

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

## PS 811811P

### Location of Land

Parish: MORANG  
 Township: -----  
 Section: -----  
 Crown Portion: 20 (PART)  
 Title References: Vol. 9667 Fol. 175  
 Vol. 9642 Fol. 240  
 Last Plan Reference: LOT 1 ON TP106083R  
 LOT 1 ON TP103928C  
 Postal Address: 825 & 835 YAN YEAN ROAD  
 DOREEN VIC 3754  
 MGA94 Co-ordinates: E 335 580 Zone 55  
 (Of approx. centre of plan) N 5 835 410

### Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1 RESERVE No.3 RESERVE No.4	CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICE PTY LTD CITY OF WHITTLESEA

### Notations

**Staging** This is not a staged subdivision.  
 Planning Permit No. 716357 & 716435

**Survey:-** This plan is based on survey.  
 To be completed where applicable  
 This survey has been connected to permanent mark no(s).  
 GREENSBOROUGH PM40 & PM66  
 In proclaimed Survey Area No. 74  
 Lots 24 to 44, lots 67 to 85 and Reserves No.1 to No.2 have been  
 omitted from this plan  
**THIS IS A SPEAR PLAN.**

### Notations

Depth Limitation: Does not apply

Creation of restriction - See sheet 4

### 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	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	CITY OF WHITTLESEA
E-4	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION



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 ABN 80 006 516 169

REF **7324-01** 7324-01-SUB-0103.DWG  
 28-02-2018

**03**

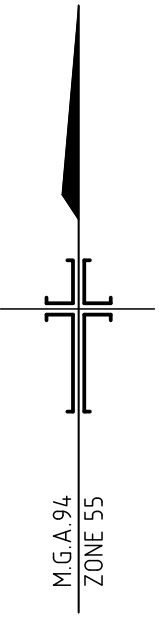
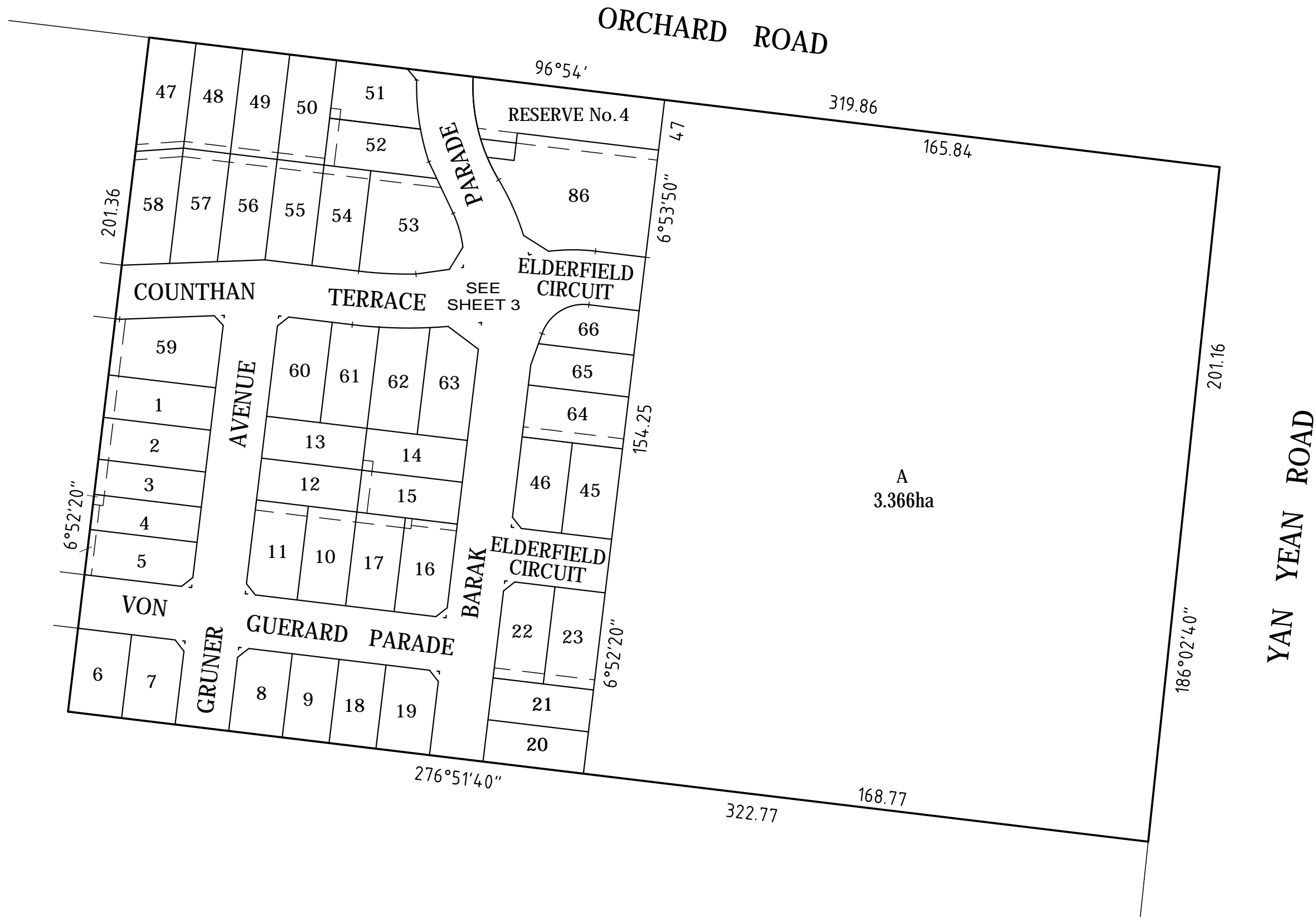
ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 6 SHEETS

