
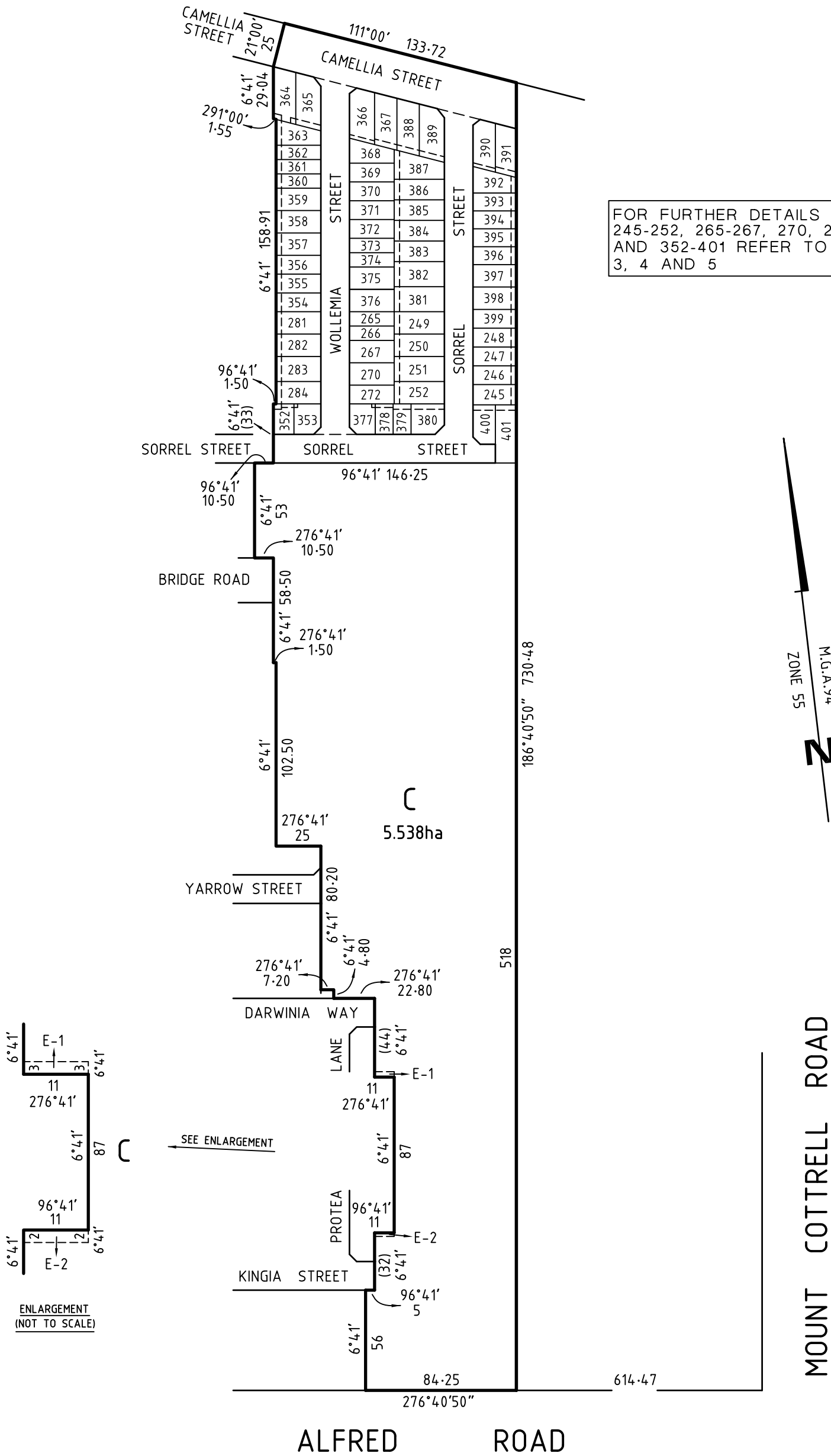


PLAN OF SUBDIVISION				EDITION 1		PS813467R	
LOCATION OF LAND  PARISH: KOROROIT TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (Part) CROWN PORTION: ----- TITLE REFERENCE: Volume Folio  LAST PLAN REFERENCE: PS818935G Lot B  POSTAL ADDRESS: 80-106 ALFRED ROAD (at time of subdivision) COBBLEBANK VIC 3338  MGA CO-ORDINATES: E: 289410 ZONE: 55 (of approx centre of land in plan) N: 5822990 GDA 94				COUNCIL NAME: MELTON CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		The land being subdivided is enclosed within continuous lines. Lots 1-244, 253-264, 268, 269, 271, 273-280, and 285-351 (All inclusive) have been omitted from this plan.			
ROAD R1		MELTON CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION 15.24m BELOW THE SURFACE							
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PA2013/3925/2 This survey has been connected to permanent marks No(s). PM34, PM59 In Proclaimed Survey Area No. – CREATION OF RESTRICTION A purpose of this plan is to create the Restrictions shown on Sheet 6.							
