

PLAN OF SUBDIVISION

EDITION

PS 840623B

LOCATION OF LAND

PARISH: MICKLEHAM
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 24 (PART) & 25 (PART)
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT R ON PS831907M

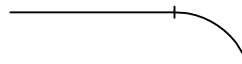
POSTAL ADDRESS: (at time of subdivision) DONNYBROOK ROAD MICKLEHAM 3064

MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 315 590 N 5 844 030 **ZONE:** 55

Council Name: Hume City Council
 SPEAR Reference Number: S166936C

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
R1	HUME CITY COUNCIL	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P21080	<p>SURVEY THIS PLAN IS IS NOT BASED ON SURVEY VIDE BP3204G THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) PM IN PROCLAIMED SURVEY AREA NO. AREA 74 11, 21, 222 & 289 (MICKLEHAM) 4, 5, 39 & 70 (KALKALLO)</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 7100 AND A TO R (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>EASEMENTS E-2, E-4 AND E-8 TO E-10 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOT S) - 1.754ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </p>
<p>OTHER PURPOSE OF PLAN</p> <p>TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-2 ON PS831907M (NOW CONTAINED IN LOTS 7107 AND 7108).</p> <p>TO REMOVE THAT PART OF SEWERAGE EASEMENT E-12 ON PS831907M NOW CONTAINED IN VAUTIER AVENUE, SEPARATION STREET AND BATABA STREET.</p> <p>GROUND FOR REMOVAL OF EASEMENT</p> <p>AGREEMENT BY ALL INTERESTED PARTIES.</p>			

EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

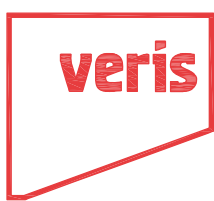
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG	PS835669E	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	AR061981V	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS814735M	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE DIAG	PS827523F	HUME CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	PS835669E	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	PS827523F	HUME CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	PS827523F	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	PS827523F	HUME CITY COUNCIL
E-14	SEWERAGE	SEE DIAG	PS827523F	YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE	SEE DIAG	AR061981V	HUME CITY COUNCIL
E-15	SEWERAGE	SEE DIAG	PS827523F	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 71

