

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

## PS 749361P

### Location of Land

Parish: KOROROIT  
Township: -----  
Section: 11  
Crown Allotment: G (PART) & H (PART)  
Crown Portion: A (PART) & B (PART)

Title References: Vol. 10752 Fol. 464

Last Plan Reference: LOT 2 ON PS441518X  
Postal Address: 11 HOLLAND DRIVE  
MELTON 3337

MGA94 Co-ordinates: E 287 850 Zone 55  
(Of approx. centre of plan) N 5 825 650

Council Name: Melton City Council

Council Reference Number: SUB4736  
Planning Permit Reference: PA20134023  
SPEAR Reference Number: S094165H

### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 05/05/2017

### 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 09/10/2018

Statement Of Compliance issued: 12/10/2018

### Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1 RESERVE No.2	MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD

### Notations

**Staging** This is not a staged subdivision.  
Planning Permit No. PA2013 / 4023 / 1

**Survey:-** This plan is based on survey.  
To be completed where applicable  
This survey has been connected to permanent mark no(s).  
KOROROIT PM5 & PM86  
In proclaimed Survey Area No. ---  
THIS IS A SPEAR PLAN.

### Notations

Depth Limitation: Does not apply

CREATION OF RESTRICTION - SEE SHEET 4.  
Lots 1 to 100 (inclusive) have been omitted from this plan.

### 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	CARRIAGEWAY PIPELINE & ANCILLARY PURPOSES GAS SUPPLY DRAINAGE	SEE DIAG.	PS441518X	SHIRE OF MELTON WESTERN REGION WATER AUTHORITY TXU NETWORKS (GAS) PTY LTD SHIRE OF MELTON
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-2	PIPELINE & ANCILLARY PURPOSES GAS SUPPLY DRAINAGE	2	PS441518X	WESTERN REGION WATER AUTHORITY TXU NETWORKS (GAS) PTY LTD SHIRE OF MELTON
E-2	SEWERAGE	2	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-1, E-2	POWERLINE (s.88 ELECTRICITY INDUSTRY ACT 2000)	2	THIS PLAN	POWERCOR AUSTRALIA LTD
E-3	DRAINAGE	2	PS441518X	SHIRE OF MELTON
E-4	PIPELINE & ANCILLARY PURPOSES	2.5	PS441518X	WESTERN REGION WATER AUTHORITY
E-4	SEWERAGE	2.5	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-5	PIPELINE & ANCILLARY PURPOSES GAS SUPPLY DRAINAGE	12	PS441518X	WESTERN REGION WATER AUTHORITY TXU NETWORKS (GAS) PTY LTD SHIRE OF MELTON
E-5	SEWERAGE	12	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-6	DRAINAGE	2	THIS PLAN	SHIRE OF MELTON
E-7	SEWERAGE DRAINAGE	2.20	THIS PLAN	WESTERN REGION WATER AUTHORITY SHIRE OF MELTON
E-8	SEWERAGE DRAINAGE	3	THIS PLAN	WESTERN REGION WATER AUTHORITY SHIRE OF MELTON
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERN REGION WATER AUTHORITY



