

PLAN OF SUBDIVISION

EDITION 1

PS808527E

LOCATION OF LAND

PARISH: MORANG
 TOWNSHIP: -----
 SECTION: -----
 CROWN ALLOTMENT: -----
 CROWN PORTION: 18 (Part)
 TITLE REFERENCE: VOLUME ----- FOLIO ---

LAST PLAN REFERENCE: PS744903F (LOT G)

POSTAL ADDRESS: 110 SACKVILLE STREET
 (at time of subdivision) MERNDA VIC 3754

MGA CO-ORDINATES: E: 329460 ZONE: 55
 (of approx centre of land in plan) N: 5836070 GDA 94

Council Name: Whittlesea City Council

Council Reference Number: 609579
 Planning Permit Reference: 713898
 SPEAR Reference Number: S108018A

Certification

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 been made and the requirement has not been satisfied at Certification

Digitally signed by: Carolyn Joy Leatham for Whittlesea City Council on 28/03/2018

Statement of Compliance issued: 12/04/2019

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WHITTLESEA CITY COUNCIL

Land being subdivided is enclosed within continuous thick lines.
 Lots 3 to 12, 15 to 53, 55, 57, 59, 74 to 77, 79, 81, 83, 85, 88 to 130
 133-138 and lots A-G (all inclusive), have been omitted from this plan.

REMOVAL OF EASEMENT

A purpose of this plan is to remove that part of Easement E-3 on PS744903F that would otherwise encumber Roads R1 on this plan as authorised by Planning Permit No.713898.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.
STAGING:
 This is not a staged subdivision.
 Planning Permit No. 713898
 This survey has been connected to permanent marks No(s). PM 136
 In Proclaimed Survey Area No. ---
CREATION OF RESTRICTION
 A purpose of this plan is to create the restriction shown on sheet 5.

MERNDA ON THE PARK STAGE 5

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	SEWERAGE	See Plan	PS744903F	YARRA VALLEY WATER
E-2	SEWERAGE	See Plan	PS744903F	YARRA VALLEY WATER
E-2	DRAINAGE	See Plan	PS744903F	WHITTLESEA CITY COUNCIL
E-3	DRAINAGE	See Plan	THIS PLAN	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	See Plan	THIS PLAN	YARRA VALLEY WATER
E-4	DRAINAGE	See Plan	THIS PLAN	WHITTLESEA CITY COUNCIL



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 Consulting Engineers & Surveyors

