

PLAN OF SUBDIVISION

EDITION

PS 845595B

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 26 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT B ON PS845592H

POSTAL ADDRESS: 450B-500 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM 3064

MGA 94 CO-ORDINATES: E 315 400 ZONE: 55
(approx. centre of land in plan) N 5 844 975

Council Name: Hume City Council

Council Reference Number: S009427
Planning Permit Reference: P21549
SPEAR Reference Number: S169626C

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 19/10/2021

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

ROAD R1

HUME CITY COUNCIL

STAGING

THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT NO. P21549

SURVEY

THIS PLAN IS ~~TO BE~~ BASED ON SURVEY VIDE BP3204G
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S)
IN PROCLAIMED SURVEY AREA NO. AREA 74 11, 21, 222 & 289 (MICKLEHAM)
4, 5, 39 & 70 (KALKALLO)

DEPTH LIMITATION DOES NOT APPLY

└ LAND SUBDIVIDED - 1.963ha

LOTS 1 TO 4100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-2, E-3 & E-4 HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-5 ON PS845592H NOW CONTAINED IN WYUNA WAY ON THIS PLAN.

TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-7 ON PS845592H (NOW CONTAINED IN VALETTA STREET AND FALCONER DRIVE ON THIS PLAN).

TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-18 ON PS845592H NOW CONTAINED IN VALETTA STREET ON THIS PLAN.

GROUND 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-5	DRAINAGE	SEE DIAG	PS845588X	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS845588X	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 41

43 LOTS

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 15/06/22

REFERENCE 329005-ST41

ORIGINAL SHEET SIZE A3

VERSION H

DRAWING 329005-ST41-AH

SHEET 1 OF 3 SHEETS

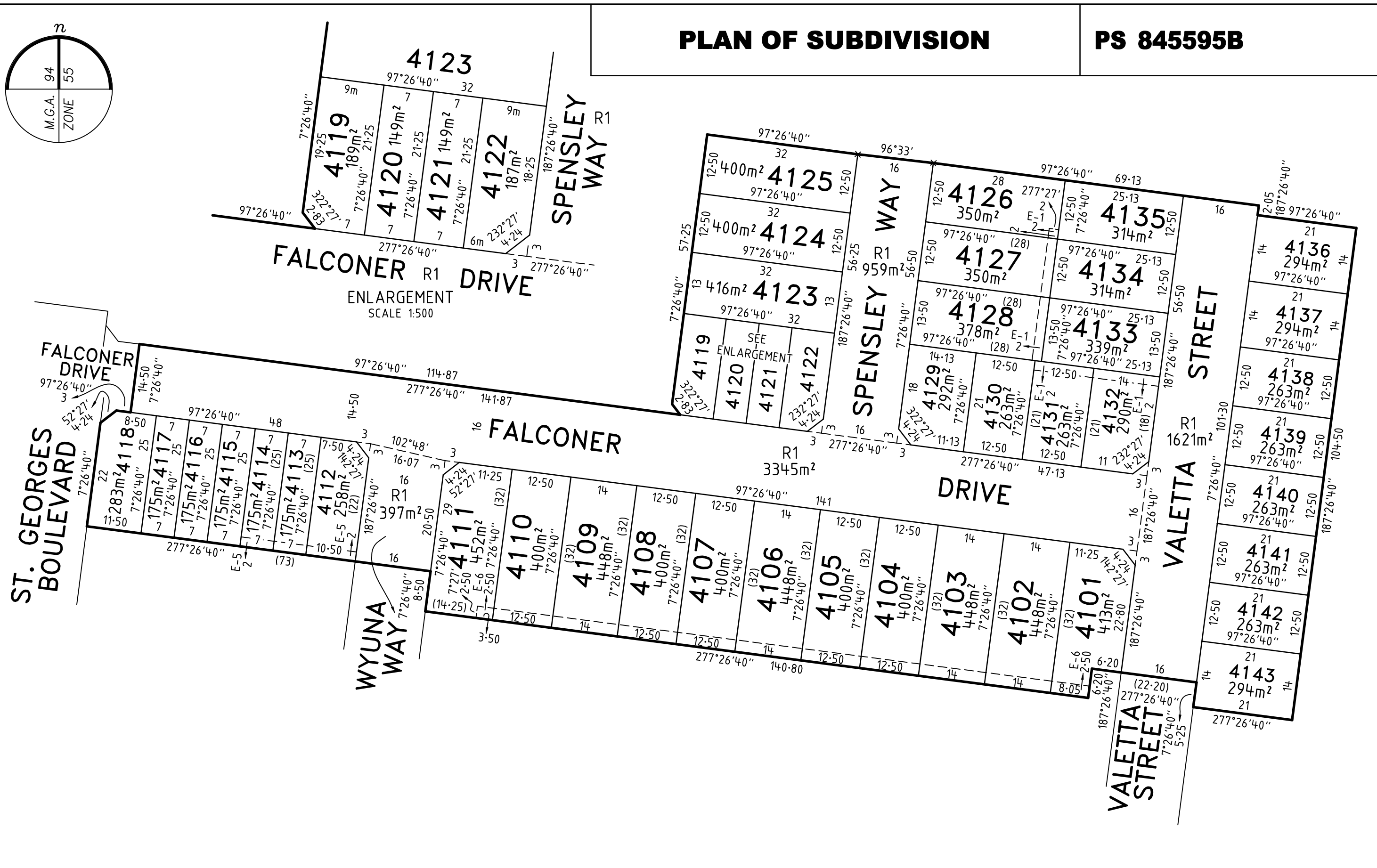
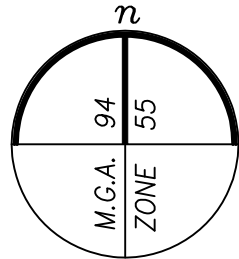


