

PLAN OF SUBDIVISION

EDITION

PS 900005X

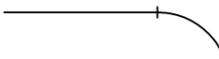
LOCATION OF LAND

PARISH: MICKLEHAM
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 25, 26 & 28 (PARTS)
TITLE REFERENCE: VOL FOL
LAST PLAN REFERENCE: LOT F ON PS845672K
POSTAL ADDRESS: 450F - 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: S009561
 Planning Permit Reference: P21549
 SPEAR Reference Number: S175843S
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: 23/06/2022
 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 28/03/2023
Statement of Compliance issued: 05/06/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD JEMENA ELECTRICITY NETWORKS (VIC) LTD	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 LOTS G & H) - 2.313ha LOTS 1 TO 4500 AND LOTS A TO F (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-1, E-7, E-17, E-19 & E-23 HAVE BEEN OMITTED FROM THIS PLAN. TANGENT POINTS ARE SHOWN THUS: 
OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF DRAINAGE EASEMENT E-21 ON PS845672K NOW CONTAINED IN LAXDALE GROVE 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 - 45		LICENSED SURVEYOR GREGORY STUART WILLIAMS	
51 LOTS, LOT G AND BALANCE LOT H		DATE 30/01/23	REFERENCE 329005-ST45
 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		VERSION F	DRAWING 329005-ST45-AF
		Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 30/01/2023, SPEAR Ref: S175843S	

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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 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	PS845672K	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-18 E-18	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845588X PS845592H	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845672K PS845672K	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-21	DRAINAGE	SEE DIAG	PS845672K	MELBOURNE WATER CORPORATION
E-22 E-22 E-22	DRAINAGE SEWERAGE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG	AS360841M AS360841M PS845672K	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION MELBOURNE WATER CORPORATION
E-24	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-25	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-26 E-26	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-27	DRAINAGE	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-28 E-28	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	PS845645N PS845645N	HUME CITY COUNCIL MELBOURNE WATER CORPORATION

