

# PLAN OF SUBDIVISION

## EDITION

## PS 845645N

### LOCATION OF LAND

**PARISH:** MICKLEHAM

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

**CROWN PORTION:** 25, 26 & 28 (PARTS)

**TITLE REFERENCE:** VOL 12394 FOL 526

**LAST PLAN REFERENCE:** LOT D ON PS845592H

**POSTAL ADDRESS:** 450D-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

SPEAR Reference Number: S172232S

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

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

**OTHER PURPOSE OF PLAN**  
TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS845592H NOW CONTAINED IN LOT E, ELLENDALE STREET, ERROL BOULEVARD AND ROSEBURN AVENUE ON THIS PLAN.  
TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-1 ON PS845592H.

**GROUND FOR REMOVAL OF EASEMENTS**  
BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

**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)  
IN PROCLAIMED SURVEY AREA NO. 74 11, 21, 222 & 289 (MICKLEHAM)  
4, 5, 39 & 70 (KALKALLO)

**DEPTH LIMITATION** DOES NOT APPLY  
LAND SUBDIVIDED (EXCLUDING LOT E) - 5.473ha  
LOTS 1 TO 4300 AND LOTS A TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
EASEMENTS E-1, E-7 & E-19 TO E-27 (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-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	PS845588X	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS845588X	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-9	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	PS845588X	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-12	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE DIAG	PS845592H	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-14	SEWERAGE	SEE DIAG	PS845592H	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	POWERLINE	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-18	DRAINAGE	SEE DIAG	PS845588X	HUME CITY COUNCIL
E-18	SEWERAGE	SEE DIAG	PS845592H	YARRA VALLEY WATER CORPORATION
E-28	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-28	DRAINAGE	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION

**MERRIFIELD - 43**  
**66 LOTS AND BALANCE LOT E**

**LICENSED SURVEYOR GREGORY STUART WILLIAMS**

**DATE** 23/08/22 **REFERENCE** 329005-ST43  
**VERSION** H **DRAWING** 329005-ST43-AH

**ORIGINAL SHEET SIZE A3**

**SHEET 1 OF 9 SHEETS**

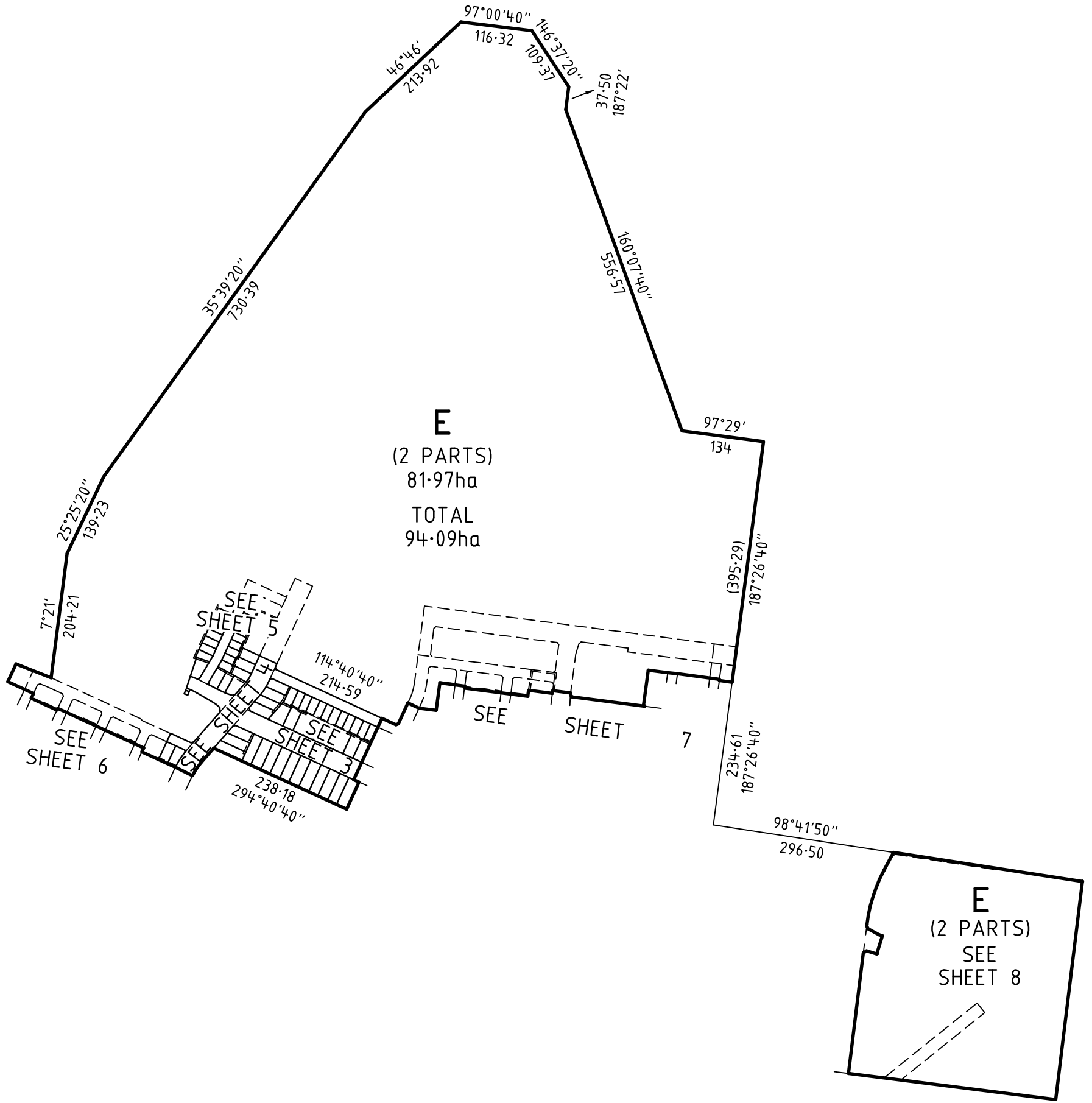
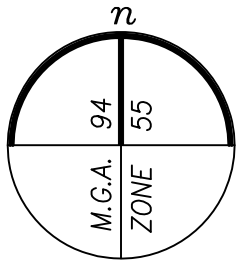


