

PLAN OF SUBDIVISION				EDITION		PS 845595B			
<div>LOCATION OF LAND</div> <div>PARISH: MICKLEHAM</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 26 (PART)</div> <div>TITLE REFERENCE: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT B ON PS845592H</div> <div>POSTAL ADDRESS: 450B-500 DONNYBROOK ROAD MICKLEHAM 3064</div> <div>MGA 94 CO-ORDINATES: E 315 400 ZONE: 55</div> <div>N 5 844 975</div>				<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009427</div> <div>Planning Permit Reference: P21549</div> <div>SPEAR Reference Number: S169626C</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6: 19/10/2021</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Katrina Toogood for Hume City Council on 02/05/2022</div>					
VESTING OF ROADS AND/OR RESERVES				NOTATIONS					
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING		THIS IS NOT A STAGED SUBDIVISION			
ROAD R1		HUME CITY COUNCIL		PLANNING PERMIT NO. P21549					
<div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THAT PART OF DRAINAGE EASEMENT E-5 ON PS845592H NOW CONTAINED IN WYUNA WAY ON THIS PLAN.</div> <div>TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-7 ON PS845592H (NOW CONTAINED IN VALETTA STREET AND FALCONER DRIVE ON THIS PLAN).</div> <div>TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-18 ON PS845592H NOW CONTAINED IN VALETTA STREET ON THIS PLAN.</div> <div>AGREEMENT BY ALL INTERESTED PARTIES.</div>				<div>SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY VIDE BP3204G</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S)</div> <div>IN PROCLAIMED SURVEY AREA NO. AREA 74 11, 21, 222 & 289 (MICKLEHAM) 4, 5, 39 & 70 (KALKALLO)</div> <div>DEPTH LIMITATION DOES NOT APPLY</div> <div>LAND SUBDIVIDED - 1.963ha</div> <div>LOTS 1 TO 4100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>EASEMENTS E-2, E-3 & E-4 HAVE BEEN OMITTED FROM THIS PLAN.</div>					
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-5	DRAINAGE	SEE DIAG	PS845588X	HUME CITY COUNCIL					
E-6	SEWERAGE	SEE DIAG	PS845588X	YARRA VALLEY WATER CORPORATION					
MERRIFIELD - 41			LICENSED SURVEYOR GREGORY STUART WILLIAMS						
43 LOTS									
<div>veris</div> <div>VERIS AUSTRALIA PTY LTD</div> <div>A Level 3, 1 Southbank Blvd</div> <div>Southbank VIC 3006</div> <div>T +61 3 7019 8400</div> <div>E melbourne@veris.com.au</div> <div>W www.veris.com.au</div>			DATE 29/03/22		REFERENCE 329005-ST41		ORIGINAL SHEET SIZE A3		
			VERSION G		DRAWING 329005-ST41-AG		SHEET 1 OF 3 SHEETS		
			Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (G), 29/03/2022, SPEAR Ref: S169626C						



Digitally signed by:
Hume City Council,
02/05/2022,
SPEAR Ref: S169626C

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4101	4102, 4132, 4142, 4143	4111	4109, 4110, 4112, 4113
4102	4101, 4103, 4130, 4131	4123	4119, 4120, 4121, 4122, 4124, 4128
4103	4102, 4104, 4129, 4130	4124	4123, 4125, 4126, 4127
4104	4103, 4105, 4129, 4130	4125	4123, 4124, 4126, 4127
4105	4104, 4106, 4122, 4129	4126	4124, 4125, 4127, 4135
4106	4105, 4107, 4121, 4122	4127	4124, 4125, 4126, 4128, 4134
4107	4106, 4108, 4120, 4121	4128	4123, 4127, 4129, 4130, 4131, 4133
4108	4107, 4109, 4119, 4120	4133	4128, 4131, 4132, 4134, 4137, 4138
4109	4108, 4110, 4111, 4119	4134	4127, 4133, 4135, 4136, 4137
4110	4108, 4109, 4111, 4119	4135	4126, 4134, 4136, 4137

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: 01/07/2042.

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	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4112	4111, 4113, 4114, 4115	4129	4103, 4104, 4128, 4130
4113	4111, 4112, 4114, 4115	4130	4102, 4103, 4128, 4129, 4131
4114	4112, 4113, 4115, 4116	4131	4101, 4102, 4128, 4130, 4132, 4133
4115	4113, 4114, 4116, 4117	4132	4101, 4131, 4133, 4139
4116	4114, 4115, 4117, 4118	4136	4133, 4134, 4135, 4137
4117	4114, 4115, 4116, 4118	4137	4133, 4134, 4136, 4138
4118	4114, 4115, 4116, 4117	4138	4132, 4133, 4137, 4139
4119	4107, 4108, 4120, 4123	4139	4132, 4133, 4138, 4140
4120	4107, 4108, 4119, 4121, 4123	4140	4101, 4132, 4139, 4141
4121	4106, 4107, 4120, 4122, 4123	4141	4101, 4132, 4140, 4142
4122	4105, 4106, 4121, 4123	4142	4101, 4140, 4141, 4143
		4143	4101, 4140, 4141, 4142

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: 01/07/2042.

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4111	4109, 4110, 4112, 4113	4117	4114, 4115, 4116, 4118
4112	4111, 4113, 4114, 4115	4118	4114, 4115, 4116, 4117
4113	4111, 4112, 4114, 4115	4119	4107, 4108, 4120, 4123
4114	4112, 4113, 4115, 4116	4120	4107, 4108, 4119, 4121, 4123
4115	4113, 4114, 4116, 4117	4121	4106, 4107, 4120, 4122, 4123
4116	4114, 4115, 4117, 4118	4122	4105, 4106, 4121, 4123

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: 01/07/2042.