**HEAD & HUMPHREYS**  
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ABN 80 006 516 169

REF **7490-1A** 7490-1A-SUB-0109.DWG  
05-10-2018

**09**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5 SHEETS

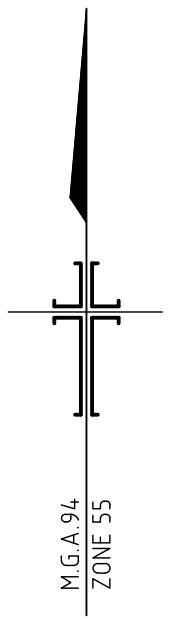
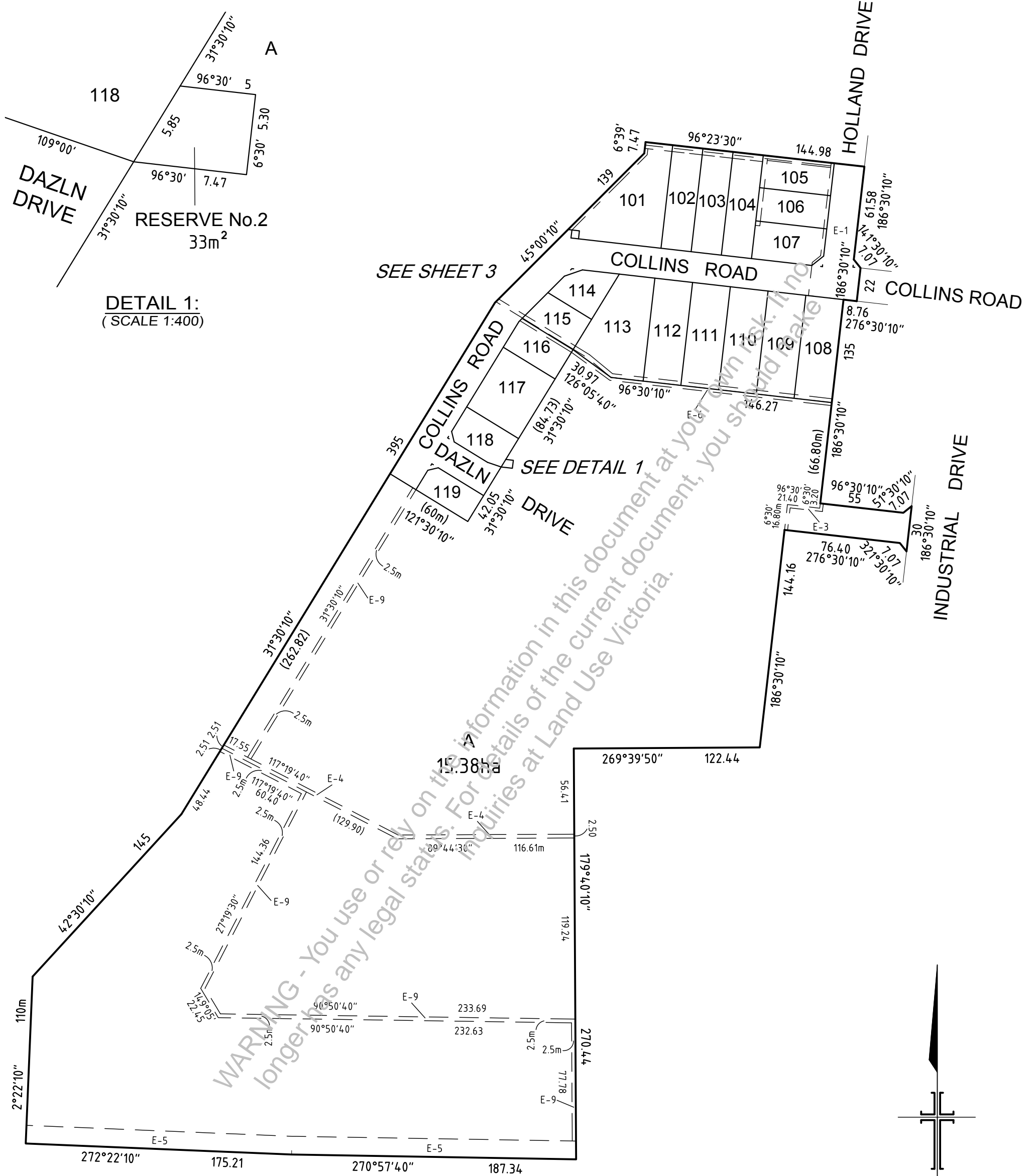
Digitally signed by: Paul Murrhy (Head and Humphreys Pty Ltd),  
Surveyor's Plan Version (09),  
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Land Use Victoria Plan Registered  
01:41 PM  
18/10/2018  
Assistant Registrar of Titles

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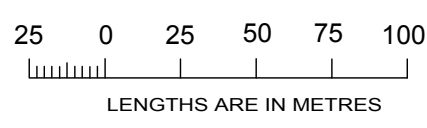
ORIGINAL SHEET  
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SHEET 2

