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<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS818935G</b>
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<p><b>Location of Land</b></p> <p>Parish: KOROROIT</p> <p>Township: B</p> <p>Section: B</p> <p>Crown Allotment: 3 (PART)</p> <p>Crown Portion: 3 (PART)</p> <p>Title References: VOL 12065 FOL 658</p> <p>Last Plan Reference: LOT W ON PS823785U</p> <p>Postal Address: 102 ALFRED ROAD (At time of subdivision) COBBLEBANK VIC 3338</p> <p>MGA2020 Co-ordinates: E 289 300 Zone 55 (of approx. centre of plan) N 5 823 000</p>	<p>Council Name: Melton City Council</p> <p>Council Reference Number: SUB5014 Planning Permit Reference: PA2013/3925 SPEAR Reference Number: S116998V</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/01/2020</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Karen Gaskett for Melton City Council on 14/01/2022</p>
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<p>LOTS 1-295, 298, 299, 302, 303, 310, 315-319 AND 352-411 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p><u>CREATION OF RESTRICTION</u></p> <p>OTHER PURPOSE OF THIS PLAN IS TO CREATE THE RESTRICTIONS ON SHEET 6</p> <p><u>OTHER PURPOSES OF THIS PLAN</u></p> <p>A PURPOSE OF THIS PLAN IS TO REMOVE THE CARRIAGEWAY EASEMENT E-5 ON PS823785U THAT IS NOW WITHIN ROADS R1 AS CREATED BY THIS PLAN VIDE SCHEDULE 5, SECTION 14, OF THE ROAD MANAGEMENT ACT 2004.</p> <p>A PURPOSE OF THIS PLAN IS TO REMOVE THE EASEMENTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 - <u>GROUNDS FOR REMOVAL: AS PER MELTON CITY COUNCIL PLANNING PERMIT No.2013/3925/2</u></p>
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD	

<b>NOTATIONS</b>	
<p>DEPTH LIMITATION 15.24m BELOW THE SURFACE</p> <p><b>Staging</b> This is not a staged subdivision. Planning Permit No. PA2013/3925/2</p> <p>Survey: This plan is based on survey.</p> <p>This survey has been connected to Permanent Marks no(s). KOROROIT PM34 in Proclaimed Survey Area No. -</p>	
<b>ROBINSONS RISE ESTATE STAGE 1B - 50 LOTS AREA: 2.908ha</b>	

