

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS812698B

LOCATION OF LAND

PARISH: MORANG
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 14 (PART)
TITLE REFERENCE: VOL. 10064 FOL. 264
LAST PLAN REFERENCE: LOT 18 ON LP216065H
POSTAL ADDRESS: 20 MARTIN CLOSE
 (at time of subdivision) SOUTH MORANG 3752
MGA CO-ORDINATES: E: 330 716 ZONE: 55
 (of approx centre of land in plan) N: 5 833 810 GDA 94

Council Name: WHITTLESEA CITY COUNCIL

EXPLANATORY NOTE:
 WARNING THIS PLAN IS UNREGISTERED.
 THIS PLAN WAS PREPARED TO BE CERTIFIED BY COUNCIL AND TO BE REGISTERED BY THE REGISTRAR OF TITLES. AS ALTERATIONS MAY BE REQUIRED BY THE COUNCIL AND THE REGISTRAR OF TITLES PRIOR TO REGISTRATION, FARREN GROUP PTY LTD ACCEPTS NO RESPONSIBILITY WHATSOEVER FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY UPON THIS PLAN FOR ANY OTHER REASON.
 THIS PLAN MUST NOT BE REPRODUCED EXCEPT:
 a) FROM THE ELECTRONIC VERSION HELD BY FARREN GROUP PTY LTD, AND
 b) UNLESS THE REPRODUCTION INCLUDES THIS NOTE.

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	WHITTLESEA CITY COUNCIL
RESERVE No. 1	WHITTLESEA CITY COUNCIL

NOTATIONS

OTHER PURPOSE OF PLAN:

Removal of easement E-1 on LP216065H in so much as it affects Lot 18 on LP216065H.

GROUNDS FOR EASEMENT REMOVAL:

By direction in Whittlesea City Council Planning Permit

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:

This plan is based on survey.
 This survey has been connected to
 In Proclaimed Survey Area No. -

STAGING:

This is not a staged subdivision.

PLANNING PERMIT:

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	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-1	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL



FarrenGroup
 Creating New Boundaries

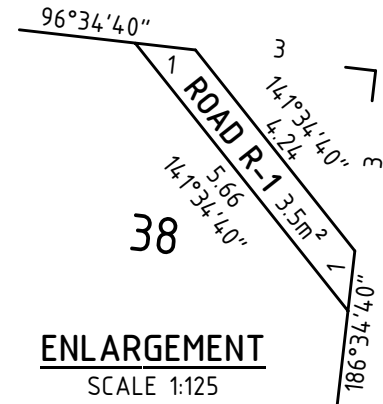
74 Maribyrnong Street
 Footscray 3011
 Phone 9689 1000
 Fax 9689 1002
 admin@farrengroup.com.au

