

# PLAN OF SUBDIVISION

## EDITION

## PS 840624Y

### LOCATION OF LAND

**PARISH:** MICKLEHAM

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

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

**TITLE REFERENCE:** VOL 12312 FOL 618

**LAST PLAN REFERENCE:** LOT S ON PS831907M

**POSTAL ADDRESS:** ROSEHILL BOULEVARD  
(at time of subdivision) MICKLEHAM 3064

**MGA 94 CO-ORDINATES:** E 315 480 ZONE: 55  
(approx. centre of land in plan) N 5 844 970

Council Name: Hume City Council

Council Reference Number: S009388  
Planning Permit Reference: P21080  
SPEAR Reference Number: S166943J

#### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 30/03/2021

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Katrina Toogood for Hume City Council on 23/08/2021

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

#### IDENTIFIER

#### COUNCIL/BODY/PERSON

ROAD R1  
RESERVE No.1

HUME CITY COUNCIL  
HUME CITY COUNCIL

#### STAGING

~~THIS IS~~ / IS NOT A STAGED SUBDIVISION  
PLANNING PERMIT NO. P21080

#### 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)

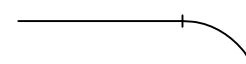
#### DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 7300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-4 TO E-13 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED - 2.685ha

TANGENT POINTS ARE SHOWN THUS:



### OTHER PURPOSE OF PLAN

TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-11 ON PS831907M (NOW CONTAINED IN HIGHFIELD DRIVE).

TO REMOVE THOSE PARTS OF SEWERAGE EASEMENT E-1 ON PS831907M NOW CONTAINED IN HIGHFIELD DRIVE, KIPLING LANE AND BUCKLEYS WALK.

TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-5 ON PS831907M (NOW CONTAINED IN LOT 7316, LOT 7332 & HIGHFIELD DRIVE).

TO REMOVE THOSE PARTS OF DRAINAGE EASEMENT E-12 ON PS831907M NOW CONTAINED IN ROSEHILL BOULEVARD AND HIGHFIELD DRIVE.

TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-14 ON PS831907M NOW CONTAINED IN ROSEHILL BOULEVARD.

### GROUND 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

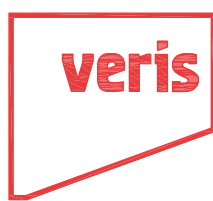
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG	PS835669E	YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3	PARTY WALL	SEE DIAG	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-14 E-14	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS827523F PS827523F	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

**MERRIFIELD - 73**

**32 LOTS**

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**

**DATE** 21/07/21

**REFERENCE** 329005-ST73

**VERSION** C

**DRAWING** 329005-ST73-AC

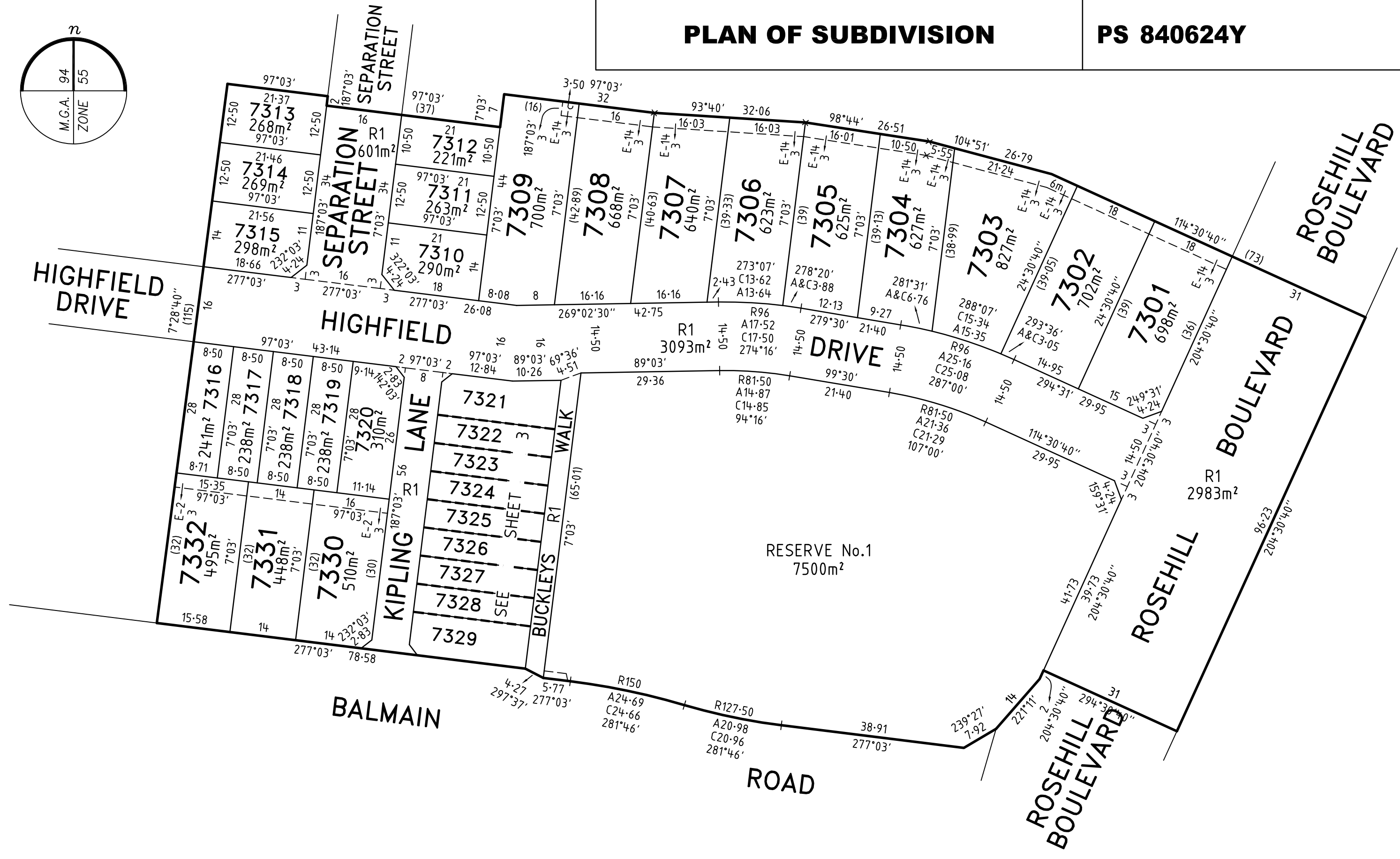
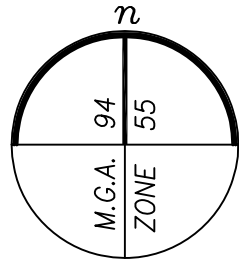
**ORIGINAL SHEET SIZE A3**

