

PLAN OF SUBDIVISION

EDITION

PS 923527L

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 26 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT B ON PS933082S

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

MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 314 950 N 5 845 010 ZONE: 55

Council Name: Hume City Council

Council Reference Number: S010750
Planning Permit Reference: P21549
SPEAR Reference Number: S247290C

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: 15/09/2025

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 09/02/2026

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 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 - 2.348ha
			LOTS 1 TO 8000 (BOTH INCLUSIVE) AND LOTS A & B HAVE BEEN OMITTED FROM THIS PLAN.
			EASEMENTS E-3 TO E-6 AND E-9 TO E-12 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

TO REMOVE THE WHOLE OF DRAINAGE AND SEWERAGE EASEMENT E-14 ON PS933082S (NOW CONTAINED IN MAYSTONE DRIVE AND LISSON STREET ON THIS PLAN).

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-8 ON PS933082S (NOW CONTAINED IN CYGNET WAY ON THIS PLAN).

GROUND'S 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-1	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-7	DRAINAGE	SEE DIAG	PS908920U	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	PS845592H	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 80

60 LOTS AND BALANCE LOT C

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 07/11/25

REFERENCE 329005-ST80

ORIGINAL SHEET SIZE A3

VERSION E

DRAWING 329005-ST80-AE

SHEET 1 OF 6 SHEETS

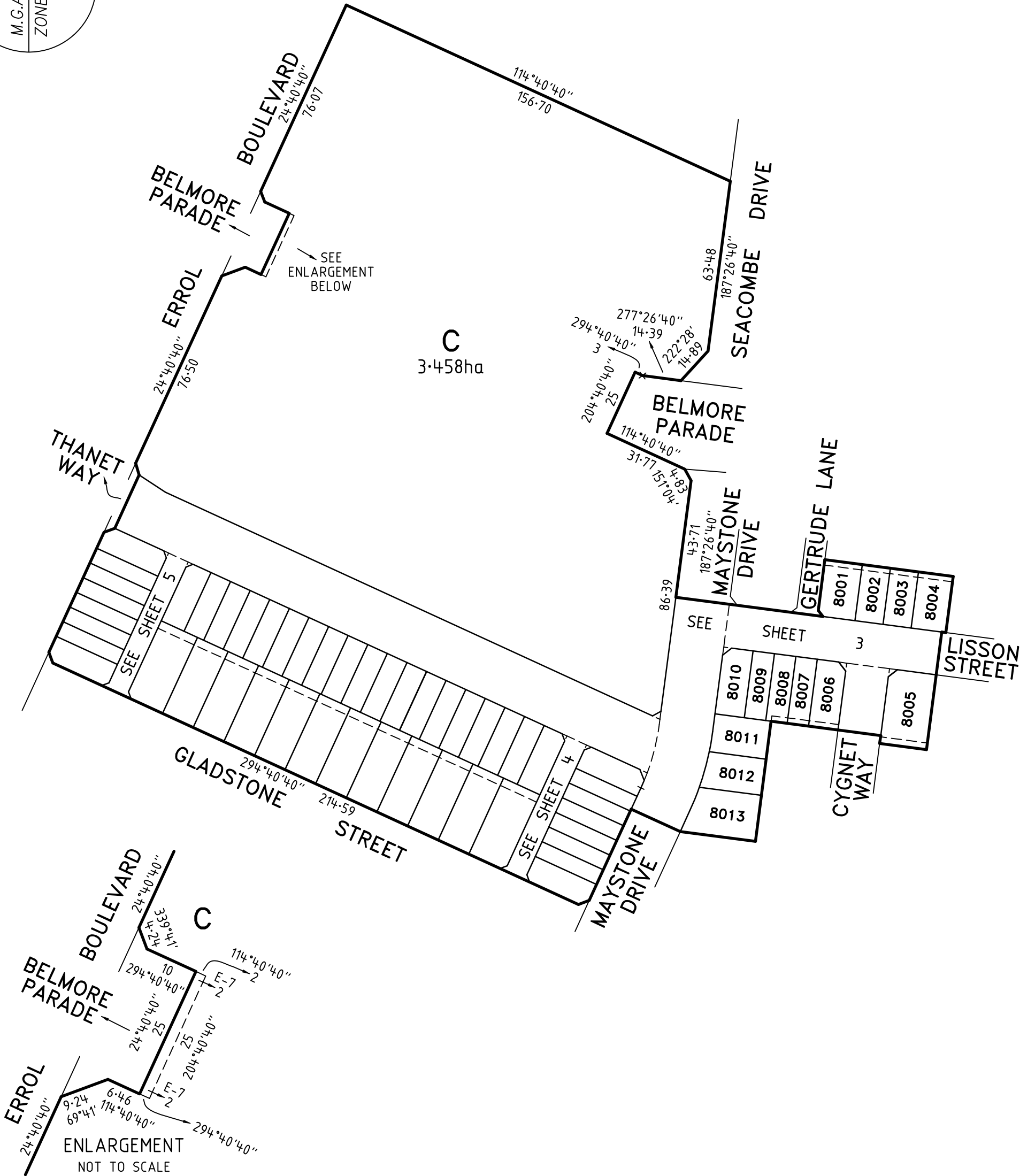
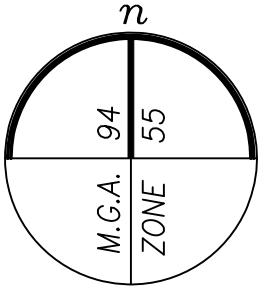
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (E), 12/11/2025, SPEAR Ref: S247290C