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Surveyor's Plan Version (J),  
29/09/2022, SPEAR Ref: S172232S

# PLAN OF SUBDIVISION

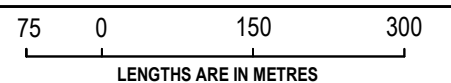
**PS 845645N**



**MERRIFIELD - 43**

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:7500



DATE 23/08/22

REFERENCE 329005-ST43

ORIGINAL SHEET SIZE A3

VERSION H

DRAWING 329005-ST43-AH

SHEET 2

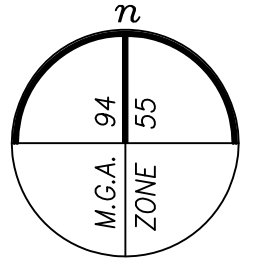
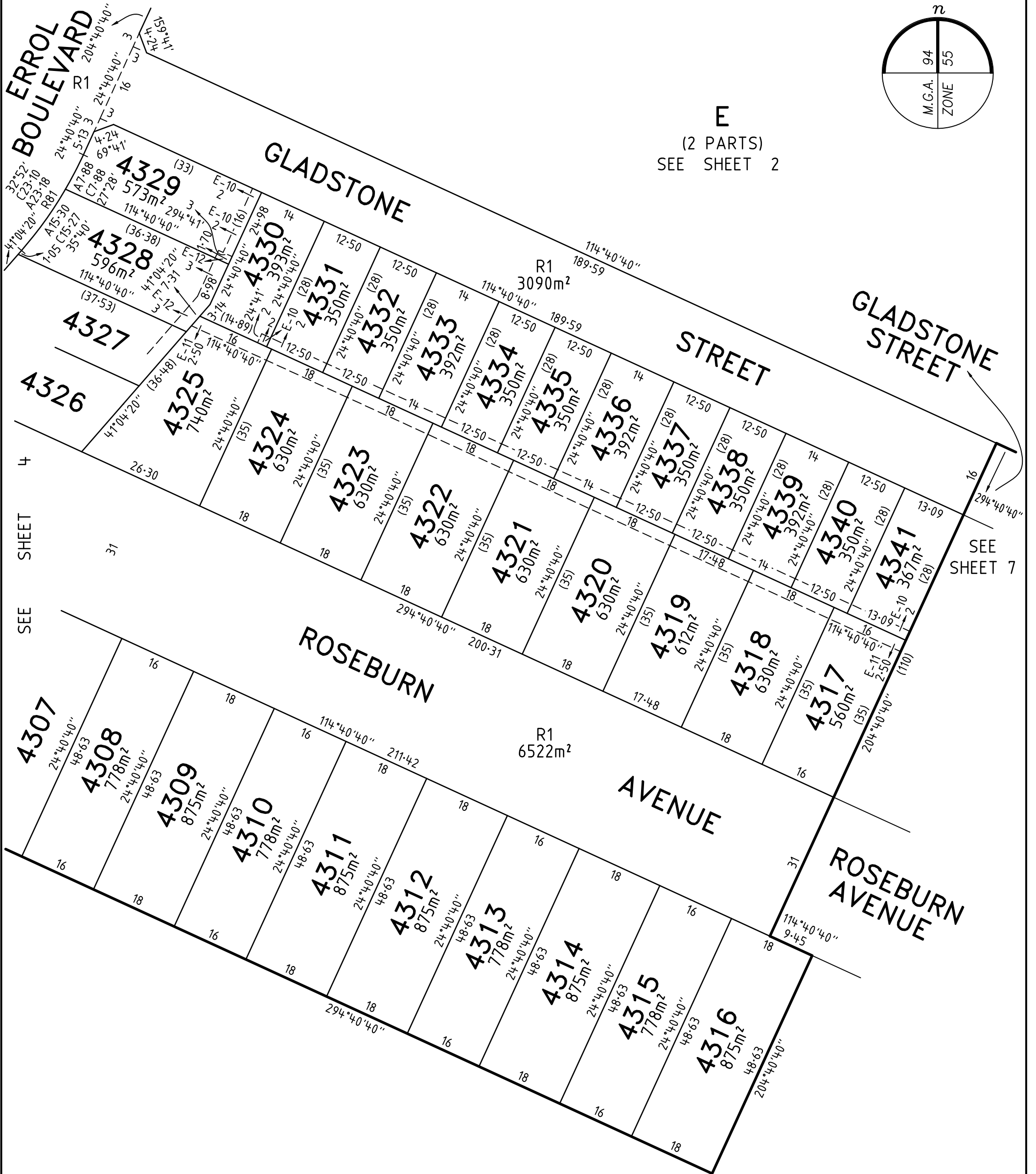


