

# PLAN OF SUBDIVISION

EDITION 1

PS911070Y

## Location of Land

Parish: KOROROIT

Township: -

Section: B

Crown Allotment: -

Crown Portion: 3 (PART)

Title References: VOL FOL

Last Plan Reference: LOT B ON PS907834S

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 5 822 720

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 EASEMENT E-7 FROM PS907834S NOW CONTAINED WITHIN STONECROP DRIVE AND NUTANS CRESCENT 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 3  
33 LOTS & 2 BALANCE LOTS - AREA: 1.598ha

LOTS 1-117, 138-148 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
EASEMENT REFERENCES E-1 & E-4 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

SEE SHEET 2 FOR DETAILS



**Hellier McFarland**

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REF 13181S/300  
VERSION C

CAD REF: 13181S-300C.dwg

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR:  
Andrew James Powell

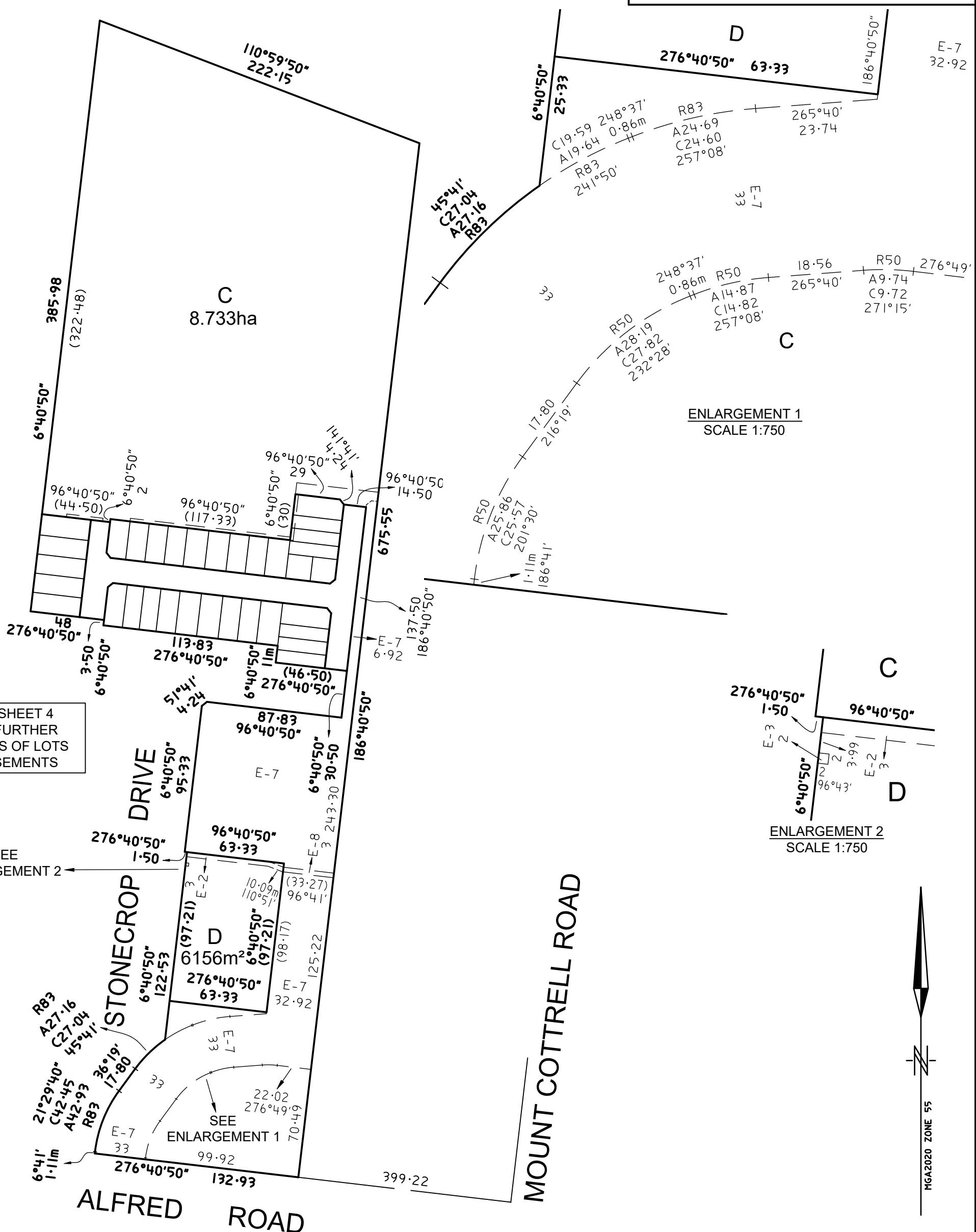
PS911070Y

## 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-2	SEWERAGE	SEE PLAN	PS907830B	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS907830B	MELTON CITY COUNCIL
E-5	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-6	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE			GREATER WESTERN WATER CORPORATION
	WATER SUPPLY (UNDERGROUND PIPES)			GREATER WESTERN WATER CORPORATION
	ELECTRICITY SUPPLY (UNDERGROUND CABLES)			POWERCOR AUSTRALIA LTD
E-7	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-8	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

