

PLAN OF SUBDIVISION

EDITION

PS 900048D

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 26 (PART)

TITLE REFERENCE: VOL 12481 FOL 491
VOL 12496 FOL 673

LAST PLAN REFERENCE: LOT G ON PS900005X
LOT D ON PS908992S

POSTAL ADDRESS: 450G DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM 3064

MGA 94 CO-ORDINATES: E 314 425 ZONE: 55
(approx. centre of land in plan) N 5 845 150

Council Name: Hume City Council

Council Reference Number: S010091
Planning Permit Reference: P21549
SPEAR Reference Number: S206961V

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: 18/05/2023

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 08/05/2024

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 - 2.563ha

LOTS 1 TO 4600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
EASEMENTS E-1, E-2, E-4 TO E-19, E-21 TO E-25, E-27 AND E-28 (ALL INCLUSIVE)
HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS900005X
(NOW CONTAINED IN BEAVERS STREET ON THIS PLAN).

TO REMOVE THOSE PARTS OF DRAINAGE EASEMENT E-21 ON PS900005X NOW
CONTAINED IN LOTS 4605, 4606, 4607 AND TREMAINE AVENUE ON THIS PLAN.

TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-22 ON PS900005X
(NOW CONTAINED IN ELLENDALE STREET ON THIS PLAN).

TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-27 FROM PS900005X (NOW
CONTAINED IN LAXDALE GROVE ON THIS PLAN).

TO REMOVE THOSE PARTS OF DRAINAGE EASEMENT E-2 ON PS908992S NOW
CONTAINED IN LAXDALE GROVE AND TREMAINE AVENUE ON THIS PLAN.

TO REMOVE THE WHOLE OF DRAINAGE EASEMENT E-3 ON PS908992S (NOW CONTAINED
IN LAXDALE GROVE AND TREMAINE AVENUE ON THIS PLAN).

TO REMOVE THAT PART OF SEWERAGE EASEMENT E-25 ON PS900005X NOW CONTAINED
IN LOTS 4630 AND 4631 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.

OTHER PURPOSE OF PLAN

TO REMOVE THOSE PARTS OF DRAINAGE AND SEWERAGE EASEMENT E-1 ON PS908992S
NOW CONTAINED IN LOTS 4607, 4608, 4612, 4613, 4614, 4622, 4623, 4626, 4650, 4651, 4652,
4653, LAXDALE GROVE AND TREMAINE AVENUE.

TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-3 ON PS908992S
(NOW CONTAINED IN LAXDALE GROVE AND TREMAINE AVENUE ON THIS PLAN).

GROUND FOR REMOVAL OF EASEMENT

HUME CITY COUNCIL PLANNING PERMIT P21549.

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-3	SEWERAGE	SEE DIAG	AS360841M	YARRA VALLEY WATER CORPORATION
E-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845672K PS845672K	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-26 E-26	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS900005X PS900005X	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-29 E-29	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

MERRIFIELD - 46

53 LOTS

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 07/05/24 REFERENCE 329005-ST46