MERRIFIELD - 45

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**



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DATE 30/01/23

REFERENCE 329005-ST45

ORIGINAL SHEET SIZE A3

VERSION F

DRAWING 329005-ST45-AF

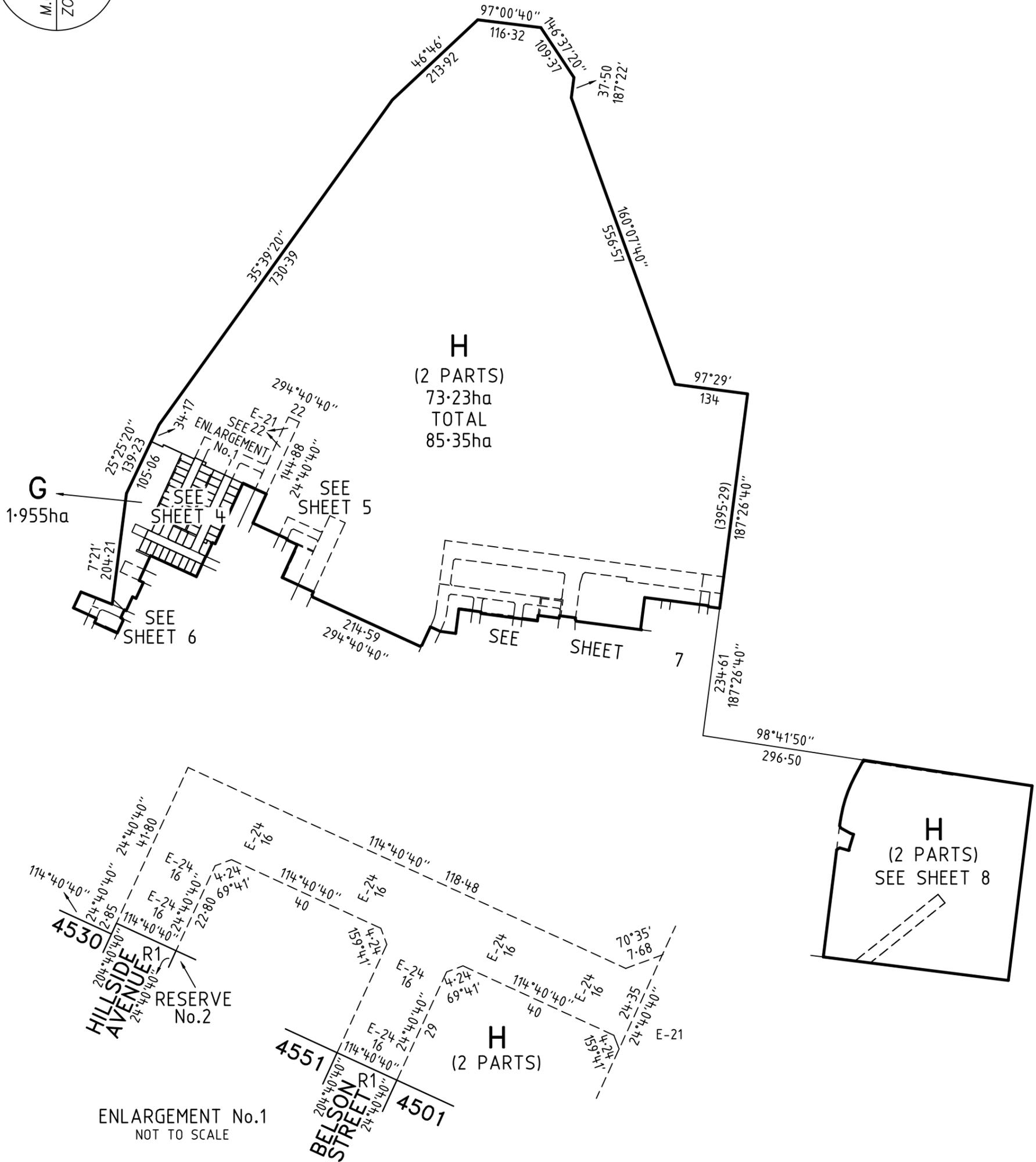
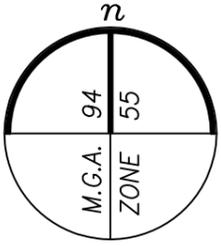
SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (F),
30/01/2023, SPEAR Ref: S175843S

Digitally signed by:
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28/03/2023,
SPEAR Ref: S175843S

PLAN OF SUBDIVISION

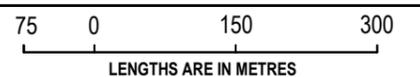
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MERRIFIELD - 45

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:7500



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ORIGINAL SHEET SIZE A3
 SHEET 3

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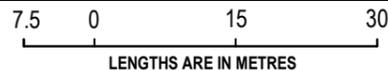
PS 900005X