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# PLAN OF SUBDIVISION


**PS 845645N**



**E**  
(2 PARTS)  
SEE SHEET 2

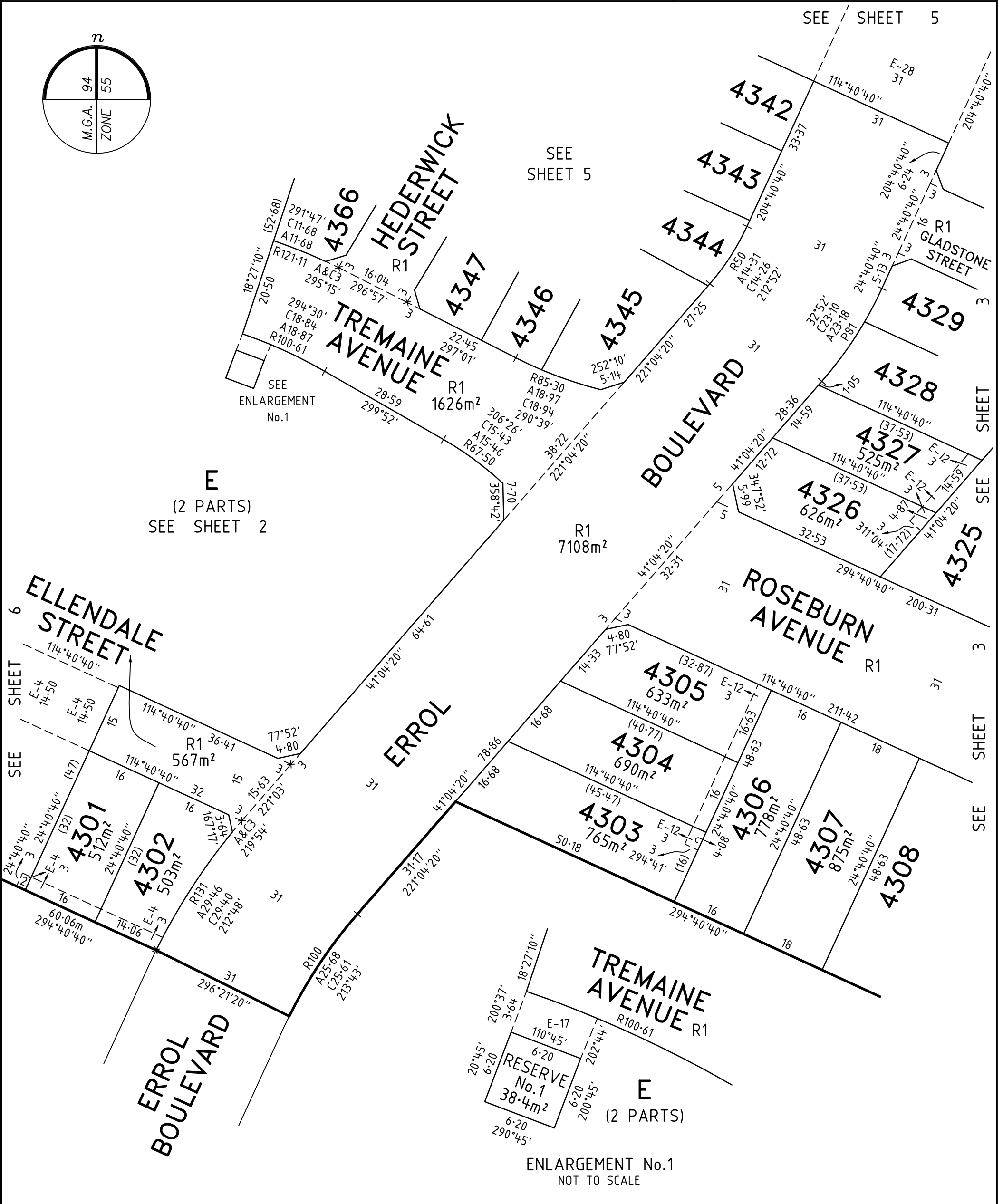
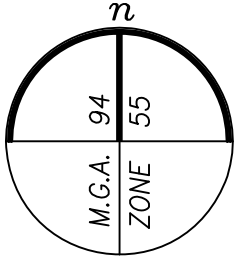
SEE SHEET 4