**SHEET 1 OF 4 SHEETS**

Digitally signed by: Gregory S Williams, Licensed Surveyor,  
Surveyor's Plan Version (C),  
22/07/2021, SPEAR Ref: S166943J

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**PS 840624Y**



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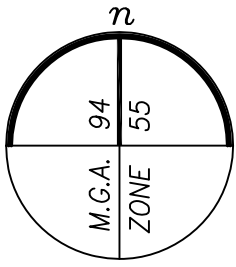
**MERRIFIELD - 73**  
 LICENSED SURVEYOR **GREGORY STUART WILLIAMS**  
 DATE 21/07/21 REFERENCE 329005-ST73  
 VERSION C DRAWING 329005-ST73-AC

7.5 0 15 30  
 LENGTHS ARE IN METRES  
 Digitally signed by: Gregory S Williams, Licensed Surveyor,  
 Surveyor's Plan Version (C),  
 22/07/2021, SPEAR Ref: S166943J

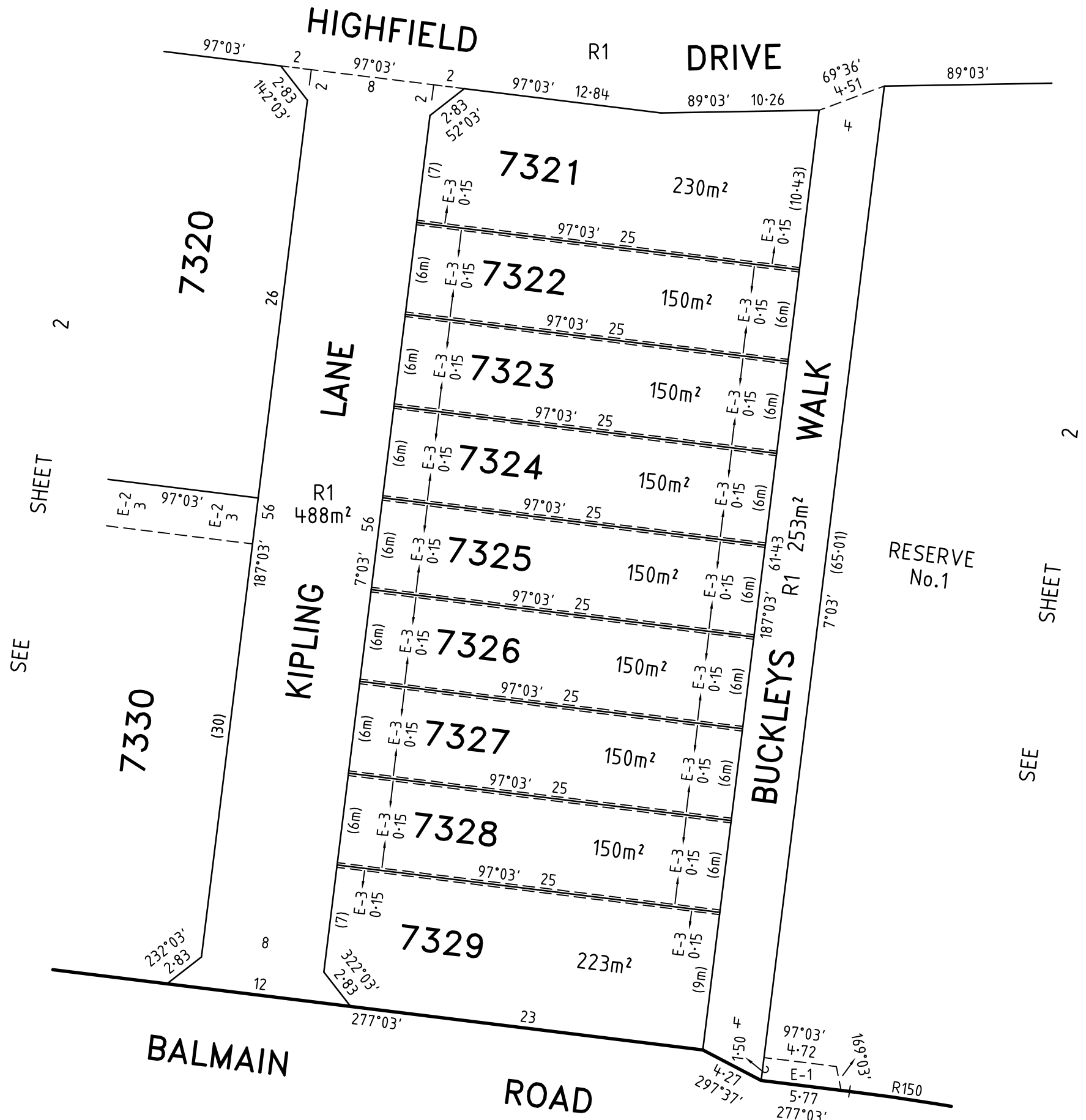
SCALE 1:750 ORIGINAL SHEET SIZE A3  
 SHEET 2  
 Digitally signed by:  
 Hume City Council,  
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PS 840624Y



