

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

## PS818554U

### Location of Land

Parish: WOLLERT  
Township: -----  
Section: 10  
Crown Portion: 4 (PART)

Title References: Vol. 11057 Fol. 997  
Vol. 8672 Fol. 346  
Last Plan Reference: LOT 1 ON TP922453G  
LOT 11 ON LP77013  
Postal Address: 25 HARVEST HOME ROAD  
EPPING 3076  
MGA94 Co-ordinates: E 326 990 Zone 55  
(Of approx. centre of plan) N 5 833 910

Council Name: Whittlesea City Council  
Council Reference Number: 609821  
Planning Permit Reference: 716615  
SPEAR Reference Number: S122898M

#### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 13/02/2019

#### 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: Renee Kueffer for Whittlesea City Council on 18/06/2019

### Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF WHITTLESEA
RESERVE NO. 1	CITY OF WHITTLESEA
RESERVE NO. 2	CITY OF WHITTLESEA
RESERVE NO. 3	CITY OF WHITTLESEA
RESERVE NO. 4	CITY OF WHITTLESEA
RESERVE NO. 5	AUSNET ELECTRICITY SERVICE PTY LTD

### Notations

Staging This is not a staged subdivision.  
Planning Permit No. 716615

Survey:- This plan is based on survey.

To be completed where applicable

This survey has been connected to permanent mark no(s).  
WOLLERT PM162, PM163 & PM27

In proclaimed Survey Area No. ---

Lots 1 to 5 have been omitted from this plan

### Notations

Depth Limitation: Does not apply

CREATION OF RESTRICTIONS - SEE SHEET 3

### 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	CITY OF WHITTLESEA
	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	CITY OF WHITTLESEA
E-4	CARRIAGEWAY	AS SHOWN	THIS PLAN	CITY OF WHITTLESEA



**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  
ABN 80 006 516 169

REF **7501**

7501-01-SUB-0107.DWG  
16-05-2019

**07**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 3 SHEETS

Digitally signed by: Jason Ollerenshaw, Licensed Surveyor,  
Surveyor's Plan Version (07),  
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HARVEST HOME ROAD

96°15'20" 91.43

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EPHING ROAD

SEE CONTINUATION BELOW

RESERVE No. 1  
75m<sup>2</sup>

ROAD R1  
1.128ha

A  
2176m<sup>2</sup>

GATESTONE ROAD

ROAD R1  
1.128ha

ANNETTE WAY

HAYSTON BOULEVARD

HAYSTON BOULEVARD

RESERVE No. 2  
2913m<sup>2</sup>

DONA STREET

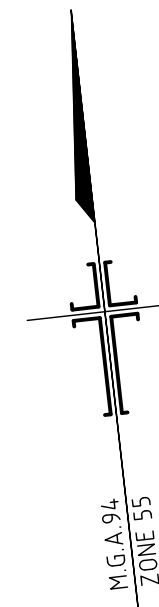
MARIA DRIVE

RESERVE No. 4  
4008m<sup>2</sup>

RESERVE No. 3  
439m<sup>2</sup>

RESERVE No. 5  
44.3m<sup>2</sup>

SEE CONTINUATION ABOVE



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SCALE: 1:800

8 0 8 16 24 32



LENGTHS ARE IN METRES

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ORIGINAL SHEET  
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SHEET 2

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## CREATION OF RESTRICTION

### Restriction A - Building Envelope Controls

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 6 to 30 (both inclusive) on this plan  
 Benefited land: Lots 6 to 30 (both inclusive) on this plan  
 Restriction: The burdened land cannot be used except in accordance with the provisions recorded in Memorandum of Common Provisions registered in dealing No.AA4566  
 Expiry Date: 30/06/2029

### 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: Lot A on this plan  
 Benefited land: Reserve No.1 on this plan  
 Restriction: The burdened land cannot construct a fence greater than 1.5m along its northern boundary, have direct vehicular access to Harvest Home Road or construct a dwelling unless that dwelling is orientated and addressed to Harvest Home Road.  
 Expiry Date: Does not expire



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