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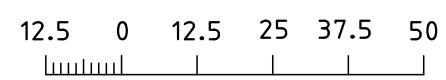


M.G.A. 94  
ZONE 55



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SCALE: 1:1250



LENGTHS ARE IN METRES

REF 7324-01 7324-01-SUB-0103.DWG 03

ORIGINAL SHEET  
SIZE: A3

SHEET 2

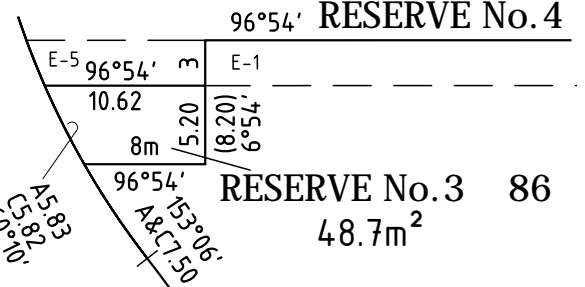
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96°54' RESERVE No.4

**BARAK PARADE**  
160.10'  
160.10'  
160.10'  
160.10'  
160.10'  
160.10'

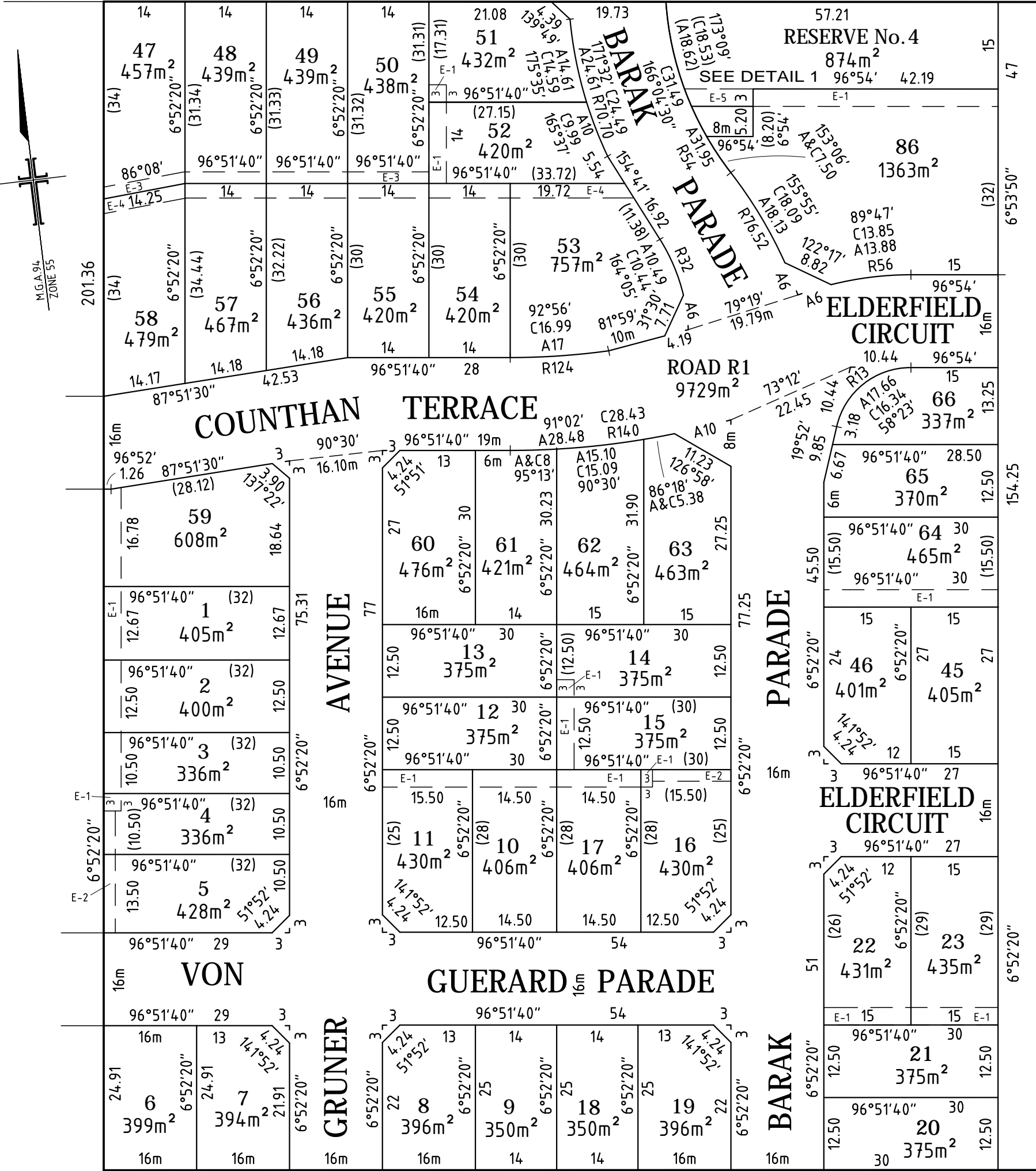


## ORCHARD ROAD

96°54'

319.86

DETAIL 1  
SCALE 1:500



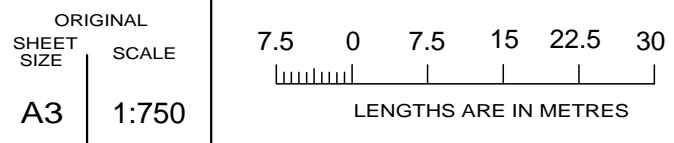
A  
3.366ha

SEE SHEET 2 FOR CONTINUATION



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REF 7324-01 7324-01-SUB-0103.DWG 03 ORIGINAL SHEET SIZE: A3 SHEET 3



## CREATION OF RESTRICTION

The following restrictions are to be created upon registration of this plan of subdivision.

The registered proprietor for the time being of the burdened land shall comply with the restrictions.

### RESTRICTION A. (Building Envelope Controls)

Land to be benefited - All lots in this plan that has a common title boundary with a burdened lot.

Land to be burdened - Lots 1 to 23 (both inclusive), Lots 45 to 66 (both inclusive) and Lot 86 on this plan.

#### Description of Restriction.

No buildings allowed on the burdened lots unless the building conforms with the restrictions contained in Memorandum of Common Provisions registered in dealing No. AA3457 incorporated in this plan

