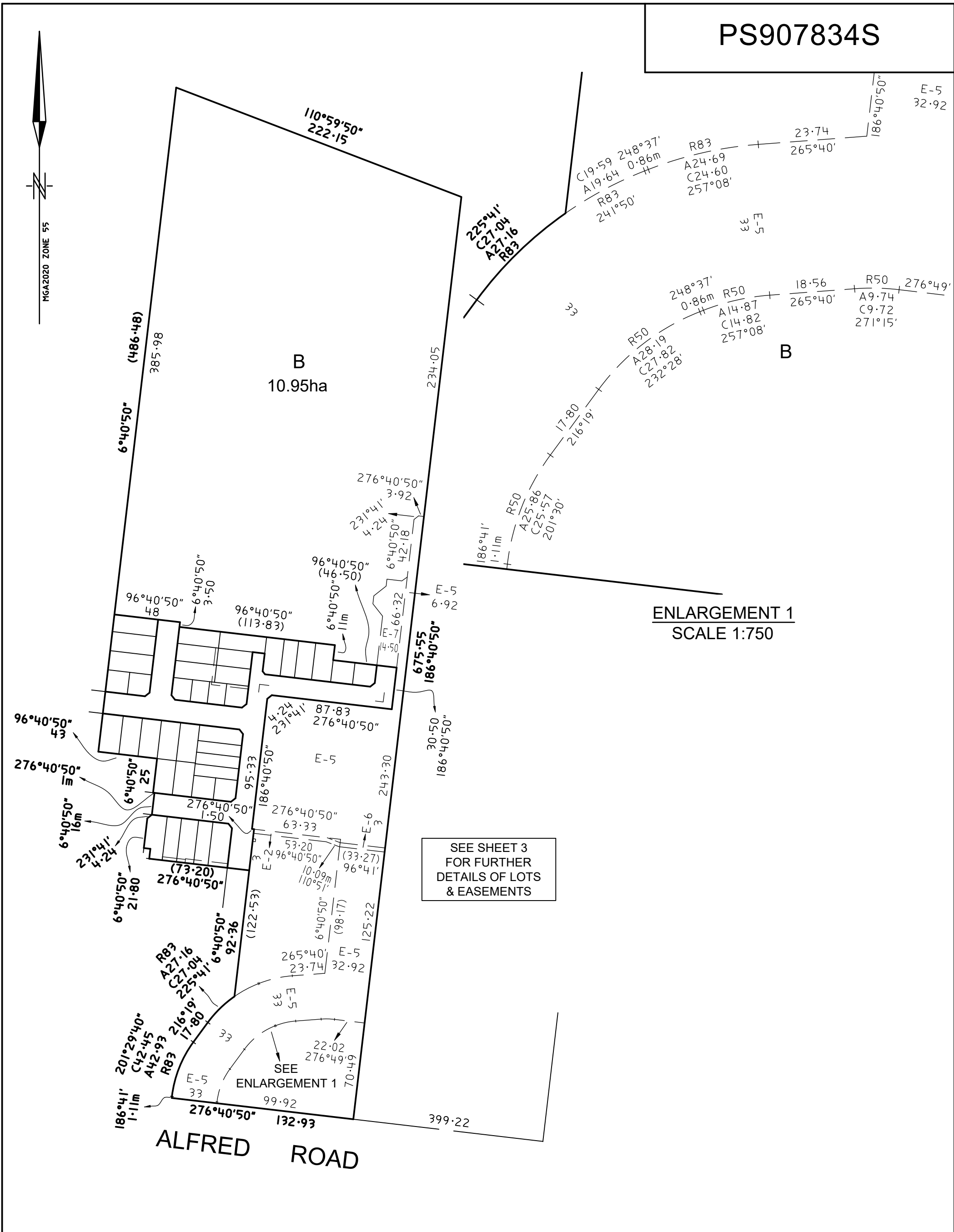


PLAN OF SUBDIVISION				EDITION 1		PS907834S	
<div>Location of Land</div> <div>Parish: KOROROIT</div> <div>Township: -</div> <div>Section: B</div> <div>Crown Allotment: -</div> <div>Crown Portion: 3 (PART)</div> <div>Title References: VOL FOL</div> <div>Last Plan Reference: LOT A ON PS907830B</div> <div>Postal Address: 52-78 ALFRED ROAD</div> <div>(At time of subdivision) COBBLEBANK 3338</div> <div>MGA2020 Co-ordinates: E 289 550 Zone 55</div> <div>(of approx. centre of plan) N 5 822 690</div>				<div>COUNCIL NAME : MELTON CITY COUNCIL</div> <div><div>WARNING:</div><div>ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING PERMIT PURPOSES.</div><div>THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT LAYOUTS, OWNERS CORPORATION ENTITLEMENT &amp; LIABILITY DATA AND ALSO FROM THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.</div></div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THOSE PARTS OF EASEMENTS E-1, E-2, &amp; E-3 FROM PS907830B NOW CONTAINED WITHIN STONECROP DRIVE, YARROW STREET, AND SIEBERI CIRCUIT ON THIS PLAN.</div> <div>GROUNDINGS FOR REMOVAL</div> <div>AGREEMENT BY ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988.</div>			
ROAD R1		MELTON CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION 15.24m BELOW THE SURFACE							
<div>Staging</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PA2020/7020/1</div> <div>Survey: This plan is based on survey.</div> <div>This survey has been connected to Permanent Marks no(s). KOROROIT PM34 in Proclaimed Survey Area No. -</div>				<div>LOTS 1-137, 149-161 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div>			
COBBLE SPRINGS ESTATE STAGE 2 39 LOTS & 1 BALANCE LOT - AREA: 2.032ha							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	DRAINAGE	SEE PLAN	PS907830B	MELTON CITY COUNCIL			
	SEWERAGE			GREATER WESTERN WATER CORPORATION			
E-2	SEWERAGE	SEE PLAN	PS907830B	GREATER WESTERN WATER CORPORATION			
E-3	DRAINAGE	SEE PLAN	PS907830B	MELTON CITY COUNCIL			
E-4	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL			
E-5	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN	PS907830B	MELBOURNE WATER CORPORATION			
	DRAINAGE			MELTON CITY COUNCIL			
E-6	SEWERAGE	SEE PLAN	PS907830B	GREATER WESTERN WATER CORPORATION			
	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741			MELBOURNE WATER CORPORATION			
	DRAINAGE			MELTON CITY COUNCIL			
E-7	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION			
	DRAINAGE			MELTON CITY COUNCIL			
<div><div><div>Hellier McFarland</div><div>Development Consultants Town Planners Land Surveyors</div><div>Level 2, 1911 Malvern Road, Malvern East, VIC 3145</div><div>PO Box 1206, Darling, VIC 3145</div><div>Tel: 03 9532 9951 Fax: 03 9532 9941</div><div>www.hmf.com.au   info@hmf.com.au</div></div></div>			REF 13181S/200 VERSION D	CAD REF: 13181S-200D.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
LICENSED SURVEYOR: Andrew James Powell							

