
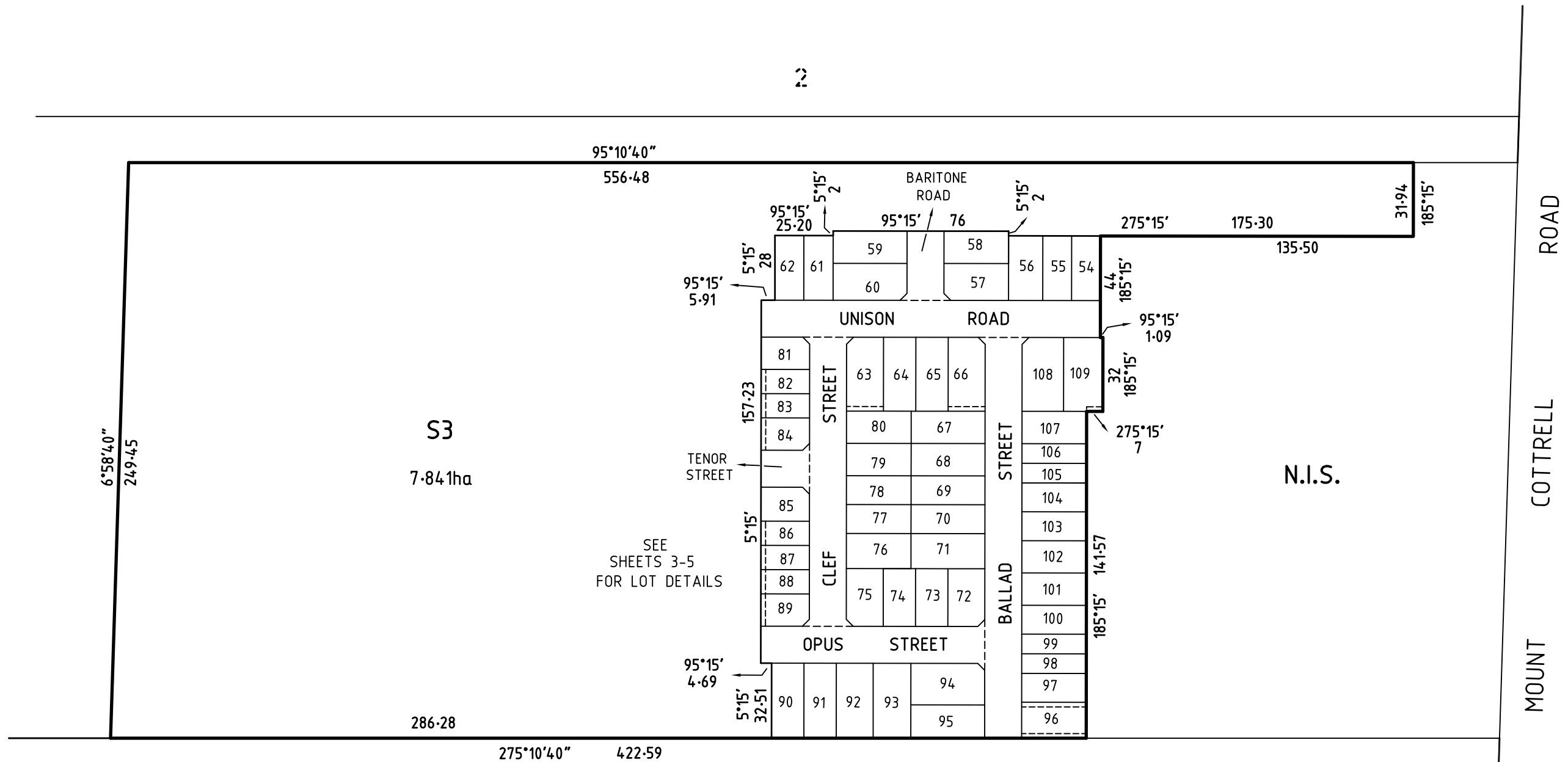
