

PLAN OF SUBDIVISION

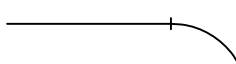
EDITION

PS 746034W

<p>LOCATION OF LAND</p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: —</p> <p>CROWN PORTION: 24 (PART)</p> <p>TITLE REFERENCE: VOL 11828 FOL 726 VOL 11828 FOL 727</p> <p>LAST PLAN REFERENCE: LOTS N & P ON PS746062R</p> <p>POSTAL ADDRESS: BALMAIN ROAD (at time of subdivision) MICKLEHAM 3064</p> <p>MGA 94 E 314 550 Zone: 55 CO-ORDINATES: N 5 844 300 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007877 Planning Permit Reference: P19036 SPEAR Reference Number: S083889M</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/11/2016</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied</p> <p>Digitally signed by: Patrick Mora for Hume City Council on 29/08/2017</p>
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VESTING OF ROADS AND/OR RESERVES

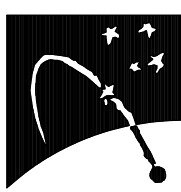
NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1	HUME CITY COUNCIL	This is is not a staged subdivision Planning Permit No. P19036
RESERVE No.1	JEMENA ELECTRICITY NETWORKS (VIC) LTD	
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LTD	
<p>OTHER PURPOSE OF PLAN</p> <p>TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS746062R NOW CONTAINED IN BALMAIN ROAD, ERROL BOULEVARD AND KONNER WAY ON THIS PLAN.</p> <p>TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-5 ON PS746062R NOW CONTAINED IN BALMAIN ROAD ON THIS PLAN.</p> <p>TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-21 ON PS746062R AFFECTING LOTS 2050, 2051 & 2052 ON THIS PLAN.</p> <p>TO REMOVE THAT PART OF DRAINAGE EASEMENT E-30 ON PS746062R NOW CONTAINED IN CARLINGFORD ROAD, JACKA STREET & BANGALORE WAY, AND AFFECTING LOTS 2230, 2231, 2232, 2235, 2243 & 2244 ON THIS PLAN.</p> <p>AGREEMENT BY ALL INTERESTED PARTIES.</p>		<p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LAND SUBDIVIDED - 11.24ha</p> <p>LOTS 1 TO 2000 & 2080 TO 2200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>EASEMENTS E-4 TO E-22 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>TANGENT POINTS ARE SHOWN THUS: </p>

