

PLAN OF SUBDIVISION

EDITION 1

PS 813994R

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 (PART) & 18 (PART)

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT C ON PS 806985H

POSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064

MGA94 CO-ORDINATES: E: 313 970 ZONE: 55
(of approx centre of land N: 5 843 330
in plan)

Council Name: Hume City Council

Council Reference Number: S008394
Planning Permit Reference: P20280
SPEAR Reference Number: S110447A

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 of the Subdivision Act 1988 has been made and the requirement has not been satisfied

Digitally signed by: Patrick Mora for Hume City Council on 15/02/2018

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No. 1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 100 (both inclusive) have been omitted from this plan.

Other purpose of this plan

To remove part of the carriageway easement E-1 created in PS 803939G in favour of Lot A, PS 803939G by agreement via section 6 (1)(k)(iv) of The Subdivision Act 1988.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey PS 803939G

STAGING:

This is not a staged subdivision
Planning Permit No. P20280

This survey has been connected to permanent marks No(s). 5, 11 & 21

In Proclaimed Survey Area No. 74

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	CARRIAGEWAY	See Diagram	PS803939G	Lot A on PS803939G
E-2	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	2.5	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	See Diagram	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	See Diagram	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	See Diagram	THIS PLAN	HUME CITY COUNCIL
E-7	DRAINAGE	See Diagram	THIS PLAN	HUME CITY COUNCIL
E-7	CARRIAGEWAY	See Diagram	PS803939G	Lot A on PS803939G
E-8	DRAINAGE	See Diagram	THIS PLAN	HUME CITY COUNCIL

TRIJENA ESTATE - STAGE 1 (56 LOTS)

