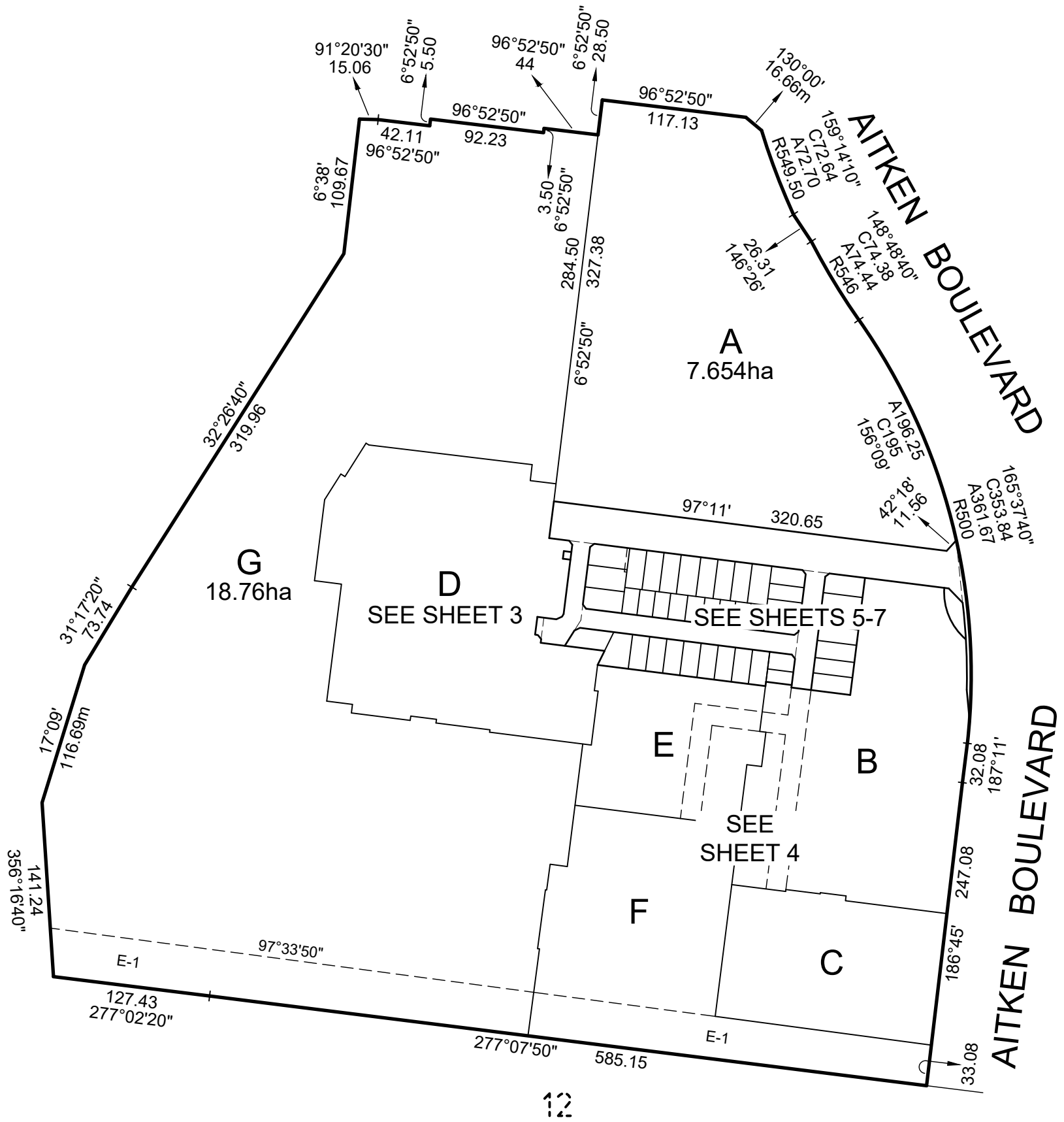


PLAN OF SUBDIVISION		EDITION 1	PS902307U	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: --- SECTION: 17 (PART) CROWN ALLOTMENT: --- CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot EE on PS917414K POSTAL ADDRESS: Aitken Boulevard <small>(at time of subdivision)</small> MICKLEHAM 3064 MGA 2020 CO-ORDINATES: E: 316 400 ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 842 400		Council Name: Hume City Council Council Reference Number: S009883 Planning Permit Reference: P24194 SPEAR Reference Number: S193058E Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 28/09/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Katrina Toogood for Hume City Council on 05/03/2024		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 101 - 143 on this plan may be affected by one or more restrictions. Refer to Creation of Restriction A, B & C on Sheets 8 & 9 of this plan for details.	
Road R1 Reserve No. 1 Reserve No. 2	Hume City Council Jemena Electricity Networks (Vic) Ltd Hume City Council			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. P24194 This survey has been connected to permanent marks no(s) In Proclaimed Survey Area no. 74				
MERRIFIELD SOUTH - Release No. 1 Area of Release: 3.390ha No. of Lots: 43 Lots, Superlots A, B, C, D, E, F & G				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Transmission of Electricity	See Diag.	Inst. E56008	State Electricity Commission of Victoria
E-2	Carriageway	16	This Plan	Lots B, C, E and F on This Plan
E-3	Drainage	2	This Plan	Hume City Council
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 01091-RES-S1 Ver. 17 Digitally signed by: Damian Leo Slattery, Licensed Surveyor, Surveyor's Plan Version (17), 13/02/2024, SPEAR Ref: S193058E	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9