MERRIFIELD - 45

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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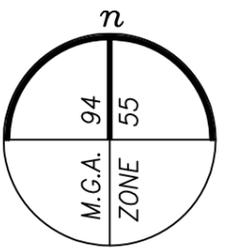
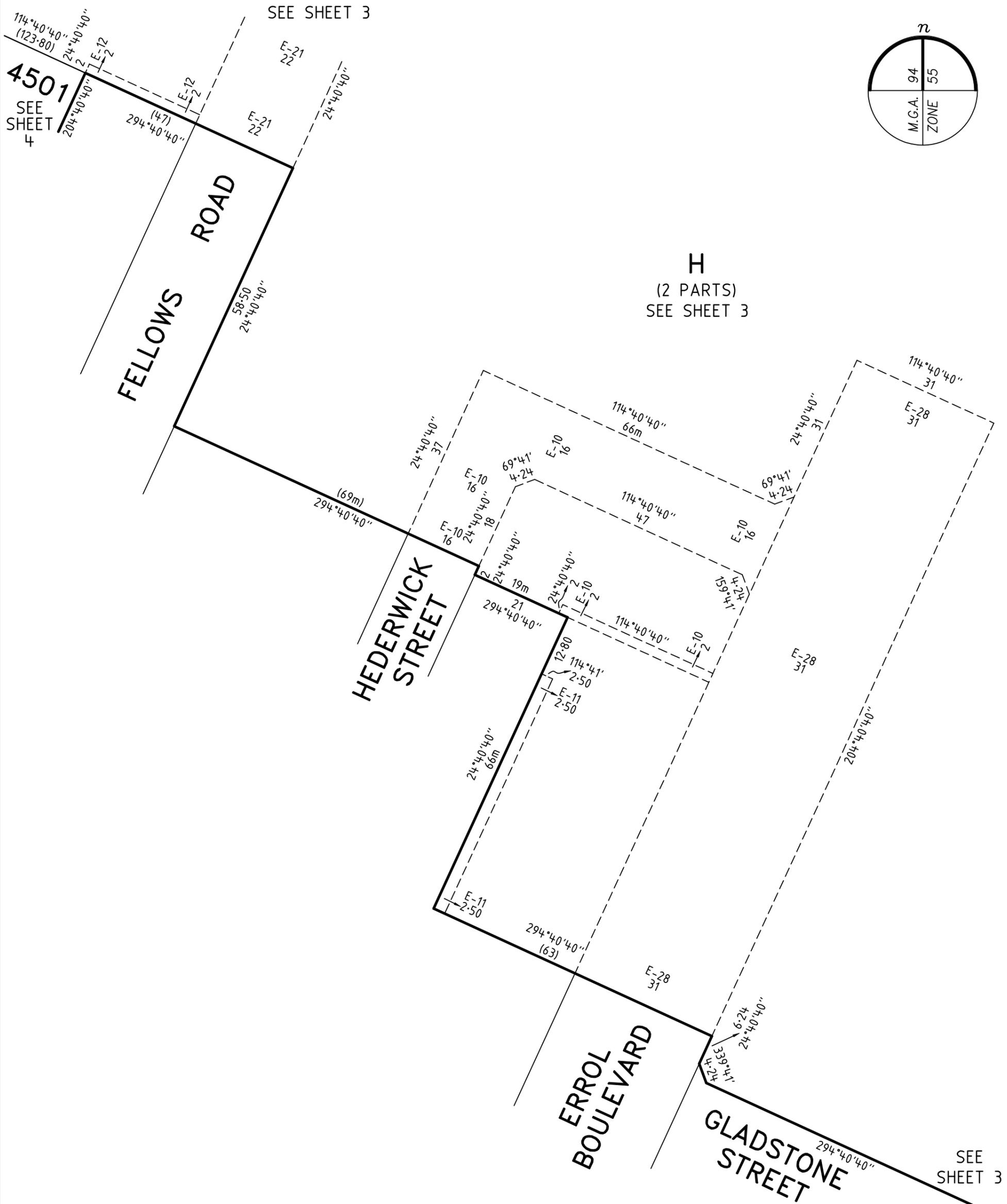
ORIGINAL SHEET SIZE A3
SHEET 4

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PS 900005X



H
(2 PARTS)
SEE SHEET 3

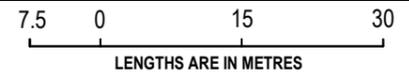
MERRIFIELD - 45



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LICENSED SURVEYOR GREGORY STUART WILLIAMS
DATE 30/01/23 **REFERENCE** 329005-ST45
VERSION F **DRAWING** 329005-ST45-AF

