

PLAN OF SUBDIVISION

EDITION 1

PS 803092R

Location of Land

Parish: DJERRIWARRH
Township: -----
Section: 15
Crown Allotment: 3 (PART)
Crown Portion: -----
Title Reference: VOL. FOL.

Last Plan Reference: PS803091T (LOT A)

Postal Address: COBURNS ROAD
 (at time of subdivision) HARKNESS 3337

MGA Co-ordinates: E 285 530 Zone: 55
 (of approx. centre of land N 5 830 050 GDA 94
 in plan)

Council Name: Melton City Council
 SPEAR Reference Number: S151795E

Vesting of Roads and/or Reserves

Notations

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	CITY OF MELTON POWERCOR AUSTRALIA LIMITED

Creation of Restriction

Upon registration of this plan the following restriction is created:
 Land to be Burdened - Lots 269 to 272 on this plan
 Land to be Benefited - Lots on this plan
 Description of Restriction: No building(s) shall be constructed outside the building envelopes shown hatched on Sheet 5 of this plan without prior written consent of the City of Melton

Notations

Depth Limitation: 15.24 METRES BELOW THE SURFACE
 APPLIES TO ALL THE LAND IN THIS PLAN

Survey: This plan is based on survey

Staging: This is not a staged plan of subdivision

Planning Permit No. PA2018/6228

This survey has been connected to permanent mark(s): 18, 262 & 264

In Proclaimed Survey Area No. -----

Coburns Rise Estate - Stage 2 (3.646ha)
 72 Lots

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	CITY OF MELTON



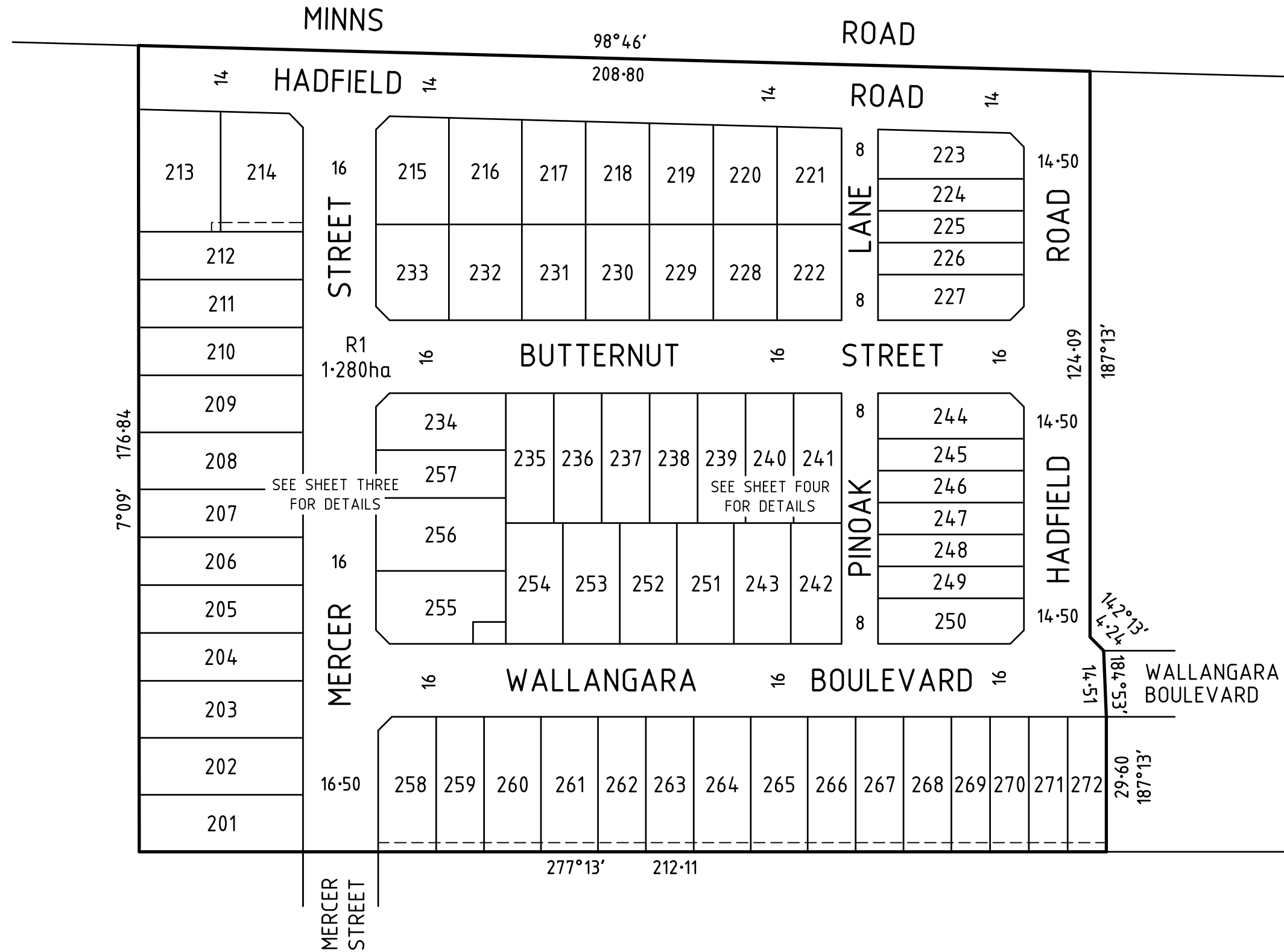
Tomkinson Group
 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 5445 8700 / 1300 350 580 Fax: (03) 5441 3648
 PO Box 421, Bendigo 3552 57 Myers Street, Bendigo 3550
 web: www.tomkinson.com email: bendigo@tomkinson.com

