

# PLAN OF SUBDIVISION

**EDITION**

**PS 905617M**

**LOCATION OF LAND**

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

**LAST PLAN REFERENCE:** LOT L ON PS900065D

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

**MGA 94 CO-ORDINATES:** E 315 250 **ZONE:** 55  
 (approx. centre of land in plan) N 5 845 350

Council Name: Hume City Council  
 SPEAR Reference Number: S187186C

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

**IDENTIFIER**

**COUNCIL/BODY/PERSON**

**STAGING**

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

ROAD R1  
 RESERVE No.1

HUME CITY COUNCIL  
 AUSNET ELECTRICITY SERVICES PTY LTD

**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**

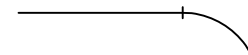
DOES NOT APPLY

LAND SUBDIVIDED (EXCLUDING LOT M) - 5.690ha

LOTS 1 TO 5000 & A TO L (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-30 HAVE BEEN OMITTED FROM THIS PLAN.

TANGENT POINTS ARE SHOWN THUS:



**OTHER PURPOSE OF PLAN**

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-4 ON PS900065D NOW CONTAINED IN HUNTINGTOWER AVENUE AND BENTONS WAY ON THIS PLAN.  
 TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-5 ON PS900065D NOW CONTAINED IN ST. GEORGES BOULEVARD ON THIS PLAN.  
 TO REMOVE THAT PART OF DRAINAGE EASEMENT E-25 ON PS900065D NOW CONTAINED IN LANGRIDGE WAY AND MERCER STREET ON THIS PLAN.  
 TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-27 ON PS900065D NOW CONTAINED IN MERCER STREET ON THIS PLAN.  
 TO REMOVE THAT PART OF SEWERAGE EASEMENT E-29 ON PS900065D NOW CONTAINED IN HUNTINGTOWER AVENUE ON THIS PLAN.

**GROUNDS 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 - 50**

**106 LOTS AND BALANCE LOT M**

**LICENSED SURVEYOR GREGORY STUART WILLIAMS**

**DATE** 10/05/23

**REFERENCE** 329005-ST50

**ORIGINAL SHEET SIZE A3**

**VERSION** G

**DRAWING** 329005-ST50-AG

**SHEET 1 OF 10 SHEETS**



**VERIS AUSTRALIA PTY LTD**  
 A | Level 3, 1 Southbank Blvd  
 Southbank VIC 3006  
 T | +61 3 7019 8400  
 E | melbourne@veris.com.au  
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 Surveyor's Plan Version (G),  
 28/06/2023, SPEAR Ref: S187186C

# PLAN OF SUBDIVISION

# PS 905617M

## 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	PS900054J	HUME CITY COUNCIL
E-26	SEWERAGE	SEE DIAG	PS900054J	YARRA VALLEY WATER CORPORATION
E-27 E-27	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS900054J PS900054J	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-29	SEWERAGE	SEE DIAG	PS900065D	YARRA VALLEY WATER CORPORATION
E-31 E-31	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS900065D PS900039E	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-32 E-32	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H PS900054J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-33	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-34	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-35 E-35	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

