

PLAN OF SUBDIVISION

EDITION 1

PS820910L

Location of Land

Parish: KOROROIT
 Township: -
 Section: B
 Crown Allotment: -
 Crown Portion: 3 (PART)
 Title References: VOL 12102 FOL 191
 Last Plan Reference: LOT U ON PS829030U
 Postal Address: 78 ALFRED ROAD
 (At time of subdivision) COBBLEBANK VIC 3338
 MGA2020 Co-ordinates: E 289 400 Zone 55
 (of approx. centre of plan) N 5 822 500

Council Name: Melton City Council

Council Reference Number: Sub 5035
 Planning Permit Reference: PA2013/3925/2
 SPEAR Reference Number: S117976H

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Steven Michael Finlay for Melton City Council on 28/02/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
| ROAD R1 | MELTON CITY COUNCIL |

CREATION OF RESTRICTION

OTHER PURPOSE OF THIS PLAN IS TO CREATE THE RESTRICTIONS ON SHEET 6

OTHER PURPOSE OF THIS PLAN

A PURPOSE OF THIS PLAN IS TO REMOVE THE EASEMENTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988

GROUND FOR REMOVAL

AS PER MELTON CITY COUNCIL PLANNING PERMIT No.2013/3925

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE

Staging

This is not a staged subdivision.
 Planning Permit No. PA2013/3925

Survey: This plan is based on survey.

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

ROBINSONS RISE ESTATE STAGE 4 - 33 LOTS AREA: 2.520ha

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 | 3 | PS823785U | MELTON CITY COUNCIL |
| | SEWERAGE | | | WESTERN REGION WATER CORPORATION |
| E-2 | DRAINAGE | 2 | PS823785U | MELTON CITY COUNCIL |
| | SEWERAGE | | THIS PLAN | CITY WEST WATER CORPORATION |
| E-3 | DRAINAGE | SEE PLAN | PS829030U | MELTON CITY COUNCIL |
| | SEWERAGE | | | WESTERN REGION WATER CORPORATION |
| E-4 | SEWERAGE | 2 | THIS PLAN | CITY WEST WATER CORPORATION |
| E-5 | SEWERAGE | 2.5 | THIS PLAN | CITY WEST WATER CORPORATION |
| E-6 | DRAINAGE | 3.5 | THIS PLAN | MELTON CITY COUNCIL |
| | SEWERAGE | | | CITY WEST WATER CORPORATION |
| E-7 | DRAINAGE | SEE PLAN | THIS PLAN | MELTON CITY COUNCIL |
| E-8 | SEWERAGE | SEE PLAN | THIS PLAN | CITY WEST WATER CORPORATION |