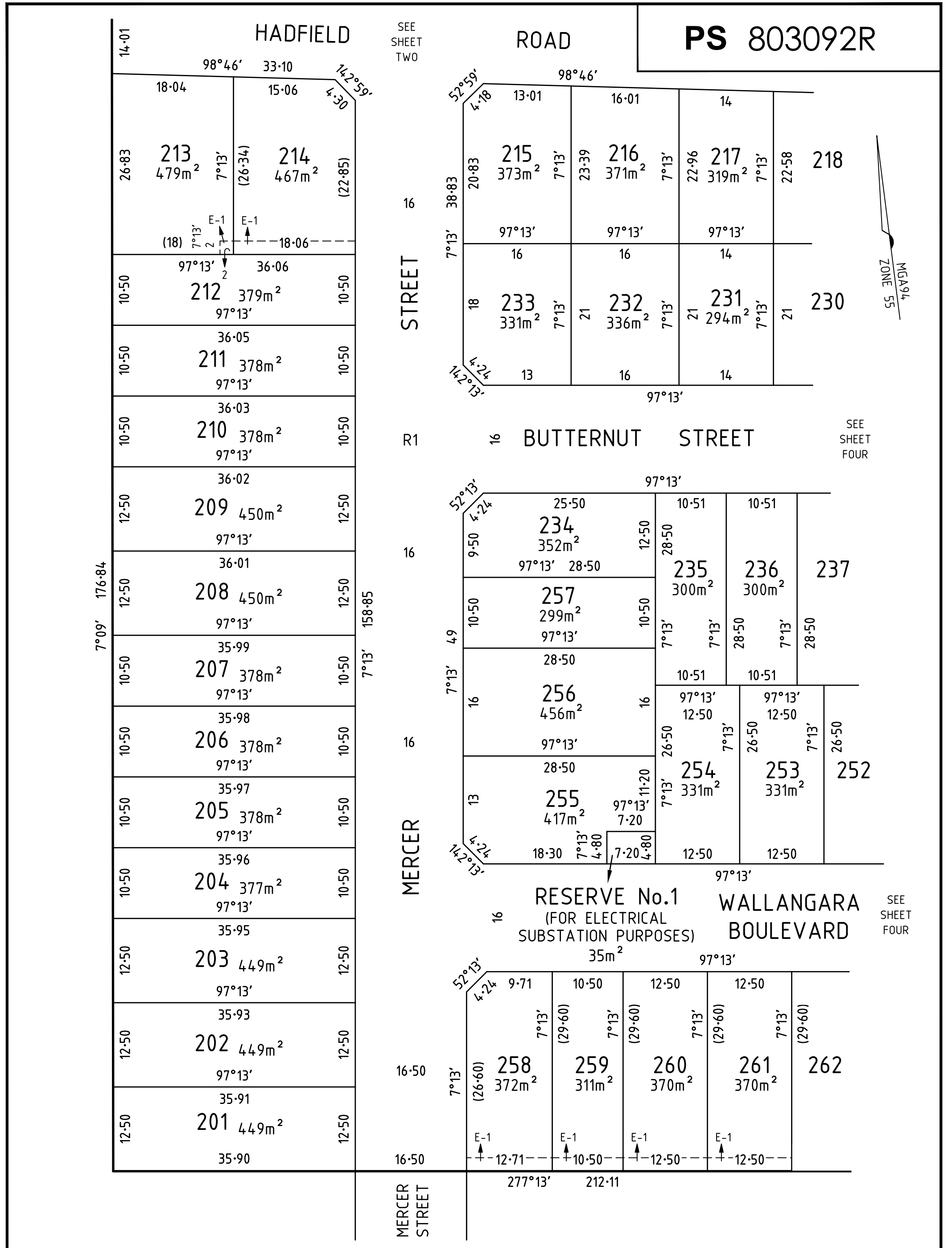
SURVEYOR'S FILE REF: S137402 VERSION 03
 PLOTTED 23/06/2020 J.E.P.