AREA OF STAGE - 3.377ha



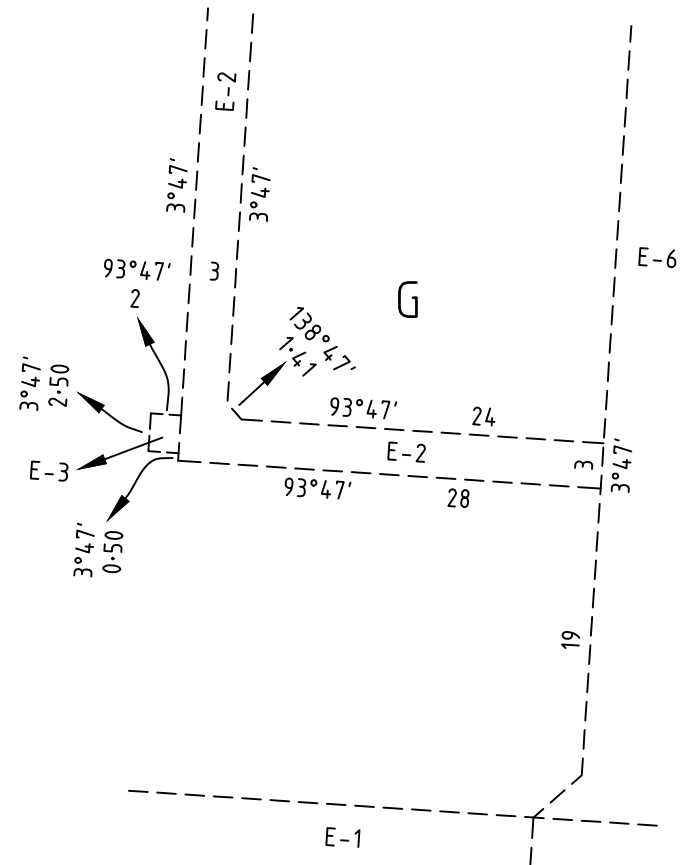
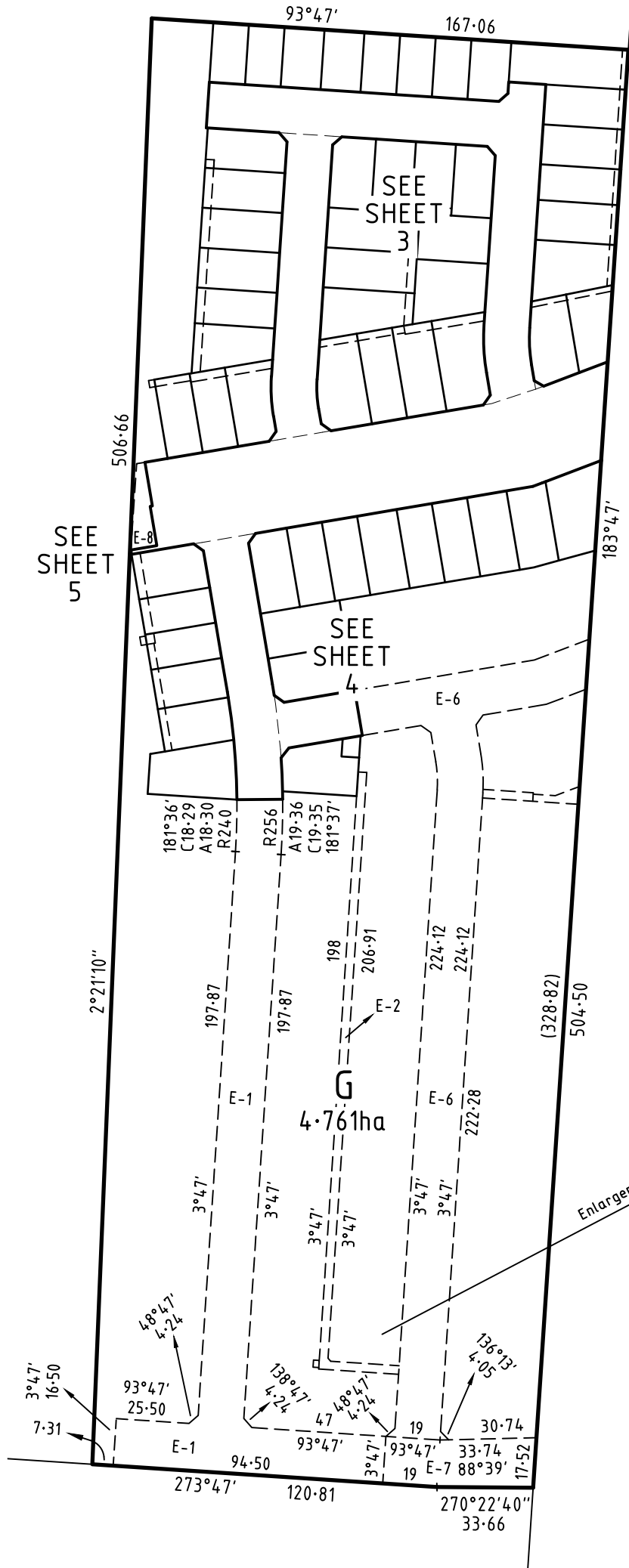
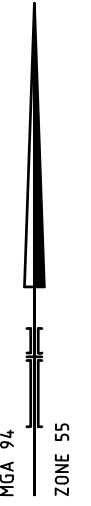
469 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SURVEYORS FILE REF: 304005SV00

