

PLAN OF SUBDIVISION

EDITION

PS 900054J

LOCATION OF LAND

PARISH: MICKLEHAM
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 25, 26 & 28 (PARTS)
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT J ON PS900039E

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

MGA 94 CO-ORDINATES: E 315 170 ZONE: 55
(approx. centre of land in plan) N 5 845 200

Council Name: Hume City Council

Council Reference Number: S009675
Planning Permit Reference: P21549
SPEAR Reference Number: S182097H

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: 15/07/2022

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 12/04/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HUME CITY COUNCIL

STAGING THIS ~~IS~~ IS NOT A STAGED SUBDIVISION
PLANNING PERMIT NO. P21549

SURVEY THIS PLAN IS ~~TO 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 K) - 1.687ha

LOTS 1 TO 4800 & A TO J (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-1, E-6, E-7, E-9, E-17 TO E-20 (BOTH INCLUSIVE), E-22, E-23, E-29, E-30 AND E-31
HAVE BEEN OMITTED FROM THIS PLAN.

TANGENT POINTS ARE SHOWN THUS: 

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-8 ON PS900039E NOW CONTAINED
IN BELMORE PARADE ON THIS PLAN.

TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-14 ON PS900039E
NOW CONTAINED IN LISSON STREET AND STAKES ROAD ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENTS

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 - 48

32 LOTS AND BALANCE LOT K

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 03/04/23

REFERENCE 329005-ST48

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 329005-ST48-AG

SHEET 1 OF 10 SHEETS

veris

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

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

PLAN OF SUBDIVISION

PS 900054J

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	DRAINAGE	SEE DIAG	PS900039E	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS900039E	YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS900039E PS900039E	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
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-21	DRAINAGE	SEE DIAG	PS845672K	MELBOURNE WATER CORPORATION
E-24	DRAINAGE	SEE DIAG	PS900005X	HUME CITY COUNCIL
E-25	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-26	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-27 E-27	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-28 E-28	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	PS845645N PS845645N	HUME CITY COUNCIL MELBOURNE WATER CORPORATION
E-32 E-32	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