PS907834S



SCALE 1:2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

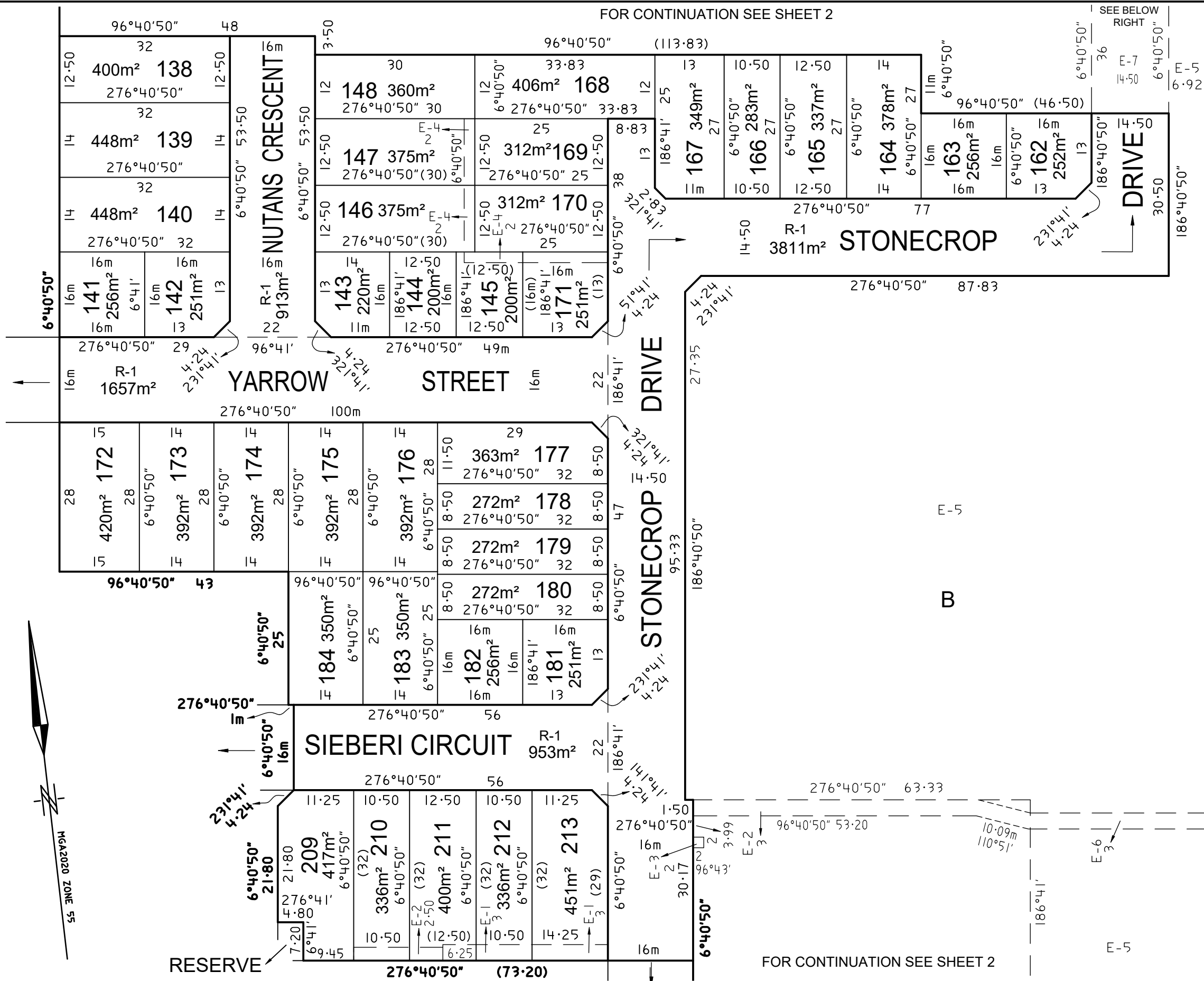


REF 13181S/200  
VERSION D

CAD REF: 13181S-200D.dwg

SHEET 2

LICENSED SURVEYOR:  
Andrew James Powell

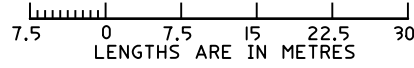




# Hellier McFarland

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PO Box 1206, Darling, VIC 3145  
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SCALE 1:750



LENGTHS ARE IN METRES

REF 13181S/200 VERSION D	CAD REF: 13181S-200D.dwg	ORIGINAL SHEET SIZE: A3	SHEET 3
LICENSED SURVEYOR: Andrew James Powell			

CREATION OF RESTRICTION N°1

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 BE BURDENED:  
LOTS 138-148, 162-184, & 209-213 (ALL INCLUSIVE) IN THIS PLAN.

LAND TO BE BENEFITED:  
ALL THE LOTS IN THIS PLAN THAT HAVE COMMON TITLE BOUNDARY WITH THE BURDENED LOT.

DESCRIPTION OF RESTRICTION

- 1. NO BUILDINGS OR DWELLINGS MAY BE CONSTRUCTED ON A LOT UNLESS THAT BUILDING OR DWELLING COMPLIES WITH THE "HOUSING & DESIGN GUIDELINES" APPROVED UNDER CITY OF MELTON PERMIT No. PA2020/7020/1.

CREATION OF RESTRICTION N°2

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 BE BURDENED:  
LOT 141-145, 162, 163, 166, 171, 177-182 IN THIS PLAN.

LAND TO BE BENEFITED:  
