

# PLAN OF SUBDIVISION

EDITION 1

PS920333R

## Location of Land

Parish: MARIBYRNONG

Township: -

Section: B

Crown Allotment: 4 (PART)

Crown Portion: -

Title References: VOL. 9987 FOL. 219

Last Plan Reference: LOT 2 ON LP219656R

Postal Address: 1176-1198 TAYLORS ROAD  
(At time of subdivision) FRASER RISE VIC 3336

MGA2020 Co-ordinates: E 297 170 Zone 55  
(of approx. centre of plan) N 5 823 360

COUNCIL NAME : MELTON CITY COUNCIL

**WARNING:**  
ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS  
PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING  
PURPOSES.  
THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT  
LAYOUTS, OWNERS CORPORATION ENTITLEMENT & LIABILITY DATA AND ALSO FROM  
THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY  
LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
SEE SHEET 5 FOR DETAILS.

## NOTATIONS

DEPTH LIMITATION 15.24m

### Staging

This is not a staged subdivision.

Planning Permit No. -

Survey: This plan is based on survey.

This survey has been connected to Permanent Marks no(s). -  
in Proclaimed Survey Area No. -

STAGE 1 - 31 LOTS & 3 BALANCE LOTS  
AREA OF STAGE - 1.345ha

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	LP219656R	LOTS ON LP219656R
			THIS PLAN	MELTON CITY COUNCIL
E-2	DRAINAGE SEWERAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
				GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE SEWERAGE	SEE PLAN	LP219656R	LOTS ON LP219656R
			THIS PLAN	MELTON CITY COUNCIL
			THIS PLAN	GREATER WESTERN WATER CORPORATION



**Hellier McFarland**

Development Consultants Town Planners Land Surveyors  
Level 2, 1911 Malvern Road, Malvern East, VIC 3145  
PO Box 1206, Darling, VIC 3145  
Tel: 03 9532 9951 Fax: 03 9532 9941  
www.hmf.com.au | info@hmf.com.au

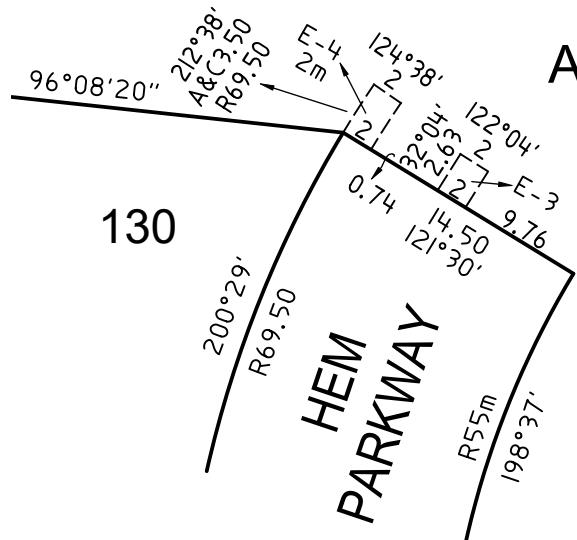
REF 13182S/100  
VERSION D CAD REF: 13182S-100D.dwg

