

# PLAN OF SUBDIVISION

## EDITION

## PS 845588X

### LOCATION OF LAND

**PARISH:** MICKLEHAM  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 25, 26 & 28 (PARTS)  
**TITLE REFERENCE:** VOL 12375 FOL 955  
  
**LAST PLAN REFERENCE:** LOT R ON PS835650C  
  
**POSTAL ADDRESS:** 450R - 500 DONNYBROOK ROAD  
 (at time of subdivision) MICKLEHAM 3064  
  
**MGA 94 CO-ORDINATES:** E 315 200 ZONE: 55  
 (approx. centre of land in plan) N 5 845 200

Council Name: Hume City Council

Council Reference Number: S009417  
 Planning Permit Reference: P21549  
 SPEAR Reference Number: S168591A

#### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6: 10/09/2021

#### Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan

Digitally signed by: Antonino Magazzu for Hume City Council on 15/07/2022

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P21549	
		<b>SURVEY</b>	THIS PLAN IS <del>TO BE</del> BASED ON SURVEY VIDE BP3204G THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) IN PROCLAIMED SURVEY AREA NO. 74 11, 21, 222 & 289 (MICKLEHAM) 4, 5, 39 & 70 (KALKALLO)
		<b>DEPTH LIMITATION</b>	DOES NOT APPLY
<b>OTHER PURPOSE OF PLAN</b> TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-9 ON PS835650C (NOW CONTAINED IN ST. GEORGES BOULEVARD, SUNNYSIDE DRIVE, WYUNA WAY, VALETTA STREET AND LOTS 4022, 4023, 4026 TO 4035 (BOTH INCLUSIVE), 4037 & 4038 ON THIS PLAN).  <b>AGREEMENT BY ALL INTERESTED PARTIES.</b>		LAND SUBDIVIDED (EXCLUDING LOT A) - 4.603ha LOTS 1 TO 4000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-8, E-9 AND E-11 TO E-14 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TANGENT POINTS ARE SHOWN THUS:	

### 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	AS360841M	HUME CITY COUNCIL
E-2	DRAINAGE	SEE DIAG	AR183960X	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	AS360841M	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	AS360841M	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	AS360841M	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
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-10	SEWERAGE	SEE DIAG	PS814703B	YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE	SEE DIAG	PS835648N	HUME CITY COUNCIL
E-16	SEWERAGE	SEE DIAG	PS835648N	YARRA VALLEY WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	PS835648N	HUME CITY COUNCIL
E-17	SEWERAGE	SEE DIAG	PS835648N	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 40