LICENSED SURVEYOR: ROBERT J. SIGNORINI

REF: 10637
 VERSION: 01

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 3

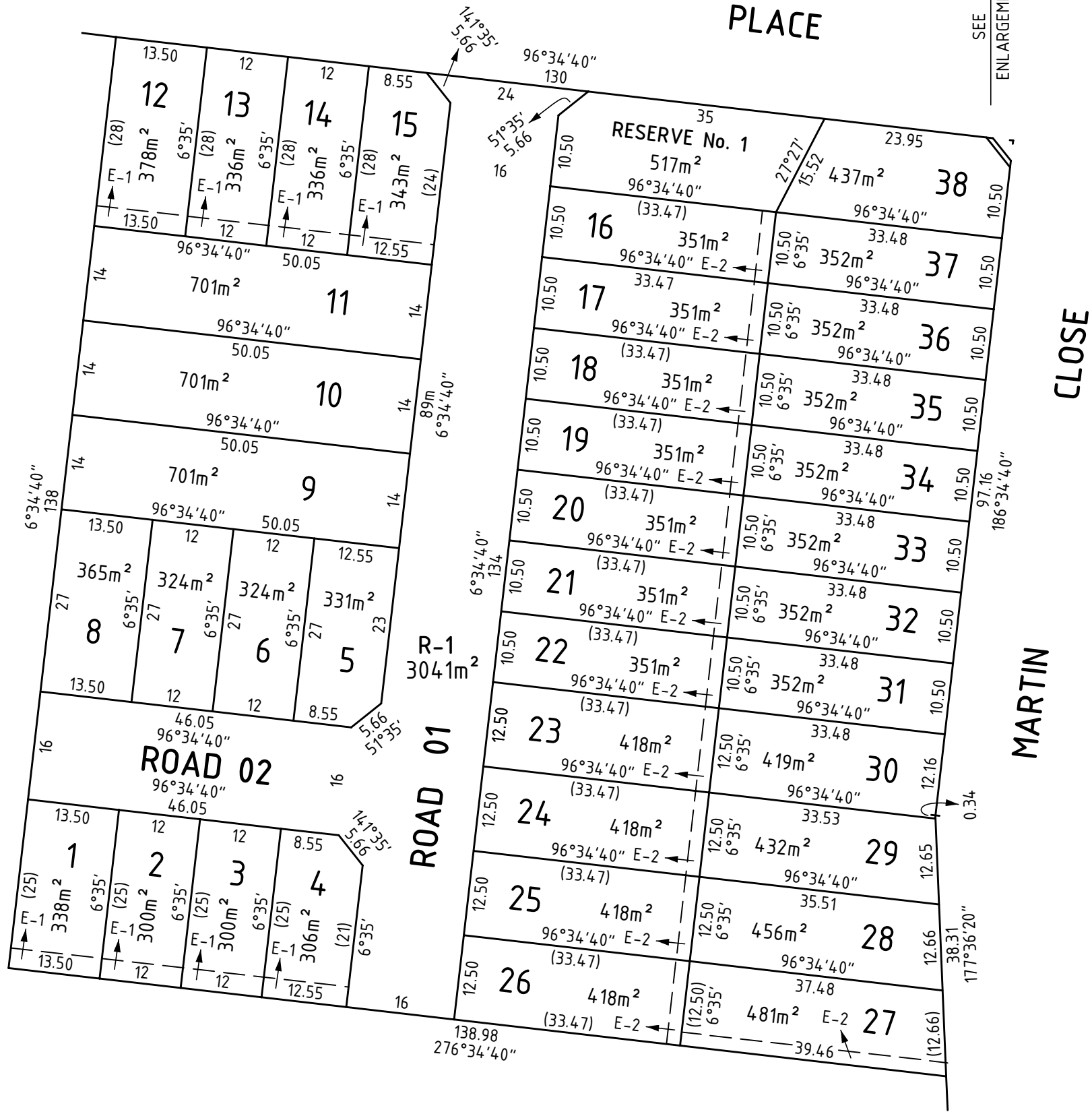


MGA 94 ZONE 55

GIRVAN

PLACE

SEE ENLARGEMENT

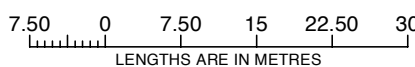


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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:750