ROBINSONS RISE ESTATE STAGE 2 - 67 lots Area 3.088ha							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	DRAINAGE	3m	PS718149M	MELTON CITY COUNCIL			
E-1	SEWERAGE	3m	PS718149M	WESTERN REGION WATER CORPORATION			
E-2	SEWERAGE	2m	PS718149M	WESTERN REGION WATER CORPORATION			
E-3	DRAINAGE	3m	This plan	MELTON CITY COUNCIL			
	SEWERAGE	3m	This plan	WESTERN REGION WATER CORPORATION			
E-4	SEWERAGE	2m	This plan	WESTERN REGION WATER CORPORATION			
E-5	DRAINAGE	3m	PS818935G	MELTON CITY COUNCIL			
E-5	SEWERAGE	3m	PS818935G	WESTERN REGION WATER CORPORATION			
 Paroissien Grant & Associates Pty. Ltd. Consulting Engineers & Surveyors  ABN 53 123 888 326  Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104 Phone: (03) 9859 6400 Facsimile: (03) 9859 5022		SURVEYORS FILE REF: S17113-S2-PS PGA SPEAR MAY 2015			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6
		PETER BROWN, VERSION 2					



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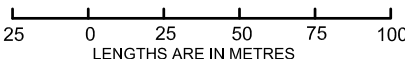
ABN 53 123 888 326

Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104  
Phone: (03) 9859 6400 Facsimile: (03) 9859 5022

