

Our Reference: PA2016/5169

11 August 2016

Daniel O'Keeffe  
Urbis  
Level 12, 120 Collins Street  
MELBOURNE VIC 3000

Dear Daniel,

## Application for a Planning Permit

**No.:** PA2016/5169  
**Land:** 489-555 Robinsons Road TRUGANINA  
**Proposal:** Ten (10) lot industrial subdivision, and removal of native vegetation.

Please find enclosed a copy of the above permit, which has now been issued by Council.

Your attention is drawn to the conditions of the Permit, which you should read carefully. It is essential that all the Permit conditions be complied with at all times, as your permit may be audited for compliance with the conditions and details shown on the endorsed plans at any time. **Failure to comply with the permit conditions may result in enforcement action being undertaken.**

The reverse side details information about the Planning Permit and your appeal rights.

The endorsed plans are attached.

If you wish to discuss this matter further please contact me on 9747 7140.

Yours sincerely,



Isen Goga  
Major Developments Planner

Encl.



**Melton City Council**  
Civic Centre  
232 High Street  
MELTON VIC 3337

PO Box 21  
MELTON VIC 3337

Phone 9747 7200  
Fax 9743 9970

## **PLANNING**

**Permit No:**  
**Planning Scheme:**  
**Responsible Authority:**

PA2016/5169/1  
Melton Planning Scheme  
Melton City Council

## **PERMIT**

### **ADDRESS OF THE LAND:**

LOT: 1 PS: 701122D, 1003 Christies Road TRUGANINA  
LOT: 13 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 14 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 5 PS: 701122D, 1029 Christies Road TRUGANINA  
LOT: 2 PS: 701122D, 1007 Christies Road TRUGANINA  
LOT: 4 PS: 701122D, 1027 Christies Road TRUGANINA  
LOT: 3 PS: 701122D, 1023 Christies Road TRUGANINA  
LOT: 4 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 5 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 6 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 7 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 8 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 9 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 10 TP: 833828J, 489-555 Robinsons Road TRUGANINA  
LOT: 11 TP: 833828J, 489-555 Robinsons Road TRUGANINA

### **THE PERMIT ALLOWS:**

Ten (10) lot industrial subdivision, and removal of native vegetation.

### **THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

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#### **Plans**

1. The subdivision and removal of native vegetation as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. No native vegetation, other than a maximum of 3.08ha as identified as Habitat Zone A in the Brett Lane & Associates Report (Dated 21 March 2016) can be removed or destroyed during the works.

#### **General**

3. Within (4) weeks of the registration of the plan of subdivision at the Land Titles Office the following must be sent to the Responsible Authority:

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**Planning Permit PA2016/5169 Continued**

- a) A Certificate of Title for all land vested in the Responsible Authority on the plan of subdivision.
- 4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with that authority's requirements and relevant legislation at the time.
- 5. Reticulated water supply, drainage, sewerage facilities and underground electricity, gas and telecommunication services and fibre optic cable conduits must be provided to each lot shown on the endorsed plan.
- 6. The plan of subdivision submitted for certification under the *Subdivision Act* 1988 must be referred to the relevant authorities in accordance with Section 8 of that Act.
- 7. All existing and proposed easements and sites for existing and required utility services and roads on the land must be set aside in favour of the relevant authority for which the easement or site is to be created and the plan of subdivision submitted for certification under the *Subdivision Act* 1988.

**Public Open Space Contributions**

- 8. Prior to the issue of Statement of Compliance under the Subdivision Act 1988, a public open space contribution equal to 2% of the site value (excluding the part of the site where a public open space contribution has previously been paid) must be made to the Responsible Authority, unless agreed otherwise.

**Environmental Services**

- 9. Prior to any native vegetation being removed, evidence that an offset has been secured must be provided to the satisfaction of the Responsible Authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of the Robinsons Road NVPP. Offset evidence can be either through a:
  - i. Security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan.
  - ii. Credit register extract from the Native Vegetation Credit Register (which would be provided by the Department of Environment, Land, Water & Planning (DELWP) once full payment has been made for the offset).

**Robinsons Road Employment Area South NVPP Conditions**

- 10. All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control, EPA, 1991.

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Date Issued: 11 August 2016

Signature of the  
Responsible Authority:

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**Planning Permit PA2016/5169 Continued**

11. Only indigenous plants of local provenance may be used in revegetation works of conservation areas.
12. Water run-off must be designed to ensure that native vegetation to be protected is not compromised.
13. Any native vegetation to be removed in accordance with the NVPP must be clearly marked on site to the satisfaction of the Responsible Authority whilst works are being undertaken within the vicinity.
14. Prior to the removal, destruction or lopping of any native vegetation within any given property (based on the property number in Map 1 of the Native Vegetation Precinct Plan) offsets must be provided, and a legal agreement entered into, in relation to all of the native vegetation within that property which this Native Vegetation Precinct Plan allows to be removed, destroyed or lopped, to the satisfaction of the Secretary to the Department of Sustainability and Environment. In determining the offset to be required in relation to any property, the Secretary to the Department of Sustainability and Environment will seek to give effect to Victoria's Native Vegetation Management: A Framework for Action and will be guided by the offsets identified in Table 2, in relation to the relevant vegetation authorised to be removed.
15. Prior to commencement of any works including vegetation removal, highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree and more than two metres from areas of all other native vegetation which has been identified to be protected in the NVPP referred to in the Schedule to Clause 56.16 unless otherwise agreed to in writing by the Department of Sustainability and Environment and to the satisfaction of the Responsible Authority.
16. Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation to be protected and drainage lines to the satisfaction of the responsible authority.
17. Relocation of Pale Spike-rush, to the satisfaction of the Department of Sustainability and Environment.