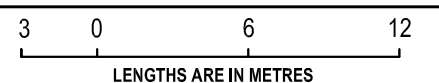
SEE SHEET 2



MERRIFIELD - 73

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:300



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ORIGINAL SHEET SIZE A3  
 SHEET 3

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# PLAN OF SUBDIVISION

# PS 840624Y

## 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
7301	7302, 7303, 7304, 7305
7302	7301, 7303, 7304, 7305
7303	7301, 7302, 7304, 7305
7304	7302, 7303, 7305, 7306
7305	7303, 7304, 7306, 7307
7306	7304, 7305, 7307, 7308
7307	7305, 7306, 7308, 7309

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
7308	7306, 7307, 7309, 7321
7309	7307, 7308, 7310, 7311, 7312, 7321
7320	7310, 7319, 7321, 7330
7330	7319, 7320, 7328, 7329, 7331
7331	7317, 7318, 7319, 7330, 7332, 7329
7332	7316, 7317, 7329, 7330, 7331

### RESTRICTION:

1. THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA7564 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
7310	7309, 7311, 7315, 7320
7311	7309, 7310, 7312, 7313, 7314
7312	7309, 7311, 7313, 7314
7313	7311, 7312, 7314, 7315
7314	7311, 7312, 7313, 7315
7315	7310, 7311, 7314, 7317
7316	7315, 7317, 7318, 7332
7317	7315, 7316, 7318, 7319, 7331, 7332
7318	7315, 7317, 7319, 7320, 7331
7319	7310, 7315, 7318, 7320, 7330, 7331

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
7321	7309, 7310, 7320, 7322
7322	7320, 7321, 7323, 7324
7323	7320, 7321, 7322, 7324
7324	7320, 7323, 7325, 7330
7325	7320, 7324, 7326, 7330
7326	7325, 7327, 7328, 7330
7327	7326, 7328, 7329, 7330
7328	7326, 7327, 7329, 7330
7329	7326, 7327, 7328, 7330

### 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
7301	7302, 7303, 7304, 7305
7302	7301, 7303, 7304, 7305
7316	7315, 7317, 7318, 7332
7317	7315, 7316, 7318, 7319, 7331, 7332
7318	7315, 7317, 7319, 7320, 7331
7319	7310, 7315, 7318, 7320, 7330, 7331

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
7320	7310, 7319, 7321, 7330
7321	7308, 7309, 7320, 7322
7322	7320, 7321, 7323, 7324
7323	7320, 7321, 7322, 7324
7324	7320, 7322, 7323, 7325

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
7325	7320, 7324, 7326, 7330
7326	7325, 7327, 7328, 7330
7327	7326, 7328, 7329, 7330
7328	7326, 7327, 7329, 7330
7329	7326, 7327, 7328, 7330

### RESTRICTION:

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.

EXPIRY DATE: 01/01/2041.

## MERRIFIELD - 73

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SCALE



LENGTHS ARE IN METRES

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DRAWING 329005-ST73-AC

ORIGINAL SHEET SIZE A3

SHEET 4

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