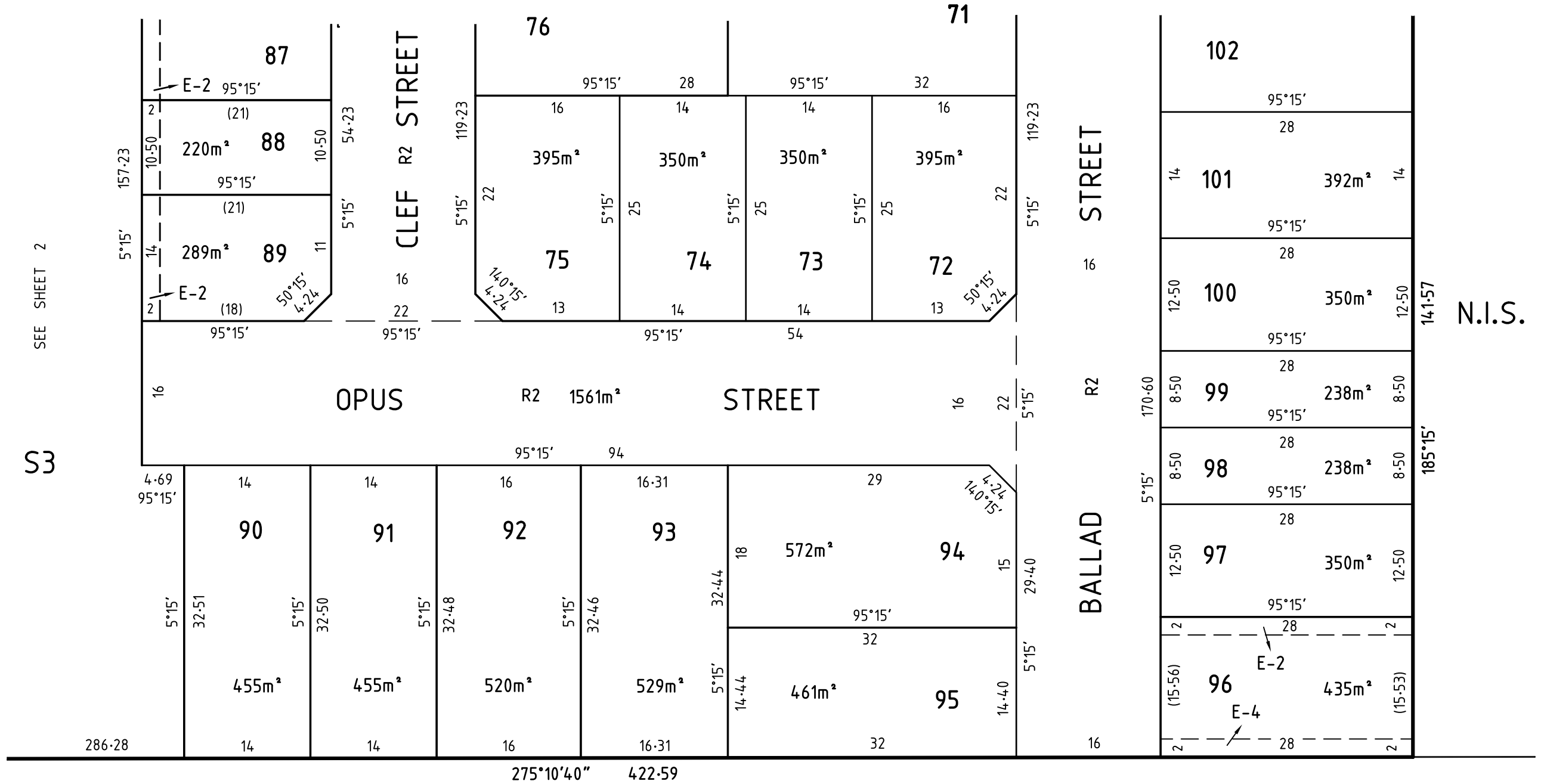


