

PLAN OF SUBDIVISION

EDITION

PS 814735M

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 24 (PART) & 25 (PART)

TITLE REFERENCE: VOL 11232 FOL 075
VOL FOL

LAST PLAN REFERENCE: LOT 1 ON TP946446T
LOT C ON PS814781E

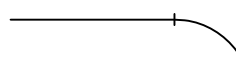
POSTAL ADDRESS: (at time of subdivision) DONNYBROOK ROAD
MICKLEHAM 3064

Council Name: Hume City Council
SPEAR Reference Number: S123499H

MGA 94 CO-ORDINATES: E 315 590 ZONE: 55
(approx. centre of land in plan) N 5 843 990

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	THIS IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P21080	DEPTH LIMITATION DOES NOT APPLY
		LAND SUBDIVIDED (EXCLUDING LOT H) - 4.144ha	
		LOTS 1 TO 6500, 6531 TO 6542 AND A TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
		TANGENT POINTS ARE SHOWN THUS: 	
OTHER PURPOSE OF PLAN			
TO REMOVE THAT PART OF TRANSMISSION OF ELECTRICITY (OVERHEAD POWERLINE) EASEMENT E-1 ON PS814781E NOW CONTAINED IN BLESSINGTON CIRCUIT ON THIS PLAN.			
GROUNDS FOR REMOVAL OF EASEMENT			
AGREEMENT BY ALL INTERESTED PARTIES			

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	TRANSMISSION OF ELECTRICITY (OVERHEAD POWERLINE)	SEE DIAG	AL438995M	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	AL349952C	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-3	DRAINAGE	SEE DIAG	AR061981V	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-8 E-8	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	AR061981V THIS PLAN	HUME CITY COUNCIL MELBOURNE WATER CORPORATION
E-9 E-9 E-9	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	AR061981V THIS PLAN THIS PLAN	HUME CITY COUNCIL MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-10	PARTY WALL	SEE DIAG	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN

MERRIFIELD - 65

42 LOTS AND 4 BALANCE LOTS

LICENSED SURVEYOR GEOFFREY JAMES TURNER

Level 3, 1 Southbank Boulevard
Southbank, Victoria 3006
03) 7019 8400
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DEVELOP WITH CONFIDENCE™ Formerly **Bosco Jonson**

