

# PLAN OF SUBDIVISION

EDITION 1

PS907830B

## Location of Land

Parish: KOROROIT  
 Township: -  
 Section: B  
 Crown Allotment: -  
 Crown Portion: 3 (PART)  
 Title References: VOL 9068 FOL 413

Last Plan Reference: LOT 7 ON LP111799

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  
 PERMIT 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 RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LTD
RESERVE No.3	MELTON CITY COUNCIL
RESERVE No.4	MELTON CITY COUNCIL
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. -	
<b>COBBLE SPRINGS ESTATE STAGE 1</b> 31 LOTS & 3 BALANCE LOTS - AREA: 4.406ha	

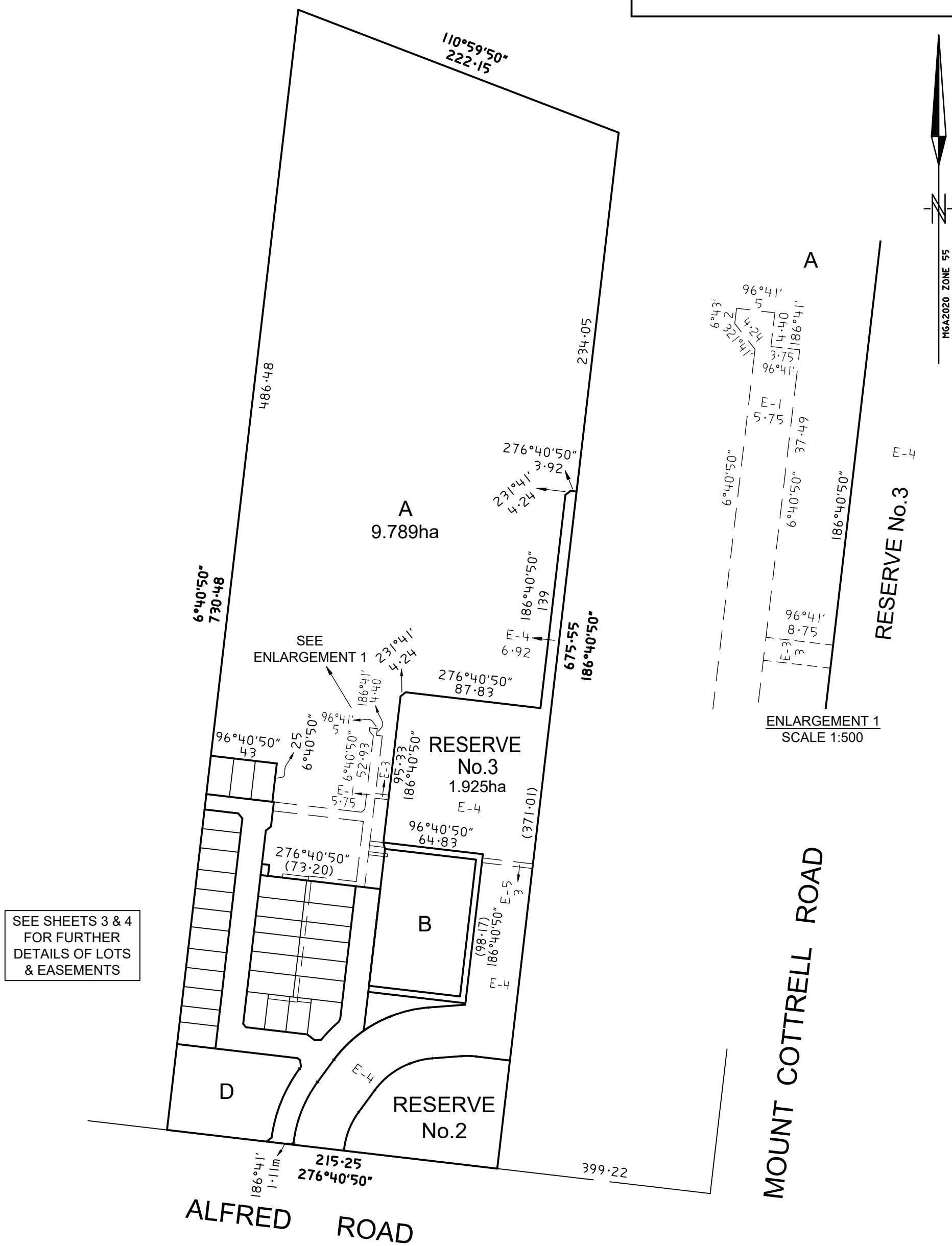
## EASEMENT INFORMATION

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	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE			GREATER WESTERN WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-4	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No:AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-5	SEWERAGE	SEE PLAN	THIS PLAN	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

 <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/100 VERSION F	CAD REF: 13181S-100F.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	LICENSED SURVEYOR: Andrew James Powell			

PS907830B



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

The logo for hmf, featuring the lowercase letters "hmf" in a white, rounded font inside a white circle. The circle is positioned in the center of a blue square, which is itself centered on a larger blue square background.

# Hellier McFarland

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REF 13181S/100  
VERSION F CAD REF: 13181S-100F.dwg