MERRIFIELD - 50

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**



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DATE 10/05/23  
VERSION G

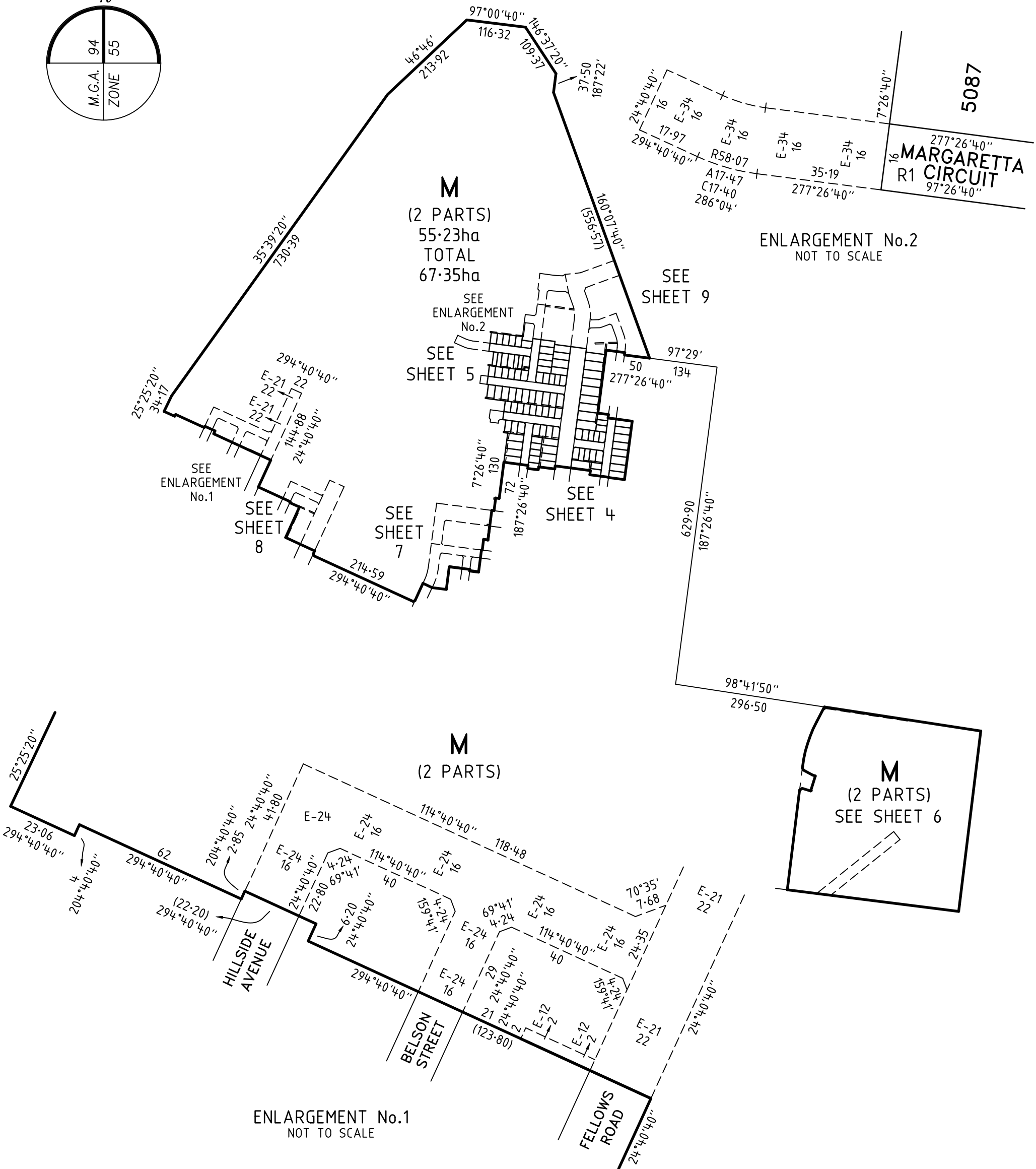
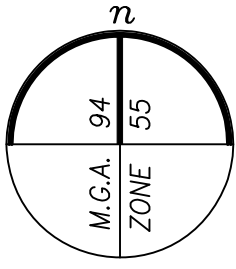
REFERENCE 329005-ST50  
DRAWING 329005-ST50-AG

ORIGINAL SHEET SIZE A3  
SHEET 2

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# PLAN OF SUBDIVISION

PS 905617M



<b>MERRIFIELD - 50</b>  	<b>LICENSED SURVEYOR GREGORY STUART WILLIAMS</b>		<b>SCALE</b> 1:7500	<p>LENGTHS ARE IN METRES</p>
	<b>DATE</b> 10/05/23	<b>REFERENCE</b> 329005-ST50	<b>ORIGINAL SHEET SIZE A3</b>	
	<b>VERSION</b> G	<b>DRAWING</b> 329005-ST50-AG	<b>SHEET</b> 3	

