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Signed by Council: Hume City Council, Council Ref: S006870, P16701, Original Certification: 29/11/2013, Recertification: 07/08/2014, S.O.C.: 29/08/2014

Zone: 55

PLAN OF SUBDIVISION

LV use only **EDITION** 1

Council Ref:

Council Name: HUME CITY COUNCIL

Plan Number

PS 711404L

Location of Land

Parish: **MICKLEHAM**

Township: Section: Crown Allotment:

Crown Portion: 24 (PART)

Title Reference: VOL 11132 FOL 118

Last Plan Reference: LOT 1 TP532490Y

450 DONNYBROOK ROAD Postal Address: (at time of subdivision) MICKLEHAM 3064

MGA 94 Co-ordinates E 314920

(of approx. centre of land in plan) Ν 5844060

	Notations
Staging	This 🛶 is not a staged subdivision Planning Permit No. P16701

Identifier Council/Body/Person ROADS CORPORATION ROAD R1 ROAD R2 HUME CITY COUNCIL RESERVE No.1 HUME CITY COUNCIL RESERVE No.2 HUME CITY COUNCIL RESERVE No.3 HUME CITY COUNCIL RESERVE No.4 HUME CITY COUNCIL

Vesting of Roads and/or Reserves

JEMENA FLECTRICITY NETWORKS (VIC) LTD RESERVE No.5

Survey This plan is/is not based on survey VIDE

This survey has been connected to permanent marks no(s) 21, 70

In Proclaimed Survey Area No. 74 Depth Limitation DOES NOT APPLY

LAND SUBDIVIDED (EXCLUDING LOT A) - 5-166ha

EASEMENTS E-5, E-7 TO E-10 AND E-12 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

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

TANGENT POINTS ARE SHOWN THUS:

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF POWERLINE EASEMENT E-1
CREATED IN C/E AL349952C NOW CONTAINED IN ST. GEORGES BOULEVARD AND NEWMARKET PARADE ON THIS PLAN.

GROUNDS FOR REMOVAL OF EASEMENT

AGREEMENT BY ALL INTERESTED PARTIES.

Easement Information

Legend:	E — Encumbering Easement, Condition the Nature of an Easement or a			
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In
F_1	DRAINAGE	SEE DIAG	THIS DLAN	HUME CITY COUNCIL

Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-2	POWERLINE	SEE DIAG.	THIS PLAN – SECT. 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD	
E-3	PARTY WALL	0.30m	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	
E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG.	C/E AL349952C	JEMENA ELECTRICITY NETWORKS (VIC) LTD	
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-11	TRANSMISSION OF ELECTRICITY	SEE DIAG.	C/E AL349952C	JEMENA ELECTRICITY NETWORKS (VIC) LTD	
E-13	TRANSMISSION OF ELECTRICITY	SEE DIAG.	C/E AL349952C	JEMENA ELECTRICITY NETWORKS (VIC) LTD	
E-13	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL	

