

PLAN OF SUBDIVISION

EDITION 1

PS 829173V

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: 27

CROWN ALLOTMENT: A (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. 11877 FOL. 924
VOL. 11877 FOL. 926

LAST PLAN REFERENCE: PS811764V (LOT 1)
& PS811765T (LOT 1)

POSTAL ADDRESS: 16A & 18-24 ROBERTSONS ROAD
(at time of subdivision) TAYLORS LAKES, 3038

MGA CO-ORDINATES: E: 303 825 ZONE: 55
(of approx centre of land N: 5 826 022 GDA 94
in plan)

Council Name: Brimbank City Council

Council Reference Number: S83/2019
Planning Permit Reference: P737/2018
SPEAR Reference Number: S140566P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 02/10/2019

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
has been made and the requirement has not been satisfied at Certification

Digitally signed by: Susan Fitton for Brimbank City Council on 23/03/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R-1 RESERVE No. 1 RESERVE No. 2	BRIMBANK CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD. BRIMBANK CITY COUNCIL

The land being subdivided is enclosed within thick continuous lines.
For Creation of Restrictions see sheet 5

NOTATIONS

DEPTH LIMITATION Does not apply

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. P737/2018

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

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	DRAINAGE	2	PS316588A	CITY OF KEILOR
E-1	SEWERAGE	2	PS316588A	MELBOURNE WATER
E-1, E-2 & E-4	DRAINAGE	SEE PLAN	THIS PLAN	BRIMBANK CITY COUNCIL
E-3 & E-4	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	2	PS342427D	LAND IN PS342427D
E-6	SEWERAGE	2	PS342427D	LAND IN PS342427D
E-6	SEWERAGE	2	PS342427D	CITY WEST WATER LTD.



Surveyors • Town Planners • Engineers

51 LITTLE FYANS STREET,
P.O. BOX 919, GEELONG 3220
TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

SURVEYORS FILE REF: 15213

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

Digitally signed by: MATTHEW MCGRATH, Licensed
Surveyor,
Surveyor's Plan Version (07),
31/01/2020, SPEAR Ref: S140566P

