

PLAN OF SUBDIVISION

EDITION

PS 908920U

LOCATION OF LAND

PARISH: MICKLEHAM
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 25, 26 & 28 (PARTS)
TITLE REFERENCE: VOL 12516 FOL 789

LAST PLAN REFERENCE: LOT Q ON PS905668T

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

MGA 94 CO-ORDINATES: E 314 850 ZONE: 55
(approx. centre of land in plan) N 5 845 550

Council Name: Hume City Council

Council Reference Number: S010161
Planning Permit Reference: P21549
SPEAR Reference Number: S211473T

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: 11/12/2023

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 22/07/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL/BODY/PERSON

ROAD R1

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

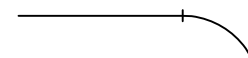
DOES NOT APPLY

LAND SUBDIVIDED (EXCLUDING LOT R) - 5.187ha

LOTS 1 TO 5400 AND B TO Q (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-1, E-9, E-17 TO E-24, E-28 TO E-31, E-33 AND E-34
(ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

TANGENT POINTS ARE SHOWN THUS:



OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-10 ON PS905668T NOW CONTAINED IN HEDERWICK STREET AND RAVIDA WAY ON THIS PLAN.
TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-21 ON PS905668T (NOW CONTAINED IN FELLOWS ROAD ON THIS PLAN).
TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-24 ON PS905668T (NOW CONTAINED IN HILLSIDE AVENUE, BELSON STREET AND GIBDON WAY ON THIS PLAN).
TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-28 ON PS905668T (NOW CONTAINED IN ERROL BOULEVARD 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 - 54

44 LOTS AND LOTS A & R

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 24/06/24

REFERENCE 329005-ST54

ORIGINAL SHEET SIZE A3

VERSION M

DRAWING 329005-ST54-AM

SHEET 1 OF 13 SHEETS

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (M),
02/07/2024, SPEAR Ref: S211473T

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PLAN OF SUBDIVISION

PS 908920U

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	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS905697L THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6 E-6	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL MELBOURNE WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
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-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-32 E-32	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H PS900054J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-35 E-35	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS905617M PS905617M	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-36	SEWERAGE	SEE DIAG	PS905697L	YARRA VALLEY WATER CORPORATION
E-37 E-37	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS905668T PS905668T	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-38 E-38	DRAINAGE POWERLINE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-38 E-38	WATER SUPPLY SUPPLY OF GAS	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	YARRA VALLEY WATER CORPORATION AUSNET SERVICES (GAS) PTY LTD
E-39 E-39 E-39	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN THIS PLAN THIS PLAN	HUME CITY COUNCIL MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-40 E-40 E-40	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	PS905668T THIS PLAN PS905668T	HUME CITY COUNCIL MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION

MERRIFIELD - 54

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 24/06/24

REFERENCE 329005-ST54

ORIGINAL SHEET SIZE A3

VERSION M

DRAWING 329005-ST54-AM

SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (M),
02/07/2024, SPEAR Ref: S211473T

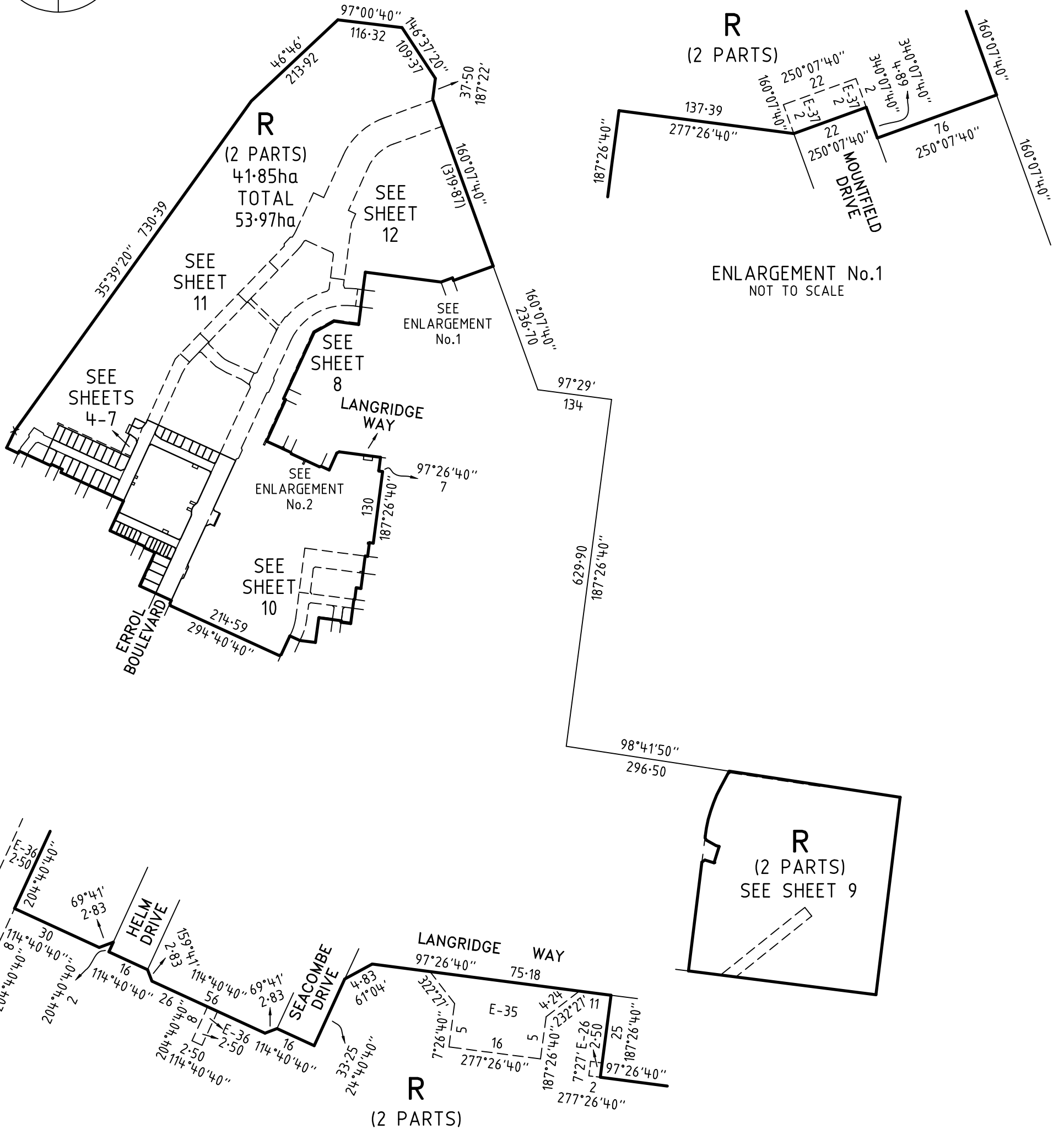
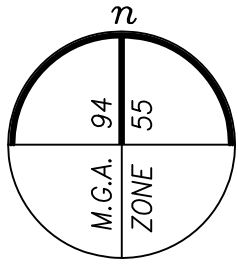
Digitally signed by:
Hume City Council,
22/07/2024,
SPEAR Ref: S211473T