EASEMENT INFORMATION

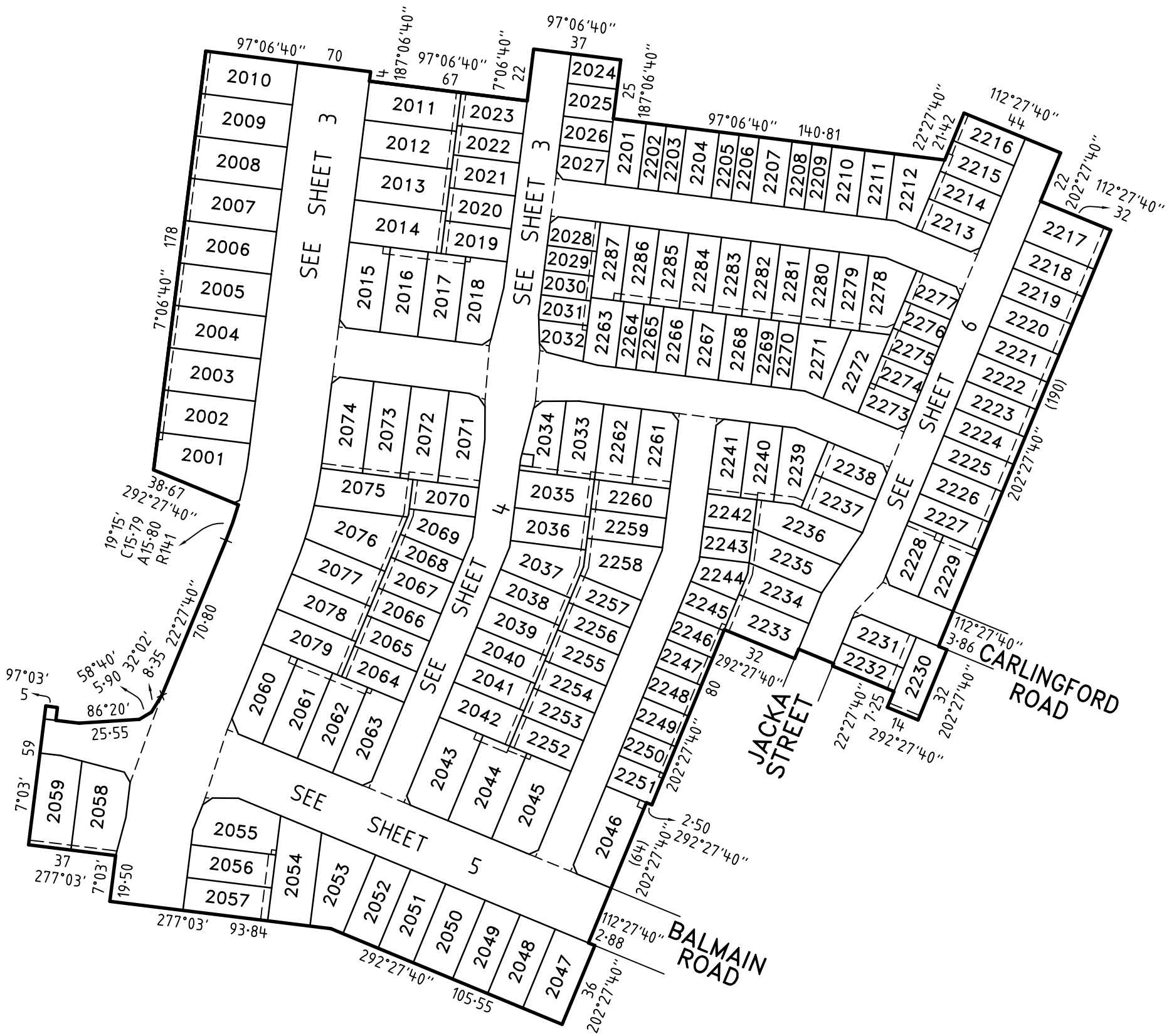
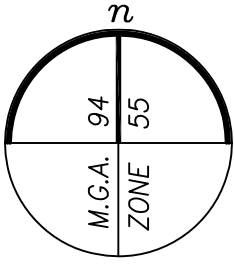
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-23 E-23	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738841L PS738841L	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

MERRIFIELD – 20	LICENSED SURVEYOR GEOFFREY JAMES TURNER	
166 LOTS	DATE 16/08/17	REFERENCE 29005203
<p>Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	VERSION J	DRAWING 2900520AJ
	Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd), Surveyor's Plan Version (J), 16/08/2017, SPEAR Ref: S083889M	
	ORIGINAL SHEET SIZE A3	
	SHEET 1 OF 9 SHEETS	

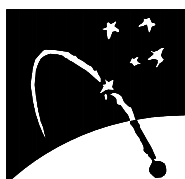
PLAN OF SUBDIVISION

PS 746034W



MERRIFIELD - 20

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 Vic 3205 Australia
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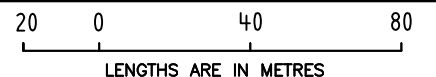


LICENSED SURVEYOR GEOFFREY JAMES TURNER

DATE 16/08/17
 VERSION J

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 Surveyor's Plan Version (J),
 16/08/2017, SPEAR Ref: S083889M

