

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

## PS843503V

### Location of Land

Parish: MARIBYRNONG  
 Township: -----  
 Section: 3  
 Crown Portion: A (PART)  
 Title References: Vol. 8782 Fol. 168  
 Last Plan Reference: Lot 1 on TP817380U  
 Postal Address: 803-853 TAYLORS ROAD  
 CAROLINE SPRINGS 3023  
 MGA20 Co-ordinates: E 300 040 Zone 55  
 (Of approx. centre of plan) N 5 822 590

### Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1	MELTON SHIRE COUNCIL
ROAD R2	MELTON SHIRE COUNCIL
RESERVE No.1	MELTON SHIRE COUNCIL
RESERVE No.2	MELTON SHIRE COUNCIL
RESERVE No.3	MELTON SHIRE COUNCIL

### Notations

**Staging** This is not a staged subdivision.  
 Planning Permit No. PA2020.6999

**Survey:-** This plan is not based on survey.  
 To be completed where applicable  
 This survey has been connected to permanent mark no(s).  
 In proclaimed Survey Area No. ---  
 Lots 25 to 33 & BB have been omitted from this plan

### Notations

**Depth Limitation:** Does not apply

CREATION OF RESTRICTION - SEE SHEET 3 FOR DETAILS

### 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	3	AG670780F	CITY WEST WATER LIMITED
E-2	SEWERAGE DRAINAGE	3 3	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION MELTON SHIRE COUNCIL
E-3	DRAINAGE	2	THIS PLAN	MELTON SHIRE COUNCIL



**HEAD & HUMPHREYS**  
**LAND CONSULTANTS**  
 Suite 3, 47 Railway Road  
 P.O. Box 63, Blackburn 3130  
 Tel: 9875 8777 Fax: 9875 8778  
 e-mail: contact@hhsurvey.com.au

REF **8023**

8023-00-SUB-0102.DWG  
 24-11-2020

**02**

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 3 SHEETS

# PLAN OF SUBDIVISION

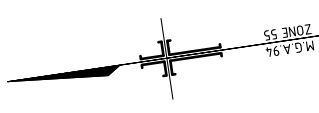
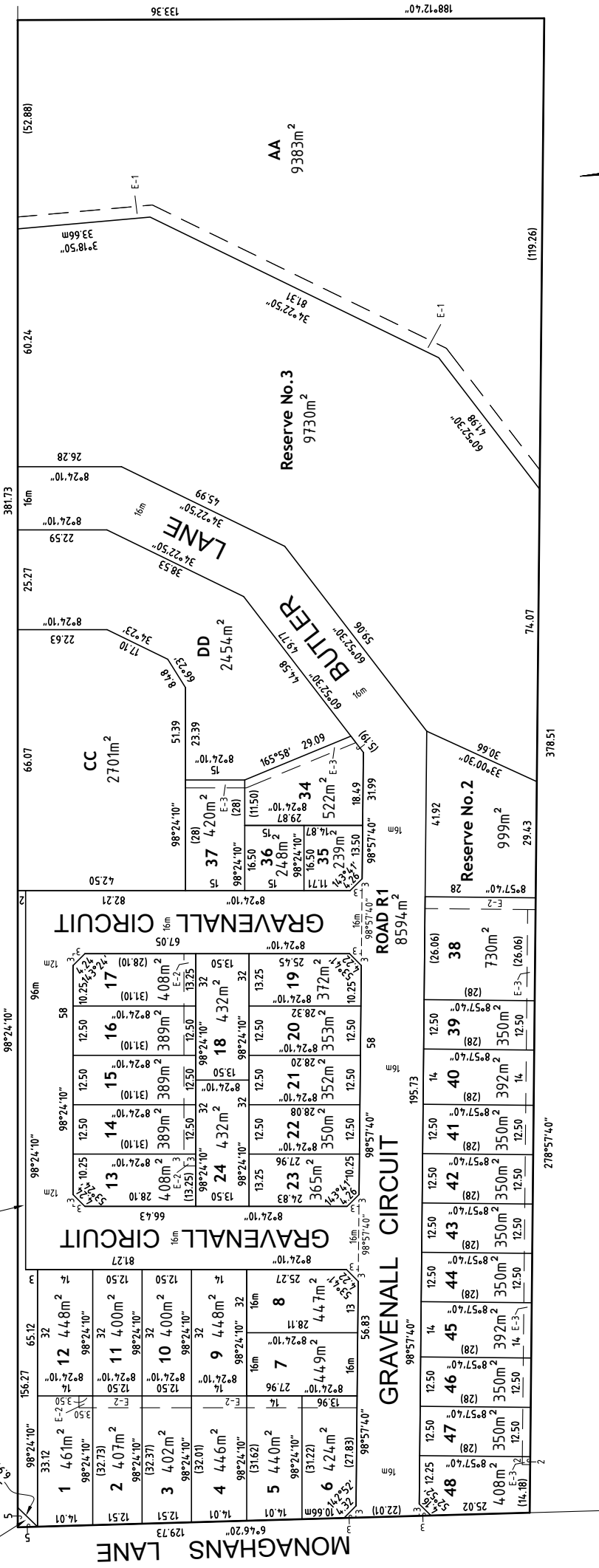
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### TAYLORS ROAD

Reserve No.1  
506m<sup>2</sup>

ROAD R2  
12.5m<sup>2</sup>



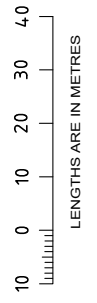
SHEET 2

ORIGINAL SHEET  
SIZE: A3

REF 8023

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SCALE: 1:1000



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ABN 80 006 516 169

## CREATION OF RESTRICTION

### 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 1 to 24 (both inclusive), 35, 36, 37 and 39 to 48 (both inclusive) on this plan.