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS837400R/S2</b>	
<b>LOCATION OF LAND</b>  PARISH: KOROROIT TOWNSHIP: ----- SECTION: C CROWN ALLOTMENT: 1 (Part) CROWN PORTION: ----- TITLE REFERENCE: Volume ----- Folio ---  LAST PLAN REFERENCE: LOT S2 ON PS837400R  POSTAL ADDRESS: 1156-1184 MOUNT COTTRELL ROAD (at time of subdivision) STRATHTULLOH VIC 3338  MGA CO-ORDINATES: E: 289825                      ZONE: 55 (of approx centre of land                      N: 5821325                      MGA 2020 in plan)		Council Name: Melton City Council  Council Reference Number: Sub5570 Planning Permit Reference: PA2017/5870 SPEAR Reference Number: S152539J  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Geraldine Addicott for Melton City Council on 26/11/2020		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R2	MELTON CITY COUNCIL			
<b>NOTATIONS</b>		LOTS 1-53, (B.I.), HAVE BEEN OMITTED FROM THIS STAGE OF THE PLAN.  <b>OTHER PURPOSE OF PLAN</b> To remove Easement E-5 and those parts of Easements E-2 & E-4 that were created on PS837400R (Stage 1) that are now within Road R2 as created by this plan. Grounds for removal: Melton City Council Planning Permit No PA2017/5870.		
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 2 - Lots 56 AREA 3.100ha				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL
E-4	SEWERAGE	2	THIS PLAN	WESTERN REGION WATER CORPORATION
 <b>Paroissien Grant &amp; Associates Pty. Ltd.</b> 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: S20041S2 (DRAFT 14-10-2020)  Digitally signed by: Warren Kenneth Patching, Licensed Surveyor, Surveyor's Plan Version (4), 25/11/2020, SPEAR Ref: S152539J		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 6