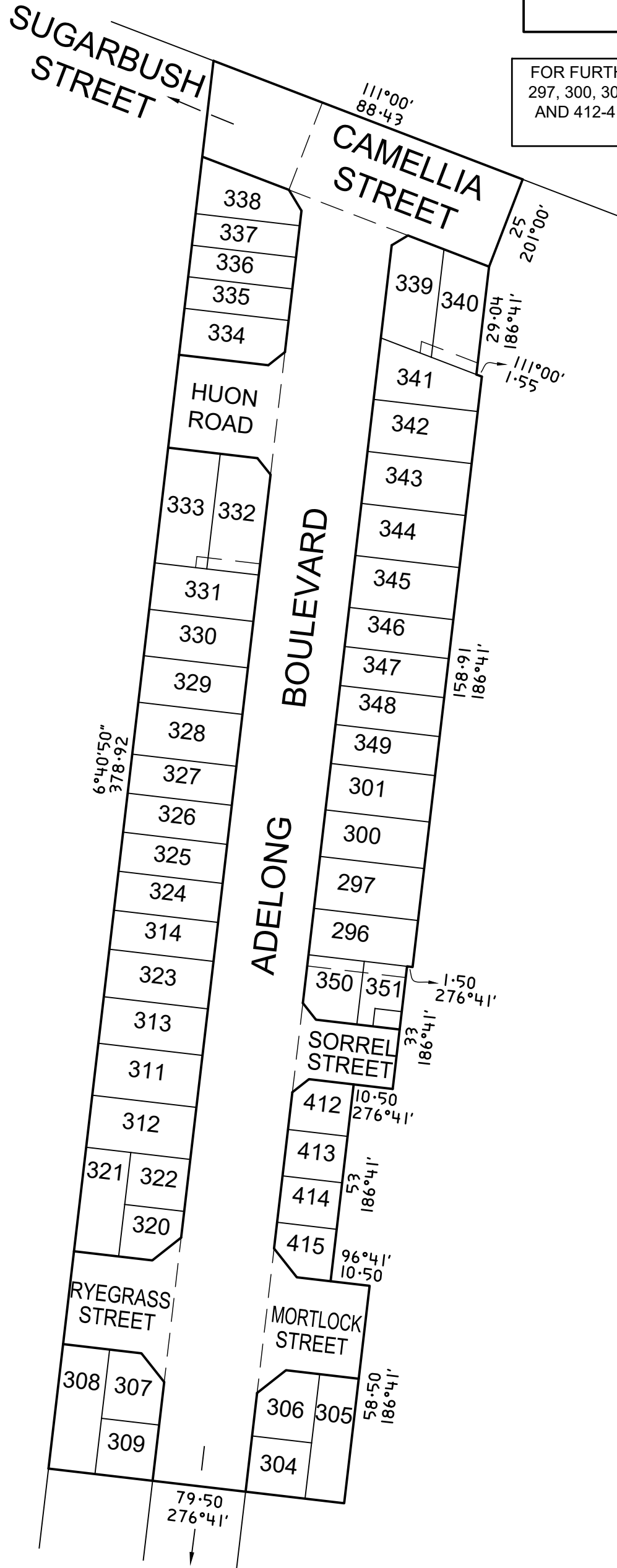
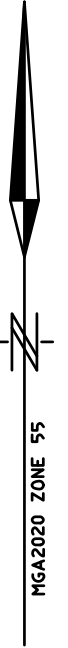
<b>EASEMENT INFORMATION</b>
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**LEGEND:** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

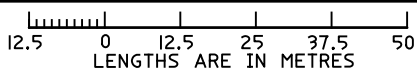
Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE			WESTERN REDGION WATER CORPORATION

<b>Hellier McFarland</b> <small>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</small>	REF 12505N/6 VERSION B	CAD REF: 12505N-6B.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: Andrew James Powell, Licensed Surveyor, Surveyor's Plan Version (6B), 08/09/2021, SPEAR Ref: S116998V			

