

PLAN OF SUBDIVISION

EDITION 1

PS837400R

LOCATION OF LAND

PARISH: KOROROIT
 TOWNSHIP: -----
 SECTION: C
 CROWN ALLOTMENT: 1 (Part)
 CROWN PORTION: -----
 TITLE REFERENCE: Volume 9764 Folio 061

 LAST PLAN REFERENCE: LOT 1 ON LP208087S

 POSTAL ADDRESS: 1156-1184 MOUNT COTTRELL ROAD
 (at time of subdivision) STRATHTULLOH VIC 3338

 MGA CO-ORDINATES: E: 289580 ZONE: 55
 (of approx centre of land in plan) N: 5821370 MGA 2020

Council Name: Melton City Council
 SPEAR Reference Number: S152538P

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL
ROAD R6	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LTD

LOT A AND ROADS R2 TO R5 (B.I.) HAVE BEEN OMITTED FROM THIS PLAN.
OTHER PURPOSE OF PLAN
 TO REMOVE THE EASEMENT MARKED E-1 ON LP208087 IN SO FAR AS WHERE IT LIES WITHIN THE LAND IN THIS PLAN.
GROUNDS FOR REMOVAL
 BY AGREEMENT PURSUANT TO SECTION 6 (1) (K) (iii) OF THE SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE

SURVEY:
 This plan is based on survey.
STAGING:
 This is a staged subdivision.
 Planning Permit No. PA2017/5870
 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.

HARMONY ESTATE STAGE 1 - Lots 55 AREA 4.058ha

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	POWER LINE	2	THIS PLAN*	POWERCOR AUSTRALIA LTD
E-2	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL
E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-3	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-3	SUPPLY OF WATER	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-3	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY. LTD.
E-3	TELECOMMUNICATIONS	SEE PLAN	THIS PLAN	LAND IN THIS PLAN
E-3	POWERLINE	SEE PLAN	THIS PLAN*	POWERCOR AUSTRALIA LTD
E-4	SEWERAGE	2	THIS PLAN	WESTERN REGION WATER CORPORATION
E-5	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL

* Section 88 - Electricity Industry Act 2000



Paroissien Grant & Associates Pty. Ltd.
 Consulting Engineers & Surveyors

ABN 53 123 888 326

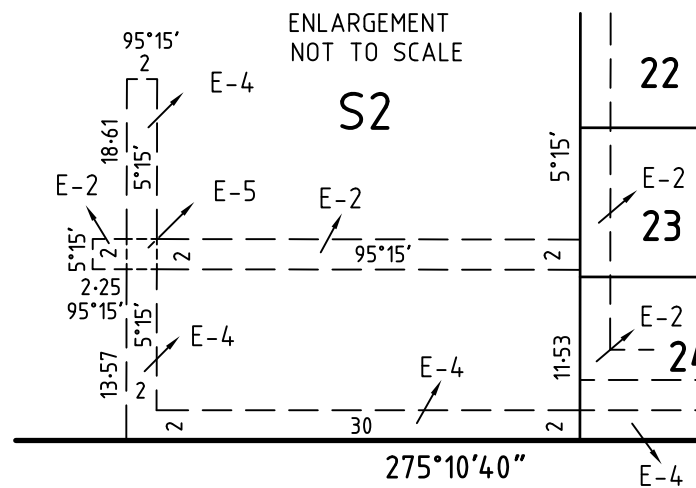
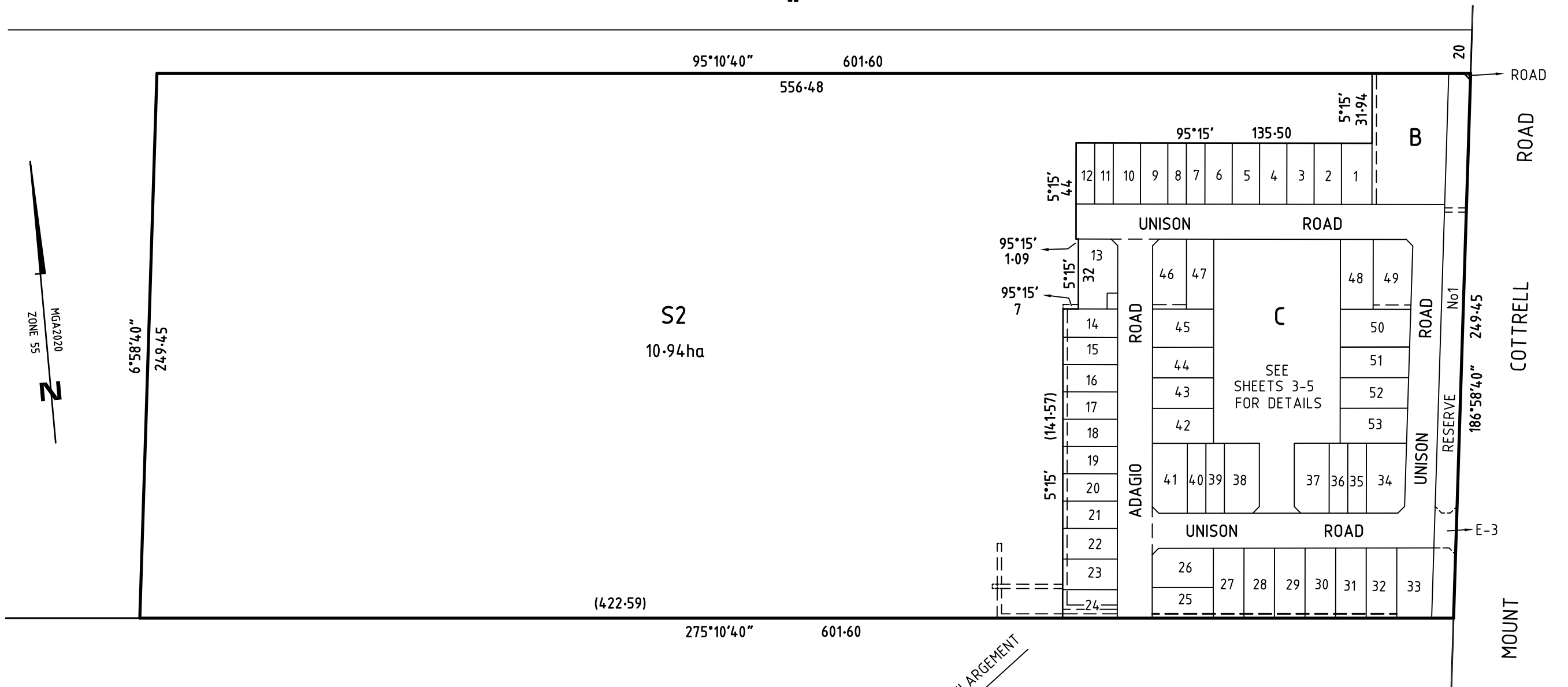
Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
 Phone: (03) 9859 6400 Facsimile: (03) 9859 5022

