

PLAN OF SUBDIVISION

EDITION

PS 913277P

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 28 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT T ON PS913260H

POSTAL ADDRESS: ERROL BOULEVARD
(at time of subdivision) MICKLEHAM 3064

MGA 94 CO-ORDINATES: E 314 950 ZONE: 55
(approx. centre of land in plan) N 5 845 530

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD HUME CITY COUNCIL
OTHER PURPOSE OF PLAN	
TO REMOVE THE WHOLE OF DRAINAGE, SEWERAGE AND POWERLINE EASEMENT E-1 ON PS913260H (NOW CONTAINED IN ERROL BOULEVARD ON THIS PLAN).	
TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-3 ON PS913260H (NOW CONTAINED IN ELLSA LANE ON THIS PLAN).	
TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-4 ON PS913260H NOW CONTAINED IN STRETTLE WAY ON THIS PLAN.	
TO REMOVE THAT PART OF DRAINAGE EASEMENT E-6 ON PS913260H NOW CONTAINED IN FELLOWS ROAD ON THIS PLAN.	
TO REMOVE THOSE PARTS OF DRAINAGE AND SEWERAGE EASEMENT E-11 ON PS913260H NOW CONTAINED IN TWYFORD STREET AND STRETTLE WAY ON THIS PLAN.	
TO REMOVE THOSE PARTS OF DRAINAGE AND SEWERAGE EASEMENT E-39 ON PS913260H NOW CONTAINED IN FELLOWS ROAD, ERROL BOULEVARD, STRETTLE WAY, COOLANGATTA DRIVE AND CARPENTER DRIVE ON THIS PLAN.	
TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-40 ON PS913260H (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.	

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

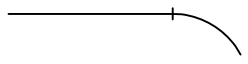
SURVEY THIS PLAN IS ~~TO NOT~~ BASED ON SURVEY VIDE BP3204G
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S)
IN PROCLAIMED SURVEY AREA NO. 74 11, 21, 222 & 289 (MICKLEHAM)
4, 5, 39 & 70 (KALKALLO)

DEPTH LIMITATION DOES NOT APPLY

LAND SUBDIVIDED - 5.203ha

LOTS 1 TO 5600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-3 TO E-10, E-12 TO E-35, E-37 AND E-39 TO E-41 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

TANGENT POINTS ARE SHOWN THUS: 

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	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-11 E-11	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS913260H PS913260H	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-36	SEWERAGE	SEE DIAG	PS905697L	YARRA VALLEY WATER CORPORATION
E-38	SEWERAGE	SEE DIAG	PS913260H	YARRA VALLEY WATER CORPORATION
E-42	POWERLINE	SEE DIAG	PS913260H - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORK (VIC) LTD

MERRIFIELD - 56

56 LOTS

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 11/03/26 **REFERENCE** 329005-ST56
VERSION L **DRAWING** 329005-ST56-AL