MERRIFIELD - 48

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**



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

DATE 03/04/23
VERSION G

REFERENCE 329005-ST48
DRAWING 329005-ST48-AG

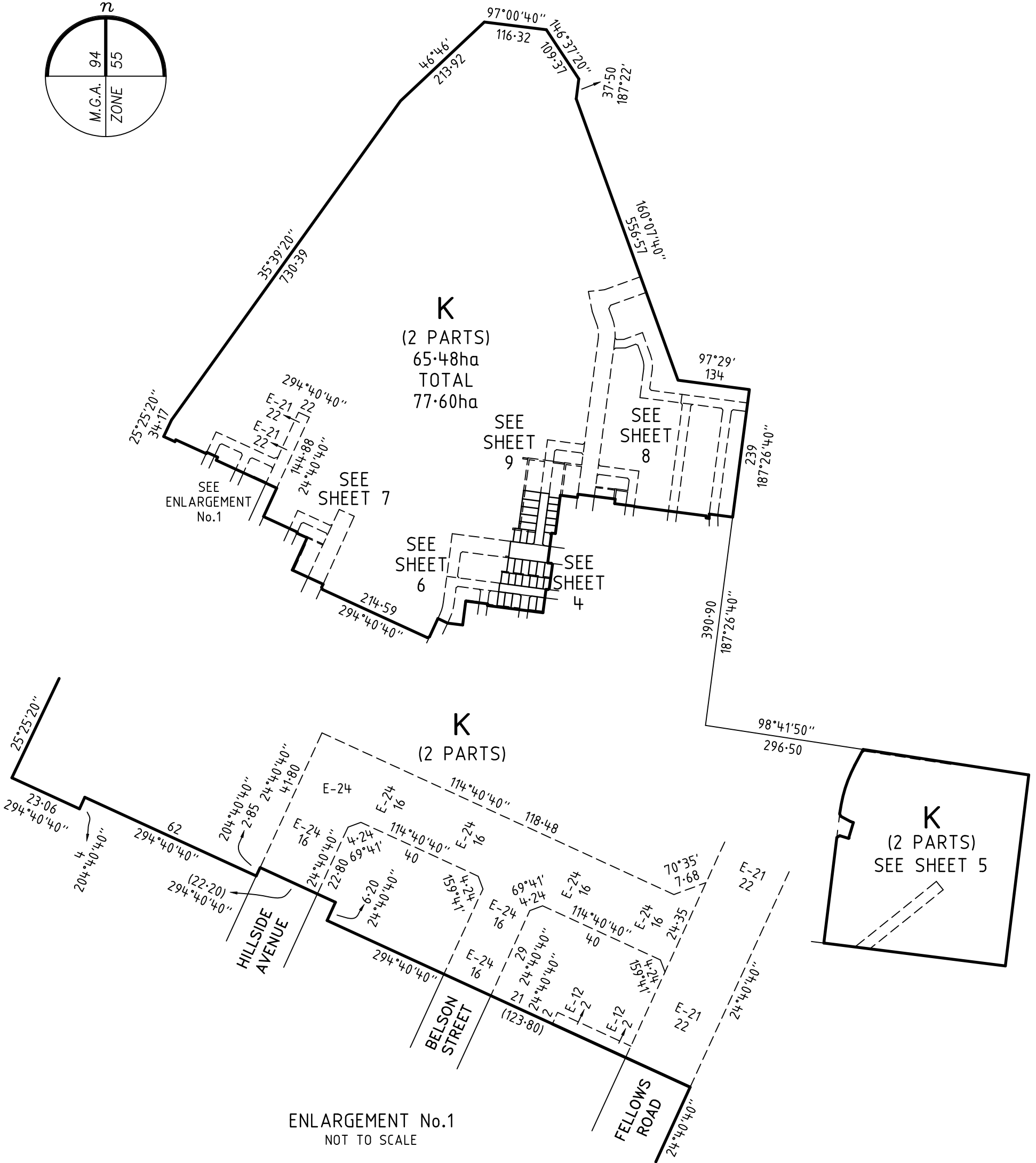
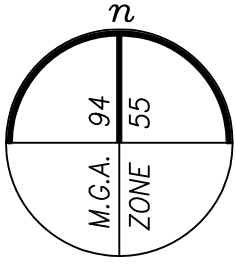
ORIGINAL SHEET SIZE A3
SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H