80 LOTS AND BALANCE LOT A

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 15/06/22

REFERENCE 329005-ST40

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 329005-ST40-AJ

SHEET 1 OF 7 SHEETS

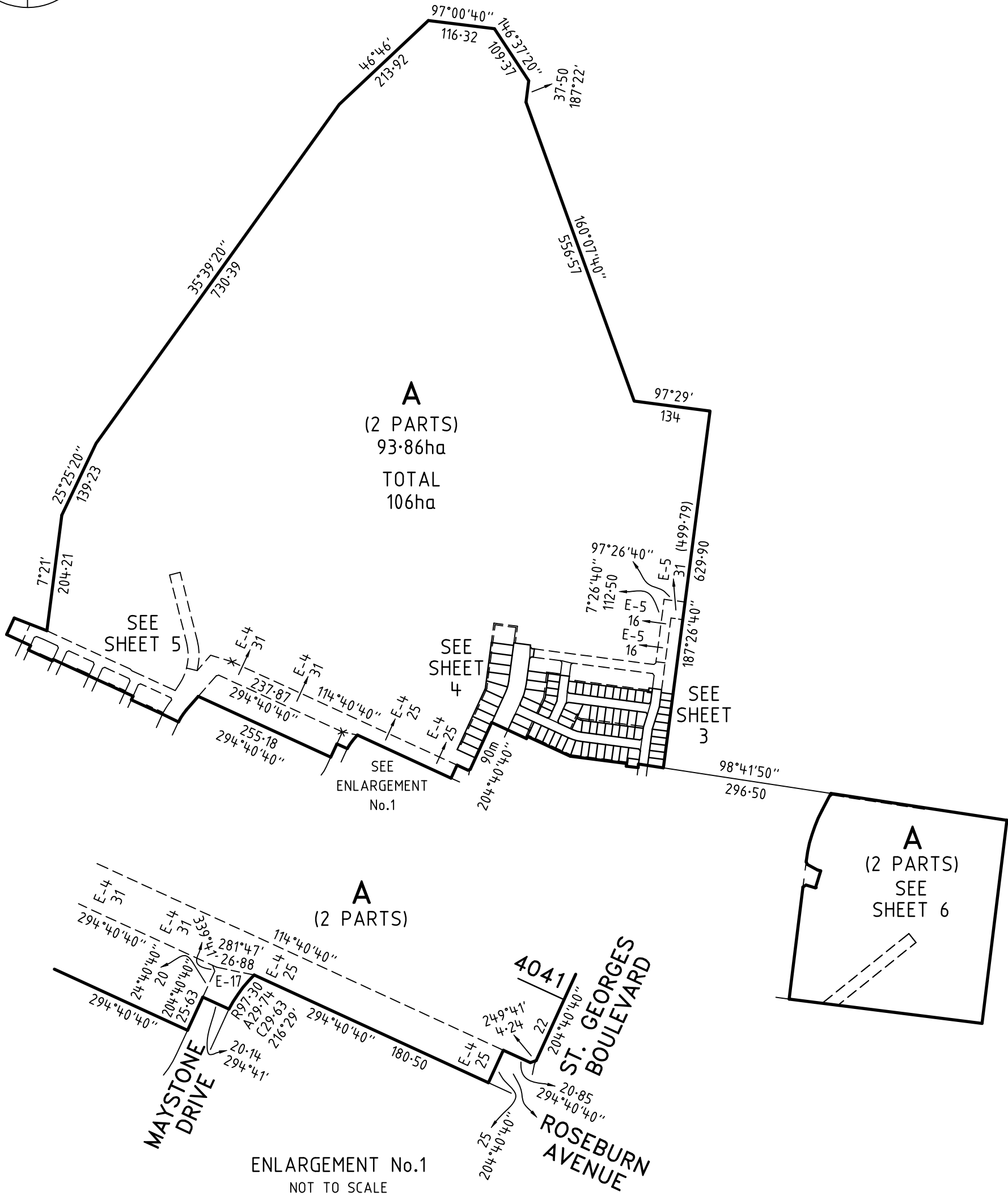
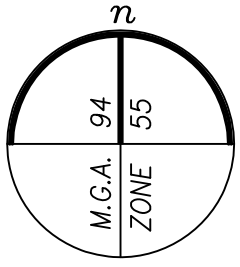


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Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (J), 15/06/2022, SPEAR Ref: S168591A