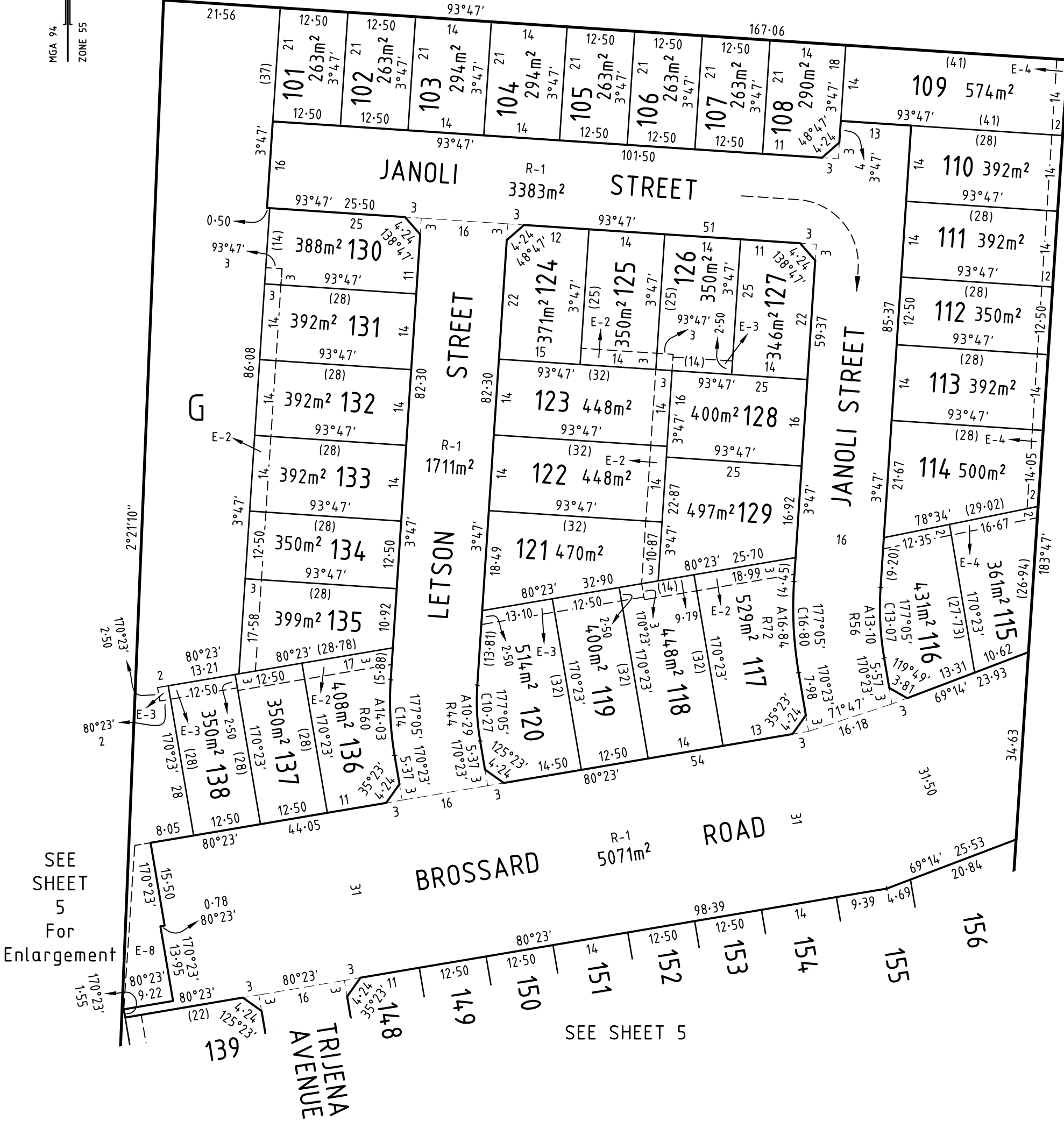
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31/01/2018, SPEAR Ref: S110447A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 11