The building envelopes referred to in the Memorandum of Common Provisions are shown on sheet 6.

Restriction A will lapse on 31/12/2023 or for a specific lot, upon the issue of the certificate of occupancy for the dwelling on that lot, whichever first occurs.

### RESTRICTION B

Land to be Burdened - Lots 5, 7, 8, 11, 16, 19, 22, 46, 59, 60, 63, 66 on this plan.

Land to be Benefited - Lots 1 to 23 (both inclusive), Lots 45 to 66 (both inclusive) and Lot 86 on this plan.

#### Description of Restriction.

The registered proprietor or proprietors for the time being of any burdened lot on the Plan shall not at any time erect, construct, build or cause or permit to be erected, constructed or built on a lot:-

(a) any first level building or wall facing the side street that is setback less than 900mm from the face of the ground level building or wall, unless otherwise approved by the responsible authority

(b) any building other than a single private dwelling house with the usual outbuildings;

Restriction B shall lapse on 31/12/2023.

### RESTRICTION C

Land to be Burdened - Lot 86 on this plan.

Land to be Benefited - Reserve No.4 on this plan.

#### Description of Restriction.

The registered proprietor or proprietors for the time being of any burdened lot on the Plan shall not at any time erect, construct, build or cause or permit to be erected, constructed or built on a lot:-

(a) any building or buildings that do not have active frontage to the benefiting land, to the satisfaction of the responsible authority.

Restriction C does not lapse.