SEE SHEET 4



SEE SHEET 2

S3

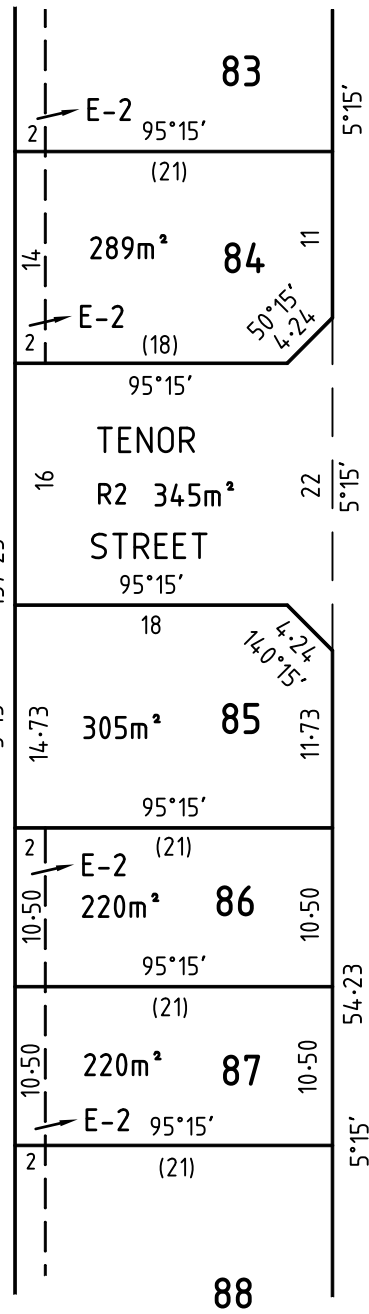
N.I.S.