ORIGINAL SHEET SIZE A3

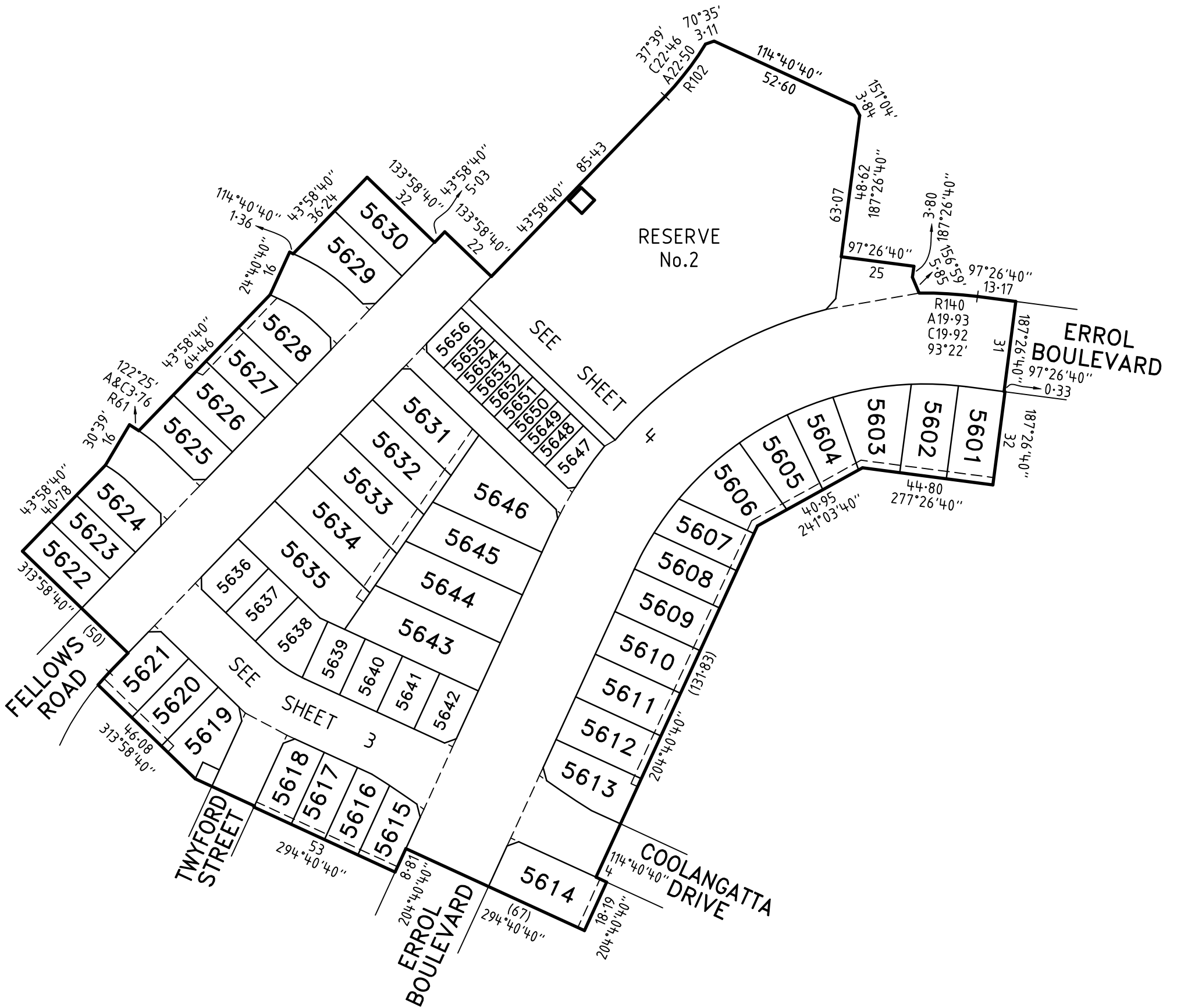
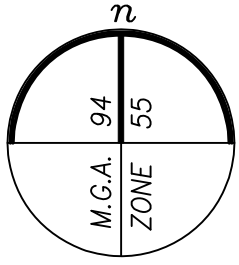
SHEET 1 OF 6 SHEETS


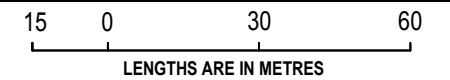
veris

VERIS AUSTRALIA PTY LTD
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PLAN OF SUBDIVISION

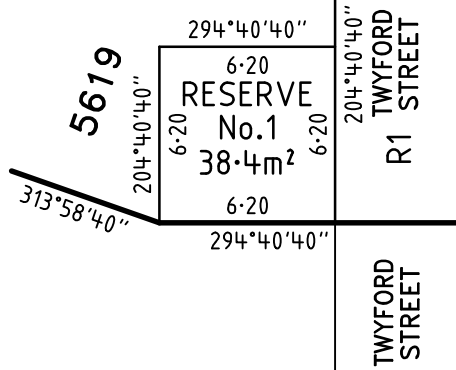
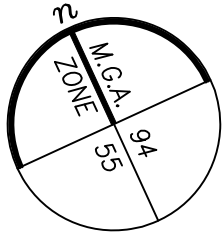
PS 913277P