**Landscaping**

18. Prior to the Certification of the Plan of Subdivision, a landscape master plan for the subdivision must be submitted to and endorsed by the Responsible Authority. The plan must be:
  - a) Drawn to scale with dimensions;
  - b) Only show the subdivision layout which is subject to this permit;

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**Planning Permit PA2016/5169 Continued**

- c) A survey (including location, size and botanical name) of all existing vegetation on the land;
  - d) Vegetation that is approved to be removed;
  - e) The proposed road reserve widths;
  - f) The general layout and quantity of street trees and reserve plantings including the proposed location of evergreen and deciduous tree species.
  - g) The proposed location of structures and street furniture items.
  - h) The proposed location of paths and any other pavement areas.
19. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 for the subdivision, a landscape plan for the streetscape must be submitted to the satisfaction of the Responsible Authority and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three copies must be provided. The plan must show:
- a) Location and identification of all proposed plants.
  - b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - c) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
  - d) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - e) Details of surface finishes of pathways and driveways.
- All species selected must be to the satisfaction of the Responsible Authority.
20. The landscaping works shown on the approved landscape plan for any stage must be carried out and completed to the satisfaction of the Responsible Authority prior to the issue of a Statement of Compliance for that stage, or bonded (if agreed to in writing by the Responsible Authority). If the Responsible Authority agrees to bonding of outstanding works, a time by which the works must be completed will be specified by the Responsible Authority.
21. The landscaping (except for grass in nature strips) shown on any endorsed landscape plan must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be repaired or replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.

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**Planning Permit PA2016/5169 Continued**

**Engineering**

22. Prior to the certification of the plan of subdivision, a functional layout plan for the subdivision or stage of the subdivision must be submitted to and approved by the Responsible Authority. The plan must incorporate the following:
- a) A traffic engineering report identifying street classification, design traffic volumes, intersection treatments, and traffic management devices to be incorporated into the development.
  - b) A drainage management strategy detailing catchments both internal and external to the development, 1 percent AEP flow paths and flow volumes for the entire development. This strategy must include on-site stormwater quality improvement, and any stormwater and rainwater harvesting measures.
  - c) A services infrastructure report identifying how the development will be serviced by all utility services including but not limited to water reticulation (potable and recycled), electrical, sewer, gas, telecommunications and gas.
  - d) A mobility plan detailing pedestrian access, bike/hike paths, public transport routes within the development and all interconnections to adjacent existing and future developments.
  - e) Identification by survey of all trees or groups of trees existing on the site, including dead trees and those that overhang the site from adjoining land.
  - f) Identification of all trees to be removed from the site.
23. Prior to the issue of Statement of Compliance, road works and drainage works must be completed, or bonded, in accordance with construction plans and specifications as approved by the Responsible Authority.
24. Prior to the commencement of works for any roads / drainage associated with the subdivision, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The construction plans will not be considered until the functional layout plan(s) has been approved by the Responsible Authority, the plan of subdivision has been lodged for certification with the Responsible Authority and the locations of other authorities' services have been provided to the satisfaction of the responsible authority. When approved, the construction plans will be endorsed and will then form part of the permit. The construction plans must be drawn to scale with dimensions and one copy must be provided in the initial submission and subsequent resubmissions. For the final submission, a set of A1 sized plans, two A3 sized plans and a CD/DVD set of plans in pdf and AutoCAD format must be provided.

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**Planning Permit PA2016/5169 Continued**

The construction plans must include:

- a) All necessary computations and supporting documentation for any structure, traffic data, road safety audit and geotechnical investigation report.
- b) All details of works consistent with the approved functional layout plan and lodged plan of subdivision.
- c) Design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt.
- d) Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan.
- e) All road reserve and pavement widths to be to the satisfaction of the Responsible Authority.
- f) Where an intersection, bend or junction is part of a designated bus route, the design must allow for the movement of a Design Ultra Low Floor Bus (12.5m) [Austroads Design Vehicles and Turning Path Templates, 1995 (AP34-95/HB 72-1995)].
- g) Verge widths around all bends, intersections and in court bowls to be a minimum of that provided at the mid block.
- h) Line markings and raised reflective pavement markers on all 90 degree bends on through roads.
- i) Vehicle crossings must be provided to each lot in accordance with Council's Industrial Standards.
- j) Provision of concrete footpaths in all streets and reserves. All footpaths must be a minimum 1.5 metres in width and be in accordance with Council Standards.
- k) Shared paths as required within streets and reserves. All shared paths and hike & bike paths to be a minimum 2.5m in width and be in accordance with Council Standards.
- l) Provision of public lighting and underground electricity supply to all streets, footpaths, bus stops and to major pedestrian and bicycle links likely to be well used at night.
- m) The street lighting must be designed in accordance with AS 1158 and Council's current Public Lighting policy. The lighting category must be sought from Council.
- n) Access to all public properties, pathways and road crossings must comply with the Disability Discrimination Act and be to the satisfaction of the Responsible Authority.
- o) Provision of street name plates to the Council standard design including a schedule of individual signs and associated street numbers.

