

# PLAN OF SUBDIVISION

## EDITION

## PS 845672K

### LOCATION OF LAND

**PARISH:** MICKLEHAM

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

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

**TITLE REFERENCE:** VOL 12465 FOL 435

**LAST PLAN REFERENCE:** LOT E ON PS845645N

**POSTAL ADDRESS:** 450M-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: S009551  
Planning Permit Reference: P21549  
SPEAR Reference Number: S175030J

#### 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: 14/06/2022

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Katrina Toogood for Hume City Council on 15/05/2023

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

#### IDENTIFIER

#### COUNCIL/BODY/PERSON

ROAD R1  
RESERVE No.1

HUME CITY COUNCIL  
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. 74 11, 21, 222 & 289 (MICKLEHAM)  
4, 5, 39 & 70 (KALKALLO)

**DEPTH LIMITATION** DOES NOT APPLY

LAND SUBDIVIDED (EXCLUDING LOT F) - 4.477ha

LOTS 1 TO 4400 AND LOTS A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-7 AND E-23 TO E-27 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

TANGENT POINTS ARE SHOWN THUS: 

#### OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS845645N NOW CONTAINED IN ELLENDALE STREET, HESLOP STREET, ILLAWARA DRIVE AND CHOMLEY WAY ON THIS PLAN.

#### GROUND FOR REMOVAL OF EASEMENT

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

### 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
		SEE	SHEET 2	

MERRIFIELD - 44

65 LOTS AND BALANCE LOT F

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 12/05/23

REFERENCE 329005-ST44

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329005-ST44-AL

SHEET 1 OF 11 SHEETS



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Surveyor's Plan Version (L),  
12/05/2023, SPEAR Ref: S175030J

# PLAN OF SUBDIVISION

# PS 845672K

## 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	PARTY WALL	SEE DIAG	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-2	DRAINAGE	SEE DIAG	AR183960X	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	AS360841M	YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	AS360841M AS360841M	HUME CITY COUNCIL 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 E-9	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H PS845588X	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE DIAG	PS845645N	HUME CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	PS845645N	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	PS845592H	YARRA VALLEY WATER CORPORATION
E-14 E-14	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H PS845592H	HUME CITY COUNCIL 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	PS845645N - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-18 E-18	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845588X PS845592H	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-19	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-21	DRAINAGE	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-22 E-22 E-22	DRAINAGE SEWERAGE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG	AS360841M AS360841M THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION MELBOURNE WATER CORPORATION
E-28 E-28	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	PS845645N PS845645N	HUME CITY COUNCIL MELBOURNE WATER CORPORATION

MERRIFIELD - 44

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**



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DATE 12/05/23

REFERENCE 329005-ST44

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329005-ST44-AL

SHEET 2

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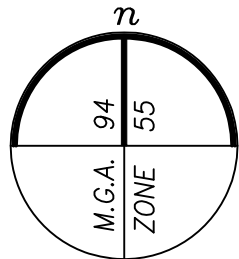
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SEE SHEET 3

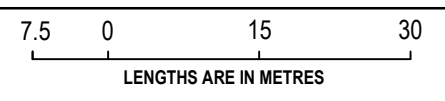
# PLAN OF SUBDIVISION

## PS 845672K



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<b>MERRIFIELD - 44</b>	
LICENSED SURVEYOR <b>GREGORY STUART WILLIAMS</b>	
DATE 12/05/23	REFERENCE 329005-ST44
VERSION L	DRAWING 329005-ST44-AL