PLAN OF SUBDIVISION

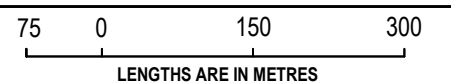
PS 900054J



MERRIFIELD - 48

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:7500



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

DATE 03/04/23
VERSION G

REFERENCE 329005-ST48
DRAWING 329005-ST48-AG

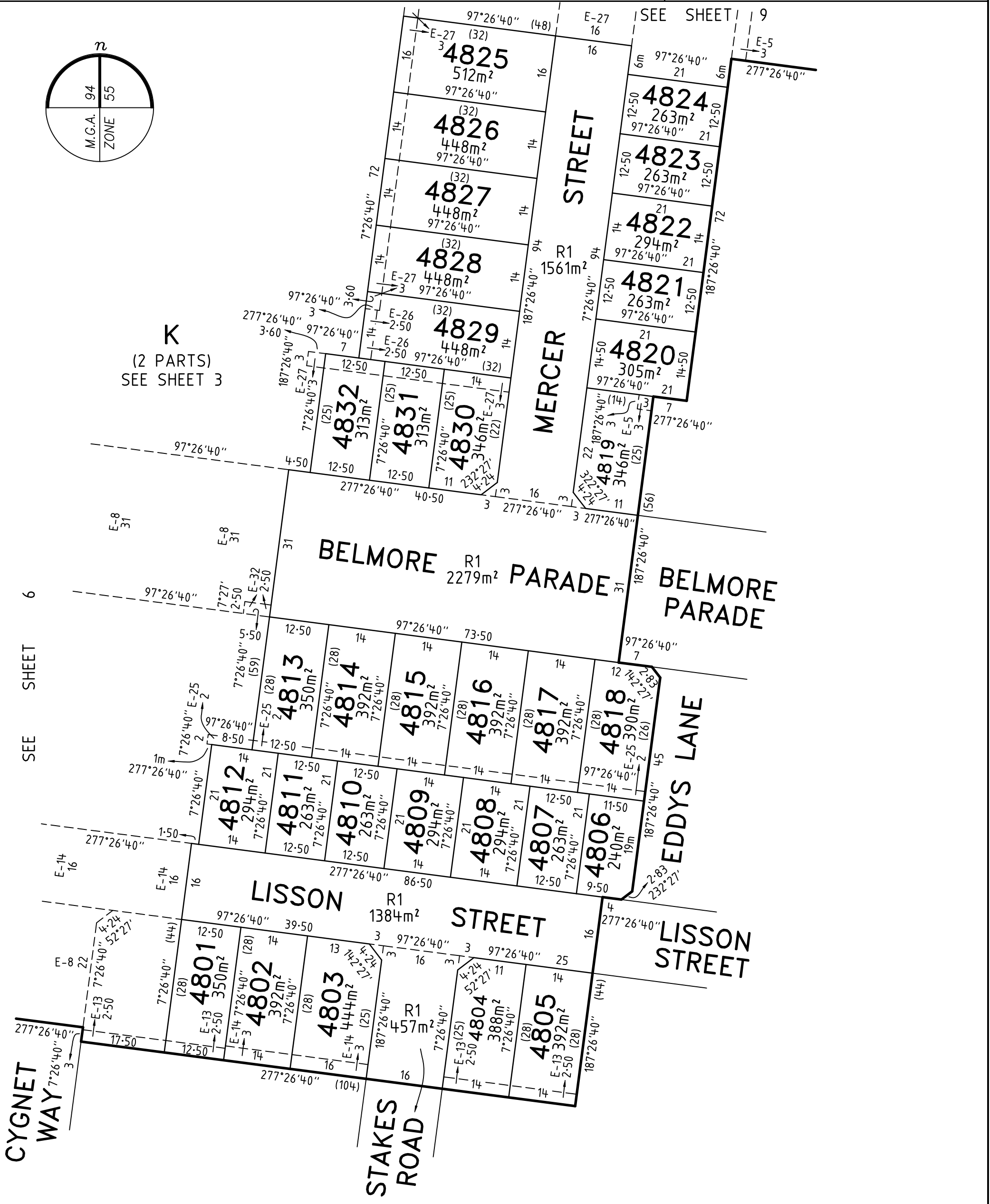
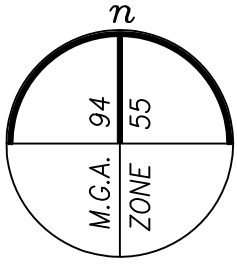
ORIGINAL SHEET SIZE A3
SHEET 3

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H

PLAN OF SUBDIVISION

PS 900054J



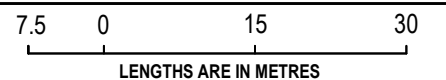
MERRIFIELD - 48



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

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



DATE 03/04/23

REFERENCE 329005-ST48

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 329005-ST48-AG

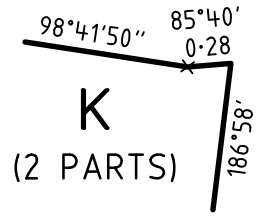
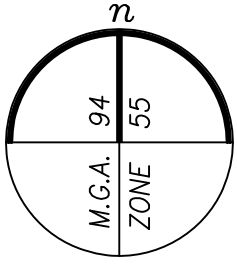
SHEET 4

Digitally signed by: Gregory S Williams, Licensed Surveyor,
 Surveyor's Plan Version (G),
 03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
 Hume City Council,
 12/04/2023,
 SPEAR Ref: S182097H