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**Date Issued:**

11 August 2016

**Signature of the  
Responsible Authority:**

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**Planning Permit PA2016/5169 Continued**

- p) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision.
- q) Provision for the utilisation of any surplus topsoil from this stage.
- r) Permanent survey marks.
- s) Details in relation to all filling on the site that must be compacted to specifications approved by the Responsible Authority.
- t) The relocation underground of all existing aerial services within the site, on the services layout plan.
- u) The drainage system of the proposed development must be designed to ensure that flows downstream of the site are restricted to pre-development levels unless increased flows are approved by the Responsible Authority
- v) Underground drainage must be provided and any other drainage works necessary for the transmission of drainage as required to the outfall
- w) All drainage works must be designed to meet the following current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (1999) unless otherwise part of a Melbourne Water drainage scheme incorporating water quality contributions:
  - i) 80% retention of the typical annual load of total suspended solids
  - ii) 45% retention of the typical annual load of total phosphorus; and
  - iii) 45% retention of the typical annual load of total nitrogen.
- x) Each lot must be provided one drainage discharge point.
- y) All lots within the proposed development abutting or adjoining a watercourse or water body must have a minimum 600mm freeboard above the 1 in 100 year flood level of the water course or water body.
- z) Roads and allotments are to be designed such that the allotments are protected with a minimum 300mm freeboard against the 1 in 100 flooding.
- aa) Melbourne Water approval must be required for the connection of drainage discharge from this development into the current outfall.

25. Prior to the issue of Statement of Compliance the following must be submitted to the satisfaction of the Responsible Authority:

- a) A complete set of 'as constructed plans' of site works, in hard copy and digital file format AutoCAD (2000). The digital files must have a naming convention to enable identification of Council assets listed.

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**Planning Permit PA2016/5169 Continued**

- b) A list of asset quantities which include the following Council assets:
    - i) Total length of Roads, Footpath, Kerb and Channel,
    - ii) Total number of Bridges, WSUD features, Traffic calming devices,
    - iii) Total length of pipe and number of pits for Drainage & Telecommunications,
    - iv) Total number of streetlights.
  - c) Asset information in digital format to include data as per "A-Spec" (the Consultant /Developer Specifications for the delivery of drainage data to Local Governments).
  - d) Asset information in digital format to include data as per 'D-Spec' and 'R-Spec'.
26. Prior to the commencement of onsite works, a Construction Management Plan must be prepared and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The Construction Management Plan must include, but not limited to the following:
- a) Proposed working hours;
  - b) Haulage routes to the site;
  - c) Methods of dust suppression;
  - d) Sediment control and gross pollutant management;
  - e) Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
  - f) Earthworks (Consistent with Construction Techniques for Sediment Pollution Control (EPA, 1991);
  - g) Showing where stockpiling, machinery wash down, lay down, storage and personnel rest areas occur;
  - h) Vehicle exclusion areas; and
  - i) Weed management measures to be undertaken during and post construction.

In addition, the construction management plan must ensure:

- a) All machinery brought on site to be weed and pathogen free
- b) All machinery wash down, lay down and personnel rest areas to be clearly fenced and located in disturbed areas
- c) Contractors working on the site to be inducted into an environmental management program for construction work
- d) Best practice erosion and sediment control techniques to be used to protect any native flora and fauna.

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**Planning Permit PA2016/5169 Continued**

**Telecommunications**

27. The owner of the land must enter into an agreement with:

- a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

28. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

**Melbourne Water**

29. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.

30. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.

31. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.

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**Planning Permit PA2016/5169 Continued**

- 32. Stormwater management must be in accordance with the Stormwater Management Strategy (Reeds Consulting, 8 April 2016) unless otherwise agreed with Melbourne Water and Council.
- 33. All new lots are to be filled to a minimum of 300mm above the 1 in 100 year ARI flood level associated with an existing or proposed Melbourne Water underground drainage asset and overland flowpath.
- 34. All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
- 35. Local drainage must be to Council's satisfaction.
- 36. Alignments of new roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
- 37. Prior to Certification, sufficiently sized easements and/or reserves shall be created over existing and proposed Melbourne Water assets on the Plan of Subdivision to the satisfaction of Melbourne Water.
- 38. Prior to the issue of a Statement of Compliance, any temporary drainage outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
- 39. Applications to undertake works on or near a Melbourne Water asset (i.e. pipes or waterways) or easement must be made online via the Planning and Building section of our website.

**City West Water**

- 40. It is essential the owner of the land enters into an agreement with City West Water for the provision of water supply.
- 41. It is essential the owner of the land enters into an agreement with City West Water for the provision of sewerage.

**CFA**

- 42. Operable hydrants, above or below ground, must be provided to the satisfaction of CFA.