# PLAN OF SUBDIVISION

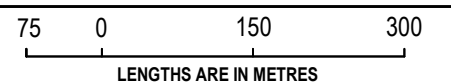
**PS 845588X**



MERRIFIELD - 40

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:7500



DATE 15/06/22

REFERENCE 329005-ST40

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 329005-ST40-AJ

SHEET 2

**veris**

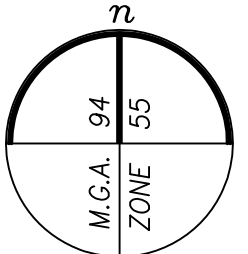
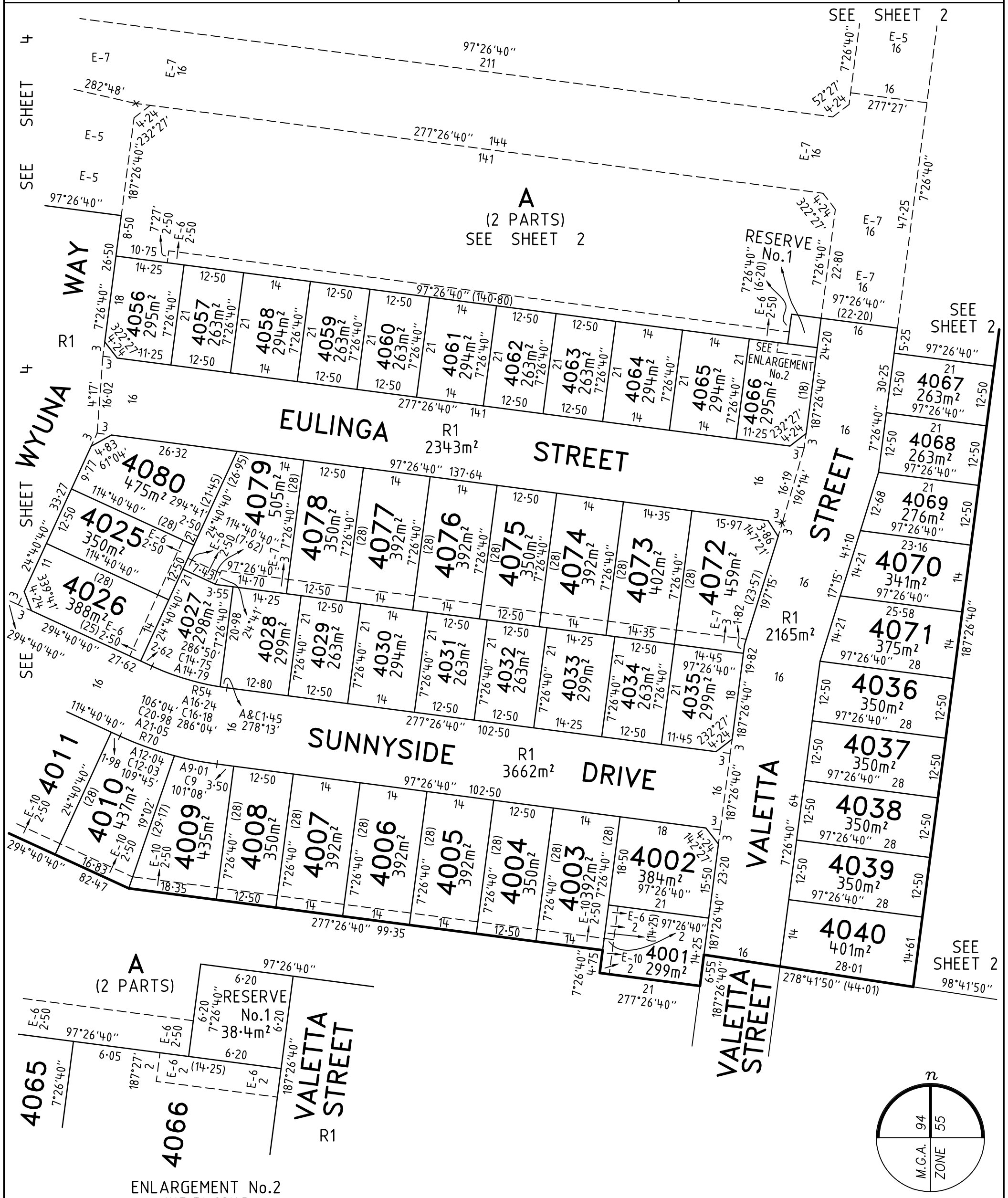
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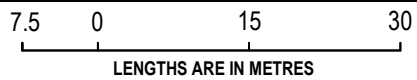
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# PLAN OF SUBDIVISION