VERIS AUSTRALIA PTY LTD
A | Botanicca 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

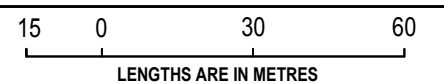
PS 923527L



MERRIFIELD - 80

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1500



DATE 07/11/25

REFERENCE 329005-ST80

ORIGINAL SHEET SIZE A3

VERSION E

DRAWING 329005-ST80-AE

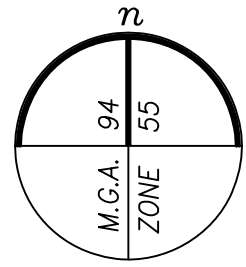
SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (E), 12/11/2025, SPEAR Ref: S247290C

Digitally signed by: Hume City Council, 09/02/2026, SPEAR Ref: S247290C

veris

VERIS AUSTRALIA PTY LTD
A | Botanicca 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



SEE SHEET 2

PLAN OF SUBDIVISION

PS 923527L

C
SEE SHEET 2

SEE SHEET 4

THANET WAY

8014

8015

8016

8017

8018

MAYSTONE DRIVE

MAYSTONE DRIVE

MAYSTONE DRIVE

LISSON STREET

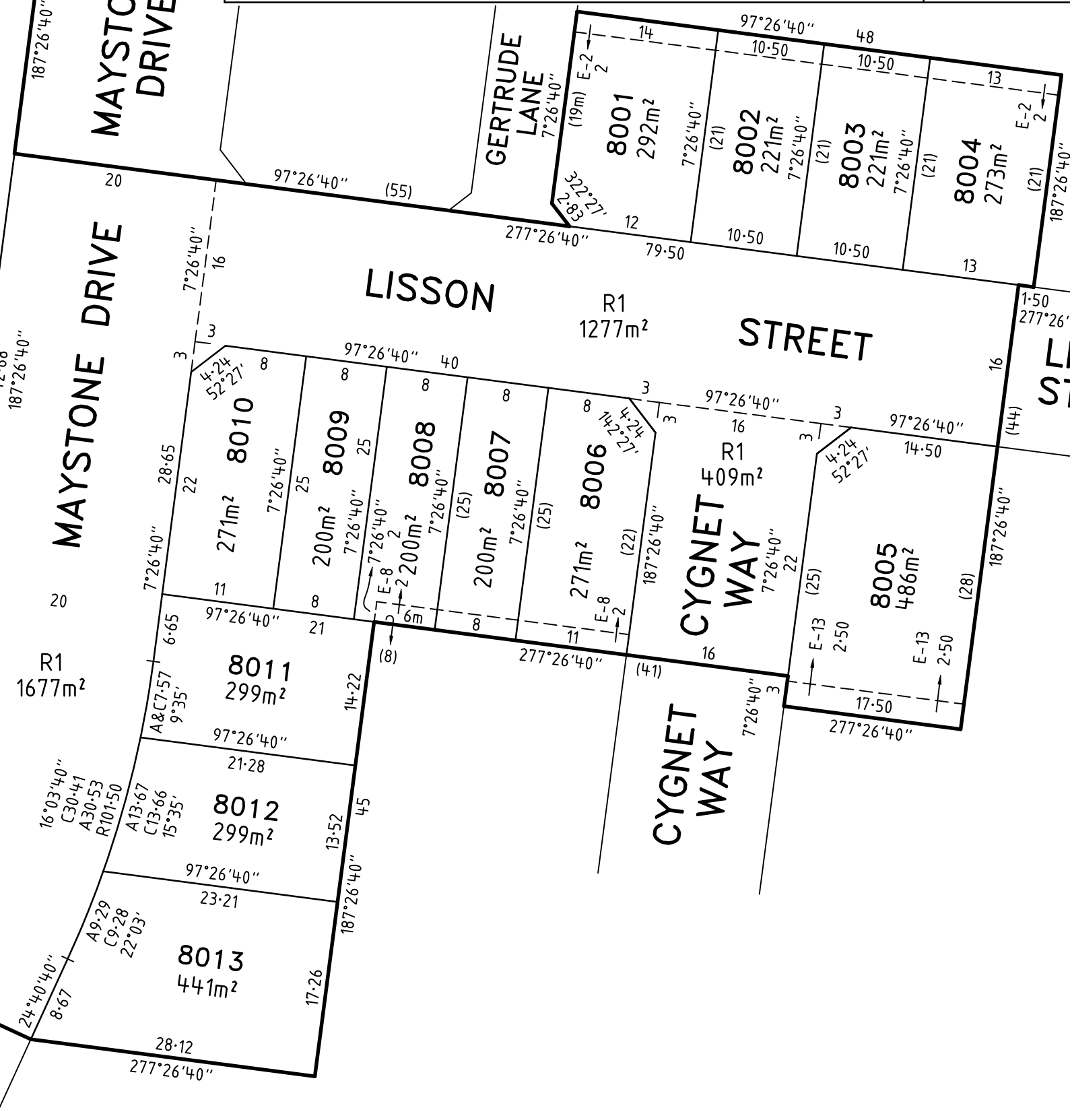
LISSON STREET

LISSON STREET

GERTRUDE LANE

CYGNET WAY

CYGNET WAY



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

MERRIFIELD - 80

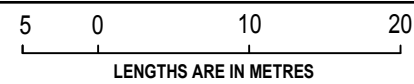
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 07/11/25

VERSION E

REFERENCE 329005-ST80

DRAWING 329005-ST80-AE

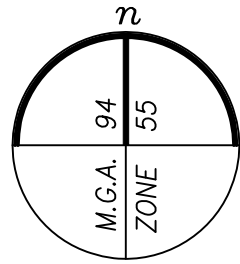


SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 3

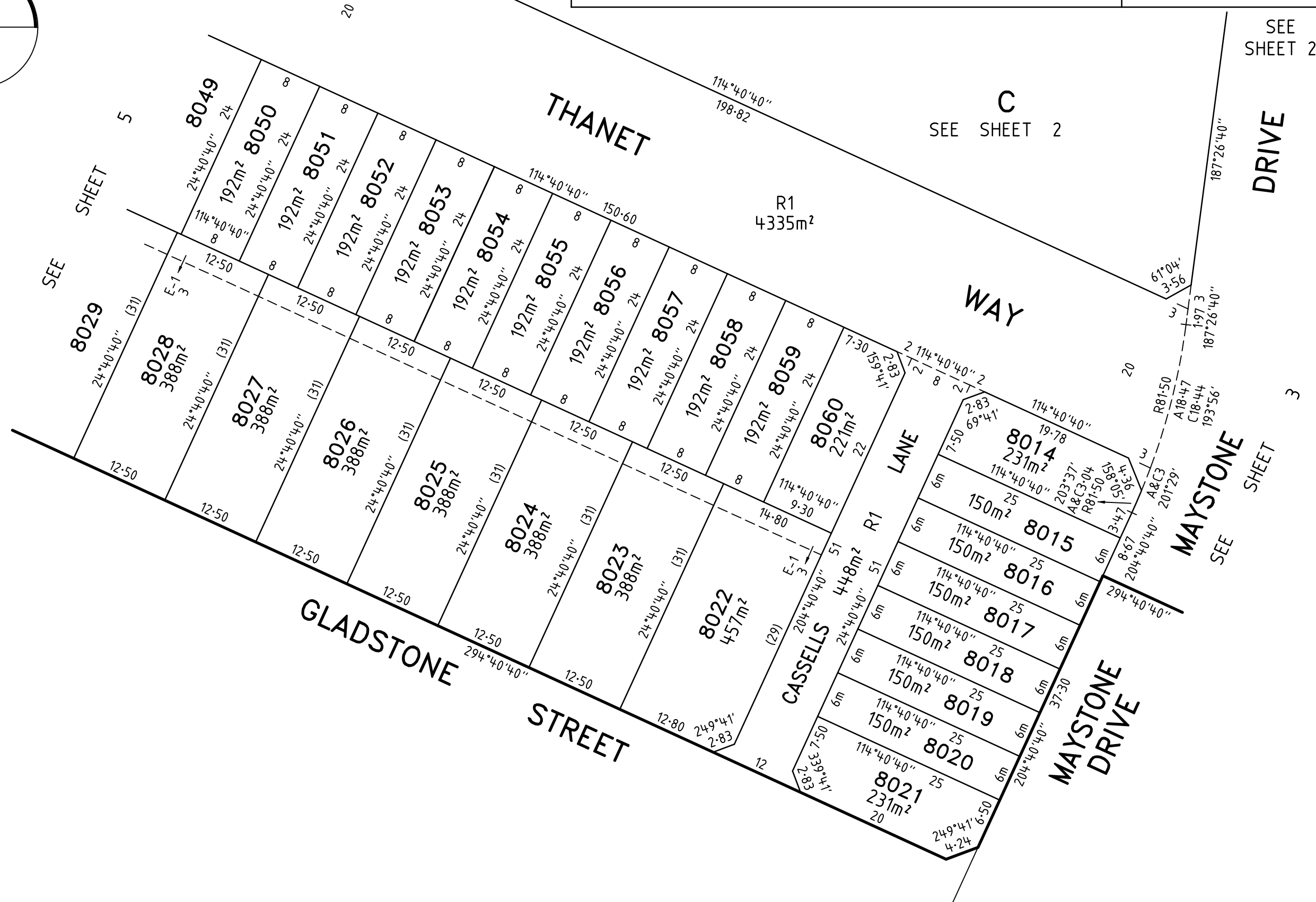
Digitally signed by: Gregory S Williams, Licensed Surveyor,
 Surveyor's Plan Version (E),
 12/11/2025, SPEAR Ref: S247290C