SCALE
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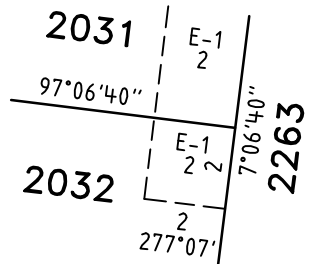
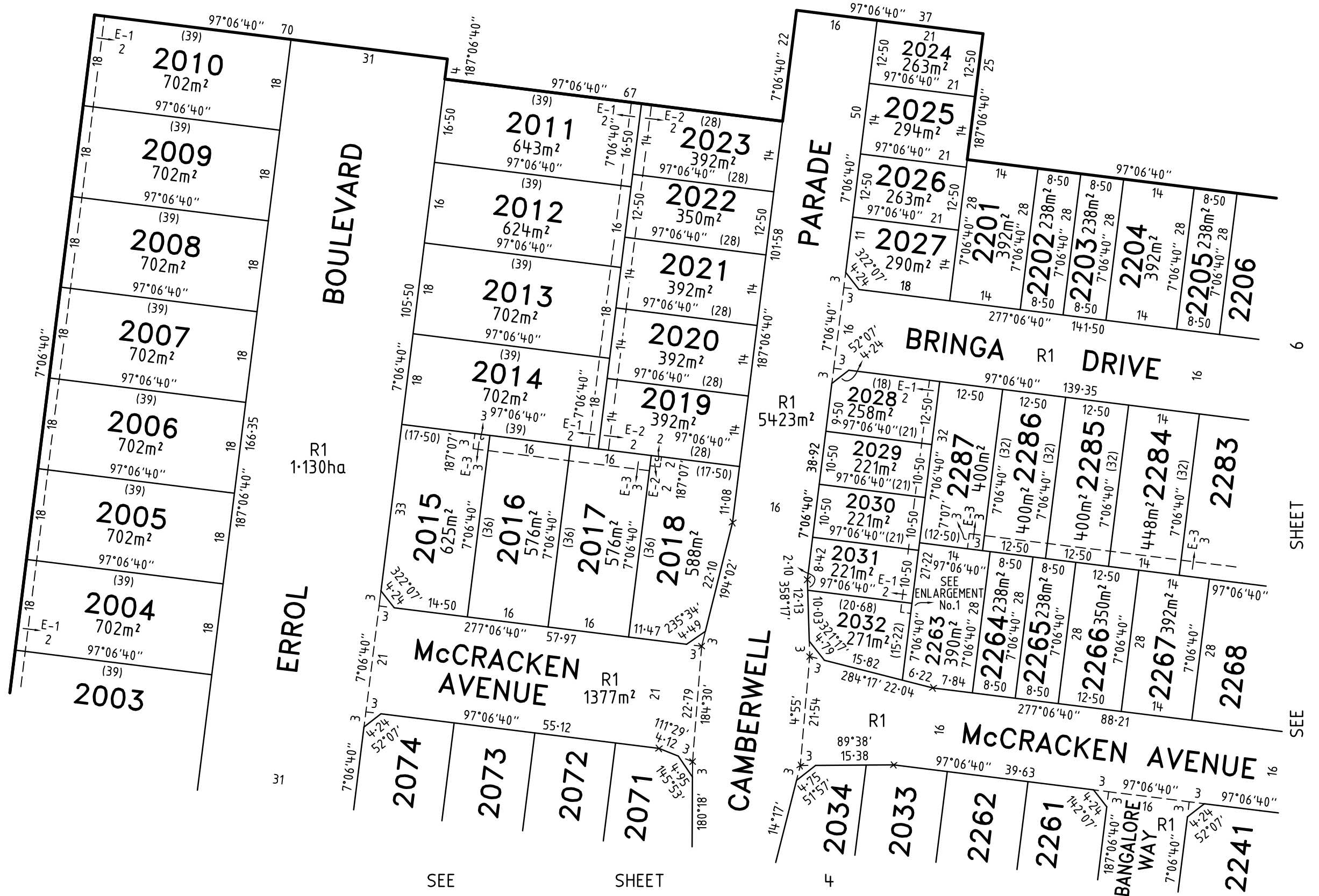
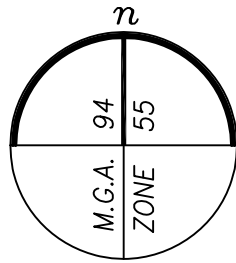
ORIGINAL SHEET SIZE A3

SHEET 2

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 Hume City Council,
 29/08/2017,
 SPEAR Ref: S083889M

PLAN OF SUBDIVISION

PS 746034W



ENLARGEMENT No.1
NOT TO SCALE

SEE SHEET 6
SEE SHEET

Bosco Jonson Pty Ltd
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 Vic 3205 Australia
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MERRIFIELD - 20
 LICENSED SURVEYOR GEOFFREY JAMES TURNER

