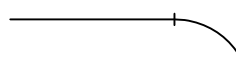


PLAN OF SUBDIVISION

EDITION


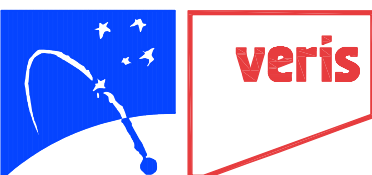
PS 810954V

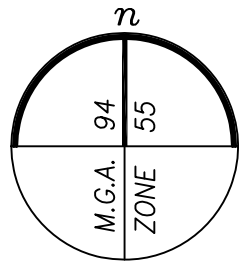
<p>LOCATION OF LAND</p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 24 (PART)</p> <p>TITLE REFERENCE: VOL 11930 FOL 129</p> <p>LAST PLAN REFERENCE: LOT X ON PS746094C</p> <p>POSTAL ADDRESS: ST. GEORGES BOULEVARD (at time of subdivision) MICKLEHAM 3064</p> <p>MGA 94 E 315 100 ZONE: 55 CO-ORDINATES: N 5 844 350 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008248 Planning Permit Reference: P16701 SPEAR Reference Number: S104040J</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: 12/10/2017</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 28/05/2018</p>
--	--

VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	This is/is not a staged subdivision Planning Permit No. P16701
ROAD R1	HUME CITY COUNCIL	DEPTH LIMITATION	DOES NOT APPLY
<p>OTHER PURPOSE OF PLAN</p> <p>TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-5 ON PS746094C NOW CONTAINED IN MIDDLE WAY ON THIS PLAN.</p> <p>TO REMOVE THAT PART OF DRAINAGE EASEMENT E-6 ON PS746094C NOW CONTAINED IN BLACKMORE ROAD ON THIS PLAN.</p> <p>TO REMOVE THAT PART OF DRAINAGE EASEMENT E-14 ON PS746094C NOW CONTAINED IN BLACKMORE ROAD AND ST. GEORGES BOULEVARD ON THIS PLAN.</p> <p>TO REMOVE THOSE PARTS OF DRAINAGE & SEWERAGE EASEMENTS E-20 AND E-23 ON PS746094C AS ARE NOT SHOWN HEREON.</p> <p>TO REMOVE THE WHOLE OF POWERLINE EASEMENT E-24 AND POWERLINE, DRAINAGE AND SEWERAGE EASEMENT E-25 ON PS746094C (NOW CONTAINED IN LANDSDOWNE AVENUE ON THIS PLAN).</p> <p>AGREEMENT BY ALL INTERESTED PARTIES</p>		<p>LAND SUBDIVIDED (EXCLUDING LOTS Y & Z) - 7.104ha</p> <p>LOTS 1 TO 3400 AND LOTS A TO X (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>EASEMENTS E-1, E-4, E-9 TO E-13, E-15 TO E-19 (ALL INCLUSIVE), E-21 & E-22 HAVE BEEN OMITTED FROM THIS PLAN</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> <p>THOSE CARRIAGEWAY EASEMENTS E-24 & E-25 ON PS746094C NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004</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-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS746094C PS746094C	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS746094C	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS746094C	YARRA VALLEY WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS746094C THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	PS724936C	HUME CITY COUNCIL
E-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS734548F PS734548F	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 - 34	LICENSED SURVEYOR GEOFFREY JAMES TURNER		
91 LOTS AND BALANCE LOTS Y & Z	DATE 15/02/18	REFERENCE 29005343	ORIGINAL SHEET SIZE A3
  <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au www.veris.com.au</p>	VERSION L	DRAWING 2900534AL	SHEET 1 OF 8 SHEETS
	Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd), Surveyor's Plan Version (L), 02/05/2018, SPEAR Ref: S104040J		