FOR FURTHER DETAILS OF LOTS 296, 297, 300, 301, 304-309, 311-314, 320-351 AND 412-415, REFER TO SHEETS 3, 4 AND 5



SCALE 1:1250



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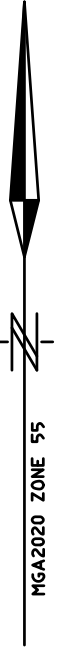
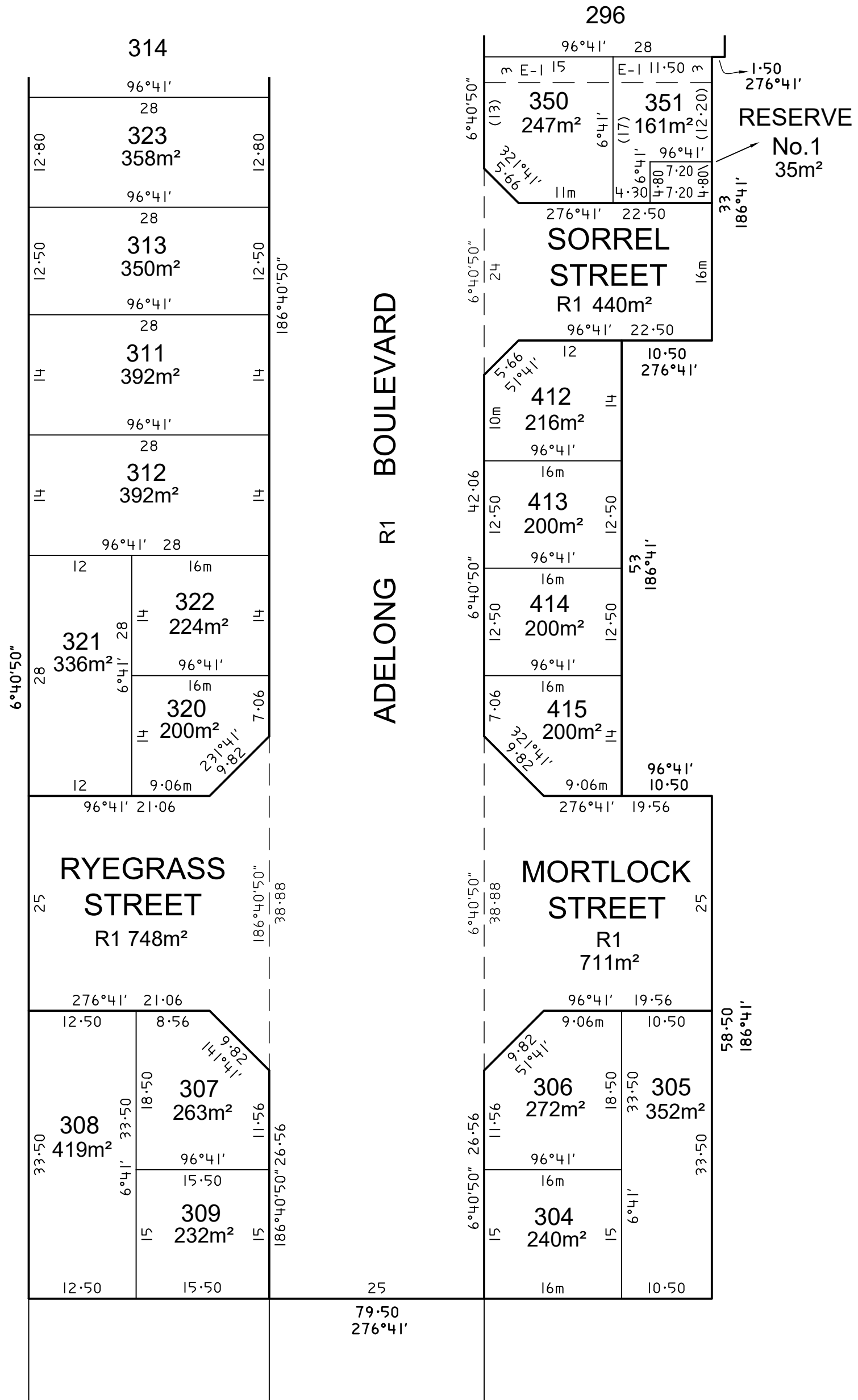
ORIGINAL SHEET  
 SIZE: A3

SHEET 2

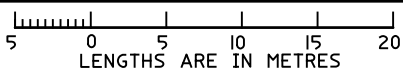
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SEE SHEET 4