33 LOTS & BALANCE LOT S

Level 3, 1 Southbank Boulevard
 Southbank, Victoria 3006
 03) 7019 8400

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 14/09/20
VERSION A

REFERENCE 329005-ST71
DRAWING 329005-ST71-AA

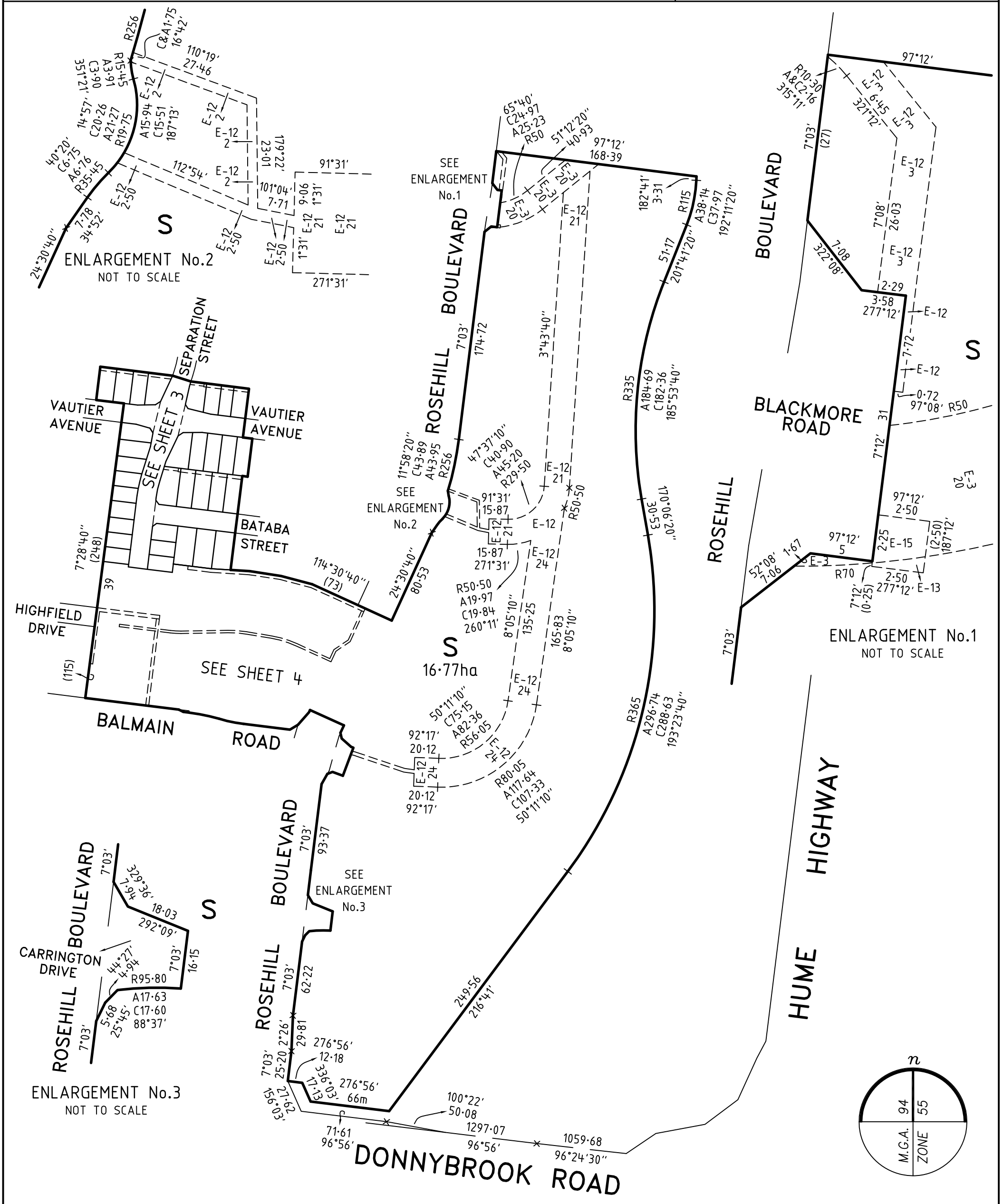
ORIGINAL SHEET SIZE A3

SHEET 1 OF 5 SHEETS

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PLAN OF SUBDIVISION

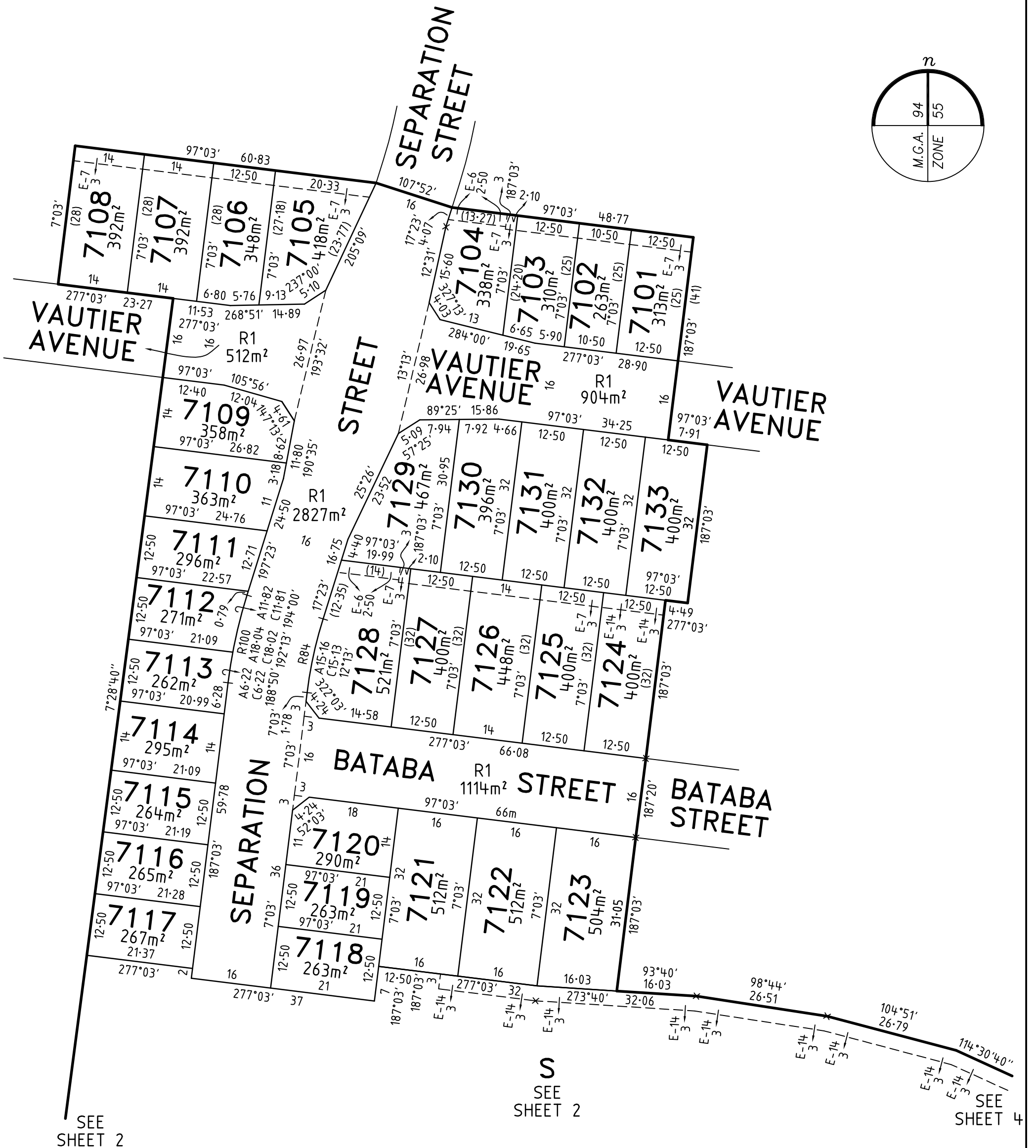
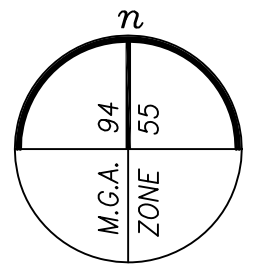
PS 840623B