SEE SHEET 5



S3

SEE SHEET 2

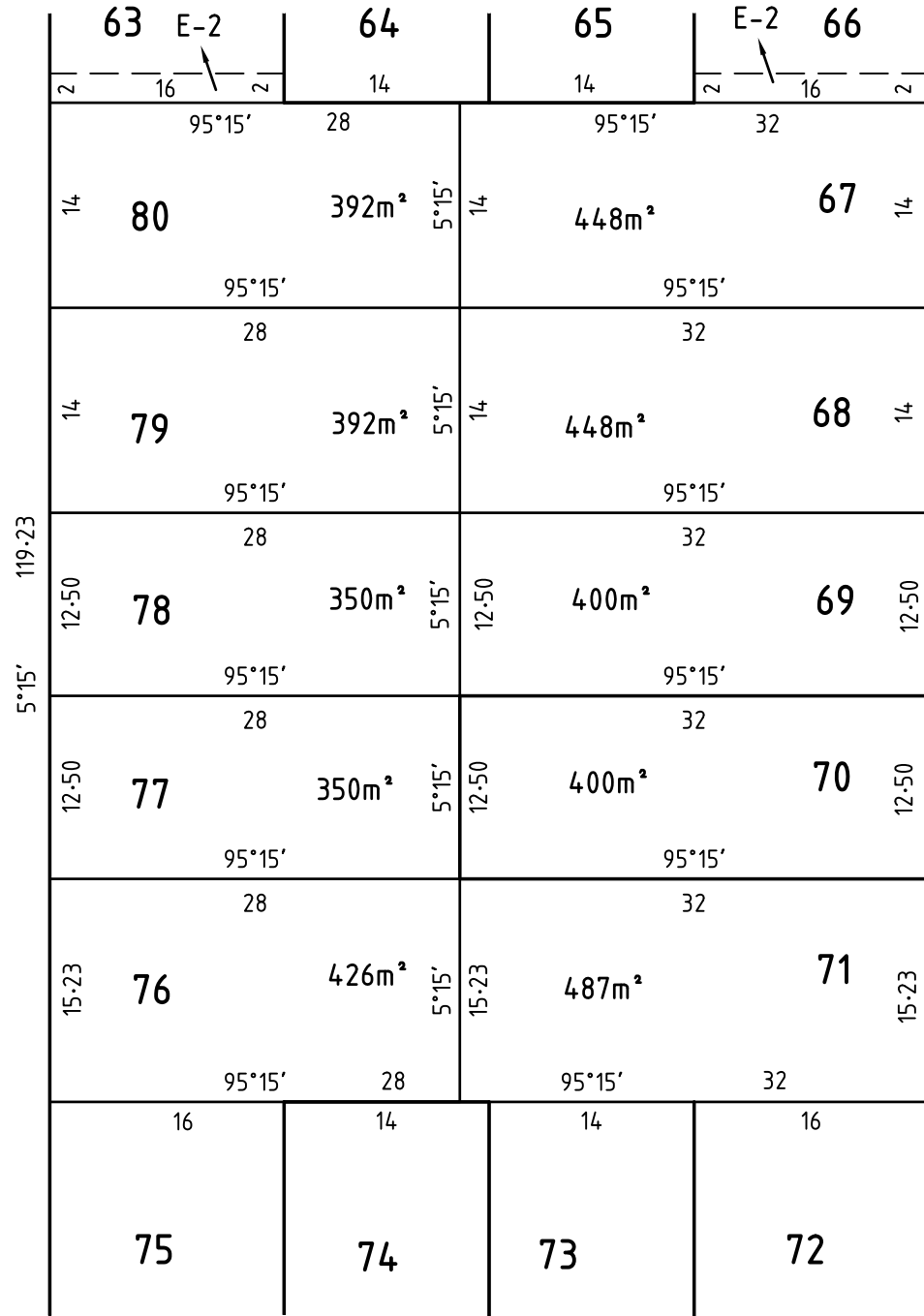


STREET

2022m²

R2

CLEF

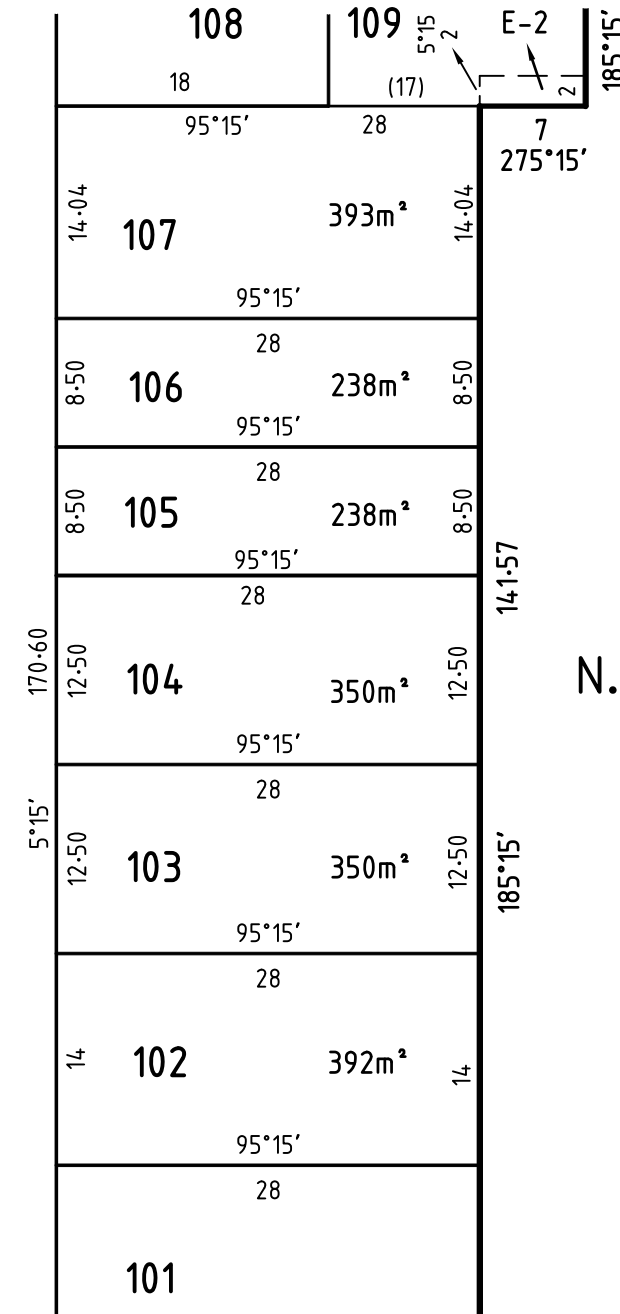


STREET

2787m²

R2

BALLAD



N.I.S.