The maximum distance between hydrants must be no more than 120m apart.

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**Planning Permit PA2016/5169 Continued**

43. Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the Country Fire Authority web site ([www.cfa.vic.gov.au](http://www.cfa.vic.gov.au)).

**Powercor**

44. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
45. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
46. Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
47. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
48. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
49. Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.

Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

50. Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.

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**Planning Permit PA2016/5169 Continued**

51. Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
52. Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
53. Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
54. Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

**Expiry**

55. This permit will expire if:
- a) The plan of subdivision is not certified within two years of the date of the permit;  
or
  - b) The registration of the plan of subdivision is not completed within five years from the date of certification of that stage.

The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

**NOTES****Melbourne Water**

It is requested that prior to Certification, sufficiently sized easements and/or reserves shall be created over existing and proposed Melbourne Water and scheme assets on the Plan of Subdivision to the satisfaction of Melbourne Water, i.e. within Lot 10 and Lot 14.

In accordance with the provisions of Section 9 (4) of the Subdivision Act 1988, it is understood that the time for consideration of the plan is suspended from the date of this letter and will recommence when the amended plan is submitted to the Council.

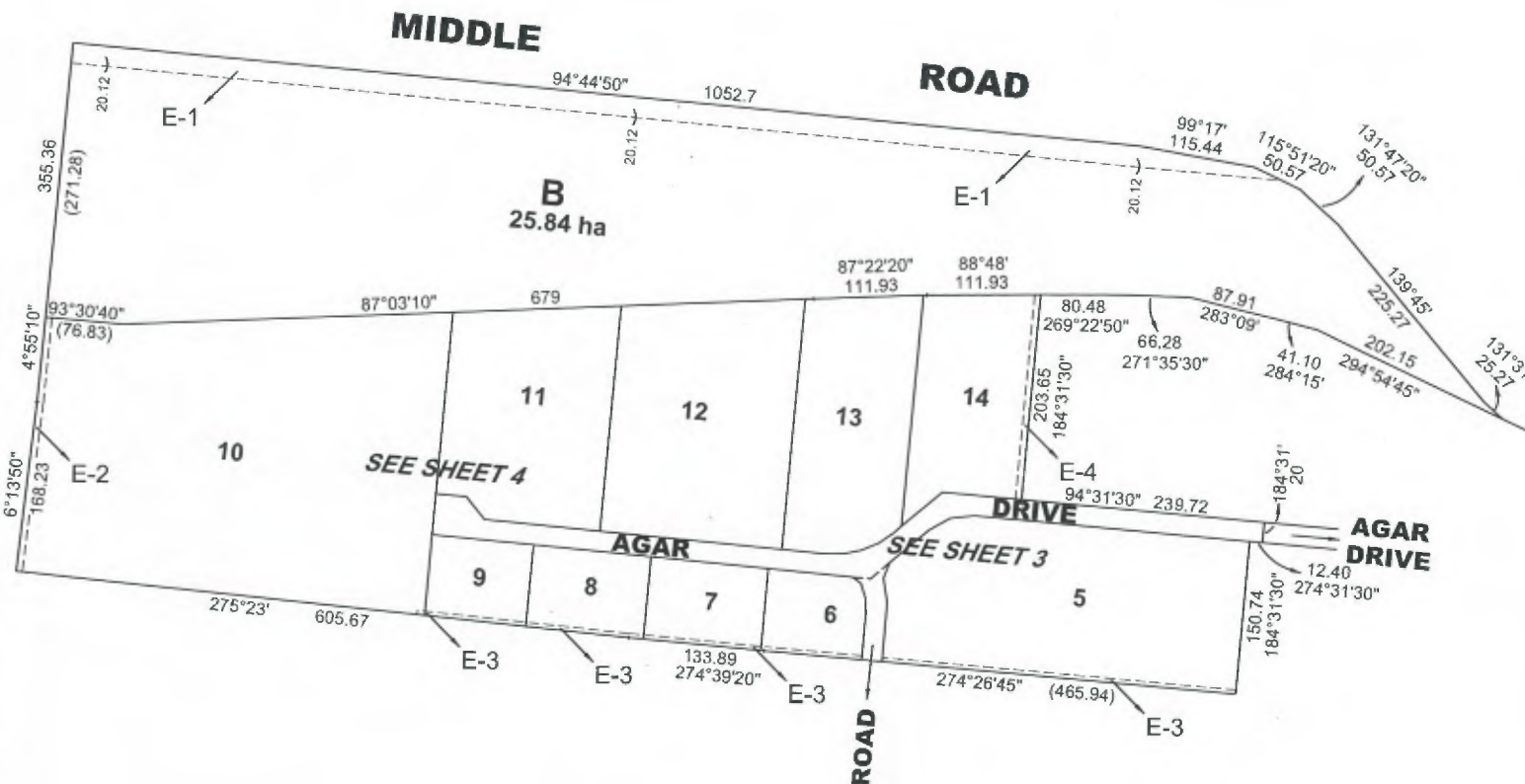
If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference **272614**.