# PLAN OF SUBDIVISION

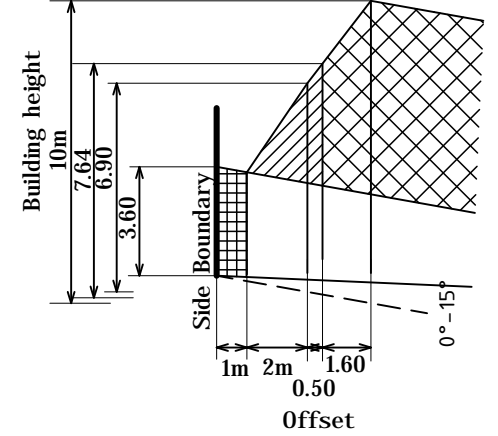
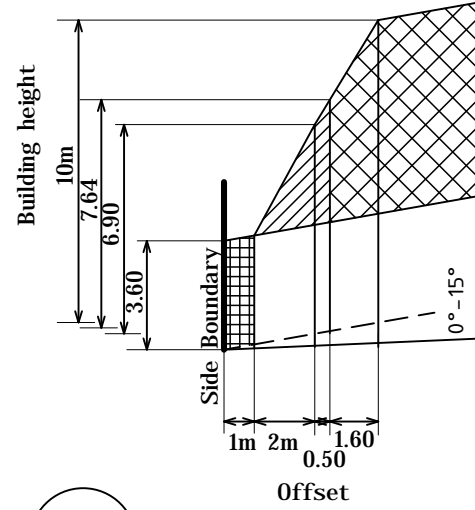
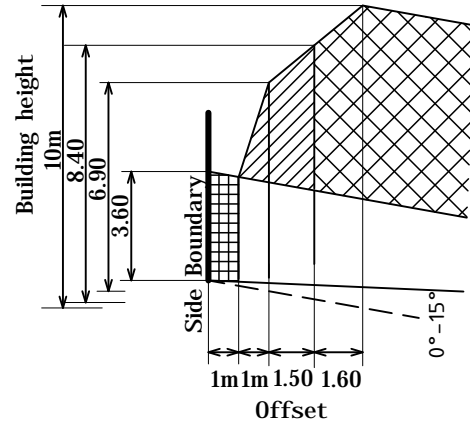
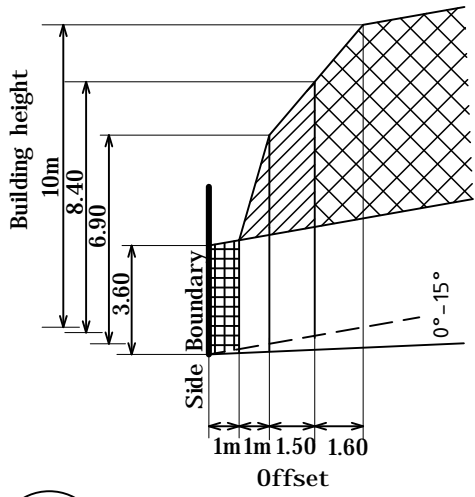
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## BUILDING ENVELOPE PROFILES & PLAN (SEE RESTRICTIONS A & B)

### LEGEND

-  Single Storey Building Envelope
-  Building to Boundary Zone
-  Overlooking Zone  
Habitable room windows/raised open spaces are a source of overlooking
-  Non Overlooking Zone  
Habitable room windows/raised open spaces are not a source of overlooking