VERSION G DRAWING 329005-ST46-AG

ORIGINAL SHEET SIZE A3

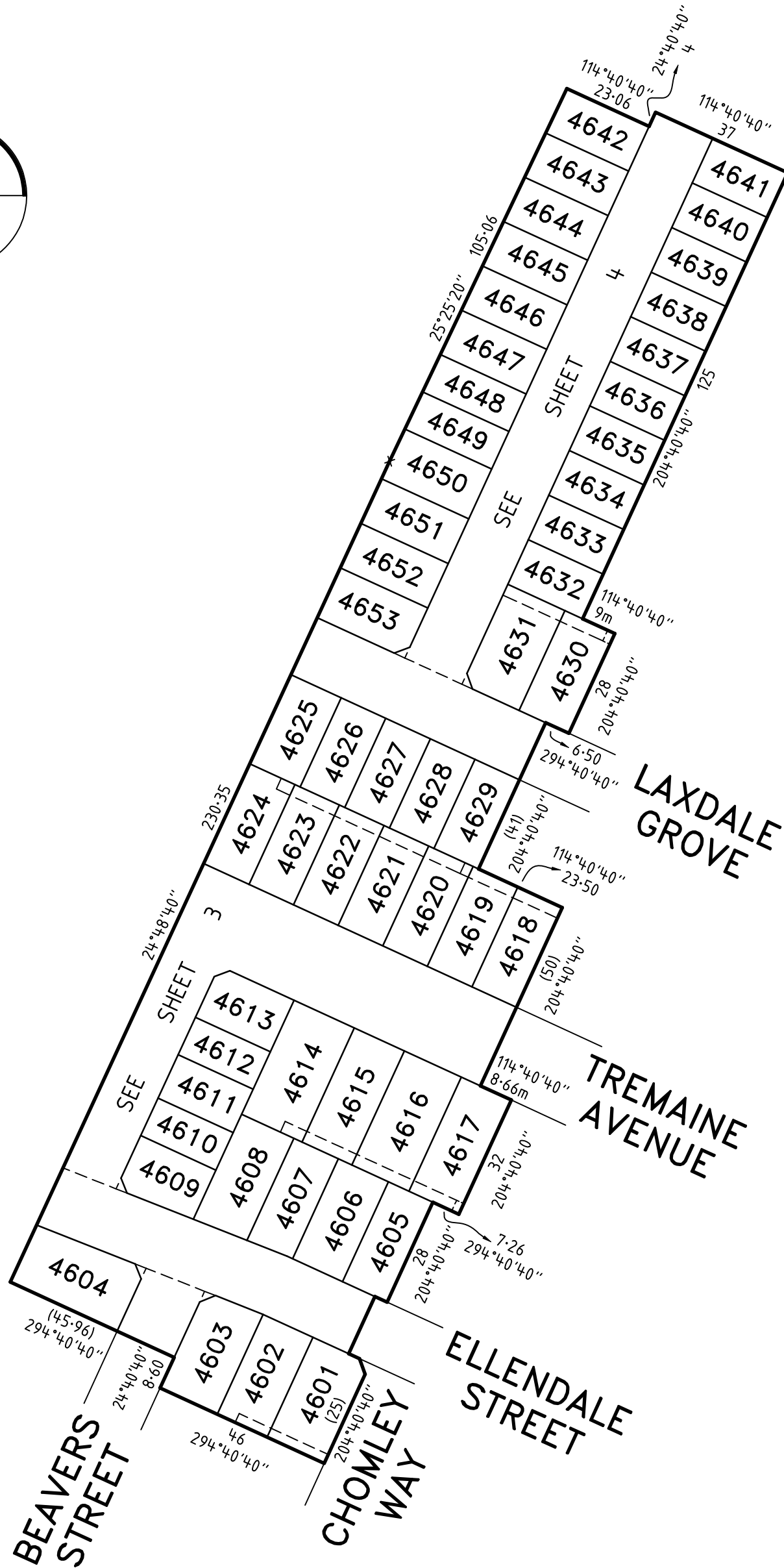
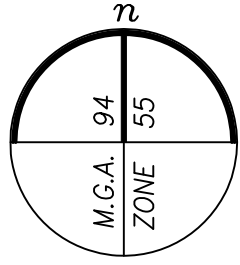
SHEET 1 OF 5 SHEETS

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07/05/2024, SPEAR Ref: S206961V

