
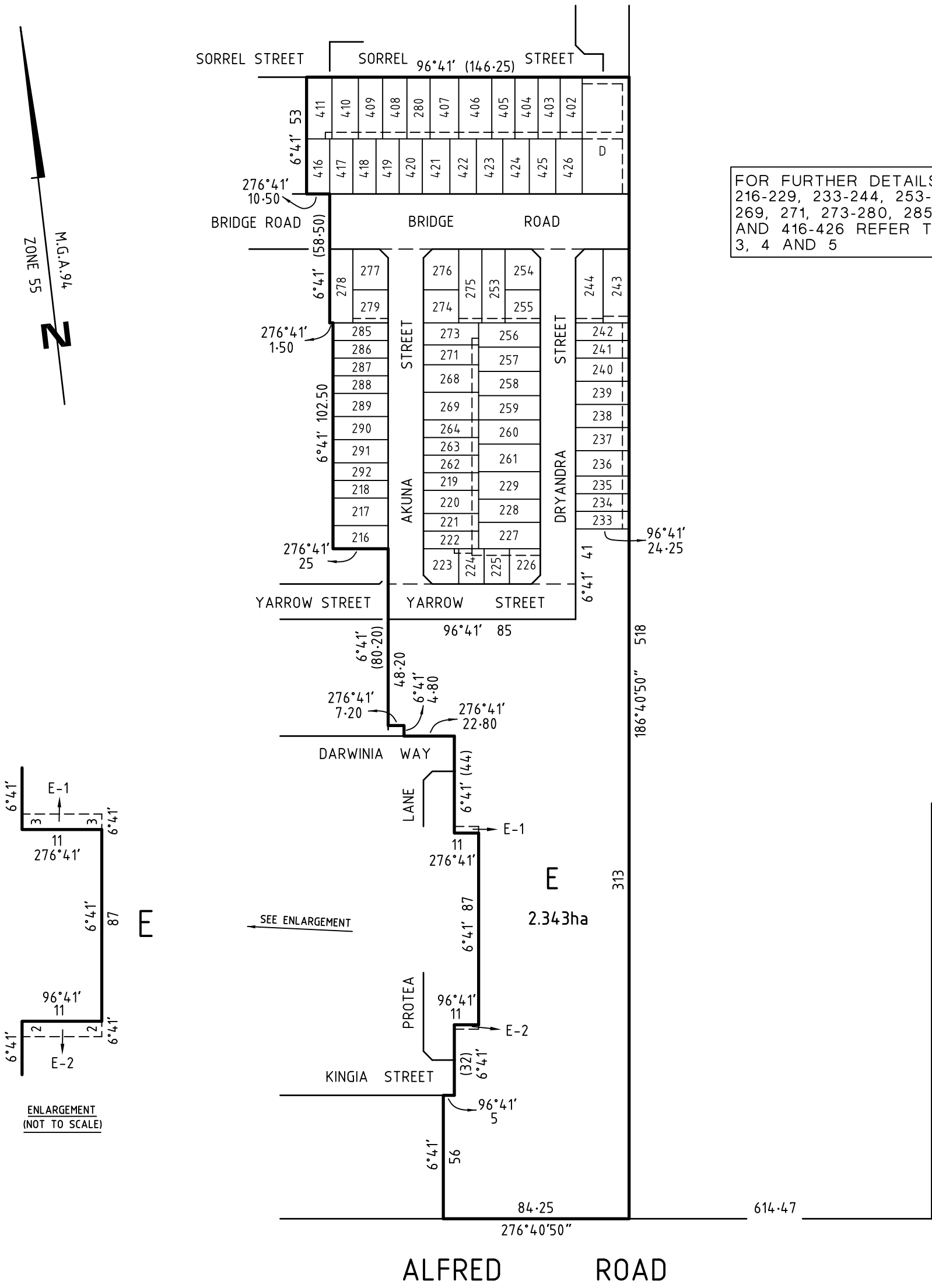


PLAN OF SUBDIVISION				EDITION 1		PS813468P	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (Part) CROWN PORTION: ----- TITLE REFERENCE: Volume Folio LAST PLAN REFERENCE: PS813467R Lot C POSTAL ADDRESS: 80-106 ALFRED ROAD (at time of subdivision) COBBLEBANK VIC 3338 MGA CO-ORDINATES: E: 289390 ZONE: 55 (of approx centre of land N: 5822740 GDA 94 in plan)				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 1-215, 230, 231, 245-252, 265-267, 270, 272, 281-284, 293-401, 412 -415 and Lots A-C (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 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 3 - 79 lots Area 3.195ha							
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			
E-3	SEWERAGE	3m	THIS PLAN	WESTERN REGION WATER CORPORATION			
E-4	DRAINAGE	2m	THIS PLAN	MELTON CITY COUNCIL			
E-5	SEWERAGE	2m	THIS PLAN	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: S17114-S3-PS PGA SPEAR MAY 2015			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6
		PETER BROWN, VERSION 2					