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REF 12505N/8
 VERSION C

CAD REF: 12505N-8C.dwg

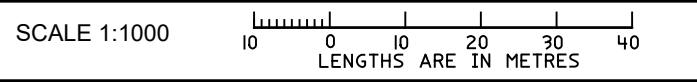
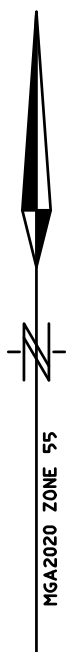
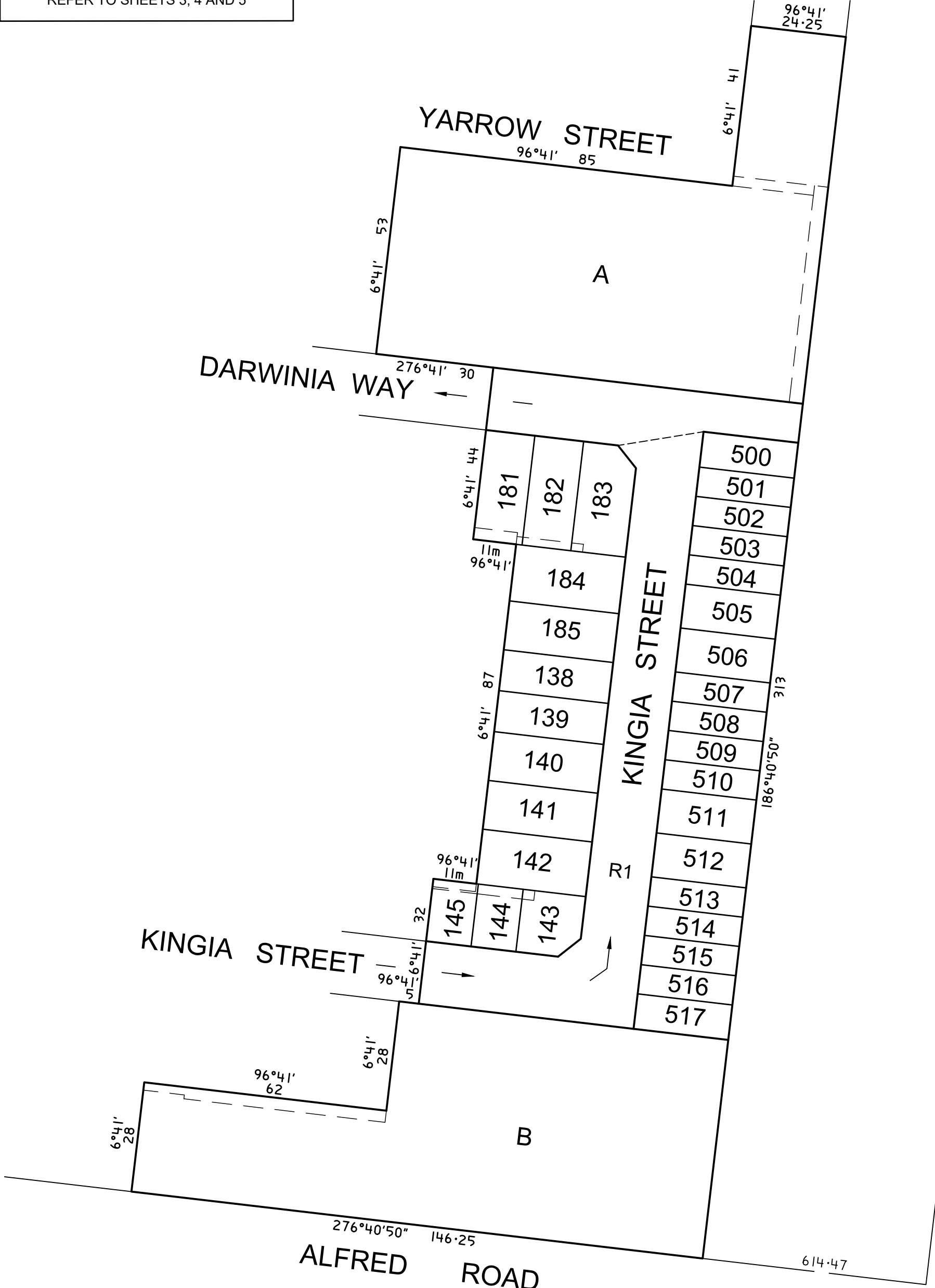
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

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FOR FURTHER DETAILS OF LOTS 138-145,
181-185, 230-232, 500-517 AND LOTS A & B
REFER TO SHEETS 3, 4 AND 5