SEE SHEET 7

<b>MERRIFIELD - 43</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	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 23/08/22	REFERENCE 329005-ST43	ORIGINAL SHEET SIZE A3
	VERSION H	DRAWING 329005-ST43-AH	SHEET 3
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**PS 845645N**

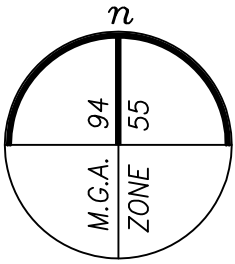


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	DATE 23/08/22	REFERENCE 329005-ST43	ORIGINAL SHEET SIZE A3
	VERSION H	DRAWING 329005-ST43-AH	SHEET 4
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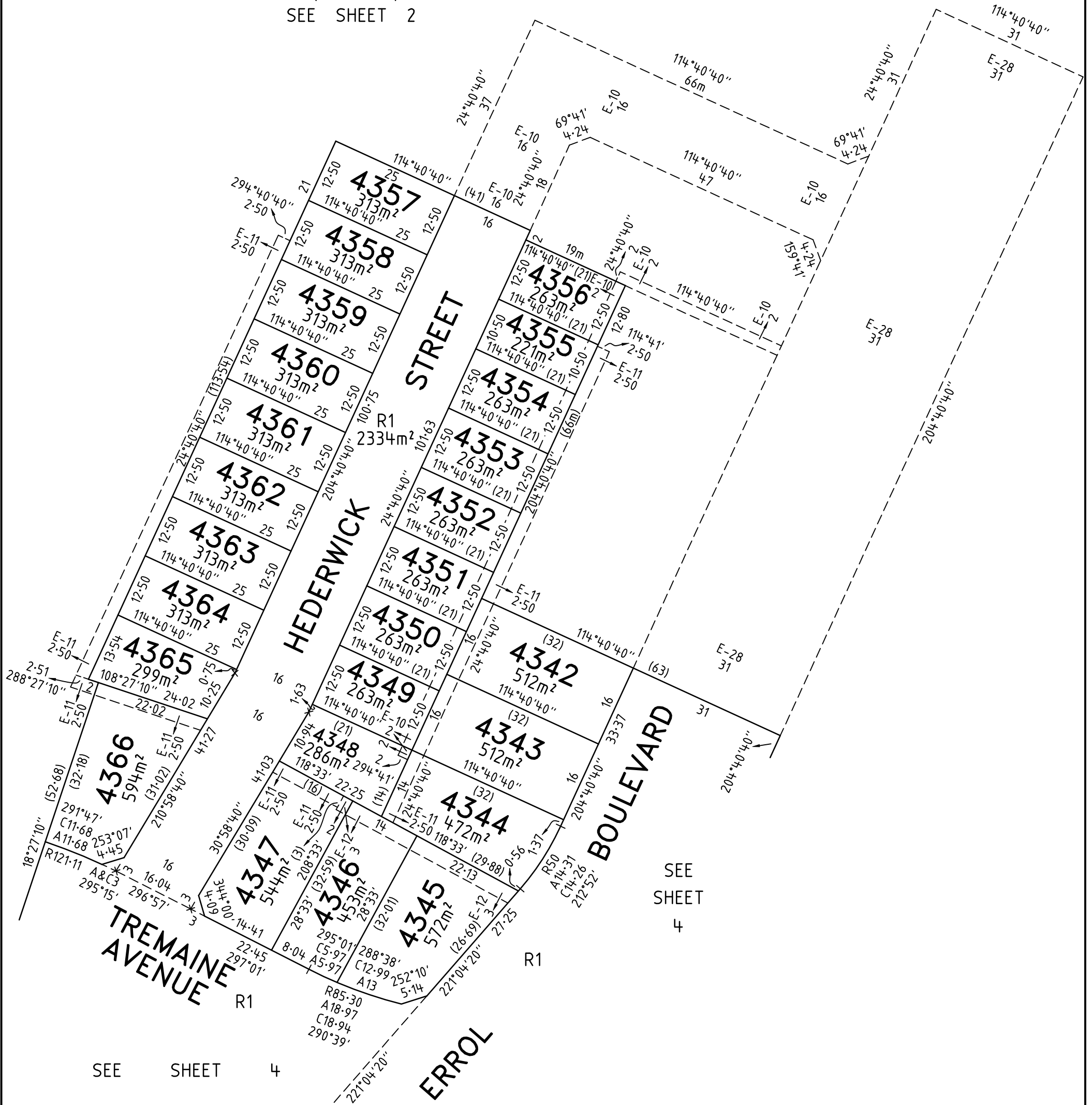