MERRIFIELD - 1

39 LOTS AND BALANCE LOT A

Bosco Jonson Pty Ltd

A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992



LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER

SIGNATURE DIGITALLY SIGNED

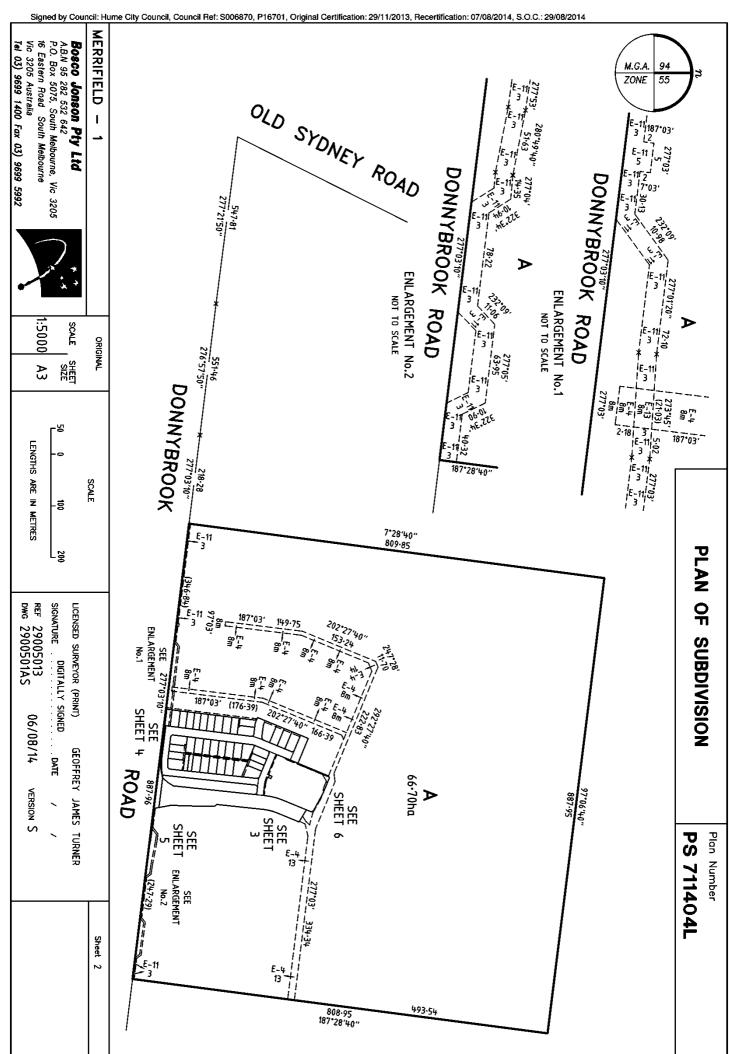
REF 29005013 06/08/14 VERSION S

DWG 2900501AS

Original sheet size A3 PLAN REGISTERED: TIME: 11:39 AM DATE: 24 / 09 / 2014 Mark Cagdas Assistant Registrar of Titles