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SHEET 2

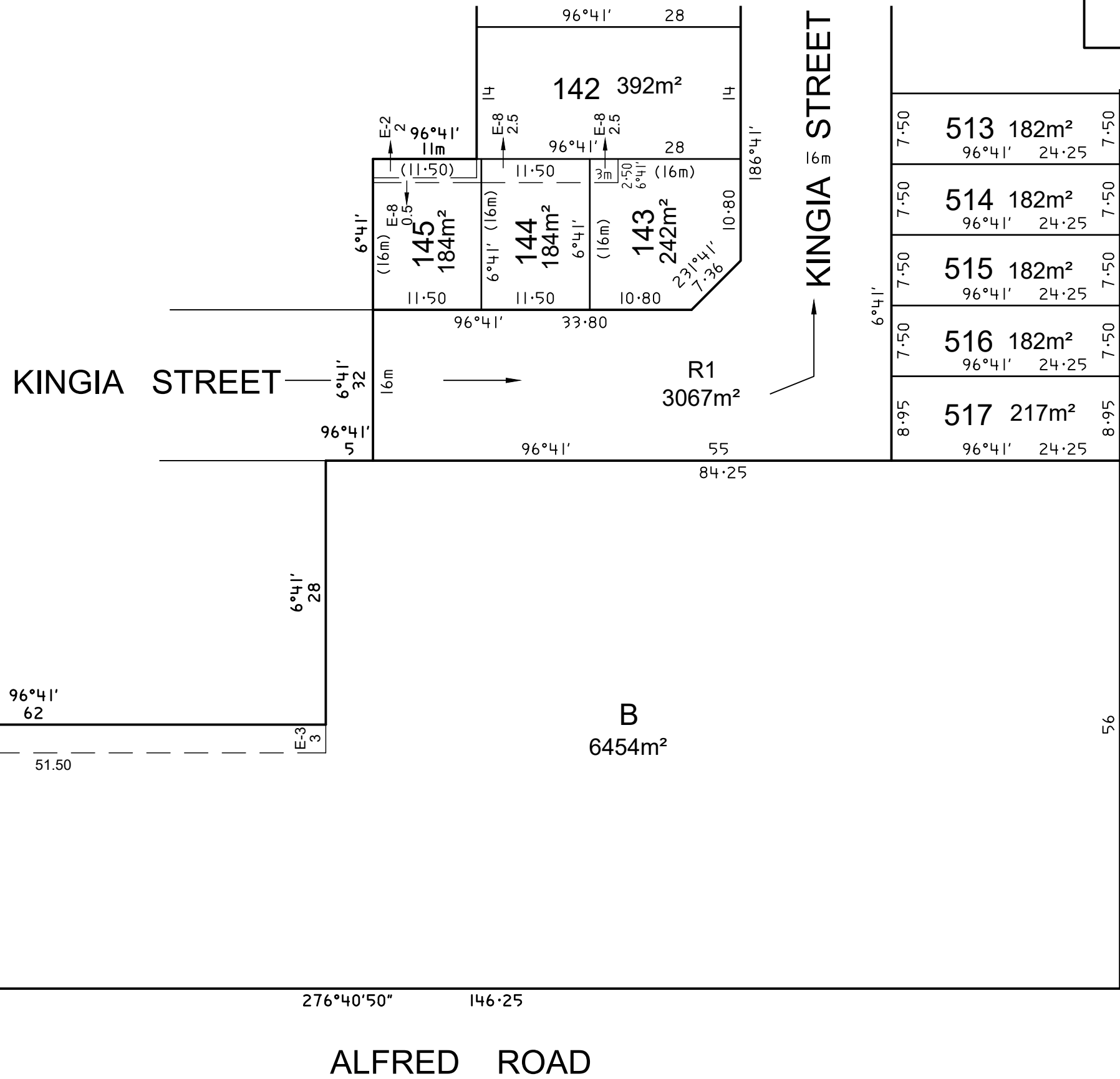
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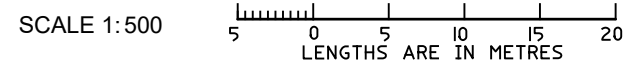
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SEE SHEET 4