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SUBDIVISION ACT 1988 <b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	PLAN NUMBER <b>PS 747689N</b>	
<b>LOCATION OF LAND</b> PARISH: DERRIMUT TOWNSHIP: SECTION: 3, 4 CROWN ALLOTMENT: CROWN PORTION: SEC 3: 6 (PART), SEC 4: 1, 2, 3, 5 TITLE REFERENCES: SEE NOTATIONS BELOW  LAST PLAN REFERENCE: SEE NOTATIONS BELOW POSTAL ADDRESS: 489-555 ROBINSONS ROAD <small>(at time of subdivision)</small> TRUGANINA, VIC 3029  MGA CO-ORDINATES: E 300 950 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 814 280 GDA 94		COUNCIL NAME : MELTON CITY COUNCIL  <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <b>MELTON PLANNING SCHEME</b>          This is the plan referred to in Planning Permit          No. <u>PA2016/5169</u> Plan <u>1</u> of <u>4</u>  <u>(CONTRIBUTION 1)</u>            Signature of Responsible Authority      Date <u>11/8/2016</u> </div>		
<b>VESTING OF ROADS OR RESERVES</b>				
IDENTIFIER	COUNCIL / BODY / PERSON		NUMBER OF LOTS IN THIS PLAN : 10 + BALANCE	
ROADS, R-1	MELTON CITY COUNCIL		TOTAL AREA OF LAND IN THIS PLAN : 34.34 ha (EXCLUDING BALANCE)	
			DEPTH LIMITATION: DOES NOT APPLY	
<b>NOTATIONS</b>				
<b>TITLE REFERENCES:</b> VOL. 10778 FOL. 377 VOL. 10778 FOL. 379 VOL. 10778 FOL. 378 VOL. 10778 FOL. 368 VOL. 10778 FOL. 360 VOL. 10913 FOL. 588 VOL. 10778 FOL. 381 VOL. 10778 FOL. 382 VOL. 10778 FOL. 383 VOL. 10778 FOL. 384 VOL. 10778 FOL. 385 VOL. 10778 FOL. 386 VOL. 10778 FOL. 387 VOL. 10778 FOL. 389 VOL. 10778 FOL. 390 VOL. FOL.		<b>LAST PLAN REFERENCE:</b> PS701122D, LOT 1 PS701122D, LOT 2 PS701122D, LOT 3 PS701122D, LOT 4 TP833828J, LOT 4 PS701122D, LOT 5 TP833828J, LOT 5 TP833828J, LOT 6 TP833828J, LOT 7 TP833828J, LOT 8 TP833828J, LOT 9 TP833828J, LOT 10 TP833828J, LOT 11 TP833828J, LOT 13 TP833828J, LOT 14 PS742127L, LOT A		<b>OTHER PURPOSES OF THIS PLAN</b> <b>1 : REMOVAL OF EASEMENT:</b> <b>EASEMENT TO BE REMOVED :</b> THAT PART OF SEWERAGE EASEMENT DENOTED AS E-3 ON PS 742127L AS FAR AS IT AFFECTS AGAR DRIVE ON THIS PLAN. <b>GROUND FOR REMOVAL</b> BY AGREEMENT WITH ALL INTERESTED PARTIES.  <b>2 : CREATION OF RESTRICTION :</b> RESTRICTION No.1 BUILDINGS (AND ASSOCIATED WORKS) FOR ACCOMMODATION, A CHILD CARE CENTRE, A DISPLAY HOME, A HOSPITAL, A HOTEL OR TAVERN CANNOT BE CONSTRUCTED IN SUCH A WAY WHEREBY INTERNAL NOISE LEVELS EXCEED 65 dB LAmax AND 40 dB LAeq,8h FOR THE NIGHT PERIOD FROM 10pm TO 6am.
LOTS 1-4(BOTH INCLUSIVE) AND LOTA HAVE BEEN OMITTED FROM THIS PLAN.				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				<b>THIS IS A SPEAR PLAN</b>  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF
E-1	GAS PIPELINE	20.12	Y990R (BOOK 741 No.599)	GAS AND FUEL CORPORATION OF VICTORIA
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-4	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE (AS IN MEMORANDUM OF COMMON PROVISIONS No.AA2741)	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
<b>SURVEY:</b> THIS PLAN IS NOT BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). _____  IN PROCLAIMED SURVEY AREA No. _____				
REF: 21188/2PS		VERSION: E		DATE: 10/06/16
		21188-2-PS-M-E.DGN		ORIGINAL SHEET SIZE A3
<b>REEDS CONSULTING</b> <small>Reeds Consulting Pty Ltd          Lvl 6, 440 Elizabeth Street          Melbourne Victoria 3000          p 1031 8660 3000          www.reedsconsulting.com.au          survey@reedsconsulting.com.au</small>				LICENSED SURVEYOR <b>TOMAS CHAMPION</b>
				SHEET 1 OF 4 SHEETS



PLAN NUMBER  
**PS 747689N**



**MELTON PLANNING SCHEME**  
This is the plan referred to in Planning Permit  
No. P/2016/15169 Plan 2 of 4  
(Condition 1)  
Signature of Responsible Authority *[Signature]* Date 11/8/2016

