PLAN OF SUBDIVISION

EDITION | **PS 845596Y**

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 25, 26 & 28 (PARTS)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT C ON PS845592H

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

MGA 94 CO-ORDINATES: (approx. centre of land in plan) **E** 315 025 **ZONE:** 55 **N** 5 844 825

Council Name: Hume City Council

SPEAR Reference Number: S170789C

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HUME CITY COUNCIL
RESERVE No.1	JEMENA ELECTRICITY NETWORKS (VIC) LTD

NOTATIONS

STAGING **THIS ~~IS~~ / IS NOT A STAGED SUBDIVISION**
PLANNING PERMIT NO. P21549

SURVEY **THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY** VIDE BP3204G

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) PM 11, 21, 222 & 289 (MICKLEHAM) 4, 5, 39 & 70 (KALKALLO)
IN PROCLAIMED SURVEY AREA NO. AREA 74

DEPTH LIMITATION DOES NOT APPLY

LAND SUBDIVIDED - 4.447ha

LOTS 1 TO 4200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS845592H NOW CONTAINED IN MONOMEATH DRIVE.
TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-17 ON PS845592H (NOW CONTAINED IN MAYSTONE DRIVE).

GROUNDS FOR REMOVAL OF EASEMENTS

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	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 42

79 LOTS

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 15/02/21 **REFERENCE** 329005-ST42
VERSION D **DRAWING** 329005-ST42-AD

ORIGINAL SHEET SIZE A3

SHEET 1 **OF** 5 **SHEETS**

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DEVELOP WITH _____ CONFIDENCE ™

Formerly Bosco Jonson

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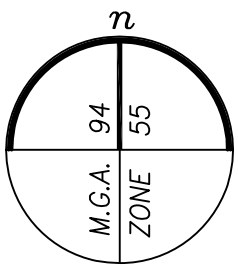
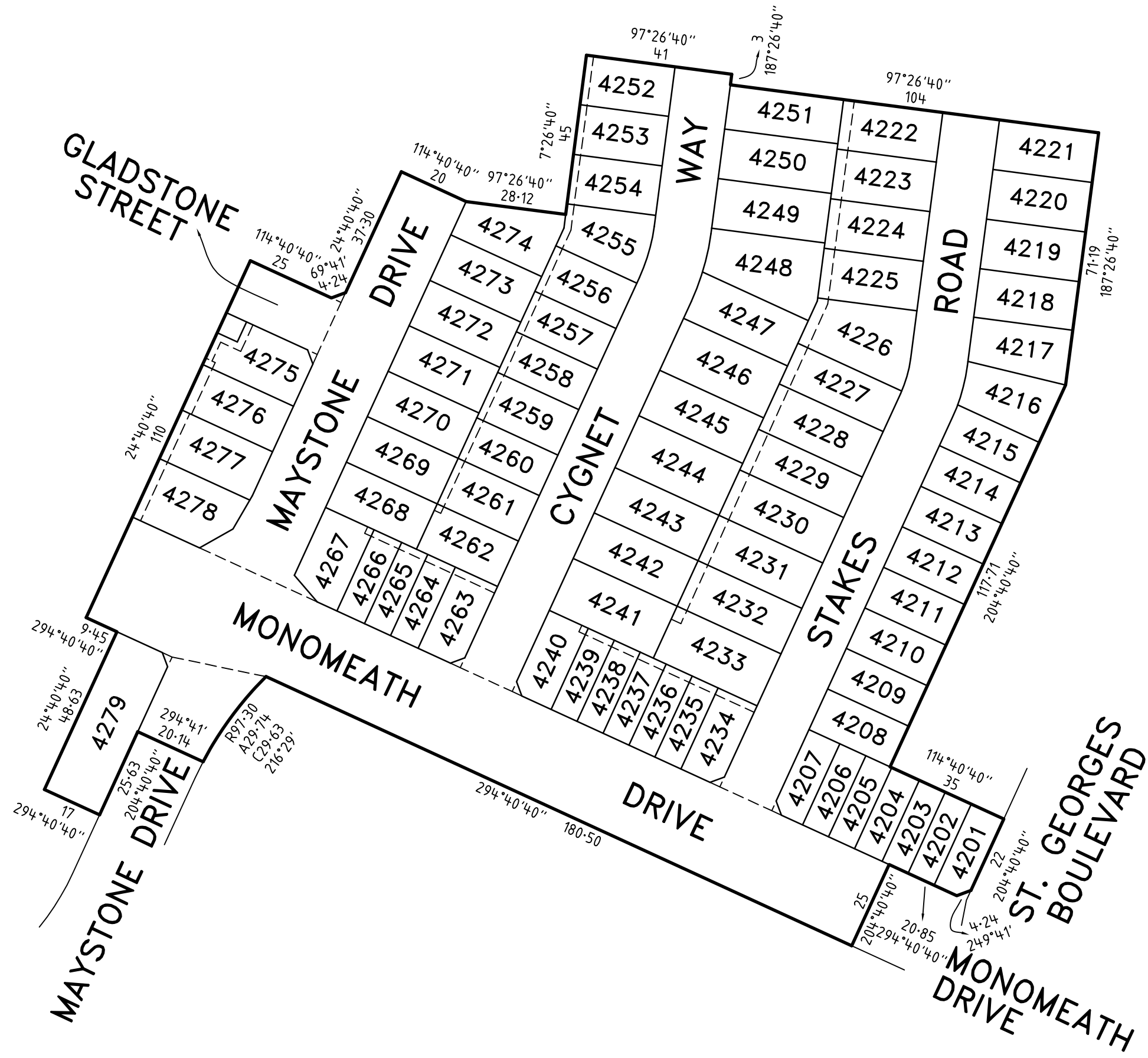
PLAN OF SUBDIVISION