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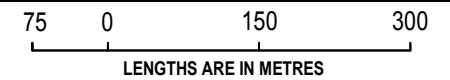
PLAN OF SUBDIVISION

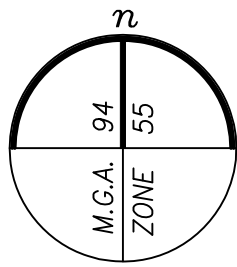
PS 908920U



ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

<p>MERRIFIELD - 54</p>  <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>	<p>LICENSED SURVEYOR GREGORY STUART WILLIAMS</p>	<p>SCALE 1:7500</p>		
	<p>DATE 24/06/24</p>	<p>REFERENCE 329005-ST54</p>	<p>ORIGINAL SHEET SIZE A3</p>	
	<p>VERSION M</p>	<p>DRAWING 329005-ST54-AM</p>	<p>SHEET 3</p>	
<p>Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (M), 02/07/2024, SPEAR Ref: S211473T</p>		<p>Digitally signed by: Hume City Council, 22/07/2024, SPEAR Ref: S211473T</p>		



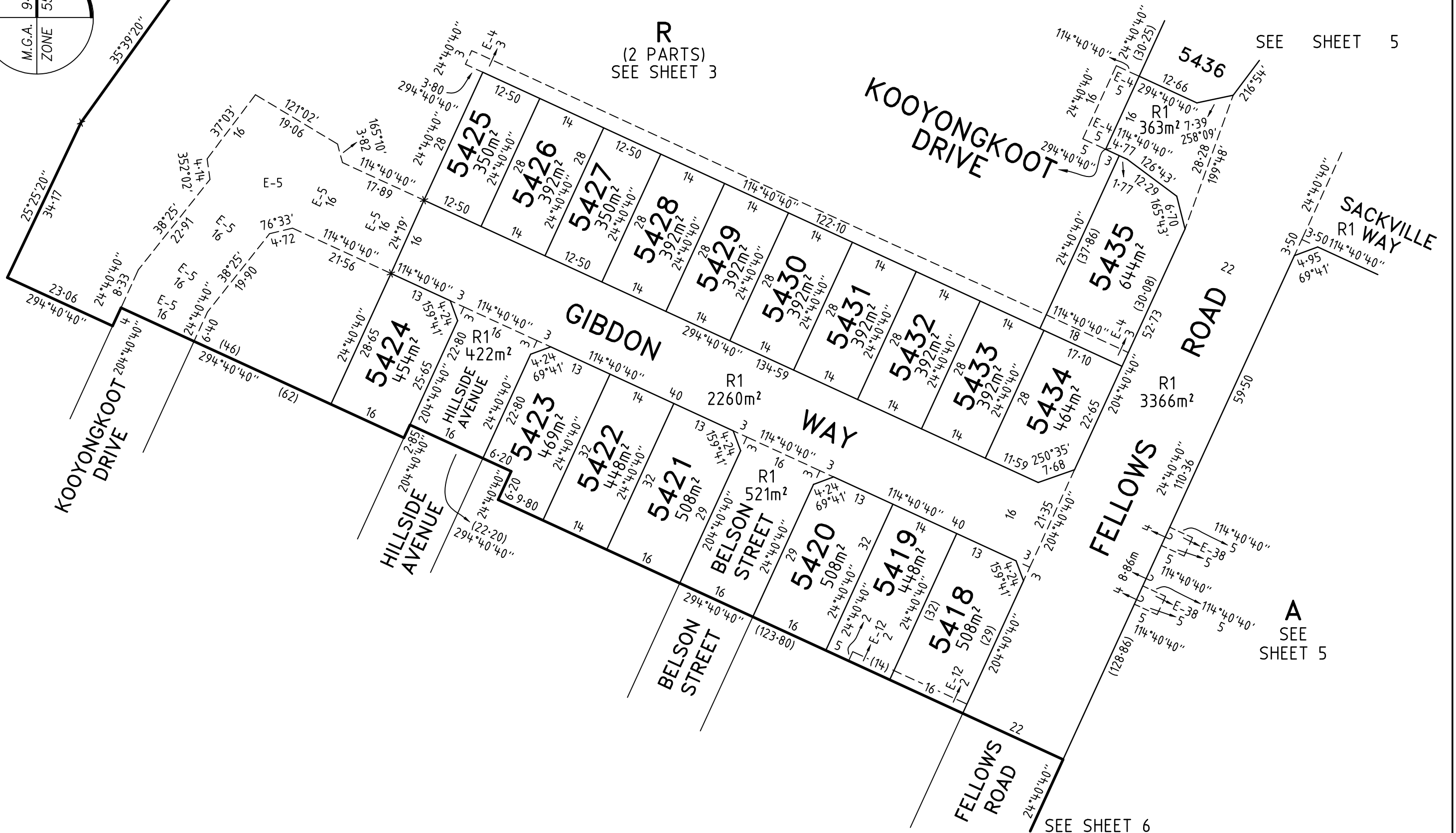
SEE SHEET 3

PLAN OF SUBDIVISION

PS 908920U

R
(2 PARTS)
SEE SHEET 3

SEE SHEET 5



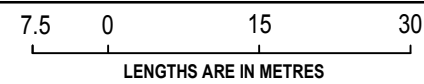
A
SEE SHEET 5

SEE SHEET 6



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MERRIFIELD - 54	
LICENSED SURVEYOR	GREGORY STUART WILLIAMS
DATE	24/06/24
VERSION	M
REFERENCE	329005-ST54
DRAWING	329005-ST54-AM



SCALE
1:750

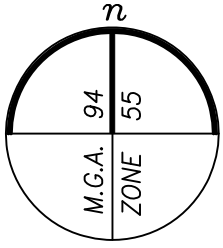
ORIGINAL SHEET SIZE A3
SHEET 4

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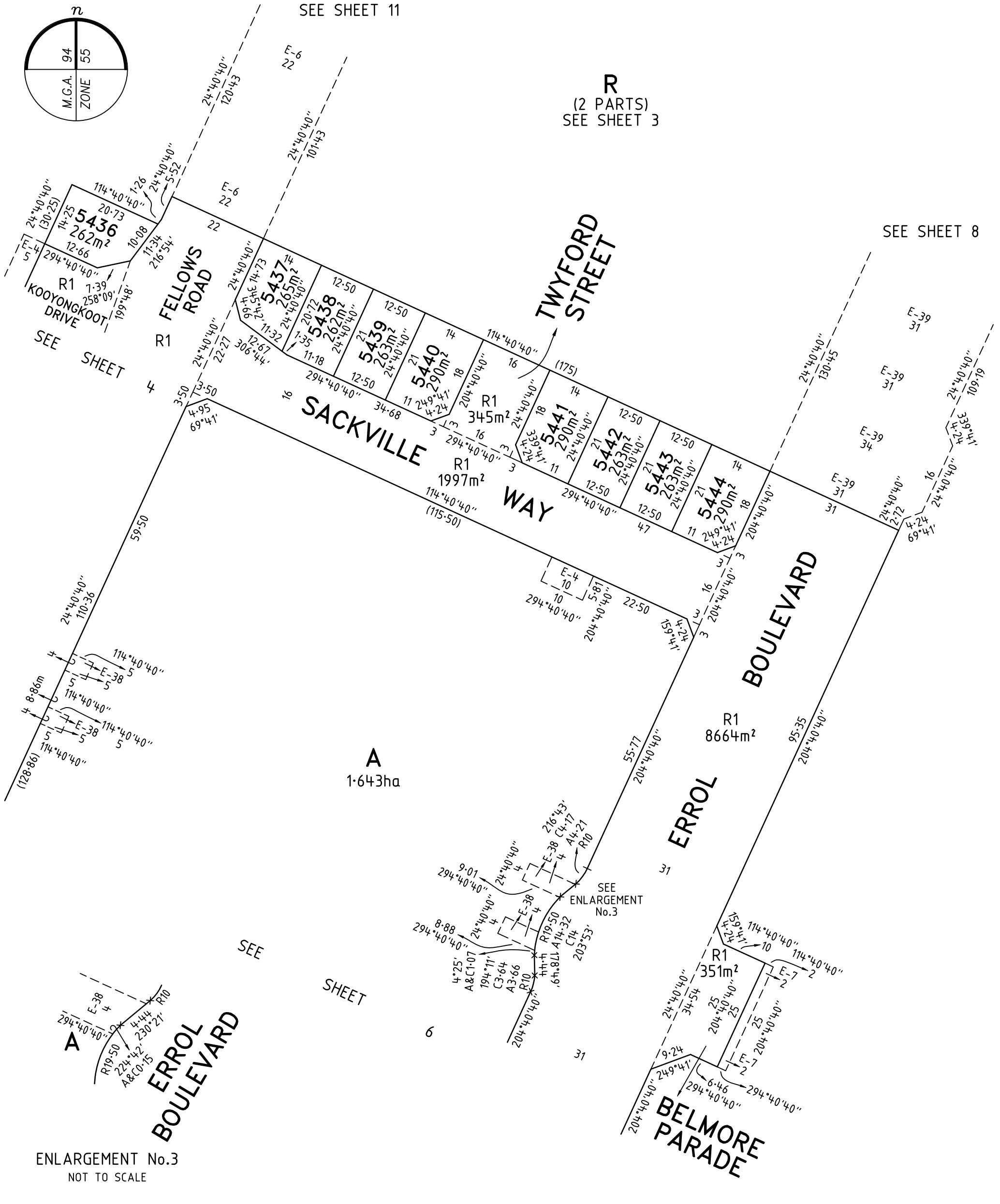
PS 908920U