MERRIFIELD - 71 Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 (03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly Bosco Jonson	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:3000	
	DATE 14/09/20	REFERENCE 329005-ST71	ORIGINAL SHEET SIZE A3
	VERSION A	DRAWING 329005-ST71-AA	SHEET 2
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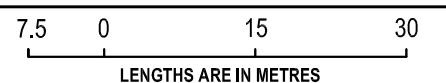
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MERRIFIELD - 71

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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SHEET 3

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SEE SHEET 2

PLAN OF SUBDIVISION

PS 840623B

HIGHFIELD DRIVE

SEE SHEET 3

SEE SHEET 2

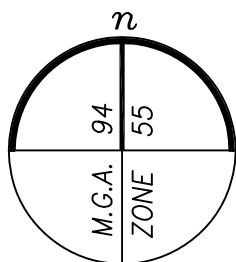
S
SEE SHEET 2

BALMAIN ROAD

ROAD

ROSEHILL BOULEVARD

BALMAIN ROAD



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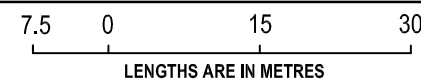
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SCALE
1:750

ORIGINAL SHEET SIZE A3

SHEET 4

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PLAN OF SUBDIVISION

PS 840623B

CREATION OF RESTRICTION A

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
7101	7102, 7131, 7132, 7133
7103	7102, 7104, 7130, 7131
7104	7103, 7105, 7129, 7130
7105	7104, 7106, 7109, 7129
7106	7105, 7107, 7108, 7109
7107	7105, 7106, 7108, 7109
7108	7105, 7106, 7107, 7109

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
7109	7105, 7106, 7110, 7129
7110	7109, 7111, 7128, 7129
7121	7118, 7119, 7120, 7122, 7126, 7127
7122	7121, 7123, 7125, 7126
7123	7122, 7124, 7125, 7126
7124	7122, 7123, 7125, 7132, 7133
7125	7122, 7123, 7124, 7126, 7131, 7132

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
7126	7121, 7122, 7125, 7127, 7130, 7131
7127	7120, 7121, 7126, 7128, 7129, 7130
7128	7112, 7120, 7127, 7129
7129	7104, 7109, 7127, 7128, 7130
7130	7103, 7104, 7126, 7127, 7129, 7131
7131	7102, 7103, 7125, 7126, 7130, 7132
7132	7101, 7102, 7124, 7125, 7131, 7133
7133	7101, 7102, 7124, 7132

RESTRICTION:

1. THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AND;
2. THE REGISTERED PROPRIETOR OF THE BURDENED LOT 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.

EXPIRY DATE: 01/01/2040.

CREATION OF RESTRICTION B

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
7102	7101, 7103, 7131, 7132
7111	7110, 7112, 7128, 7129
7112	7111, 7113, 7128, 7129
7113	7112, 7114, 7120, 7128
7114	7113, 7115, 7120, 7128
7115	7114, 7116, 7119, 7120

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
7116	7115, 7117, 7119, 7120
7117	7116, 7118, 7119, 7120
7118	7116, 7117, 7119, 7120
7119	7116, 7117, 7118, 7120
7120	7115, 7119, 7121, 7128

RESTRICTION:

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.

EXPIRY DATE: 01/01/2025.

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