PS 845596Y





MERRIFIELD - 42

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LICENSED SURVEYOR	**GREGORY STUART WILLIAMS**	**SCALE** 1:1250	12.5 0 25 50 LENGTHS ARE IN METRES
DATE	15/02/21	**REFERENCE**	329005-ST42
VERSION	D	**DRAWING**	329005-ST42-AD
			ORIGINAL SHEET SIZE A3
			SHEET 2

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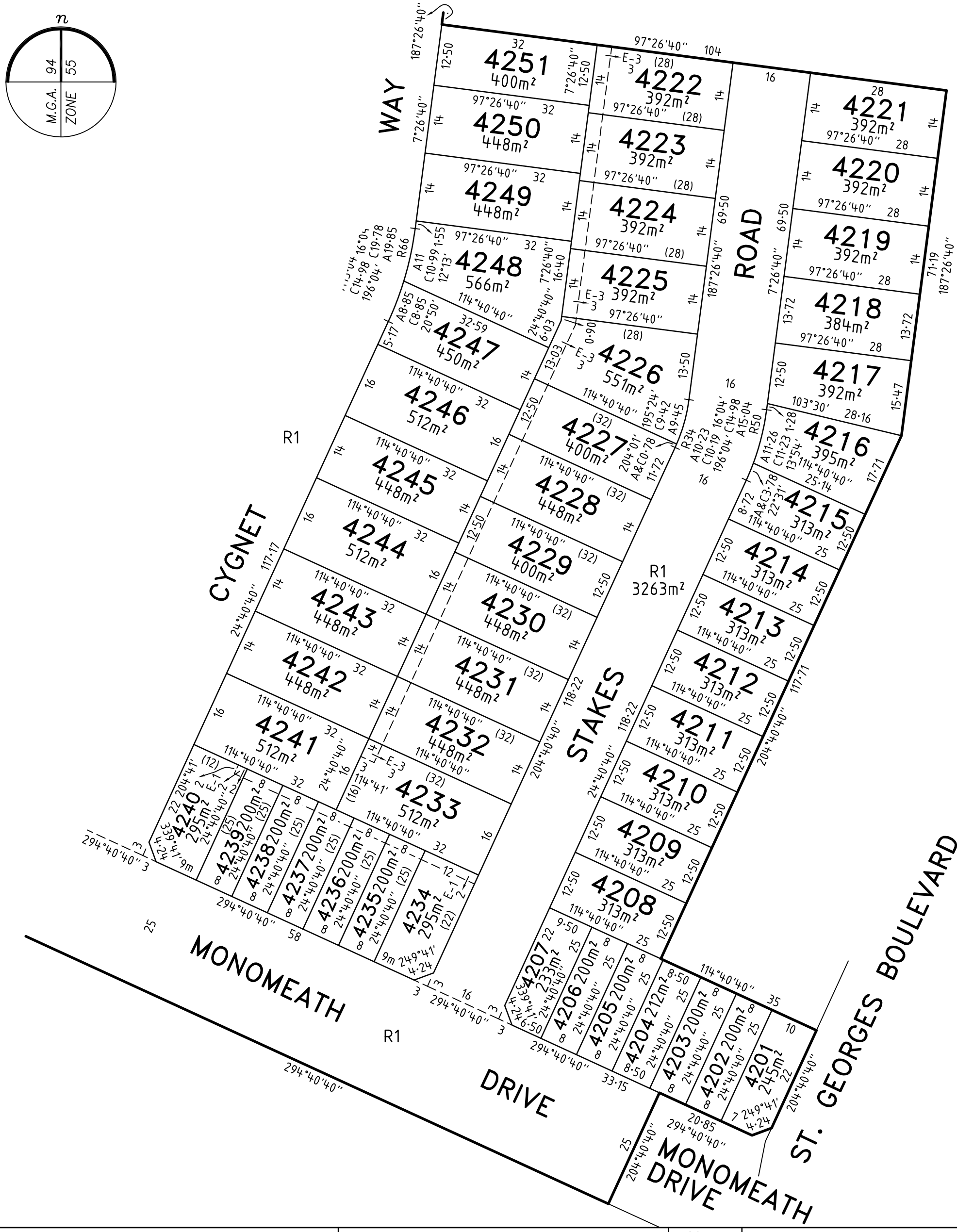
PLAN OF SUBDIVISION