126°26'40"
375

253.50

ROAD

ROBERTSONS

TASMANIAN
CRESCENT

SEE SHEET 3

SEE SHEET 4

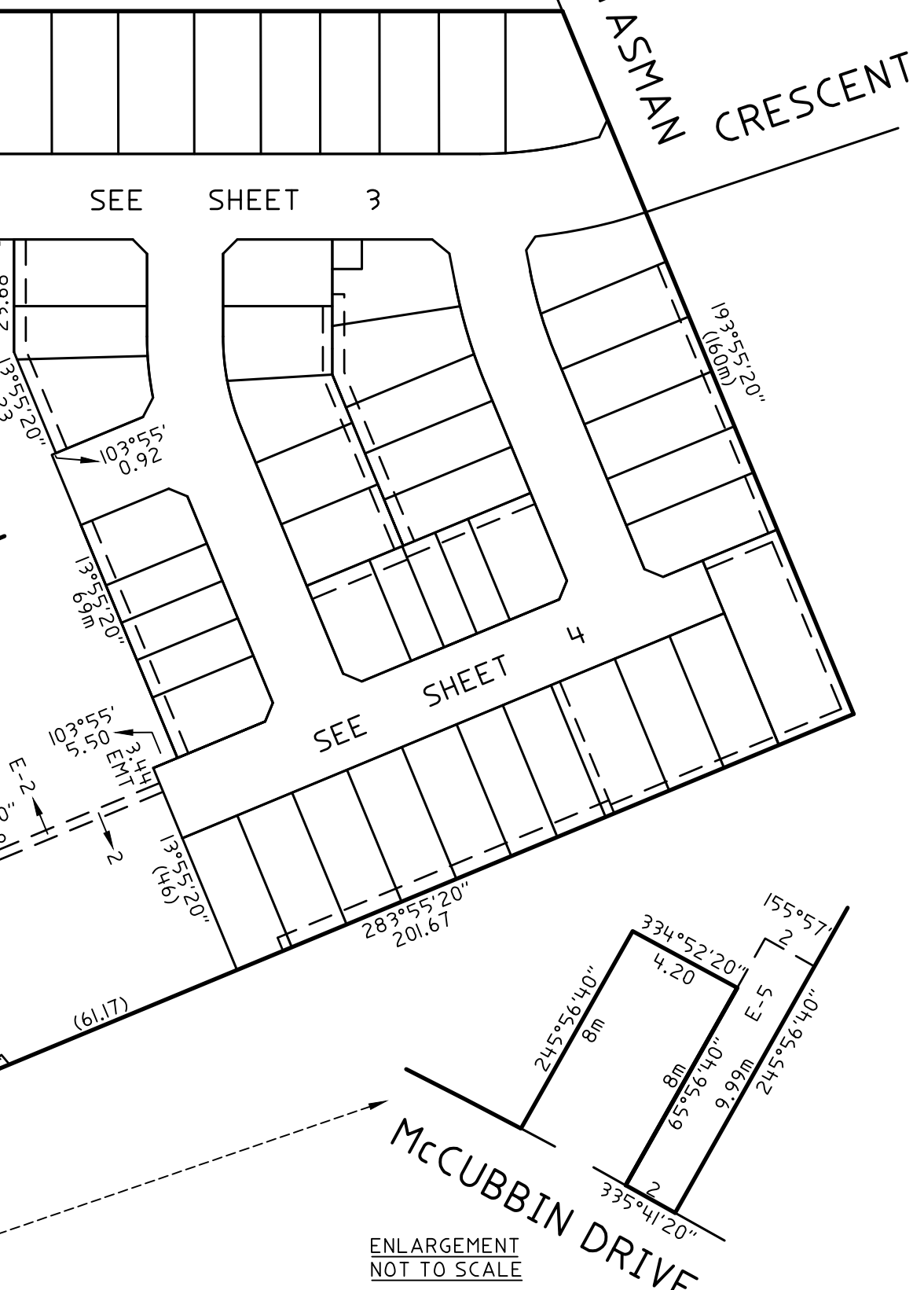
