

PLAN OF SUBDIVISION

EDITION 1

PS907834S

Location of Land

Parish: KOROROIT

Township: -

Section: B

Crown Allotment: -

Crown Portion: 3 (PART)

Title References: VOL FOL

Last Plan Reference: LOT A ON PS907830B

Postal Address: 52-78 ALFRED ROAD
(At time of subdivision) COBBLEBANK 3338

MGA2020 Co-ordinates: E 289 550 Zone 55
(of approx. centre of plan) N 5 822 690

COUNCIL NAME : MELTON CITY COUNCIL

WARNING:
ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS
PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING
PURPOSES.
THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT
LAYOUTS, OWNERS CORPORATION ENTITLEMENT & LIABILITY DATA AND ALSO FROM
THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY
LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL

OTHER PURPOSE OF PLAN

TO REMOVE THOSE PARTS OF EASEMENTS E-1, E-2, & E-3 FROM PS907830B NOW
CONTAINED WITHIN STONECROP DRIVE, YARROW STREET, AND SIEBERI CIRCUIT ON
THIS PLAN.

GROUNDS FOR REMOVAL

AGREEMENT BY ALL INTERESTED PARITES PURSUANT TO SECTION 6(1)(k) OF THE
SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE

Staging

This is not a staged subdivision.

Planning Permit No. PA2020/7020/1

Survey: This plan is based on survey.

This survey has been connected to Permanent Marks no(s). KOROROIT PM34
in Proclaimed Survey Area No. -

COBBLE SPRINGS ESTATE STAGE 2
39 LOTS & 1 BALANCE LOT - AREA: 2.032ha

LOTS 1-137, 149-161 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

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



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

REF 13181S/200
VERSION D

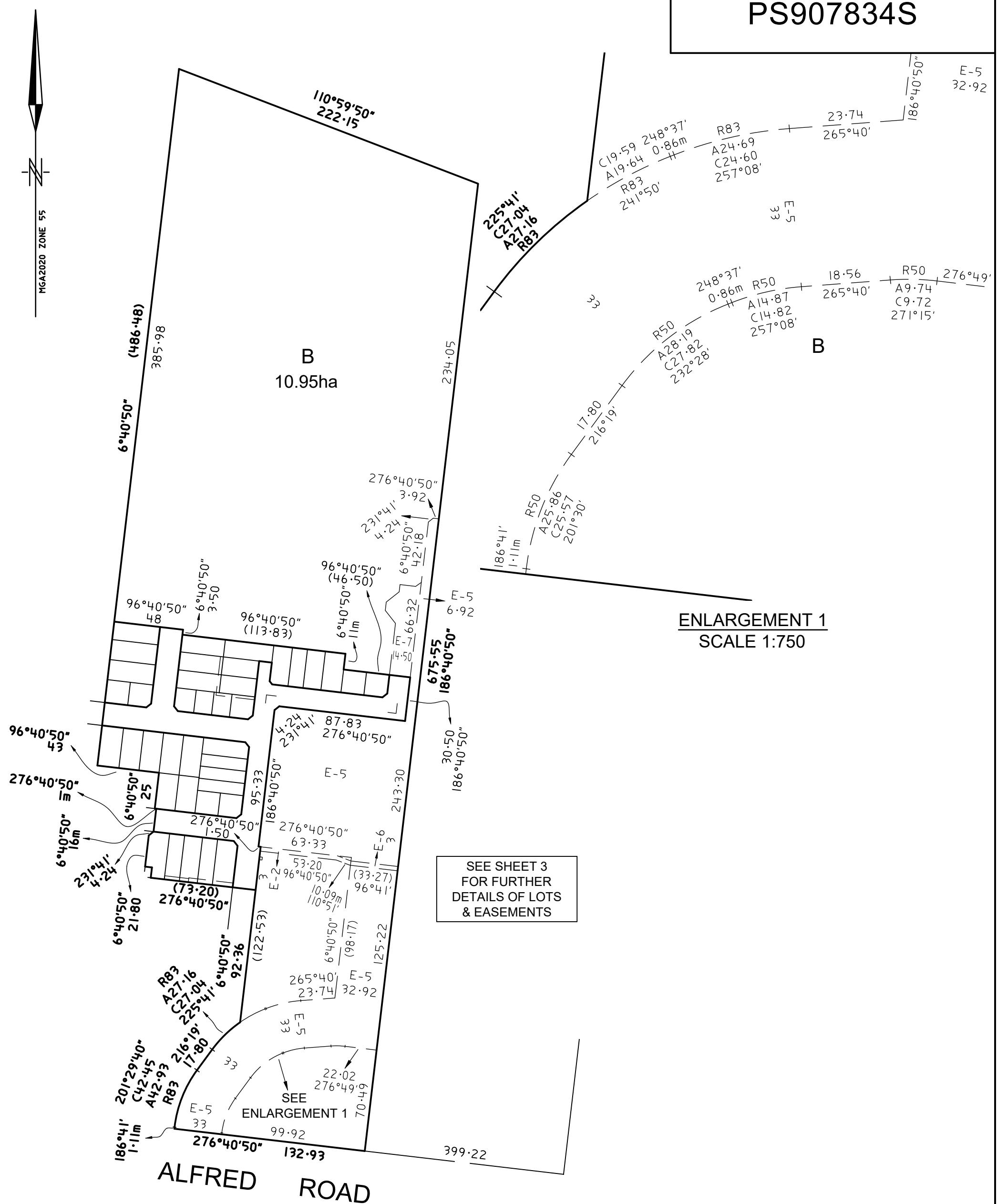
CAD REF: 13181S-200D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