PLAN OF SUBDIVISION

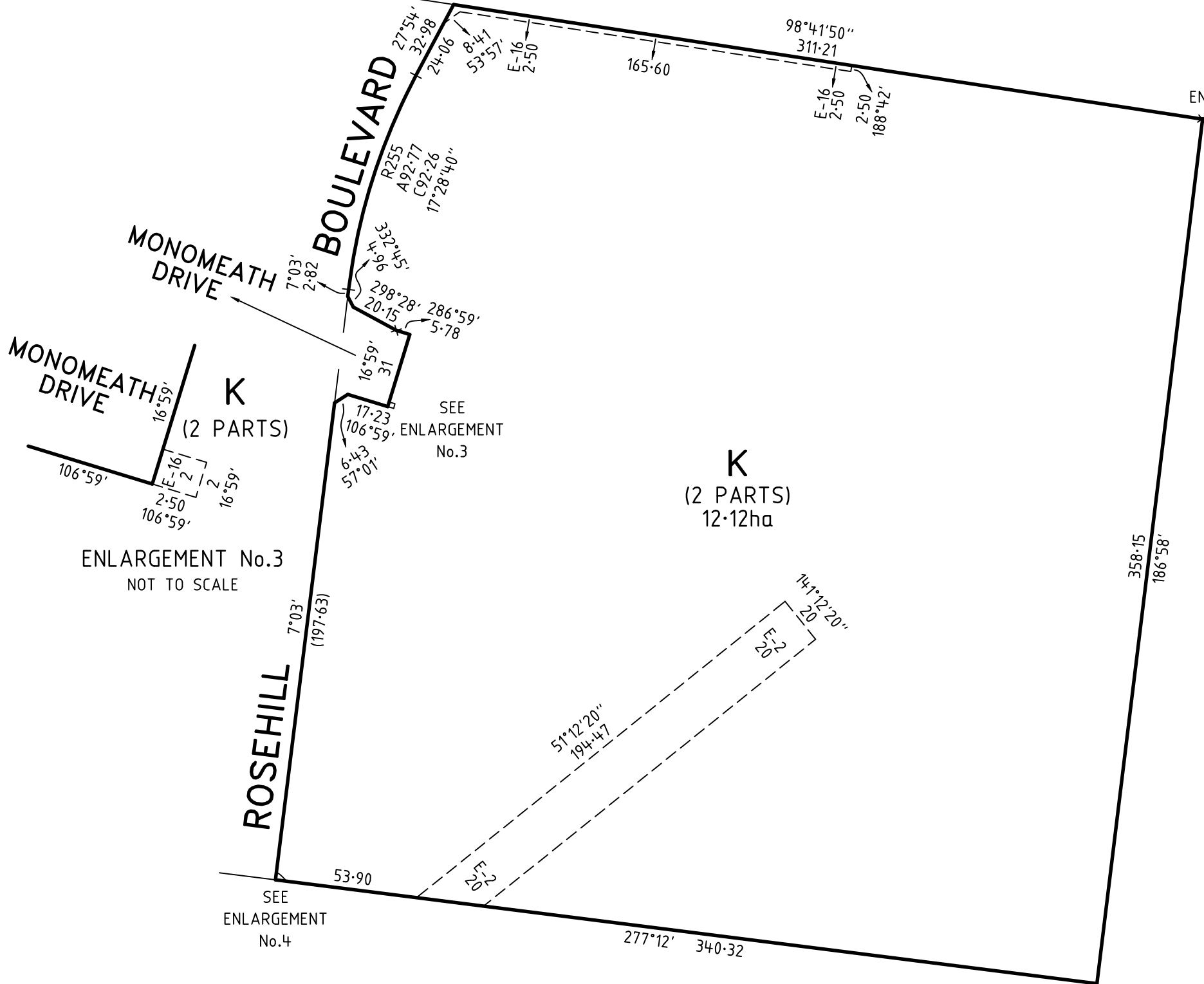
PS 900054J



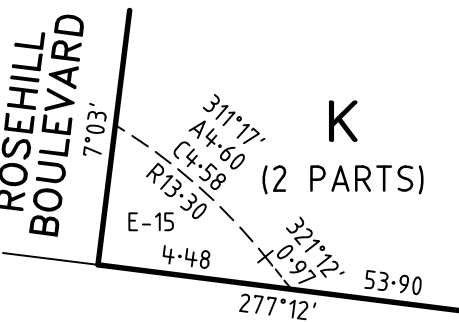
ENLARGEMENT No.2
NOT TO SCALE

SEE SHEET 3

SEE ENLARGEMENT No.2



ENLARGEMENT No.3
NOT TO SCALE



ENLARGEMENT No.4
NOT TO SCALE

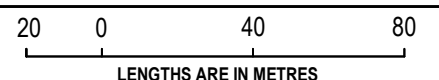
MERRIFIELD - 48



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