ABN 53 123 888 326

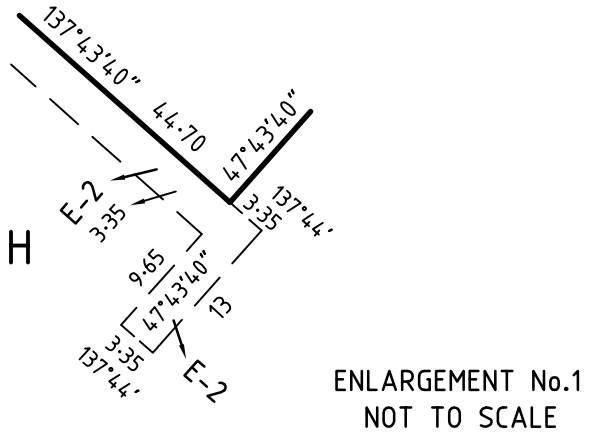
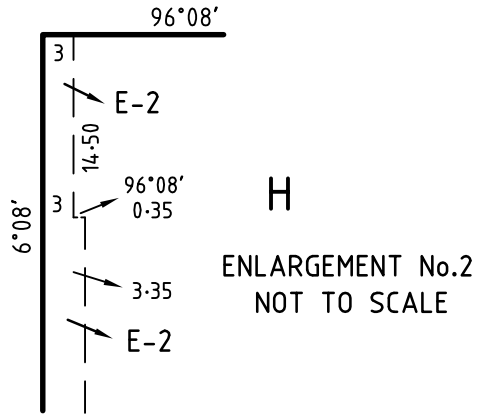
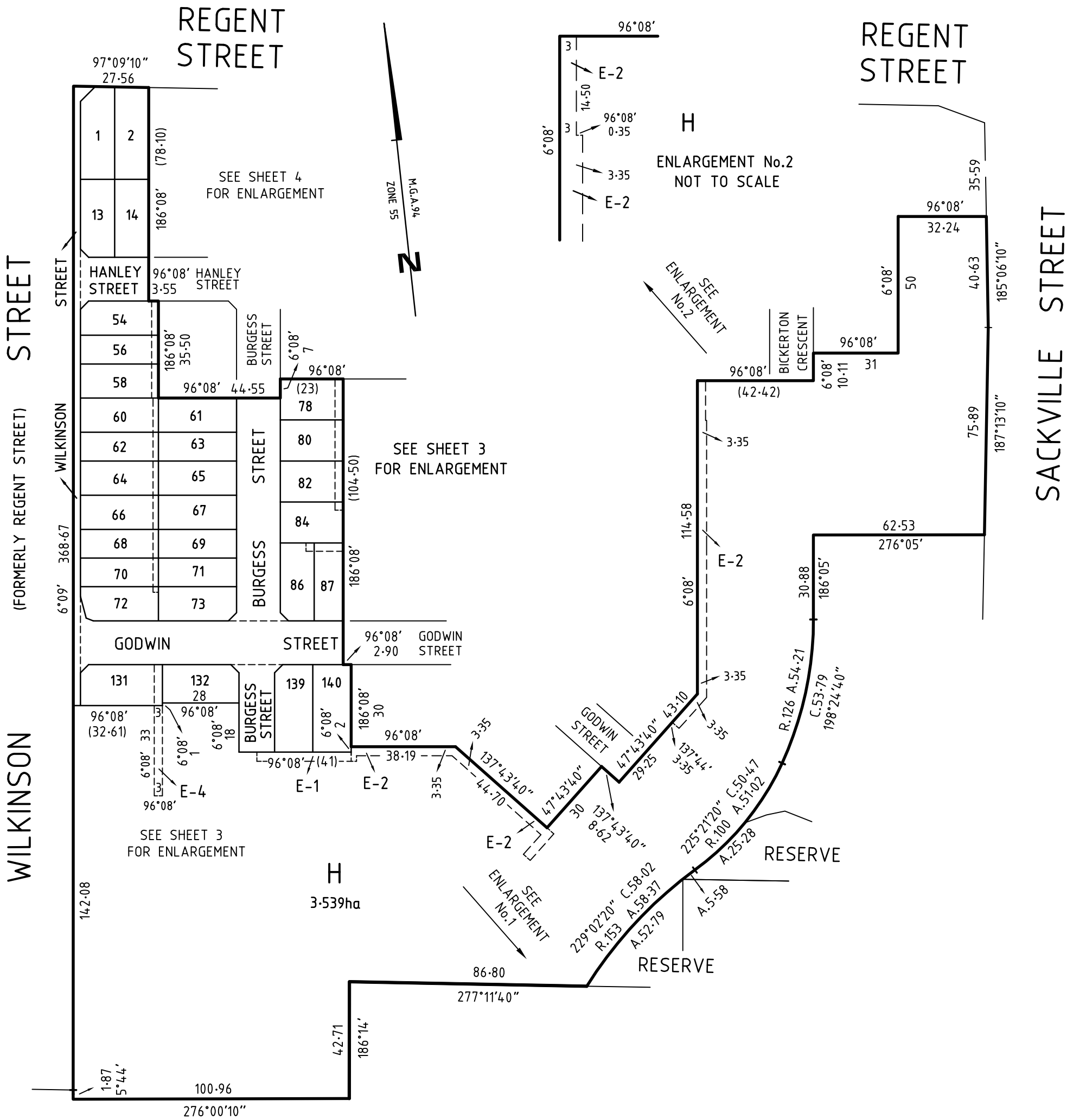
Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
 Phone: (03) 9859 6400 Facsimile: (03) 9859 5022

