

# PLAN OF SUBDIVISION

**EDITION**

**PS 900048D**

**LOCATION OF LAND**

**PARISH:** MICKLEHAM

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

**CROWN PORTION:** 26 (PART)

**TITLE REFERENCE:** VOL FOL  
VOL FOL

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

**POSTAL ADDRESS:** TREMAINE AVENUE  
(at time of subdivision) MICKLEHAM 3064

**MGA 94 CO-ORDINATES:** E 314 430 **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 6 of the Subdivision Act 1988

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 18/05/2023

**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

HUME CITY COUNCIL

**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

TANGENT POINTS ARE SHOWN THUS: 

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-24 AND E-27 (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 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-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 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).

**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 & 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-25	SEWERAGE	SEE DIAG	PS900005X	YARRA VALLEY WATER CORPORATION
E-26 E-26	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS900005X PS900005X	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-28	SEWERAGE	SEE DIAG	THIS PLAN	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** 11/01/23

**REFERENCE** 329005-ST46

**ORIGINAL SHEET SIZE A3**

**VERSION** D

**DRAWING** 329005-ST46-AD

**SHEET 1 OF 5 SHEETS**

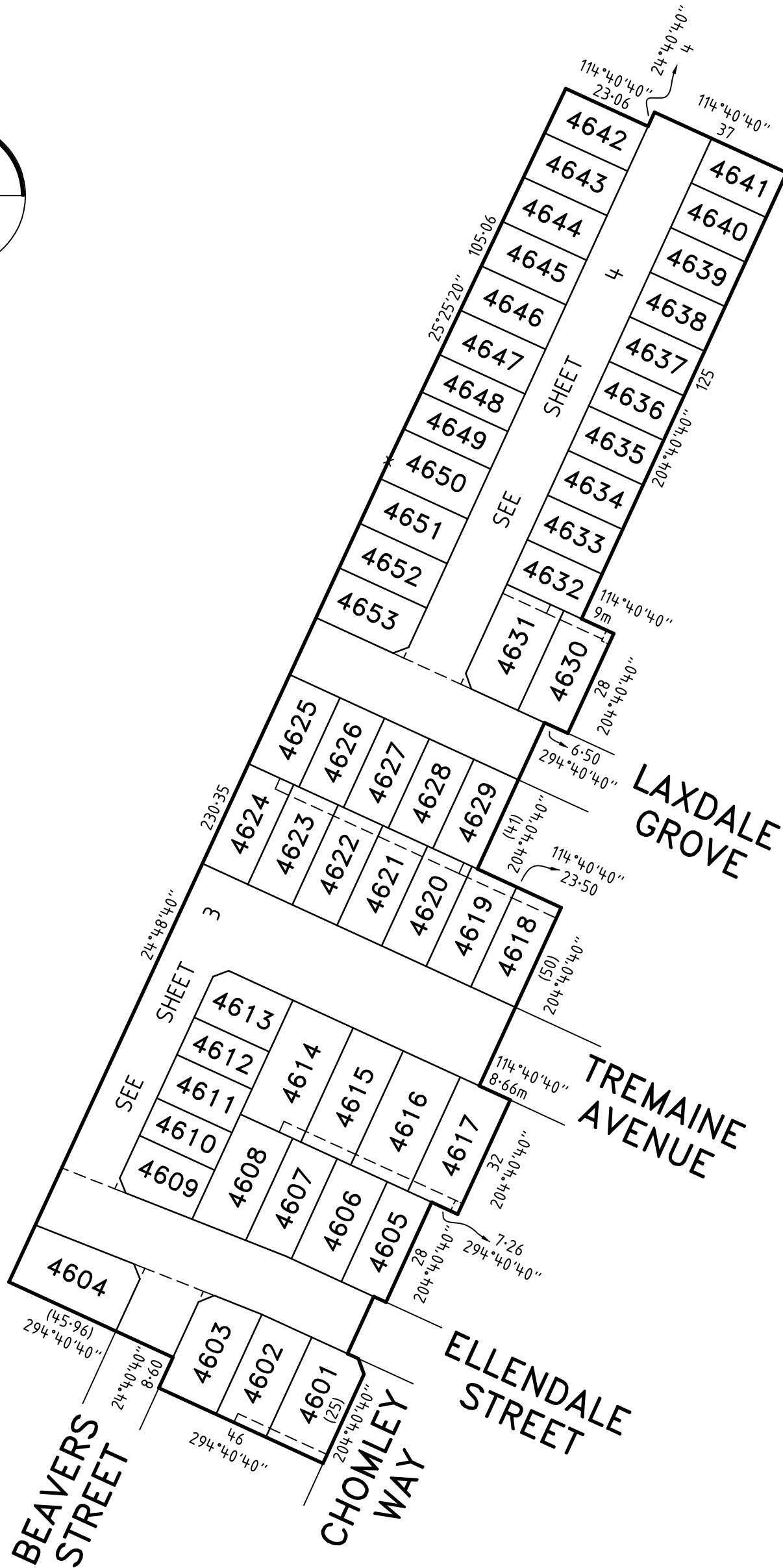
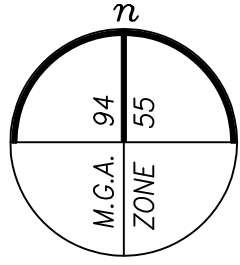