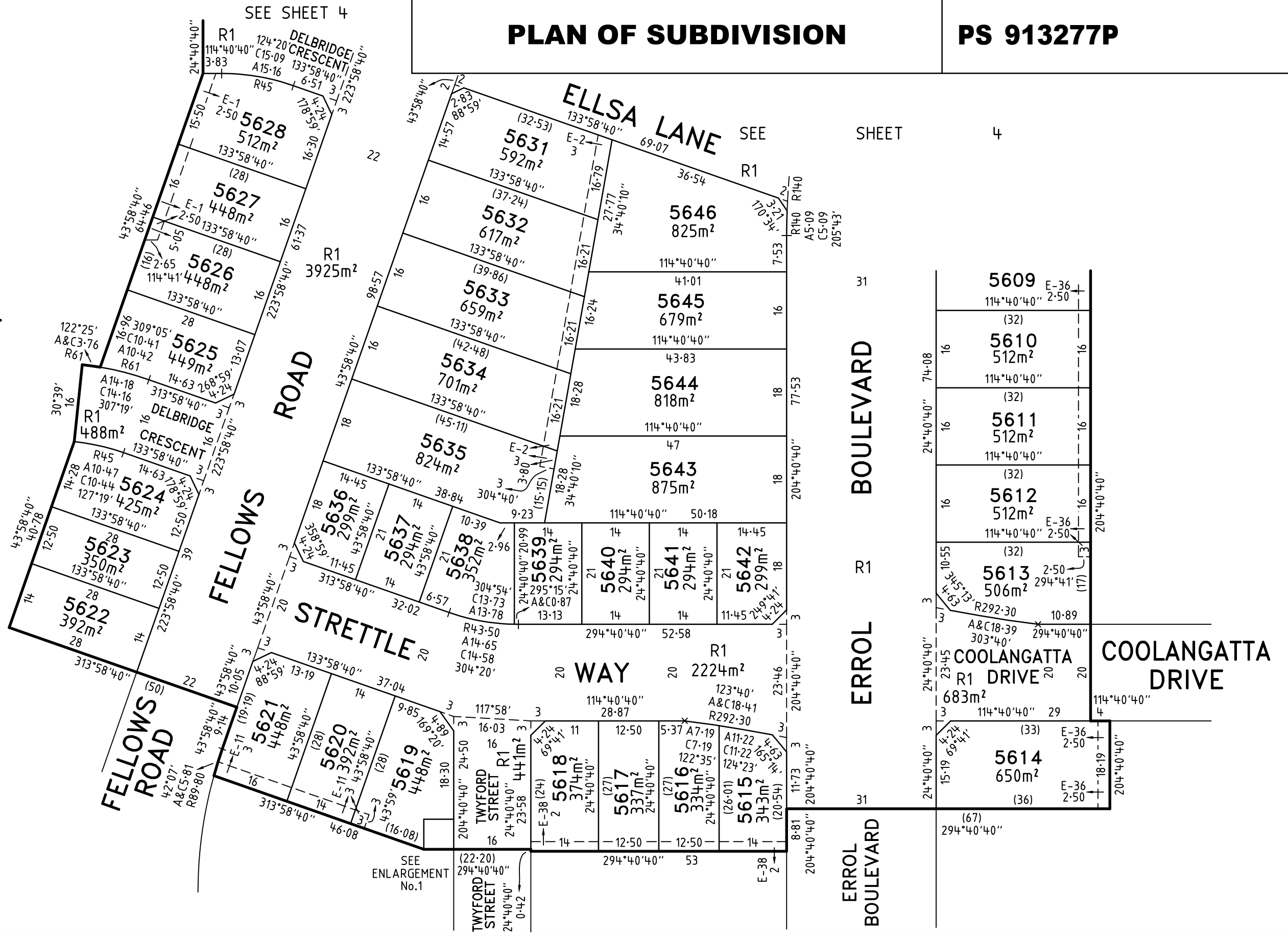
MERRIFIELD - 56 	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:1500	
	DATE 11/03/26		REFERENCE 329005-ST56	ORIGINAL SHEET SIZE A3
	VERSION L		DRAWING 329005-ST56-AL	SHEET 2
	VERIS AUSTRALIA PTY LTD A Botanica 3 Level 2, West Tower 570 Swan Street, Burnley VIC 3121 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au			

PLAN OF SUBDIVISION

PS 913277P

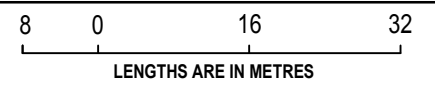


ENLARGEMENT No.1
NOT TO SCALE

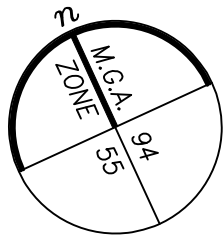


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MERRIFIELD - 56	
LICENSED SURVEYOR GREGORY STUART WILLIAMS	
DATE 11/03/26	REFERENCE 329005-ST56
VERSION L	DRAWING 329005-ST56-AL