ENLARGEMENT
SCALE 1:500



SEE SHEET 5 For Enlargement

SEE SHEET 5



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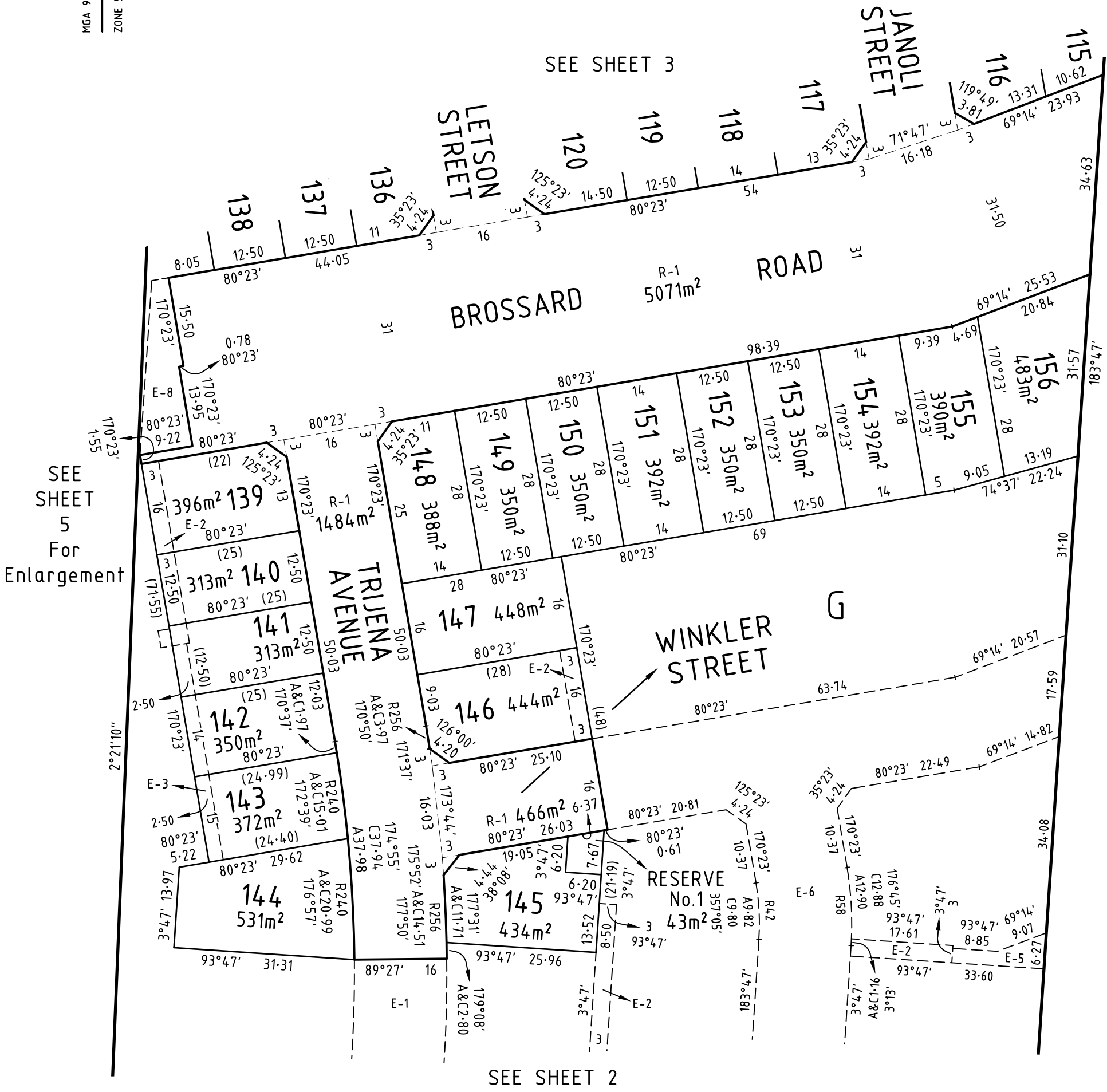
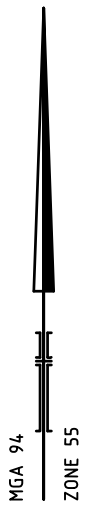
SCALE 1: 750

LENGTHS ARE IN METRES

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 31/01/2018, SPEAR Ref: S110447A

ORIGINAL SHEET SIZE: A3 SHEET 3

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 Hume City Council,
 15/02/2018,
 SPEAR Ref: S110447A