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Digitally signed by: Gregory S Williams, Licensed Surveyor,  
Surveyor's Plan Version (D),  
19/01/2023, SPEAR Ref: S206961V

# PLAN OF SUBDIVISION

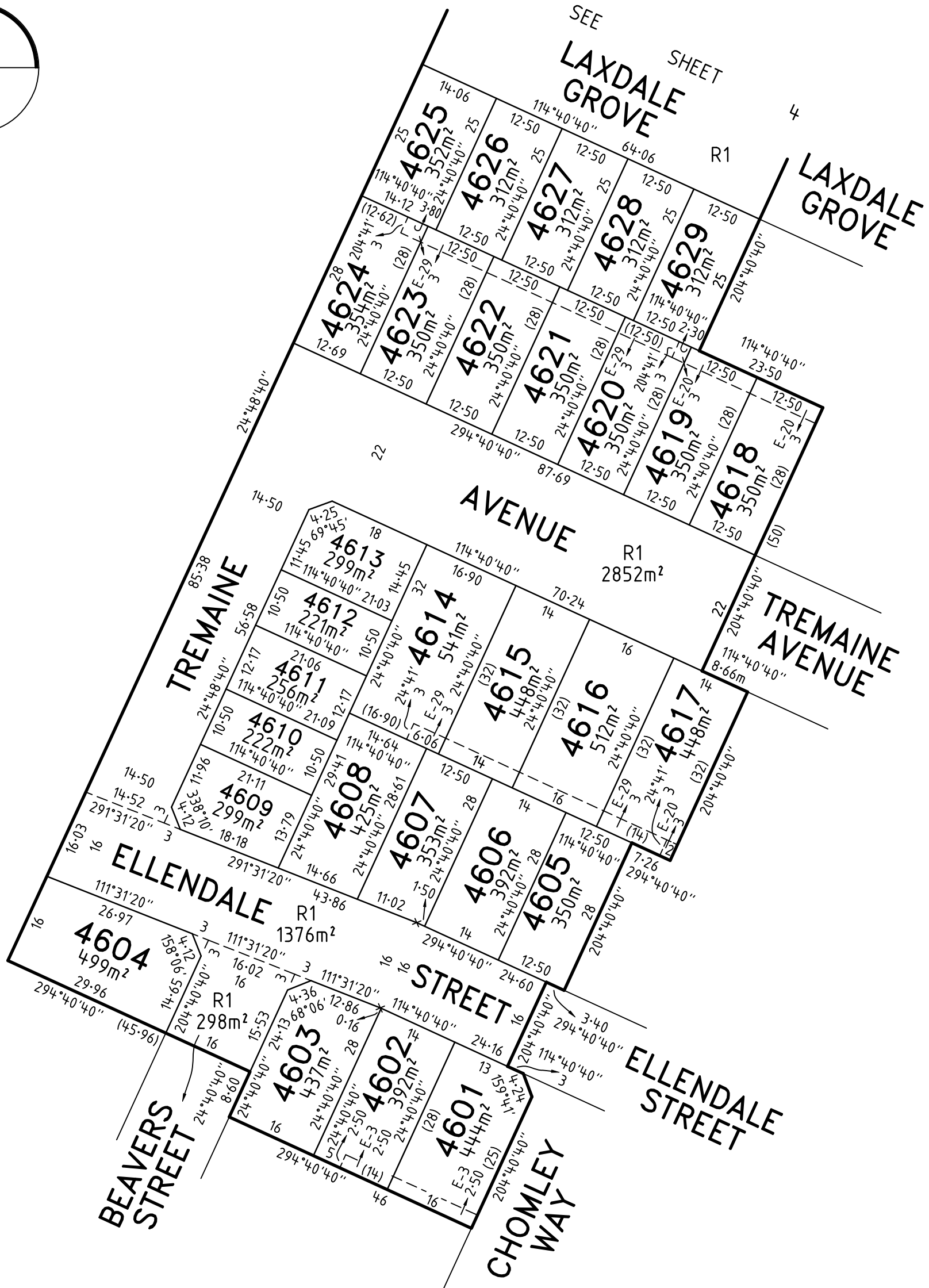
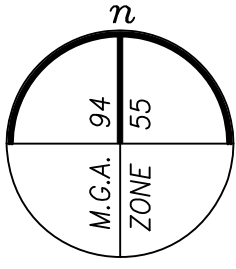
PS 900048D