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:2000



DATE 03/04/23

REFERENCE 329005-ST48

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 329005-ST48-AG

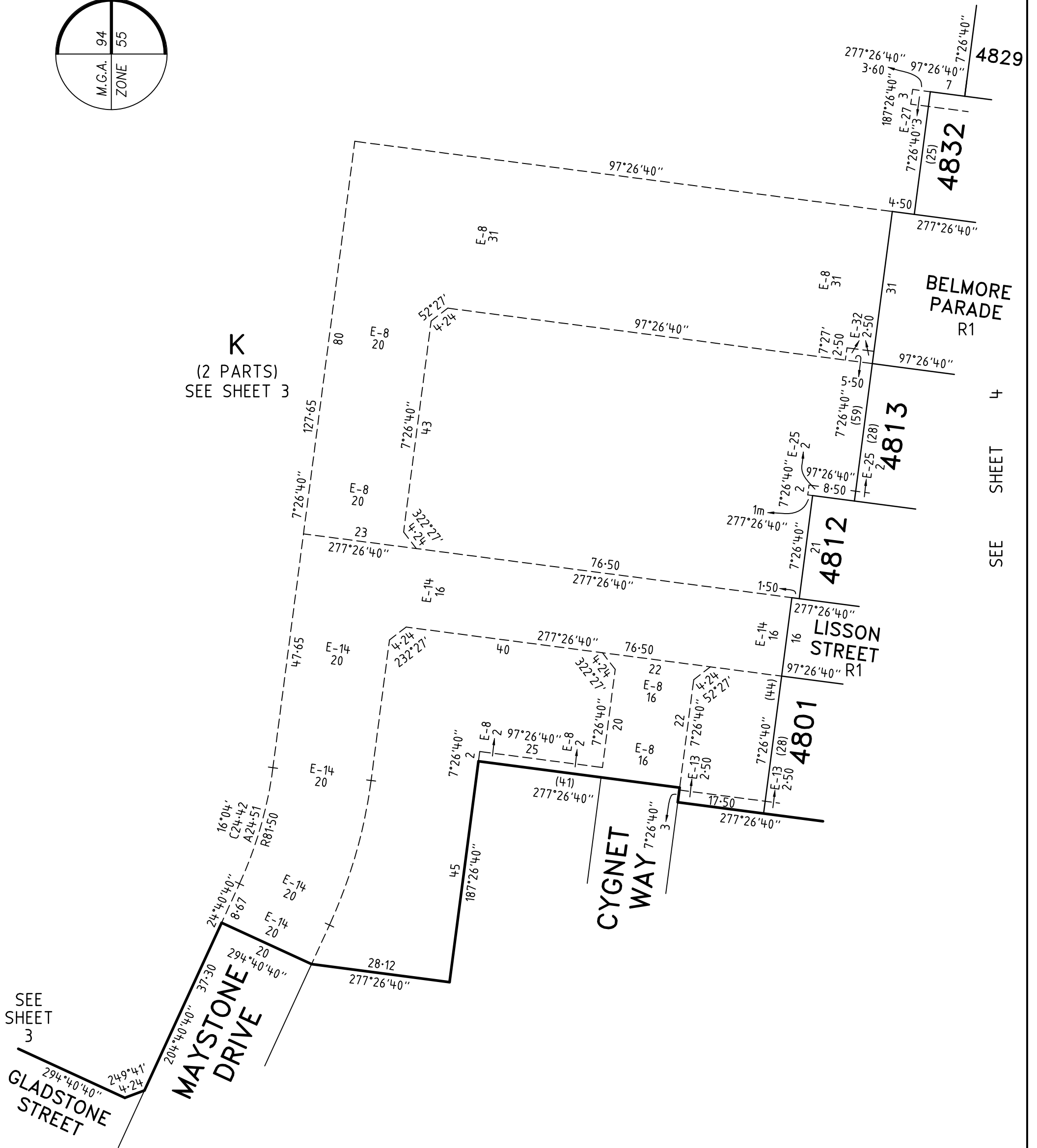
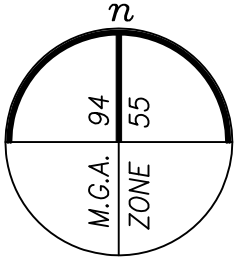
SHEET 5

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H


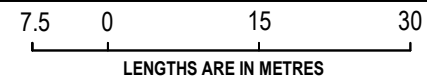
Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H