SURVEYORS FILE REF: S17015
 PGA SPEAR MAY 2015

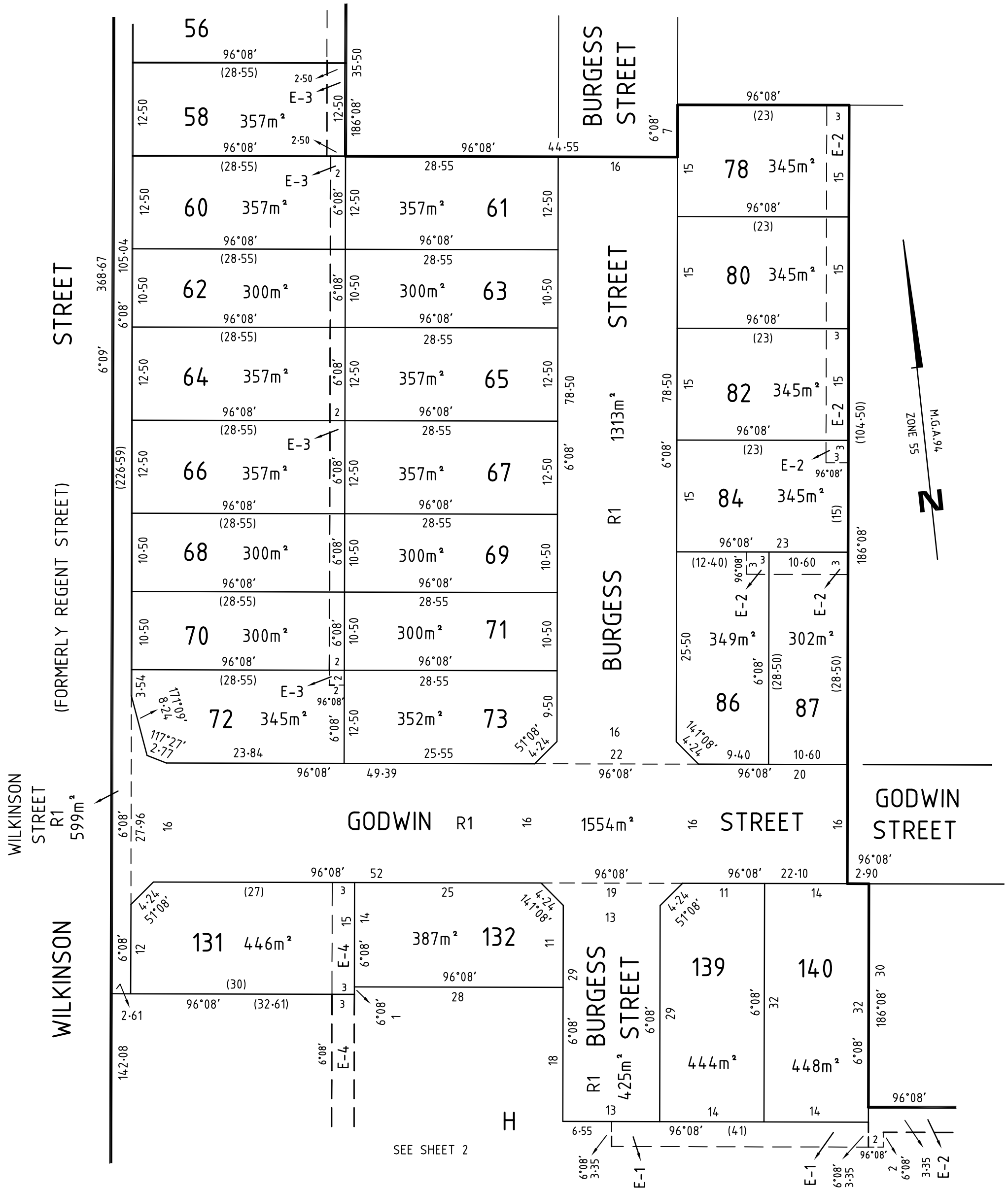
Digitally signed by: Ross David Singleton, Licensed Surveyor,
 Surveyor's Plan Version (3),
 07/03/2018, SPEAR Ref: S108018A

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5



SEE SHEET 4



SEE SHEET 2



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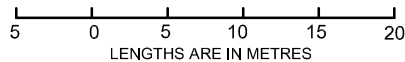
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PGA SPEAR MAY 2015

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SCALE
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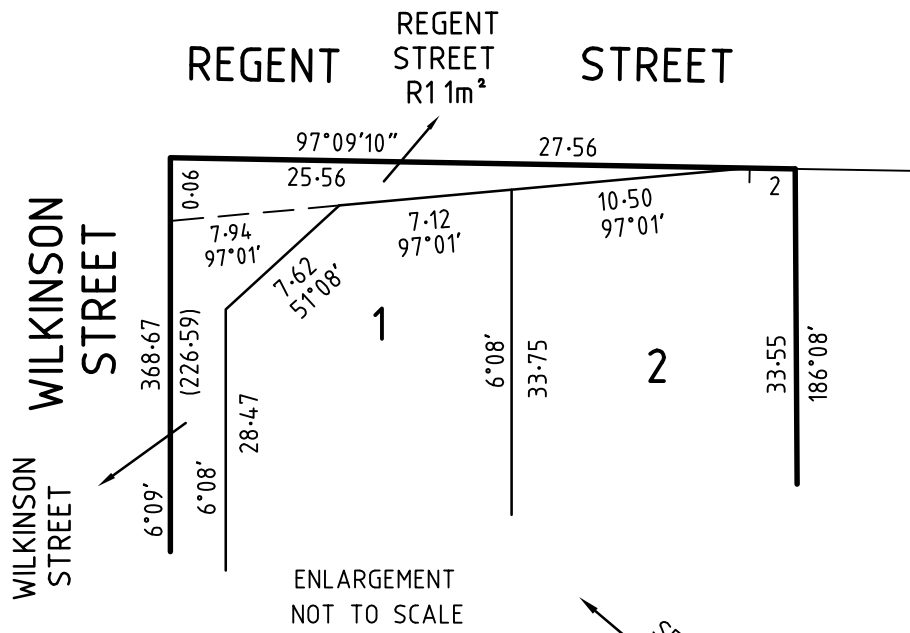