SEE SHEET 3



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

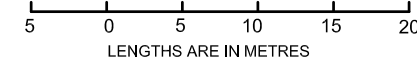
ABN 53 123 888 326

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

PGA SPEAR MAY 2015

Ref: S20041S2

SCALE  
1:500



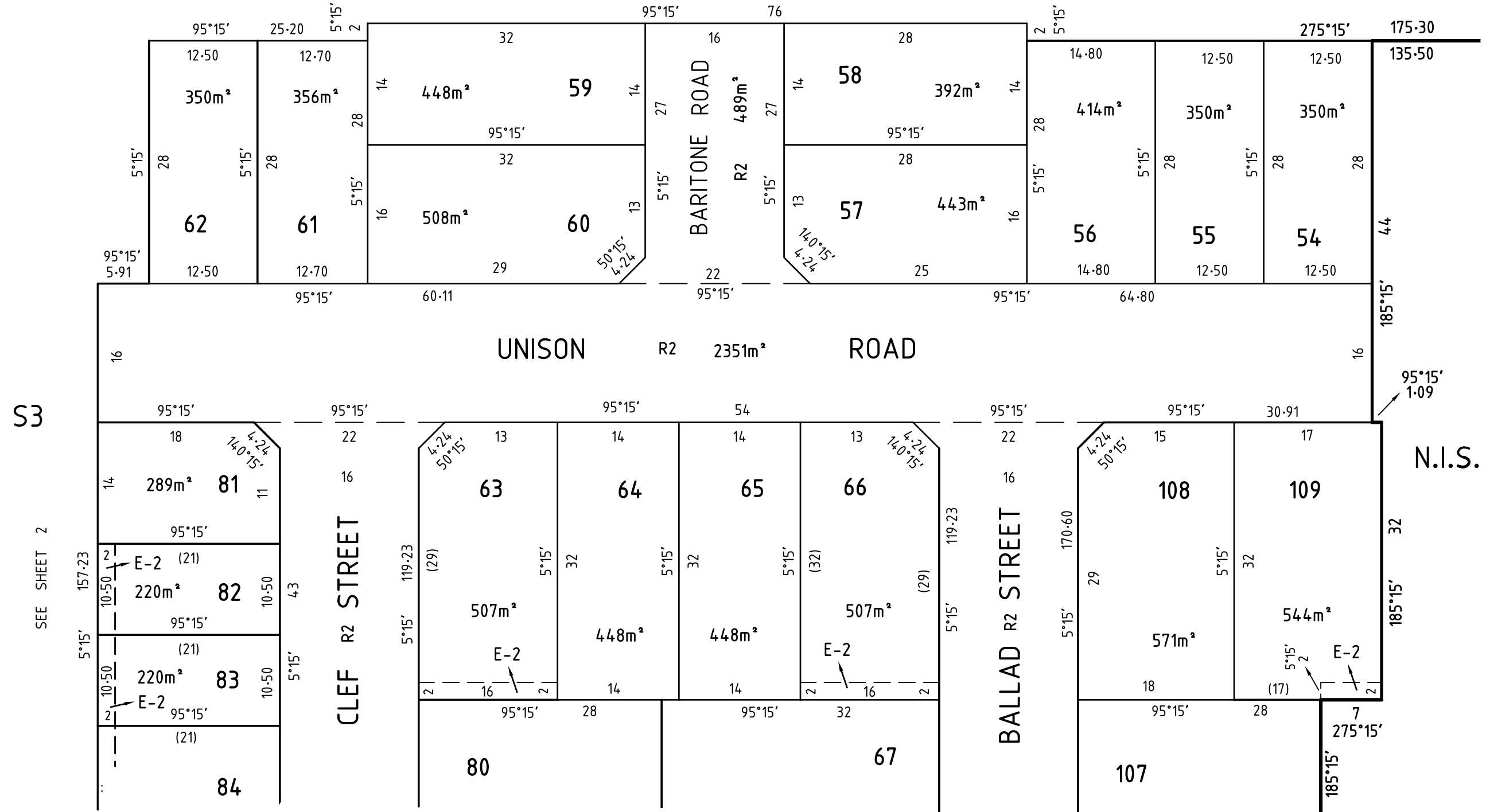
Digitally signed by: Warren Kenneth Patching, Licensed Surveyor,  
Surveyor's Plan Version (4),  
25/11/2020, SPEAR Ref: S152539J

ORIGINAL SHEET  
SIZE: A3

SHEET 4

Digitally signed by:  
Melton City Council,  
26/11/2020,  
SPEAR Ref: S152539J

S3 SEE SHEET 2



SEE SHEET 2

S3

SEE SHEET 2

SEE SHEET 4

N.I.S.

CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

RESTRICTION

Land to be Burdened  
Lots 54-109 (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 81-84 (B.I.), 86-89 (B.I.), 98, 99, 105 & 106 (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 300m<sup>2</sup> 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>
81	B
82	B
83	B
84	B
86	B
87	B
88	B
89	B
98	A
99	A
105	A
106	A



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PGA SPEAR MAY 2015

Ref: S20041S2

SCALE  
N.T.S.

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Digitally signed by: Warren Kenneth Patching, Licensed  
Surveyor,  
Surveyor's Plan Version (4),  
25/11/2020, SPEAR Ref: S152539J

ORIGINAL SHEET  
SIZE: A3

SHEET 6

Digitally signed by:  
Melton City Council,  
26/11/2020,  
SPEAR Ref: S152539J