



Ref: MAN:MZY:7513063

Maddocks
Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
MELBOURNE 3000

**Yarra City Council
Proposed discontinuance of road adjacent to 25 Balmain Street, Cremorne**

DATE OF INSPECTION: 30/07/2018

PHOTOGRAPHS OF THE ROAD: Attached at the end of this report

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes No

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Vegetation*	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Rubbish	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Services*#	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Other*	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	(# Including fire hydrants/plugs.)				

* Provide Details:

The subject Road is currently occupied to be included as part of the vacant Lot at No.25 Balmain Street. The existing warehouse at No.130-134 Cubitt Street has a rear access door opening onto the subject Road as well as a number of windows within the walls abutting the Road. The properties at No.130-134 Cubitt Street have carriageway rights over the subject Road as per their title diagram (LP34335). There exists a large drainage pit within the subject Road and a couple downpipes run down the eastern abutting wall from No.130-134 Cubitt Street. The subject Road directly abuts a brick warehouse to the east and north at No.130-134 Cubitt Street and is not fenced on the western boundary. The Road has been exclusively fenced in with No.25 Balmain Street by a cyclone fence along the southern boundary, abutting Balmain Street.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

<input type="checkbox"/> Nil	<input type="checkbox"/> Bitumen
<input type="checkbox"/> Bluestone	<input checked="" type="checkbox"/> Other _____ Gravel

EVIDENCE OF THE ROAD BEING USED:

<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> Gates opening onto the road
<input type="checkbox"/> Tyre marks	<input type="checkbox"/> Garages opening onto the road
<input type="checkbox"/> Worn grass	<input type="checkbox"/> Other _____

TYPE OF TRAFFIC:

<input type="checkbox"/> Pedestrian	<input type="checkbox"/> Vehicular	<input type="checkbox"/> Animal	<input checked="" type="checkbox"/> Nil
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WHAT IS THE ROAD PROVIDING ACCESS TO?

- Adjoining properties @
- Reserve/Park
- Main Road
- Shops
- Other _____

@ Specify which properties

No.25 Balmain is a vacant Lot and the Road in enclosed within this properties area.

No.130-134 Cubitt Street has a rear access door opening onto the subject Road.

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

No.130-134 Cubitt Street has direct access and frontage to Cubitt Street.

No.25 Balmain Street has direct access and frontage to Balmain Street.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

There does exist some encroachment into the Road by the old brick wall of the warehouse running along the eastern boundary from No.128-134 Cubitt Street.

IS THE ROAD REQUIRED FOR PUBLIC ACCESS? Yes No

OTHER OBSERVATIONS:

Signed: _____ Date: 13/08/2018

Title/Position: Licensed Surveyor Company: DML Land Surveys Pty Ltd.

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM



ANNEXURE A – Photographs



AERIAL PHOTO & PHOTO POSITIONS



SUBJECT ROAD FOR PROPOSED DISCONTINUANCE IS SHOWN WITH PINK HATCHING ON ABOVE AERIAL PHOTO. NUMBERED PHOTO POSITIONS SHOWN IN GREEN.

PHOTO 1



PHOTO 2



PHOTO 3