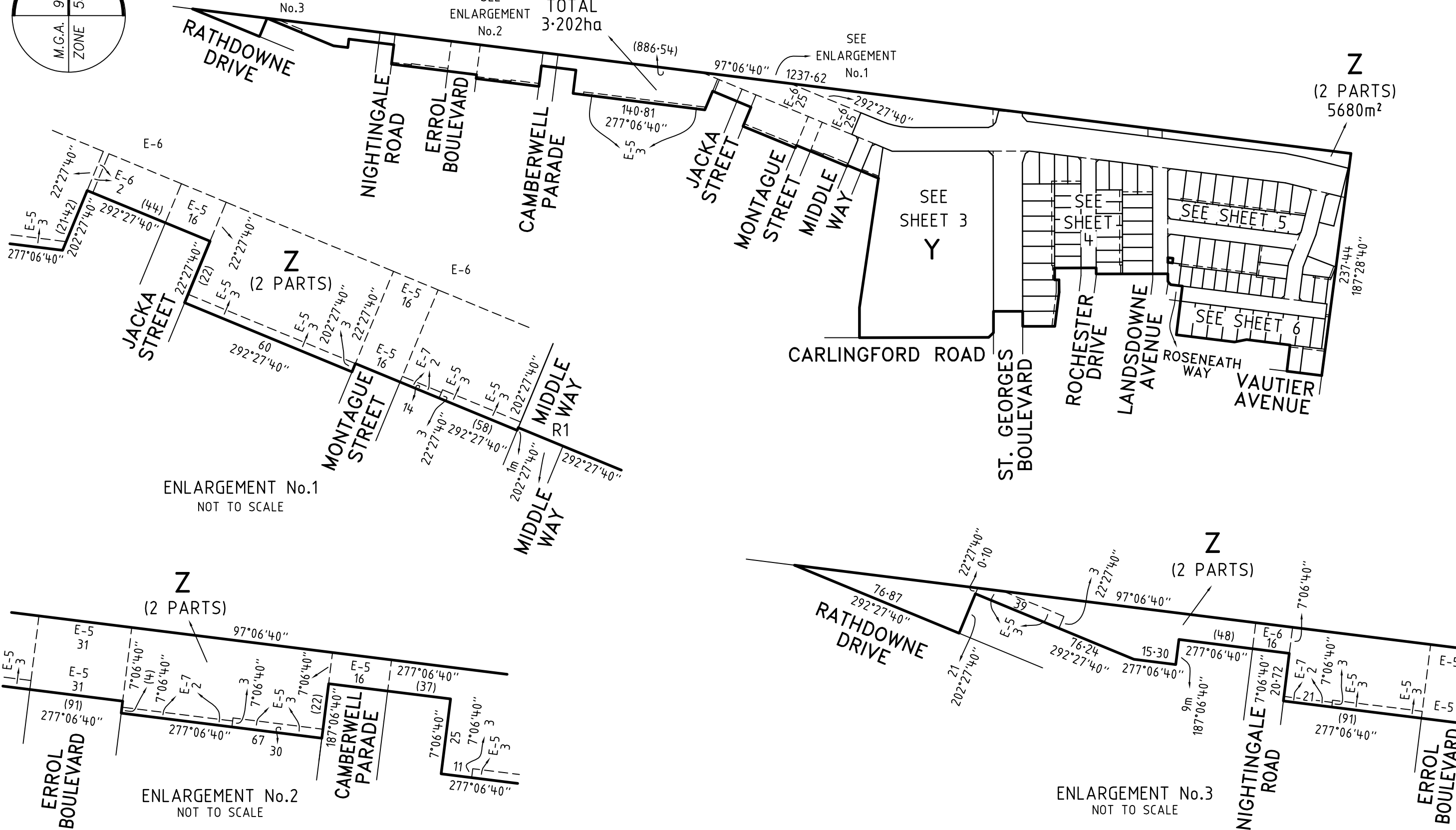


PLAN OF SUBDIVISION

PS 810954V

Z
(2 PARTS)
2.634ha
TOTAL
3.202ha

Z
(2 PARTS)
5680m²



ENLARGEMENT No.1
NOT TO SCALE

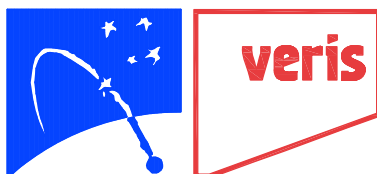
Z
(2 PARTS)

ENLARGEMENT No.2
NOT TO SCALE

Z
(2 PARTS)