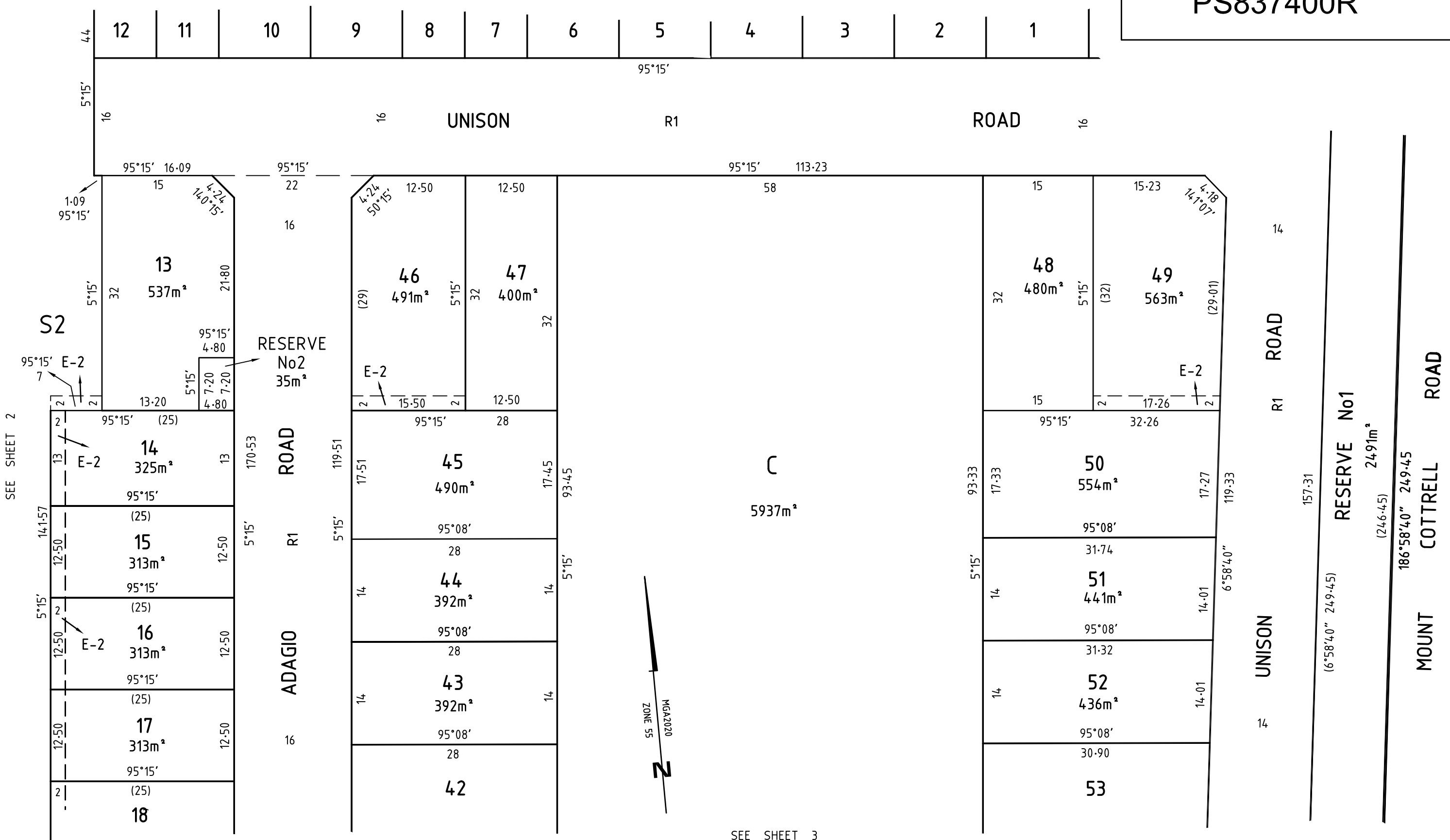
SURVEYORS FILE REF: S20040S1
 (14-10-2020)
 PGA SPEAR MAY 2015

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 Surveyor's Plan Version (7),
 16/10/2020, SPEAR Ref: S152538P