PLAN OF SUBDIVISION

PS 900054J

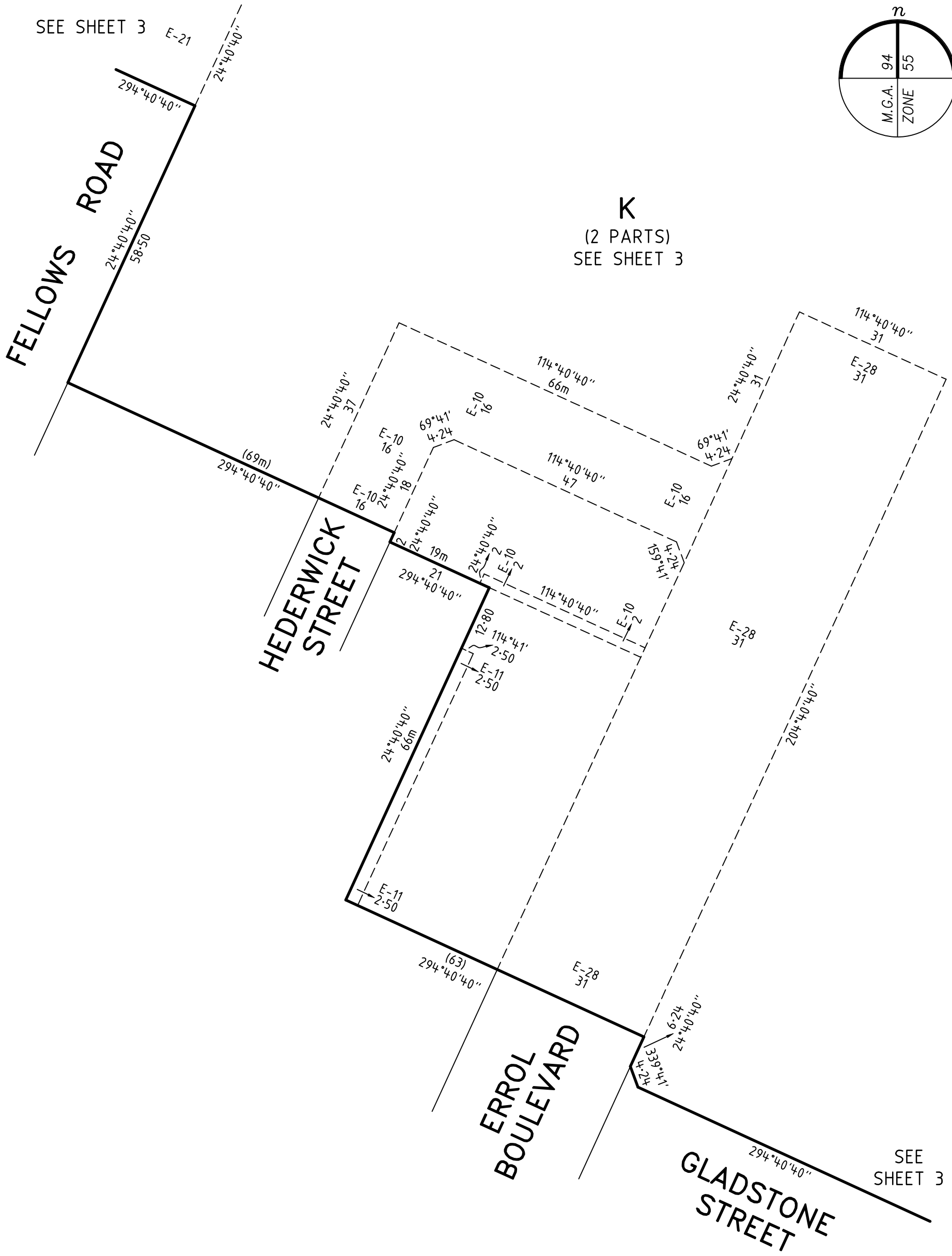
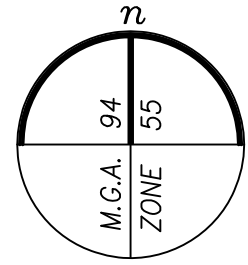