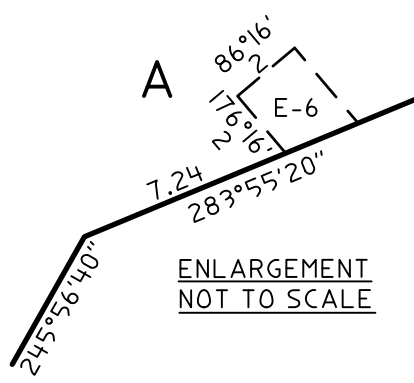
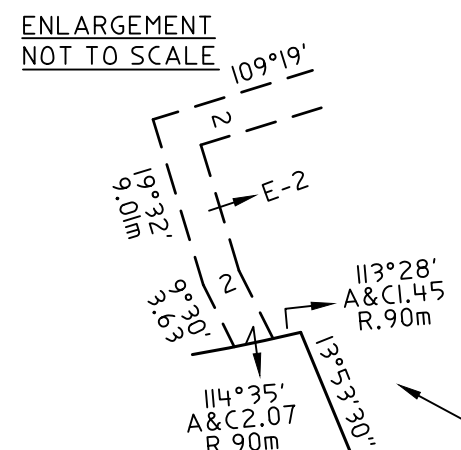
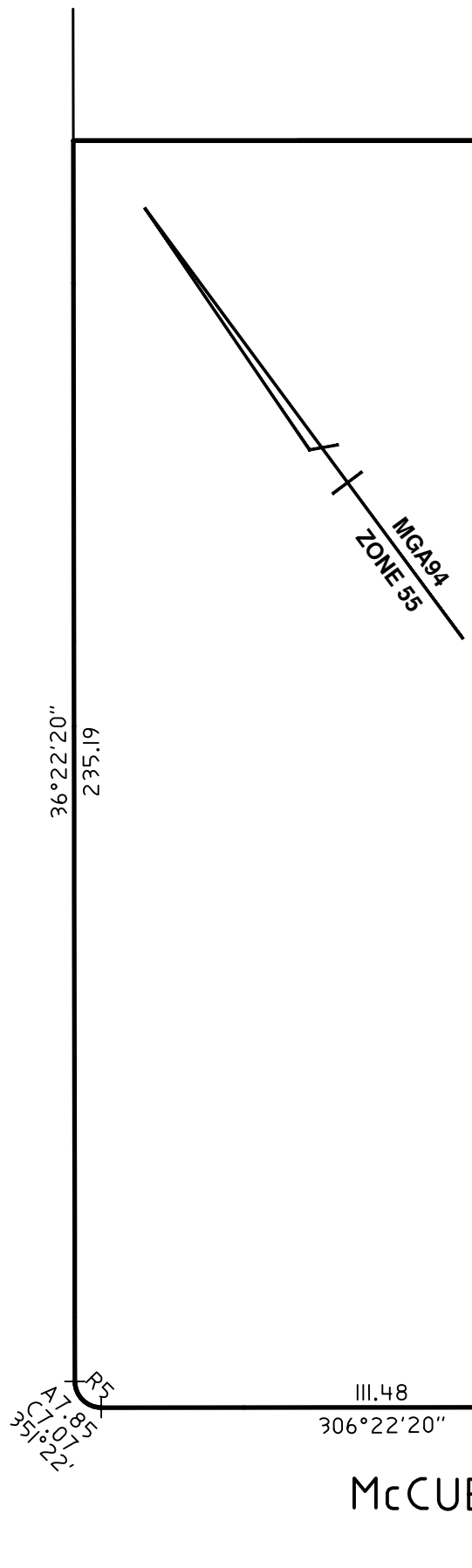
A
6.295ha