# PLAN OF SUBDIVISION

**PS 845645N**



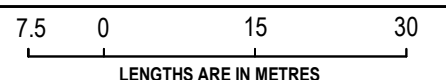
**E**  
(2 PARTS)  
SEE SHEET 2



MERRIFIELD - 43

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:750



DATE 23/08/22

REFERENCE 329005-ST43

ORIGINAL SHEET SIZE A3

VERSION H

DRAWING 329005-ST43-AH

SHEET 5

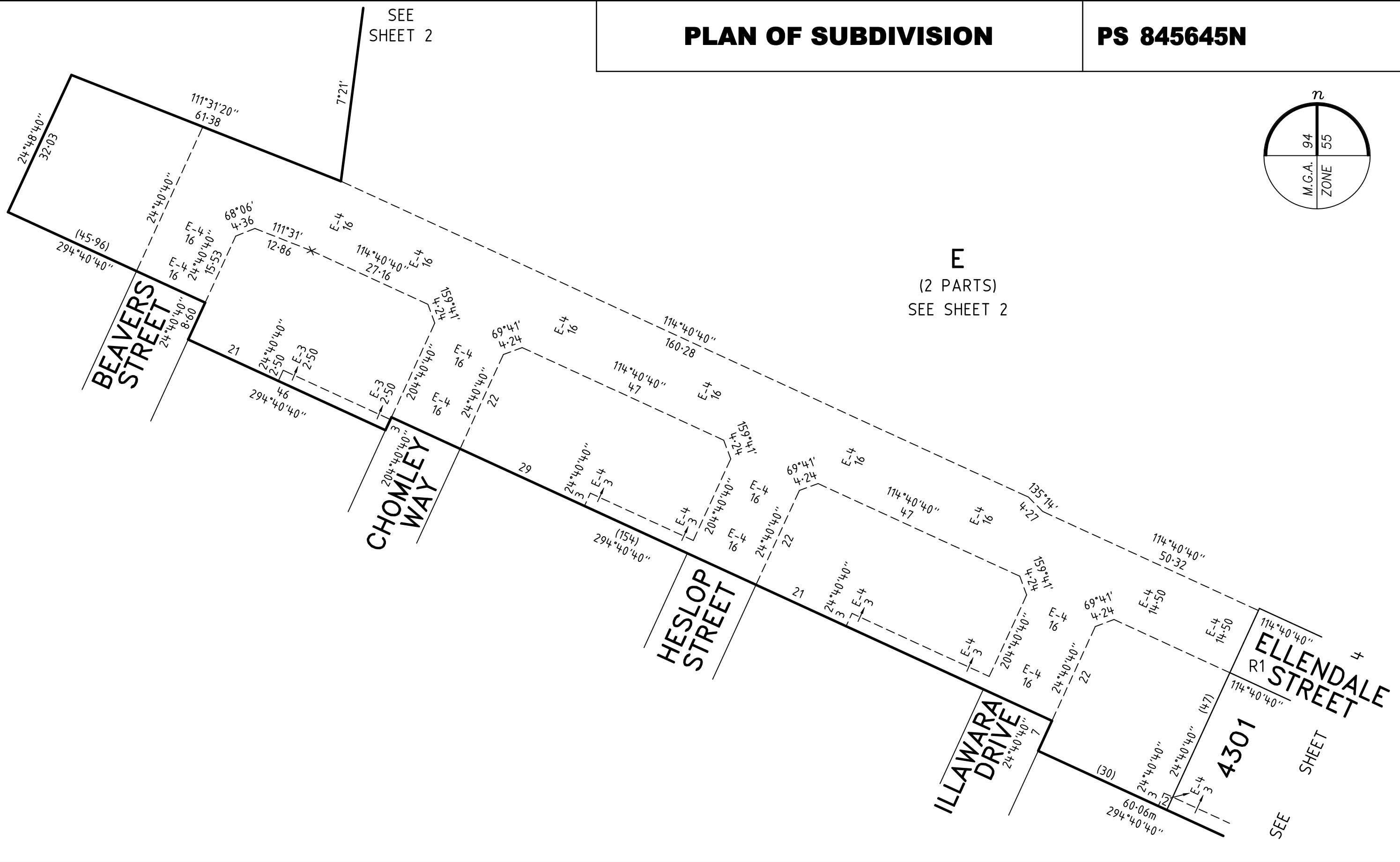
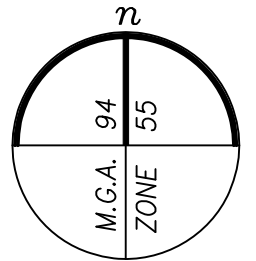
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**PLAN OF SUBDIVISION**

**PS 845645N**

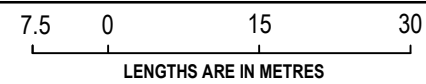


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**MERRIFIELD - 43**  
LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 23/08/22 REFERENCE 329005-ST43  
VERSION H DRAWING 329005-ST43-AH