ENLARGEMENT No.3
NOT TO SCALE

Bosco Jonson Pty Ltd
A Veris Company



16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400

www.bosjon.com.au www.veris.com.au

MERRIFIELD - 34

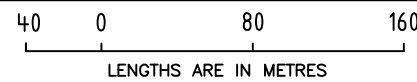
LICENSED SURVEYOR GEOFFREY JAMES TURNER

DATE 15/02/18

REFERENCE 29005343

VERSION L

DRAWING 2900534AL



SCALE
1:4000

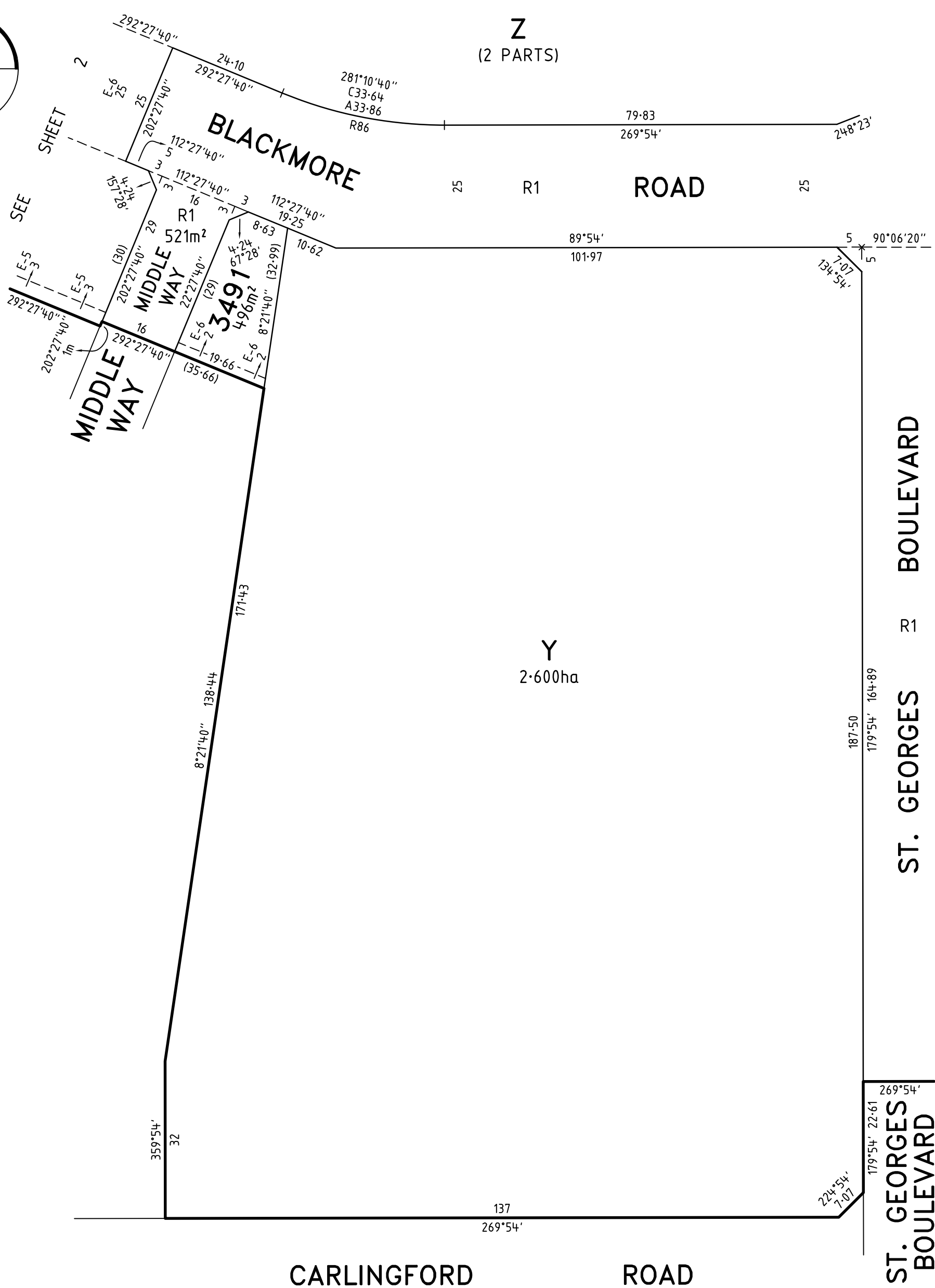
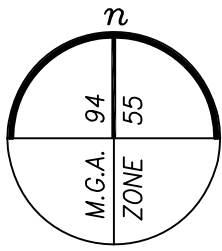
ORIGINAL SHEET SIZE A3
SHEET 2