<b>MERRIFIELD - 46</b>  	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 <b>GREGORY STUART WILLIAMS</b> DATE 11/01/23 VERSION D	REFERENCE 329005-ST46 DRAWING 329005-ST46-AD Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (D), 19/01/2023, SPEAR Ref: S206961V	SCALE 1:1250 12.5 0 25 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 SHEET 2
	Digitally signed by: Hume City Council, 18/05/2023, SPEAR Ref: S206961V				

# PLAN OF SUBDIVISION

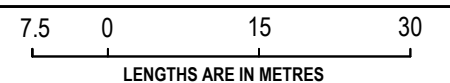
PS 900048D



MERRIFIELD - 46

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:750



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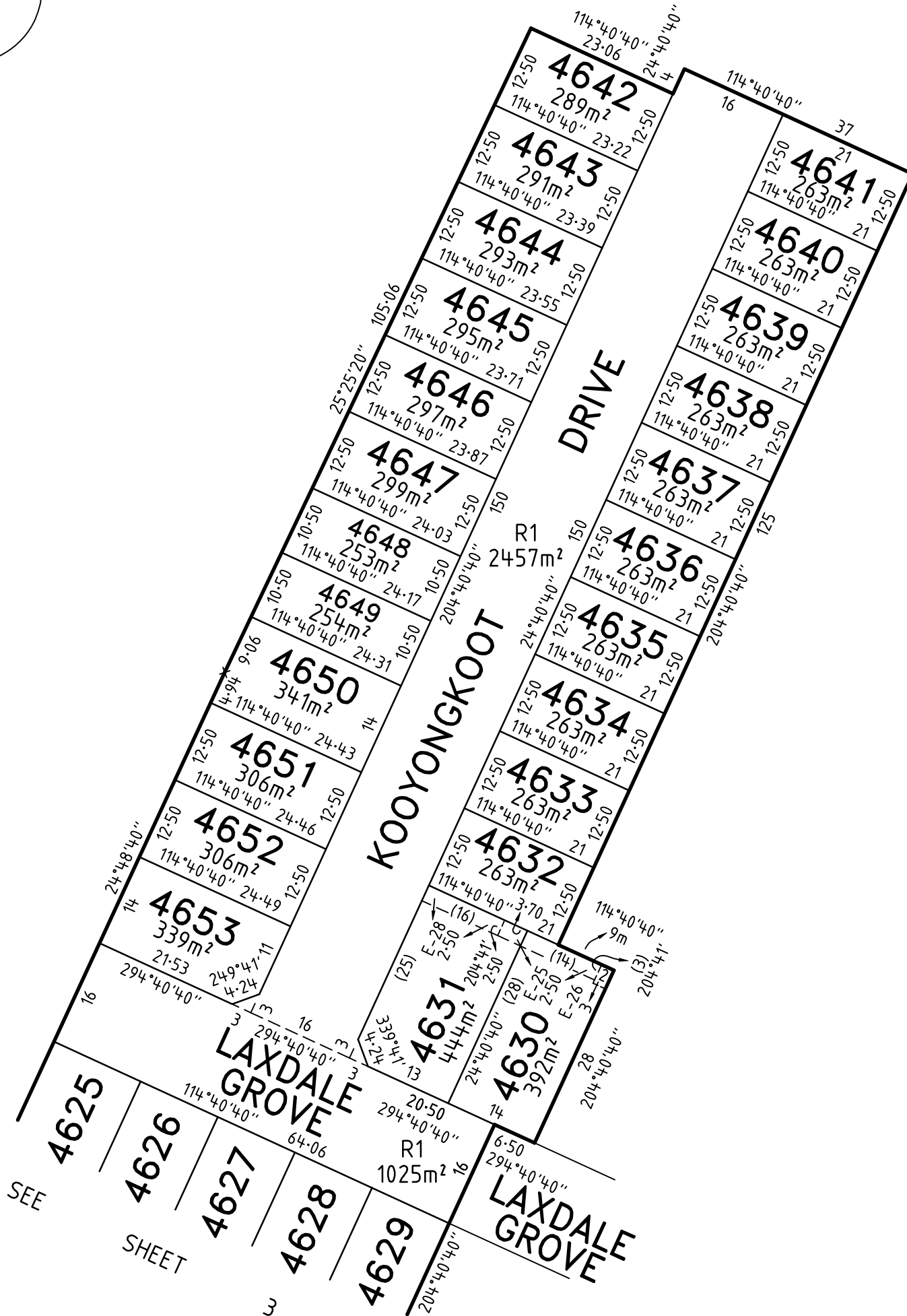
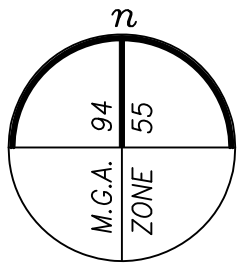
SHEET 3

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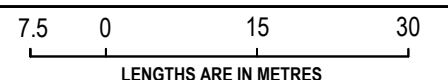
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MERRIFIELD - 46

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:750



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SHEET 4

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# PLAN OF SUBDIVISION

# PS 900048D

## 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, 4606, 4616, 4617
4606	4602, 4605, 4607, 4615, 4616
4607	4603, 4606, 4608, 4614, 4615
4608	4607, 4609, 4610, 4611, 4614
4614	4607, 4608, 4611, 4612, 4613, 4615
4615	4606, 4607, 4614, 4616

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

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
4626	4622, 4623, 4625, 4627, 4653
4627	4621, 4622, 4626, 4628
4628	4620, 4621, 4627, 4629, 4631
4629	4619, 4620, 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 ..... 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: 01/07/2041.

## 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	4608, 4609, 4611, 4614
4611	4608, 4610, 4612, 4614
4612	4608, 4611, 4613, 4614
4613	4612, 4614, 4622, 4623
4632	4630, 4631, 4633, 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: 01/07/2026.

MERRIFIELD - 46

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 11/01/23

REFERENCE 329005-ST46

ORIGINAL SHEET SIZE A3

VERSION D

DRAWING 329005-ST46-AD

SHEET 5

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