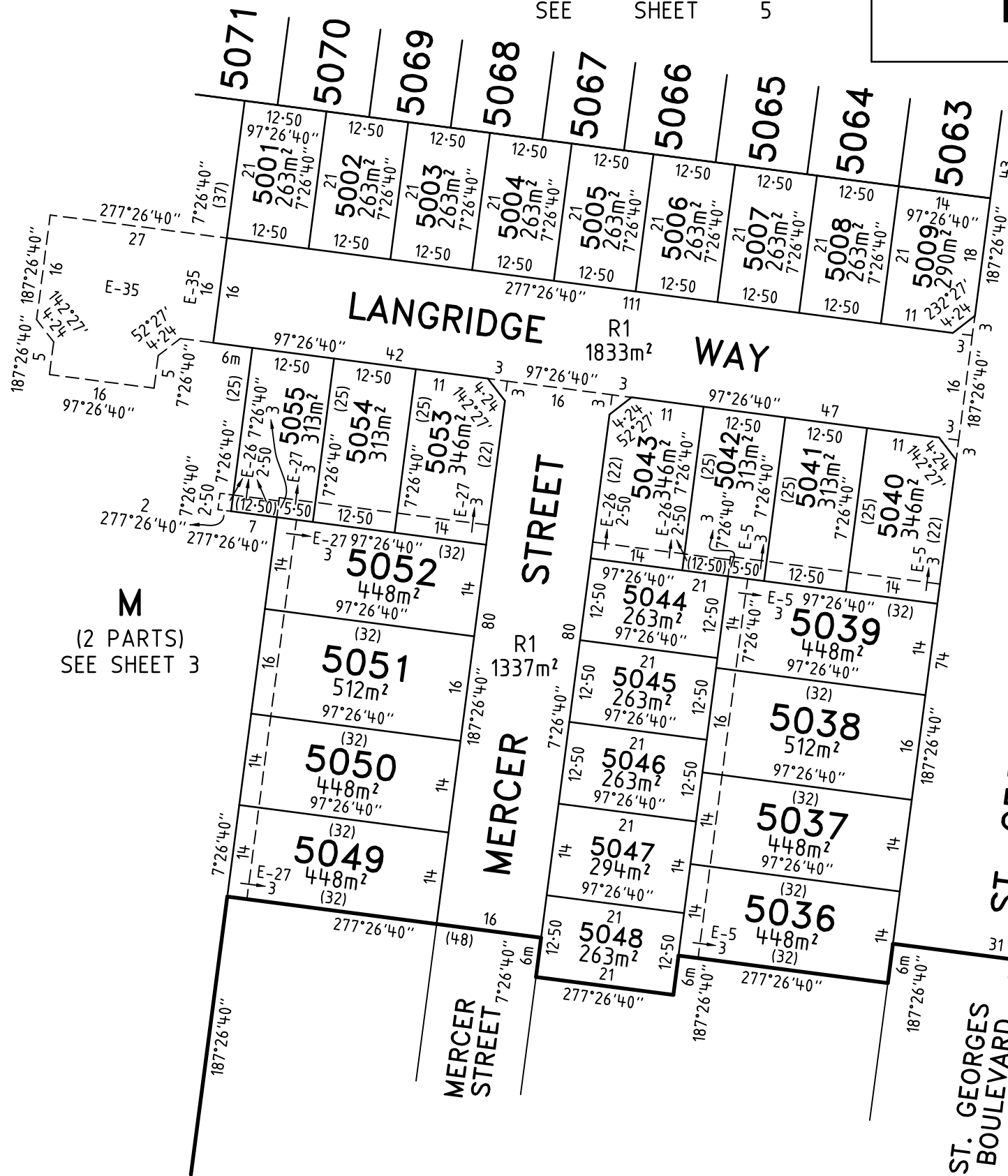
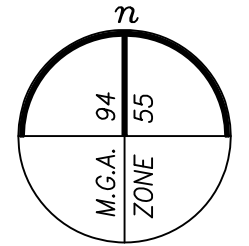
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# PLAN OF SUBDIVISION

PS 905617M

SEE SHEET 5

SEE SHEET 5



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

SEE SHEET 3



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MERRIFIELD - 50

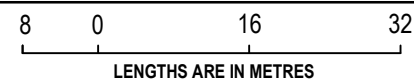
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 10/05/23