SCALE 1:500



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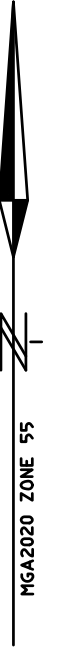
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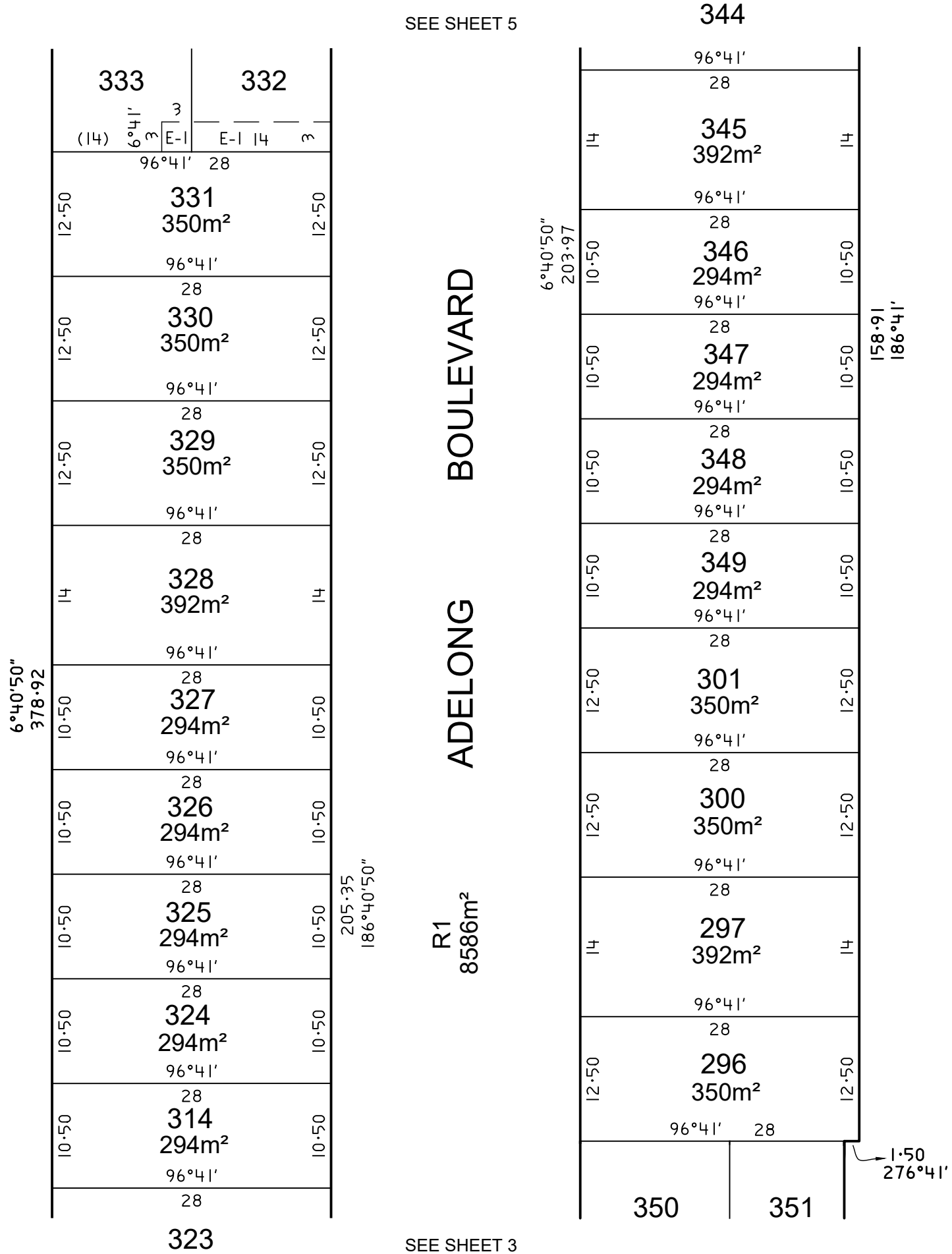
SHEET 3

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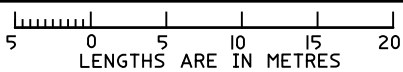


SEE SHEET 5



SEE SHEET 3

SCALE 1:500



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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 296, 297, 300, 301, 304-309, 311-314, 320-351 AND 412-415 (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

- 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. PA2013/3925/5.

## 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 304, 306, 307, 309, 314, 320, 322, 324-327, 335-337, 346-351 AND 412-415 IN THIS PLAN.

**LAND TO BE BENEFITED:**

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

- 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. PA2013/3925/5. ONCE A CERTIFICATE OF OCCUPANCY ISSUES FOR THESE BUILDINGS/DWELLINGS THE "SMALL LOT HOUSING CODE" WILL CEASE TO APPLY.

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ORIGINAL SHEET  
SIZE: A3

SHEET 6

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