
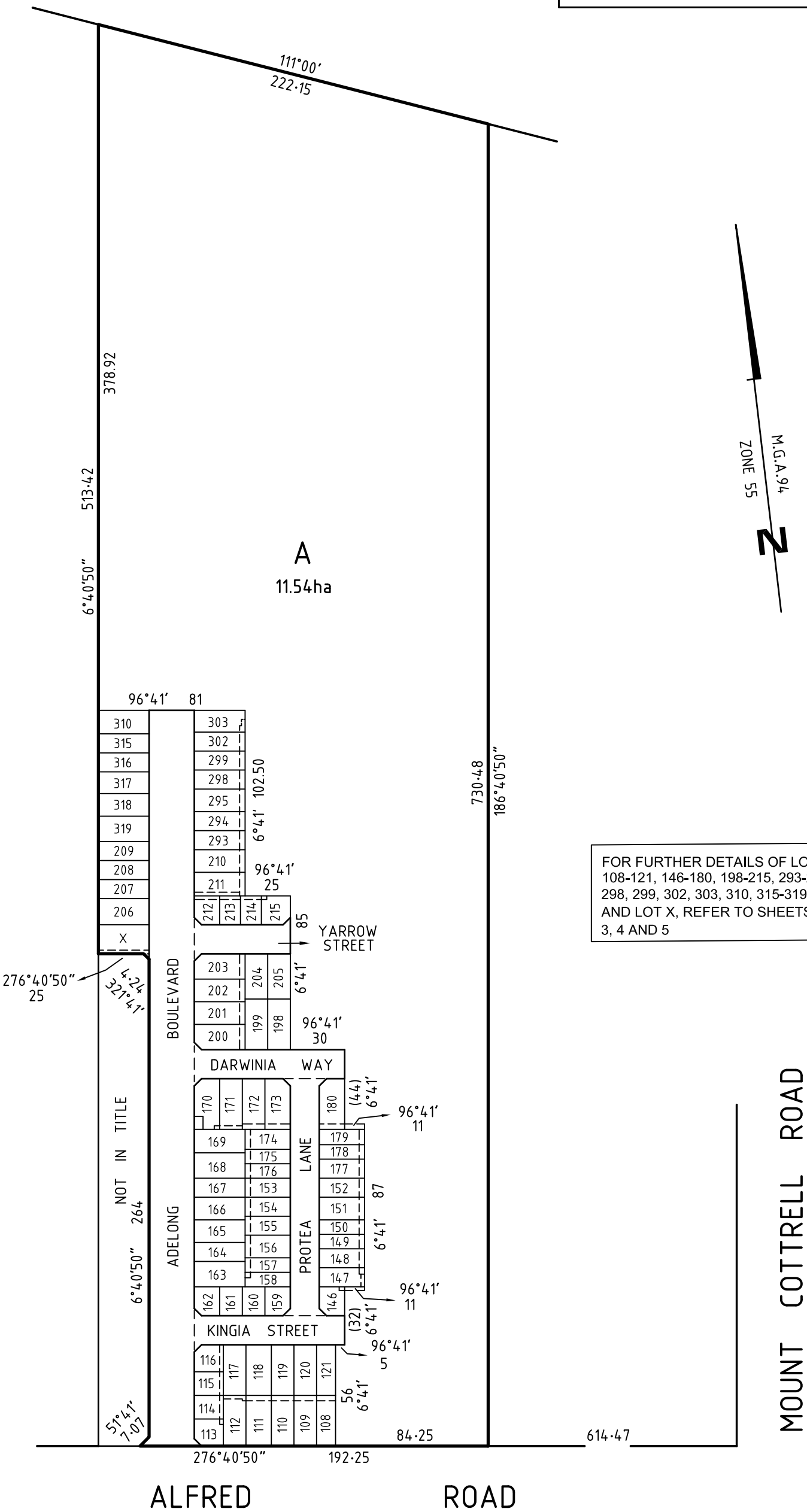


PLAN OF SUBDIVISION				EDITION 1		PS718149M	
LOCATION OF LAND  PARISH: KOROROIT TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (Part) CROWN PORTION: ----- TITLE REFERENCE: Volume 11830 Folios 679 to 683  LAST PLAN REFERENCE: PS721474G - Lots B, C, D, E and F  POSTAL ADDRESS: 80-106 ALFRED ROAD (at time of subdivision) COBBLEBANK VIC 3338  MGA CO-ORDINATES: E: 289350 ZONE: 55 (of approx centre of land in plan) N: 5822750 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 1-107, 122-145, 181-197, 216-292, 296, 297, 300, 301, 304-309 and 311-314 (All inclusive) have been omitted from this plan  PURPOSE OF PLAN 1. A purpose of this plan is to remove the carraigeway easements E-1 & E-2 on PS721474G that benefit all the lots on PS721474G. and Certificate of Title Volume 9068 Folio 411, vide Schedule 5, Section 14, of the Road Management Act 2004.  2. A purpose of this plan is to remove the easements implied under section 12 (2) of the subdivision Act 1988. By agreement of the relevant parties.			
ROAD R1 RESERVE No.1		MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD					
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 1A - 81 lots Area 4.021ha							
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	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL WESTERN REGION WATER CORPORATION WESTERN REGION WATER CORPORATION MELTON CITY COUNCIL			
E-1	SEWERAGE	SEE PLAN	THIS PLAN				
E-2	SEWERAGE	SEE PLAN	THIS PLAN				
E-3	DRAINAGE	SEE PLAN	THIS PLAN				
 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: S17111-S1A-PS PGA SPEAR MAY 2015		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6	
		PETER BROWN, VERSION 8					