REF: 21188/2PS VERSION: E DATE: 10/06/16  
21188-2-PS-M-E.DGN

**REEDS**  
CONSULTING

Reeds Consulting Pty Ltd  
Lvl 6, 440 Elizabeth Street  
Melbourne Victoria 3000  
p (03) 8660 3000  
www.reedsconsulting.com.au  
survey@reedsconsulting.com.au

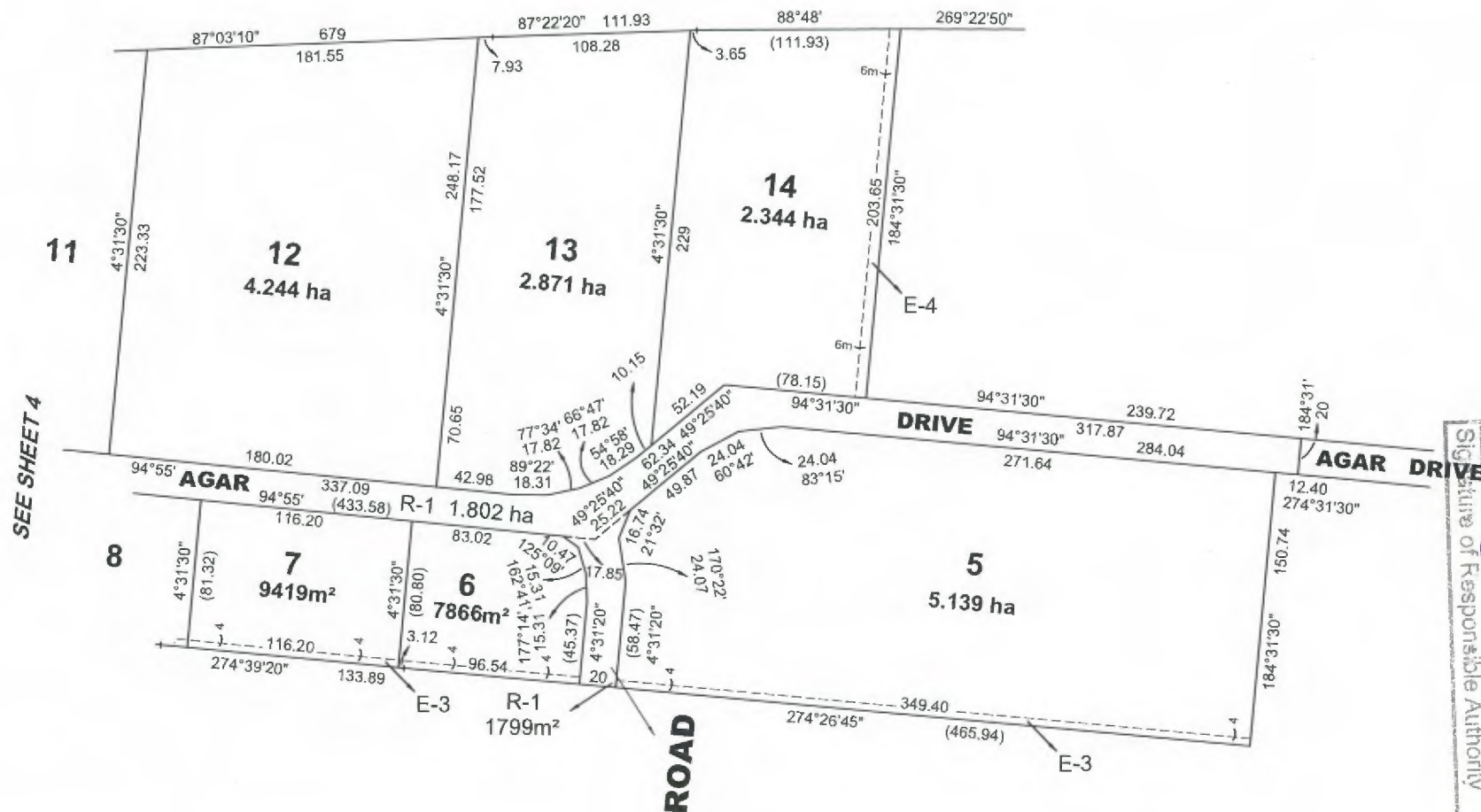
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LENGTHS ARE IN METRES

LICENSED SURVEYOR  
**TOMAS CHAMPION**

ORIGINAL SHEET  
SIZE A3

SHEET 2

**B**  
**SEE SHEET 2**



**MELTON PLANNING SCHEME**  
This is the plan referred to in Planning Permit  
No. PA2016/5169 Plan 3 of 4  
(compinen 1)  
Signature of Responsible Authority [Signature] Date 11/8/2016

REF: **21188/2PS** VERSION: **E** DATE: 10/06/16  
21188-2-PS-M-E.DGN

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Melbourne Victoria 3000  
p (03) 8660 3000  
www.reedsconsulting.com.au  
survey@reedsconsulting.com.au

