

PLAN OF SUBDIVISION

EDITION

PS 923556D

LOCATION OF LAND

PARISH: MICKLEHAM
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 28 (PART)
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT V ON PS913260H

POSTAL ADDRESS: INVERMAY CIRCUIT
(at time of subdivision) MICKLEHAM 3064

MGA 94 CO-ORDINATES: E 314 680 ZONE: 55
(approx. centre of land in plan) N 5 845 490

Council Name: Hume City Council

Council Reference Number: S010518
Planning Permit Reference: P21549
SPEAR Reference Number: S232939J

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 21/10/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1	HUME CITY COUNCIL	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P21549	SURVEY THIS PLAN IS TO BE 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 - 2.249ha LOTS 1 TO 5750 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-3 TO E-37 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

TO REMOVE THOSE PARTS OF DRAINAGE AND SEWERAGE EASEMENT E-11 ON PS913260H NOW CONTAINED IN INVERMAY CIRCUIT 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
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-38	SEWERAGE	SEE DIAG	PS913260H	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 57A

44 LOTS

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 23/07/24 REFERENCE 329005-ST57A

VERSION B DRAWING 329005-ST57A-AB

ORIGINAL SHEET SIZE A3

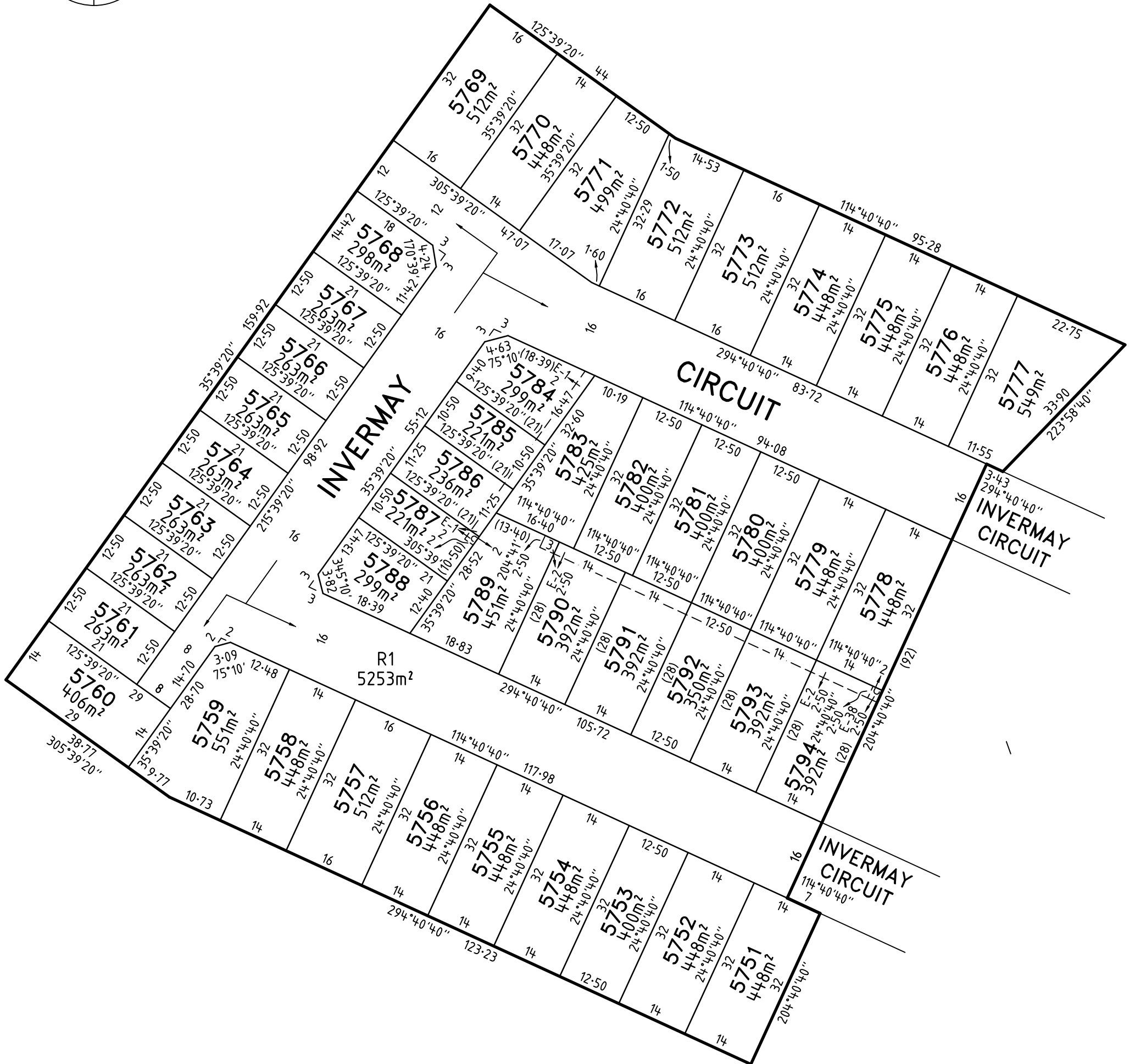
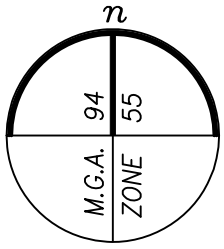
SHEET 1 OF 3 SHEETS

Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (B), 24/07/2024, SPEAR Ref: S232939J

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PLAN OF SUBDIVISION

PS 923556D



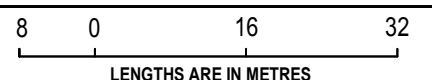
MERRIFIELD - 57A



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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:800



DATE 23/07/24

REFERENCE 329005-ST57A

ORIGINAL SHEET SIZE A3

VERSION B

DRAWING 329005-ST57A-AB

SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor,
 Surveyor's Plan Version (B),
 24/07/2024, SPEAR Ref: S232939J

Digitally signed by:
 Hume City Council,
 21/10/2024,
 SPEAR Ref: S232939J

PLAN OF SUBDIVISION

PS 923556D

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
5751	5752, 5753, 5793, 5794
5752	5751, 5753, 5793, 5794
5753	5752, 5754, 5792, 5793
5754	5753, 5755, 5791, 5792
5755	5754, 5756, 5790, 5791
5756	5755, 5757, 5789, 5790
5757	5756, 5758, 5788, 5789
5758	5757, 5759, 5788, 5789
5759	5758, 5760, 5761, 5788
5760	5759, 5761, 5762, 5788
5769	5768, 5770, 5771, 5784

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5770	5768, 5769, 5771, 5784
5771	5768, 5770, 5772, 5784
5772	5771, 5773, 5783, 5784
5773	5772, 5774, 5781, 5782
5774	5773, 5775, 5780, 5781
5775	5774, 5776, 5779, 5780
5776	5775, 5777, 5778, 5779
5777	5775, 5776, 5778, 5779
5778	5777, 5779, 5793, 5794
5779	5776, 5778, 5780, 5793

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5780	5775, 5779, 5781, 5792
5781	5774, 5780, 5782, 5791
5782	5781, 5783, 5790, 5791
5783	5782, 5784, 5785, 5786, 5789, 5790
5789	5783, 5786, 5787, 5788, 5790
5790	5782, 5783, 5789, 5791
5791	5781, 5782, 5790, 5792
5792	5753, 5780, 5791, 5793
5793	5753, 5779, 5792, 5794
5794	5751, 5752, 5778, 5793

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: 01/01/2045.

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
5761	5759, 5760, 5762, 5763
5762	5759, 5761, 5763, 5788
5763	5759, 5762, 5764, 5788
5764	5763, 5765, 5787, 5788
5765	5764, 5766, 5786, 5787
5766	5765, 5767, 5785, 5786
5767	5766, 5768, 5784, 5785

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5768	5767, 5769, 5770, 5784
5784	5768, 5771, 5783, 5785
5785	5767, 5783, 5784, 5786
5786	5783, 5785, 5787, 5789
5787	5765, 5786, 5788, 5789
5788	5758, 5764, 5787, 5789

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: 01/01/2045.