SEE SHEET 5 For Enlargement

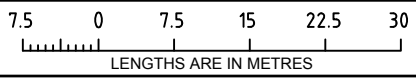
SEE SHEET 3

SEE SHEET 2



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SCALE
1: 750

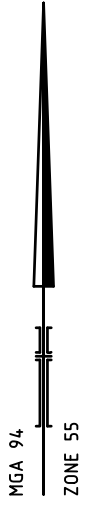


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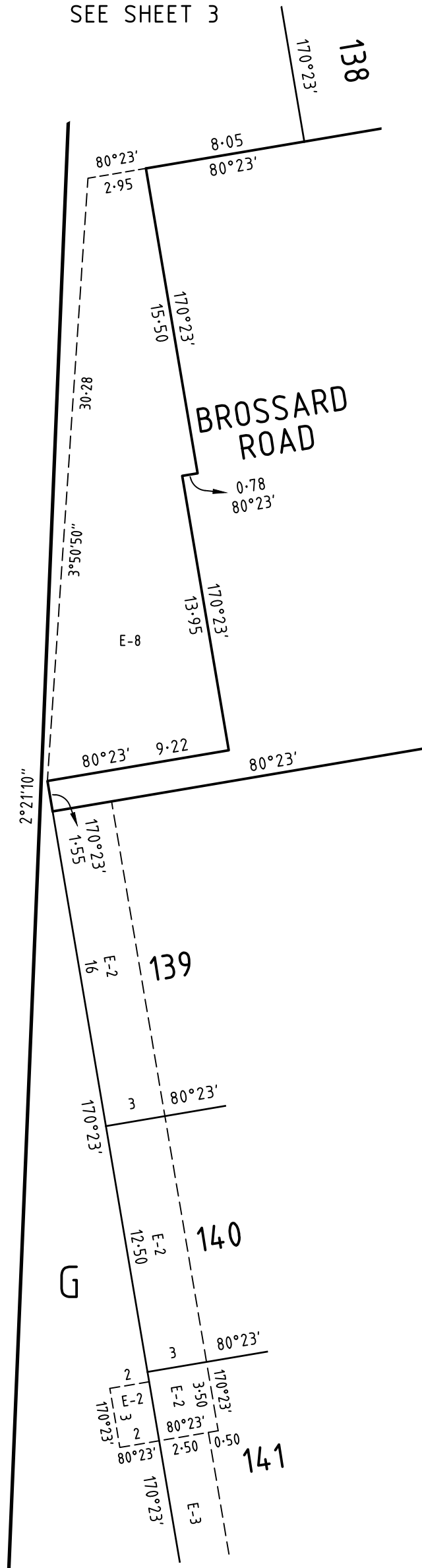
ORIGINAL SHEET
SIZE: A3

SHEET 4

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Hume City Council,
15/02/2018,
SPEAR Ref: S110447A



SEE SHEET 3



SEE SHEET 4

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 813994R (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
109	108, 110	133	132, 134
110	109, 111	134	133, 135
111	110, 112	135	134, 136, 137
112	111, 113	136	135, 137
113	112, 114	137	135, 136, 138
114	113, 115, 116	138	137
115	114, 116	139	140
116	114, 115	140	139, 141
117	118, 129	141	140, 142
118	117, 119, 121, 129	142	141, 143
119	118, 120, 121	143	142, 144
120	119, 121	144	143
121	118, 119, 120, 122, 129	146	147
122	121, 123, 128, 129	147	146, 148, 149
123	122, 124, 125, 126, 128	148	147, 149
124	123, 125	149	147, 148, 150
125	123, 124, 126	150	147, 149, 151
126	123, 125, 127, 128	151	150, 152
127	126, 128	152	151, 153
128	122, 123, 126, 127, 129	153	152, 154
129	117, 118, 121, 122, 128	154	153, 155
130	131	155	154, 156
131	130, 132	156	155, 157
132	131, 133		

DESCRIPTION OF RESTRICTION

Except with the written consent of PGG (Mickleham) and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Building Envelopes

- (a) build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown in the Schedule on sheet 8.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS 813994R (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	108
108	107