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SCALE  
1:2500



ORIGINAL SHEET  
SIZE: A3

SHEET 2

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BOULEVARD

ADELONG

ALFRED ROAD



PROTEA R1 2128m<sup>2</sup> LANE

STREET

SEE SHEET 2

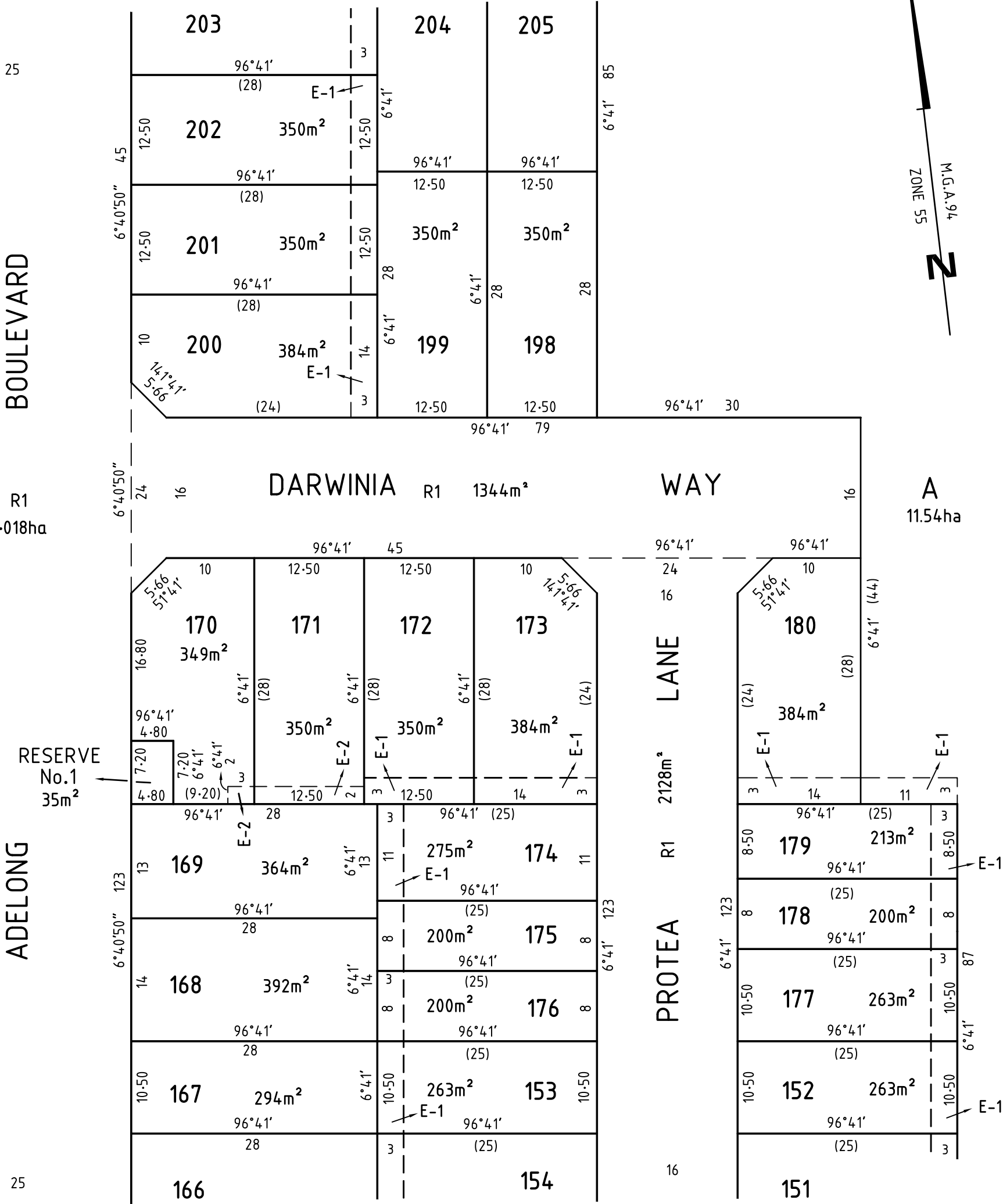
M.G.A. 94  
ZONE 55  
**N**



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SEE SHEET 5



SEE SHEET 3

SEE SHEET 2



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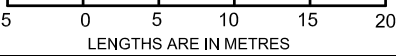
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ORIGINAL SHEET  
SIZE: A3