**PS 845588X**

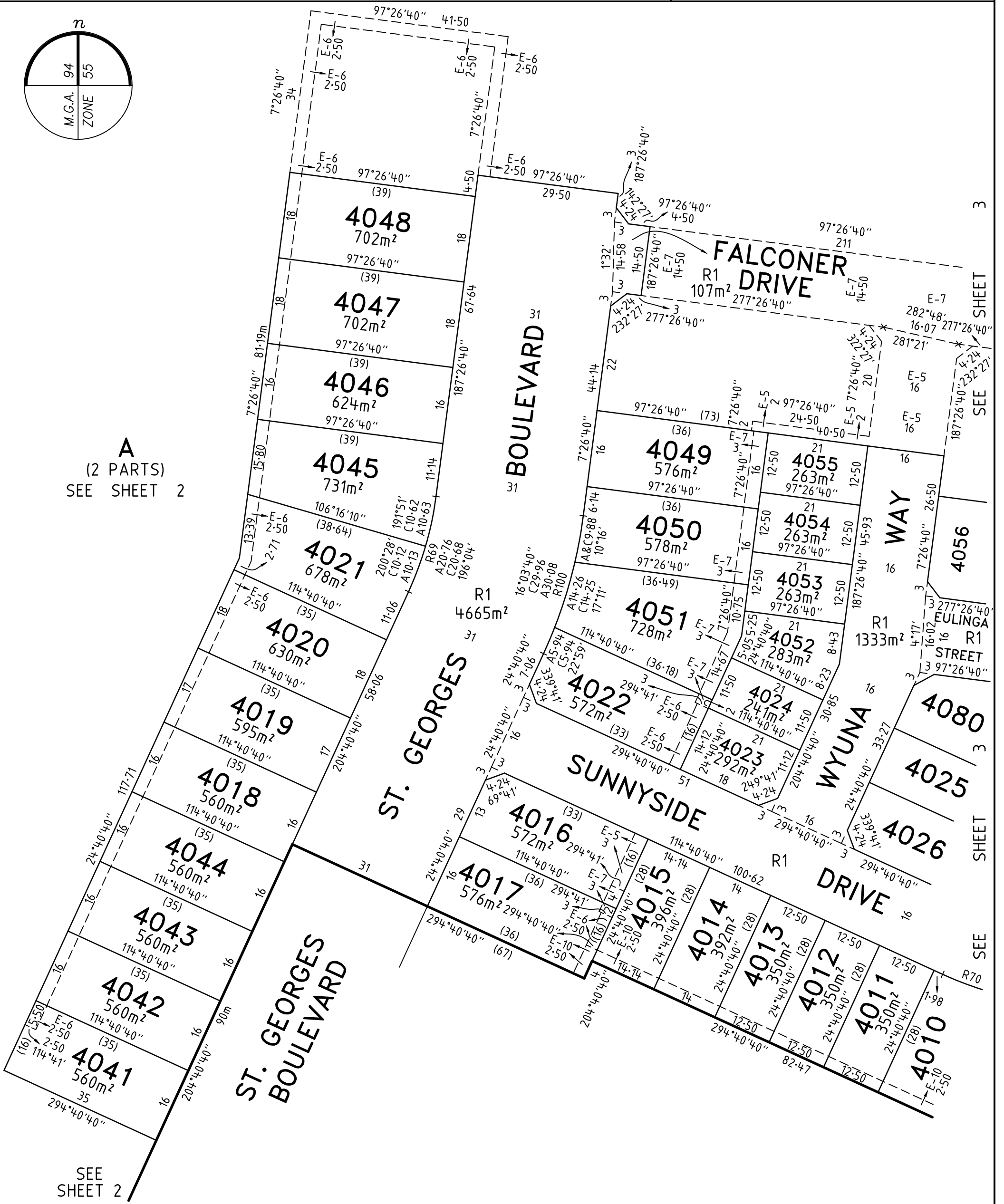
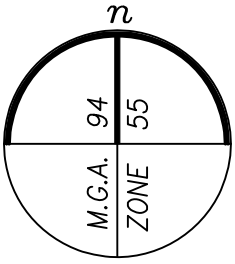