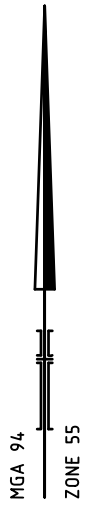
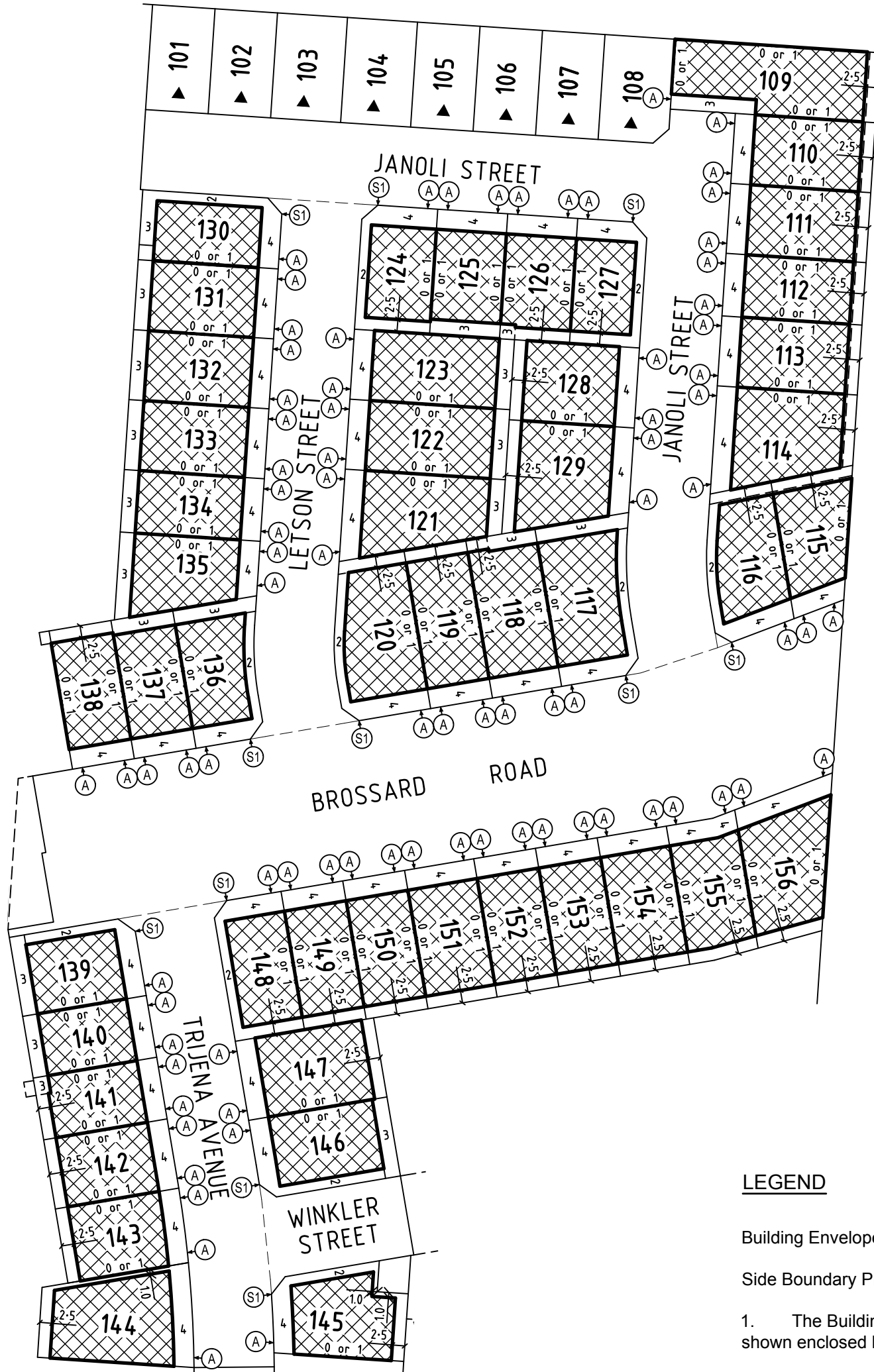
Lots 101 to 108 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION


Except with the written consent of PGG (Mickleham) and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any benefited lot on this plan to which the following restriction applies shall not:

1. construct any building on any burdened lot unless that building conforms to the Small Lot Housing Code incorporated under the Hume Planning Scheme, unless in accordance with a planning permit granted to construct a dwelling on that lot.
2. subdivide or allow a lot to be subdivided.
3. consolidate or allow a lot to be consolidated.
4. build more than one dwelling on a lot.

This Restriction expires 10 years after the date of Registration of this Plan.