SEE SHEET 11

R
(2 PARTS)
SEE SHEET 3

SEE SHEET 8

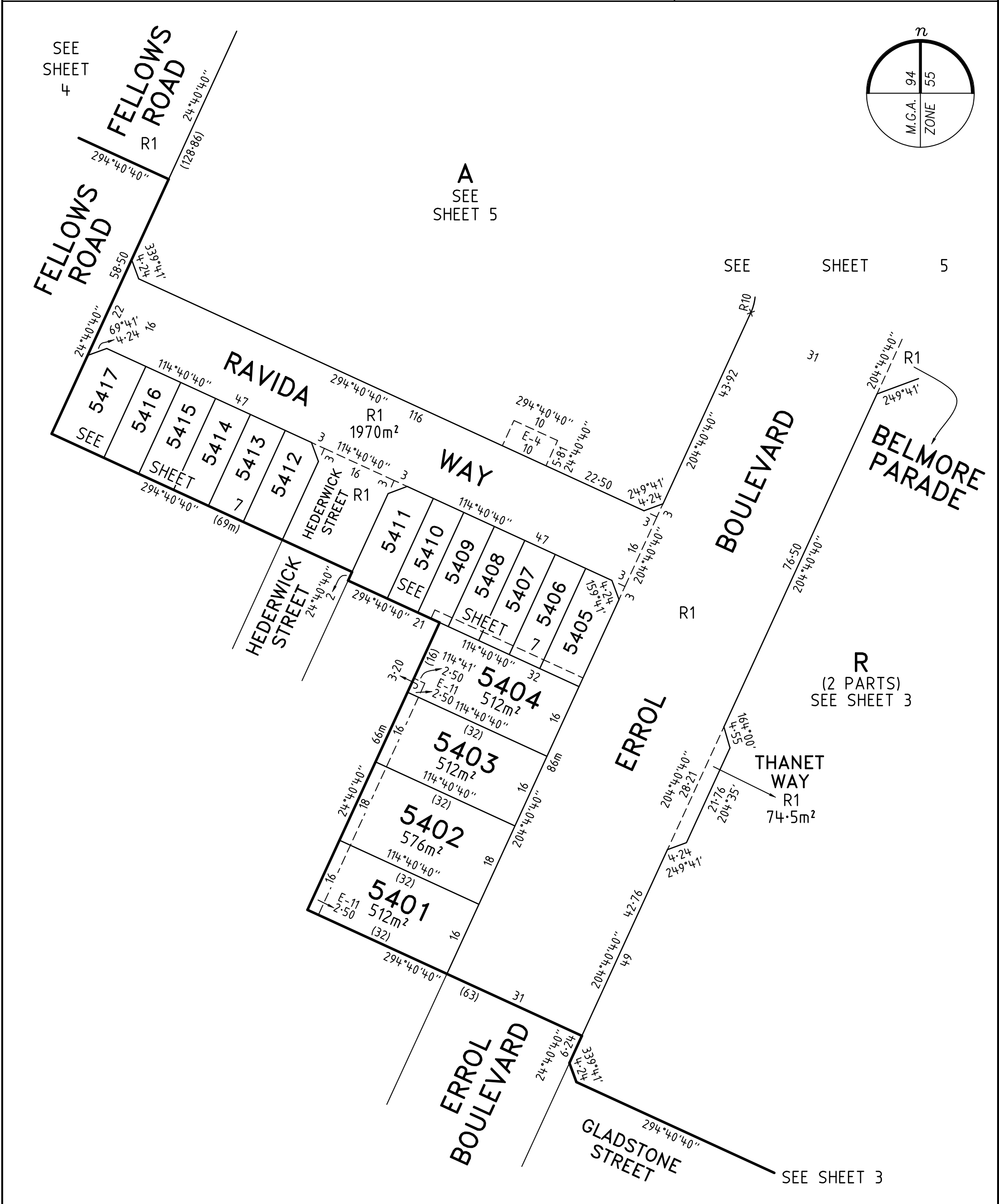
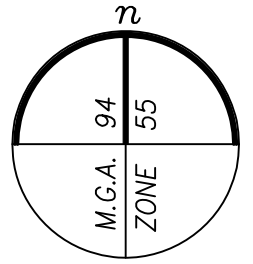



MERRIFIELD - 54 	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:800	8 0 16 32 LENGTHS ARE IN METRES
	DATE 24/06/24 VERSION M	REFERENCE 329005-ST54 DRAWING 329005-ST54-AM	ORIGINAL SHEET SIZE A3 SHEET 5
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (M), 02/07/2024, SPEAR Ref: S211473T		Digitally signed by: Hume City Council, 22/07/2024, SPEAR Ref: S211473T