SHEET 4

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96°41'      81

# ADELONG

R1  
1.018ha

25

25

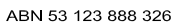
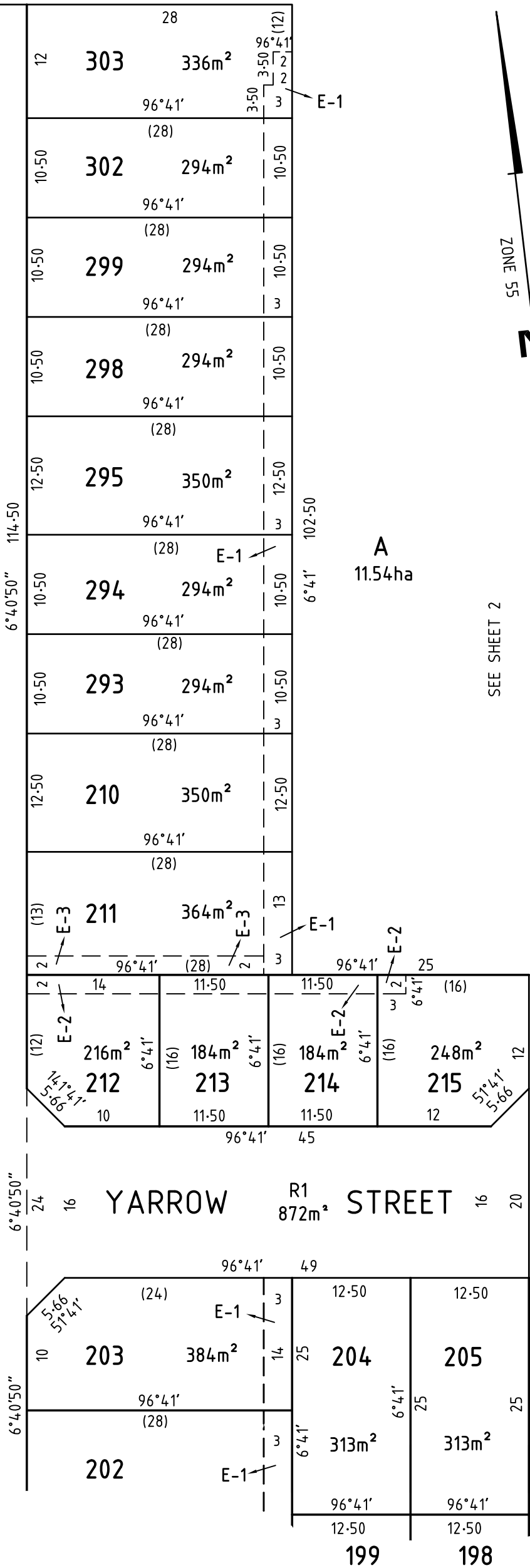
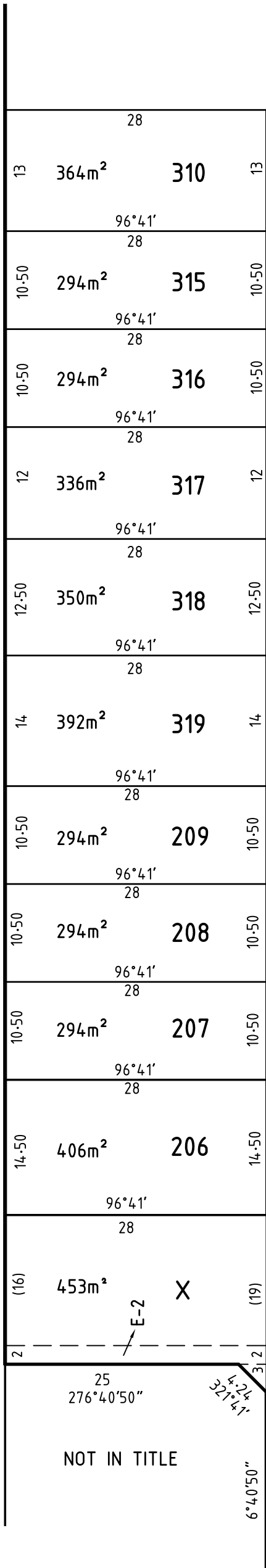
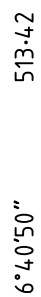
SEE SHEET 4

A  
11.54ha

SEE SHEET 2

M.G.A.94  
ZONE 55

**N**



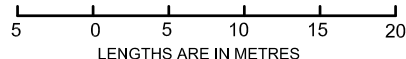
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ORIGINAL SHEET  
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SHEET 5

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CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

RESTRICTION

Land to be Burdened  
Lots 108-121, 146-180, 198-215, 293-295, 298, 299, 302, 303, 310, 315-319 and lot X (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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	PETER BROWN, VERSION 8			