LEGEND

Building Envelope 

Side Boundary Profile 

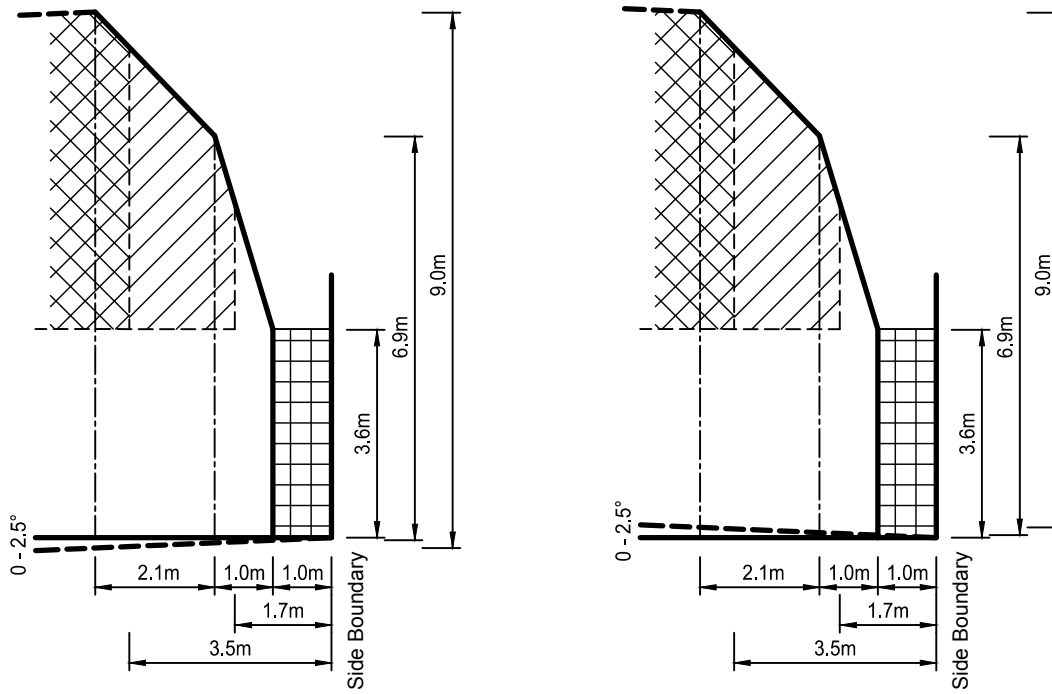
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. Lots shown thus ▲ are subject to the provisions of the small lot housing code
4. A building on a lot which has two side boundaries denoted as 0 or 1 must be setback at least one metre from one of the two side boundaries
5. Refer to sheets 9 to 11 for profile diagrams referenced in the building envelope plan

PROFILE DIAGRAM


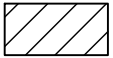
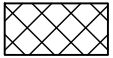
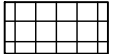
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

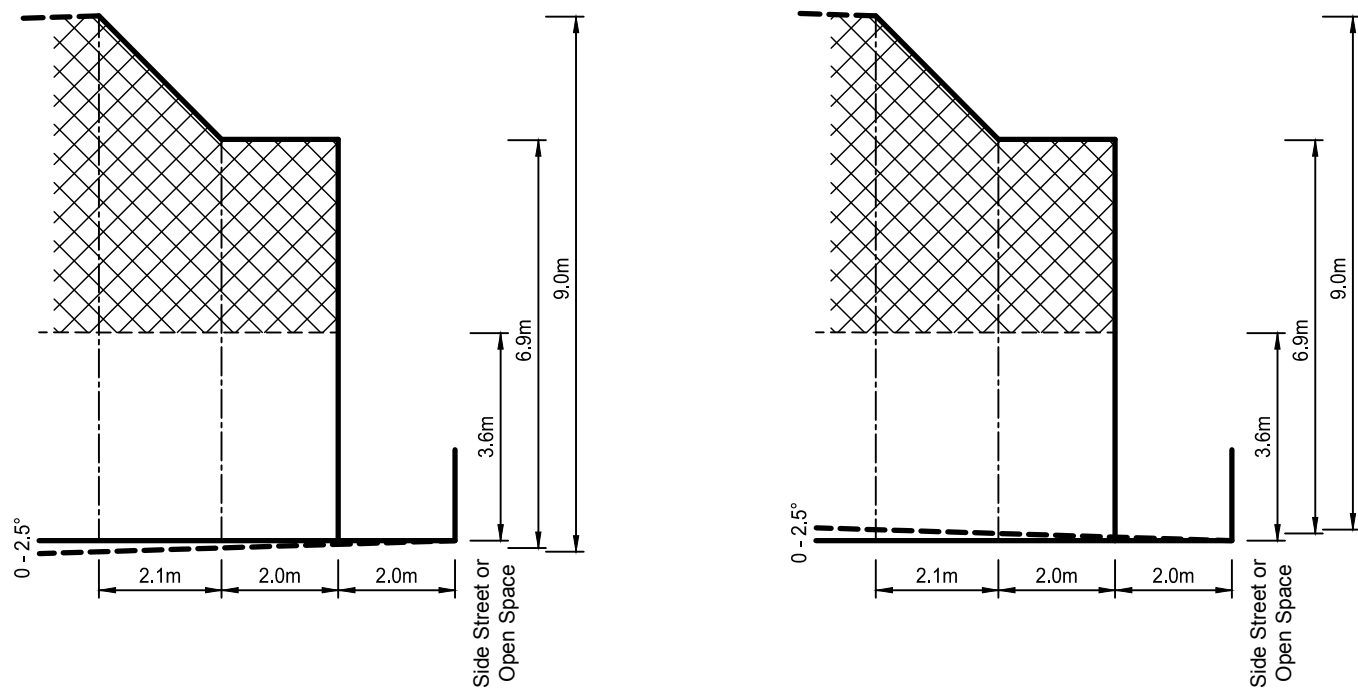
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