SEE SHEET 2

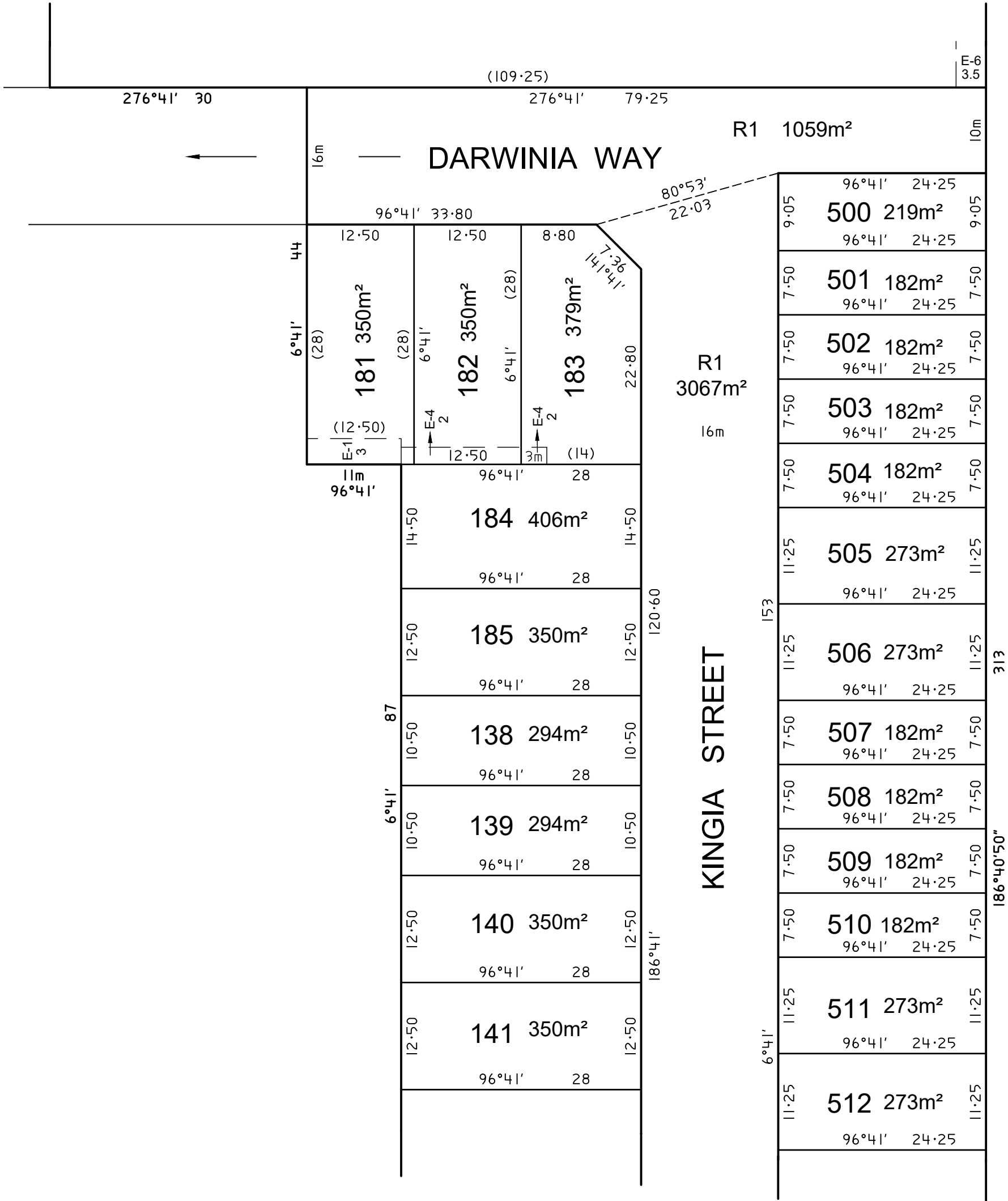
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| REF 12505N/8 VERSION C | CAD REF: 12505N-8C.dwg | ORIGINAL SHEET SIZE: A3 | SHEET 3 |
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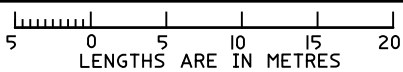
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SEE SHEET 5



SEE SHEET 3

SCALE 1:500



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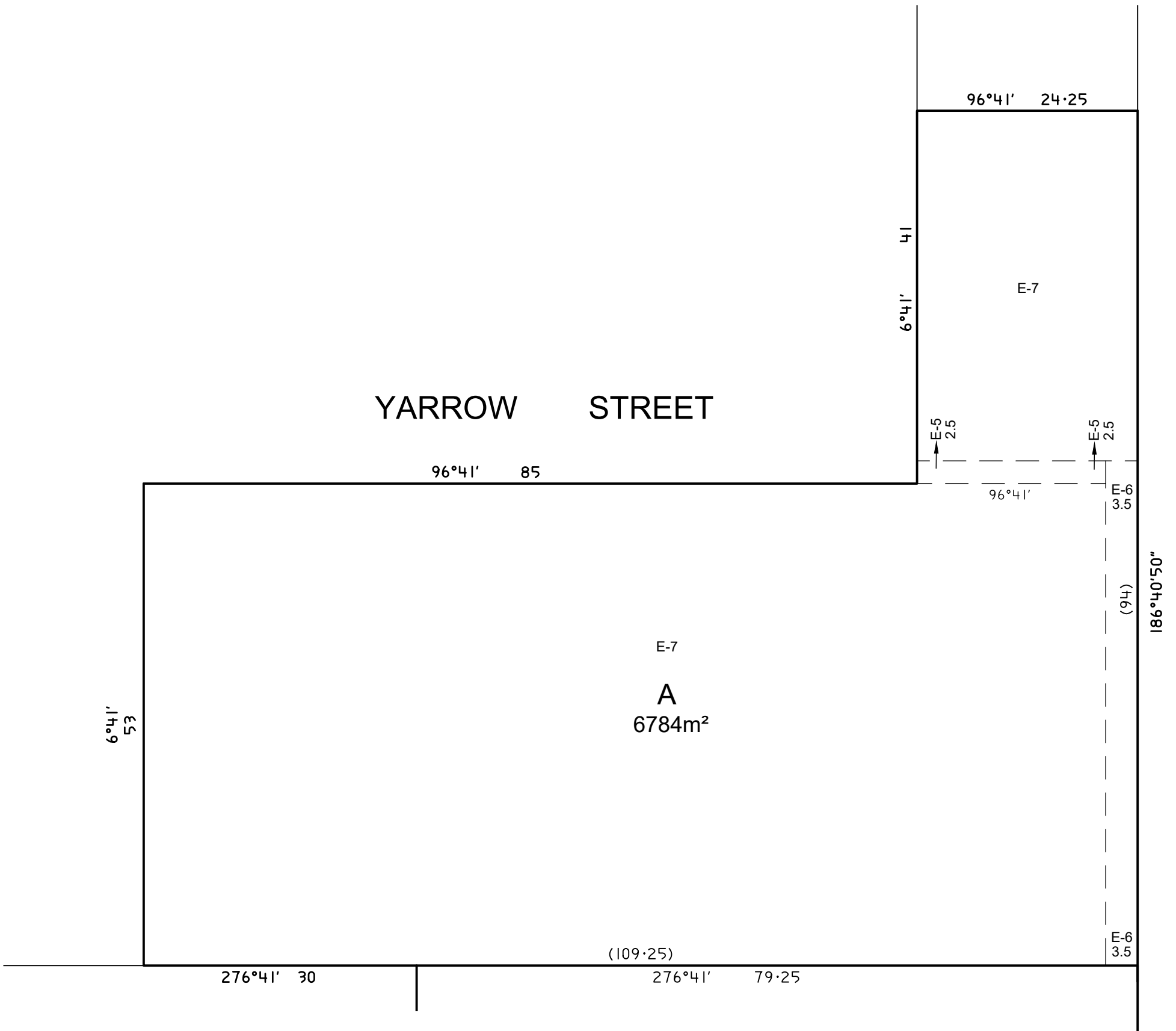
SHEET 4