FOR FURTHER DETAILS OF LOTS
216-229, 233-244, 253-264, 268,
269, 271, 273-280, 285-292, 402-411
AND 416-426 REFER TO SHEETS
3, 4 AND 5



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Consulting Engineers & Surveyors

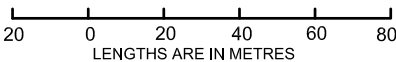
ABN 53 123 888 326

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Phone: (03) 9859 6400 Facsimile: (03) 9859 5022

PGA SPEAR MAY 2015

Ref: S17114S3-PS

SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

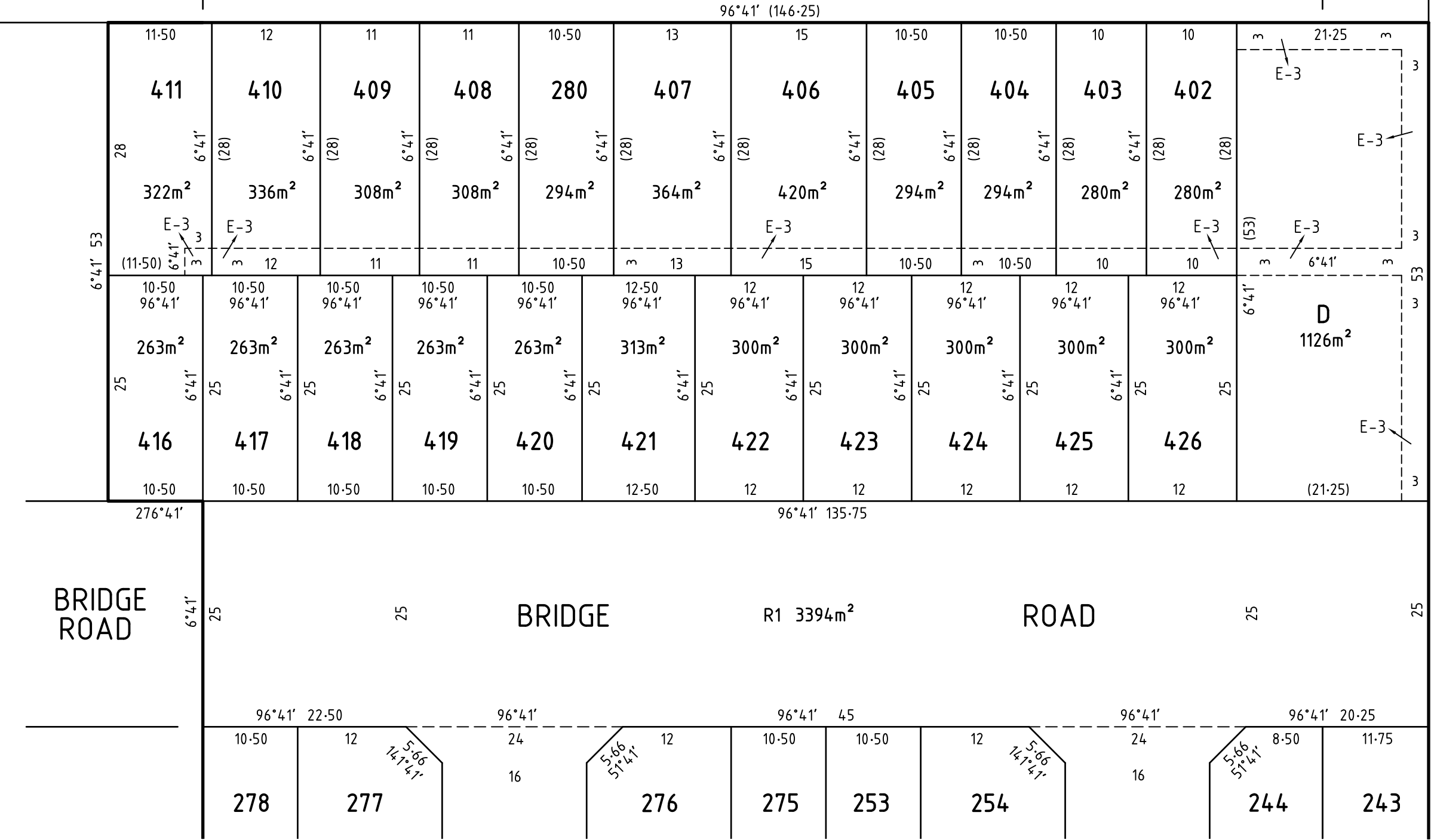
SHEET 2

PETER BROWN, VERSION 2

SORREL STREET

SORREL

STREET



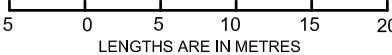
SEE SHEET 4



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