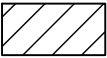

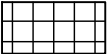
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

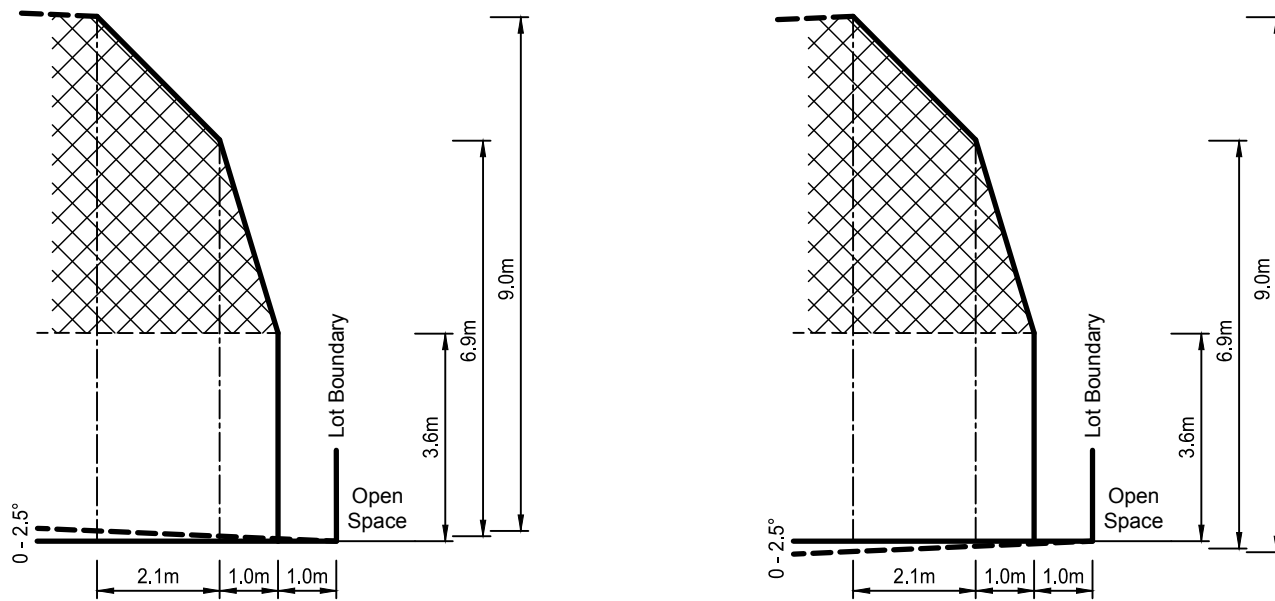
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


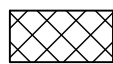
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S2



SIDE BOUNDARY ABUTS RESERVE

-  Single Storey Building Envelope
-  Double Storey Building Envelope