


PLAN OF SUBDIVISION				EDITION 1		PS911084M	
<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 C ON PS911070Y</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 5 822 810</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 & 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 EASEMENT E-6 FROM PS911070Y NOW CONTAINED WITHIN MORTLOCK STREET ON THIS PLAN AND THAT PART OF EASEMENT E-5 FROM PS911070Y NOW CONTAINED WITHIN RESERVE No.1 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> <div>LOTS 1-16, 27-52, 63-85, AND 92-106 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>EASEMENT REFERENCES E-1, E-2, & E-3 HAVE BEEN OMITTED FROM THIS PLAN.</div>			
ROAD R1 RESERVE No.1		MELTON CITY COUNCIL 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>							
COBBLE SPRINGS ESTATE STAGE 4 41 LOTS, 1 RESERVE & 2 BALANCE LOTS - AREA: 2.212ha							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
<div>SEE SHEET 2 FOR DETAILS</div>							
<div><div></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/400 VERSION C		CAD REF: 13181S-400C.dwg		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
LICENSED SURVEYOR: Andrew James Powell							

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-4	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-5	DRAINAGE	SEE PLAN	PS911070Y	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



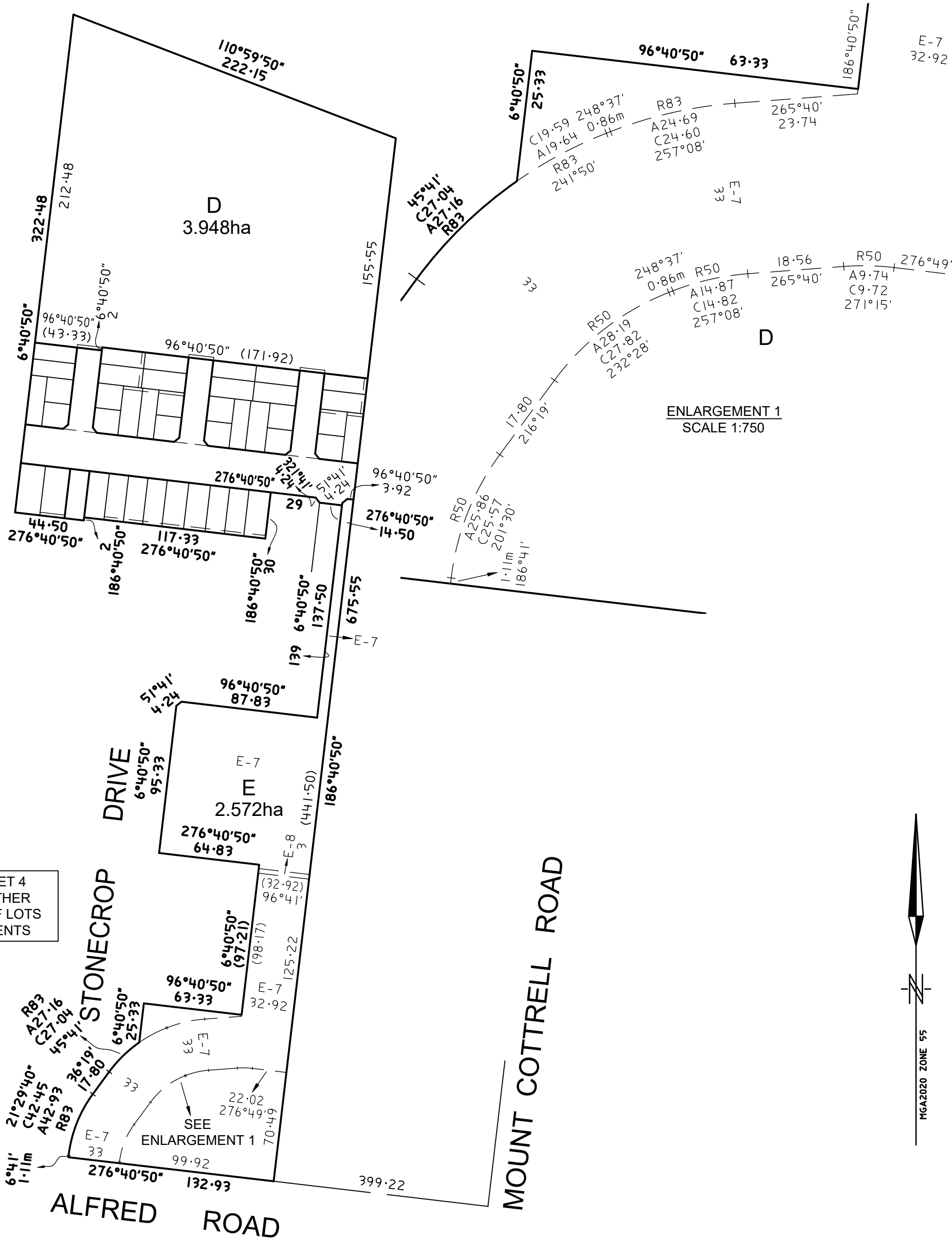
REF 13181S/400 VERSION C	CAD REF: 13181S-400C.dwg
-----------------------------	--------------------------

