

PLAN OF SUBDIVISION

EDITION 1

PS 834235V

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: 27

CROWN ALLOTMENT: A (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS829173V (LOT A)

POSTAL ADDRESS: 16B ROBERTSONS ROAD
(at time of subdivision) TAYLORS LAKES, 3038

MGA CO-ORDINATES: E: 303 840 ZONE: 55
(of approx centre of land in plan) N: 5 825 969 GDA 94

Council Name: Brimbank City Council

Council Reference Number: S123/2019
Planning Permit Reference: P737/2018
SPEAR Reference Number: S142877C

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: Kristen Gilbert for Brimbank City Council on 21/04/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

The land being subdivided is enclosed within thick continuous lines.

CREATION OF RESTRICTION
See sheet 5 for restriction details.

Other Purpose of Plan

The removal of part of easement E-2 created in PS829173V in so far as they affect Maremmano Crescent.

Grounds For Removal

By agreement of all interested parties upon registration of this plan pursuant to Section 6(1)(k)(iv) of Subdivision Act 1988.

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 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	BRIMBANK CITY COUNCIL CITY WEST WATER CORPORATION
E-2 & E-3	SEWERAGE	SEE PLAN	THIS PLAN	



Surveyors • Town Planners • Engineers

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

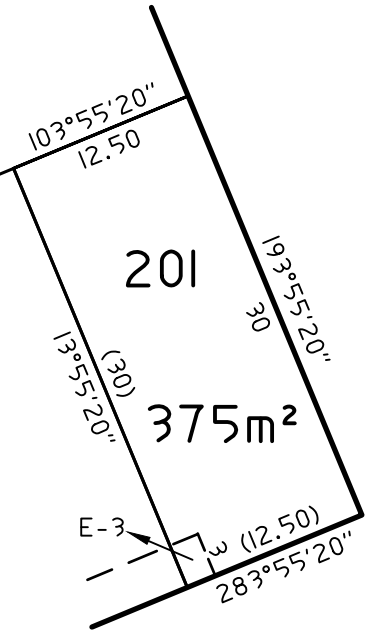
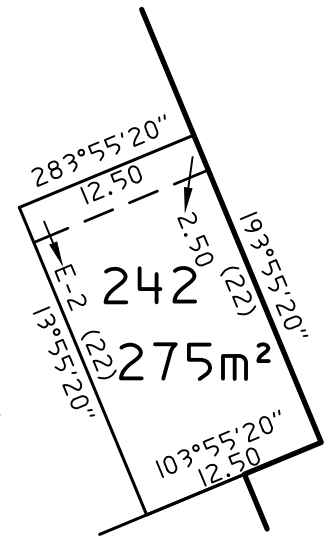
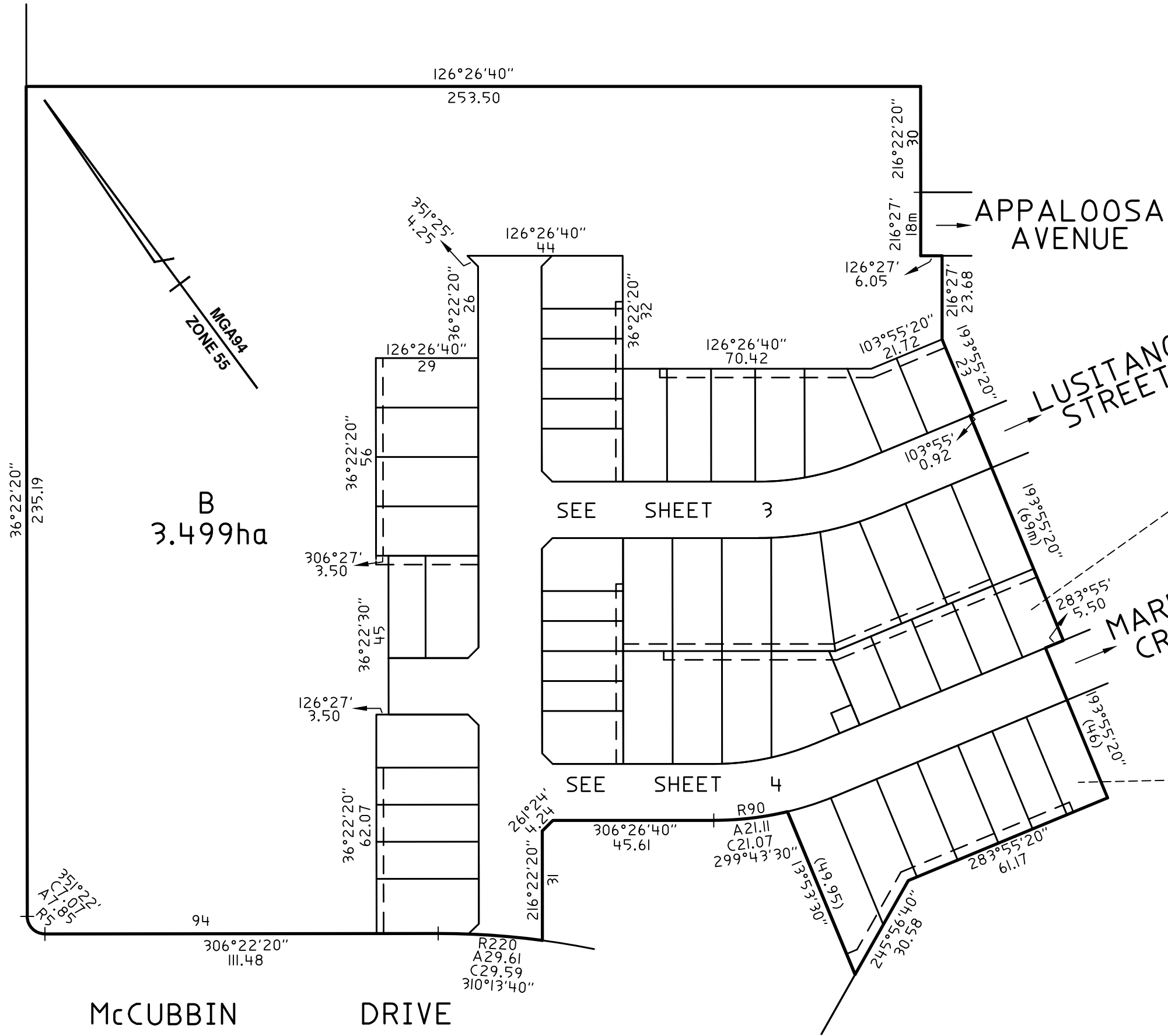
SURVEYORS FILE REF: 16059_V02

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

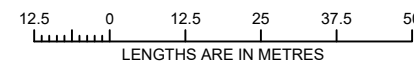
Digitally signed by: MATTHEW MCGRATH, Licensed Surveyor,
Surveyor's Plan Version (02),
31/03/2020, SPEAR Ref: S142877C

ROBERTSONS ROAD



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

SCALE
 1:1250



Digitally signed by: MATTHEW MCGRATH, Licensed Surveyor,
 Surveyor's Plan Version (02),
 31/03/2020, SPEAR Ref: S142877C