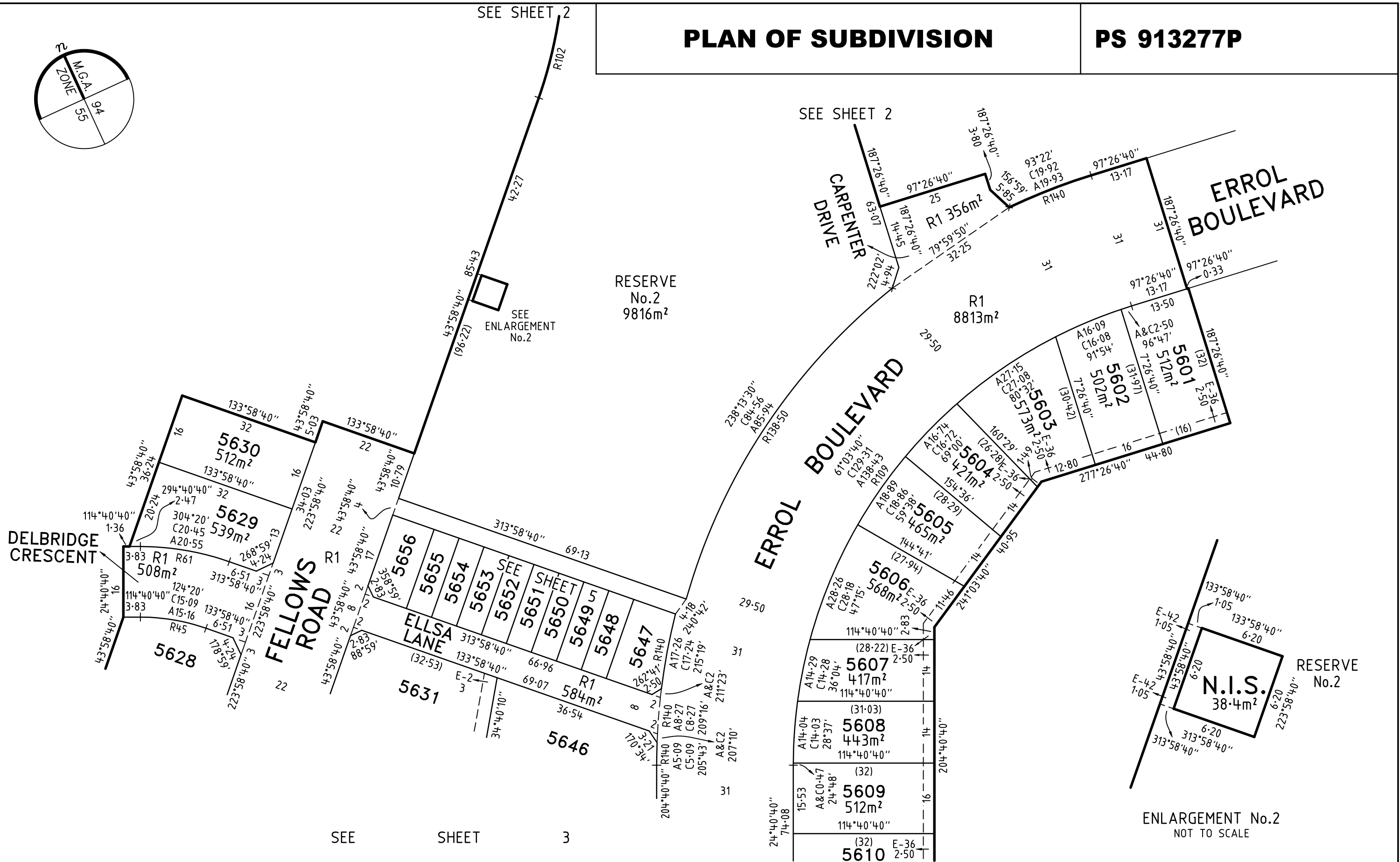


SCALE 1:800	ORIGINAL SHEET SIZE A3
	SHEET 3



PLAN OF SUBDIVISION

PS 913277P



SEE SHEET 3

MERRIFIELD - 56

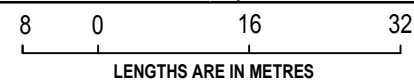
LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