Digitally signed by:
 Hume City Council,
 09/02/2026,
 SPEAR Ref: S247290C



PLAN OF SUBDIVISION

PS 923527L



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

MERRIFIELD - 80

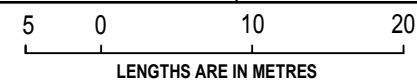
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 07/11/25

VERSION E

REFERENCE 329005-ST80

DRAWING 329005-ST80-AE



Digitally signed by: Gregory S Williams, Licensed Surveyor,
 Surveyor's Plan Version (E),
 12/11/2025, SPEAR Ref: S247290C

SCALE 1:500

ORIGINAL SHEET SIZE A3

SHEET 4

Digitally signed by:
 Hume City Council,
 09/02/2026,
 SPEAR Ref: S247290C

PLAN OF SUBDIVISION

PS 923527L

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
8005	8002, 8003, 8004, 8006
8013	8011, 8012, 8014, 8015
8022	8020, 8021, 8023, 8059, 8060
8023	8022, 8024, 8025, 8057, 8058, 8059

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
8024	8022, 8023, 8025, 8026, 8056, 8057
8025	8023, 8024, 8026, 8054, 8055, 8056
8026	8024, 8025, 8027, 8028, 8053, 8054
8027	8025, 8026, 8028, 8051, 8052, 8053
8028	8026, 8027, 8029, 8049, 8050, 8051

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
8029	8027, 8028, 8030, 8031, 8048, 8049
8030	8028, 8029, 8031, 8046, 8047, 8048
8031	8029, 8030, 8032, 8033, 8045, 8046
8032	8030, 8031, 8033, 8043, 8044, 8045
8033	8032, 8034, 8035, 8042, 8043

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: 01/01/2046.

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
8001	8002, 8003, 8006, 8007

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
8002	8001, 8003, 8005, 8006

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
8003	8001, 8002, 8004, 8005
8004	8002, 8003, 8005, 8006

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
8011	8008, 8009, 8010, 8012, 8013, 8014
8012	8011, 8013, 8014, 8015

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: 01/01/2046.