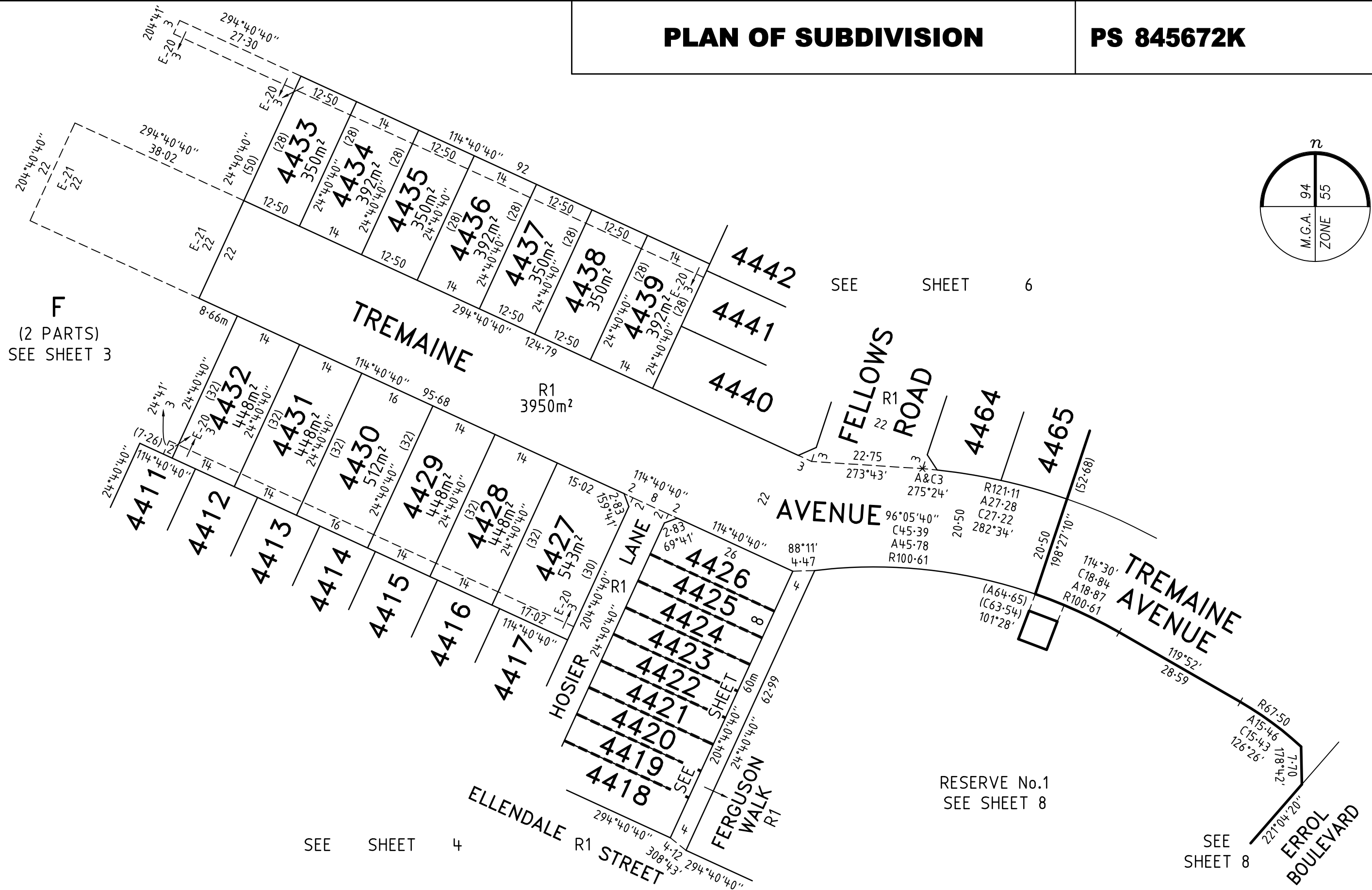
SCALE 1:750	ORIGINAL SHEET SIZE A3
	SHEET 4

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# PLAN OF SUBDIVISION

**PS 845672K**



**F**  
(2 PARTS)  
SEE SHEET 3

SEE SHEET 6

SEE SHEET 4

SEE SHEET 8

RESERVE No.1  
SEE SHEET 8



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**MERRIFIELD - 44**

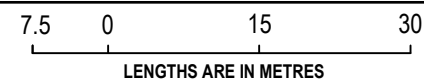
LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 12/05/23