CAD REF: 13181S-400C.dwg

ORIGINAL SHEET
SIZE: A3

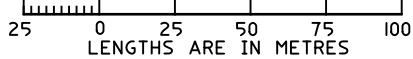
SHEET 2

LICENSED SURVEYOR:
Andrew James Powell



SEE SHEET 4
FOR FURTHER
DETAILS OF LOTS
& EASEMENTS

SCALE 1:2500



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

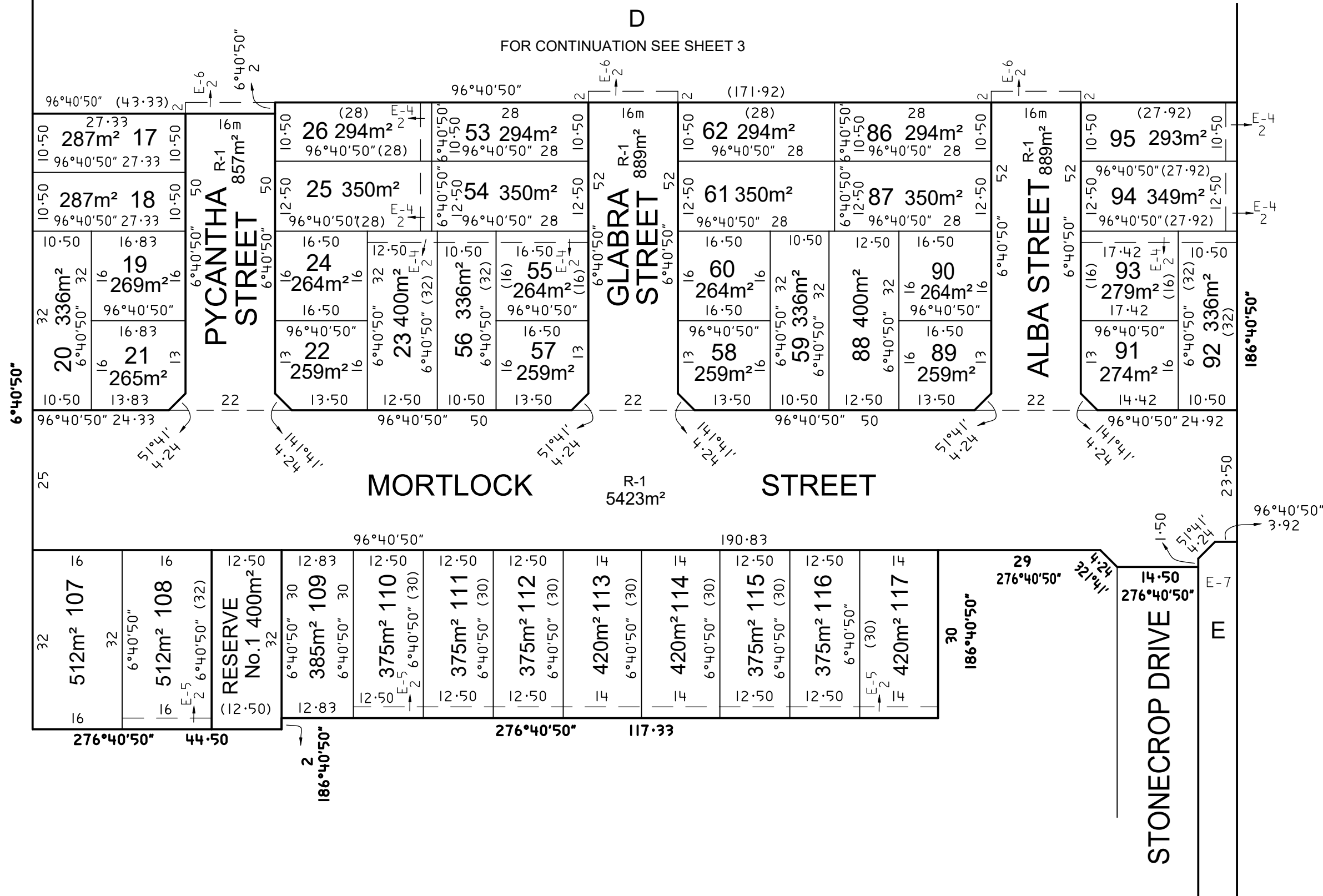
REF 13181S/400
VERSION C

CAD REF: 13181S-400C.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR:
Andrew James Powell



FOR CONTINUATION SEE SHEET 3



Hellier McFarland

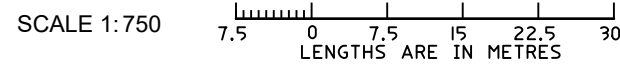
Development Consultants Town Planners Land Surveyors

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/400 VERSION C	CAD REF: 13181S-400C.dwg	ORIGINAL SHEET SIZE: A3	SHEET 4
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 17-26, 53-62, 86-95, 107-117 (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:
LOTS 17, 18, 19, 21, 22, 24, 26, 53, 55, 57, 58, 60, 62, 86, 89, 90, 91, 93 & 95 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.