VERSION G

REFERENCE 329005-ST50

DRAWING 329005-ST50-AG



SCALE  
1:800

ORIGINAL SHEET SIZE A3

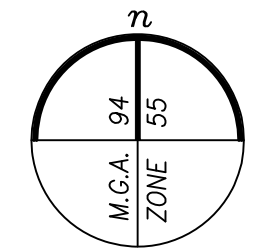
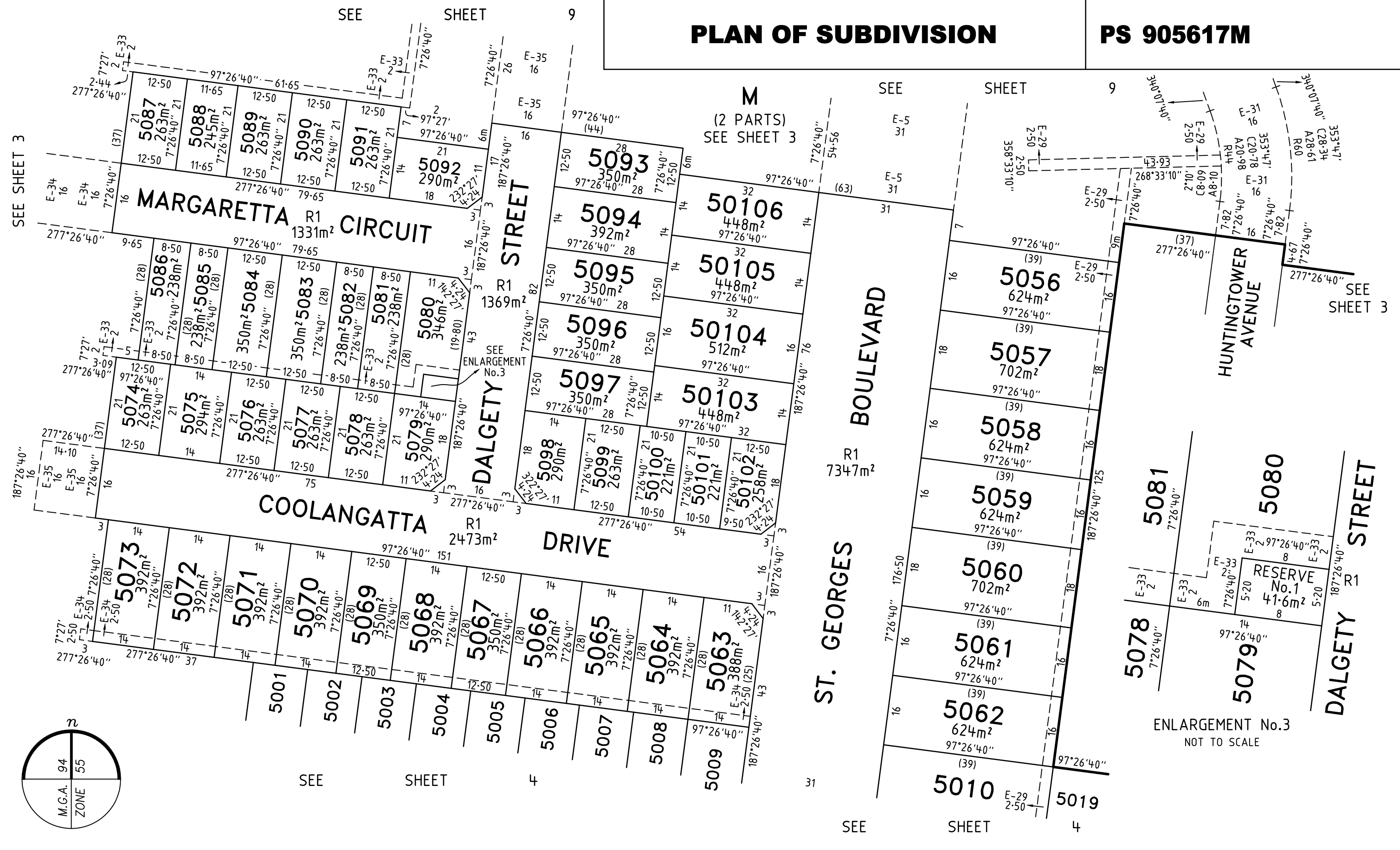
SHEET 4

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# PLAN OF SUBDIVISION

## PS 905617M



SEE SHEET 3

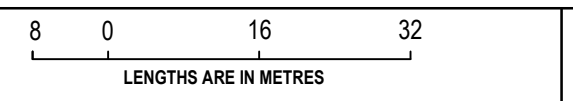
SEE SHEET 9

SEE SHEET 9

SEE SHEET 3

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<b>MERRIFIELD - 50</b>	
<b>LICENSED SURVEYOR</b>	<b>GREGORY STUART WILLIAMS</b>
<b>DATE</b>	10/05/23
<b>VERSION</b>	G
<b>REFERENCE</b>	329005-ST50
<b>DRAWING</b>	329005-ST50-AG