Sheet 1 of 7

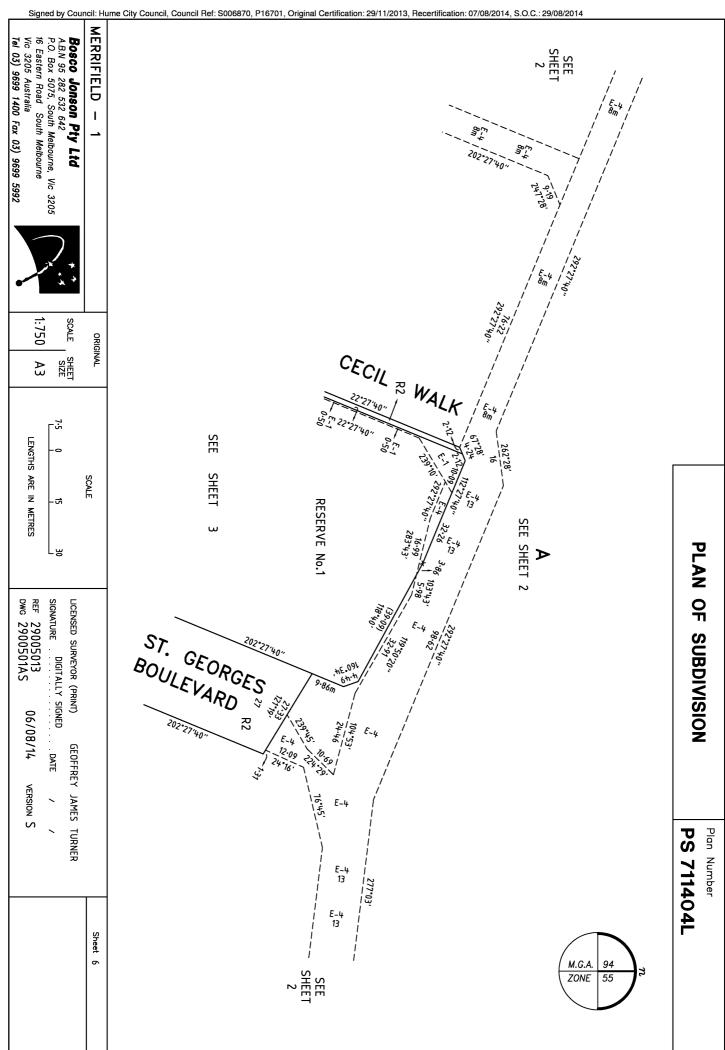
sheets



Signed by Council: Hume City Council, Council Ref: S006870, P16701, Original Certification: 29/11/2013, Recertification: 07/08/2014, S.O.C.: 29/08/2014 Plan Number PLAN OF SUBDIVISION PS 711404L SEE SHEET 283°43 SEE SHEET 2 R2 99•4m² 104°53′ RESERVE No.1 8447m² SEE **ENLARGEMENT** No.3 ON R2 1-51 186°06'40" 27 277°03 609m, ROCKLEY 97°03′ 12·47 ROAD 157.87 600m² No.2 97°03 ..01,90 92.02 (32) RESERVE 128 706m² 158-74 16 122 98, 109 (32-29) 186.06"40" 13 129 SEE SHEET 27 MERRIFIELD -**Bosco Jonson Pty Ltd** A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 SHEET SEE 5 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992 ORIGINAL Sheet 3 GEOFFREY JAMES TURNER LICENSED SURVEYOR (PRINT) SCALE SHEET 30 15 DIGITALLY SIGNED 1:750 Α3 LENGTHS ARE IN METRES 29005013 2900501AS 06/08/14 VERSION S DWG

Signed by Council: Hume City Council, Council Ref: S006870, P16701, Original Certification: 29/11/2013, Recertification: 07/08/2014, S.O.C.: 29/08/2014 Plan Number PLAN OF SUBDIVISION **PS 711404L** 123 SHEET SEE 3 (32) E-1+-91 94 55 122 97°03 128 512m² 109 16 97°03′ 97°03 (32) (32-29) 121 129 32 13 PARADE 512m² 519m² 108 97°03 97°03 512m2 120 448m² 97°03' (32-55) 97°03′ 'ARADE 130 523m² 32 SEE SHEET 2 107 97°03′ 512m² (32) (32-82) 97°03′ 157.87 119 131 **RESERVE** 106 BOULEVARD 512m2 167.99 527m² No.2 97°03′ (183-29) 448m² 97°03′ 3267m² 97°03 (32) 182. (33-08) 118 158.74 132 531m² 105 ..04,90.9 44.8m2 ± 97.03'448m2 (32) 97°03 117 (33-34) 104 133 512m² NEWMARKET 400m² 97°03′ 536m² (32) 97.03 97°03′ (33·61) R2 L3HS 116 NEWMARKE" T 269m² 134 103 # 512m² 97°03′ (33·74) 448m² 97°03' 97°03′ 270m² 134A 97°03' (33·87) (32) GEORGES (33-87) 102 448m² 97°03' SEE SHEET 2 32 (76-94) 273°45 101 277°03′ (30-99) 16 E-6 512m2 271°45′ 97°03′ C15·82 E-≟ m 3 (14·91) © RESERVE No.3 ○ 0.29 331m² 22.62 13 A15.85 277°03 R85·50 44-67 R2 266°58′ 87°31'20' (C34·78) 97°03′ 7278m² C32·28 A32·43 63-67 (A34-96) RESERVE No.4 15-20 R105-70 97°03′ A9-11 C9-10 **ENLARGEMENT** 161m² 277°03′10 277'03' DONNYBROOK R1 No.4 274°35 293-83 ROAD ST. GEORGES R99·30 A37·97 BOULEVARD **RESERVE** C37·74 RESERVE 266°06' No.1 No.5 26.5m2 HAWKSBURN NEWMARKET **RESERVE** PARADE No.2 258°43′ A&C2·44 R2 R2 ST **ENLARGEMENT No.3** R97-50 97°03 NOT TO SCALE 2:48 255°09' RESERVE No.4 ST. R99-30 GEORGES MERRIFIELD - 1 R1 BOULEVARD Bosco Jonson Pty Ltd DONNYBROOK ROAD A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne ENLARGEMENT No.4 Vic 3205 Australia NOT TO SCALE Tel 03) 9699 1400 Fax 03) 9699 5992 ORIGINAL Sheet 4 GEOFFREY JAMES TURNER LICENSED SURVEYOR (PRINT) SHEET SCALE 30 15 SIZE DIGITALLY SIGNED 1:750 Α3 LENGTHS ARE IN METRES 29005013 06/08/14 VERSION S 2900501AS DWG