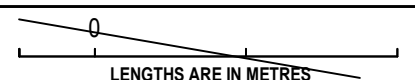
MERRIFIELD - 57A



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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 23/07/24

REFERENCE 329005-ST57A

ORIGINAL SHEET SIZE A3

VERSION B

DRAWING 329005-ST57A-AB

SHEET 3

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (B),
24/07/2024, SPEAR Ref: S232939J

Digitally signed by:
Hume City Council,
21/10/2024,
SPEAR Ref: S232939J

PLAN OF SUBDIVISION

EDITION

PS 920939C

LOCATION OF LAND

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

LAST PLAN REFERENCE: LOT U ON PS913260H

POSTAL ADDRESS: KOOYONGKOOT DRIVE
(at time of subdivision) MICKLEHAM 3064

MGA 94 CO-ORDINATES: E 314 570 ZONE: 55
(approx. centre of land in plan) N 5 845 380

Council Name: Hume City Council

Council Reference Number: S010515
Planning Permit Reference: P21549
SPEAR Reference Number: S232654V

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 23/09/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1	HUME CITY COUNCIL HUME CITY COUNCIL	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 - 1.985ha LOTS 1 TO 5700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-1 TO E-3 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TANGENT POINTS ARE SHOWN THUS: 
OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-4 ON PS913277P NOW CONTAINED IN KOOYONGKOOT DRIVE ON THIS PLAN. TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-3 ON PS913277P (NOW CONTAINED IN GIBDON WAY AND KOOYONGKOOT DRIVE 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
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS908920U PS908920U	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

MERRIFIELD - 57

35 LOTS

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 21/05/24 REFERENCE 329005-ST57

VERSION E DRAWING 329005-ST57-AE

ORIGINAL SHEET SIZE A3

SHEET 1 OF 3 SHEETS

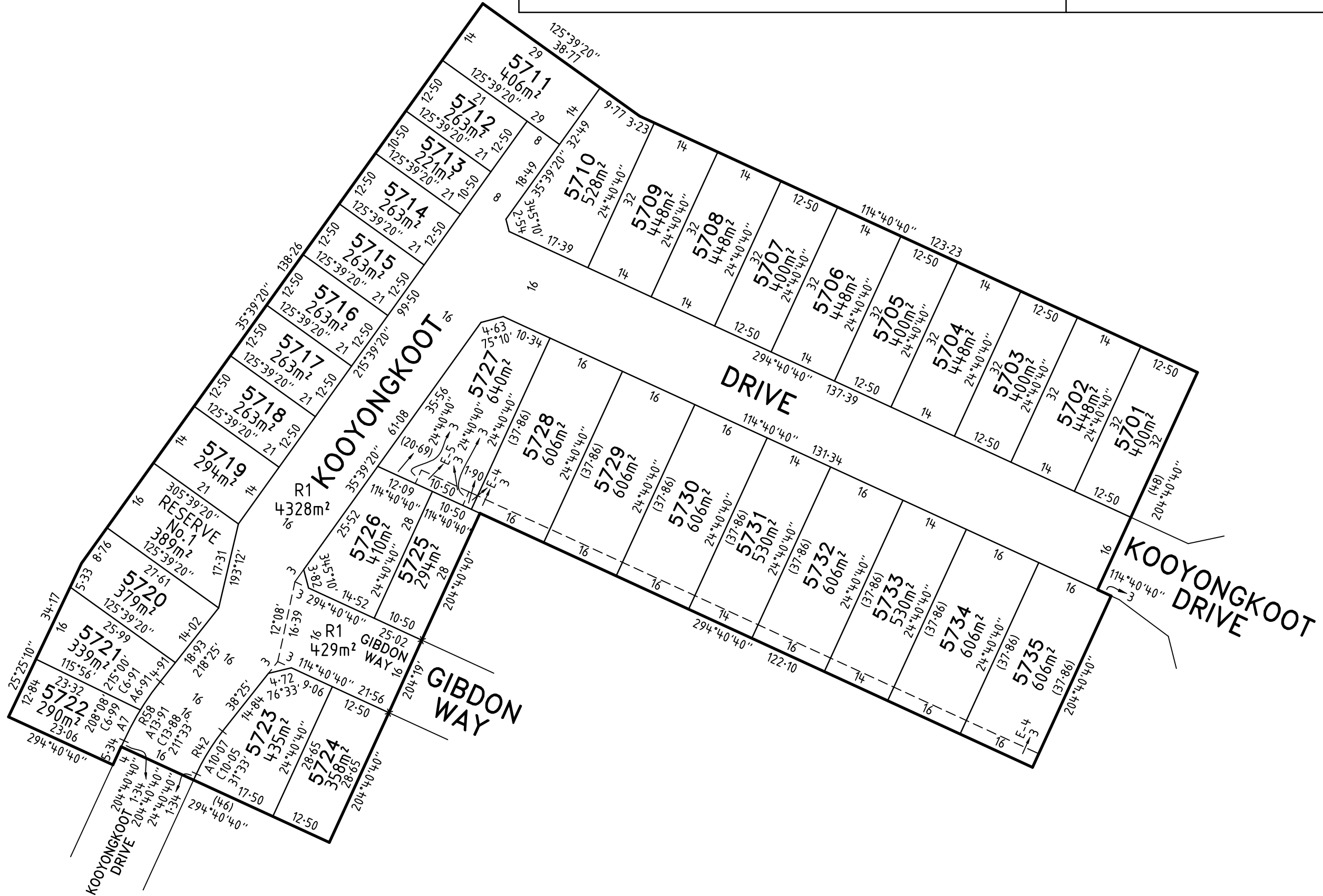
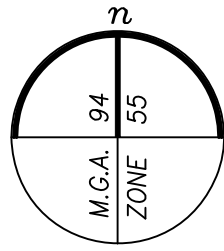