 <b>Hellier McFarland</b> 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 <a href="http://www.hmf.com.au">www.hmf.com.au</a>   <a href="mailto:info@hmf.com.au">info@hmf.com.au</a>	REF 13181S/300 VERSION C	CAD REF: 13181S-300C.dwg	ORIGINAL SHEET SIZE: A3	SHEET 2
LICENSED SURVEYOR: Andrew James Powell				



SCALE 1:2500  0 25 50 75 100 LENGTHS ARE IN METRES

REF 13181S/300  
VERSION C CAD REF: 13181S-300C.dwg

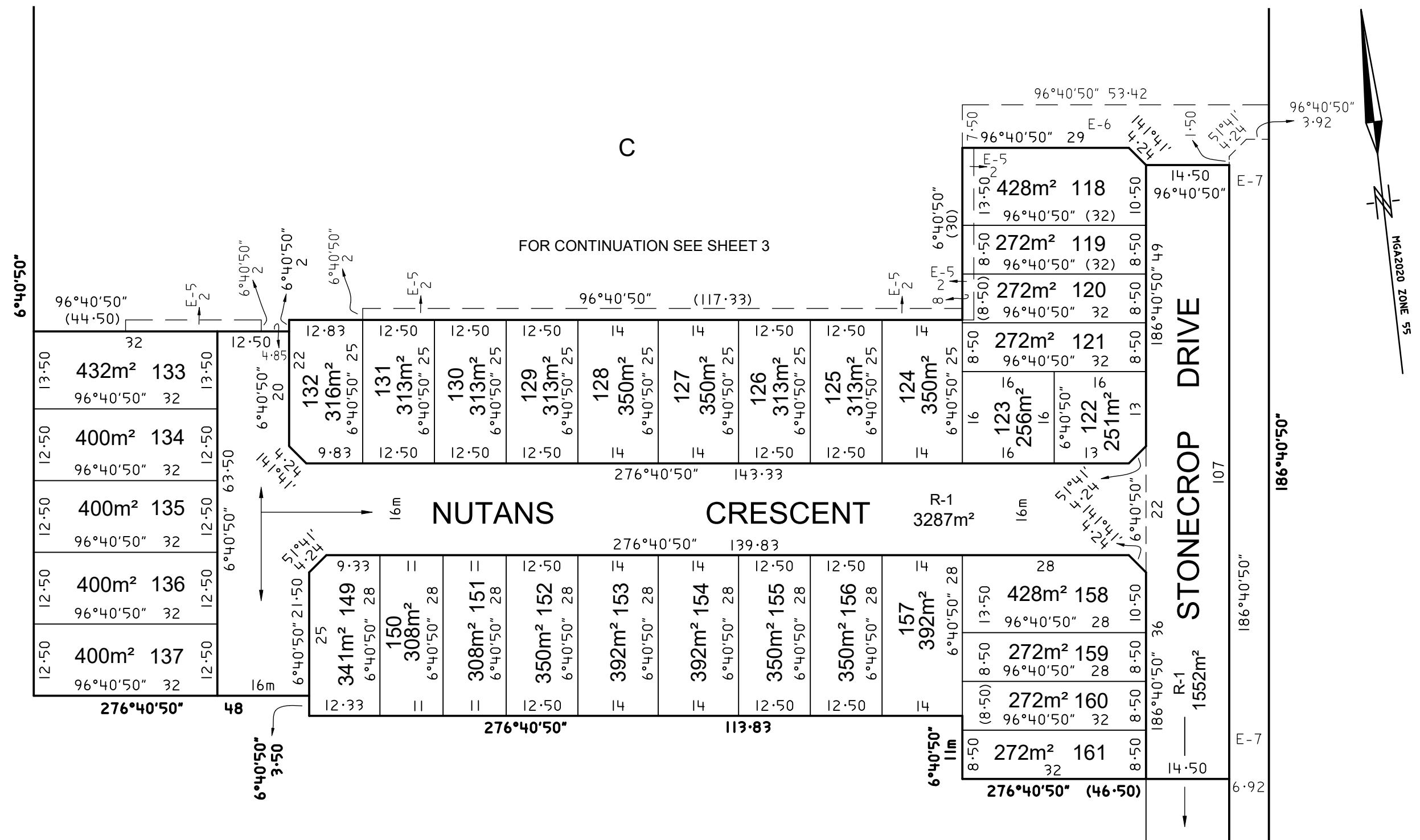
ORIGINAL SHEET  
SIZE: A3

SHEET 3

# Hellier McFarland

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## 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 118-137, & 149-161 (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 119-123 & 159-161 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 300m<sup>2</sup> 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.



**Heller McFarland**

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