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LENGTHS ARE IN METRES

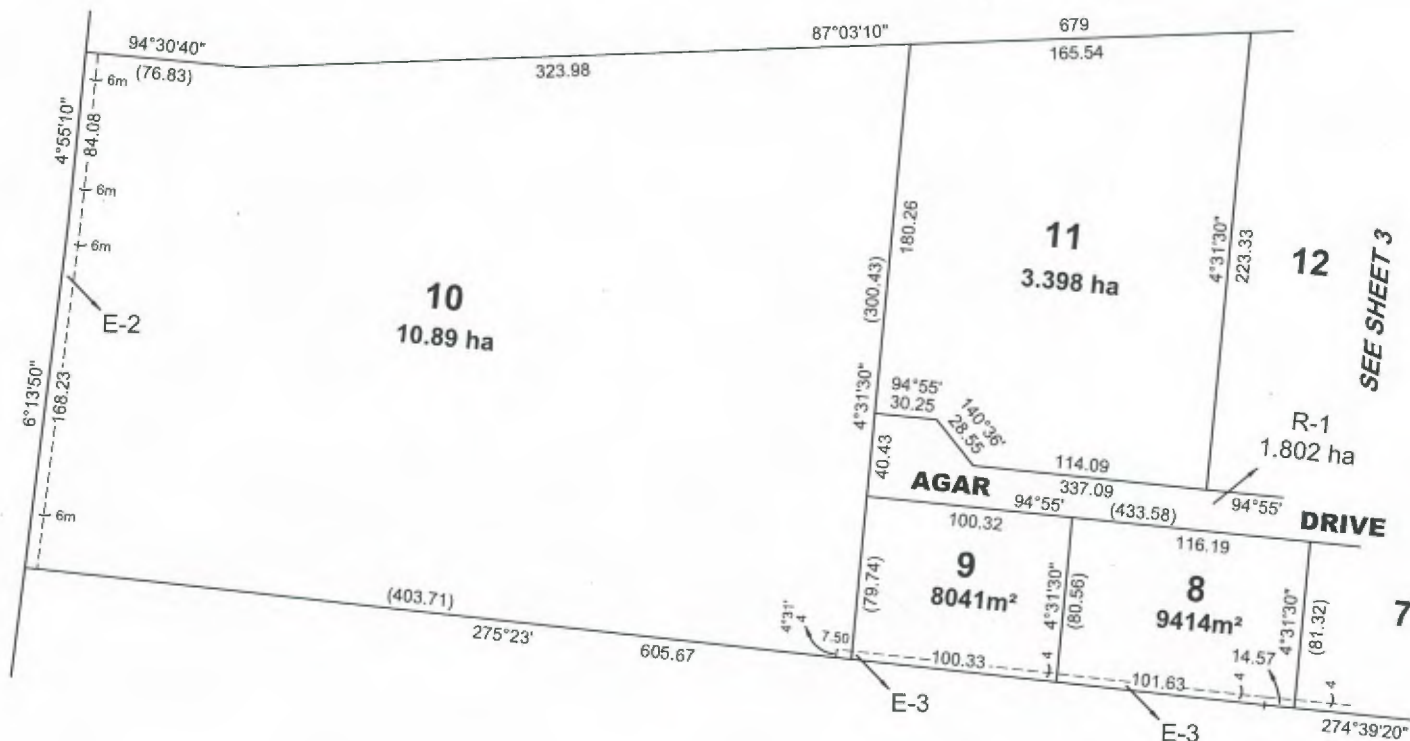
LICENSED SURVEYOR  
**TOMAS CHAMPION**

ORIGINAL SHEET  
SIZE A3

SHEET 3



**B**  
**SEE SHEET 2**



**MELTON PLANNING SCHEME**  
This is the plan referred to in Planning Permit  
No. PA2016/5169 Plan 4 of 4  
(Component 1)  
Signature of Responsible Authority [Signature] Date 11/8/2016

REF: 21188/2PS VERSION: E DATE: 10/06/16  
21188-2-PS-M-E.DGN

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p [03] 8660 3000  
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survey@reedsconsulting.com.au

SCALE  
1:2500  
50 0 50 100  
LENGTHS ARE IN METRES

LICENSED SURVEYOR

TOMAS CHAMPION

ORIGINAL SHEET  
SIZE A3

SHEET 4

## STAGE 2

LOT 5	SITE AREA	51,389 sqm
LOT 6	SITE AREA	7,866 sqm
LOT 7	SITE AREA	9,419 sqm
LOT 8	SITE AREA	9,414 sqm
LOT 9	SITE AREA	8,041 sqm
LOT 10	SITE AREA	108,941 sqm
LOT 11	SITE AREA	33,979 sqm
LOT 12	SITE AREA	42,439 sqm
LOT 13	SITE AREA	28,707 sqm
LOT 14	SITE AREA	23,437 sqm
R2	ROAD RESERVE	19,817 sqm
TOTAL STAGE 2 AREA		343,449 sqm