PGA SPEAR MAY 2015

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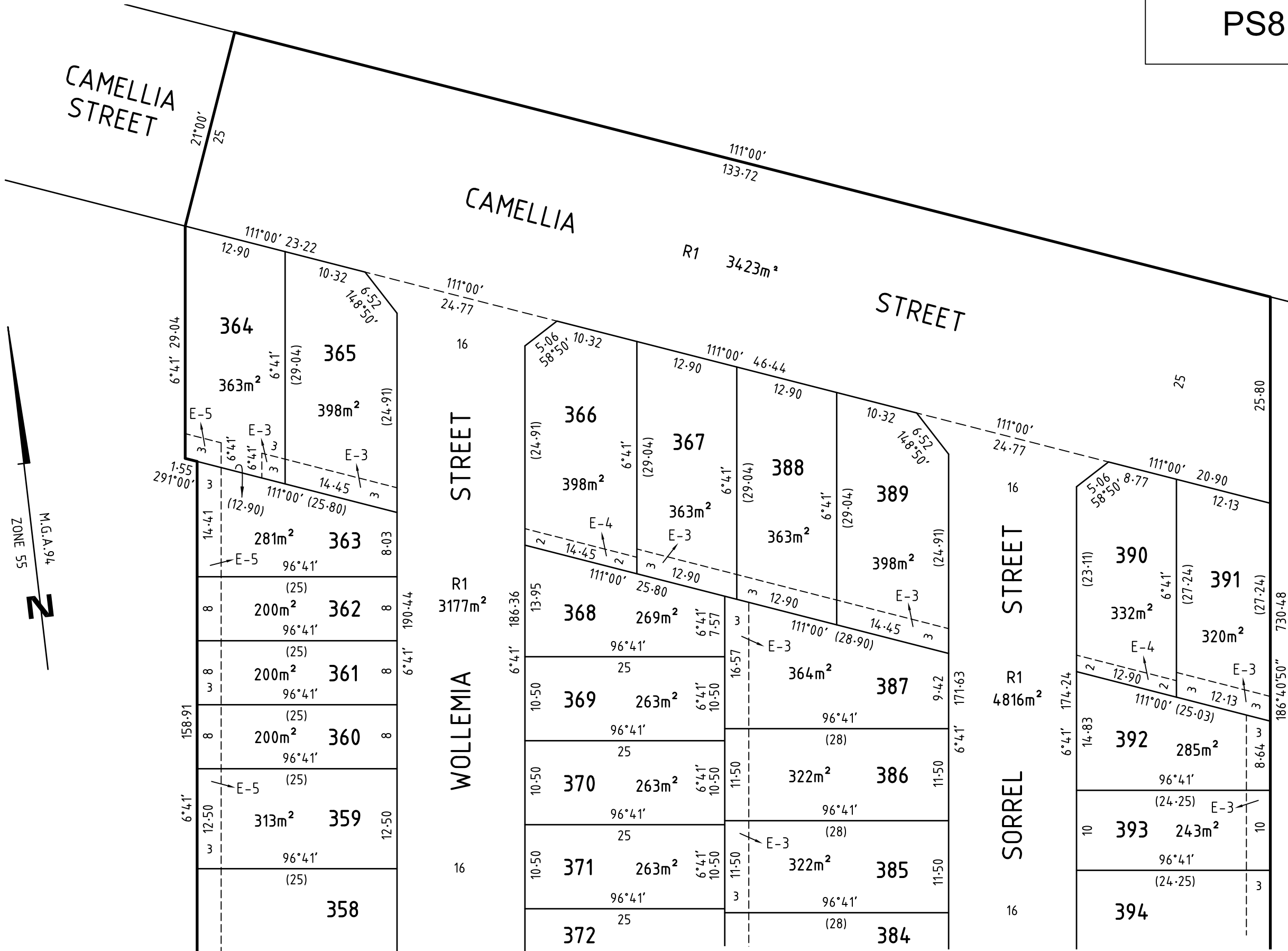
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ORIGINAL SHEET  
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SHEET 2