SEE SHEET 4

MERRIFIELD - 48 	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	
	DATE 03/04/23 VERSION G	REFERENCE 329005-ST48 DRAWING 329005-ST48-AG	ORIGINAL SHEET SIZE A3 SHEET 6
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	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (G), 03/04/2023, SPEAR Ref: S182097H		Digitally signed by: Hume City Council, 12/04/2023, SPEAR Ref: S182097H

PLAN OF SUBDIVISION

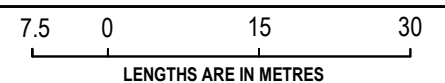
PS 900054J



MERRIFIELD - 48

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



veris

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

DATE 03/04/23
VERSION G

REFERENCE 329005-ST48
DRAWING 329005-ST48-AG

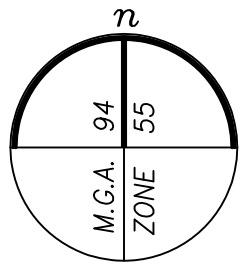
ORIGINAL SHEET SIZE A3
SHEET 7

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H

PLAN OF SUBDIVISION

PS 900054J



SEE SHEET 3

K
(2 PARTS)

ENLARGEMENT No.5
NOT TO SCALE

K
(2 PARTS)
SEE SHEET 3

SEE SHEET 9

ST. GEORGES BOULEVARD

HUNTINGTOWER AVENUE

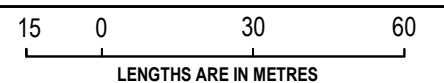
FLOCKHART STREET

BEACONSFIELD DRIVE

MERRIFIELD - 48

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1500



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

DATE 03/04/23
VERSION G

REFERENCE 329005-ST48
DRAWING 329005-ST48-AG

ORIGINAL SHEET SIZE A3
SHEET 8

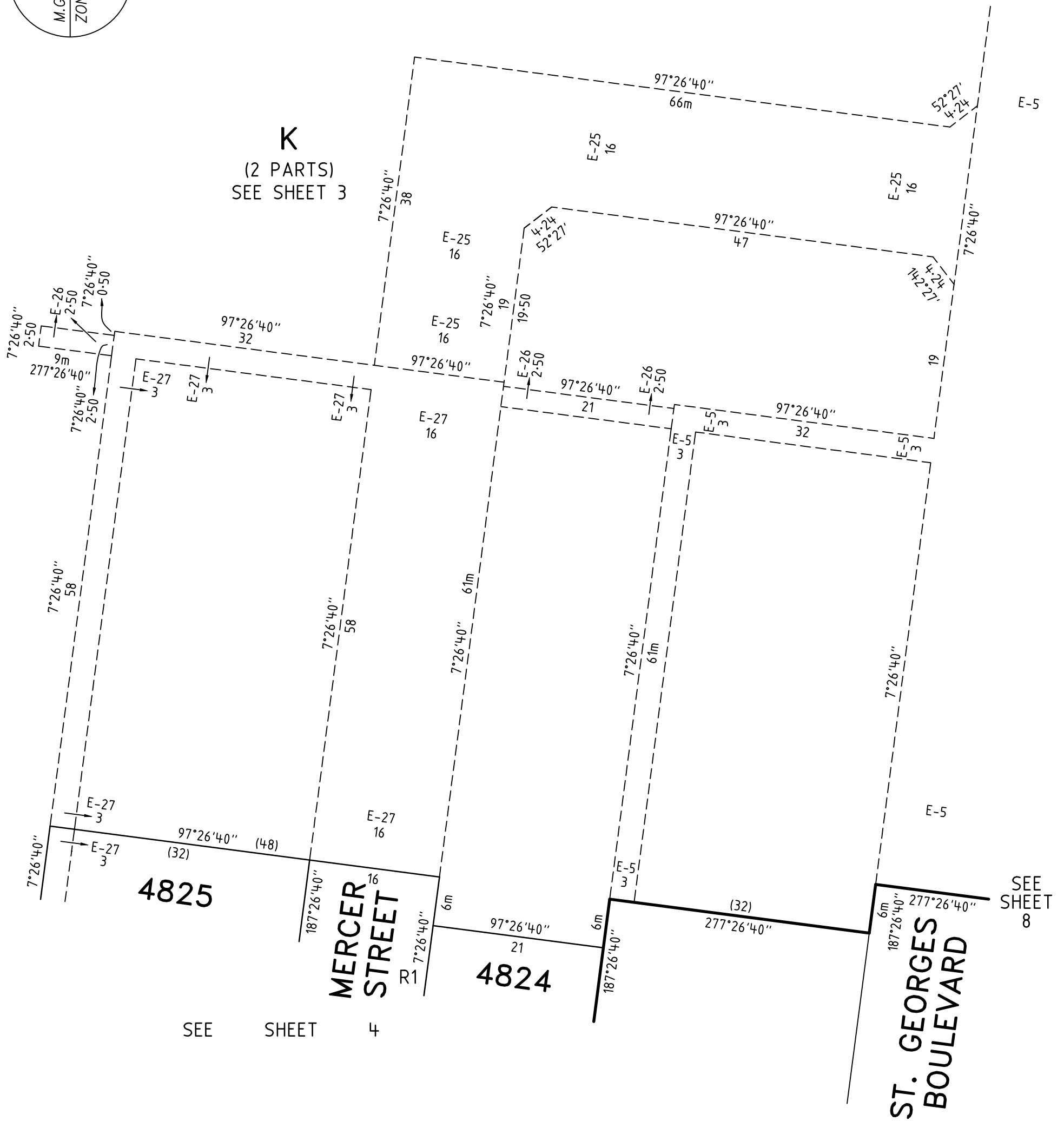
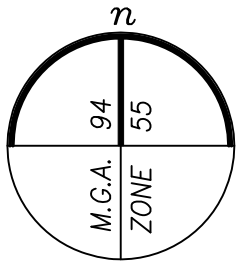
Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H