SCALE
1:750



ORIGINAL SHEET SIZE A3

SHEET 5

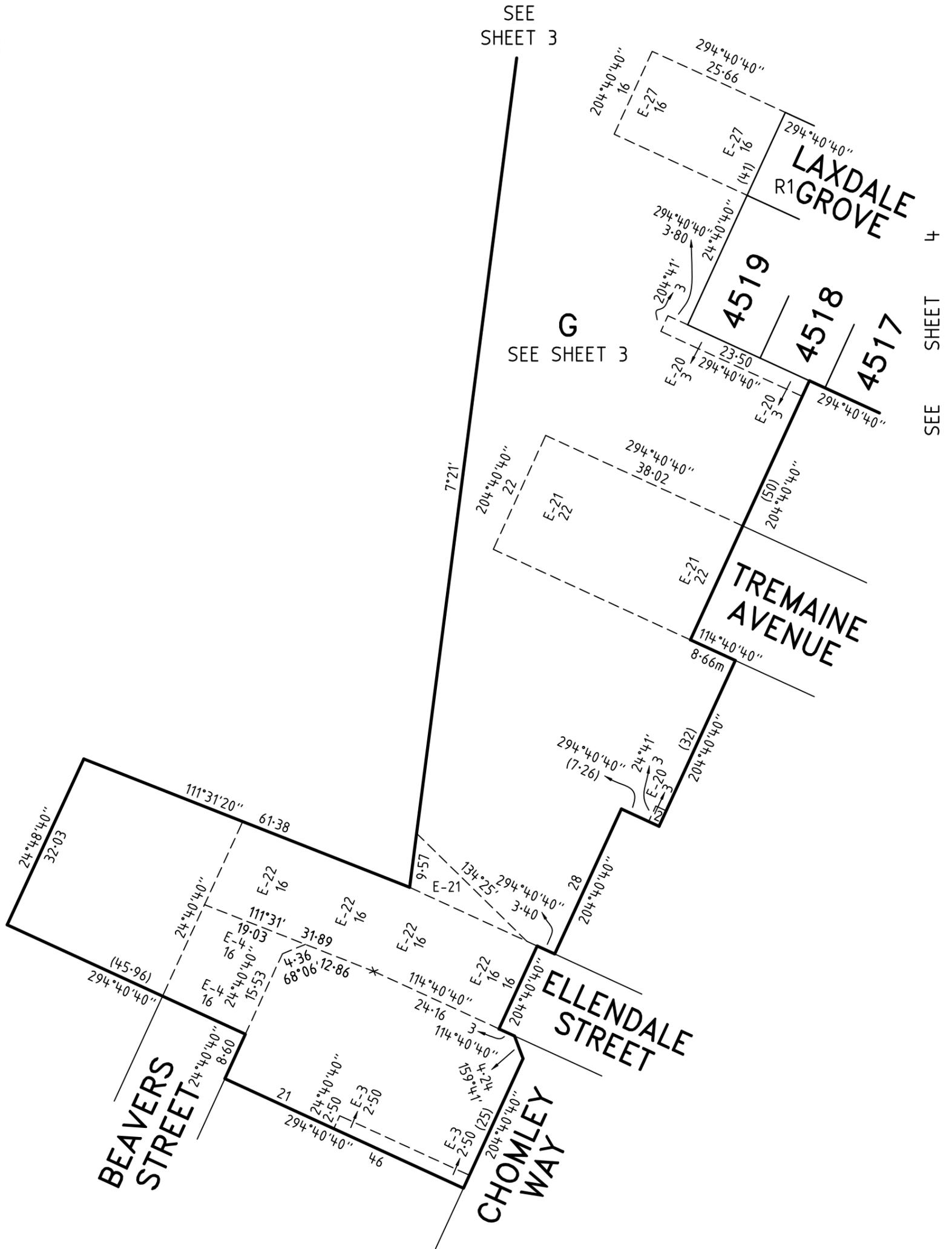
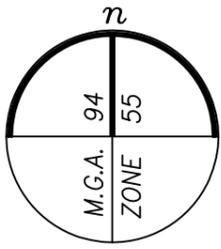
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SEE SHEET 3

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SEE SHEET 3

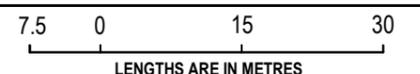
SEE SHEET 3

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MERRIFIELD - 45

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:750



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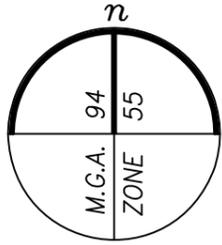
DATE 30/01/23
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ORIGINAL SHEET SIZE A3
SHEET 6