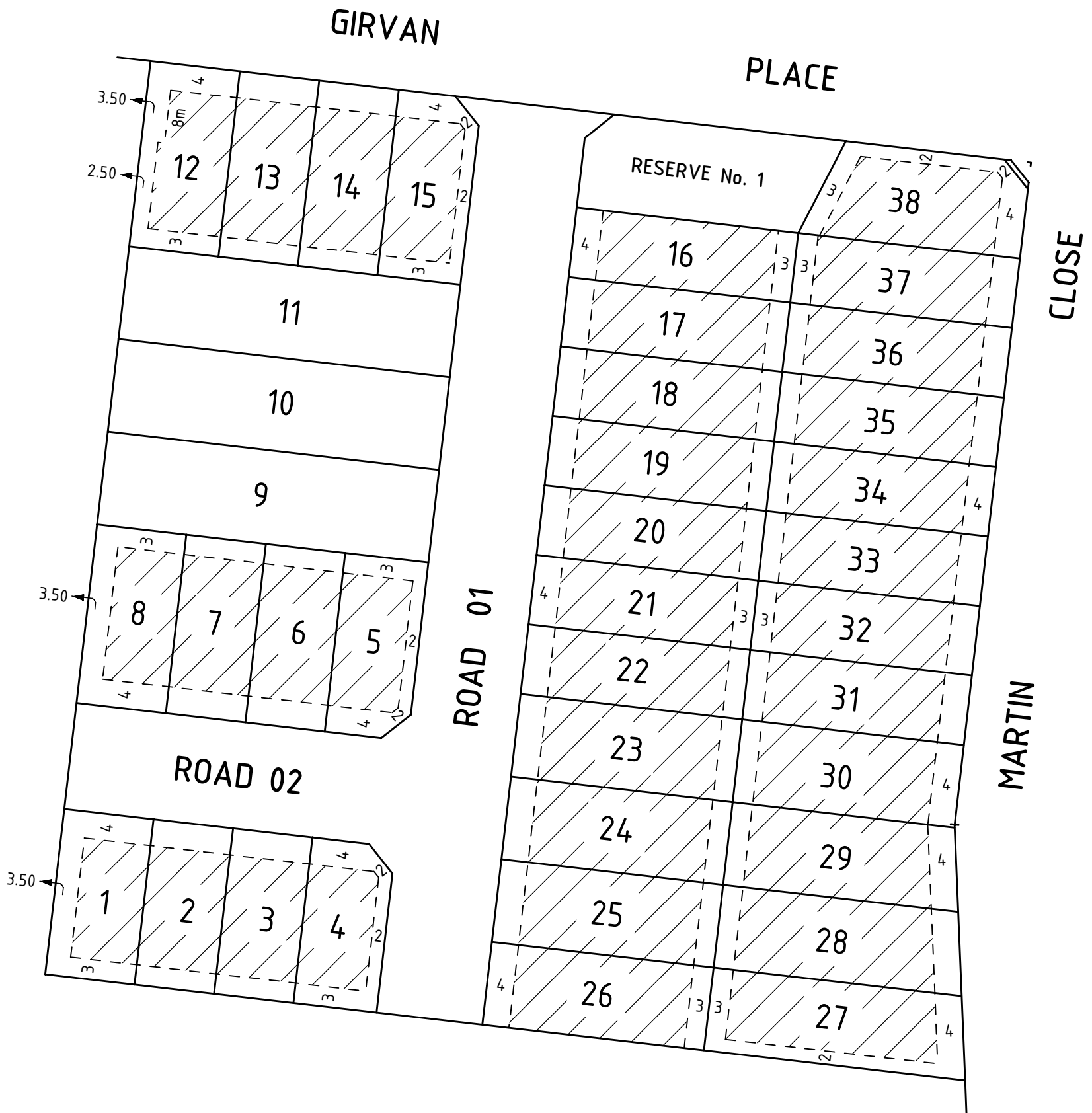
LICENSED SURVEYOR: ROBERT J. SIGNORINI

REF: 10637
VERSION: 01

ORIGINAL SHEET
SIZE: A3

SHEET 2

MGA 94 ZONE 55



RESTRICTION No.1

THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN OF SUBDIVISION

LAND TO BENEFIT: LOTS ON THIS PLAN

LAND TO BE BURDENED: LOTS 1 TO 8, 12 TO 38 INCLUSIVELY ON THIS PLAN



DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN SHALL NOT :

1. CONSTRUCT MORE THAN ONE DWELLING HOUSE.
2. CONSTRUCT ANY DWELLING OR CARPORT/GARAGE OUTSIDE THE BUILDING ENVELOPE AREA SHOWN HATCHED ON THIS PLAN.
3. CONSTRUCT PORCHES, PERGOLAS, VERANDAHS AND EAVES ENCRACHING MORE THAN 2.5 METRES INTO THE FRONT SET BACK.
4. CONSTRUCT A CARPORT/GARAGE SET BACK LESS THAN 5 METRES FROM THE ROAD ALIGNMENT.
5. IN THE CASE OF A CORNER ALLOTMENT, CONSTRUCT A FIRST LEVEL OF A DWELLING WITHIN 3 METRES OF THE LONGER OF THE TWO ROAD FRONTAGES.

THIS RESTRICTION EXPIRES TEN YEARS AFTER THE ISSUE OF THE CERTIFICATE OF OCCUPANCY FOR A DWELLING ON A BURDENED LOT.

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SCALE 1:750

LENGTHS ARE IN METRES

REF: 10637 VERSION: 01	ORIGINAL SHEET SIZE: A3	SHEET 3
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