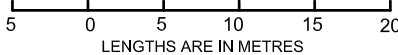
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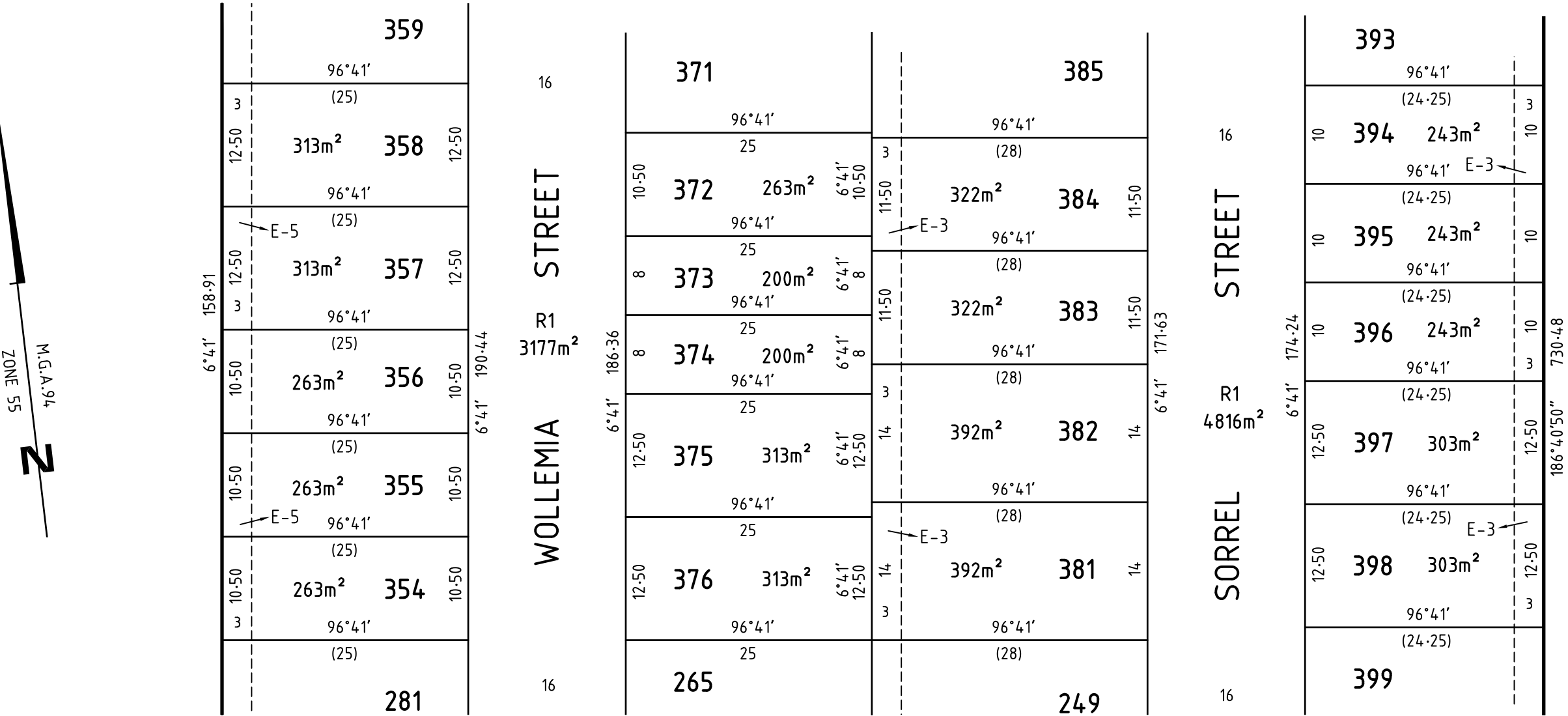


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SHEET 3

PETER BROWN, VERSION 2

SEE SHEET 3



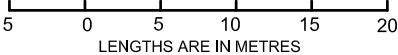
SEE SHEET 5



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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 4