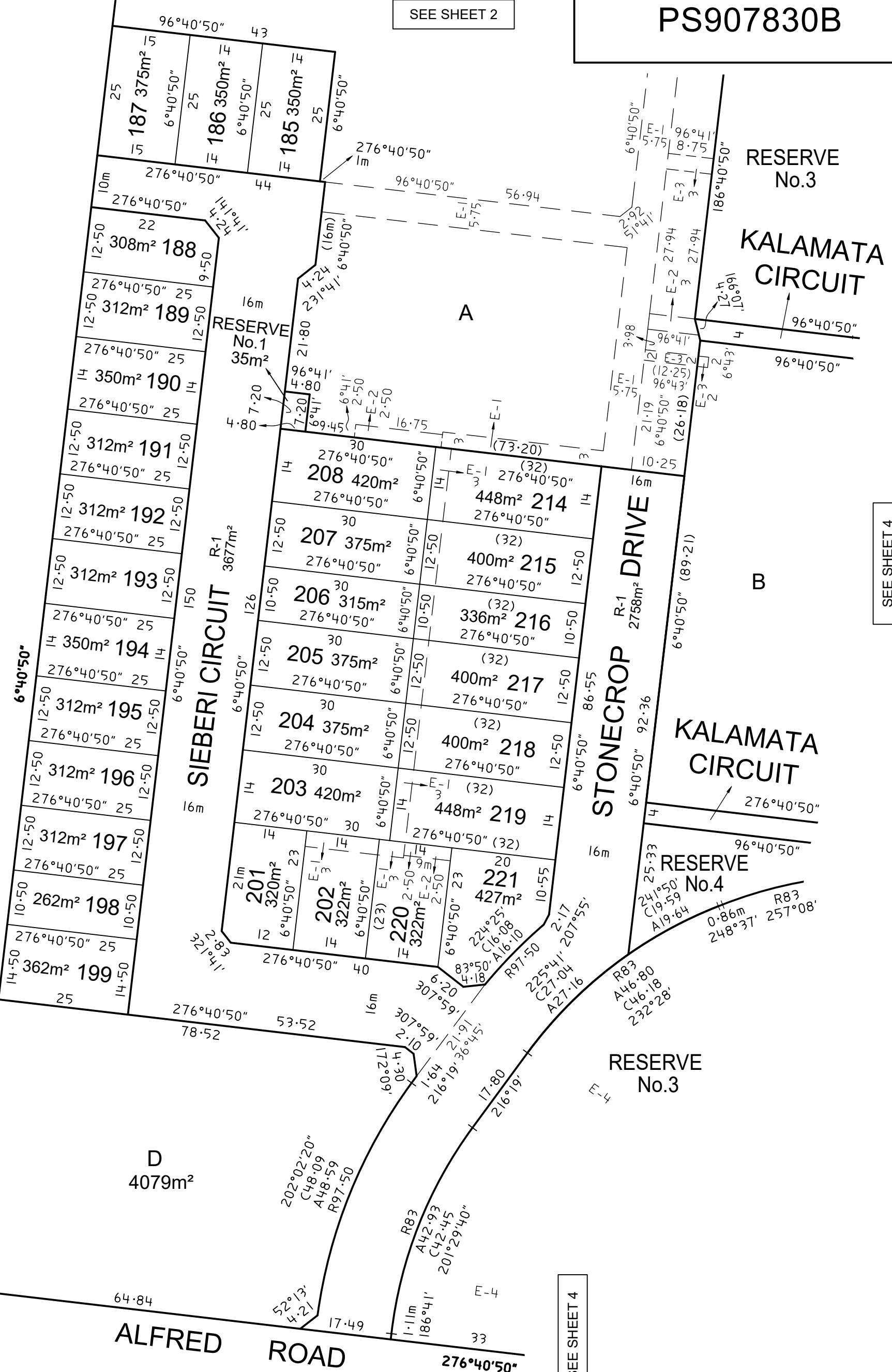
ORIGINAL SHEET  
SIZE: A3

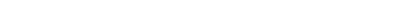
SHEET 2

PS907830B

SEE SHEET 2

MGA2020 ZONE 55



SCALE 1:750  LENGTHS ARE IN METRES

REF 13181S/100  
VERSION F CAD REF: 13181S-100F.dwg

ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR:  
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SEE SHEET 2

PS907830B

MGA2020 ZONE 55

SEE SHEET 3

SEE SHEET 3

## RESERVE No.3

1.925ha

E-4

# STONECROP DRIVE

# KALAMATA CIRCUIT

RESERVE 6  
No.4

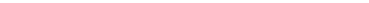
B  
5293m<sup>2</sup>

186°40'50" 89.21  
R-1 97.21  
186°40'50"  
F

ALAMATA CIRCUIT

186°40'50"

**RESERVE No.2**  
5874m<sup>2</sup>

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SHEET 4



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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 185-199, 201-208, AND 214-221 (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 198 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.