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 SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN
8006	8001, 8002, 8005, 8007
8007	8001, 8006, 8008, 8009
8008	8001, 8006, 8007, 8009, 8011
8009	8006, 8007, 8008, 8010, 8011
8010	8008, 8009, 8011, 8012
8014	8012, 8013, 8015, 8060
8015	8013, 8014, 8015, 8060
8016	8014, 8015, 8017, 8060
8017	8016, 8018, 8022, 8060
8018	8016, 8017, 8019, 8022

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN
8019	8017, 8018, 8020, 8022
8020	8018, 8019, 8021, 8022
8021	8018, 8019, 8020, 8022
8034	8033, 8035, 8036, 8037
8035	8033, 8035, 8036, 8037
8036	8033, 8034, 8035, 8037
8037	8033, 8035, 8036, 8038
8038	8033, 8037, 8039, 8042
8039	8037, 8038, 8040, 8042
8040	8038, 8039, 8041, 8042

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN
8041	8038, 8039, 8040, 8042
8042	8033, 8040, 8041, 8043
8043	8032, 8033, 8041, 8042, 8044, 8045
8044	8032, 8042, 8043, 8045, 8046
8045	8031, 8032, 8043, 8044, 8046, 8047
8046	8030, 8031, 8044, 8045, 8047, 8048
8047	8030, 8045, 8046, 8048, 8049
8048	8029, 8030, 8046, 8047, 8049, 8050
8049	8028, 8029, 8047, 8048, 8050, 8051
8050	8028, 8048, 8049, 8051, 8052

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN
8051	8027, 8028, 8049, 8050, 8052, 8053
8052	8027, 8050, 8051, 8053, 8054
8053	8026, 8027, 8051, 8052, 8054, 8055
8054	8025, 8026, 8052, 8053, 8055, 8056
8055	8025, 8053, 8054, 8056, 8057
8056	8024, 8025, 8054, 8055, 8057, 8058
8057	8023, 8024, 8055, 8056, 8058, 8059
8058	8023, 8056, 8057, 8059, 8060
8059	8014, 8022, 8023, 8057, 8058, 8060
8060	8014, 8015, 8022, 8059

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 B)' 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 B)' 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: 01/01/2046.

CREATION OF RESTRICTION D

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
8006	8001, 8002, 8005, 8007
8007	8001, 8006, 8008, 8009
8008	8001, 8006, 8007, 8009, 8011
8009	8006, 8007, 8008, 8010, 8011
8010	8008, 8009, 8011, 8012
8014	8012, 8013, 8015, 8060
8015	8013, 8014, 8015, 8060
8016	8014, 8015, 8017, 8060
8017	8016, 8018, 8022, 8060
8018	8016, 8017, 8019, 8022

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
8019	8017, 8018, 8020, 8022
8020	8018, 8019, 8021, 8022
8021	8018, 8019, 8020, 8022
8034	8033, 8035, 8036, 8037
8035	8033, 8035, 8036, 8037
8036	8033, 8034, 8035, 8037
8037	8033, 8035, 8036, 8038
8038	8033, 8037, 8039, 8042
8039	8037, 8038, 8040, 8042
8040	8038, 8039, 8041, 8042

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
8041	8038, 8039, 8040, 8042
8042	8033, 8040, 8041, 8043
8043	8032, 8033, 8041, 8042, 8044, 8045
8044	8032, 8042, 8043, 8045, 8046
8045	8031, 8032, 8043, 8044, 8046, 8047
8046	8030, 8031, 8044, 8045, 8047, 8048
8047	8030, 8045, 8046, 8048, 8049
8048	8029, 8030, 8046, 8047, 8049, 8050
8049	8028, 8029, 8047, 8048, 8050, 8051
8050	8028, 8048, 8049, 8051, 8052

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
8051	8027, 8028, 8049, 8050, 8052, 8053
8052	8027, 8050, 8051, 8053, 8054
8053	8026, 8027, 8051, 8052, 8054, 8055
8054	8025, 8026, 8052, 8053, 8055, 8056
8055	8025, 8053, 8054, 8056, 8057
8056	8024, 8025, 8054, 8055, 8057, 8058
8057	8023, 8024, 8055, 8056, 8058, 8059
8058	8023, 8056, 8057, 8059, 8060
8059	8014, 8022, 8023, 8057, 8058, 8060
8060	8014, 8015, 8022, 8059

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: 01/01/2046.

MERRIFIELD - 80

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



DATE **07/11/25**

REFERENCE **329005-ST80**

ORIGINAL SHEET SIZE **A3**

VERSION **E**

DRAWING **329005-ST80-AE**

SHEET **6**

Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (E), 12/11/2025, SPEAR Ref: S247290C

Digitally signed by: Hume City Council, 09/02/2026, SPEAR Ref: S247290C



VERIS AUSTRALIA PTY LTD
 A | Botanicca 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