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J

PLAN OF SUBDIVISION

PS 810954V



Z
(2 PARTS)

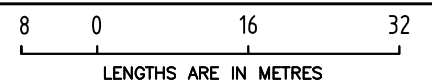
Y
2.600ha

SEE SHEET 4
ST. GEORGES BOULEVARD
R1
SEE SHEET 4

MERRIFIELD - 34

LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE
1:800



Bosco Jonson Pty Ltd
A Veris Company



DATE 15/02/18
VERSION L

REFERENCE 29005343
DRAWING 2900534AL

ORIGINAL SHEET SIZE A3
SHEET 3

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

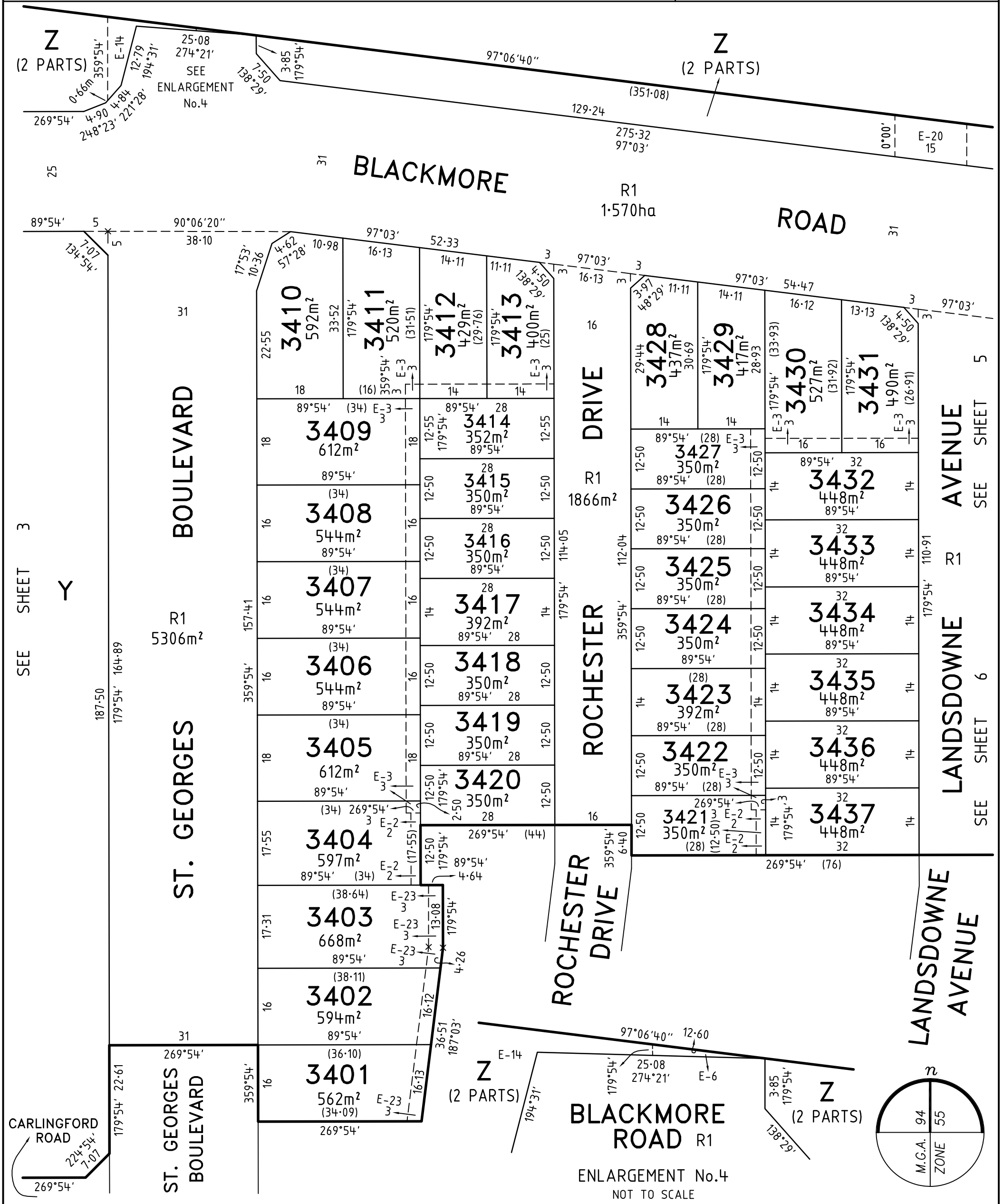
Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J