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Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (H),
15/06/2022, SPEAR Ref: S169626C

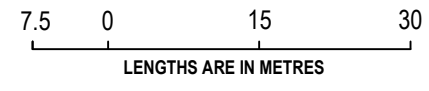
PLAN OF SUBDIVISION

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MERRIFIELD - 41	
LICENSED SURVEYOR GREGORY STUART WILLIAMS	
DATE 15/06/22	REFERENCE 329005-ST41
VERSION H	DRAWING 329005-ST41-AH



SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 2

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Digitally signed by:
 Hume City Council,
 15/07/2022,
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PLAN OF SUBDIVISION

PS 845595B

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
4101	4102, 4132, 4142, 4143
4102	4101, 4103, 4130, 4131
4103	4102, 4104, 4129, 4130
4104	4103, 4105, 4129, 4130
4105	4104, 4106, 4122, 4129
4106	4105, 4107, 4121, 4122
4107	4106, 4108, 4120, 4121
4108	4107, 4109, 4119, 4120
4109	4108, 4110, 4111, 4119
4110	4108, 4109, 4111, 4119

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4111	4109, 4110, 4112, 4113
4123	4119, 4120, 4121, 4122, 4124, 4128
4124	4123, 4125, 4126, 4127
4125	4123, 4124, 4126, 4127
4126	4124, 4125, 4127, 4135
4127	4124, 4125, 4126, 4128, 4134
4128	4123, 4127, 4129, 4130, 4131, 4133
4133	4128, 4131, 4132, 4134, 4137, 4138
4134	4127, 4133, 4135, 4136, 4137
4135	4126, 4134, 4136, 4137

RESTRICTION:

- THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA8522 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
4112	4111, 4113, 4114, 4115
4113	4111, 4112, 4114, 4115
4114	4112, 4113, 4115, 4116
4115	4113, 4114, 4116, 4117
4116	4114, 4115, 4117, 4118
4117	4114, 4115, 4116, 4118
4118	4114, 4115, 4116, 4117
4119	4107, 4108, 4120, 4123
4120	4107, 4108, 4119, 4121, 4123
4121	4106, 4107, 4120, 4122, 4123
4122	4105, 4106, 4121, 4123

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4129	4103, 4104, 4128, 4130
4130	4102, 4103, 4128, 4129, 4131
4131	4101, 4102, 4128, 4130, 4132, 4133
4132	4101, 4131, 4133, 4139
4136	4133, 4134, 4135, 4137
4137	4133, 4134, 4136, 4138
4138	4132, 4133, 4137, 4139
4139	4132, 4133, 4138, 4140
4140	4101, 4132, 4139, 4141
4141	4101, 4132, 4140, 4142
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:

- 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
4111	4109, 4110, 4112, 4113
4112	4111, 4113, 4114, 4115
4113	4111, 4112, 4114, 4115
4114	4112, 4113, 4115, 4116
4115	4113, 4114, 4116, 4117
4116	4114, 4115, 4117, 4118

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4117	4114, 4115, 4116, 4118
4118	4114, 4115, 4116, 4117
4119	4107, 4108, 4120, 4123
4120	4107, 4108, 4119, 4121, 4123
4121	4106, 4107, 4120, 4122, 4123
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.

MERRIFIELD - 41

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE 15/06/22

REFERENCE 329005-ST41

ORIGINAL SHEET SIZE A3

VERSION H

DRAWING 329005-ST41-AH

SHEET 3

veris

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