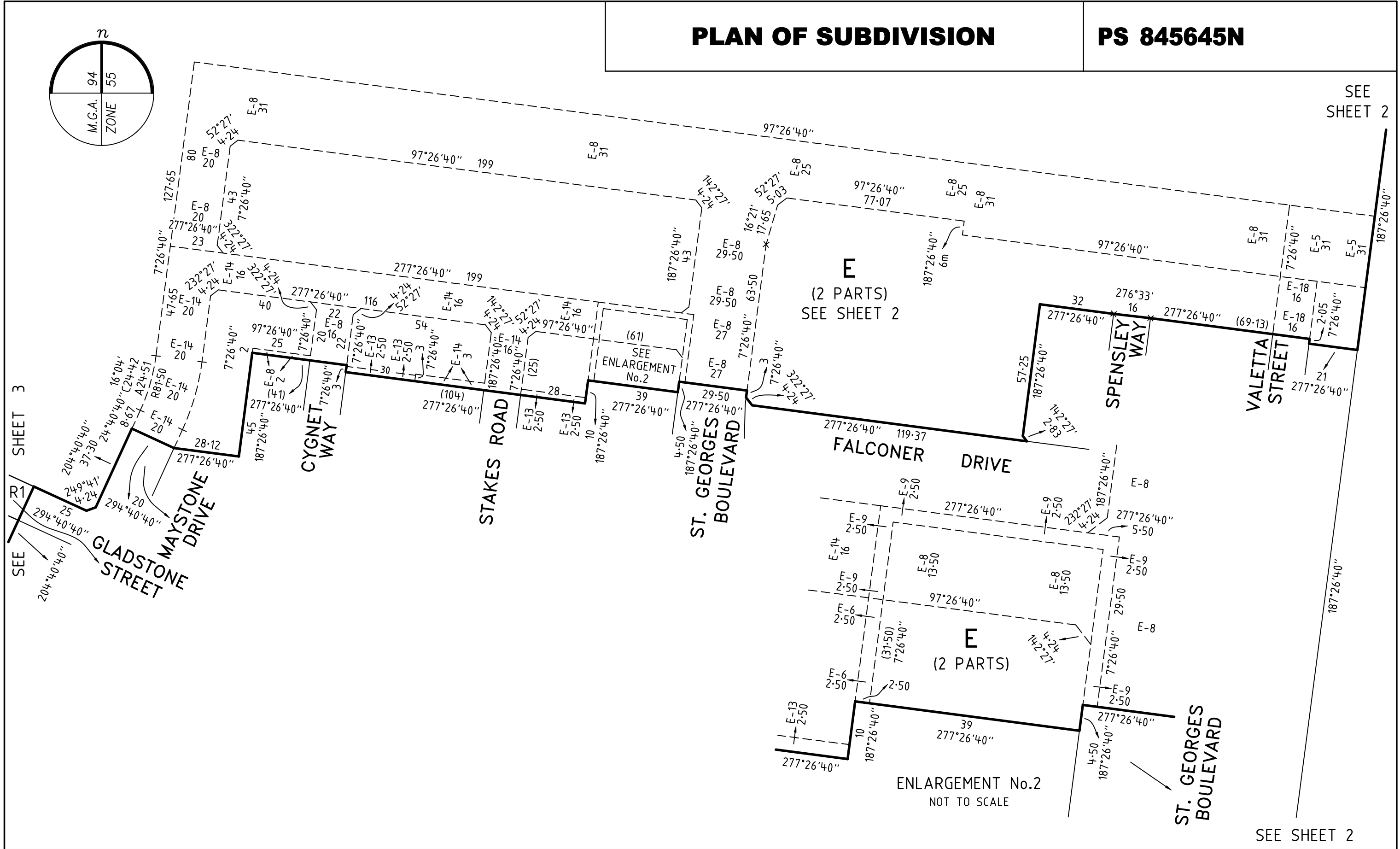
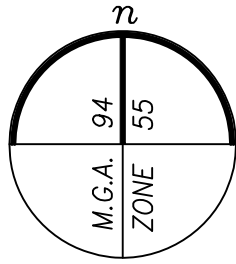
SCALE  
1:750

ORIGINAL SHEET SIZE A3  
SHEET 6

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# PLAN OF SUBDIVISION

**PS 845645N**



SEE SHEET 3

SEE SHEET 2

SEE SHEET 2



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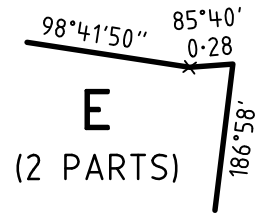
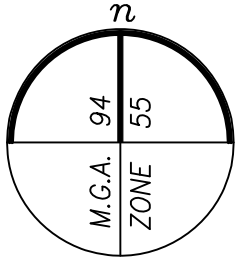
<b>MERRIFIELD - 43</b>	
LICENSED SURVEYOR <b>GREGORY STUART WILLIAMS</b>	
DATE 23/08/22	REFERENCE 329005-ST43
VERSION H	DRAWING 329005-ST43-AH