PLAN OF SUBDIVISION

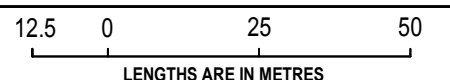
PS 900048D



MERRIFIELD - 46

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1250



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VERSION G

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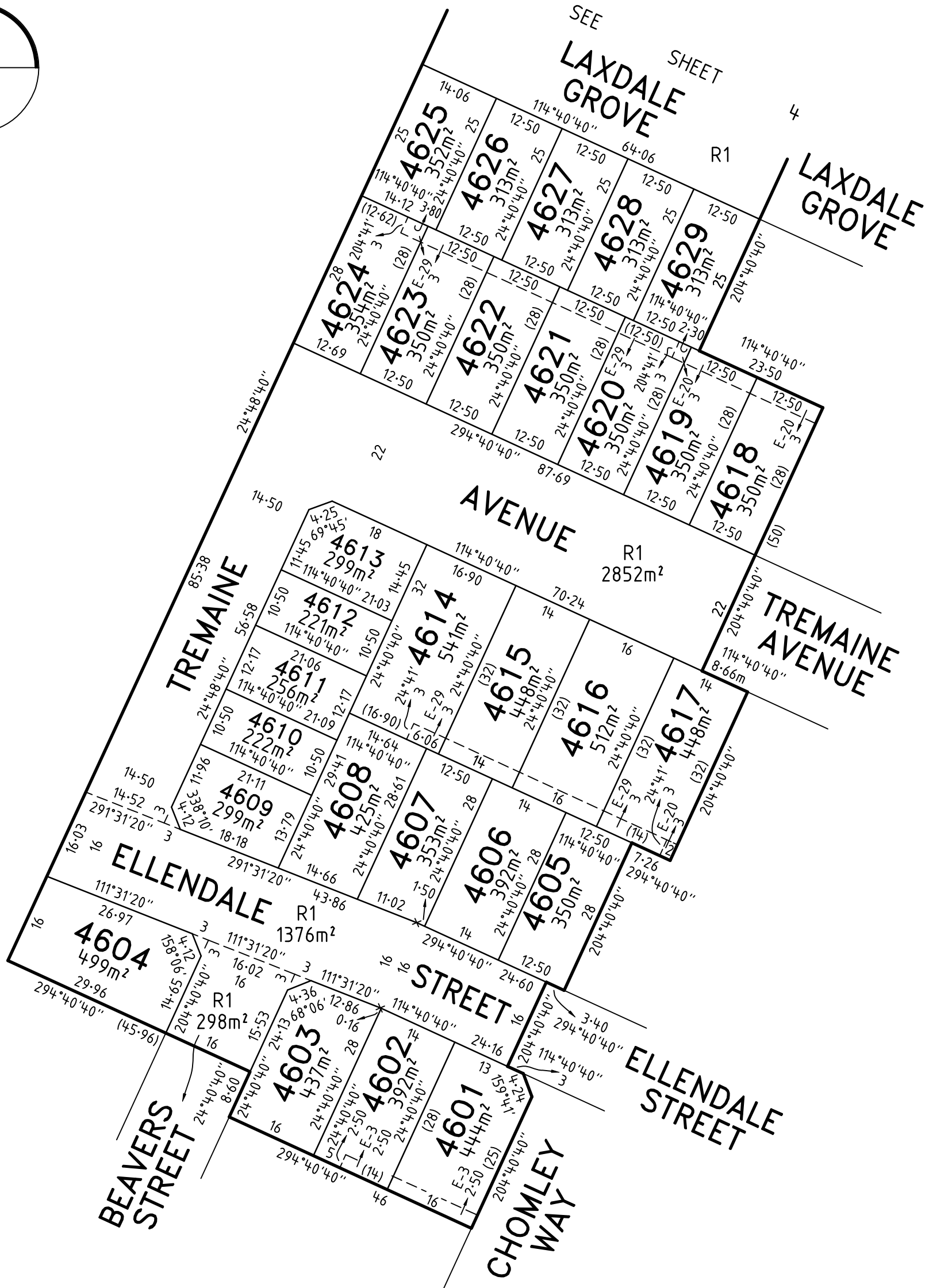
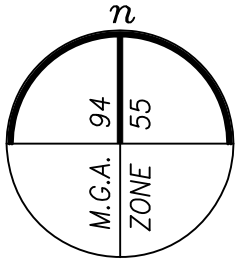
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PLAN OF SUBDIVISION