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR:  
JOEL GARY BOURNE

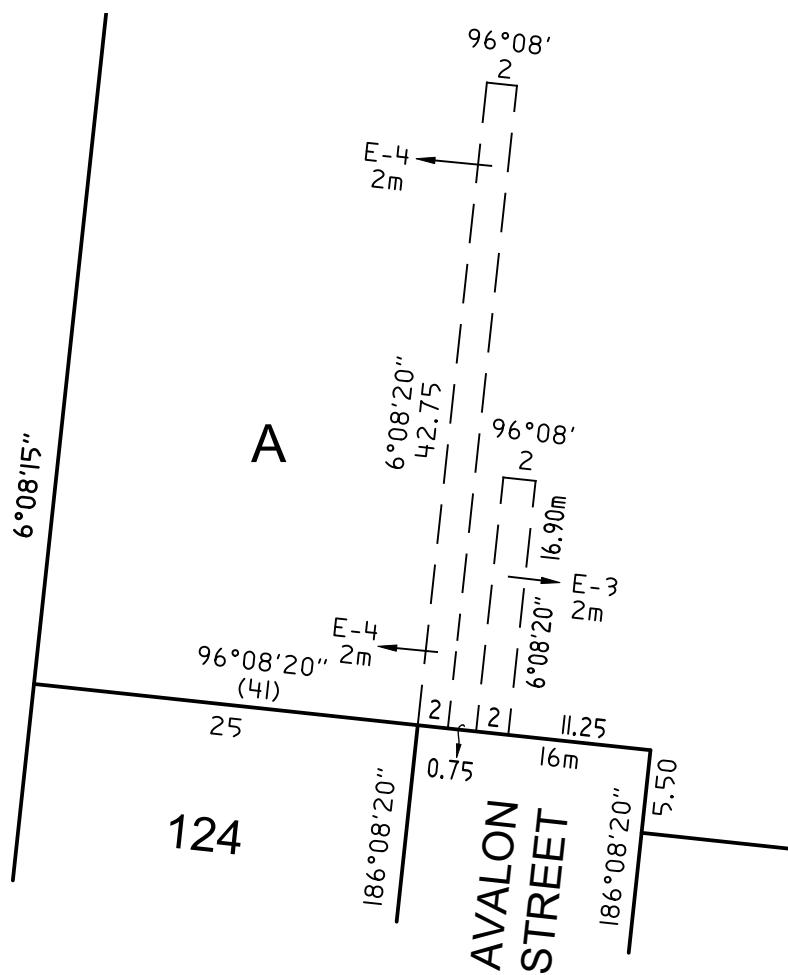
PS920333R



**ENLARGEMENT B**

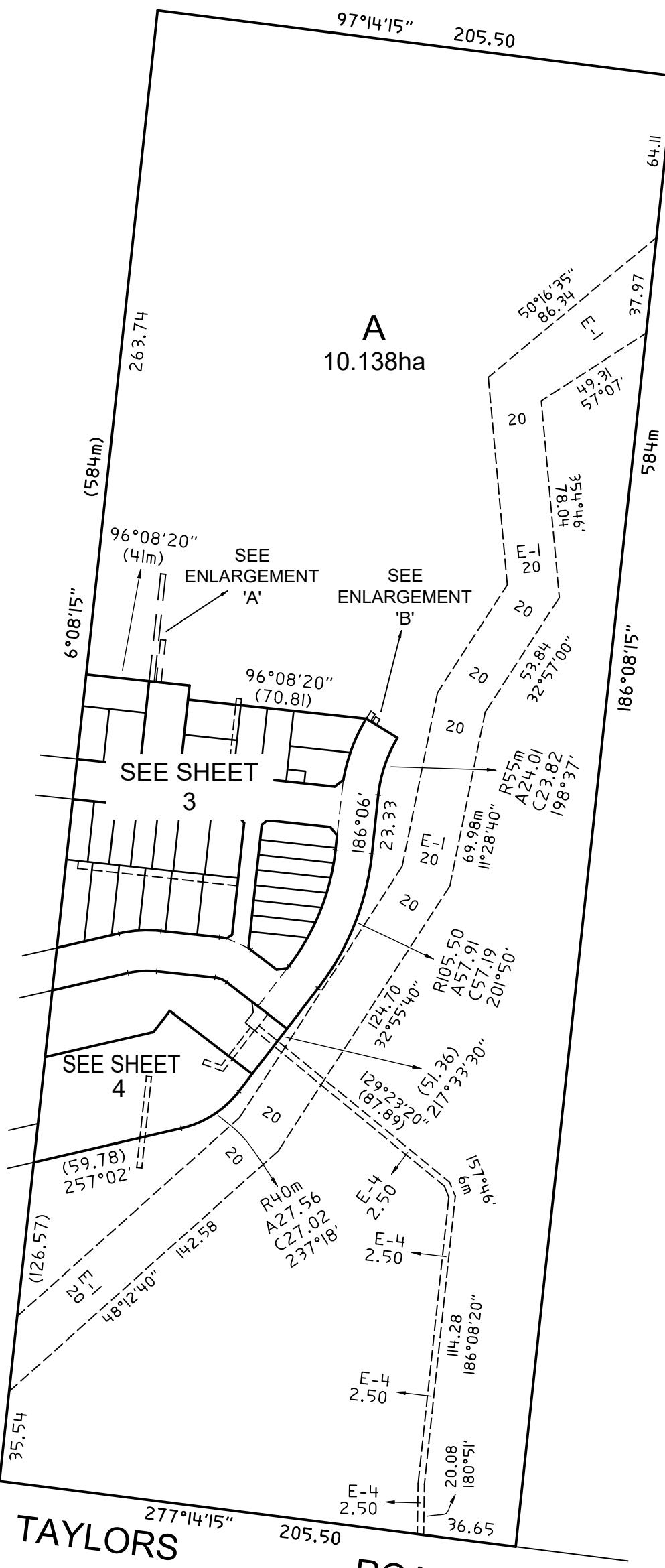
NOT TO SCALE

NOT TO SCALE



## ENLARGEMENT A

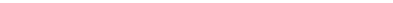
NOT TO SCALE



277°14'15"  
TAYLORS

## ROAD

SHEET 2

SCALE 1:2000  LENGTHS ARE IN METRES

The logo for hmf, featuring the lowercase letters "hmf" in a blue, bold, sans-serif font, centered within a white circle. The circle is positioned on a blue rectangular background, which is itself set against an orange rectangular background.