16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400

www.bosjon.com.au www.veris.com.au

PLAN OF SUBDIVISION

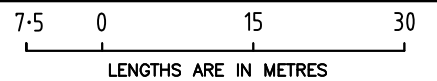
PS 810954V



MERRIFIELD - 34

LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE
1:750



Bosco Jonson Pty Ltd
A Veris Company



DATE 15/02/18
VERSION L

REFERENCE 29005343
DRAWING 2900534AL

ORIGINAL SHEET SIZE A3
SHEET 4

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

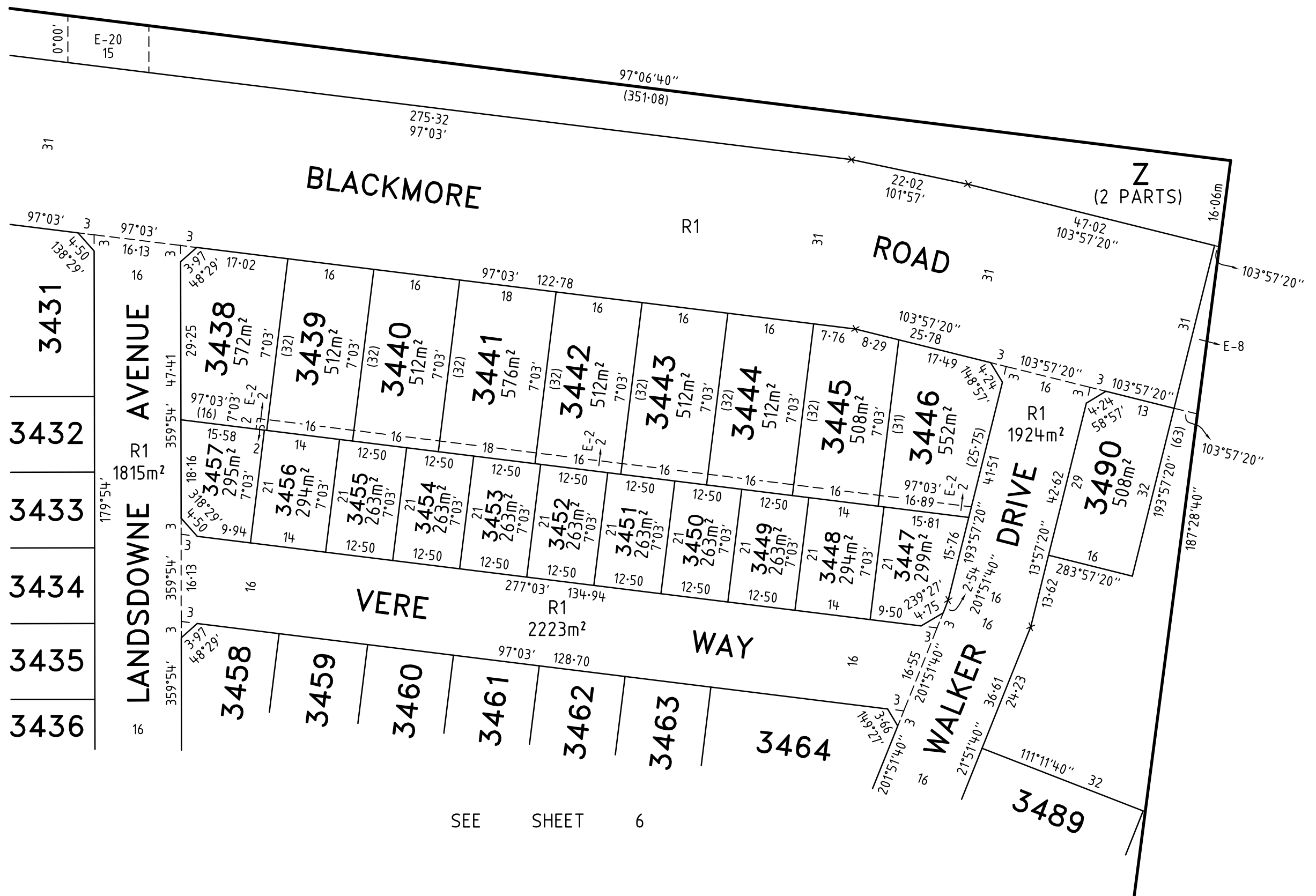
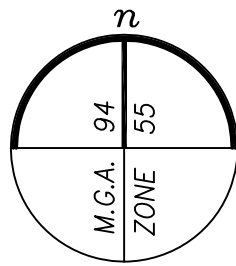
Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J