12

PS902307U

ENGLISH STREET

97°11' 16.25 97°11' 20.50

142°11' 4.24

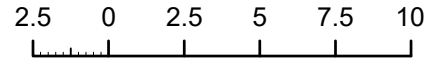
Reserve No. 1
38m²

D

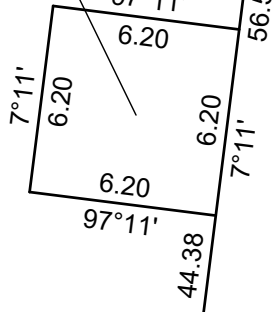
HALLRAY ROAD

ENLARGEMENT

SCALE 1:250



MGA2020 ZONE 55



A
SEE SHEET 2

122°13'40" 2.68

122°13'40" 2.78

32°13'40" 24.50
R50
C&A 1.19
121°33'

7°11' 66.18

97°11' 22.06

G
SEE SHEET 2

7°11' 95.50

97°11' 21

7°11' 7

97°11' 48

7°11' 3.50

97°11' 21

7°11' 3

97°11' 44

7°11' 2

97°11' 76

83

7°11' 100.05

50

E
SEE SHEET 4

D
4.200ha

96°52'50" 133.23

13

6°52'50" 21

14.38

7°11' 30

97°11' 16.25

97°11' 20.50

R1
ENGLISH STREET

141

142

143

R1

119

118

VAUX STREET
R1
81m²

64°42' 5.06

97°11' 15.50

7°11' 14.50

7°11' 2.30

97°11' 10.20

17.50

7°11' 19.62

97°11' 52.12

26°09' 12.69

7°11' 21

3

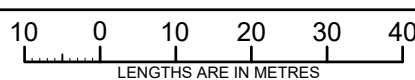
97°11' 44

SEE SHEET 7

TAYLORS

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SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