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Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (E),
27/06/2024, SPEAR Ref: S232654V

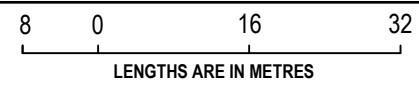
PLAN OF SUBDIVISION

PS 920939C



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MERRIFIELD - 57	
LICENSED SURVEYOR GREGORY STUART WILLIAMS	
DATE 21/05/24	REFERENCE 329005-ST57
VERSION E	DRAWING 329005-ST57-AE



SCALE 1:800	ORIGINAL SHEET SIZE A3
	SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor,
 Surveyor's Plan Version (E),
 27/06/2024, SPEAR Ref: S232654V

Digitally signed by:
 Hume City Council,
 23/09/2024,
 SPEAR Ref: S232654V

PLAN OF SUBDIVISION

PS 920939C

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
5701	5702, 5703, 5734, 5735
5702	5701, 5703, 5734, 5735
5703	5702, 5704, 5733, 5734
5704	5703, 5705, 5732, 5733
5705	5704, 5706, 5731, 5732
5706	5705, 5707, 5730, 5731
5707	5706, 5708, 5729, 5730
5708	5707, 5709, 5728, 5729
5709	5708, 5710, 5728, 5729
5710	5709, 5711, 5712, 5727
5711	5710, 5712, 5713, 5727
5720	5719, 5721, 5723, 5726
5721	5720, 5722, 5723, 5726

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5723	5720, 5721, 5724, 5726
5724	5720, 5723, 5725, 5726
5726	5719, 5723, 5725, 5727
5727	5710, 5725, 5726, 5728
5728	5709, 5725, 5727, 5729
5729	5707, 5708, 5728, 5730
5730	5706, 5707, 5729, 5731
5731	5705, 5706, 5730, 5732
5732	5704, 5705, 5731, 5733
5733	5703, 5704, 5732, 5734
5734	5702, 5703, 5733, 5735
5735	5701, 5702, 5733, 5734

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: 01/01/2045.

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
5712	5710, 5711, 5713, 5714
5713	5710, 5712, 5714, 5715
5714	5710, 5713, 5715, 5727
5715	5710, 5714, 5716, 5727
5716	5714, 5715, 5717, 5727
5717	5716, 5718, 5726, 5727

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5718	5717, 5719, 5726, 5727
5719	5718, 5720, 5723, 5726
5722	5720, 5721, 5723, 5724
5725	5724, 5726, 5727, 5728

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: 01/01/2045.

MERRIFIELD - 57

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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE 21/05/24

REFERENCE 329005-ST57

ORIGINAL SHEET SIZE A3

VERSION E

DRAWING 329005-ST57-AE

SHEET 3

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (E),
27/06/2024, SPEAR Ref: S232654V

Digitally signed by:
Hume City Council,
23/09/2024,
SPEAR Ref: S232654V