ALL THE LOTS IN THIS PLAN THAT HAVE COMMON TITLE BOUNDARY WITH THE BURDENED LOT.

- 1. NO BUILDINGS OR DWELLINGS MAY BE CONSTRUCTED ON LOTS OF LESS THAN 300m² UNLESS THEY COMPLY WITH THE "SMALL LOT HOUSING CODE", (SLHC), CONDITIONS AS SPECIFIED FOR LOT TYPE "A", WHICH IS INCORPORATED IN THE MELTON PLANNING SCHEME AND ENDORSED UNDER CITY OF MELTON PERMIT No. PA2020/7020/1. ONCE A CERTIFICATE OF OCCUPANCY ISSUES FOR THESE BUILDINGS/DWELLINGS THE "SMALL LOT HOUSING CODE" WILL CEASE TO APPLY.

CREATION OF RESTRICTION N°3

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 BE BURDENED:  
LOT 166 IN THIS PLAN.

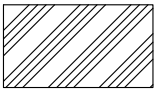
LAND TO BE BENEFITED:  
ALL THE LOTS IN THIS PLAN THAT HAVE COMMON TITLE BOUNDARY WITH THE BURDENED LOT.

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN SHALL NOT:

- 1. BUILD OR ALLOW TO BE BUILT ANY DWELLING OR IMPROVEMENT ON ANY LOT OUTSIDE OF ITS RELEVANT BUILDING ENVELOPE CONTAINED IN THE DIAGRAM BELOW UNLESS WITH THE WRITTEN CONSENT OF MELTON CITY COUNCIL. IF NO BUILDING ENVELOPE IS DEFINED BELOW, THE RELEVANT 'HOUSING DESIGN GUIDELINES' AND BUILDING REGULATIONS APPLY.

THE RESTRICTION SHALL EXPIRE AFTER THE ISSUANCE OF AN OCCUPANCY CERTIFICATE FOR THE WHOLE OF THE DWELLING ON THE LAND.

LEGEND



BUILDING ENVELOPE