ENLARGEMENT No.2  
NOT TO SCALE

<b>MERRIFIELD - 40</b>   <p>VERIS AUSTRALIA PTY LTD                  A   Level 3, 1 Southbank Blvd                  Southbank VIC 3006                  T   +61 3 7019 8400                  E   melbourne@veris.com.au                  W   www.veris.com.au</p>	LICENSED SURVEYOR <b>GREGORY STUART WILLIAMS</b>	SCALE 1:750	
	DATE 15/06/22      REFERENCE 329005-ST40	ORIGINAL SHEET SIZE A3	
	VERSION J      DRAWING 329005-ST40-AJ	SHEET 3	
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# PLAN OF SUBDIVISION

PS 845588X



**A**  
(2 PARTS)  
SEE SHEET 2

SEE SHEET 2

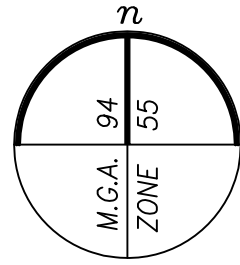
SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

<b>MERRIFIELD - 40</b>  <p>VERIS AUSTRALIA PTY LTD                  A   Level 3, 1 Southbank Blvd                  Southbank VIC 3006                  T   +61 3 7019 8400                  E   melbourne@veris.com.au                  W   www.veris.com.au</p>	LICENSED SURVEYOR <b>GREGORY STUART WILLIAMS</b>	SCALE 1:750	<p>LENGTHS ARE IN METRES</p>	
	DATE 15/06/22	REFERENCE 329005-ST40	ORIGINAL SHEET SIZE A3	
	VERSION J	DRAWING 329005-ST40-AJ	SHEET 4	
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (J), 15/06/2022, SPEAR Ref: S168591A		Digitally signed by: Hume City Council, 15/07/2022, SPEAR Ref: S168591A	