DATE 16/08/17 REFERENCE 29005203
 VERSION J DRAWING 2900520AJ

8 0 16 32
 LENGTHS ARE IN METRES

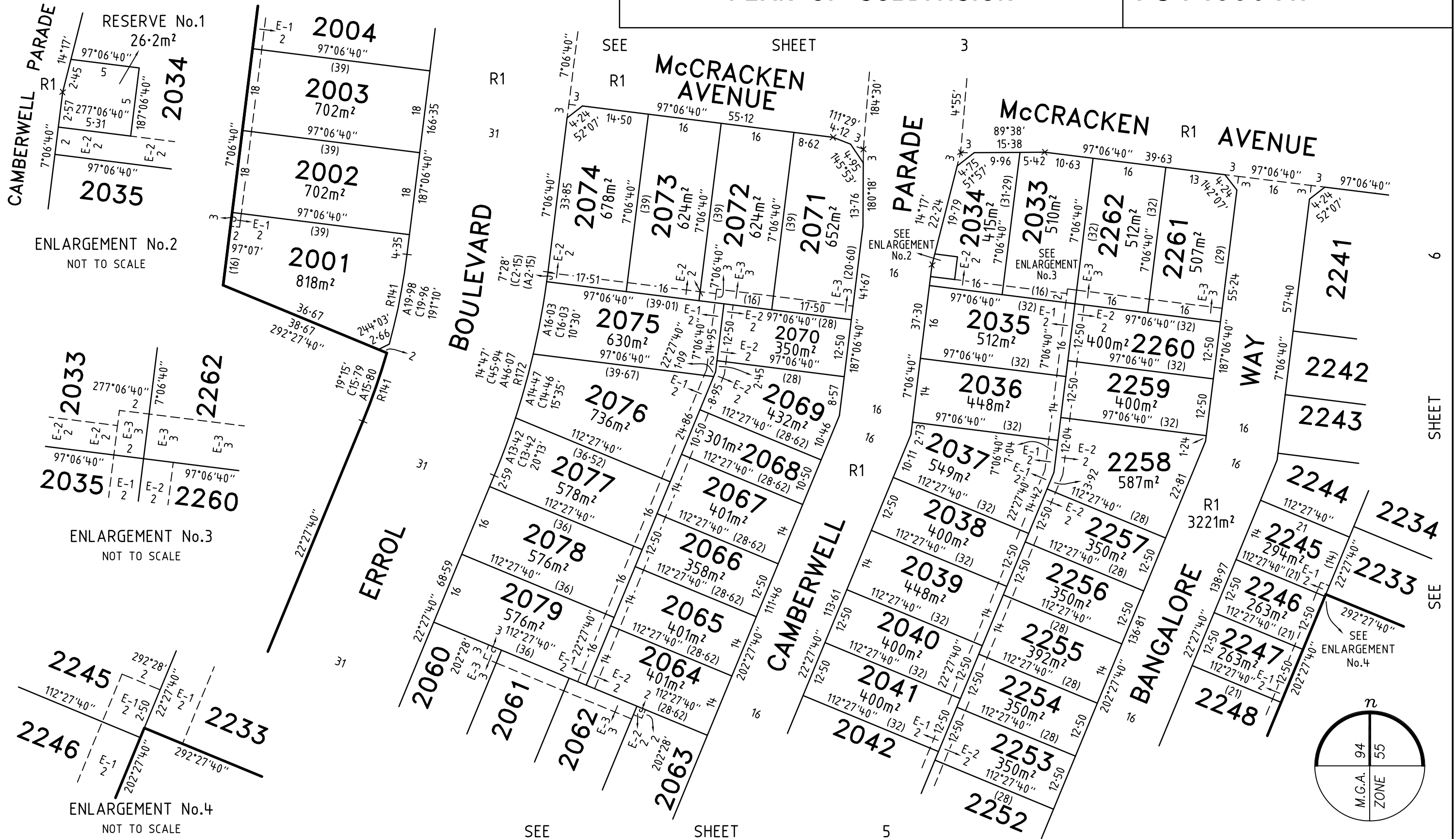
Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (J),
 16/08/2017, SPEAR Ref: S083889M

SCALE 1:800 ORIGINAL SHEET SIZE A3
 SHEET 3

Digitally signed by:
 Hume City Council,
 29/08/2017,
 SPEAR Ref: S083889M

PLAN OF SUBDIVISION

PS 746034W



SHEET 6

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 LICENSED SURVEYOR GEOFFREY JAMES TURNER

DATE 16/08/17 REFERENCE 29005203
 VERSION J DRAWING 2900520AJ

8 0 16 32
 LENGTHS ARE IN METRES

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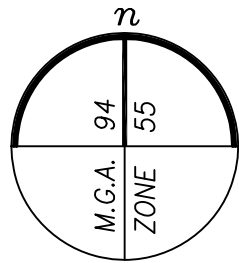
SCALE 1:800 ORIGINAL SHEET SIZE A3
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 SPEAR Ref: S083889M