VERSION L

REFERENCE 329005-ST44

DRAWING 329005-ST44-AL



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1:750

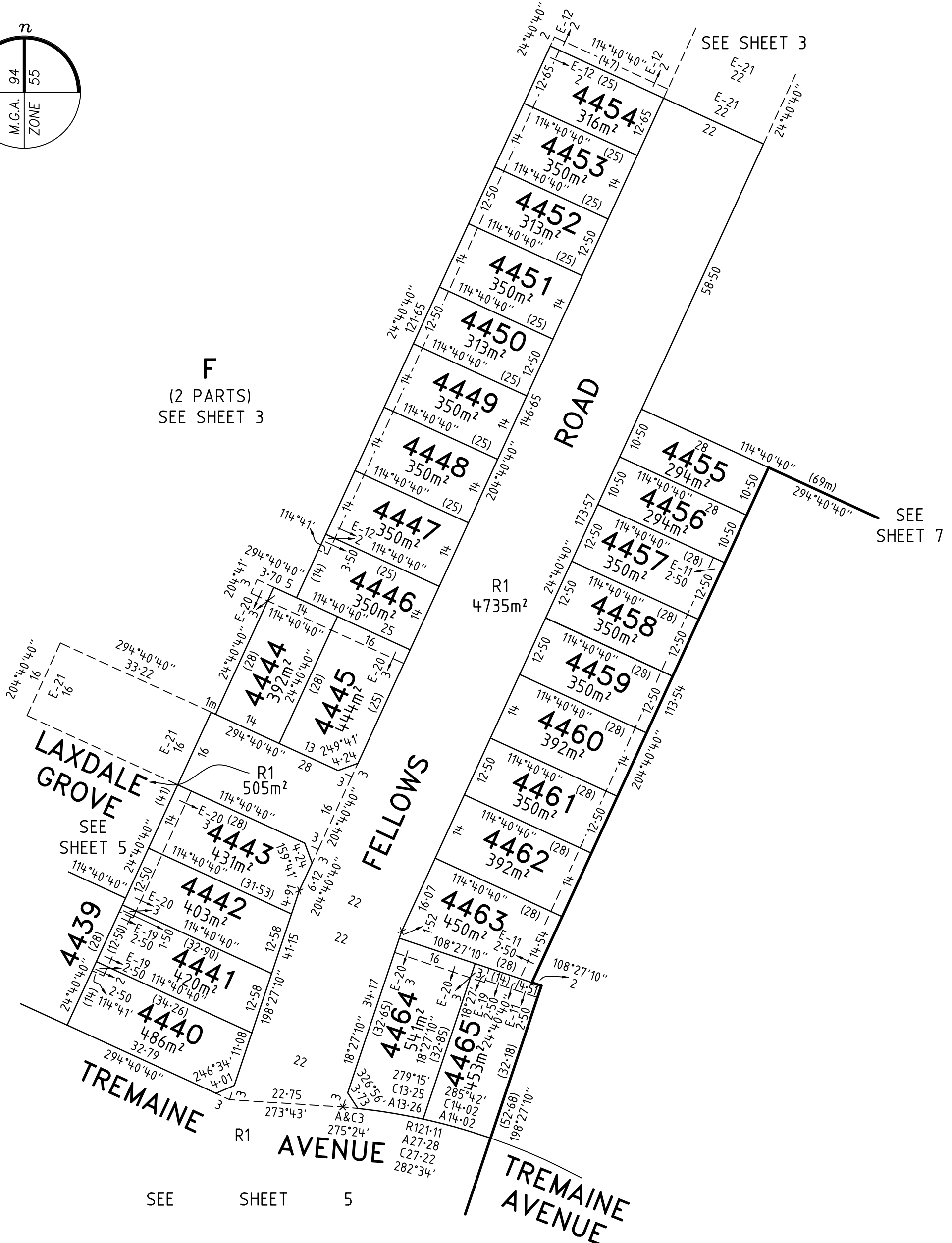
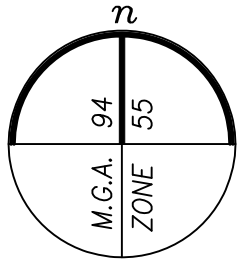
ORIGINAL SHEET SIZE A3  
SHEET 5