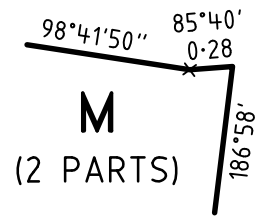
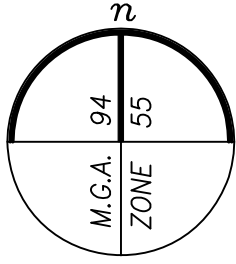


<b>SCALE</b>	1:800	<b>ORIGINAL SHEET SIZE A3</b>
		<b>SHEET 5</b>

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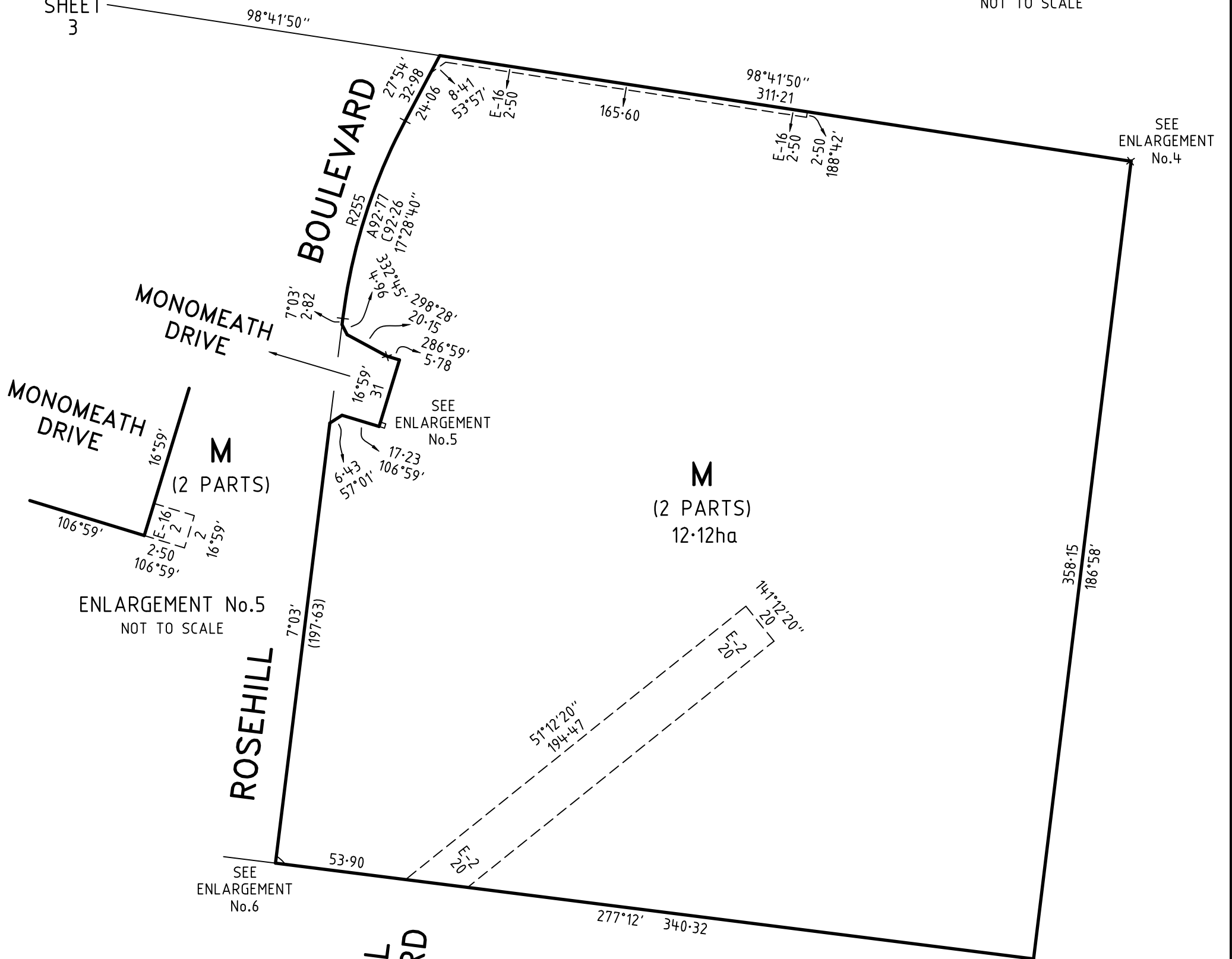
# PLAN OF SUBDIVISION