ORIGINAL SHEET
 SIZE: A3

Sheet 1 of 5 Sheets

Digitally signed by: Jason Parker, Licensed Surveyor,
 Surveyor's Plan Version (3),
 23/06/2020, SPEAR Ref: S151795E





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ISO 9001:2015 FS520488

SCALE 1:500

5 0 5 10 15 20
 LENGTHS ARE IN METRES

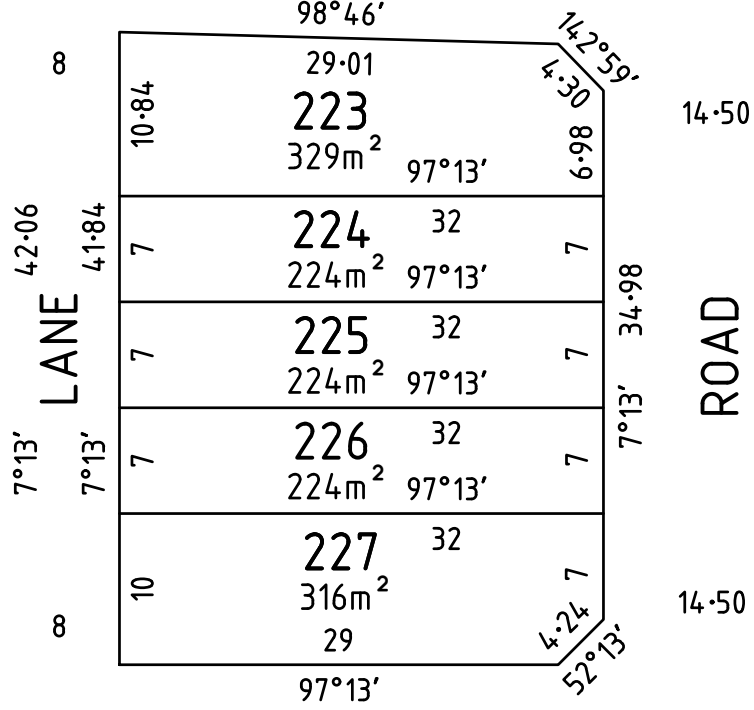
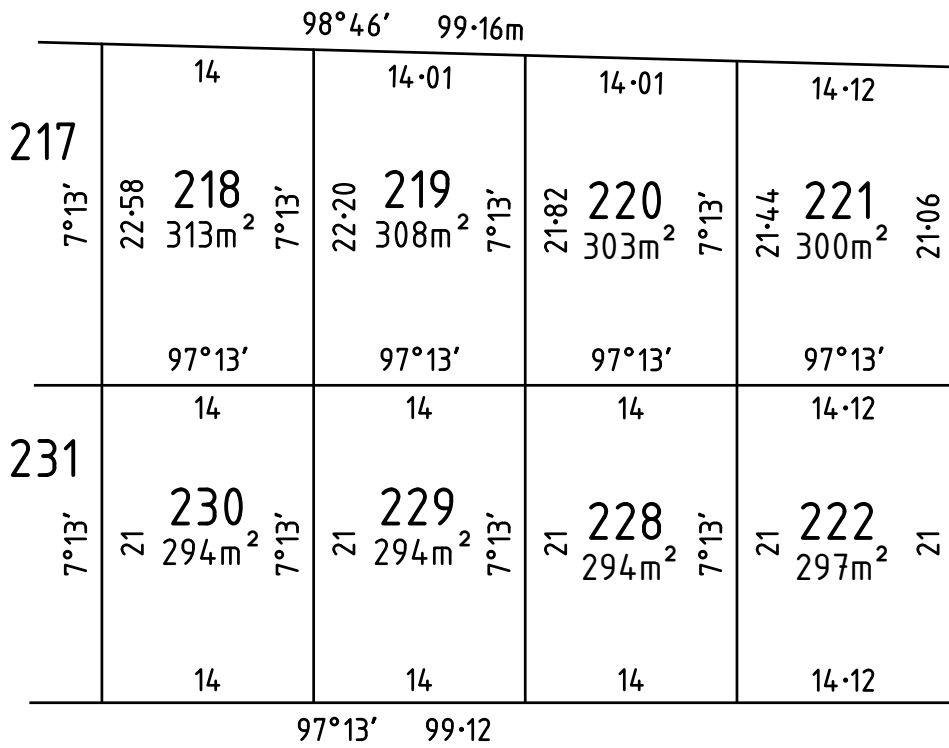
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ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S137402	VER 03	PLOTTED 23/06/2020	J.E.P.
			Sheet 3	