PS 845596Y



MERRIFIELD - 42

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DEVELOP WITH _____ CONFIDENCE ™

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LICENSED SURVEYOR	GREGORY STUART WILLIAMS	SCALE	1:750
			7.5 0 15 30 LENGTHS ARE IN METRES
DATE	15/02/21	REFERENCE	329005-ST42
VERSION	D	DRAWING	329005-ST42-AD
			ORIGINAL SHEET SIZE A3
			SHEET 3

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PLAN OF SUBDIVISION

PS 845596Y

n

M.G.A. ZONE 94 55

GLADSTONE STREET

GLADSTONE STREET

MAYSTONE DRIVE

MONOMEATH DRIVE

CYGNET WAY

MAYSTONE DRIVE

RESERVE No.1 38·4m²

ENLARGEMENT NOT TO SCALE

SEE ENLARGEMENT ABOVE

4275 405m²

4276 392m²

4277 420m²

4278 462m²

4279 822m²

4267 357m²

4266 212m²

4265 200m²

4264 212m²

4263 320m²

4274 408m²

4273 392m²

4272 392m²

4271 392m²

4270 392m²

4269 392m²

4268 392m²

4262 350m²

4261 350m²

4260 313m²

4259 350m²

4258 313m²

4257 313m²

4256 350m²

4255 399m²

4254 350m²

4253 350m²

4252 350m²

R1 457m²

R1 2446m²

R1 6066m²

R1 575m²

R1 2932m²

4251 4250 4249 4248 4247 4246 4245 4244 4243 4242 4241 4240

MERRIFIELD - 42	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 15/02/21	REFERENCE 329005-ST42	ORIGINAL SHEET SIZE A3
	VERSION D	DRAWING 329005-ST42-AD	SHEET 4

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PLAN OF SUBDIVISION

PS 845596Y

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
4208	4205, 4206, 4207, 4209, 4233, 4234
4209	4208, 4210, 4232, 4233
4210	4209, 4211, 4231, 4232
4211	4210, 4212, 4230, 4231
4212	4211, 4213, 4229, 4230
4213	4212, 4214, 4229, 4230
4214	4213, 4215, 4227, 4228
4215	4214, 4216, 4226, 4227
4216	4215, 4217, 4226, 4227
4217	4216, 4218, 4225, 4226
4218	4217, 4219, 4225, 4226
4219	4218, 4220, 4224, 4225
4220	4219, 4221, 4223, 4224
4221	4219, 4220, 4222, 4223
4222	4220, 4221, 4223, 4251
4223	4220, 4221, 4222, 4224, 4249, 4250
4224	4218, 4219, 4223, 4225, 4248, 4249
4225	4217, 4218, 4224, 4226, 4248
4226	4216, 4217, 4225, 4227, 4247, 4248
4227	4214, 4215, 4226, 4228, 4246, 4247