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# PLAN OF SUBDIVISION

PS 845672K



**F**  
(2 PARTS)  
SEE SHEET 3

SEE SHEET 7

**LAXDALE GROVE**  
SEE SHEET 5

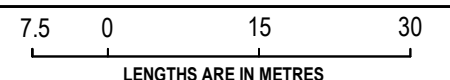
**TREMAINE AVENUE**  
SEE SHEET 5

**TREMAINE AVENUE**

MERRIFIELD - 44

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:750



DATE 12/05/23

REFERENCE 329005-ST44

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329005-ST44-AL

SHEET 6



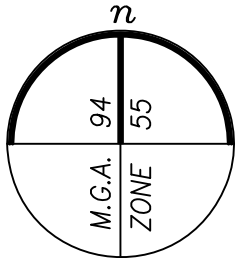
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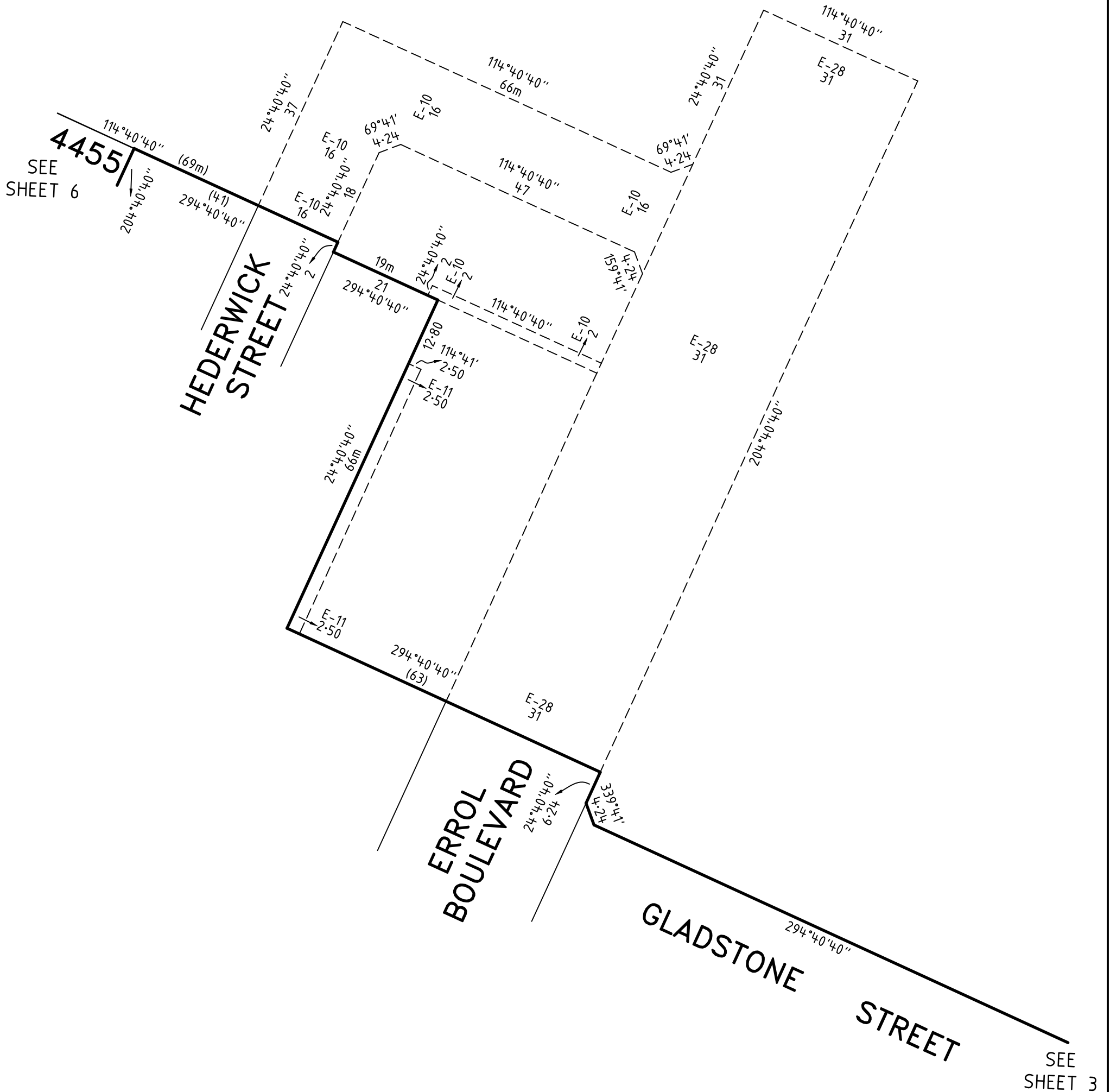
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# PLAN OF SUBDIVISION