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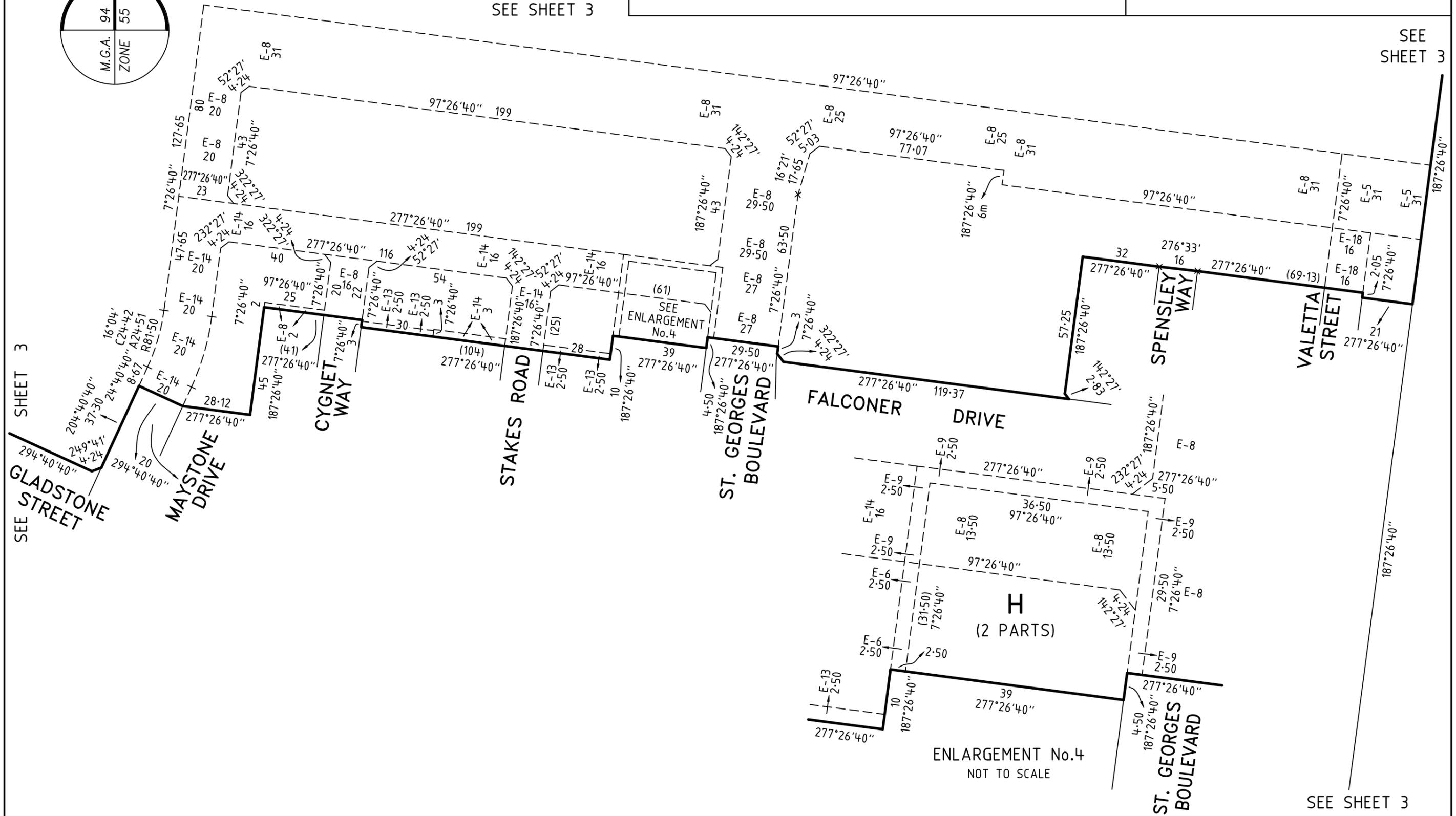


H
(2 PARTS)
SEE SHEET 3

PLAN OF SUBDIVISION

PS 900005X

SEE SHEET 3



SEE SHEET 3

SEE SHEET 3



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MERRIFIELD - 45

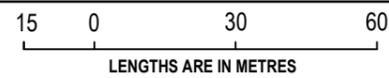
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SCALE
1:1500