DATE 18/03/19 **REFERENCE** 29005653
VERSION S **DRAWING** 2900565AS

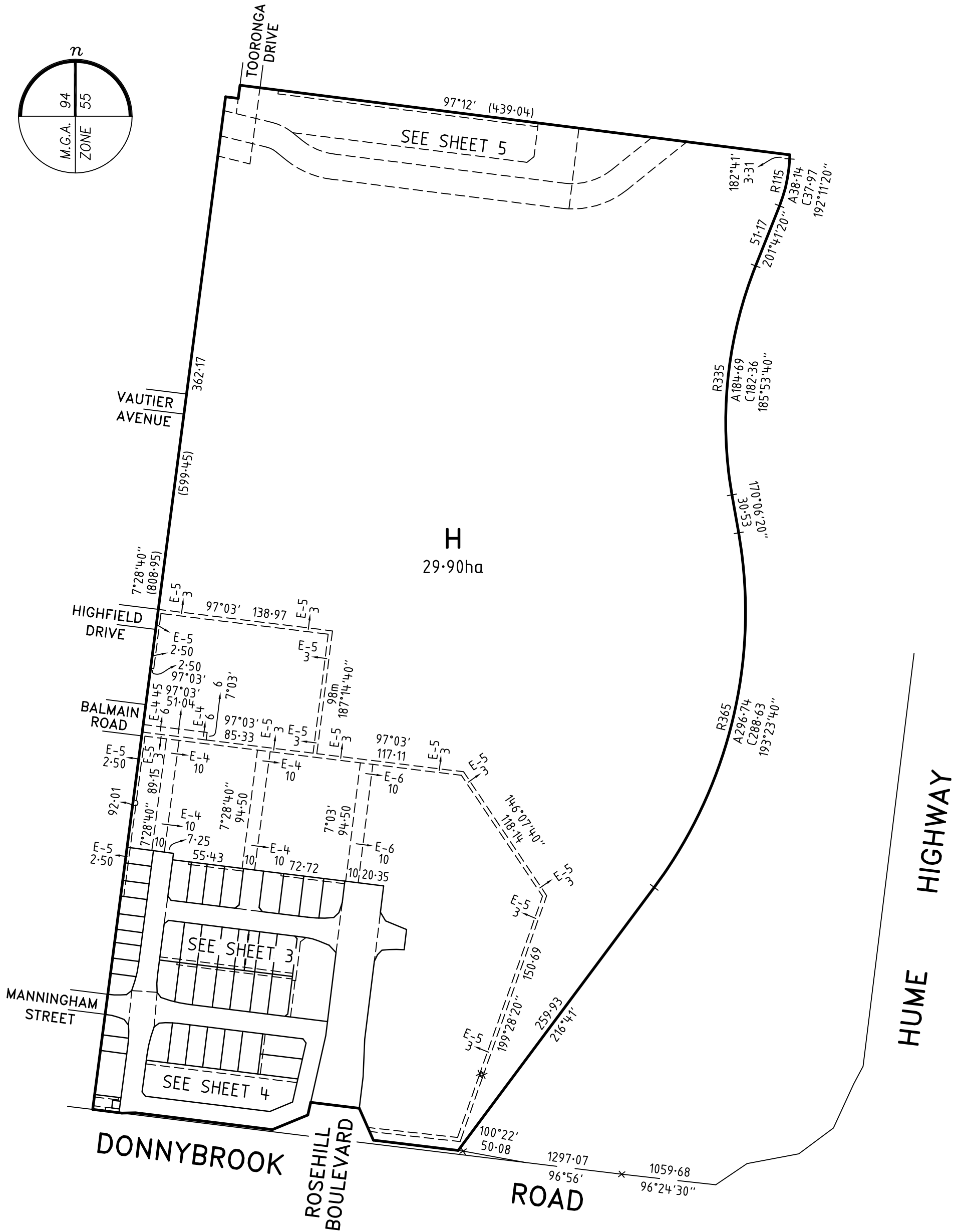
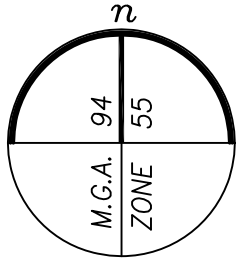
ORIGINAL SHEET SIZE A3