<p>15 0 30 60 LENGTHS ARE IN METRES</p>	SCALE 1:1500
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ORIGINAL SHEET SIZE A3
SHEET 7

# PLAN OF SUBDIVISION

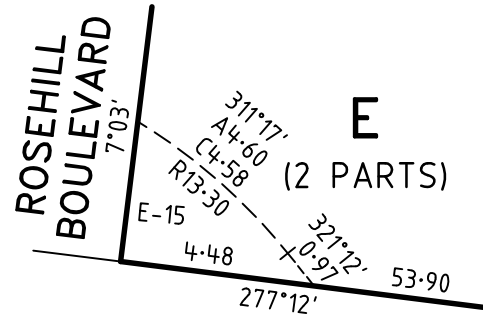
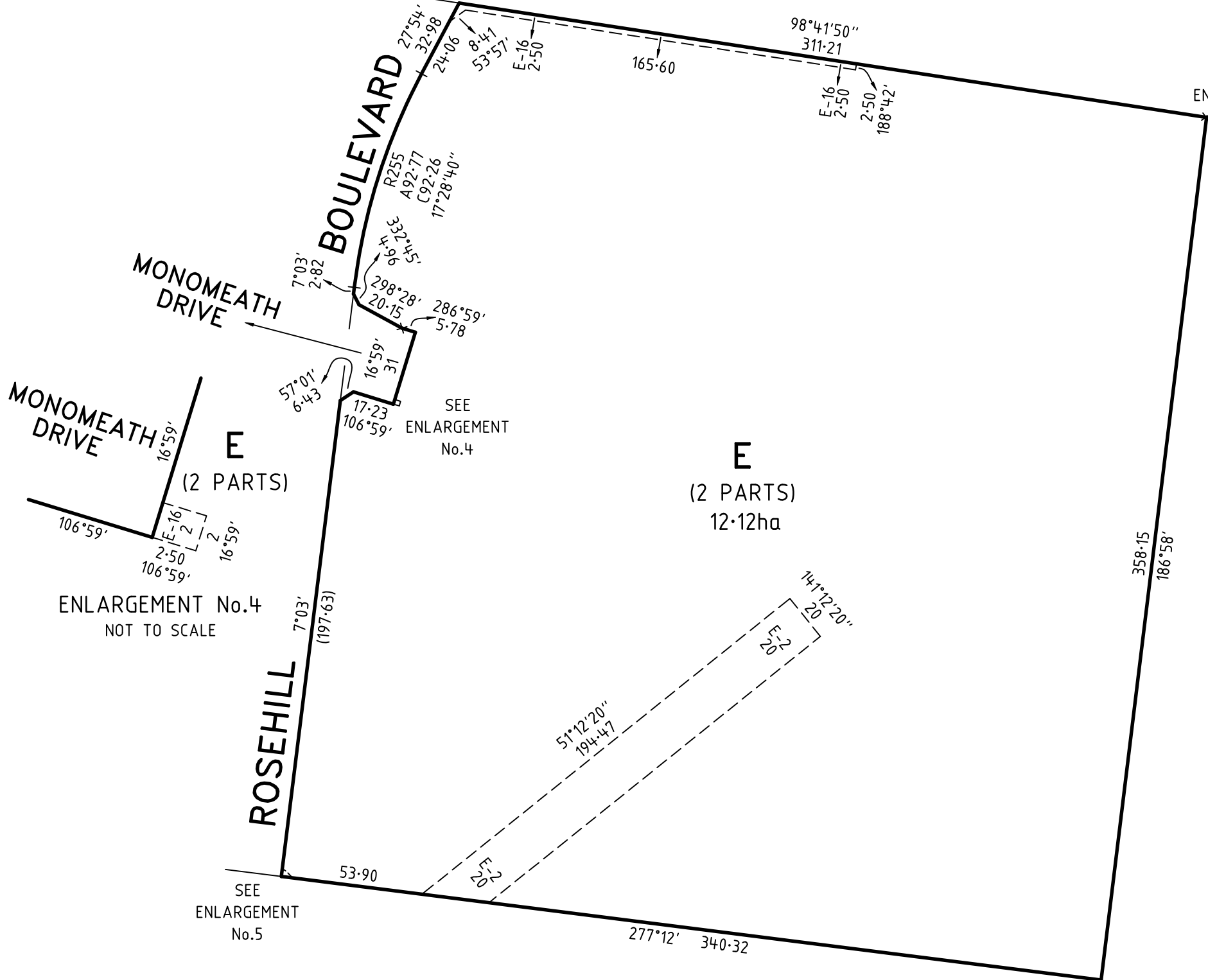
**PS 845645N**