16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400

www.bosjon.com.au www.veris.com.au

PLAN OF SUBDIVISION

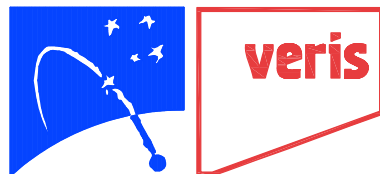
PS 810954V



SEE SHEET 4

SEE SHEET 6

Bosco Jonson Pty Ltd
A Veris Company



16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400

www.bosjon.com.au www.veris.com.au

MERRIFIELD - 34

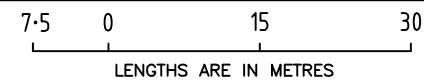
LICENSED SURVEYOR GEOFFREY JAMES TURNER

DATE 15/02/18

REFERENCE 29005343

VERSION L

DRAWING 2900534AL

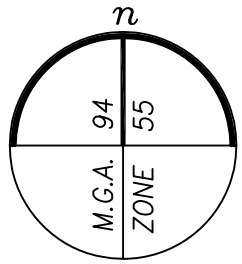


SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 5

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J



PLAN OF SUBDIVISION

PS 810954V

LANDSDOWNE AVENUE R1

ENLARGEMENT No.5
NOT TO SCALE

SEE SHEET 4
3434
3435
3436
3437

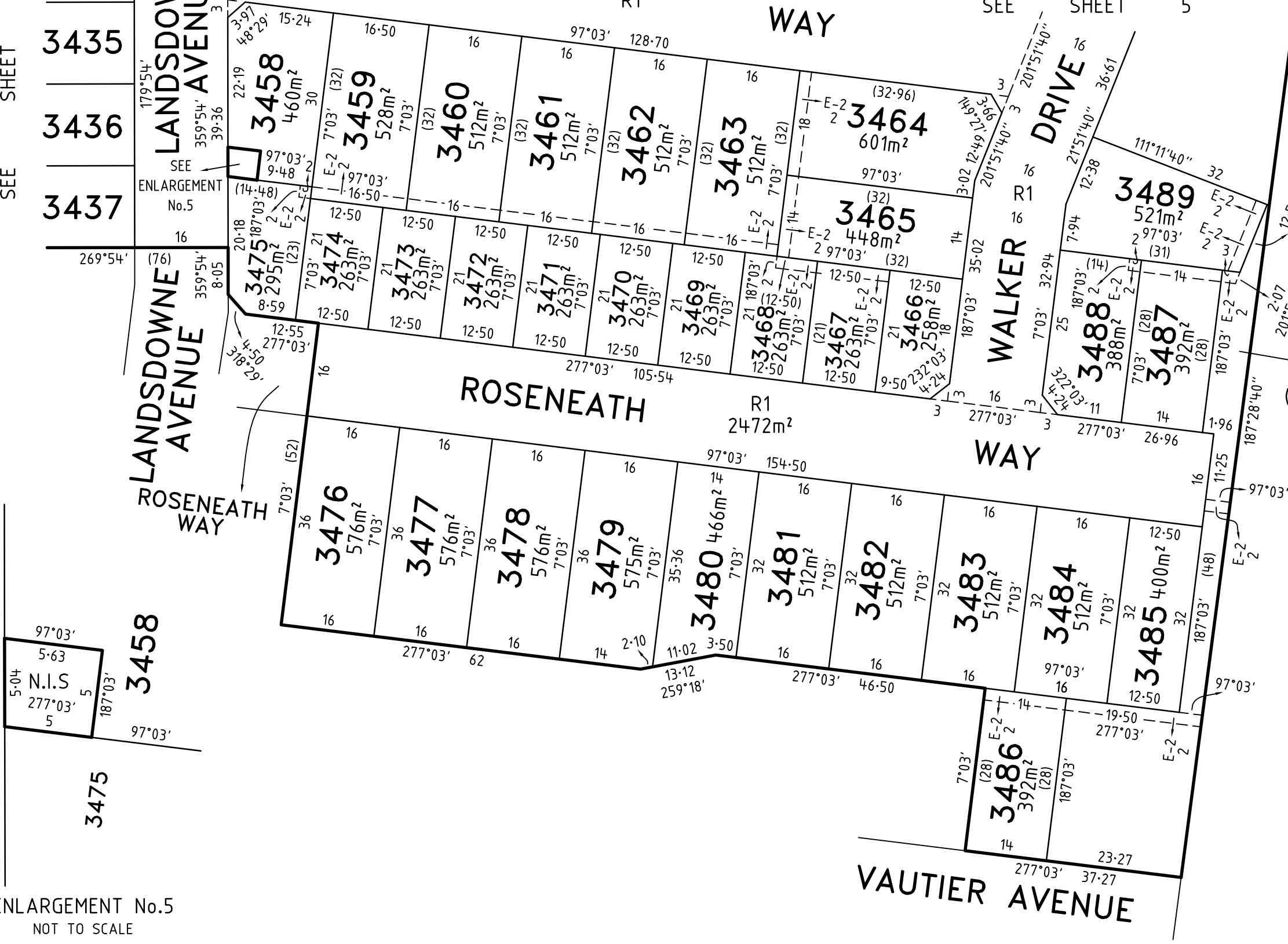
LANDSDOWNE AVENUE R1
LANDSDOWNE AVENUE R1
LANDSDOWNE AVENUE R1
ROSENEATH WAY

SEE SHEET 5
VERE WAY

R1
WAY

SEE SHEET 5
WALKER DRIVE R1

SEE SHEET 5
VAUTIER AVENUE R1
Z (2 PARTS)



Bosco Jonson Pty Ltd
A Veris Company
16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400
www.bosjon.com.au www.veris.com.au



MERRIFIELD - 34
LICENSED SURVEYOR GEOFFREY JAMES TURNER
DATE 15/02/18 REFERENCE 29005343
VERSION L DRAWING 2900534AL

7.5 0 15 30
LENGTHS ARE IN METRES
Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

SCALE 1:750
ORIGINAL SHEET SIZE A3
SHEET 6
Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J