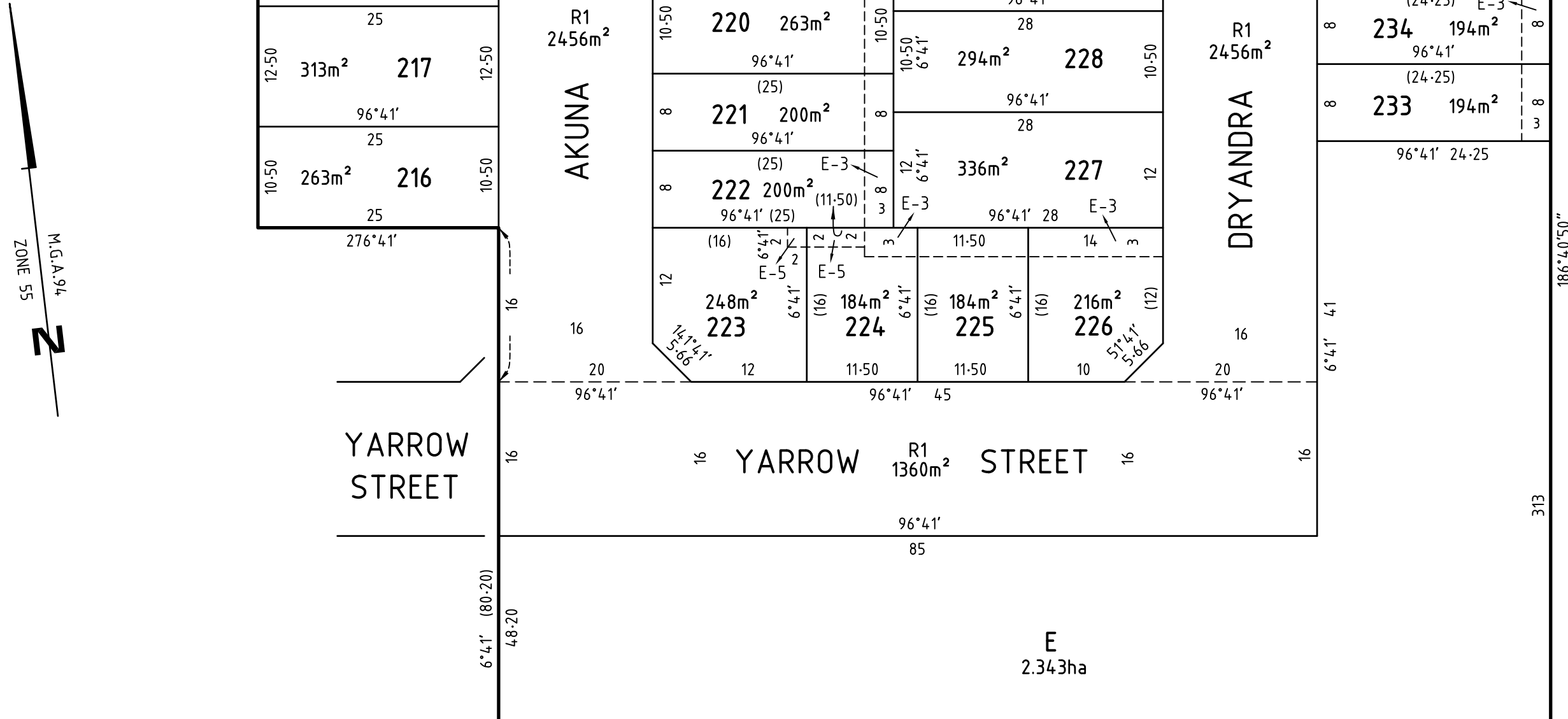
PETER BROWN, VERSION 2

PS813468P

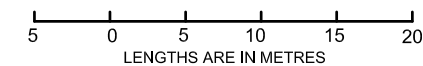
PETER BROWN, VERSION 2

PS813468P

SEE SHEET 4



SEE SHEET 2



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

RESTRICTION

Land to be Burdened
Lots 216-229, 233-244, 253-264, 268, 269, 271, 273-280, 285-292, 402-411 and 416-426 (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 300m² 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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PGA SPEAR MAY 2015

Ref: S17114-S3-PS

SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

SHEET 6

PETER BROWN, VERSION 2