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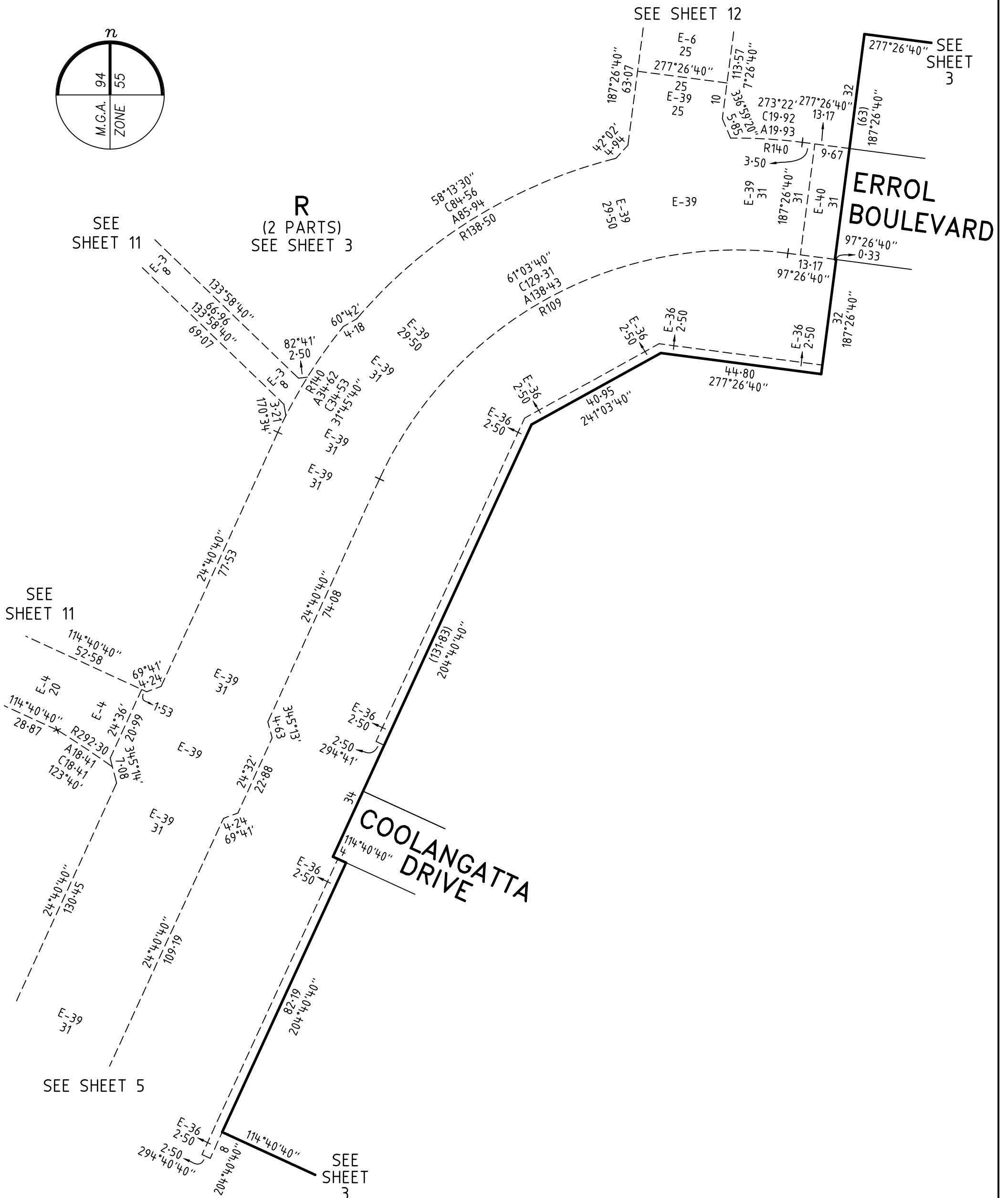
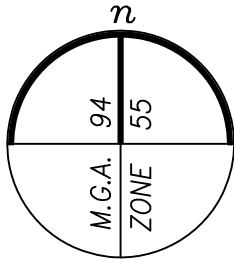



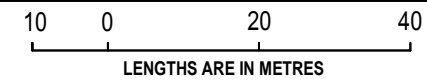
MERRIFIELD - 54 	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	DATE 24/06/24	REFERENCE 329005-ST54	ORIGINAL SHEET SIZE A3
	VERSION M	DRAWING 329005-ST54-AM	SHEET 6
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (M), 02/07/2024, SPEAR Ref: S211473T		Digitally signed by: Hume City Council, 22/07/2024, SPEAR Ref: S211473T	

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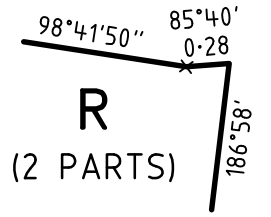
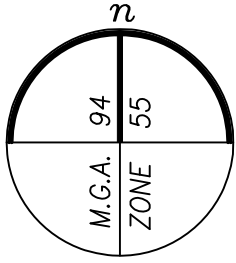
PS 908920U



<p>MERRIFIELD - 54</p>  <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>	<p>LICENSED SURVEYOR GREGORY STUART WILLIAMS</p>	<p>SCALE 1:1000</p>	 <p>LENGTHS ARE IN METRES</p>	
	<p>DATE 24/06/24</p>	<p>REFERENCE 329005-ST54</p>	<p>ORIGINAL SHEET SIZE A3</p>	
	<p>VERSION M</p>	<p>DRAWING 329005-ST54-AM</p>	<p>SHEET 8</p>	
	<p>Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (M), 02/07/2024, SPEAR Ref: S211473T</p>		<p>Digitally signed by: Hume City Council, 22/07/2024, SPEAR Ref: S211473T</p>	