PETER BROWN, VERSION 2

SEE SHEET 4



SORREL STREET

STREET

R1  
3177m<sup>2</sup>

WOLLEMIA

SORREL

16

R1 4816m<sup>2</sup>

16

STREET

STREET

SORREL

16

SEE SHEET 2



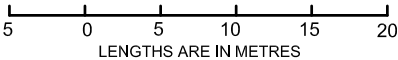
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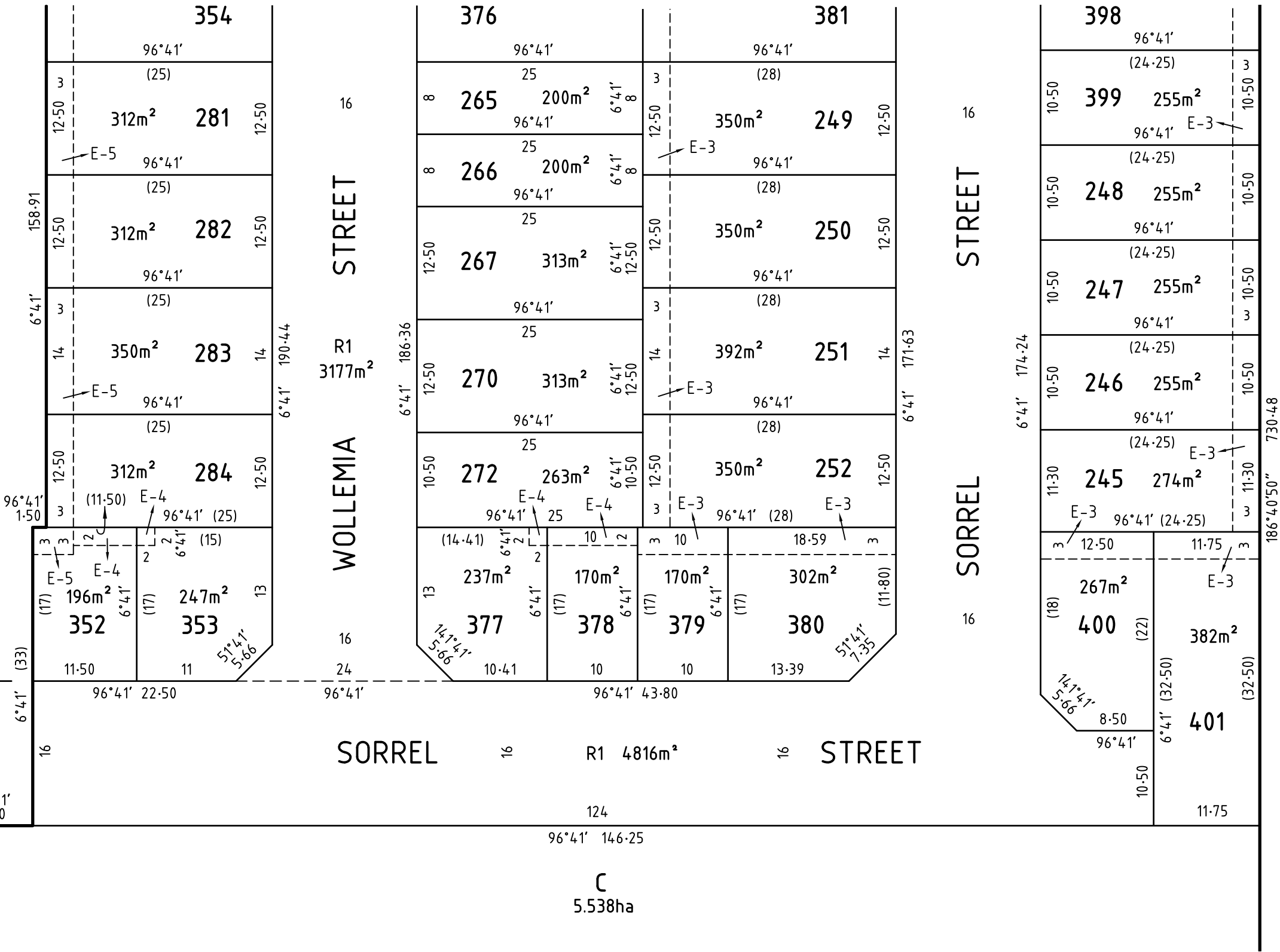
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ORIGINAL SHEET  
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SHEET 5

PETER BROWN, VERSION 2



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

RESTRICTION

Land to be Burdened  
Lots 245-252, 265-267, 270, 272, 281-284 and 352-401 (All inclusive) in this plan.

Land to be Benefited  
All the lots in this plan that have a 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. PA2013/3925/2 and in accord with Memorandum of Common Provisions (MCP) No. ....
- 2. 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" which is incorporated in the Melton Planning Scheme. Once a Certificate of Occupancy issues for these buldings/dwellings the "Small Lot Housing Code" will cease to apply.
- 3. No dwellings or commercial building may be constructed on any lot unless that building incorporates plumbing for recycled water supply, for at a minimum, toilet flushing and garden watering use where it is to become available.



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SCALE  
N.T.S.

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ORIGINAL SHEET  
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SHEET 6

PETER BROWN, VERSION 2