ENLARGEMENT
NOT TO SCALE

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NOT TO SCALE

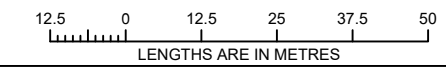
ENLARGEMENT
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RESERVE No.2
3600m²



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SCALE
1:1250



SHEET
SIZE: A3

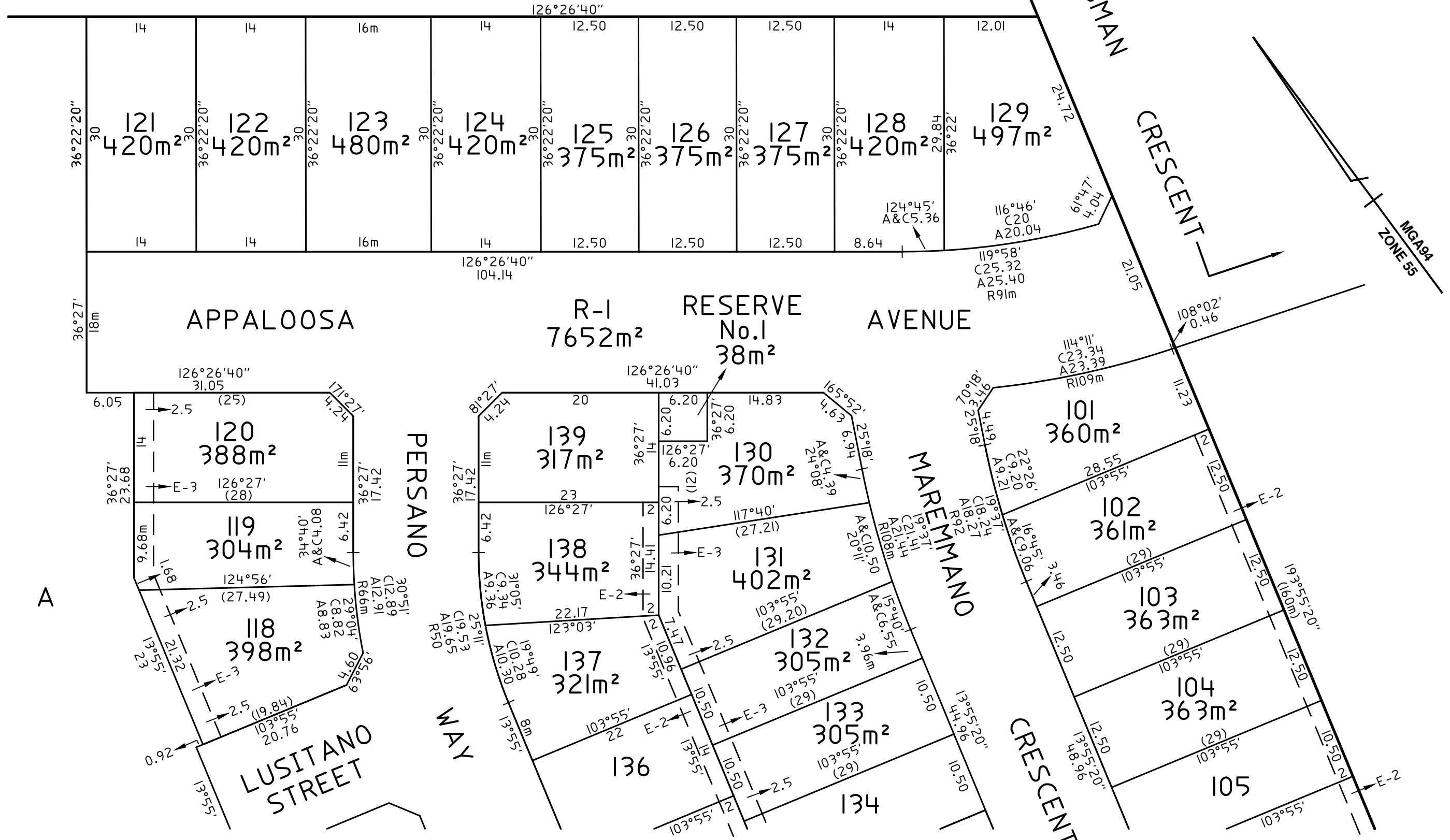
REF: 15213

V07

SHEET 2

Digitally signed by: MATTHEW MCGRATH, Licensed
Surveyor,
Surveyor's Plan Version (07),
31/01/2020, SPEAR Ref: S140566P