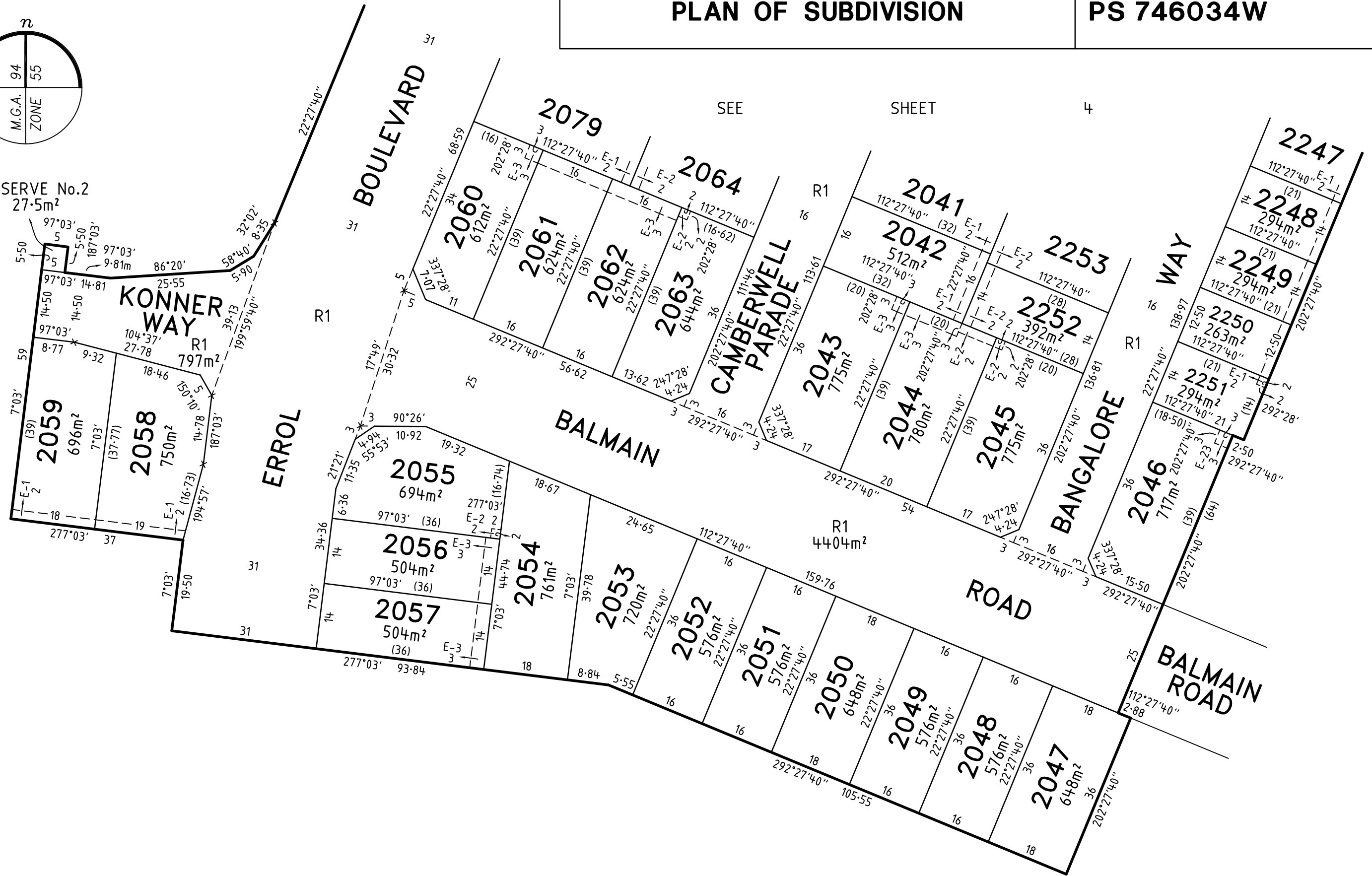
PLAN OF SUBDIVISION

PS 746034W

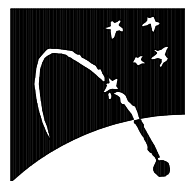
SEE SHEET 4



RESERVE No.2
27.5m²

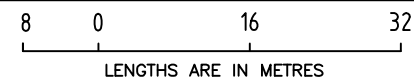


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LICENSED SURVEYOR GEOFFREY JAMES TURNER