Benefited land: Lots 1 to 24 (both inclusive), 34 to 48 (both inclusive), CC and DD on this plan.

Restriction: The burdened land cannot construct a dwelling unless that dwelling is wholly contained within the building envelope shown on the building envelope diagram below.

Expiry Date: 30/12/2031

### RESTRICTION B

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.

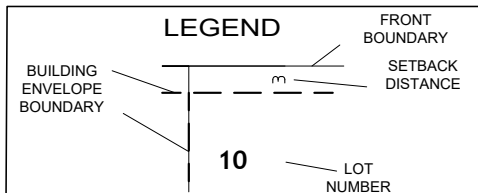
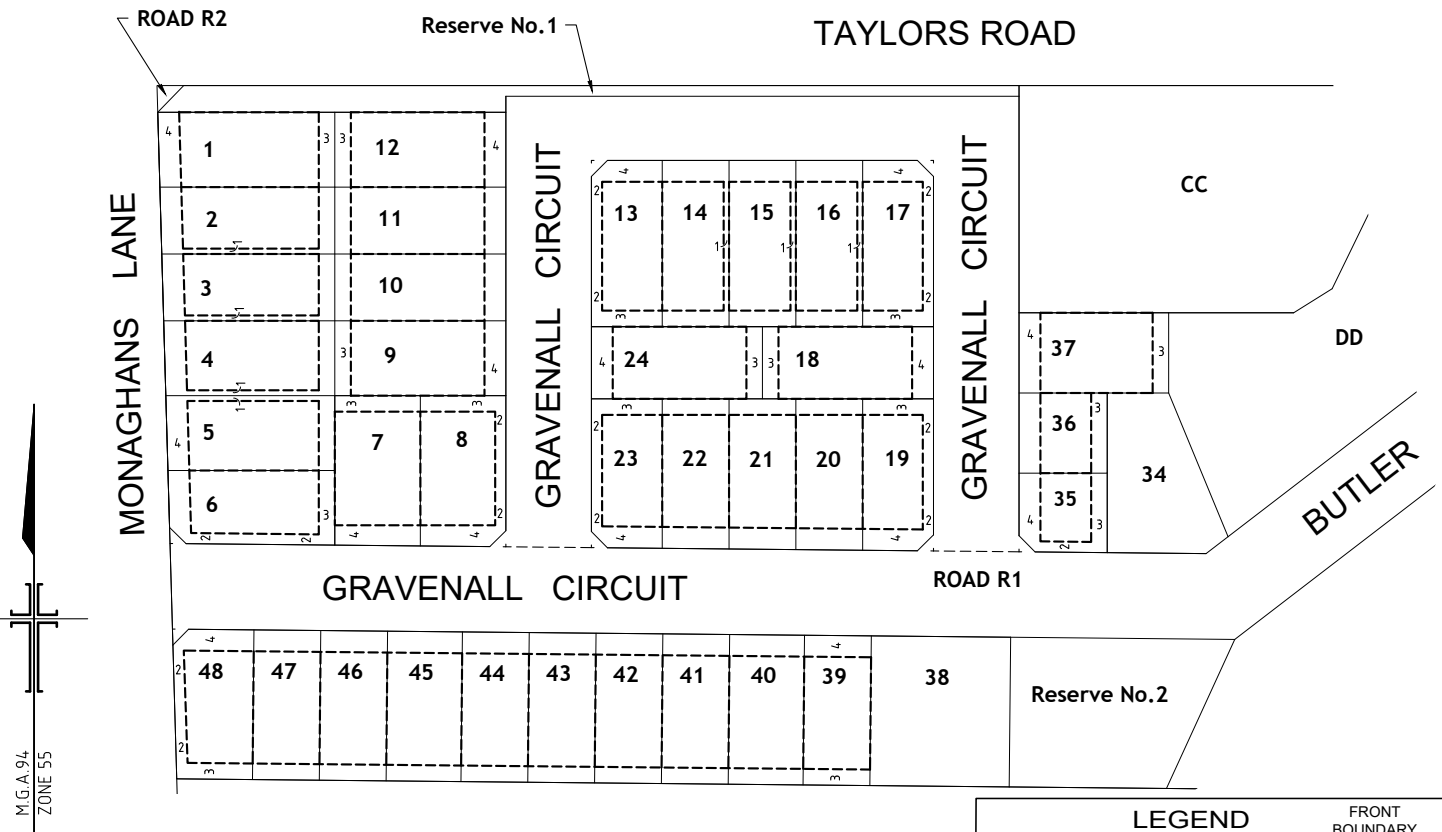
Burdened land: Lots 1, 12 and 38 on this plan.

Benefited land: Reserve No.2 on this plan.

Restriction: Except where damage is caused by the Council or its representatives whilst undertaking works, all maintenance and repairs (excluding the removal of graffiti) of fencing along a common boundary between the burdened and benefiting land is the responsibility of the burdened land.

Expiry Date: This restriction shall not lapse.

## BUILDING ENVELOPE DIAGRAM



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SHEET 3

ORIGINAL SHEET SIZE  
A3