PLAN OF SUBDIVISION

PS 810954V

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
3401	3402
3402	3401, 3403
3403	3402, 3404
3404	3403, 3405, 3420
3405	3404, 3406, 3419, 3420
3406	3405, 3407, 3417, 3418, 3419
3407	3406, 3408, 3416, 3417
3408	3407, 3409, 3415, 3416
3409	3408, 3410, 3411, 3414, 3415
3410	3409, 3411
3411	3409, 3410, 3412
3412	3411, 3413, 3414
3413	3412, 3414
3414	3409, 3412, 3413, 3415
3415	3408, 3409, 3414, 3416
3416	3407, 3408, 3415, 3417
3417	3406, 3407, 3416, 3418
3418	3406, 3417, 3419
3419	3405, 3406, 3418, 3420
3420	3404, 3405, 3419
3421	3422, 3437
3422	3421, 3423, 3436, 3437
3423	3422, 3424, 3435, 3436
3424	3423, 3425, 3434, 3435
3425	3424, 3426, 3433, 3434
3426	3425, 3427, 3432, 3433
3427	3426, 3428, 3429, 3430, 3432
3428	3427, 3429
3429	3427, 3428, 3430
3430	3427, 3429, 3431, 3432
3431	3430, 3432
3432	3426, 3427, 3430, 3431, 3433
3433	3425, 3426, 3432, 3434
3434	3424, 3425, 3433, 3435
3435	3423, 3424, 3434, 3436

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3436	3422, 3423, 3435, 3437
3437	3421, 3422, 3436
3438	3439, 3456, 3457
3439	3438, 3440, 3455, 3456
3440	3439, 3441, 3454, 3455
3441	3440, 3442, 3453, 3454
3442	3441, 3443, 3451, 3452, 3453
3443	3442, 3444, 3450, 3451
3444	3443, 3445, 3449, 3450
3445	3444, 3446, 3448, 3449
3446	3445, 3447, 3448
3458	3459, 3475
3459	3458, 3460, 3473, 3474, 3475
3460	3459, 3461, 3472, 3473
3461	3460, 3462, 3471, 3472
3462	3461, 3463, 3469, 3470, 3471
3463	3462, 3464, 3465, 3468, 3469
3464	3463, 3465
3465	3463, 3464, 3466, 3467, 3468
3476	3477
3477	3476, 3478
3478	3477, 3479
3479	3478, 3480
3480	3479, 3481
3481	3480, 3482
3482	3481, 3483
3483	3482, 3484, 3486
3484	3483, 3485, 3486
3485	3484
3486	3483, 3484
3487	3488, 3489
3488	3487, 3489
3489	3487, 3488
3490	3446
3491	Y

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 – 34

LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE



Bosco Jonson Pty Ltd
A Veris Company



16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400

www.bosjon.com.au www.veris.com.au

DATE 15/02/18
VERSION L

REFERENCE 29005343
DRAWING 2900534AL

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J

ORIGINAL SHEET SIZE A3

SHEET 7

PLAN OF SUBDIVISION

PS 810954V

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
3447	3446, 3448
3448	3445, 3446, 3447, 3449
3449	3444, 3445, 3448, 3450
3450	3443, 3444, 3449, 3451
3451	3442, 3443, 3450, 3452
3452	3442, 3451, 3453
3453	3441, 3442, 3452, 3454
3454	3440, 3441, 3453, 3455
3455	3439, 3440, 3454, 3456
3456	3438, 3439, 3455, 3457
3457	3438, 3456
3466	3465, 3467
3467	3465, 3466, 3468
3468	3463, 3465, 3467, 3469
3469	3462, 3463, 3468, 3470
3470	3462, 3469, 3471
3471	3461, 3462, 3470, 3472
3472	3460, 3461, 3471, 3473
3473	3459, 3460, 3472, 3474
3474	3459, 3473, 3475
3475	3458, 3459, 3474

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.

CREATION OF RESTRICTION C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

TABLE OF LAND BURDENED AND LAND BENEFITED

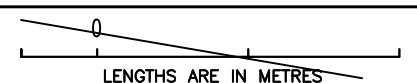
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3491	Y
3410	3409, 3411

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 A SINGLE STOREY DWELLING.

MERRIFIELD - 34

LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE



Bosco Jonson Pty Ltd
A Veris Company



16 Eastern Road
South Melbourne
Vic 3205, Australia
03) 9699 1400

www.bosjon.com.au www.veris.com.au

DATE 15/02/18
VERSION L

REFERENCE 29005343
DRAWING 2900534AL

ORIGINAL SHEET SIZE A3

SHEET 8

Digitally signed by: Geoffrey James Turner (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (L),
02/05/2018, SPEAR Ref: S104040J

Digitally signed by:
Hume City Council,
28/05/2018,
SPEAR Ref: S104040J