Digitally signed by:
Brimbank City Council,
23/03/2020,
SPEAR Ref: S140566P



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SCALE
1:500

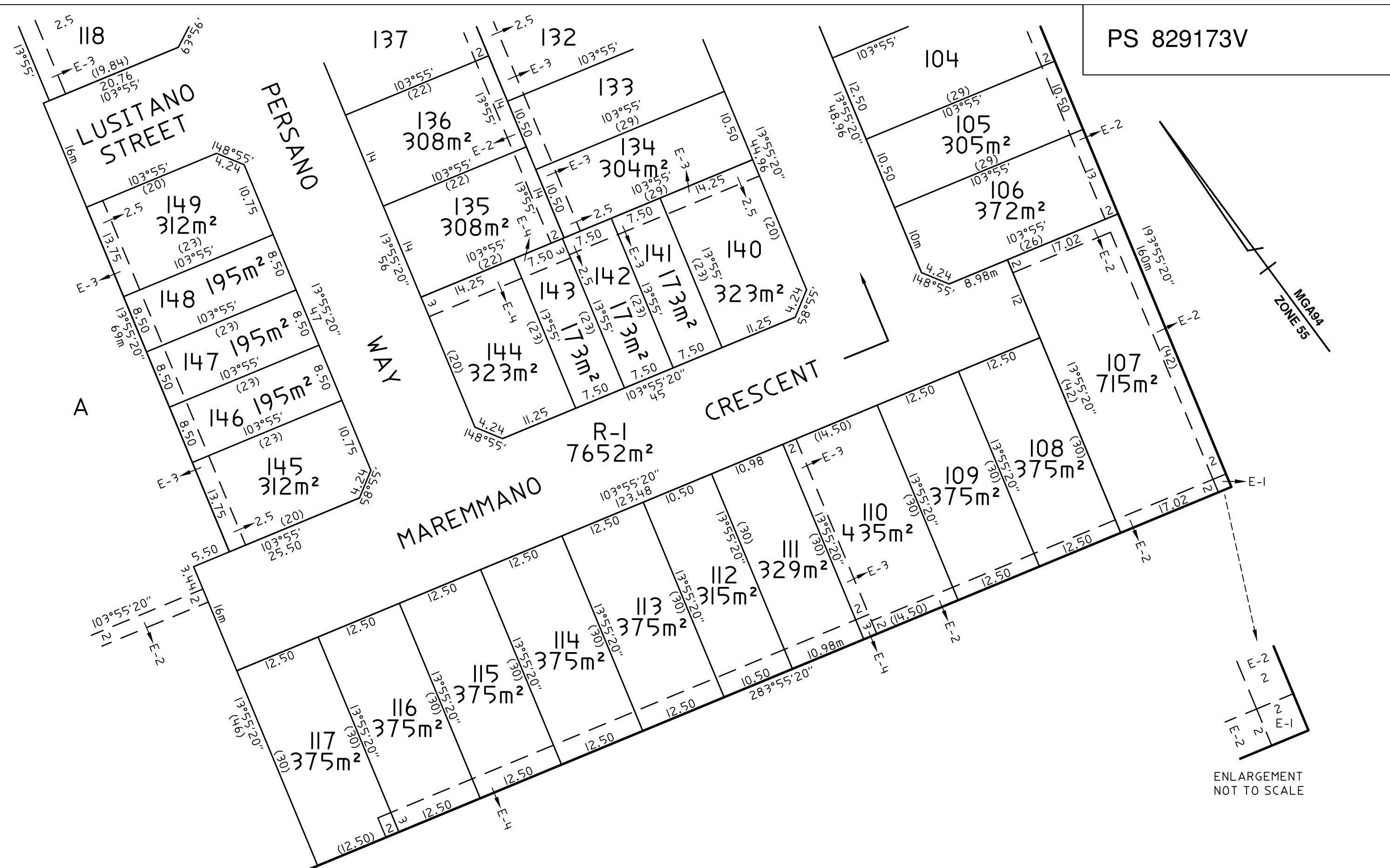
LENGTHS ARE IN METRES

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31/01/2020, SPEAR Ref: S140566P

SHEET SIZE: A3 REF: 15213 V07 SHEET 3

Digitally signed by:
Brimbank City Council,
23/03/2020,
SPEAR Ref: S140566P

PS 829173V



ENLARGEMENT NOT TO SCALE

CREATION OF RESTRICTION "A"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land: Lots 101-149
Benefited land: Lots 101-149

Restriction: Not more than a single dwelling shall be built on each lot described under the burdened land.

CREATION OF RESTRICTION "B"

The registered proprietor or proprietors for the time being of any burdened lot on this plan to which this restriction applies shall not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with endorsed memorandum of common provisions registered in dealing no _____ which memorandum of common provisions is incorporated into this plan.

Burdened land: Lots 101-149
Benefited land: Lots 101-149

This restriction shall cease to have affect 7 years after the date of registration of this plan.

CREATION OF RESTRICTION "C"

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not build or erect or allow to be built or erected any dwelling with a finished floor reduced level of less than the reduced level (FFRL) specified in the diagram below.

Burdened land: Lots 135, 144, 145, 147 & 148
Benefited land: Lots 135, 144, 145, 147 & 148