SHEET 1 OF 9 SHEETS

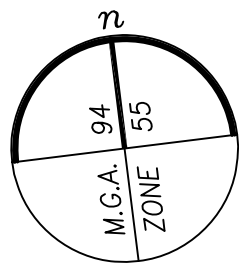
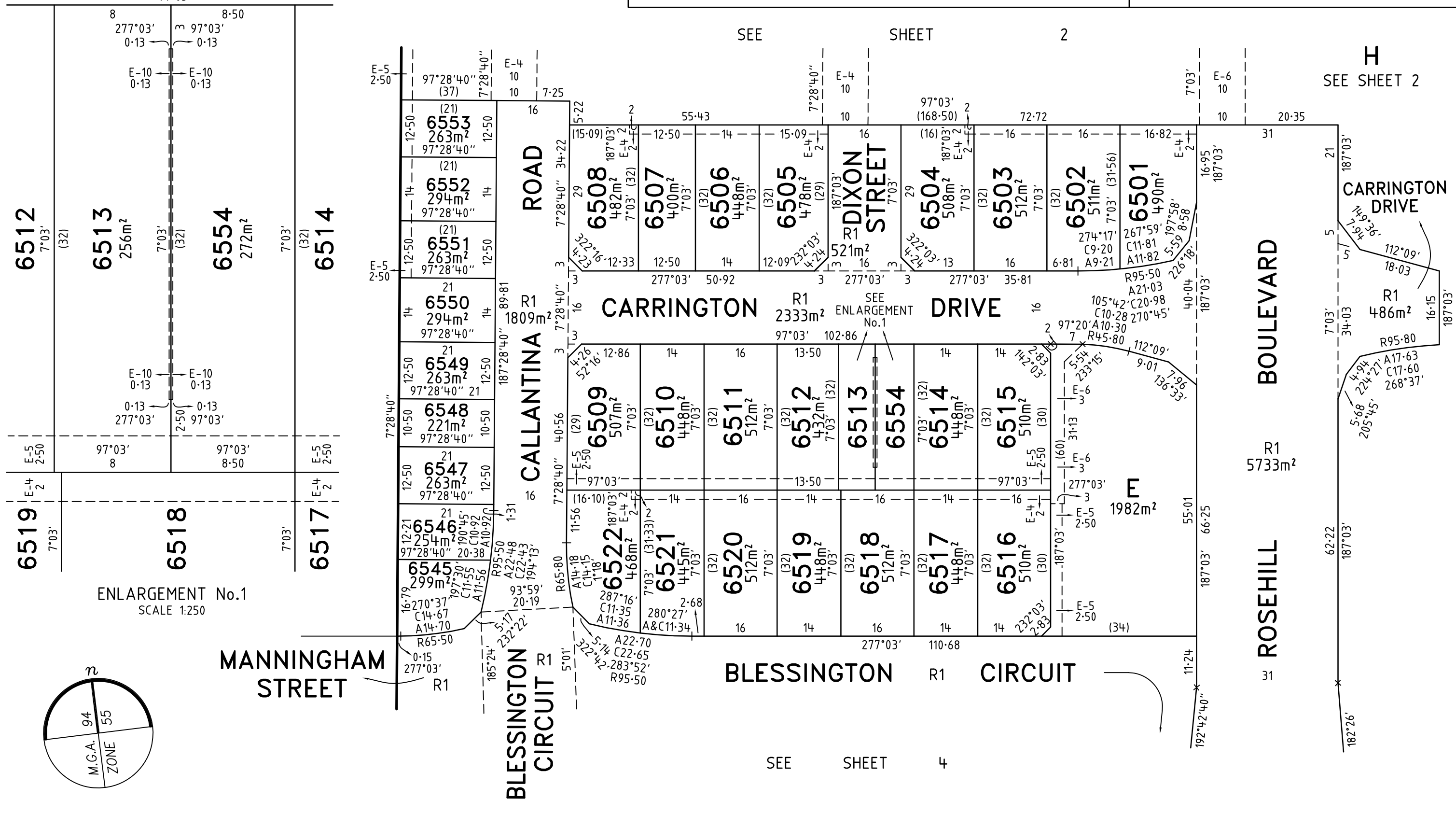
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PLAN OF SUBDIVISION

PS 814735M



MERRIFIELD - 65 Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly Bosco Jonson	LICENSED SURVEYOR GEOFFREY JAMES TURNER	SCALE 1:3000	30 0 60 120 LENGTHS ARE IN METRES
	DATE 18/03/19 VERSION S	REFERENCE 29005653 DRAWING 2900565AS	ORIGINAL SHEET SIZE A3 SHEET 2
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ENLARGEMENT No.1
SCALE 1:250