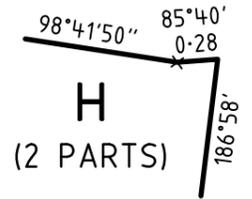
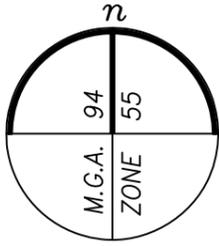
ORIGINAL SHEET SIZE A3
SHEET 7

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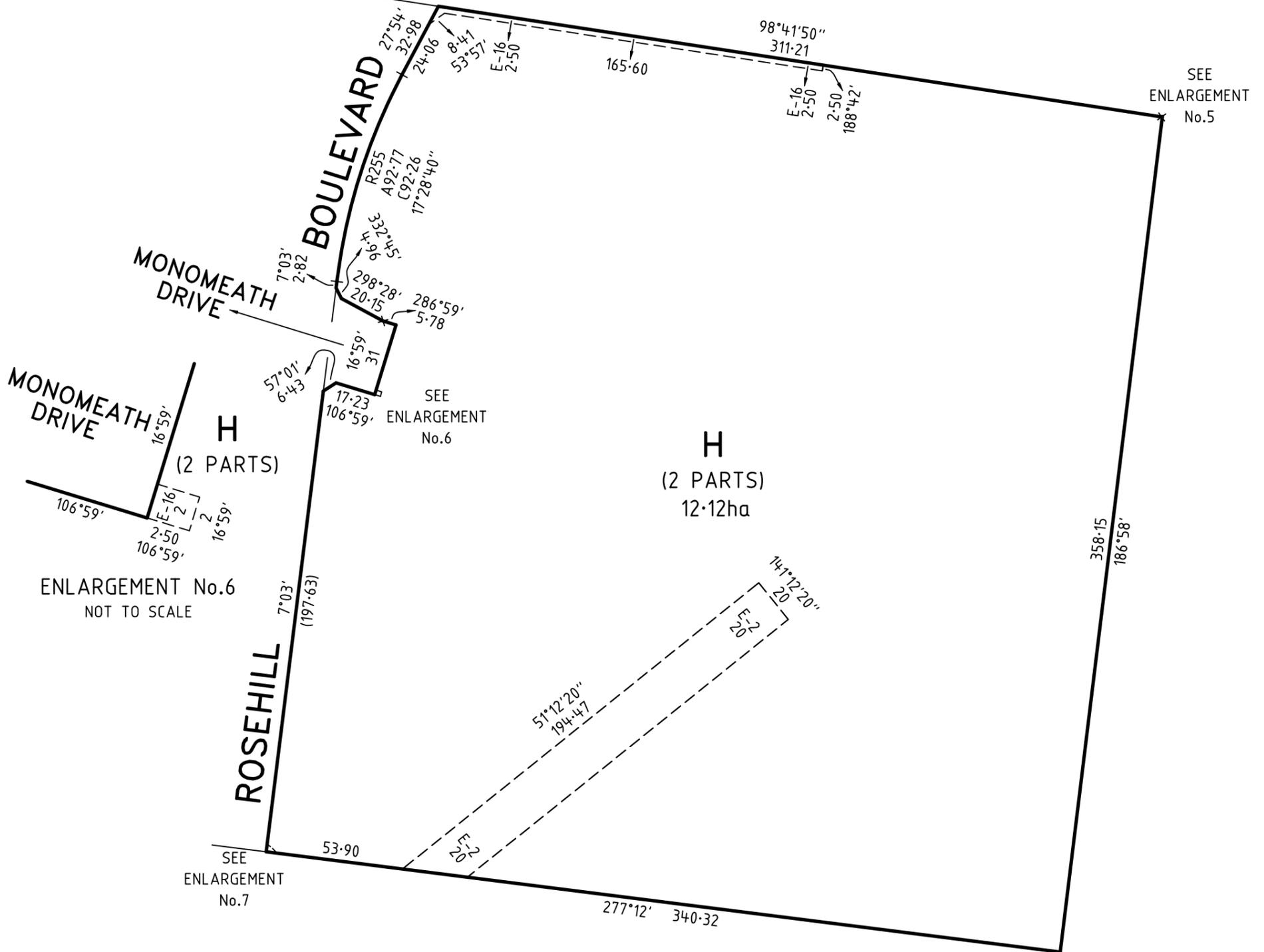
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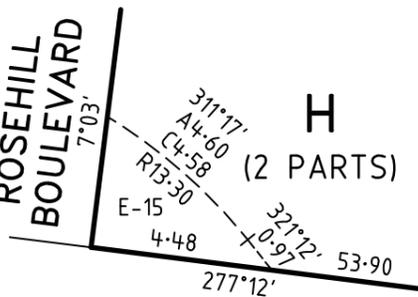
ENLARGEMENT No.5
NOT TO SCALE