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YARROW STREET



SEE SHEET 4

SCALE 1:500
LENGTHS ARE IN METRES

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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 138-145, 181-185, 230-232 AND 500-517 (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 138-139, 143-145, 230-232 AND 500-517 ALL INCLUSIVE) 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 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. PA2013/3925/5. 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.

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

TABLE OF LAND BURDENED AND LAND BENEFITED

| BURDENED LOT NO. | BENEFITED LOT NO. |
|------------------|-------------------|
| 505 | 506 |
| 506 | 505 |
| 511 | 512 |
| 512 | 511 |

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

- BUILD OR PERMIT TO BE BUILT ANY BUILDING WITHIN THE BUILDING EXCLUSION ZONE AS SHOWN HATCHED IN DIAGRAM NO.1 AND DIAGRAM NO.2 BELOW, WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

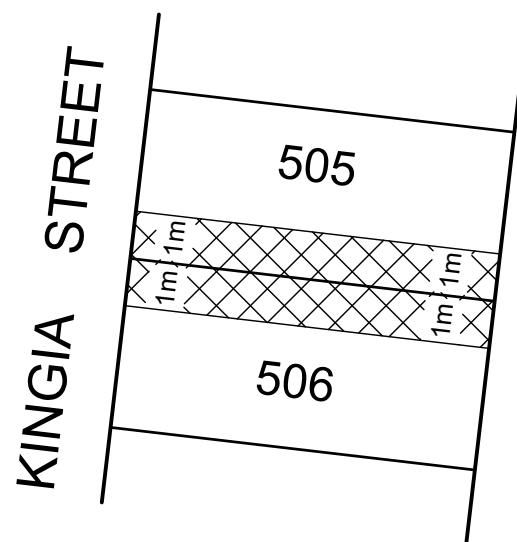


DIAGRAM No.1
NOT TO SCALE

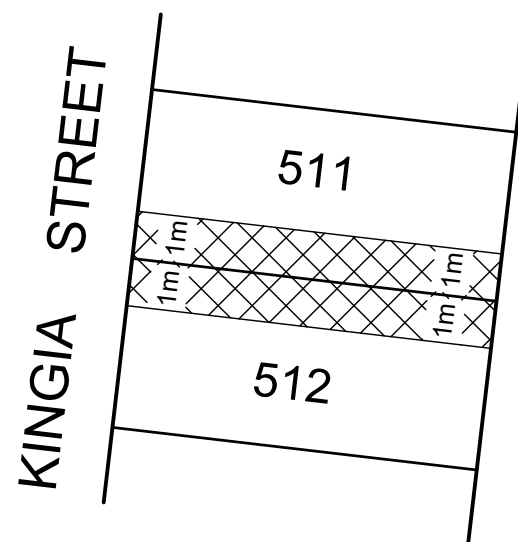


DIAGRAM No.2
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SHEET 6

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