ENLARGEMENT No.3  
NOT TO SCALE

SEE SHEET 2

SEE ENLARGEMENT No.3

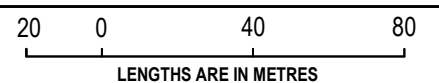


ENLARGEMENT No.5  
NOT TO SCALE

MERRIFIELD - 43

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:2000



DATE 23/08/22

REFERENCE 329005-ST43

ORIGINAL SHEET SIZE A3

VERSION H

DRAWING 329005-ST43-AH

SHEET 8



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29/09/2022, SPEAR Ref: S172232S



# PLAN OF SUBDIVISION

# PS 845645N

## 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
4301	4302, 4303, 4304, 4305
4302	4301, 4303, 4304, 4305
4303	4302, 4304, 4305, 4306
4304	4302, 4303, 4305, 4306, 4307
4305	4303, 4304, 4306, 4326
4306	4303, 4304, 4305, 4307, 4325, 4326
4307	4306, 4308, 4324, 4325
4308	4307, 4309, 4324, 4325
4309	4308, 4310, 4323, 4324
4310	4309, 4311, 4322, 4323
4311	4310, 4312, 4321, 4322
4312	4311, 4313, 4320, 4321
4313	4312, 4314, 4319, 4320
4314	4313, 4315, 4318, 4319
4315	4314, 4316, 4317, 4318
4316	4314, 4315, 4317, 4318
4317	4315, 4316, 4318, 4340, 4341
4318	4314, 4315, 4317, 4319, 4339, 4340

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4319	4313, 4314, 4318, 4320, 4338, 4339
4320	4312, 4319, 4321, 4336, 4337, 4338
4321	4311, 4312, 4320, 4322, 4335, 4336
4322	4310, 4321, 4323, 4333, 4334, 4335
4323	4309, 4310, 4322, 4324, 4332, 4333
4324	4308, 4309, 4323, 4325, 4331, 4332
4325	4324, 4326, 4327, 4328, 4330, 4331
4326	4305, 4325, 4327, 4345
4327	4325, 4326, 4328, 4329, 4345
4328	4325, 4327, 4329, 4330, 4344, 4345
4329	4328, 4330, 4343, 4344
4330	4325, 4328, 4329, 4331, 4332, 4333
4331	4324, 4325, 4329, 4330, 4332, 4333
4332	4323, 4324, 4330, 4331, 4333, 4334
4333	4322, 4323, 4331, 4332, 4334, 4335
4334	4322, 4332, 4333, 4335, 4336
4335	4321, 4322, 4333, 4334, 4336, 4337
4336	4320, 4321, 4334, 4335, 4337, 4338
4337	4320, 4335, 4336, 4338, 4339

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4338	4319, 4320, 4336, 4337, 4339, 4340
4339	4318, 4319, 4337, 4338, 4340, 4341
4340	4317, 4318, 4337, 4338, 4339, 4341
4341	4317, 4338, 4339, 4340
4342	4329, 4343, 4344, 4350, 4351
4343	4328, 4329, 4342, 4344, 4349, 4350
4344	4328, 4329, 4343, 4345, 4346, 4348
4345	4327, 4328, 4344, 4346
4346	4326, 4344, 4345, 4347, 4348, 4366
4347	4346, 4348, 4365, 4366
4357	4355, 4356, 4358, 4359
4358	4355, 4356, 4357, 4359
4359	4354, 4355, 4358, 4360
4360	4353, 4354, 4359, 4361
4361	4352, 4353, 4360, 4362
4362	4351, 4352, 4361, 4363
4363	4350, 4351, 4362, 4364
4364	4349, 4350, 4363, 4365
4366	4347, 4348, 4364, 4365

RESTRICTION:

1. THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA8768 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: 01/01/2043.

## 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
4348	4344, 4346, 4347, 4349, 4365, 4366
4349	4343, 4348, 4350, 4364, 4365
4350	4342, 4343, 4349, 4351, 4363, 4364
4351	4342, 4350, 4352, 4362, 4363
4352	4351, 4353, 4361, 4362

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4353	4352, 4354, 4360, 4361
4354	4353, 4355, 4359, 4360
4355	4354, 4356, 4358, 4359
4356	4354, 4355, 4357, 4358
4365	4348, 4349, 4364, 4366

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: 01/01/2043.

## 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
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4302	4301, 4303, 4304, 4305
4304	4302, 4303, 4305, 4306, 4307
4305	4303, 4304, 4306, 4326
4316	4314, 4315, 4317, 4318

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4326	4305, 4325, 4327, 4345
4345	4327, 4328, 4344, 4346
4346	4326, 4344, 4345, 4347, 4348, 4366
4347	4346, 4348, 4365, 4366
4366	4347, 4348, 4364, 4365

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: 01/01/2043.

MERRIFIELD - 43

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE 23/08/22

REFERENCE 329005-ST43

ORIGINAL SHEET SIZE A3

VERSION H

DRAWING 329005-ST43-AH

SHEET 9

**veris**

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