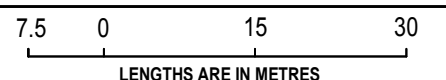
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MERRIFIELD - 46

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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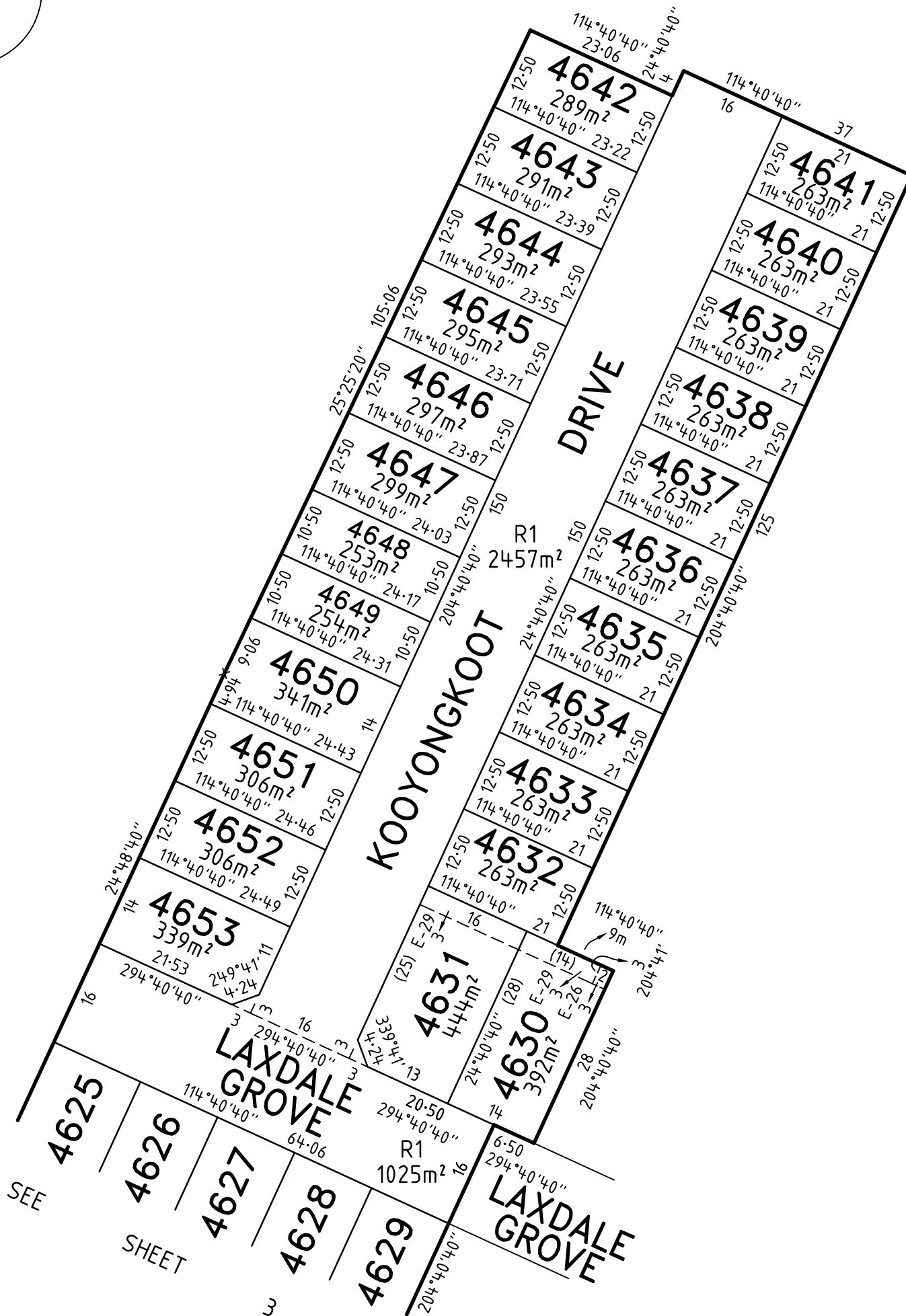
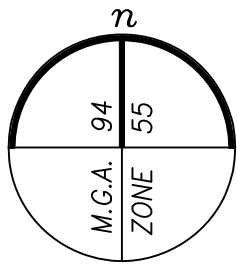
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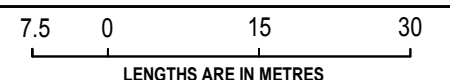
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MERRIFIELD - 46