DATE 11/03/26

VERSION L

REFERENCE 329005-ST56

DRAWING 329005-ST56-AL



SCALE
1:800

ORIGINAL SHEET SIZE A3
SHEET 4



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ENLARGEMENT No.2
NOT TO SCALE

RESERVE No.2

N.I.S.
38.4m²

RESERVE No.2
9816m²

DELBRIDGE CRESCENT

ERROL BOULEVARD

ERROL BOULEVARD

FELLOWS ROAD

CARPENTER DRIVE

ELLSA LANE

SEE SHEET 3

5651 SHEET

5650

5649

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PLAN OF SUBDIVISION

PS 913277P

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
5601	5602, 5603, 5604, 5605
5602	5601, 5603, 5604, 5605
5603	5601, 5602, 5604, 5605
5604	5602, 5603, 5605, 5606
5605	5603, 5604, 5606, 5607
5606	5605, 5607, 5608, 5645
5607	5606, 5608, 5609, 5645
5608	5607, 5609, 5644, 5645
5609	5608, 5610, 5643, 5644
5610	5609, 5611, 5643, 5644
5611	5610, 5612, 5642, 5643
5612	5611, 5613, 5641, 5642
5613	5612, 5614, 5641, 5642
5614	5612, 5613, 5615, 5641

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5615	5614, 5616, 5640, 5641
5616	5615, 5617, 5640, 5641
5617	5616, 5618, 5639, 5640
5618	5617, 5619, 5638, 5639
5619	5618, 5620, 5637, 5638
5620	5619, 5621, 5636, 5637
5621	5620, 5622, 5635, 5636
5622	5621, 5623, 5624, 5635
5623	5621, 5622, 5624, 5635
5624	5621, 5623, 5625, 5635
5625	5624, 5626, 5634, 5635
5626	5625, 5627, 5633, 5634
5627	5626, 5628, 5632, 5633

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5628	5627, 5629, 5631, 5632
5629	5628, 5630, 5631, 5654
5630	5628, 5629, 5653, 5654
5631	5632, 5646, 5656, 5656
5632	5631, 5633, 5645, 5646
5633	5632, 5634, 5644, 5645
5634	5633, 5635, 5643, 5644
5635	5634, 5636, 5637, 5638, 5639, 5643
5638	5619, 5635, 5637, 5639
5643	5634, 5635, 5639, 5640, 5641, 5642, 5644
5644	5633, 5634, 5643, 5645
5645	5632, 5633, 5644, 5646
5646	5631, 5632, 5645, 5647

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: 01/07/2044.

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
5636	5624, 5625, 5635, 5637
5637	5620, 5635, 5636, 5638
5639	5635, 5638, 5640, 5643
5640	5617, 5639, 5641, 5643
5641	5616, 5640, 5642, 5643
5642	5613, 5615, 5641, 5643

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5647	5607, 5631, 5646, 5648
5648	5631, 5646, 5647, 5649
5649	5631, 5646, 5648, 5650
5650	5631, 5646, 5649, 5651
5651	5631, 5646, 5650, 5652

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5652	5631, 5646, 5651, 5653
5653	5631, 5646, 5652, 5654
5654	5631, 5646, 5653, 5655
5655	5631, 5646, 5654, 5656
5656	5629, 5630, 5631, 5655

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.

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
5604	5602, 5603, 5605, 5606
5605	5603, 5604, 5606, 5607
5606	5605, 5607, 5608, 5645
5613	5612, 5614, 5641, 5642
5614	5612, 5613, 5615, 5641
5615	5614, 5616, 5640, 5641
5641	5616, 5640, 5642, 5643
5642	5613, 5615, 5641, 5643
5647	5607, 5631, 5646, 5648

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5648	5631, 5646, 5647, 5649
5649	5631, 5646, 5648, 5650
5650	5631, 5646, 5649, 5651
5651	5631, 5646, 5650, 5652
5652	5631, 5646, 5651, 5653
5653	5631, 5646, 5652, 5654
5654	5631, 5646, 5653, 5655
5655	5631, 5646, 5654, 5656
5656	5629, 5630, 5631, 5655

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 - 56



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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 11/03/26 **REFERENCE** 329005-ST56
VERSION L **DRAWING** 329005-ST56-AL

ORIGINAL SHEET SIZE A3

SHEET 6