Signed by Council: Hume City Council, Council Ref: S006870, P16701, Original Certification: 29/11/2013, Recertification: 07/08/2014, S.O.C.: 29/08/2014 Plan Number PLAN OF SUBDIVISION **PS 711404L** HAWKSBURN SEE SHEET 3 PLACE R2 27 186.06'40" No.2 NEWMARKET & PARADE R2 8677m² 158.74 SEE RESERVE SEE SHEET 2 68-28 181*51'\u0' RESERVE R97.50 No.4 R99-30 SEE 58.02 R1 SHEET ST. GEÓRGES BOULEVARD 1045m² n 2 DONNYBROOK 100°50° 22°24 ROAD MERRIFIELD -**Bosco Jonson Pty Ltd** A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992 ORIGINAL Sheet 5 GEOFFREY JAMES TURNER LICENSED SURVEYOR (PRINT) SCALE SHEET SIZE 30 15 DIGITALLY SIGNED 1:750 Α3 LENGTHS ARE IN METRES 29005013 2900501AS 06/08/14 VERSION S



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PLAN OF SUBDIVISION

Plan Number

PS 711404L

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

MERRIFIELD - 1

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	106, 108
108	107, 109
109	108, 110, 111
110	109, 111
111	109, 110
112	113
113	112, 114
114	113, 115
115	114
116	117, 134, 134A, 137, 138
117	116, 118, 133
118	117, 119, 132
119	118, 120, 131, 132
120	119, 121 130, 131

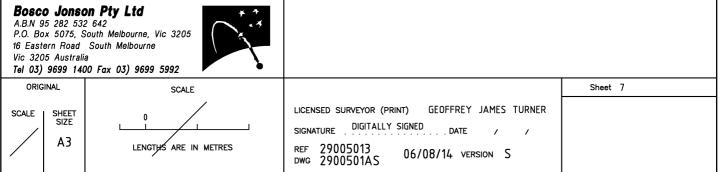
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
121	120, 122, 129, 130
122	121, 123, 128, 129
123	122, 124, 125, 126, 128
124	123, 125
125	123, 124, 126
126	123, 125, 127, 128
127	126, 128
128	122, 123, 126, 127, 129
129	121, 122, 128, 130
130	120, 121, 129, 131
131	119, 120, 130, 132
132	118, 119, 131, 133
133	117, 132, 134
134	116, 133, 134A
134A	116, 134, 135, 136
135	134A, 136
136	134A, 135, 137
137	116, 136, 138
138	116, 137

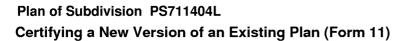
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

- 1. SHALL NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING THAT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH PLANS, DRAWINGS, DESIGNS AND SPECIFICATIONS THAT HAVE FIRST BEEN APPROVED BY THE MERRIFIELD LIVING DESIGN REVIEW COMMITTEE IN ACCORDANCE WITH THE 'MERRIFIELD LIVING DESIGN GUIDELINES' AS AMENDED FROM TIME TO TIME.

 THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FOLLOWING THE SOONER OF EITHER THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT OR FIVE YEARS AFTER THE DATE OF REGISTRATION OF THE PLAN OF SUBDIVISION AT LAND REGISTRY VICTORIA.
- 2. THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF AREA LESS THAN 300 SQUARE METRES IN AREA SHALL NOT BUILD OR PERMIT TO BE BUILT OR TO REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE.

 THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER THE ISSUE OF CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF THE DWELLING ON THE LOT.
- 3. THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT SUBDIVIDE OR
- CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
- 4. THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT MORE THAN ONE DWELLING.







SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S035219J

Plan Number: PS711404L

Responsible Authority Name: Hume City Council Responsible Authority Reference Number 1: S006870 Responsible Authority Reference Number 2: P16701

Surveyor's Plan Version: S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 29/11/2013

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

Has been made and the requirement has been satisfied for: this plan at Statement of Compliance (Document updated 29/08/2014)

Digitally signed by Council Delegate: Michelle Hutchings
Organisation: Hume City Council

Date: 07/08/2014