**PS 845672K**



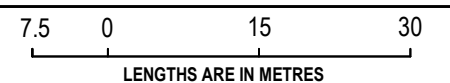
**F**  
(2 PARTS)  
SEE SHEET 3



MERRIFIELD - 44

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:750



DATE 12/05/23

REFERENCE 329005-ST44

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329005-ST44-AL

SHEET 7

**veris**

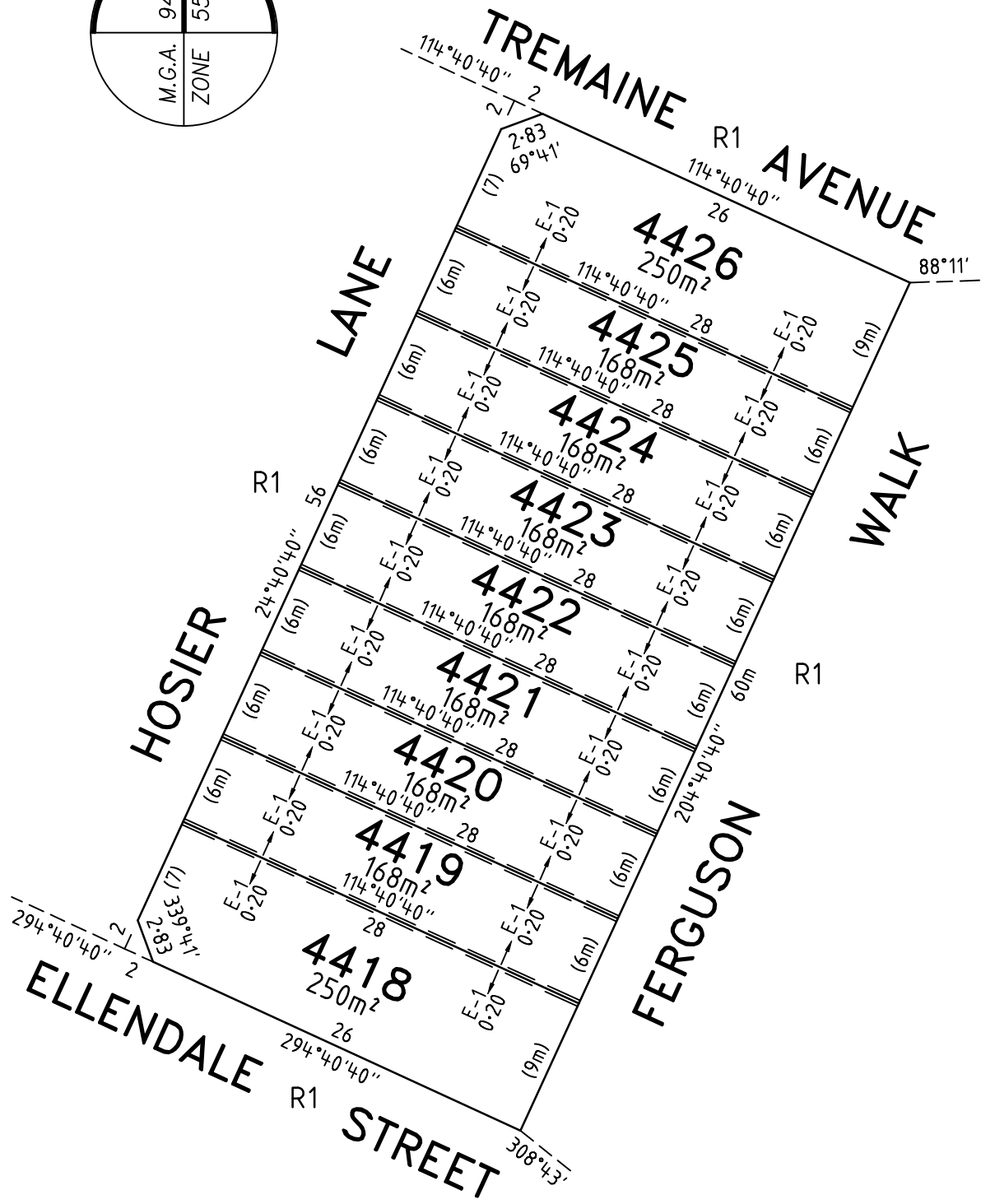
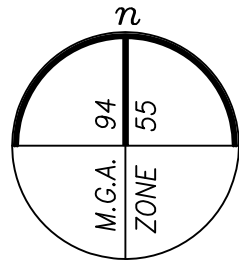
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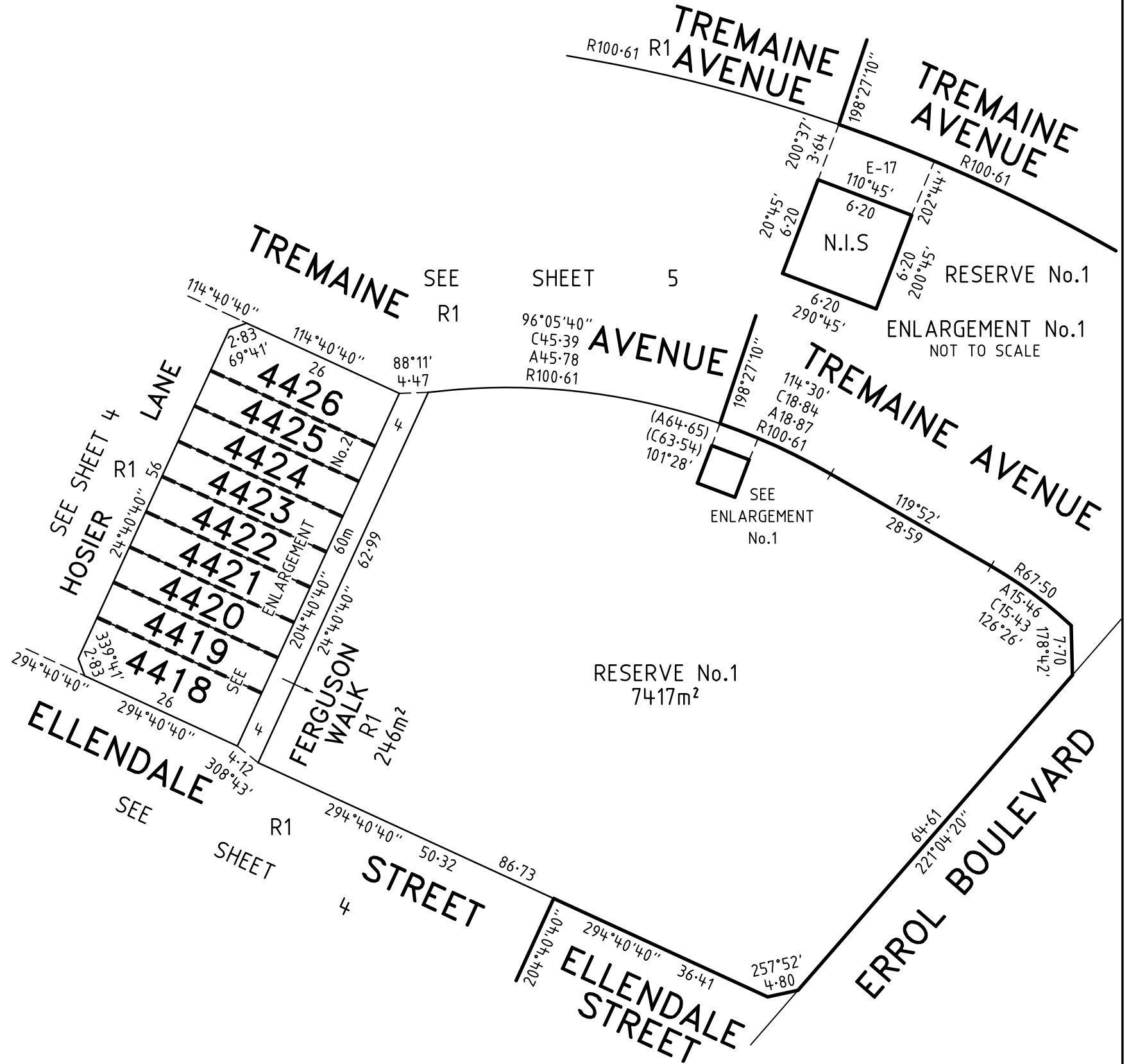
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**PLAN OF SUBDIVISION**