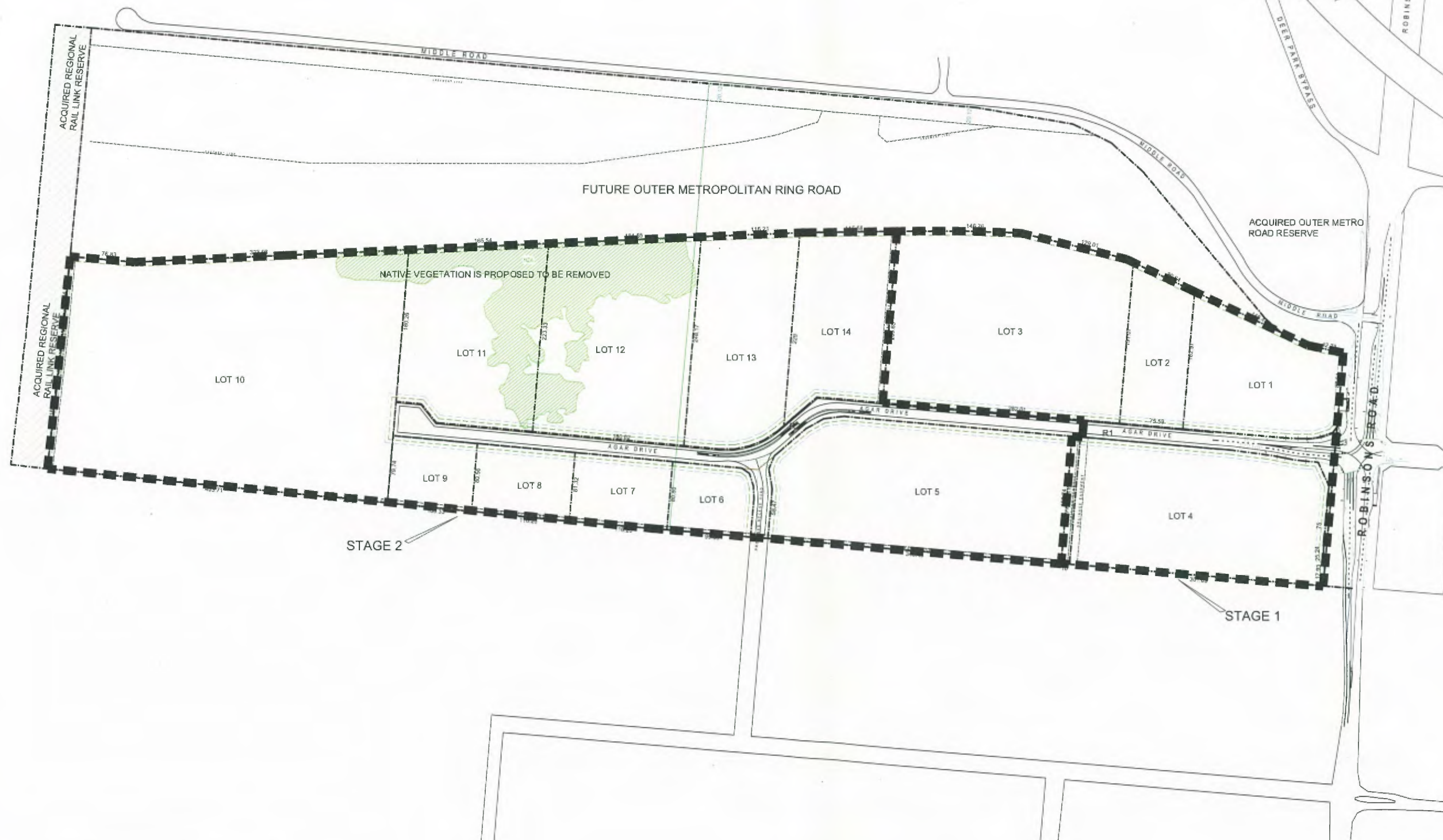
## STAGE 1

LOT 1	SITE AREA	23,435 sqm
LOT 2	SITE AREA	13,380 sqm
LOT 3	SITE AREA	58,323 sqm
LOT 4	SITE AREA	44,406 sqm
D1	DRAINAGE RESERVE	1,507 sqm
R1	ROAD RESERVE	7,221 sqm
TOTAL STAGE 1 AREA		148,272 sqm

\*APPROXIMATE AREAS SUBJECT TO SITE SURVEY AND FINAL DESIGN

## MELTON PLANNING SCHEME

This is the plan referred to in Planning Permit  
No. PA2016/5169 Plan 1 of 1  
CONDITIONS (1+2)  
Signature of Responsible Authority 11/8/2016 Date

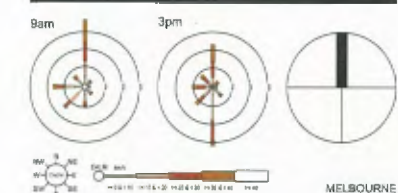


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## REVISIONS

A PROPOSED PLAN OF SUBDIVISION 02.06.16

EXISTING NATIVE VEGETATION  
PROPOSED DEVELOPMENT STAGES  
PROPOSED LOT BOUNDARY



**MARKSX**  
Group

**EMKC**  
advise | design | develop

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PROJECT

## MASTERPLAN

489-555 ROBINSONS ROAD  
TRUGANINA, VIC

DRAWING TITLE  
CONCEPT MASTERPLAN W NATIVE VEG

0 25 50 75 100 150 200 250m  
SCALE: 1:5000 @ A3

CREATE DATE: 11.08.2016 PLOT DATE: 11.08.2016  
LAST SAVED BY: karen choi

302900 BP09 002 A