MANNINGHAM STREET

BLESSINGTON R1 CIRCUIT

R1
5733m²

ROSEHILL BOULEVARD

CARRINGTON R1 DRIVE

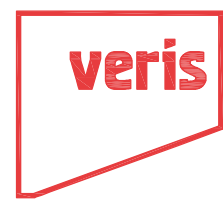
CALLANTINA ROAD

BLESSINGTON R1 CIRCUIT

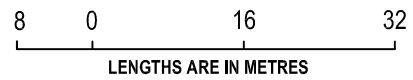
SEE SHEET 4

H
SEE SHEET 2

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SCALE
1:800

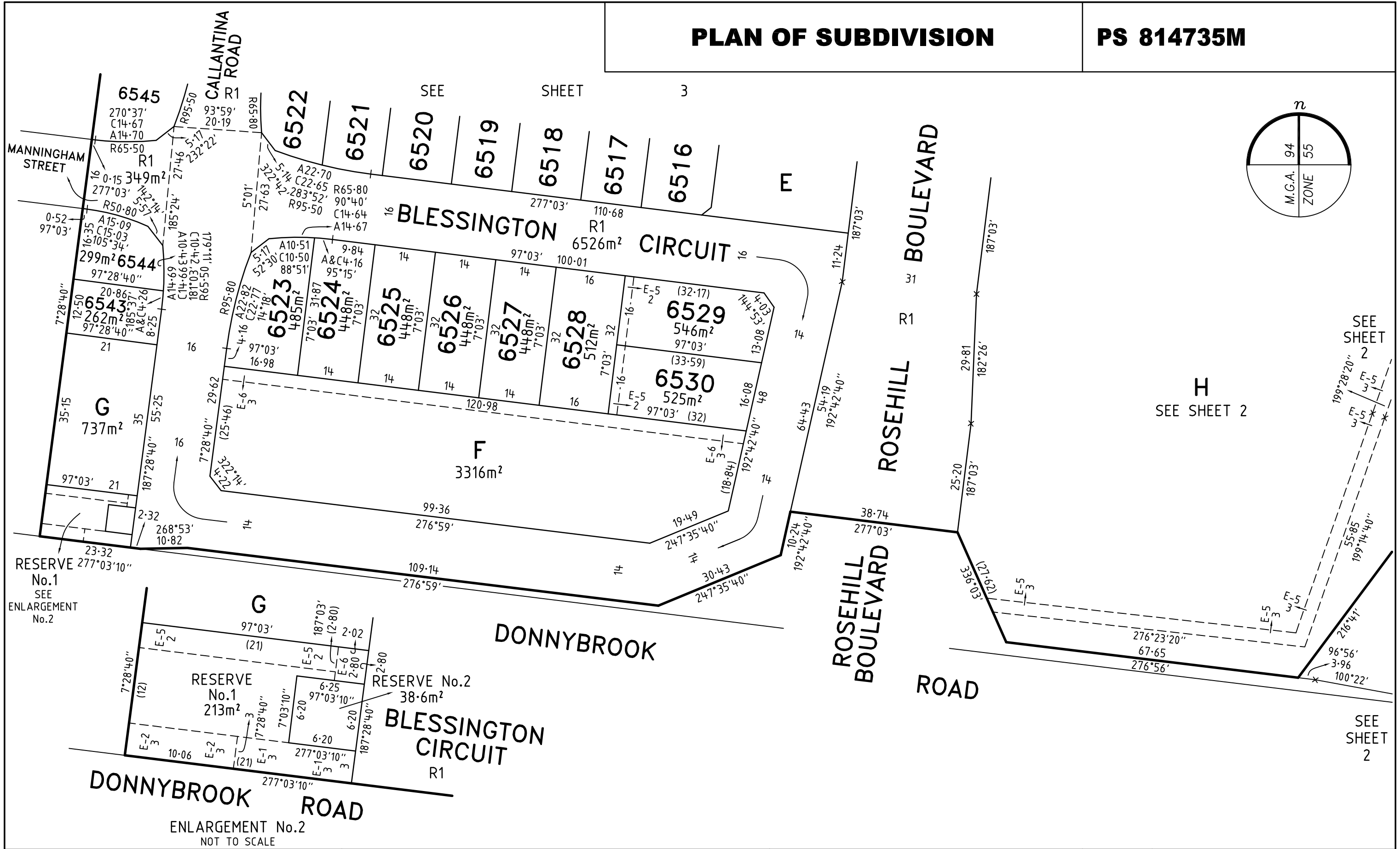
ORIGINAL SHEET SIZE A3
SHEET 3

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8 0 16 32
 LENGTHS ARE IN METRES

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SCALE 1:800	ORIGINAL SHEET SIZE A3
	SHEET 4

PLAN OF SUBDIVISION

PS 814735M

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
6501	6502, 6503, 6514, 6515
6502	6501, 6503, 6514, 6515
6503	6502, 6504, 6514, 6515
6504	6503, 6505, 6514, 6554
6505	6504, 6506, 6511, 6512
6506	6505, 6507, 6510, 6511
6507	6506, 6508, 6509, 6510
6508	6507, 6509, 6551, 6552
6509	6508, 6548, 6510, 6522
6510	6506, 6507, 6509, 6511, 6521
6511	6505, 6506, 6510, 6512, 6520
6512	6505, 6506, 6511, 6513, 6519
6514	6503, 6504, 6515, 6517, 6554
6515	6502, 6503, 6514, 6516
6516	6515, 6517, 6528, 6529