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VERSION J DRAWING 2900520AJ



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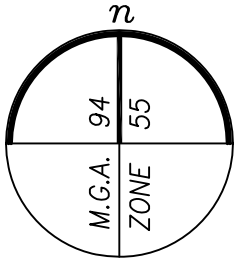
SCALE
1:800

Digitally signed by:
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SPEAR Ref: S083889M

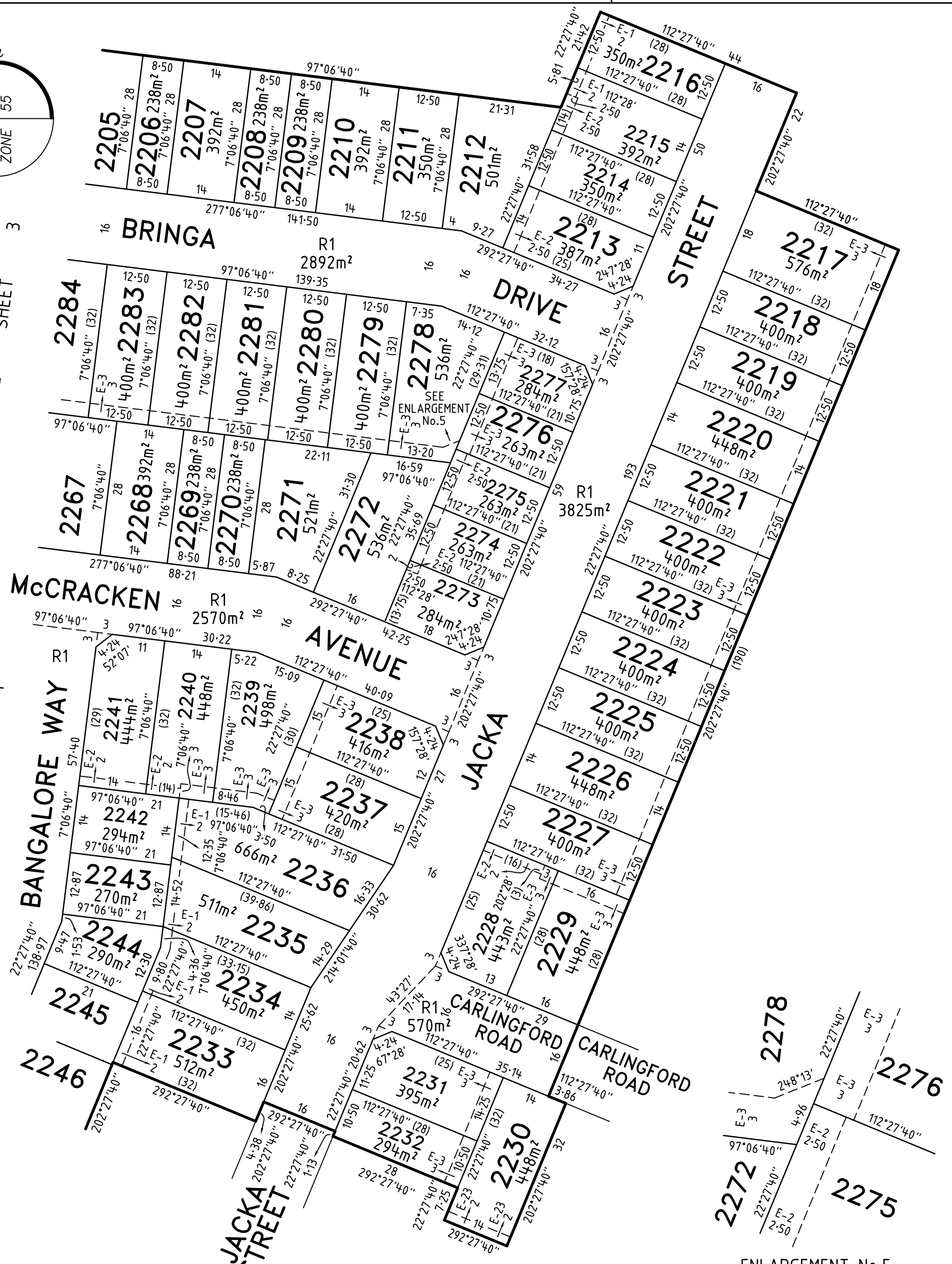
ORIGINAL SHEET SIZE A3
SHEET 5

PLAN OF SUBDIVISION

PS 746034W



SEE SHEET 3
SEE SHEET 4



ENLARGEMENT No.5
NOT TO SCALE

MERRIFIELD - 20 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 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 GEOFFREY JAMES TURNER	SCALE 1:800	
	DATE 16/08/17 VERSION J	REFERENCE 29005203 DRAWING 2900520AJ	ORIGINAL SHEET SIZE A3 SHEET 6
Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd), Surveyor's Plan Version (J), 16/08/2017, SPEAR Ref: S083889M		Digitally signed by: Hume City Council, 29/08/2017, SPEAR Ref: S083889M	