SEE SHEET TWO

HADFIELD

ROAD

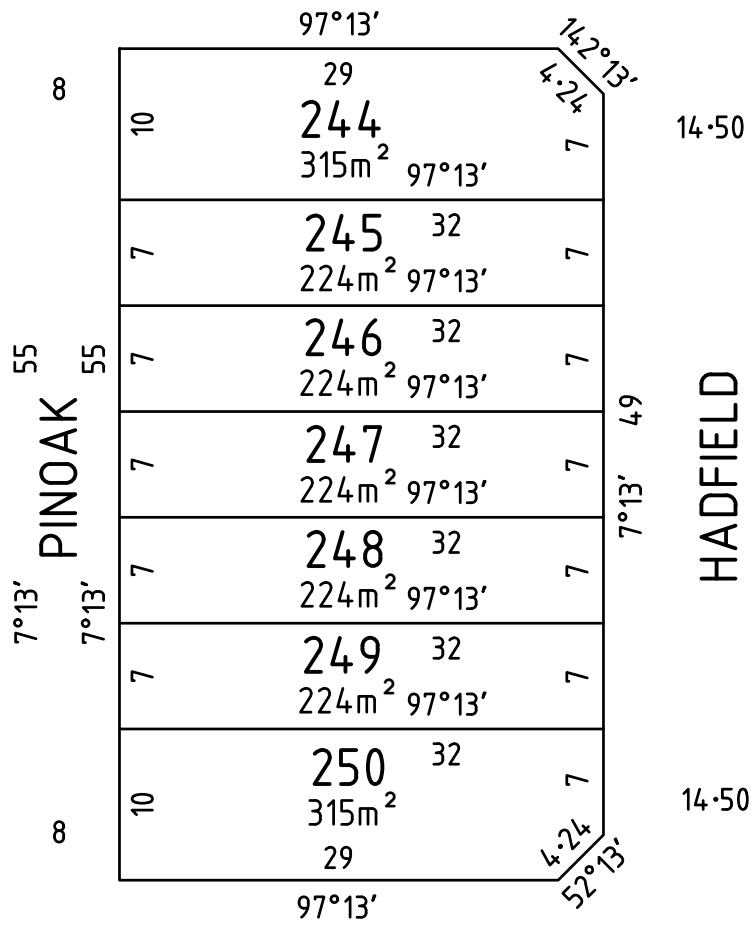
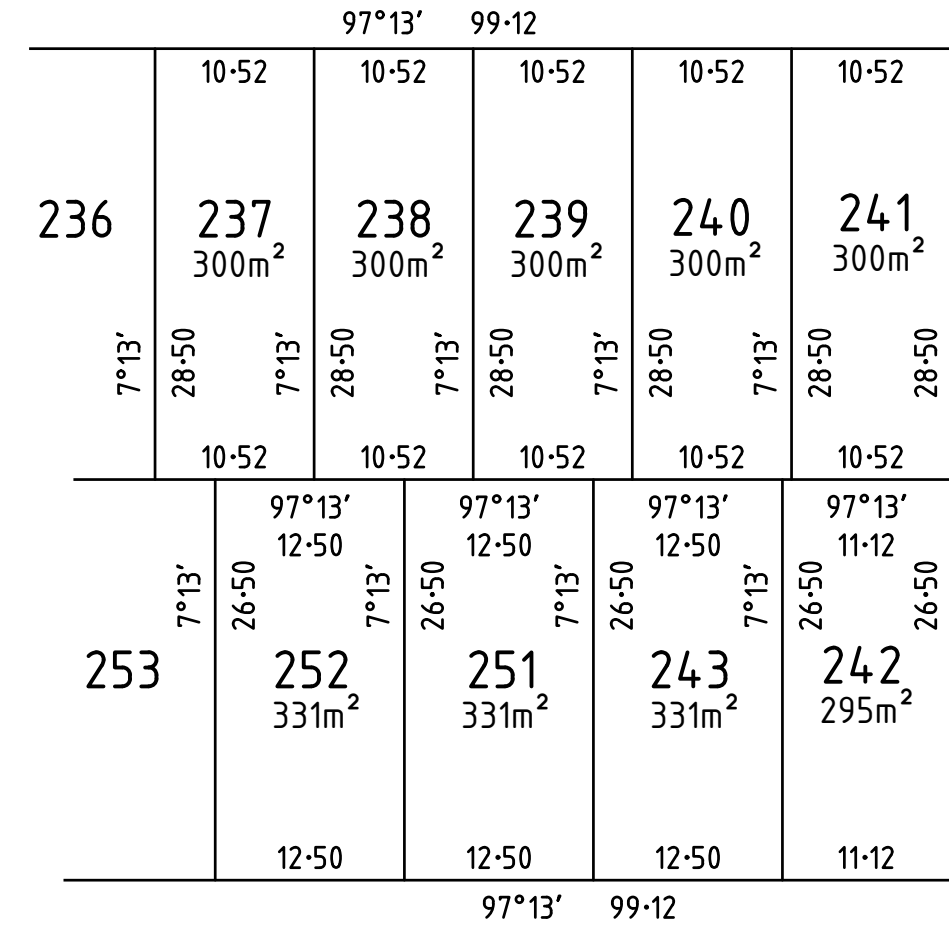