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
6517	6514, 6516, 6518, 6528, 6529
6518	6513, 6517, 6519, 6527, 6528, 6554
6519	6512, 6513, 6518, 6520, 6526, 6527
6520	6511, 6519, 6521, 6524, 6525
6521	6510, 6520, 6522, 6523, 6524
6522	6509, 6521, 6523, 6545
6523	6522, 6524, 6543, 6544
6524	6521, 6522, 6523, 6525
6525	6520, 6521, 6524, 6526
6526	6519, 6520, 6525, 6527
6527	6518, 6519, 6526, 6528
6528	6517, 6518, 6527, 6529, 6530
6529	6516, 6517, 6528, 6530
6530	6516, 6517, 6528, 6529

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

1. 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 AND THE BUILDING ENVELOPES SHOWN ON SHEETS 8 AND 9 OF THIS PLAN.
2. SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
3. 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 - 65

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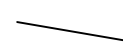
LICENSED SURVEYOR **GEOFFREY JAMES TURNER**

DATE 18/03/19
VERSION S

REFERENCE 29005653
DRAWING 2900565AS

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SCALE



ORIGINAL SHEET SIZE A3

SHEET 6

PLAN OF SUBDIVISION

PS 814735M

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
6513	6504, 6505, 6512, 6518, 6519, 6554
6543	6522, 6523, 6544, 6545
6544	6522, 6523, 6543, 6545
6545	6522, 6523, 6544, 6546
6546	6509, 6522, 6545, 6547
6547	6509, 6522, 6546, 6548
6548	6509, 6522, 6547, 6549
6549	6508, 6509, 6548, 6550
6550	6508, 6509, 6549, 6551
6551	6508, 6509, 6550, 6552
6552	6508, 6509, 6551, 6553
6553	6508, 6550, 6551, 6552
6554	6504, 6505, 6513, 6514, 6518

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:

1. THE 'SMALL LOT HOUSING CODE (TYPE A)' UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT;
2. THE PLANS, DRAWING DESIGNS AND SPECIFICATIONS THAT HAVE FIRST BEEN APPROVED BY THE MERRIFIELD DESIGN REVIEW COMMITTEE IN ACCORDANCE WITH THE "MERRIFIELD LIVING DESIGN GUIDELINES" AS AMENDED FROM TIME TO TIME.

THE RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER THE ISSUE OF THE 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
6501	6502, 6503, 6514, 6515