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Surveyor's Plan Version (3),
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ORIGINAL SHEET
SIZE: A3

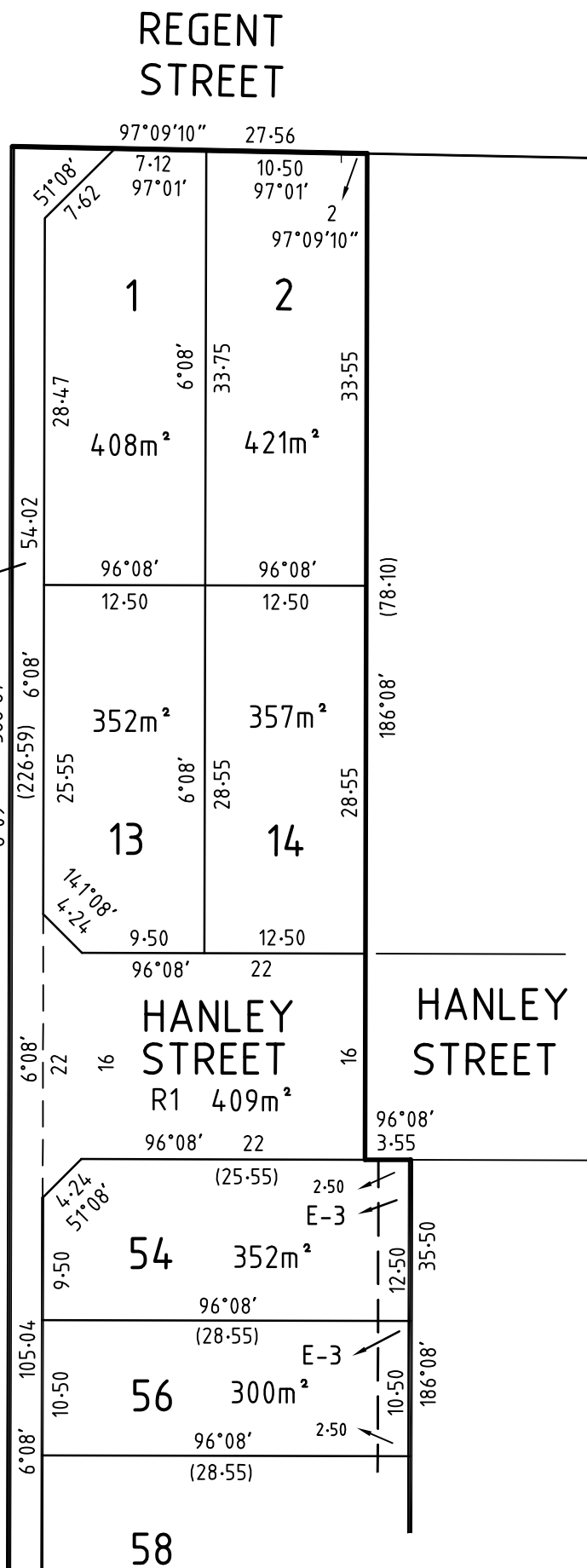
SHEET 3

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ENLARGEMENT
NOT TO SCALE

SEE ENLARGEMENT



SEE SHEET 3



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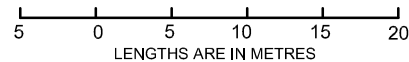
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SHEET 4

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CREATION OF RESTRICTION

Upon registration of this plan the following restriction will be created:

Restriction

Land to be Burdened

Lots 1-2, 13-14, 54, 56, 58, 60-73, 78, 80, 82, 84, 86-87, 131-132 & 139-140 (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:

The registered proprietor or proprietors for the time being of any burdened lot in this plan to which this restriction applies shall not build, or allow to be built, or remain on that lot, any building other than a building which has been constructed in accordance with the restriction details shown below on this plan.

Details

1. The side wall of the first level of any dwelling on a corner lot must not be constructed less than 900mm from the ground level wall that faces a side street.
2. Any garage, of any dwelling on a burdened lot, must not be constructed less than 5.0m from the road alignment at the front of the lot.
3. Development of lots, with a width of 10 metres or less at the lot frontage, of any dwelling, must not contain any garage other than a single garage, where access is proposed from the lot frontage.

This restriction shall cease to have affect ten years after registration of this plan.



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SCALE

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LENGTHS ARE IN METRES

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SHEET 5

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