PLAN OF SUBDIVISION

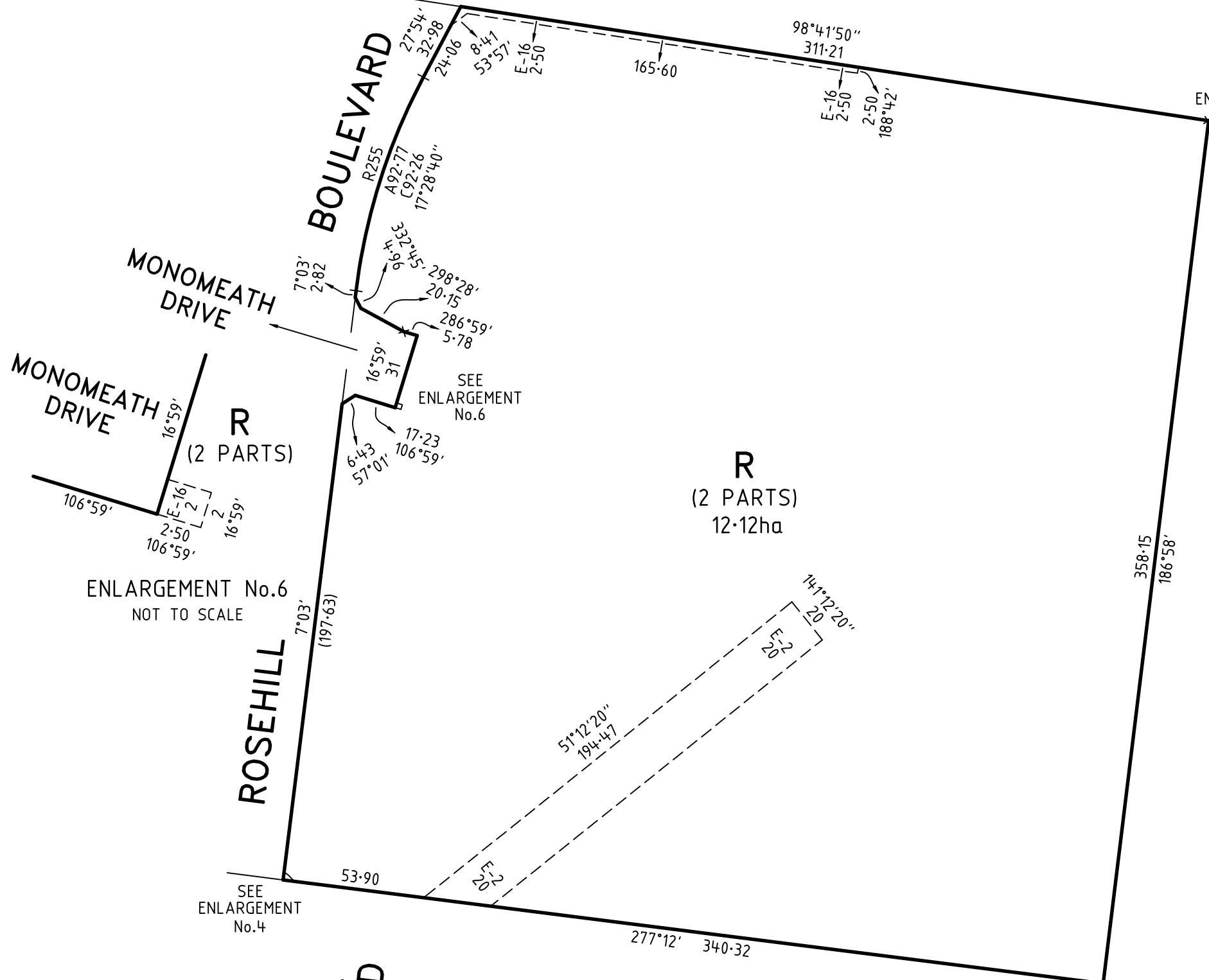
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ENLARGEMENT No.5
NOT TO SCALE

SEE SHEET 3

SEE ENLARGEMENT No.5



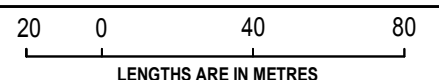
ENLARGEMENT No.6
NOT TO SCALE

ENLARGEMENT No.4
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MERRIFIELD - 54