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 - 65

LICENSED SURVEYOR **GEOFFREY JAMES TURNER**

SCALE



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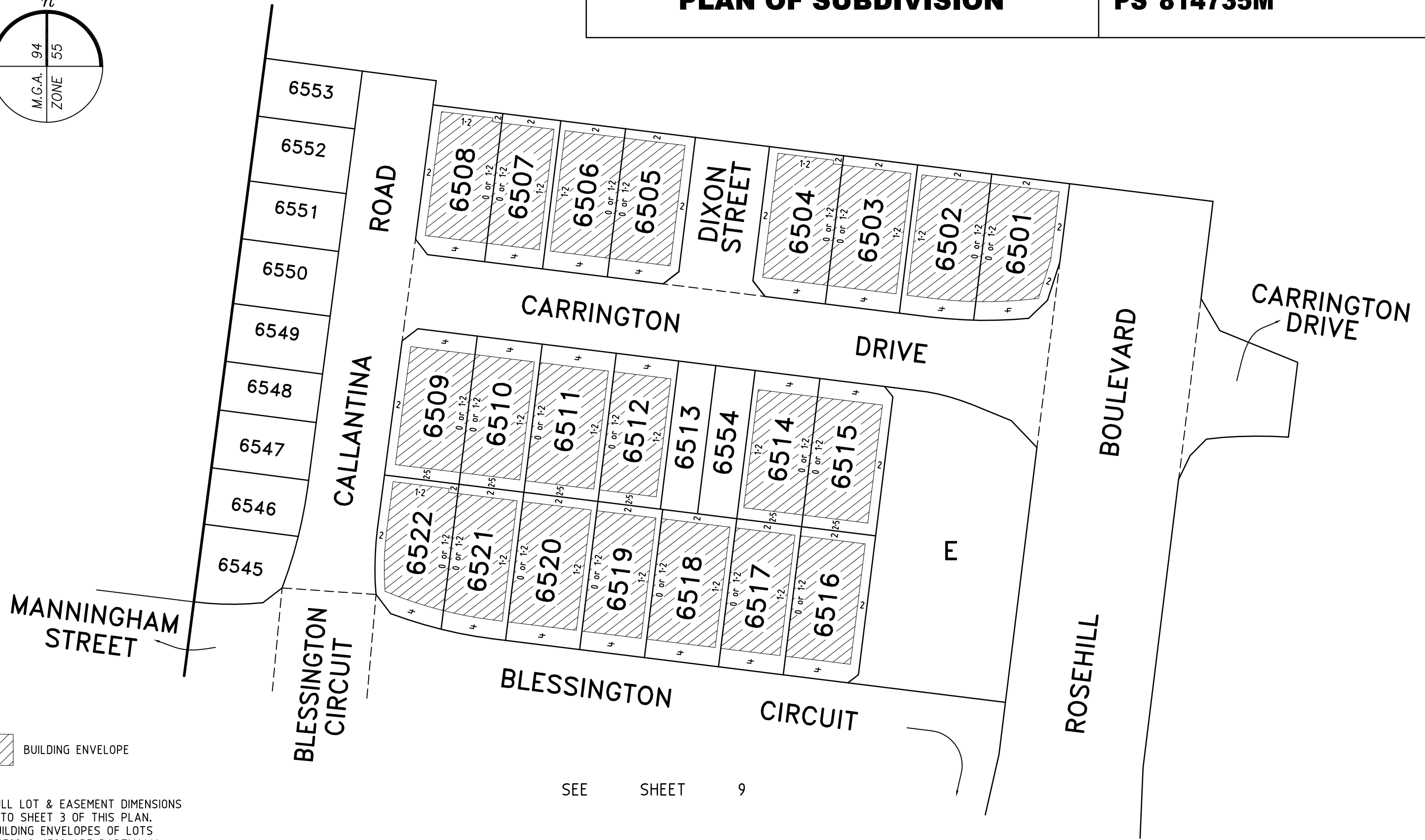
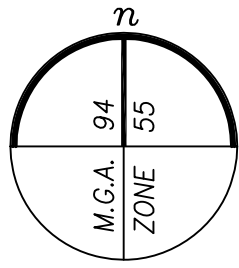
ORIGINAL SHEET SIZE A3

SHEET 7

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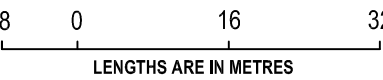
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 BUILDING ENVELOPE

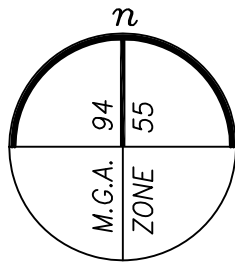
NOTE
 FOR FULL LOT & EASEMENT DIMENSIONS
 REFER TO SHEET 3 OF THIS PLAN.
 THE BUILDING ENVELOPES OF LOTS
 6504, 6508 & 6522 ARE PARTIALLY
 DEFINED BY EASEMENT BOUNDARIES.