SEE SHEET 3

98°41'50"



SEE ENLARGEMENT No.5



ENLARGEMENT No.7
NOT TO SCALE

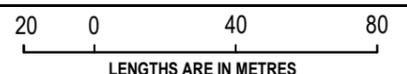
MERRIFIELD - 45



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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:2000



DATE 30/01/23

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ORIGINAL SHEET SIZE A3

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SHEET 8

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PS 900005X

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
4510	4509, 4511, 4512, 4542
4511	4510, 4512, 4513, 4542
4512	4510, 4511, 4513, 4542
4513	4510, 4512, 4514, 4542
4514	4513, 4515, 4541, 4542
4515	4514, 4516, 4540, 4541
4516	4515, 4517, 4540, 4541
4517	4516, 4518, 4520, 4540
4518	4517, 4519, 4520, 4540
4519	4517, 4518, 4520, 4540
4520	4518, 4519, 4521, 4540

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4521	4520, 4522, 4538, 4539
4522	4521, 4523, 4538, 4539
4523	4522, 4524, 4537, 4538
4524	4523, 4525, 4536, 4537
4525	4524, 4526, 4535, 4536
4526	4525, 4527, 4534, 4535
4527	4526, 4528, 4533, 4534
4528	4527, 4529, 4532, 4533
4529	4528, 4530, 4531, 4532
4530	4528, 4529, 4531, 4532
4531	4529, 4530, 4532, 4551

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4532	4528, 4529, 4531, 4533, 4550
4533	4527, 4528, 4532, 4534, 4549
4534	4526, 4527, 4533, 4535, 4548
4535	4525, 4526, 4534, 4536, 4547
4536	4524, 4525, 4535, 4537, 4546
4537	4523, 4524, 4536, 4538, 4545
4538	4522, 4523, 4537, 4539, 4544
4539	4521, 4522, 4538, 4540, 4541, 4543
4540	4516, 4520, 4539, 4541
4541	4514, 4515, 4539, 4540, 4542, 4543
4542	4513, 4514, 4541, 4543

RESTRICTION:

- THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA9039 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: 01/07/2043.

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
4501	4502, 4503, 4550, 4551
4502	4501, 4503, 4549, 4550
4503	4502, 4504, 4548, 4549
4504	4503, 4505, 4547, 4548
4505	4504, 4506, 4546, 4547
4506	4505, 4507, 4545, 4546
4507	4506, 4508, 4544, 4545
4508	4507, 4509, 4543, 4544
4509	4508, 4510, 4542, 4543

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4543	4508, 4509, 4539, 4541, 4542, 4544
4544	4507, 4508, 4538, 4543, 4545
4545	4506, 4507, 4537, 4544, 4546
4546	4505, 4506, 4536, 4545, 4547
4547	4504, 4505, 4535, 4546, 4548
4548	4503, 4504, 4534, 4547, 4549
4549	4502, 4503, 4533, 4548, 4550
4550	4501, 4502, 4532, 4549, 4551
4551	4501, 4502, 4531, 4550

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: 01/07/2043.

MERRIFIELD - 45

veris

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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

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VERSION F

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DRAWING 329005-ST45-AF

SCALE



ORIGINAL SHEET SIZE A3

SHEET 9

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