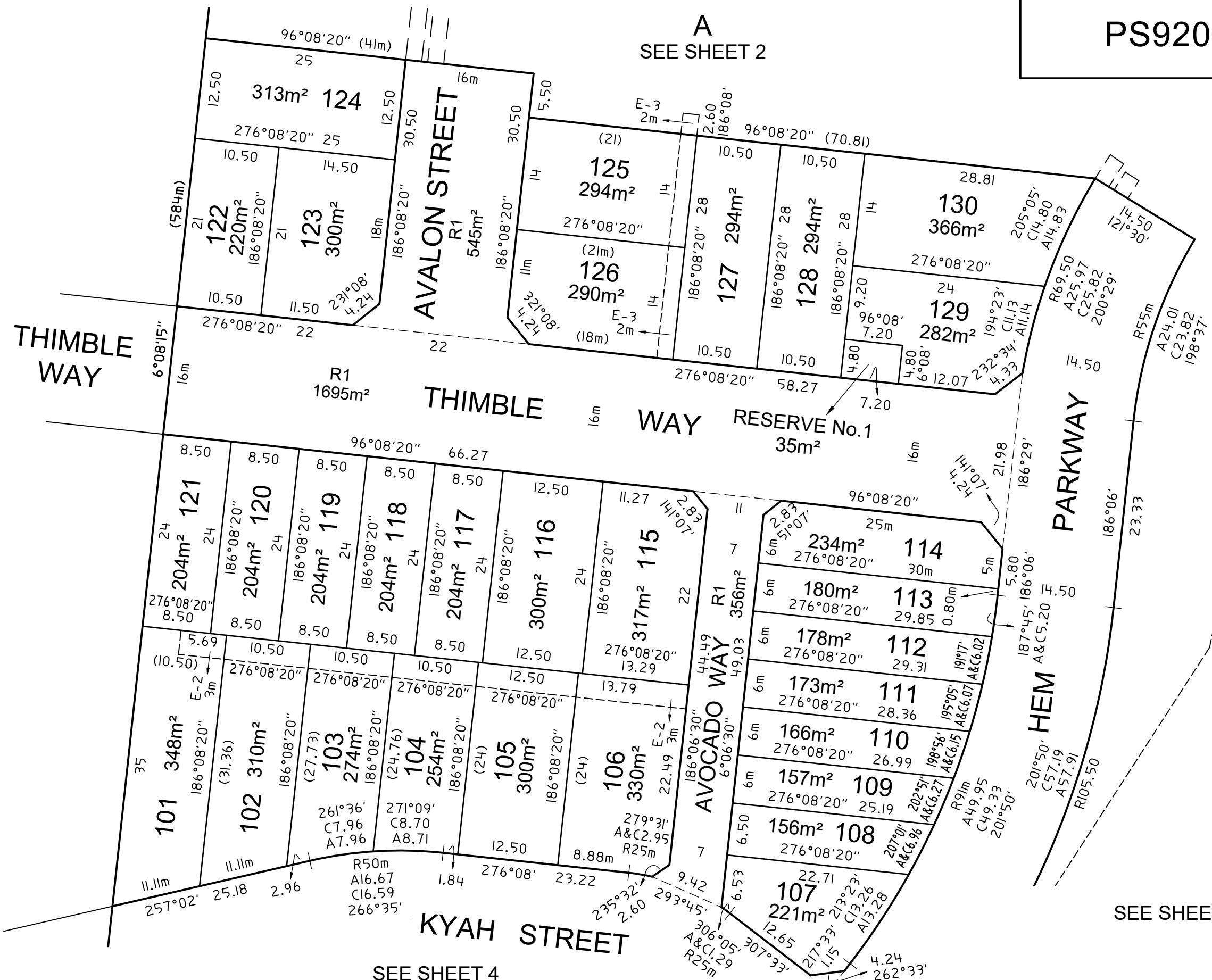
# Hellier McFarland

Development Consultants Town Planners Land Surveyors  
Level 2, 1911 Malvern Road, Malvern East, VIC 3145  
PO Box 1206, Darling, VIC 3145  
Tel: 03 9532 9951 Fax: 03 9532 9941  
[www.hmf.com.au](http://www.hmf.com.au) [info@hmf.com.au](mailto:info@hmf.com.au)