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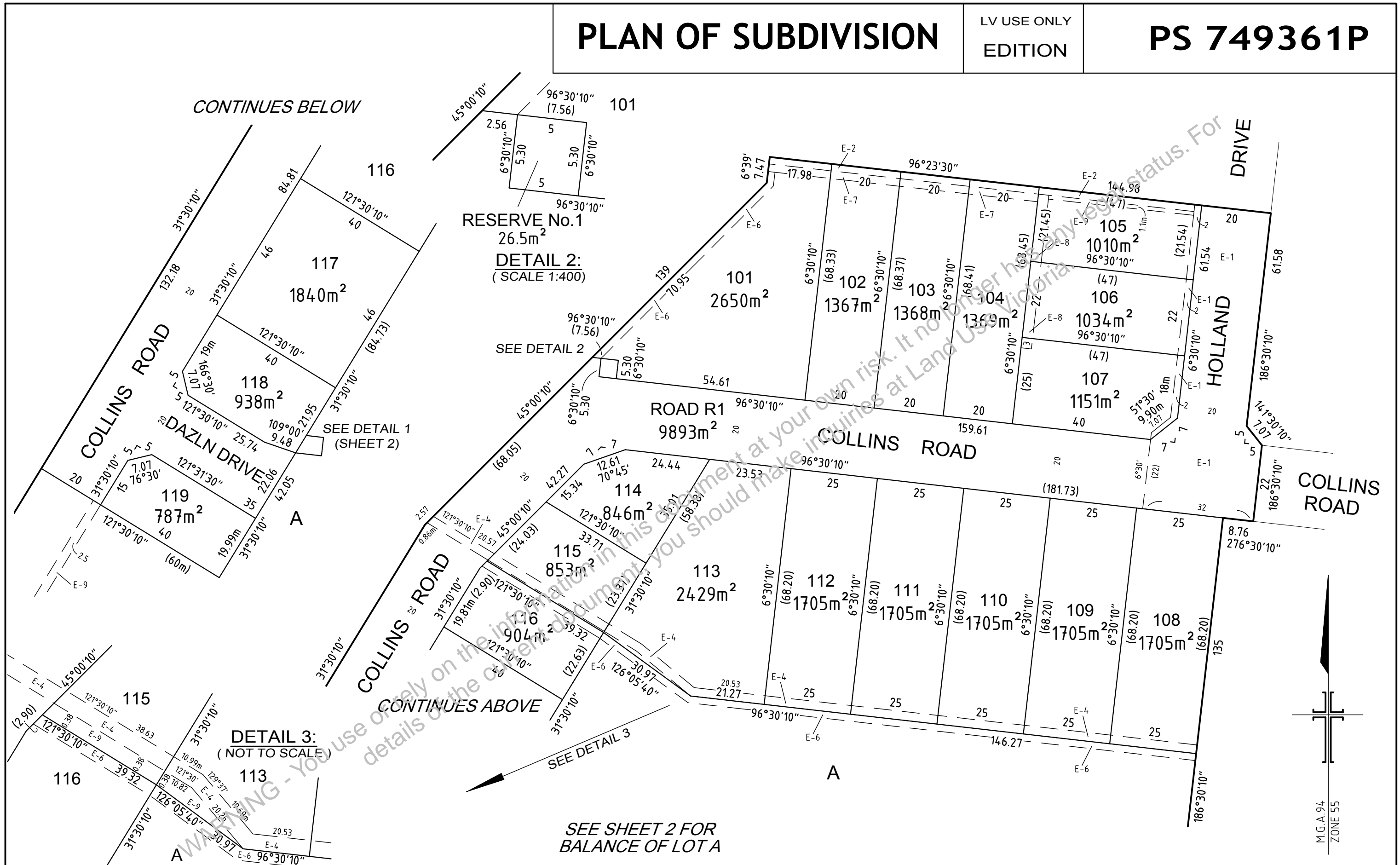


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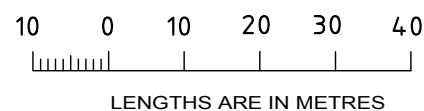
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SCALE: 1:1000



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SHEET 3

M.G.A. 94  
ZONE 55

## CREATION OF RESTRICTION

The registered proprietor for the time being of the burdened land shall comply with the restrictions.

### RESTRICTION A. (Industrial Design Guidelines)

Land to be benefited - Lots 101 to 119 (both inclusive) on this plan that have a common title boundary with a burdened lot.

Land to be burdened - Lots 101 to 119 (both inclusive) on this plan.

#### Description of Restriction.

Except with the written consent of the City of Melton, the registered proprietor or proprietors for the time being of any burdened lot on the Plan shall not at any time erect, construct, build or cause or permit to be erected, constructed or built on a lot any building or development unless the building or development is in accordance with the requirements of the "Industrial Design Guidelines 2016 - Holland Industrial Park, Melton" prepared by SJE Consulting and approved by the City of Melton in accordance with Planning Permit PA2013/4023.

### RESTRICTION B. (Building Setback Controls)

Land to be benefited - Lots 101 to 119 (both inclusive) on this plan that have a common title boundary with a burdened lot.

Land to be burdened - Lots 101 to 119 (both inclusive) on this plan.

#### Description of Restriction.

Except with the written consent of the City of Melton, the registered proprietor or proprietors for the time being of any burdened lot on the Plan shall not at any time erect, construct, build or cause or permit to be erected, constructed or built on a lot any building unless the building is contained within the building envelopes shown on sheet 5, except for porches, porticos, eaves and verandahs, which can protrude up to 1.5m forward of the above minimum setback requirement.

Restriction B will lapse 10 years after the issuing of Statement of Compliance by Council for this plan.

### RESTRICTION C. (Subdivision)

Land to be benefited - Lots 101 to 119 (both inclusive) on this plan that have a common title boundary with a burdened lot.

Land to be burdened - Lots 101 to 119 (both inclusive) on this plan.

#### Description of Restriction.

Except with the written consent of the City of Melton, the registered proprietor or proprietors for the time being of any burdened lot on the Plan shall not at any time make an application to the City of Melton to further subdivide a lot.

This restriction not will lapse.

WARNING - Do not use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.



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SHEET 4

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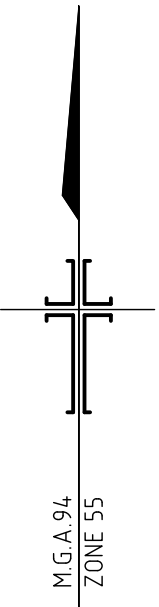
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SHEET  
SIZE SCALE

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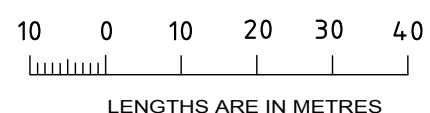


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SEE SHEET 2 FOR  
BALANCE OF LOT A

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SHEET 5