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:750



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ORIGINAL SHEET SIZE A3
SHEET 4

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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
4601	4602, 4603, 4605, 4606
4602	4601, 4603, 4605, 4606
4603	4602, 4604, 4607, 4608
4604	4602, 4603, 4608, 4609
4605	4601, 4602, 4606, 4616, 4617
4606	4601, 4602, 4605, 4607, 4615, 4616
4607	4602, 4603, 4606, 4608, 4614, 4615
4608	4603, 4607, 4609, 4610, 4611, 4614
4614	4607, 4608, 4611, 4612, 4613, 4615
4615	4606, 4607, 4614, 4616, 4619, 4620

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4616	4605, 4606, 4615, 4617, 4618, 4619
4617	4605, 4616, 4618, 4619
4618	4616, 4617, 4619, 4629
4619	4615, 4616, 4618, 4620, 4629
4620	4614, 4615, 4619, 4621, 4628, 4629
4621	4614, 4615, 4620, 4622, 4627, 4628
4622	4613, 4614, 4621, 4623, 4626, 4627
4623	4613, 4614, 4622, 4624, 4625, 4626
4624	4612, 4613, 4623, 4625
4625	4623, 4624, 4626, 4627, 4653

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4626	4622, 4623, 4625, 4627, 4628, 4653
4627	4621, 4622, 4626, 4628, 4631, 4653
4628	4620, 4621, 4627, 4629, 4630, 4631
4629	4619, 4620, 4627, 4628, 4630, 4631
4630	4628, 4629, 4631, 4632
4631	4628, 4629, 4630, 4632
4650	4632, 4633, 4649, 4651
4651	4631, 4632, 4650, 4652
4652	4631, 4632, 4651, 4653
4653	4625, 4626, 4631, 4652

RESTRICTION:

- THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA010063 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: 01/07/2044.

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
4609	4603, 4604, 4608, 4610
4610	4604, 4608, 4609, 4611, 4612
4611	4608, 4609, 4610, 4612, 4613, 4614
4612	4609, 4610, 4611, 4613, 4614
4613	4612, 4614, 4622, 4623
4632	4630, 4631, 4633, 4650, 4651
4633	4632, 4634, 4649, 4650
4634	4633, 4635, 4648, 4649
4635	4634, 4636, 4647, 4648
4636	4635, 4637, 4646, 4647
4637	4636, 4638, 4645, 4646
4638	4637, 4639, 4644, 4645

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
4639	4638, 4640, 4643, 4644
4640	4639, 4641, 4642, 4643
4641	4639, 4640, 4642, 4643
4642	4640, 4641, 4643, 4644
4643	4639, 4640, 4642, 4644
4644	4638, 4639, 4643, 4645
4645	4637, 4638, 4644, 4646
4646	4636, 4637, 4645, 4647
4647	4635, 4636, 4646, 4648
4648	4634, 4635, 4647, 4649
4649	4633, 4634, 4648, 4650

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: 01/07/2044.

MERRIFIELD - 46

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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 07/05/24
VERSION G

REFERENCE 329005-ST46
DRAWING 329005-ST46-AG

SCALE



ORIGINAL SHEET SIZE A3

SHEET 5

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