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6





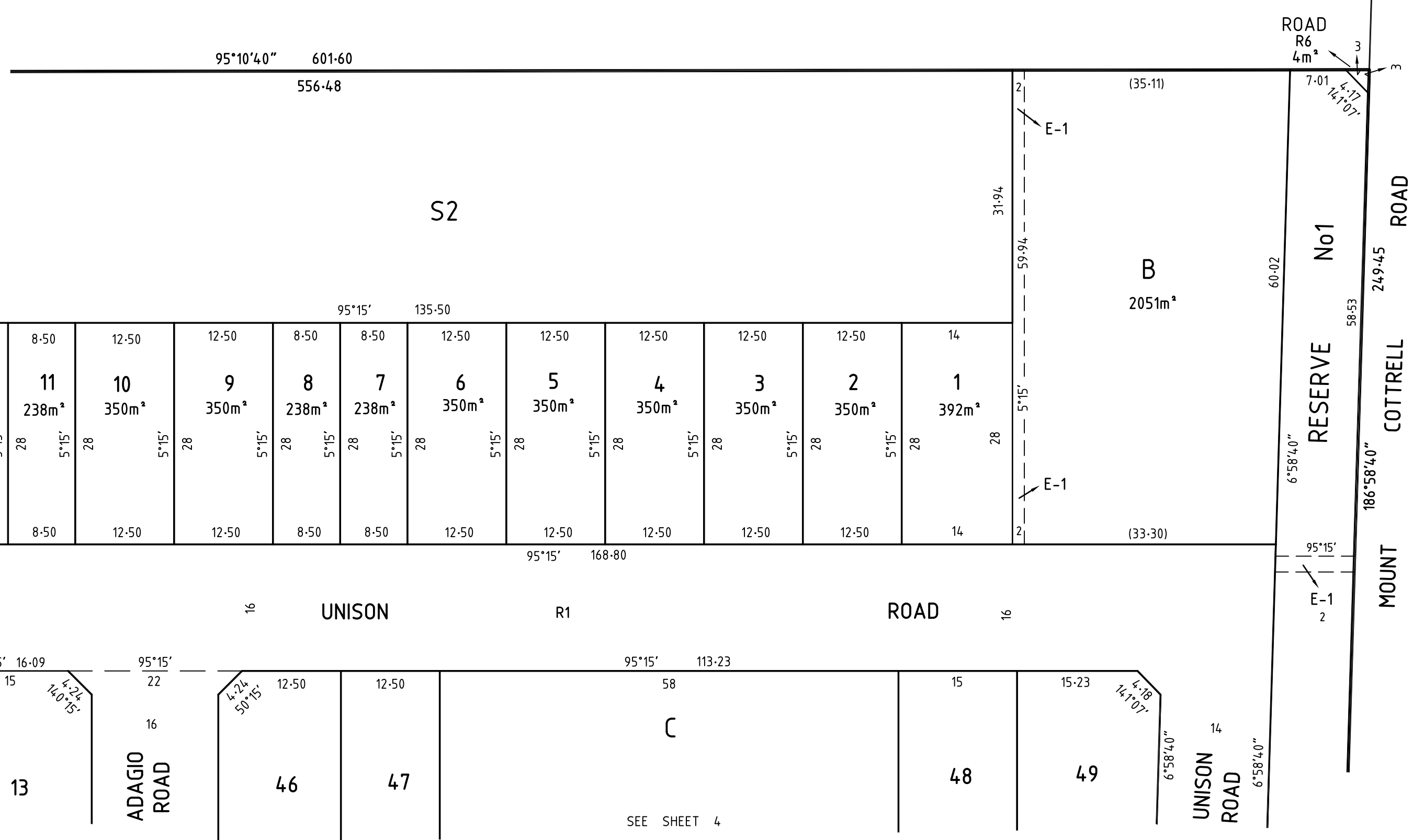
SEE SHEET 2

SEE SHEET 3

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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3
 SHEET 4



SEE SHEET 2

SEE SHEET 4

CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

RESTRICTION

Land to be Burdened
Lots 1-53 (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. PA2017/5870.

This Restriction shall cease to have any affect ten years after the plan of subdivision for the relevant stage, has been registered.

CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

RESTRICTION

Land to be Burdened
Lots 7, 8, 11, 12, 35, 36, 39 & 40 (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 lots of less than 300m² unless they comply with the "Small Lot Housing Code", (SLHC), Conditions as specified for Lot Type "A" or Lot Type "B", as defined below, which is incorporated in the Melton Planning Scheme and Endorsed under City of Melton Permit No. PA2017/5870.

Once a Certificate of Occupancy issues for these buldings/dwellings the "Small Lot Housing Code" will cease to apply.

<u>Lot No.</u>	<u>Small Lot Housing Code", (SLHC) Lot Type</u>
7	A
8	A
11	A
12	A
35	A
36	A
39	A
40	A



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PGA SPEAR MAY 2015

Ref: S20040S1

SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

SHEET 6

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