LICENSED SURVEYOR:
Andrew James Powell

PS907834S



SCALE 1:2500

LENGTHS ARE IN METRES

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

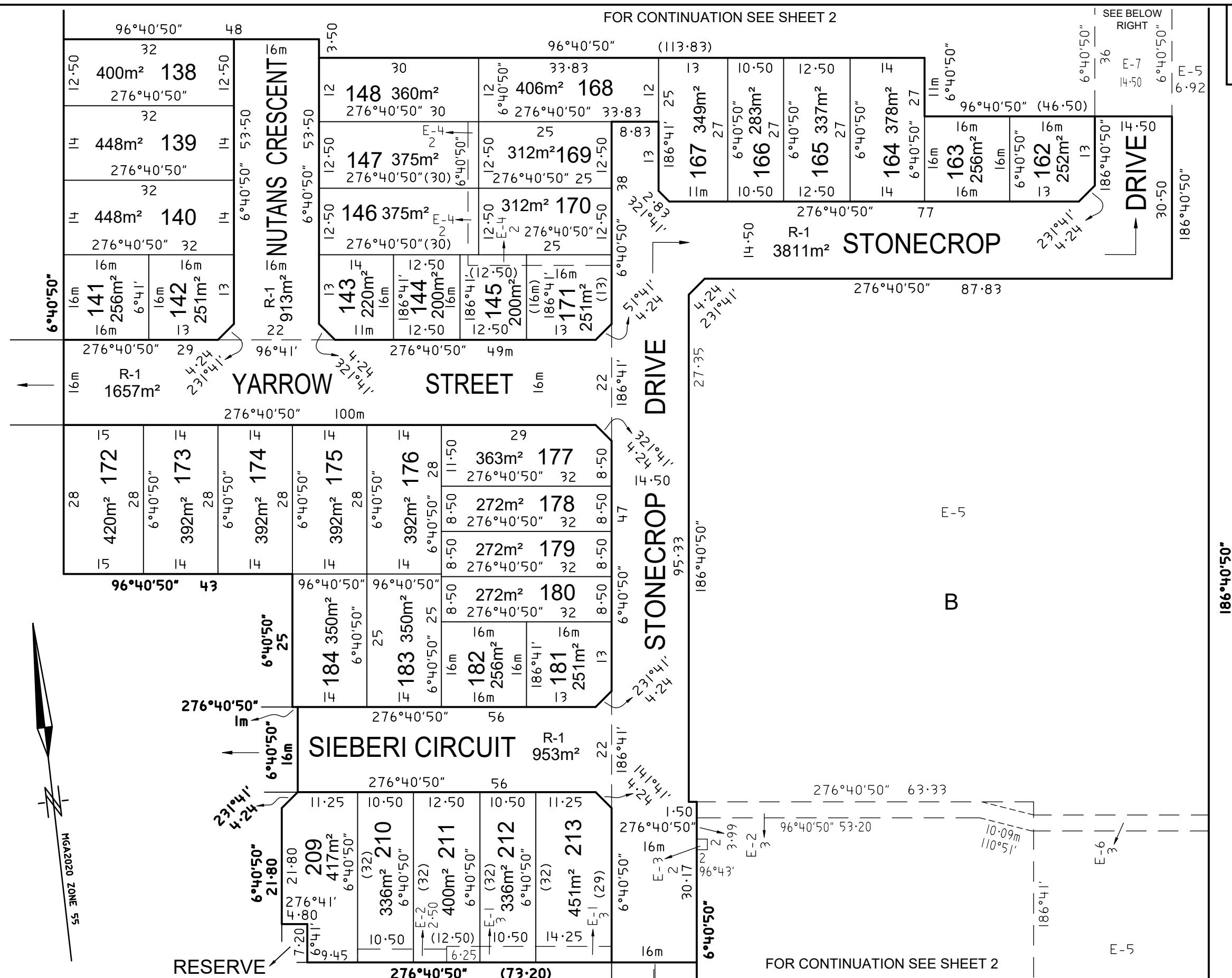
REF 13181S/200
VERSION D

CAP-BEE_181818-2000B.htm

ORIGINAL SHEET
SIZE: A3

SHEET 2

PS907834S



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

SCALE 1:750  LENGTHS ARE IN METRES

REF 13181S/200 CAD REF: 13181S-200D.dwg
VERSION D

LICENSED SURVEYOR:
Andrew James Powell

ORIGINAL SHEET
SIZE: A3

SHEET 3

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:

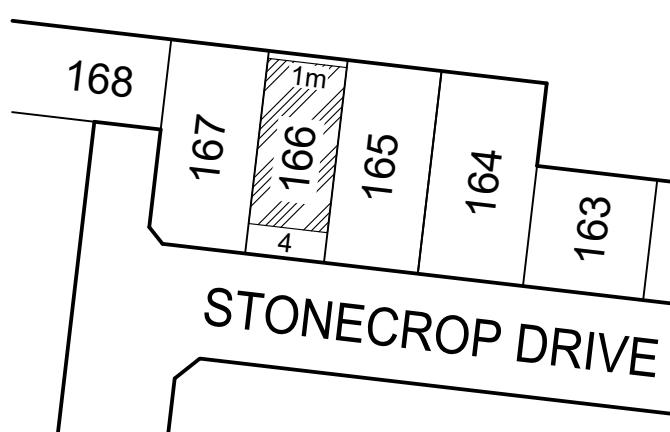
1. BUILD OR ALLOW TO BE BUILT ANY DWELLING OR IMPROVEMENT ON ANY LOT OUTSIDE OF ITS RELEVANT BUILDING ENVELOPE CONTAINED IN THE DIAGRAM BELOW UNLESS WITH THE WRITTEN CONSENT OF MELTON CITY COUNCIL. IF NO BUILDING ENVELOPE IS DEFINED BELOW, THE RELEVANT 'HOUSING DESIGN GUIDELINES' AND BUILDING REGULATIONS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

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

LEGEND



BUILDING ENVELOPE



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

REF 13181S/200
VERSION D

CAD REF: 13181S-200D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR:
Andrew James Powell