REF 13182S/100  
VERSION D

ORIGINAL SHEET  
SIZE: A3

PS920333R



Hellier McFarland

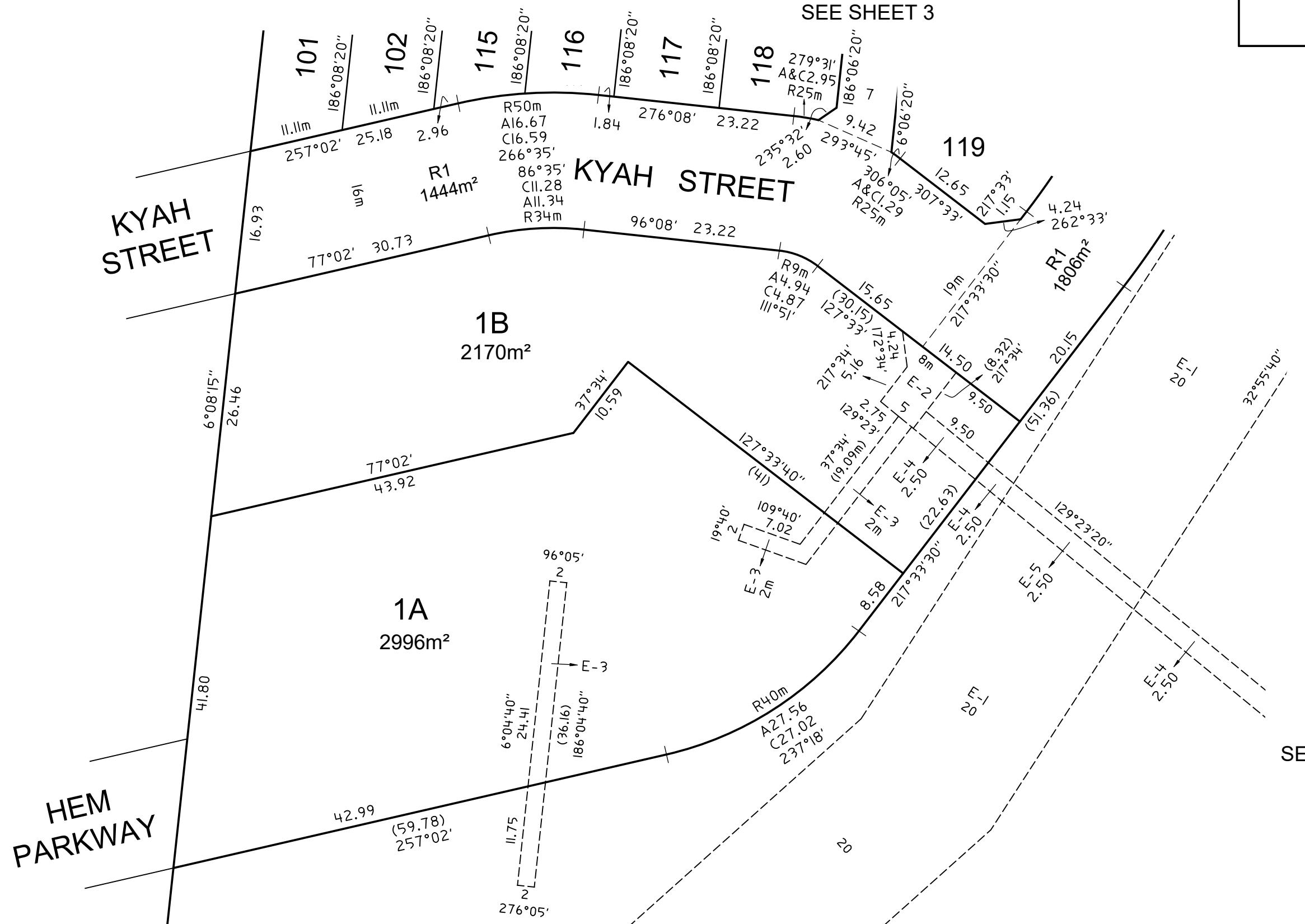
Development Consultants Town Planners Land Surveyors  
Level 2, 1911 Malvern Road, Malvern East, VIC 3145  
PO Box 1206, Darling, VIC 3145  
Tel: 03 9532 9951 Fax: 03 9532 9941  
www.hmf.com.au | info@hmf.com.au

SCALE 1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

LICENSED SURVEYOR:  
JOEL GARY BOURNE

PS920333R



Hellier McFarland

Development Consultants Town Planners Land Surveyors  
 Level 2, 1911 Malvern Road, Malvern East, VIC 3145  
 PO Box 1206, Darling, VIC 3145  
 Tel: 03 9532 9951 Fax: 03 9532 9941  
[www.hmf.com.au](http://www.hmf.com.au) | [info@hmf.com.au](mailto:info@hmf.com.au)

SCALE 1:500

REF 13182S/100  
 VERSION D

CAD REF: 13182S-100D.dwg

ORIGINAL SHEET  
 SIZE: A3

SHEET 4

LICENSED SURVEYOR:  
 JOEL GARY BOURNE

## CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

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 LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
103	102, 104, 118, 119
104	103, 105, 117, 118
107	108
108	107, 109
109	108, 110
110	109, 111
111	110, 112
112	111, 113
113	112, 114
114	113
117	104, 105, 116, 118
118	103, 104, 117, 119
119	102, 103, 118, 120
120	101, 102, 119, 121
121	101, 120
122	123, 124
125	126, 127
126	125, 127
127	125, 126, 128
128	127, 129, 130
129	128, 130

## DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST 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 THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON CITY COUNCIL PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.



Hellier McFarland

Development Consultants Town Planners Land Surveyors  
 Level 2, 1911 Malvern Road, Malvern East, VIC 3145  
 PO Box 1206, Darling, VIC 3145  
 Tel: 03 9532 9951 Fax: 03 9532 9941  
[www.hmf.com.au](http://www.hmf.com.au) | [info@hmf.com.au](mailto:info@hmf.com.au)

REF 13182S/100 VERSION D	CAD REF: 13182S-100D.dwg	ORIGINAL SHEET SIZE: A3	SHEET 5
LICENSED SURVEYOR: JOEL GARY BOURNE			