PLAN OF SUBDIVISION

PS 746034W

CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

TABLE OF LAND BURDENED AND LAND BENEFITED

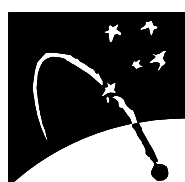
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2001	2002
2002	2001, 2003
2003	2002, 2004
2004	2003, 2005
2005	2004, 2006
2006	2005, 2007
2007	2006, 2008
2008	2007, 2009
2009	2008, 2010
2010	2009
2011	2012, 2022, 2023
2012	2011, 2013, 2021, 2022
2013	2012, 2014, 2020, 2021
2014	2013, 2015, 2016, 2017, 2019, 2020
2015	2014, 2016
2016	2014, 2015, 2017
2017	2014, 2016, 2018, 2019
2018	2017, 2019
2019	2014, 2017, 2018, 2020
2020	2013, 2014, 2019, 2021
2021	2012, 2013, 2020, 2022
2022	2011, 2012, 2021, 2023
2023	2011, 2022
2033	2034, 2035, 2262
2034	2033, 2035
2035	2033, 2034, 2036, 2259, 2260
2036	2035, 2037, 2258, 2259
2037	2036, 2038, 2257, 2258
2038	2037, 2039, 2256, 2257
2039	2038, 2040, 2255, 2256
2040	2039, 2041, 2254, 2255
2041	2040, 2042, 2253, 2254
2042	2041, 2043, 2044, 2252, 2253
2043	2042, 2044
2044	2042, 2043, 2045, 2252
2045	2044, 2252
2046	2251
2047	2048
2048	2047, 2049
2049	2048, 2050
2050	2049, 2051

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2051	2050, 2052
2052	2051, 2053
2053	2052, 2054
2054	2053, 2055, 2056, 2057
2055	2054, 2056
2056	2054, 2055, 2057
2057	2054, 2056
2058	2059
2059	2058
2060	2061, 2079
2061	2060, 2062, 2079
2062	2061, 2063, 2064, 2079
2063	2062, 2064
2064	2062, 2063, 2065, 2079
2065	2064, 2066, 2078, 2079
2066	2065, 2067, 2077, 2078
2067	2066, 2068, 2076, 2077
2068	2067, 2069, 2076
2069	2068, 2070, 2075, 2076
2070	2069, 2071, 2072, 2075
2071	2070, 2072
2072	2070, 2071, 2073, 2075
2073	2072, 2074, 2075
2074	2073, 2075
2075	2069, 2070, 2072, 2073, 2074, 2076
2076	2067, 2068, 2069, 2075, 2077
2077	2066, 2067, 2076, 2078
2078	2065, 2066, 2077, 2079
2079	2060, 2061, 2062, 2064, 2065, 2078
2201	2025, 2026, 2027, 2202
2204	2203, 2205
2207	2206, 2208
2210	2209, 2211
2211	2210, 2212
2212	2211, 2213, 2214, 2215
2213	2212, 2214
2214	2212, 2213, 2215
2215	2212, 2214, 2216
2216	2215
2217	2218
2218	2217, 2219

CONTINUED ON SHEET 8

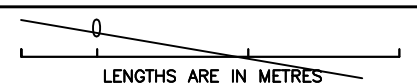
MERRIFIELD - 20

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LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE



DATE 16/08/17
 VERSION J

REFERENCE 29005203
 DRAWING 2900520AJ

ORIGINAL SHEET SIZE A3

SHEET 7

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
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 Hume City Council,
 29/08/2017,
 SPEAR Ref: S083889M

PLAN OF SUBDIVISION

PS 746034W

CREATION OF RESTRICTION A (continued)