SEE SHEET 9

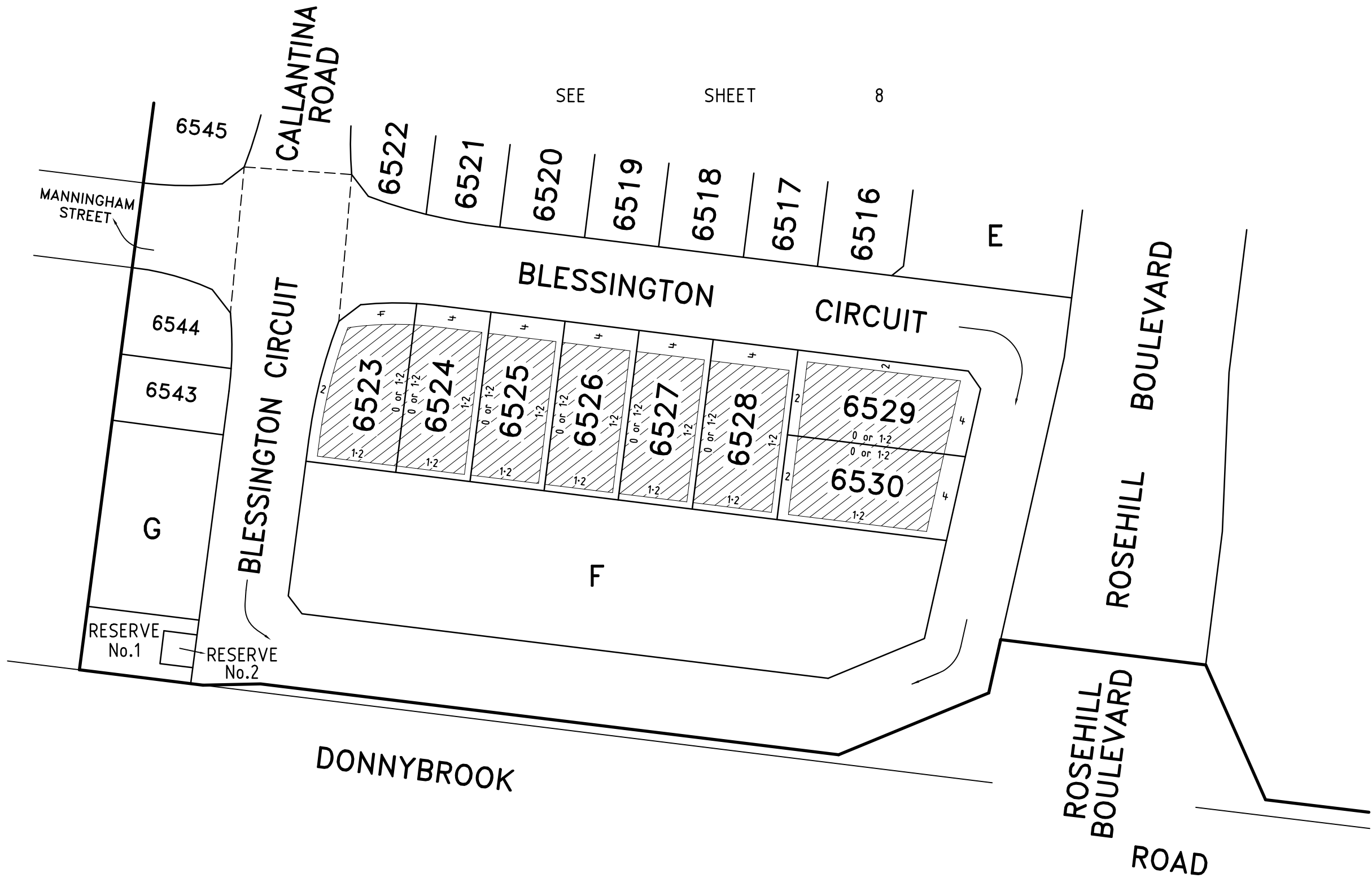
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PLAN OF SUBDIVISION

PS 814735M



SEE SHEET 8



 BUILDING ENVELOPE

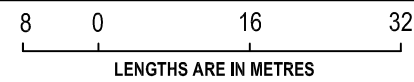
NOTE
FOR FULL LOT & EASEMENT DIMENSIONS
REFER TO SHEET 4 OF THIS PLAN.

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MERRIFIELD - 65
LICENSED SURVEYOR **GEOFFREY JAMES TURNER**

DATE 18/03/19 REFERENCE 29005653
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SCALE
1:800

ORIGINAL SHEET SIZE A3
SHEET 9

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