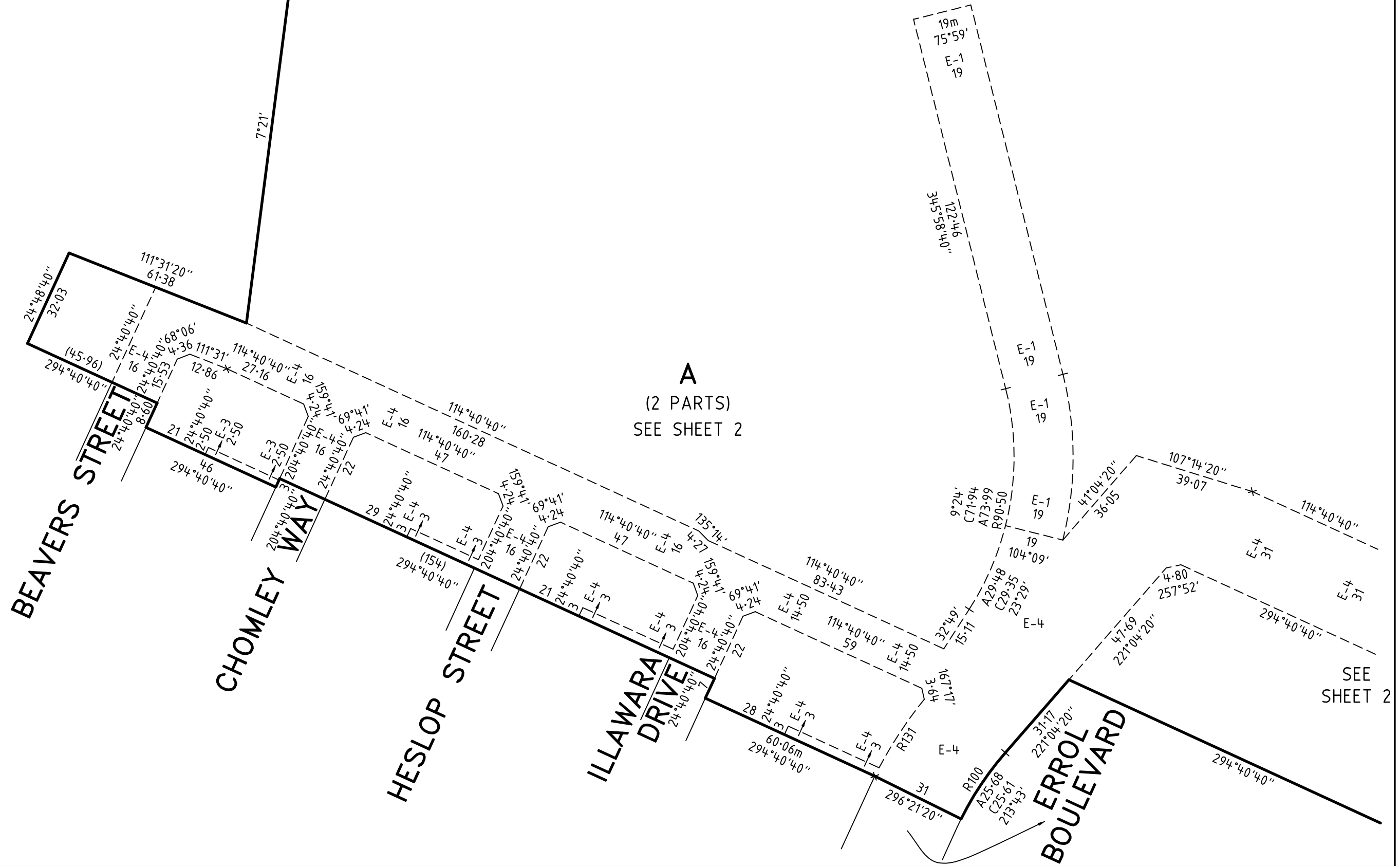




SEE SHEET 2

# PLAN OF SUBDIVISION

**PS 845588X**



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**MERRIFIELD - 40**

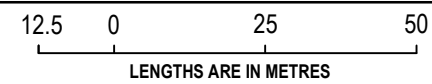
LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 15/06/22

VERSION J

REFERENCE 329005-ST40

DRAWING 329005-ST40-AJ



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SCALE  
 1:1250

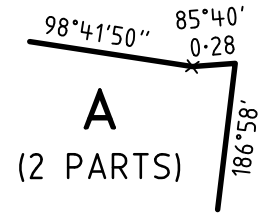
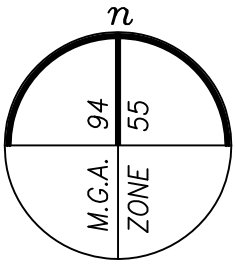
ORIGINAL SHEET SIZE A3