SEE SHEET THREE

BUTTERNUT

R1

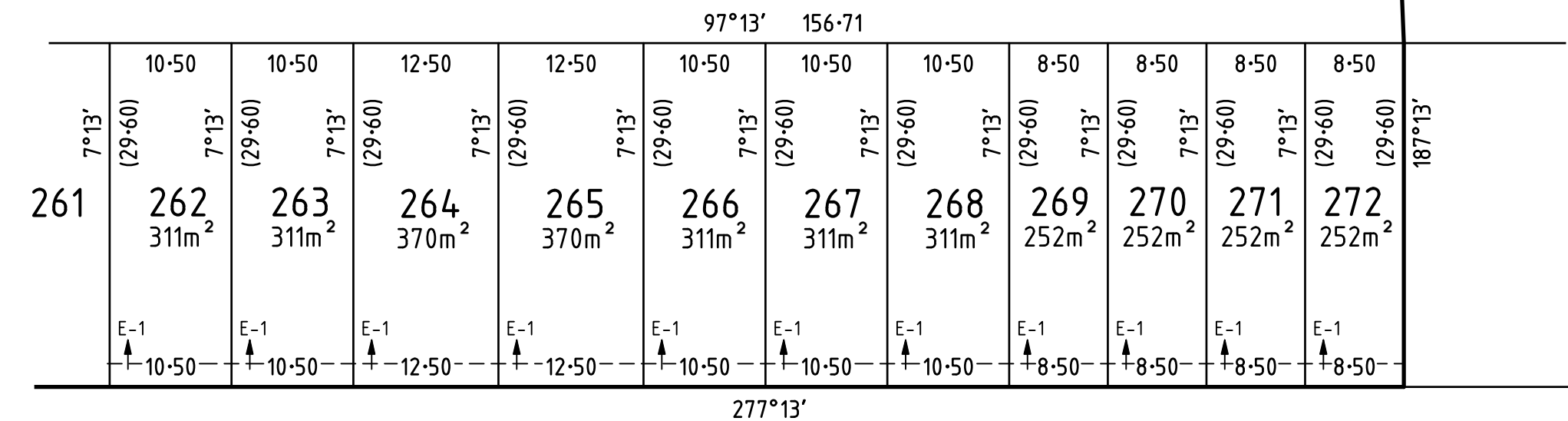
STREET



SEE SHEET THREE

WALLANGARA

BOULEVARD



187°13' 124.09 187°13' 14.50 15.71 14.50 WALLANGARA BOULEVARD

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			Sheet 4	