**A** STANDARD LOT 0°- 15° slope  
NORTH, EAST or WEST Boundary

**B** STANDARD LOT 0°- 15° slope  
SOUTH Boundary

SEE SHEET 6 FOR PLAN



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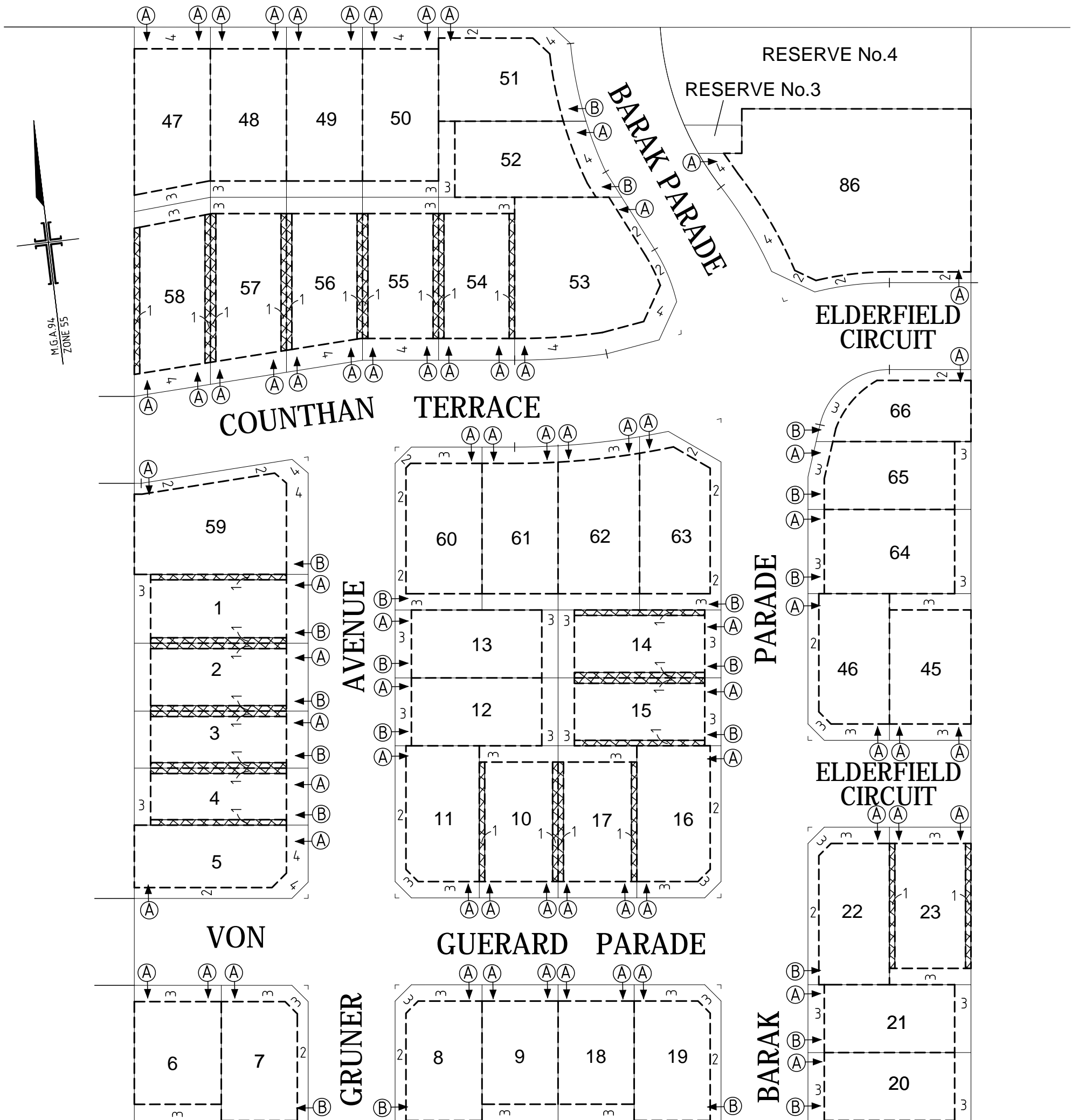
ORIGINAL SHEET  
SIZE: A3

SHEET 5

ORIGINAL  
SHEET  
SIZE

A3

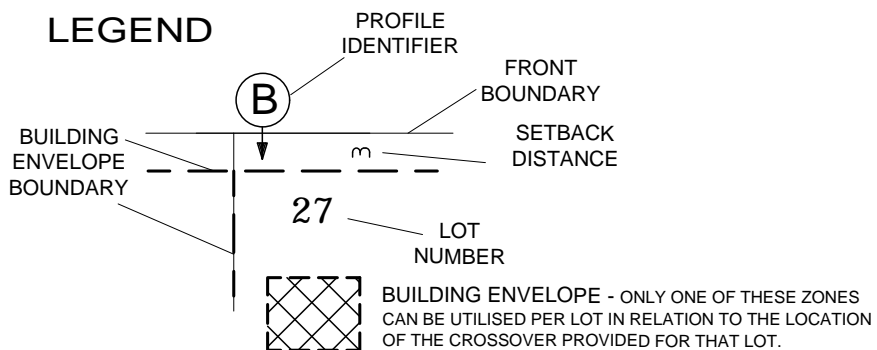
## ORCHARD ROAD



### BUILDING ENVELOPES DIAGRAM

(SEE RESTRICTIONS A & B)

### LEGEND



**NOTE:**  
Buildings must not be erected over registered easements unless provided for by the easement or unless approval to do so is granted by the Relevant Authority.



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ORIGINAL SHEET  
SIZE: A3

SHEET 6

ORIGINAL  
SHEET  
SIZE  
A3

SCALE  
1:750