**PS 905617M**



ENLARGEMENT No.4  
NOT TO SCALE

SEE SHEET 3



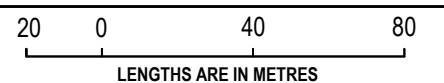
ENLARGEMENT No.5  
NOT TO SCALE

ENLARGEMENT No.6  
NOT TO SCALE

MERRIFIELD - 50

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:2000



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DATE 10/05/23

REFERENCE 329005-ST50

ORIGINAL SHEET SIZE A3

VERSION G

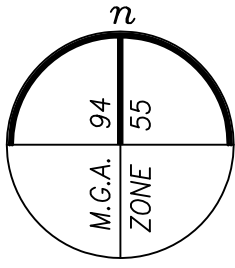
DRAWING 329005-ST50-AG

SHEET 6

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# PLAN OF SUBDIVISION

PS 905617M



SEE SHEET 3

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

SEE SHEET 3  
GLADSTONE STREET

MAYSTONE DRIVE

CYGNET WAY

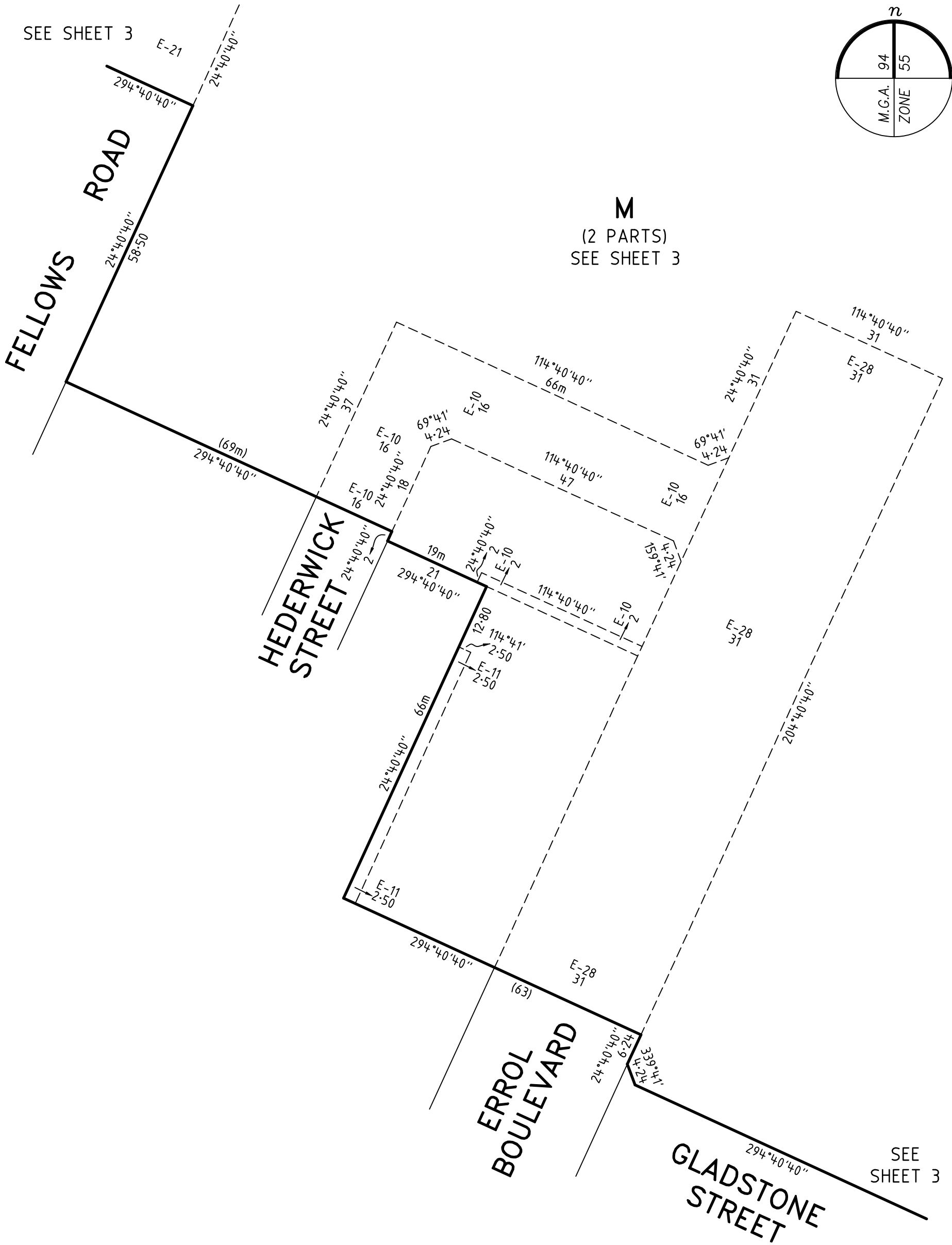
BELMORE PARADE

LISSON STREET

<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>	MERRIFIELD - 50		LICENSED SURVEYOR <b>GREGORY STUART WILLIAMS</b>	SCALE 1:750	<p>LENGTHS ARE IN METRES</p>	
	DATE 10/05/23	REFERENCE 329005-ST50	ORIGINAL SHEET SIZE A3			
	VERSION G	DRAWING 329005-ST50-AG	SHEET 7			
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# PLAN OF SUBDIVISION

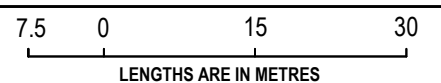
PS 905617M



MERRIFIELD - 50

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:750



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 VERSION G

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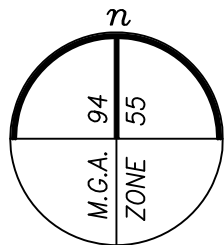
ORIGINAL SHEET SIZE A3  
 SHEET 8

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# PLAN OF SUBDIVISION

PS 905617M



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



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**MERRIFIELD - 50**

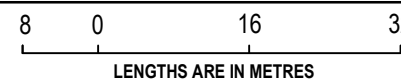
LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 10/05/23

VERSION G

REFERENCE 329005-ST50

DRAWING 329005-ST50-AG



SCALE  
1:800

ORIGINAL SHEET SIZE A3

SHEET 9

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 Surveyor's Plan Version (G),  
 28/06/2023, SPEAR Ref: S187186C

# PLAN OF SUBDIVISION

# PS 905617M

## 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
5010	5009, 5011, 5018, 5019, 5062, 5063
5011	5010, 5012, 5013, 5014, 5015, 5017, 5018
5020	5017, 5018, 5019, 5021
5021	5017, 5018, 5020, 5022
5022	5016, 5017, 5021, 5023
5023	5016, 5022, 5024, 5030
5024	5016, 5023, 5025, 5030
5025	5024, 5026, 5029, 5030
5026	5025, 5027, 5028, 5029
5027	5025, 5026, 5028, 5029
5030	5016, 5025, 5029, 5031
5031	5014, 5015, 5029, 5030, 5032, 5035
5034	5012, 5033, 5035, 5038
5035	5028, 5029, 5031, 5032, 5033, 5034
5036	5034, 5035, 5037, 5047, 5048
5037	5034, 5035, 5036, 5038, 5046, 5047
5038	5034, 5035, 5037, 5039, 5045, 5046
5039	5038, 5040, 5041, 5042, 5044, 5045
5040	5009, 5012, 5039, 5041

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5041	5007, 5008, 5039, 5040, 5042
5042	5006, 5007, 5039, 5041, 5043, 5044
5043	5006, 5042, 5044, 5053
5049	5046, 5047, 5048, 5050
5050	5046, 5047, 5049, 5051
5051	5045, 5046, 5050, 5052
5052	5044, 5045, 5051, 5053, 5054, 5055
5053	5003, 5004, 5052, 5054
5054	5002, 5003, 5052, 5053, 5055
5055	5001, 5002, 5052, 5054
5056	5057, 50104, 50105, 50106
5057	5056, 5058, 50104, 50105
5058	5057, 5059, 50103, 50104
5059	5058, 5060, 50102, 50103
5060	5059, 5061, 5063, 50102
5061	5060, 5062, 5063, 50102
5062	5009, 5010, 5061, 5063
5063	5009, 5062, 5064, 50102
5064	5007, 5008, 5063, 5065, 50100, 50101
5065	5006, 5007, 5064, 5066, 5099, 50100