DESCRIPTION OF RESTRICTION

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2219	2218, 2220
2220	2219, 2221
2221	2220, 2222
2222	2221, 2223
2223	2222, 2224
2224	2223, 2225
2225	2224, 2226
2226	2225, 2227
2227	2226, 2228, 2229
2228	2227, 2229
2229	2227, 2228
2230	2231, 2232
2231	2230, 2232
2233	2234, 2244, 2245
2234	2233, 2235, 2244
2235	2234, 2236, 2242, 2243
2236	2235, 2237, 2239, 2240, 2242
2237	2236, 2238, 2239
2238	2237, 2239
2239	2236, 2237, 2238, 2240
2240	2236, 2239, 2241, 2242
2241	2240, 2242
2252	2042, 2044, 2045, 2253
2253	2041, 2042, 2252, 2254
2254	2040, 2041, 2253, 2255

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2255	2039, 2040, 2254, 2256
2256	2038, 2039, 2255, 2257
2257	2037, 2038, 2256, 2258
2258	2036, 2037, 2257, 2259
2259	2035, 2036, 2258, 2260
2260	2035, 2259, 2261, 2262
2261	2260, 2262
2262	2033, 2260, 2261
2263	2030, 2031, 2032, 2264, 2286, 2287
2266	2265, 2267, 2284, 2285
2267	2266, 2268, 2283, 2284
2268	2267, 2269, 2282, 2283
2271	2270, 2272, 2279, 2280, 2281
2272	2271, 2273, 2274, 2275, 2278, 2279
2278	2272, 2275, 2276, 2277, 2279
2279	2271, 2272, 2278, 2280
2280	2271, 2279, 2281
2281	2269, 2270, 2271, 2280, 2282
2282	2268, 2269, 2281, 2283
2283	2267, 2268, 2282, 2284
2284	2266, 2267, 2283, 2285
2285	2265, 2266, 2284, 2286
2286	2263, 2264, 2265, 2285, 2287
2287	2028, 2029, 2030, 2263, 2286

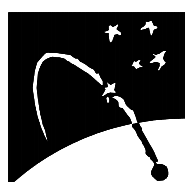
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT

- 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.
- SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
- BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT MORE THAN ONE DWELLING.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TWENTY YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN OF SUBDIVISION.

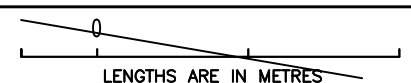
MERRIFIELD - 20

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LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE



DATE 16/08/17
 VERSION J

REFERENCE 29005203
 DRAWING 2900520AJ

ORIGINAL SHEET SIZE A3

SHEET 8

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (J),
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Digitally signed by:
 Hume City Council,
 29/08/2017,
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PLAN OF SUBDIVISION

PS 746034W

CREATION OF RESTRICTION B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

TABLE OF LAND BURDENED AND LAND BENEFITED

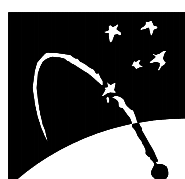
BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2024	2025
2025	2024, 2026, 2201
2026	2025, 2027, 2201
2027	2026, 2201
2028	2029, 2287
2029	2028, 2030, 2287
2030	2029, 2031, 2263, 2287
2031	2030, 2032, 2263
2032	2031, 2263
2202	2201, 2203
2203	2202, 2204
2205	2204, 2206
2206	2205, 2207
2208	2207, 2209
2209	2208, 2210
2232	2230, 2231
2242	2235, 2236, 2240, 2241, 2243
2243	2235, 2242, 2244

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2244	2233, 2234, 2243, 2245
2245	2233, 2244, 2246
2246	2245, 2247
2247	2246, 2248
2248	2247, 2249
2249	2248, 2250
2250	2249, 2251
2251	2046, 2250
2264	2263, 2265, 2286
2265	2264, 2266, 2285, 2286
2269	2268, 2270, 2281, 2282
2270	2269, 2271, 2281
2273	2272, 2274
2274	2272, 2273, 2275
2275	2272, 2274, 2276, 2278
2276	2275, 2277, 2278
2277	2276, 2278

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING FOR ANY BURDENED LOT ON THIS PLAN IN THE TABLE AS A LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)' MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THE 'SMALL LOT HOUSING CODE (TYPE A)' UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT. THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER THE ISSUE OF CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF THE DWELLING ON THE LOT.

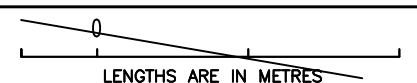
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