SHEET 5

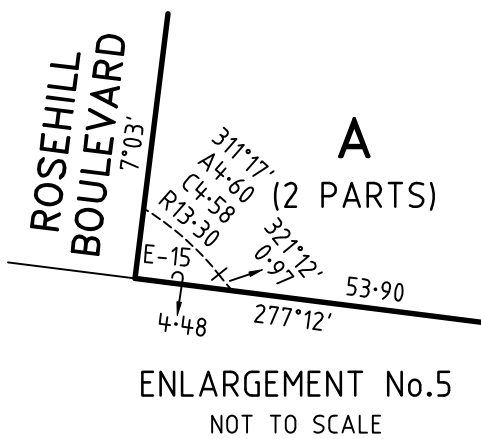
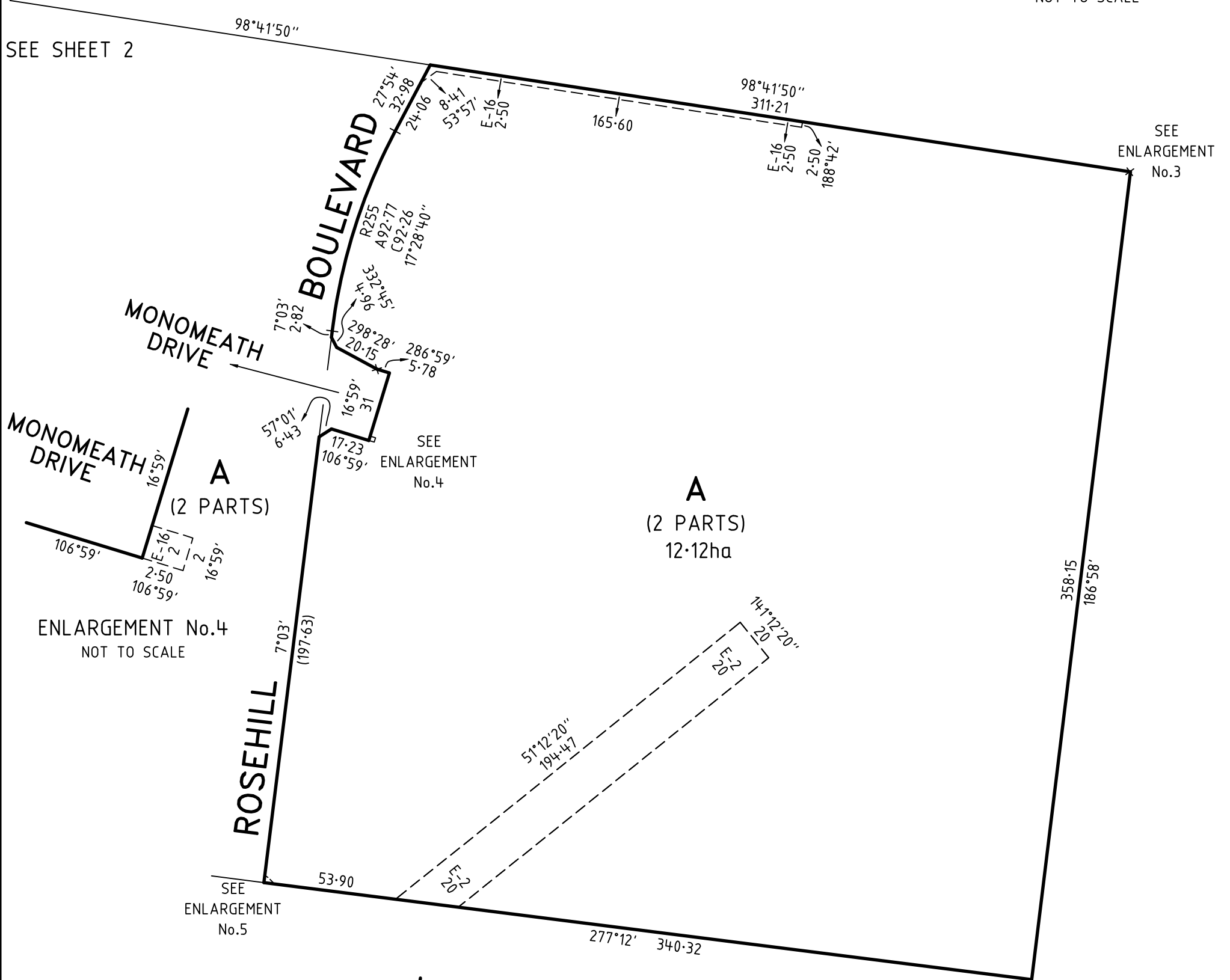
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 SPEAR Ref: S168591A

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**PS 845588X**



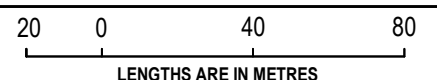
ENLARGEMENT No.3  
NOT TO SCALE



MERRIFIELD - 40

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:2000



DATE 15/06/22

REFERENCE 329005-ST40

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 329005-ST40-AJ

SHEET 6



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# PLAN OF SUBDIVISION

# PS 845588X

## 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
4002	4001, 4003, 4035, 4039
4003	4001, 4002, 4004, 4033, 4034
4004	4003, 4005, 4032, 4033
4005	4004, 4006, 4031, 4032
4006	4005, 4007, 4030, 4031
4007	4006, 4008, 4029, 4030
4008	4007, 4009, 4028, 4029
4009	4008, 4010, 4027, 4028
4010	4009, 4011, 4026, 4027
4011	4010, 4012, 4026, 4027
4012	4011, 4013, 4026, 4027
4013	4012, 4014, 4023, 4026
4014	4013, 4015, 4023, 4026
4015	4014, 4016, 4017, 4022, 4023
4016	4015, 4017, 4019, 4022
4017	4015, 4016, 4018, 4019
4018	4016, 4017, 4019, 4044