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5066	5005, 5006, 5065, 5067, 5098, 5099
5067	5004, 5005, 5066, 5068, 5079, 5098
5068	5003, 5004, 5067, 5069, 5079, 5098
5069	5002, 5003, 5068, 5070, 5078, 5079
5070	5001, 5002, 5069, 5071, 5077, 5078
5071	5001, 5070, 5072, 5076, 5077
5072	5071, 5073, 5075, 5076
5073	5072, 5074, 5075, 5076
5080	5079, 5081, 5092, 5096
5083	5076, 5077, 5082, 5084, 5090, 5091
5084	5075, 5076, 5083, 5085, 5089, 5090
5093	5092, 5094, 5095, 50106
5094	5080, 5092, 5093, 5095, 50105, 50106
5095	5080, 5092, 5094, 5096, 50104, 50105
5096	5079, 5080, 5095, 5097, 50103, 50104
5097	5080, 5096, 5098, 5099, 50100, 50103
50103	5096, 5097, 50100, 50101, 50102, 50104
50104	5057, 5058, 5095, 5096, 50103, 50105
50105	5056, 5057, 5094, 5095, 50104, 50106
50106	5056, 5057, 5093, 5094, 50105

RESTRICTION:

- THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP ..... 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
5001	5002, 5054, 5055, 5070, 5071
5002	5001, 5003, 5054, 5055, 5069, 5070
5003	5002, 5004, 5053, 5054, 5068, 5069
5004	5003, 5005, 5053, 5054, 5067, 5068
5005	5004, 5006, 5043, 5053, 5066, 5067
5006	5005, 5007, 5042, 5043, 5065, 5066
5007	5006, 5008, 5041, 5042, 5064, 5065
5008	5007, 5009, 5041, 5042, 5064
5009	5008, 5010, 5040, 5063
5012	5011, 5013, 5034, 5040
5013	5011, 5012, 5014, 5032, 5033
5014	5011, 5013, 5015, 5031, 5032
5015	5011, 5014, 5016, 5017, 5030, 5031
5016	5015, 5017, 5022, 5030
5017	5011, 5015, 5016, 5018, 5021, 5022
5018	5010, 5011, 5017, 5019, 5020, 5021

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5019	5010, 5017, 5018, 5020
5028	5026, 5027, 5029, 5035
5029	5026, 5027, 5028, 5030, 5031, 5035
5032	5013, 5014, 5031, 5033, 5035
5033	5012, 5013, 5032, 5034, 5035
5044	5039, 5042, 5043, 5045, 5051, 5052
5045	5038, 5039, 5044, 5046, 5051, 5052
5046	5037, 5038, 5045, 5047, 5050, 5051
5047	5036, 5037, 5046, 5048, 5049, 5050
5048	5036, 5047, 5049, 5050
5074	5072, 5073, 5075, 5086
5075	5072, 5074, 5076, 5084, 5085, 5086
5076	5071, 5072, 5075, 5077, 5083, 5084
5077	5070, 5071, 5076, 5078, 5082, 5083
5078	5069, 5070, 5077, 5079, 5081, 5082
5079	5069, 5078, 5080, 5098

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5081	5078, 5080, 5082, 5092
5082	5077, 5058, 5081, 5083, 5091, 5092
5085	5075, 5084, 5086, 5088, 5089
5086	5074, 5075, 5085, 5087, 5088
5087	5085, 5086, 5088, 5089
5088	5085, 5086, 5087, 5089
5089	5084, 5085, 5088, 5090
5090	5083, 5084, 5089, 5091
5091	5081, 5082, 5090, 5092
5092	5080, 5091, 5093, 5094
5098	5066, 5079, 5097, 5099
5099	5065, 5066, 5097, 5098, 50100
50100	5064, 5065, 5097, 5099, 50101, 50103
50101	5063, 5064, 50100, 50102, 50103
50102	5059, 5063, 50101, 50103

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.

## 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
5009	5008, 5010, 5040, 5063
5012	5011, 5013, 5034, 5040

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5034	5012, 5033, 5035, 5038
5040	5009, 5012, 5039, 5041

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5063	5009, 5062, 5064, 50102
50102	5059, 5063, 50101, 50103

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 - 50



**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 10/05/23

REFERENCE 329005-ST50

ORIGINAL SHEET SIZE A3

VERSION G

DRAWING 329005-ST50-AG

SHEET 10

Digitally signed by: Gregory S Williams, Licensed Surveyor,  
 Surveyor's Plan Version (G),  
 28/06/2023, SPEAR Ref: S187186C