PLAN OF SUBDIVISION

PS 900054J

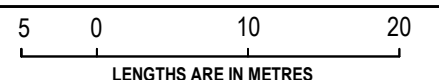
SEE SHEET 8



MERRIFIELD - 48

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:500



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

DATE 03/04/23
VERSION G

REFERENCE 329005-ST48
DRAWING 329005-ST48-AG

ORIGINAL SHEET SIZE A3
SHEET 9

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H

PLAN OF SUBDIVISION

PS 900054J

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4801	4802, 4803, 4811, 4812	4819	4817, 4818, 4820, 4830
4802	4801, 4803, 4811, 4812	4820	4819, 4821, 4828, 4829
4803	4802, 4804, 4810, 4811	4825	4823, 4824, 4826, 4827
4804	4803, 4805, 4807, 4808	4826	4823, 4824, 4825, 4827
4805	4804, 4806, 4807, 4808	4827	4822, 4823, 4826, 4828
4813	4811, 4812, 4814, 4815, 4832	4828	4821, 4822, 4827, 4829
4814	4810, 4811, 4813, 4815, 4831, 4832	4829	4819, 4820, 4828, 4830, 4831, 4832
4815	4809, 4810, 4814, 4816, 4830, 4831	4830	4815, 4819, 4829, 4831
4816	4808, 4809, 4815, 4817, 4819, 4830	4831	4814, 4815, 4829, 4830, 4832
4817	4807, 4808, 4816, 4818, 4819, 4830	4832	4813, 4814, 4829, 4831
4818	4806, 4807, 4816, 4817, 4819		

RESTRICTION:

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

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
4806	4805, 4807, 4808, 4818
4807	4804, 4805, 4806, 4808, 4817, 4818
4808	4804, 4805, 4807, 4809, 4816, 4817
4809	4803, 4804, 4808, 4810, 4815, 4816
4810	4802, 4803, 4809, 4811, 4814, 4815
4811	4802, 4803, 4810, 4812, 4813, 4814
4812	4801, 4802, 4811, 4813
4821	4820, 4822, 4828, 4829
4822	4821, 4823, 4827, 4828
4823	4822, 4824, 4826, 4827
4824	4822, 4823, 4825, 4826

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: 01/07/2043.

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
4818	4806, 4807, 4816, 4817, 4819
4819	4817, 4818, 4820, 4830
4830	4815, 4819, 4829, 4831

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: 01/07/2043.

MERRIFIELD - 48

veris

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

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE 03/04/23

REFERENCE 329005-ST48

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 329005-ST48-AG

SHEET 10

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (G),
03/04/2023, SPEAR Ref: S182097H

Digitally signed by:
Hume City Council,
12/04/2023,
SPEAR Ref: S182097H