SHEET
 SIZE: A3

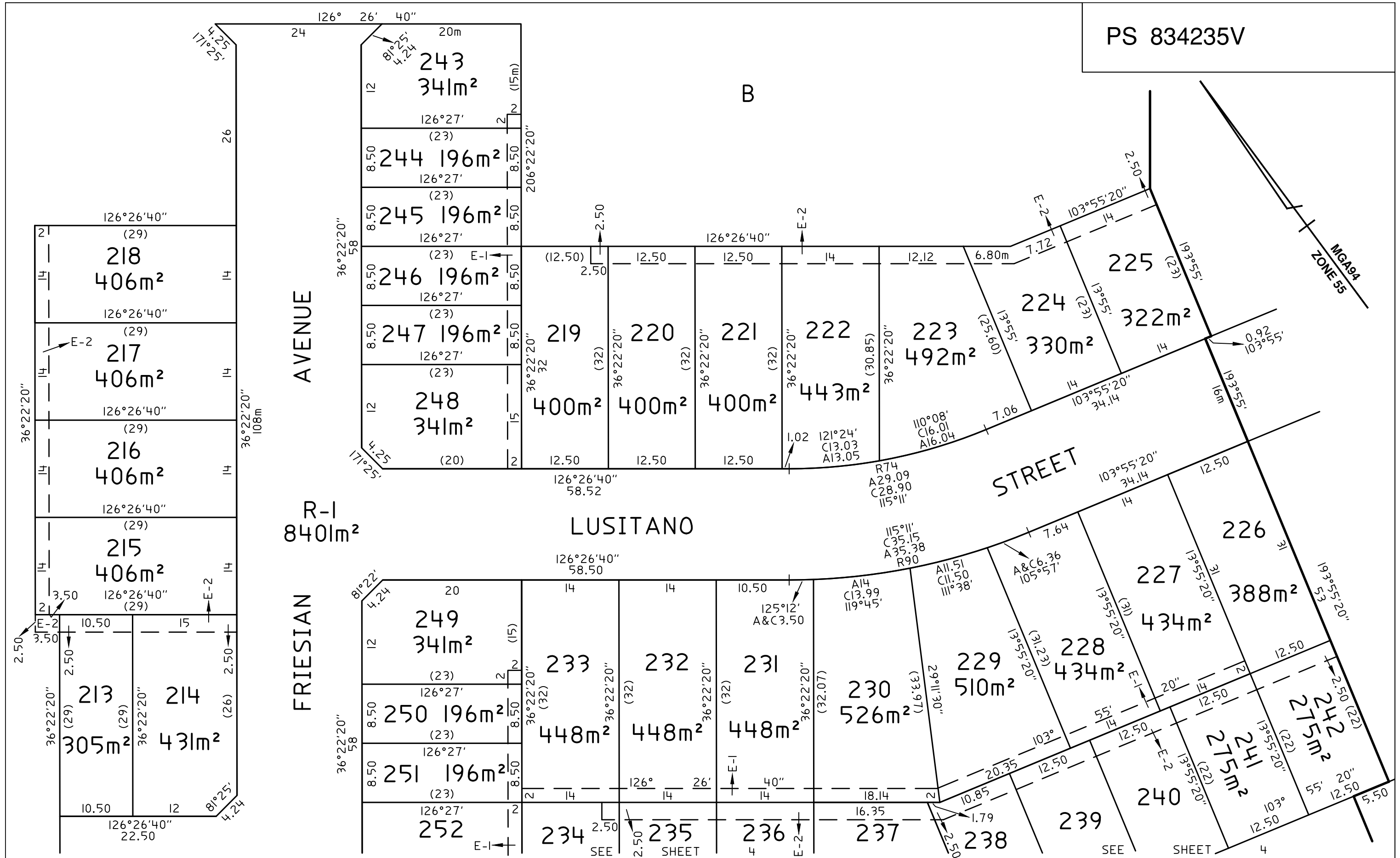
REF: 16059

V02

SHEET 2

Digitally signed by:
 Brimbank City Council,
 21/04/2020,
 SPEAR Ref: S142877C

PS 834235V



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

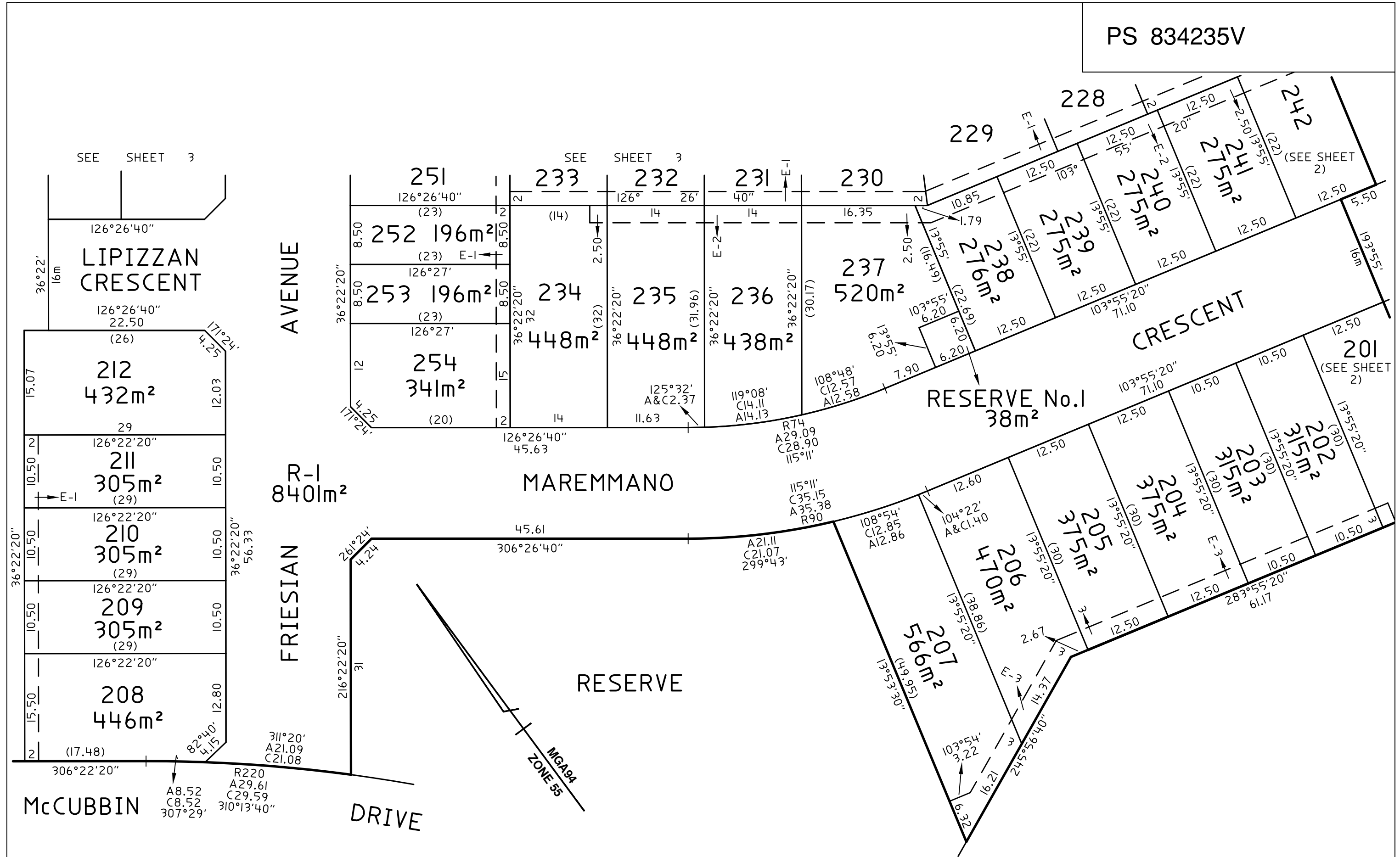
SCALE
1:500

LENGTHS ARE IN METRES

Digitally signed by: MATTHEW MCGRATH, Licensed Surveyor,
Surveyor's Plan Version (02),
31/03/2020, SPEAR Ref: S142877C

SHEET SIZE: A3 REF: 16059 V02 SHEET 3

Digitally signed by:
Brimbank City Council,
21/04/2020,
SPEAR Ref: S142877C



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 201-254

Benefited land: Lots 201-254

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 201-254

Benefited land: Lots 201-254

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: Lot 207

Benefited land: Lot 206 & R-1

PS 834235V