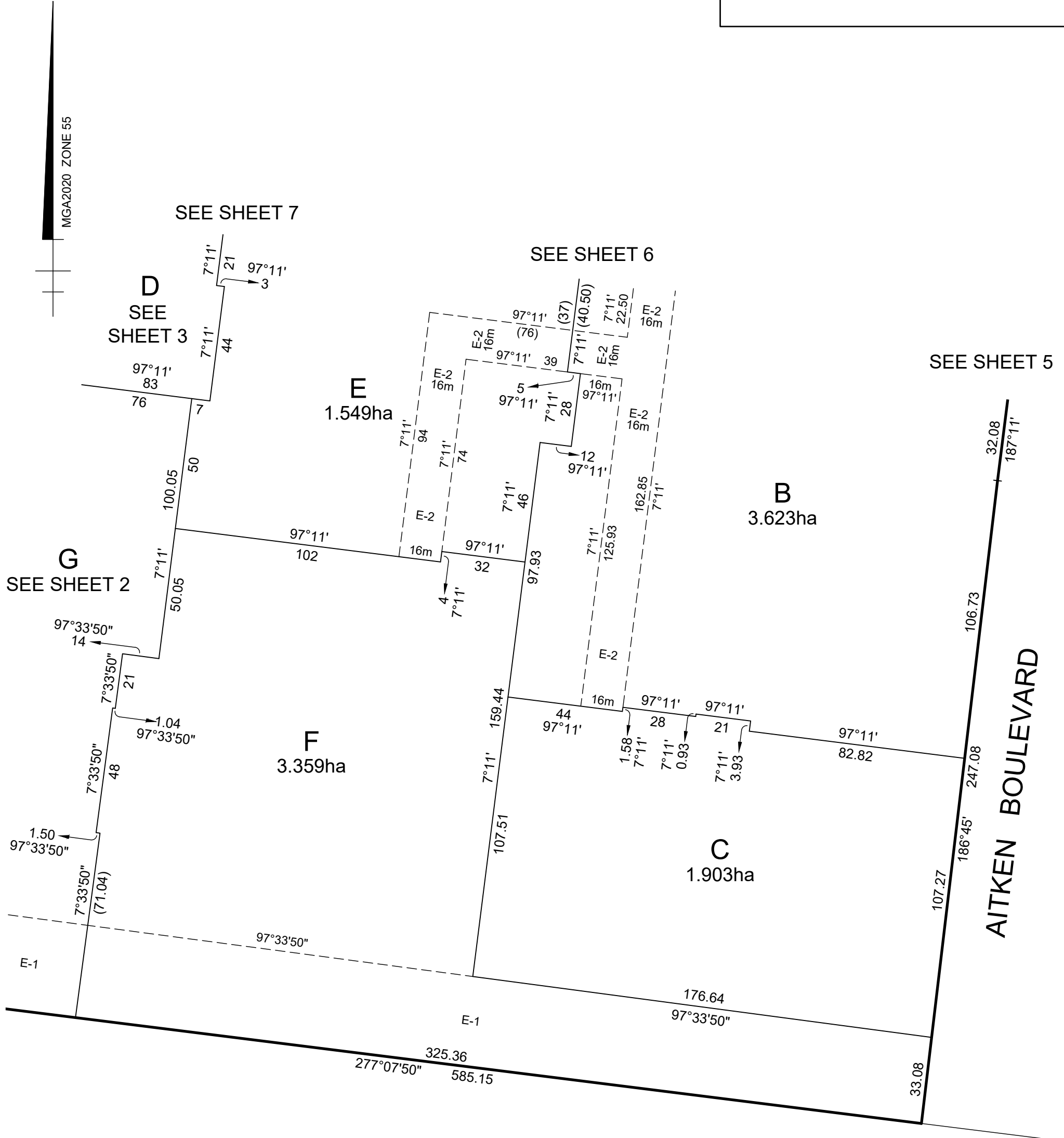
Ref. 01091-RES-S1
Ver. 17

SHEET 3

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05/03/2024,
SPEAR Ref: S193058E

MGA2020 ZONE 55

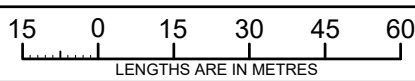


12



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SCALE
 1:1500



ORIGINAL SHEET
 SIZE: A3

Ref. 01091-RES-S1
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SHEET 4

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PS902307U

A
SEE SHEET 2

MGA2020 ZONE 55

30

ENGLISH R1 STREET

30

97°11'
320.65

A196.25
C195
156°09'

11.56
42°18'

50.72
174°15'30"

97°11' 97.35

64.70

101

Reserve No. 2
393m²

102

3.65
135°40'
16.03

103

R500
A46.96
C45.26
157°18'50"

A29.96
C29.95
174°56'40"

AITKEN BOULEVARD

175°47'40"
C146.05
A146.58

104

95.50

165°37'40"
C353.84
A361.67
R500

105

7°11'

AITKEN BOULEVARD
R1 404m²

R496.50
A70.61
C70.55
177°17'30"

A40.65
C40.64
179°01'10"

106

B
SEE SHEET 4

107

97°11' (48)

24.84
174°41'

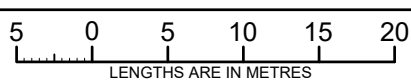
48.81
91.5
A&C

11.281
80.23

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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 01091-RES-S1
Ver. 17

SHEET 5

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05/03/2024,
SPEAR Ref: S193058E