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4019	4016, 4017, 4018, 4020
4020	4016, 4019, 4021, 4022
4021	4020, 4022, 4045, 4051
4022	4016, 4021, 4023, 4024, 4051
4025	4023, 4024, 4026, 4027, 4079, 4080
4026	4012, 4023, 4025, 4027
4036	4035, 4037, 4071, 4072
4037	4002, 4035, 4036, 4038
4038	4002, 4035, 4037, 4039
4039	4001, 4002, 4038, 4040
4040	4001, 4002, 4038, 4039
4041	4018, 4042, 4043, 4044
4042	4018, 4041, 4043, 4044
4043	4018, 4041, 4042, 4043
4044	4018, 4019, 4042, 4043
4045	4021, 4046, 4049, 4050
4046	4045, 4047, 4049, 4050

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4047	4045, 4046, 4048, 4049
4048	4045, 4046, 4047, 4049
4049	4045, 4046, 4050, 4054, 4055
4050	4021, 4045, 4049, 4051, 4053, 4054
4051	4021, 4022, 4024, 4050, 4052, 4053
4070	4068, 4069, 4071, 4072
4071	4035, 4036, 4070, 4072
4072	4035, 4066, 4070, 4073
4073	4033, 4034, 4064, 4065, 4072, 4074
4074	4032, 4033, 4063, 4064, 4073, 4075
4075	4031, 4032, 4062, 4063, 4074, 4076
4076	4030, 4031, 4061, 4062, 4075, 4077
4077	4029, 4030, 4060, 4061, 4076, 4078
4078	4028, 4029, 4059, 4060, 4077, 4079
4079	4025, 4027, 4028, 4058, 4078, 4080
4080	4025, 4052, 4056, 4079

### RESTRICTION:

- THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA8521 AND;
- 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
4001	4002, 4003, 4039, 4040
4023	4015, 4022, 4024, 4026
4024	4022, 4023, 4025, 4026, 4051, 4052
4027	4009, 4010, 4025, 4026, 4028, 4079
4028	4008, 4009, 4027, 4029, 4078, 4079
4029	4007, 4008, 4028, 4030, 4077, 4078
4030	4006, 4007, 4029, 4031, 4076, 4077
4031	4005, 4006, 4030, 4032, 4075, 4076
4032	4004, 4005, 4031, 4033, 4074, 4075
4033	4003, 4004, 4032, 4034, 4073, 4074
4034	4002, 4003, 4033, 4035, 4073
4035	4002, 4034, 4037, 4072
4052	4024, 4051, 4053, 4056, 4080
4053	4050, 4051, 4052, 4054, 4056, 4080
4054	4049, 4050, 4052, 4053, 4055, 4056

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4055	4049, 4053, 4054, 4056
4056	4053, 4054, 4057, 4080
4057	4056, 4058, 4079, 4080
4058	4057, 4059, 4079, 4080
4059	4058, 4060, 4078, 4079
4060	4059, 4061, 4077, 4078
4061	4060, 4062, 4076, 4077
4062	4061, 4063, 4075, 4076
4063	4062, 4064, 4074, 4075
4064	4063, 4065, 4073, 4074
4065	4064, 4066, 4072, 4073
4066	4065, 4067, 4068, 4072
4067	4066, 4068, 4069, 4072
4068	4066, 4067, 4069, 4072
4069	4066, 4068, 4070, 4072

### 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:

- THE 'SMALL LOT HOUSING CODE (TYPE A)' UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT;
- 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
4016	4015, 4017, 4019, 4022
4022	4016, 4021, 4023, 4024, 4051

### 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.

MERRIFIELD - 40

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE 15/06/22

REFERENCE 329005-ST40

ORIGINAL SHEET SIZE A3

VERSION J

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SHEET 7



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