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ENLARGEMENT No.2  
SCALE 1:400



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**MERRIFIELD - 44**

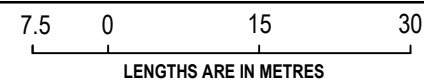
LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 12/05/23

VERSION L

REFERENCE 329005-ST44

DRAWING 329005-ST44-AL



LENGTHS ARE IN METRES

SCALE  
1:750

ORIGINAL SHEET SIZE A3

SHEET 8

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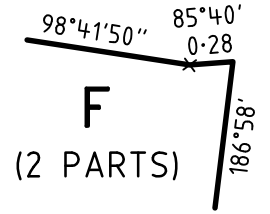
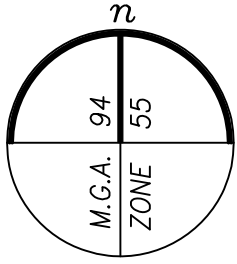
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# PLAN OF SUBDIVISION

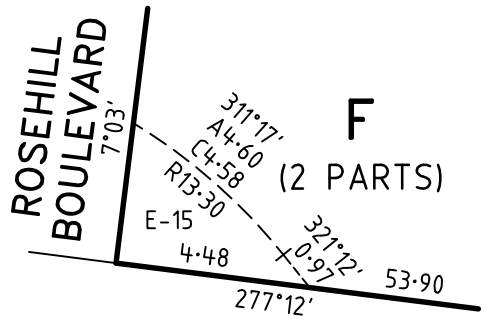
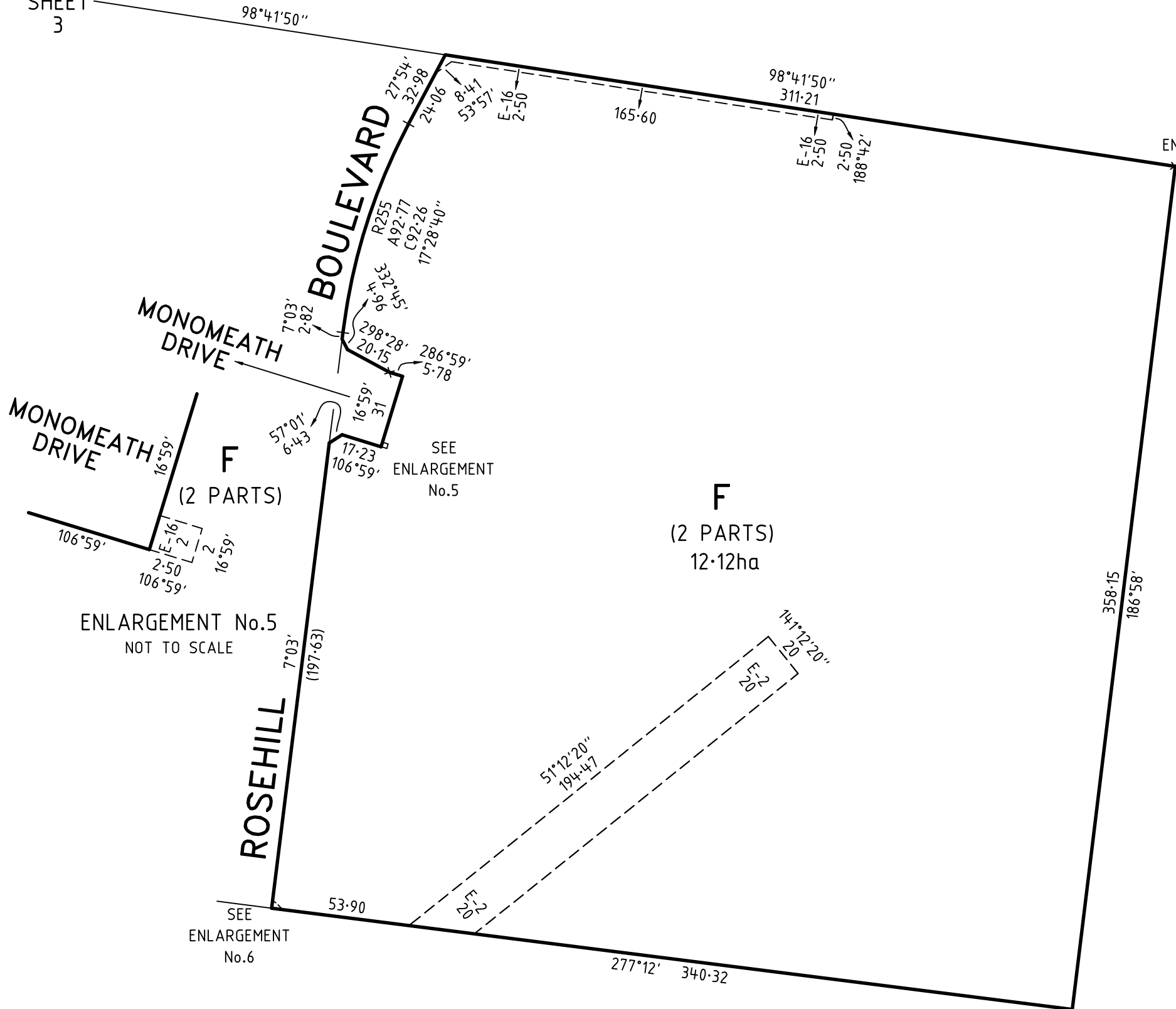
**PS 845672K**