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:2000



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DATE 24/06/24
VERSION M

REFERENCE 329005-ST54
DRAWING 329005-ST54-AM

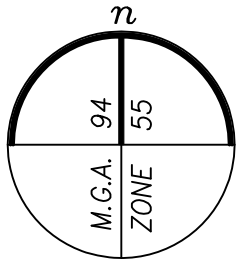
ORIGINAL SHEET SIZE A3
SHEET 9

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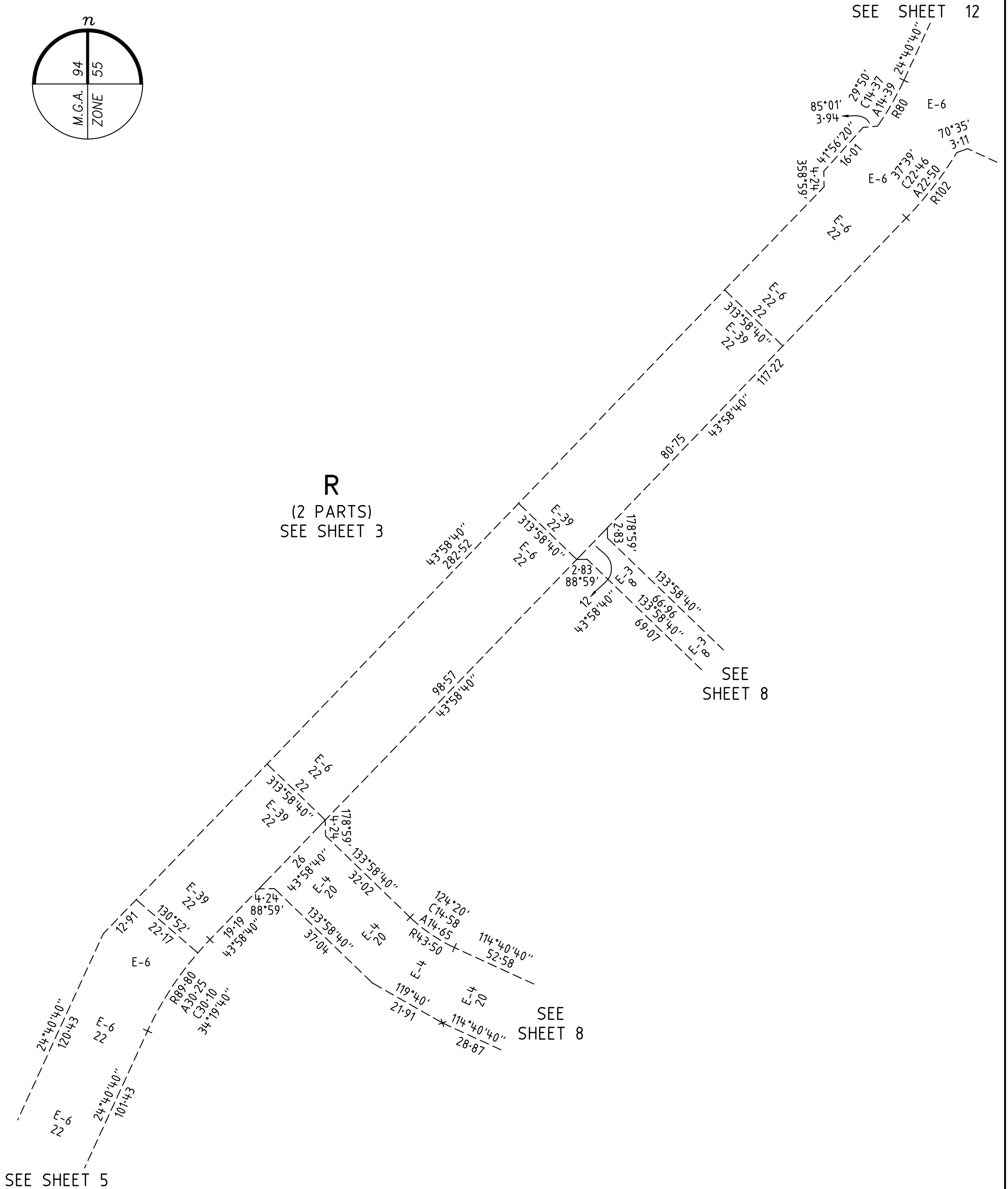
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PLAN OF SUBDIVISION

PS 908920U



SEE SHEET 12



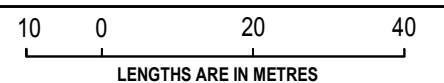
MERRIFIELD - 54



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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1000



DATE 24/06/24

REFERENCE 329005-ST54

ORIGINAL SHEET SIZE A3

VERSION M

DRAWING 329005-ST54-AM

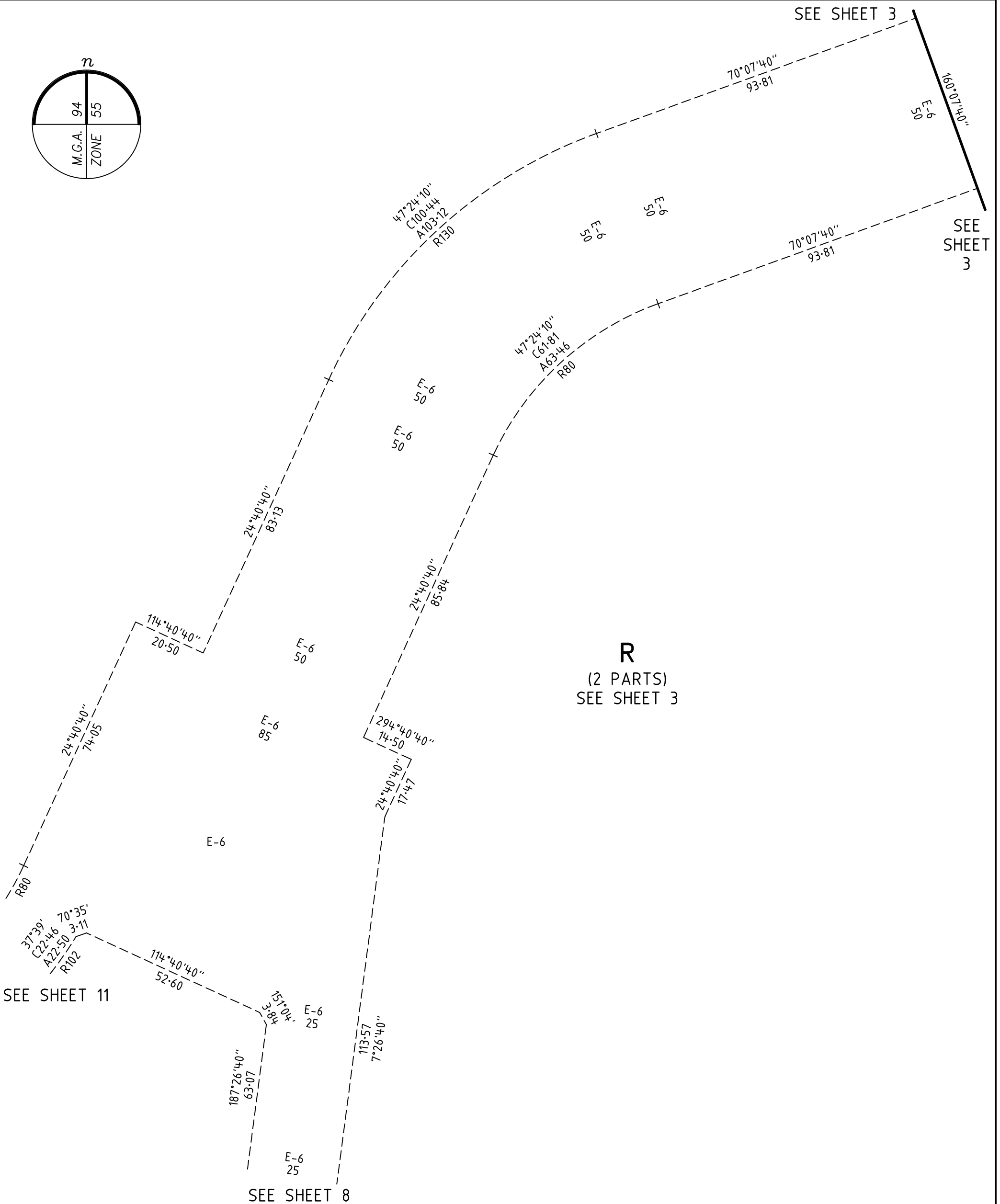
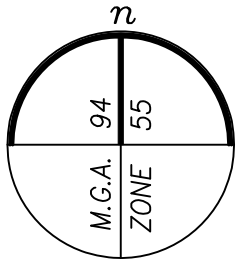
SHEET 11