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4228	4213, 4214, 4227, 4229, 4245, 4246
4229	4212, 4213, 4228, 4230, 4244, 4245
4230	4211, 4212, 4229, 4231, 4244
4231	4210, 4211, 4230, 4232, 4243
4232	4209, 4210, 4231, 4233, 4242
4233	4232, 4234, 4235, 4236, 4237, 4241
4241	4233, 4237, 4238, 4239, 4240, 4242
4242	4232, 4241, 4243, 4260, 4261
4243	4231, 4242, 4244, 4259, 4260
4244	4229, 4230, 4243, 4245, 4258, 4259
4245	4228, 4229, 4244, 4246, 4257, 4258
4246	4227, 4228, 4245, 4247, 4256, 4257
4247	4226, 4227, 4246, 4248, 4255, 4256
4248	4224, 4225, 4226, 4247, 4249, 4255
4249	4223, 4224, 4248, 4250, 4254, 4255
4250	4222, 4223, 4249, 4251, 4253, 4254
4251	4222, 4250, 4252, 4253
4252	4250, 4251, 4253, 4254
4253	4250, 4251, 4252, 4254
4254	4249, 4250, 4253, 4255
4255	4247, 4248, 4254, 4256, 4274

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4256	4246, 4247, 4255, 4257, 4273, 4274
4257	4245, 4246, 4256, 4258, 4272, 4273
4258	4244, 4245, 4257, 4259, 4271, 4272
4259	4243, 4244, 4258, 4260, 4270, 4271
4260	4242, 4243, 4259, 4261, 4270
4261	4241, 4242, 4260, 4262, 4269
4262	4241, 4261, 4263, 4264, 4265, 4268
4263	4240, 4241, 4262, 4264
4267	4266, 4268, 4277, 4278
4268	4262, 4265, 4266, 4267, 4269, 4277
4269	4261, 4268, 4270, 4275, 4276
4270	4259, 4260, 4269, 4271, 4275, 4276
4271	4258, 4259, 4270, 4272, 4273, 4275
4272	4257, 4258, 4270, 4271, 4273, 4274
4273	4256, 4257, 4270 ,4271, 4272, 4274
4274	4255, 4256, 4271, 4272, 4273
4275	4269, 4270, 4271, 4276
4276	4268, 4269, 4275, 4277
4277	4267, 4268, 4276, 4278
4278	4267, 4268, 4277, 4279
4279	4265, 4266, 4267, 4278

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: 01/01/2041.

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
4201	4202, 4203, 4204, 4205
4202	4201, 4203, 4204, 4205
4203	4201, 4202, 4204, 4205
4204	4202, 4203, 4205, 4206
4205	4203, 4204, 4206, 4208
4206	4205, 4205, 4207, 4208
4207	4205, 4206, 4208, 4234
4234	4207, 4208, 4233, 4235

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4235	4233, 4234, 4236, 4237
4236	4233, 4234, 4235, 4237
4237	4233, 4236, 4238, 4241
4238	4237, 4239, 4240, 4241
4239	4237, 4238, 4240, 4241
4240	4239, 4241, 4262, 4263
4264	4262, 4263, 4265, 4266
4265	4262, 4264, 4266, 4268
4266	4264, 4265, 4267, 4268

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: 01/01/2026.

CREATION OF RESTRICTION C

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
4201	4202, 4203, 4204, 4205
4202	4201, 4203, 4204, 4205
4203	4201, 4202, 4204, 4205
4204	4202, 4203, 4205, 4206
4205	4203, 4204, 4206, 4208
4206	4205, 4205, 4207, 4208
4207	4205, 4206, 4208, 4234

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4234	4207, 4208, 4233, 4235
4235	4233, 4234, 4236, 4237
4236	4233, 4234, 4235, 4237
4237	4233, 4236, 4238, 4241
4238	4237, 4239, 4240, 4241
4239	4237, 4238, 4240, 4241
4240	4239, 4241, 4262, 4263

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4263	4240, 4241, 4262, 4264
4264	4262, 4263, 4265, 4266
4265	4262, 4264, 4266, 4268
4266	4264, 4265, 4267, 4268
4267	4266, 4268, 4277, 4278
4278	4267, 4268, 4277, 4279
4279	4265, 4266, 4267, 4278

RESTRICTION:

THE REGISTERED PROPRIETOR OF THE BURDENED LOT FOR THE TIME BEING MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT A SINGLE STOREY DWELLING.

EXPIRY DATE: 01/01/2041.

MERRIFIELD - 42

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DEVELOP WITH _____ CONFIDENCE ™

Formerly *Bosco Jonson*

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE —

0
LENGTHS ARE IN METRES

DATE 15/02/21 **REFERENCE** 329005-ST42

VERSION D **DRAWING** 329005-ST42-AD

ORIGINAL SHEET SIZE A3

SHEET 5

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