ENLARGEMENT No.4  
NOT TO SCALE

SEE SHEET 3

SEE ENLARGEMENT No.4

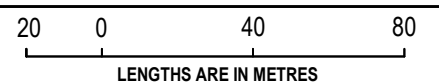


ENLARGEMENT No.6  
NOT TO SCALE

MERRIFIELD - 44

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:2000



DATE 12/05/23

REFERENCE 329005-ST44

ORIGINAL SHEET SIZE A3

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SHEET 10



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15/05/2023,  
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# PLAN OF SUBDIVISION

# PS 845672K

## 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
4401	4402, 4403, 4404, 4418
4402	4401, 4403, 4404, 4418
4403	4402, 4404, 4405, 4418
4404	4403, 4405, 4406, 4418
4405	4403, 4404, 4406, 4418
4406	4404, 4405, 4407, 4417
4407	4406, 4408, 4415, 4416
4408	4407, 4409, 4414, 4415
4409	4408, 4410, 4413, 4414
4410	4409, 4411, 4412, 4413
4411	4409, 4410, 4412, 4432
4412	4409, 4410, 4411, 4413, 4431, 4432
4413	4409, 4410, 4412, 4414, 4430, 4431
4414	4408, 4409, 4413, 4415, 4429, 4430
4415	4407, 4408, 4414, 4416, 4428, 4429
4416	4406, 4407, 4415, 4417, 4427, 4428
4417	4405, 4406, 4416, 4427
4427	4416, 4417, 4426, 4428, 4439

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4428	4415, 4416, 4427, 4429, 4438, 4439
4429	4414, 4415, 4428, 4430, 4436, 4437
4430	4413, 4414, 4429, 4431, 4435, 4436
4431	4412, 4413, 4430, 4432, 4434, 4435
4432	4411, 4412, 4431, 4433, 4434
4433	4431, 4432, 4434, 4435
4434	4431, 4432, 4433, 4435
4435	4430, 4431, 4434, 4436
4436	4429, 4430, 4435, 4437
4437	4428, 4429, 4436, 4438
4438	4428, 4429, 4437, 4439
4439	4427, 4428, 4438, 4440, 4441, 4442
4440	4426, 4427, 4439, 4441
4441	4439, 4440, 4442, 4463, 4464
4442	4439, 4441, 4443, 4463, 4464
4443	4442, 4444, 4445, 4463
4444	4442, 4443, 4445, 4446
4445	4443, 4444, 4446, 4461

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4446	4444, 4445, 4447, 4459, 4460
4447	4446, 4448, 4458, 4459
4448	4447, 4449, 4456, 4457
4449	4448, 4450, 4455, 4456
4450	4449, 4451, 4455, 4456
4451	4450, 4452, 4453, 4455
4452	4450, 4451, 4453, 4454
4453	4450, 4451, 4452, 4454
4454	4450, 4451, 4452, 4453
4457	4448, 4449, 4456, 4458
4458	4447, 4448, 4457, 4459
4459	4446, 4447, 4458, 4460
4460	4445, 4446, 4459, 4461
4461	4443, 4445, 4460, 4462
4462	4443, 4445, 4461, 4463
4463	4442, 4443, 4462, 4464, 4465
4464	4441, 4442, 4463, 4465
4465	4426, 4440, 4463, 4464

### RESTRICTION:

1. THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA8972 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
4418	4404, 4405, 4417, 4419
4419	4417, 4418, 4420, 4421
4420	4417, 4418, 4419, 4421
4421	4417, 4419, 4420, 4422
4422	4417, 4421, 4423, 4427
4423	4422, 4424, 4425, 4427

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4424	4423, 4425, 4426, 4427
4425	4423, 4424, 4426, 4427
4426	4424, 4425, 4427, 4440
4455	4449, 4450, 4456, 4457
4456	4448, 4449, 4455, 4457

### 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
4418	4404, 4405, 4417, 4419
4419	4417, 4418, 4420, 4421
4420	4417, 4418, 4419, 4421
4421	4417, 4419, 4420, 4422
4422	4417, 4421, 4423, 4427

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4423	4422, 4424, 4425, 4427
4424	4423, 4425, 4426, 4427
4425	4423, 4424, 4426, 4427
4426	4424, 4425, 4427, 4440

### 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 - 44

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE 12/05/23

REFERENCE 329005-ST44

ORIGINAL SHEET SIZE A3

VERSION L

DRAWING 329005-ST44-AL

SHEET 11

**veris**

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