## 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 198 IN THIS PLAN.

LAND TO BE BENEFITED:

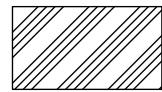
ALL THE LOTS IN THIS PLAN THAT HAVE COMMON TITLE BOUNDARY WITH THE BURDENED LOT.

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

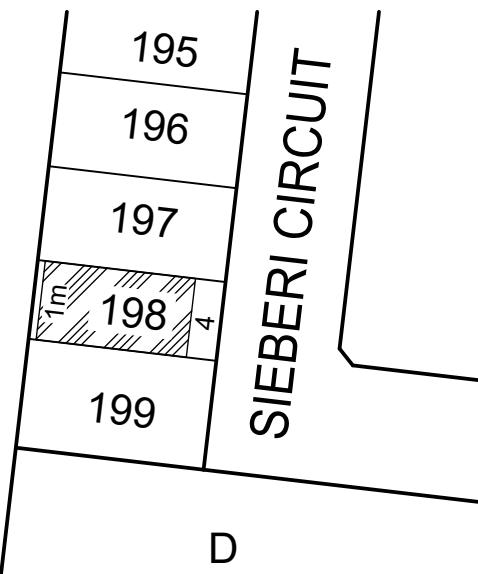
1. BUILD OR ALLOW TO BE BUILT ANY DWELLING OR IMPROVEMENT ON ANY LOT OUTSIDE OF ITS RELEVANT BUILDING ENVELOPE CONTAINED IN THE DIAGRAM BELOW UNLESS WITH THE WRITTEN CONSENT OF MELTON CITY COUNCIL. IF NO BUILDING ENVELOPE IS DEFINED BELOW, THE RELEVANT 'HOUSING DESIGN GUIDELINES' AND BUILDING REGULATIONS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

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

LEGEND



BUILDING ENVELOPE



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