A
SEE SHEET 2

SEE SHEET 5

MGA2020 ZONE 55



PS902307U

A
SEE SHEET 2

MGA2020 ZONE 55

SEE SHEET 3

30

30

30

30

30

30

30

30

ENGLISH STREET
R1
1.008ha

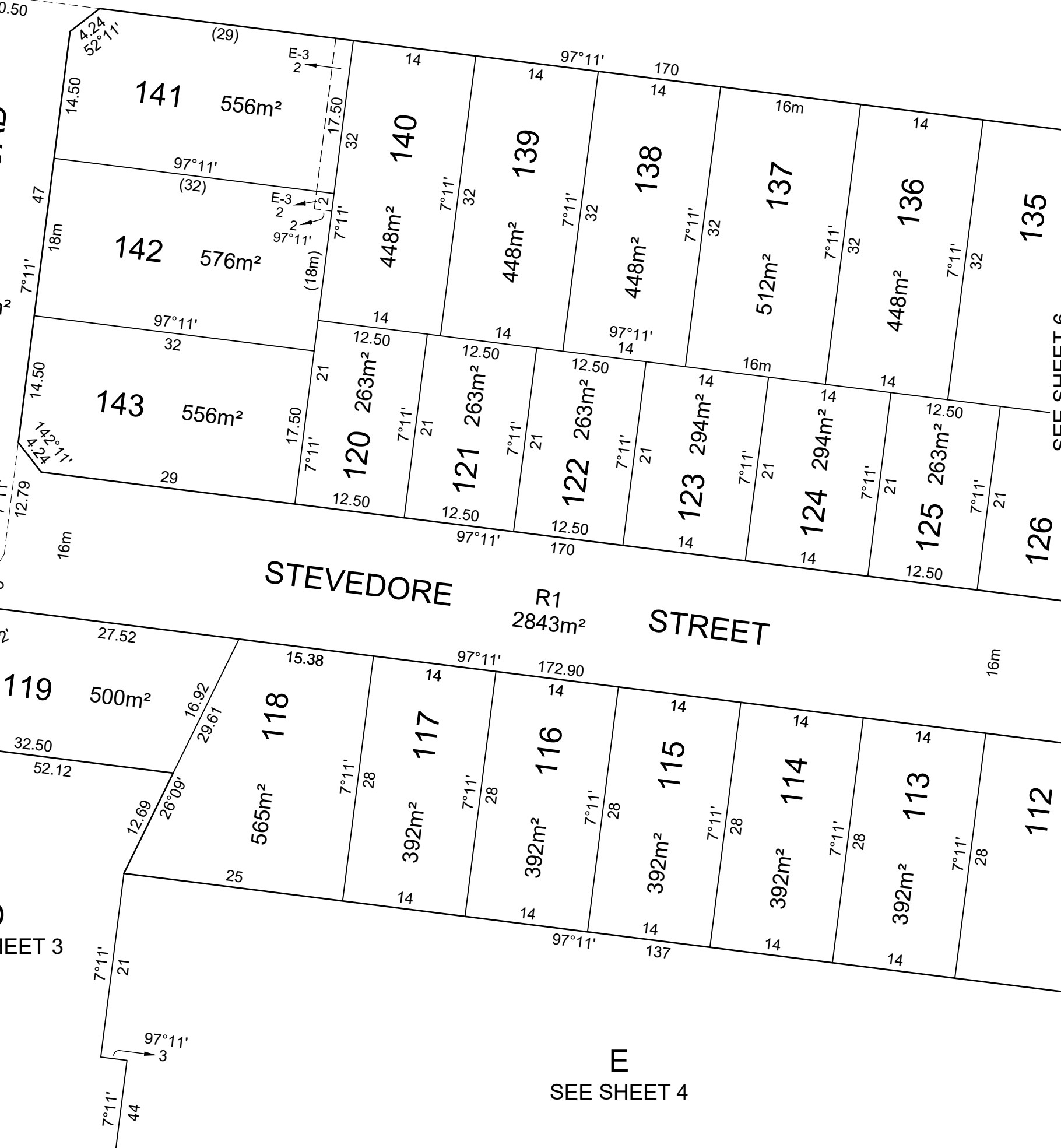
STEVEDORE STREET
R1
2843m²

HALLRAY ROAD
R1
1453m²

SEE SHEET 6

D
SEE SHEET 3

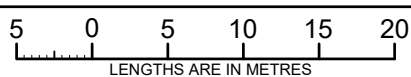
E
SEE SHEET 4



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 01091-RES-S1
Ver. 17

SHEET 7

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Hume City Council,
05/03/2024,
SPEAR Ref: S193058E

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.

BURDENED LAND: See Table 1

BENEFITED LAND: See Table 1

RESTRICTION:

1. The burdened land cannot be used except in accordance with the provisions recorded in MCP AA9871 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 the 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: 31/12/2029

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	106
110	108, 109, 111
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116, 118
118	117, 119

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
119	118
129	128, 130
130	128, 129, 131, 133
131	130, 132, 133
132	131, 133
133	127, 128, 130, 131, 132, 134
134	126, 127, 133, 135
135	125, 126, 134, 136
136	124, 125, 135, 137
137	123, 124, 136, 138
138	122, 123, 137, 139
139	121, 122, 138, 140
140	120, 121, 139, 141, 142
141	140, 142
142	120, 140, 141, 143
143	120, 142

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.

BURDENED LAND: See Table 2

BENEFITED LAND: See Table 2

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 build 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: 31/12/2029

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
108	109, 110
109	108, 110
120	121, 140, 142, 143
121	120, 122, 139, 140
122	121, 123, 138, 139
123	122, 124, 137, 138

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
124	123, 125, 136, 137
125	124, 126, 135, 136
126	125, 127, 134, 135
127	126, 128, 133, 134
128	127, 129, 130, 133



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.

BURDENED LAND: See Table 3

BENEFITED LAND: See Table 3

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: 31/12/2029

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
131	130, 132, 133
132	131, 133
133	127, 128, 130, 131, 132, 134
134	126, 127, 133, 135
135	125, 126, 134, 136
136	124, 125, 135, 137
137	123, 124, 136, 138

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
138	122, 123, 137, 139
139	121, 122, 138, 140
140	120, 121, 139, 141, 142
141	140, 142
142	120, 140, 141, 143
143	120, 142
119	118