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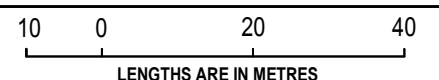
MERRIFIELD - 54



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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:1000



DATE 24/06/24

REFERENCE 329005-ST54

ORIGINAL SHEET SIZE A3

VERSION M

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SHEET 12

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Digitally signed by:
 Hume City Council,
 22/07/2024,
 SPEAR Ref: S211473T

PLAN OF SUBDIVISION

PS 908920U

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
5401	5402, 5403, 5404, 5405	5425	5423, 5424, 5426, 5427
5402	5401, 5403, 5404, 5405	5426	5423, 5424, 5425, 5427
5403	5401, 5402, 5404, 5405	5427	5423, 5424, 5426, 5428
5404	5403, 5405, 5406, 5407, 5408, 5409	5428	5422, 5423, 5427, 5429
5418	5419, 5420, 5433, 5434	5429	5421, 5422, 5428, 5430
5419	5418, 5420, 5432, 5433	5430	5420, 5421, 5429, 5431
5420	5419, 5421, 5431, 5432	5431	5420, 5421, 5430, 5432
5421	5420, 5422, 5429, 5430	5432	5419, 5420, 5431, 5433
5422	5421, 5423, 5428, 5429	5433	5419, 5420, 5432, 5434
5423	5422, 5424, 5427, 5428	5434	5418, 5419, 5433, 5435
5424	5423, 5425, 5426, 5427	5435	5433, 5434, 5436, 5437

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: 01/07/2044.

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	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5405	5403, 5404, 5406, 5407	5413	5411, 5412, 5414, 5415	5439	5437, 5438, 5440, 5441
5406	5404, 5405, 5407, 5408	5414	5412, 5413, 5415, 5416	5440	5438, 5439, 5441, 5442
5407	5404, 5406, 5408, 5409	5415	5413, 5414, 5416, 5417	5441	5439, 5440, 5442, 5443
5408	5404, 5407, 5409, 5410	5416	5413, 5414, 5415, 5417	5442	5440, 5441, 5443, 5444
5409	5404, 5408, 5410, 5411	5417	5413, 5414, 5415, 5416	5443	5440, 5441, 5442, 5444
5410	5407, 5408, 5409, 5411	5436	5434, 5435, 5437, 5438	5444	5440, 5441, 5442, 5443
5411	5409, 5410, 5412, 5413	5437	5435, 5436, 5438, 5439		
5412	5410, 5411, 5413, 5414	5438	5436, 5437, 5439, 5440		

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: 01/07/2044.

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5405	5403, 5404, 5406, 5407	5410	5404, 5409, 5411, 5412	5415	5413, 5414, 5416, 5417
5406	5404, 5405, 5407, 5408	5411	5409, 5410, 5412, 5413	5416	5414, 5415, 5417, 5418
5407	5404, 5406, 5408, 5409	5412	5410, 5411, 5413, 5414	5417	5414, 5415, 5416, 5418
5408	5404, 5407, 5409, 5410	5413	5411, 5412, 5414, 5415	5444	5440, 5441, 5442, 5443
5409	5404, 5408, 5410, 5411	5414	5412, 5413, 5415, 5416		

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: 01/07/2044.

MERRIFIELD - 54

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 24/06/24

REFERENCE 329005-ST54

ORIGINAL SHEET SIZE A3

VERSION M

DRAWING 329005-ST54-AM

SHEET 13

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (M),
02/07/2024, SPEAR Ref: S211473T

Digitally signed by:
Hume City Council,
22/07/2024,
SPEAR Ref: S211473T