
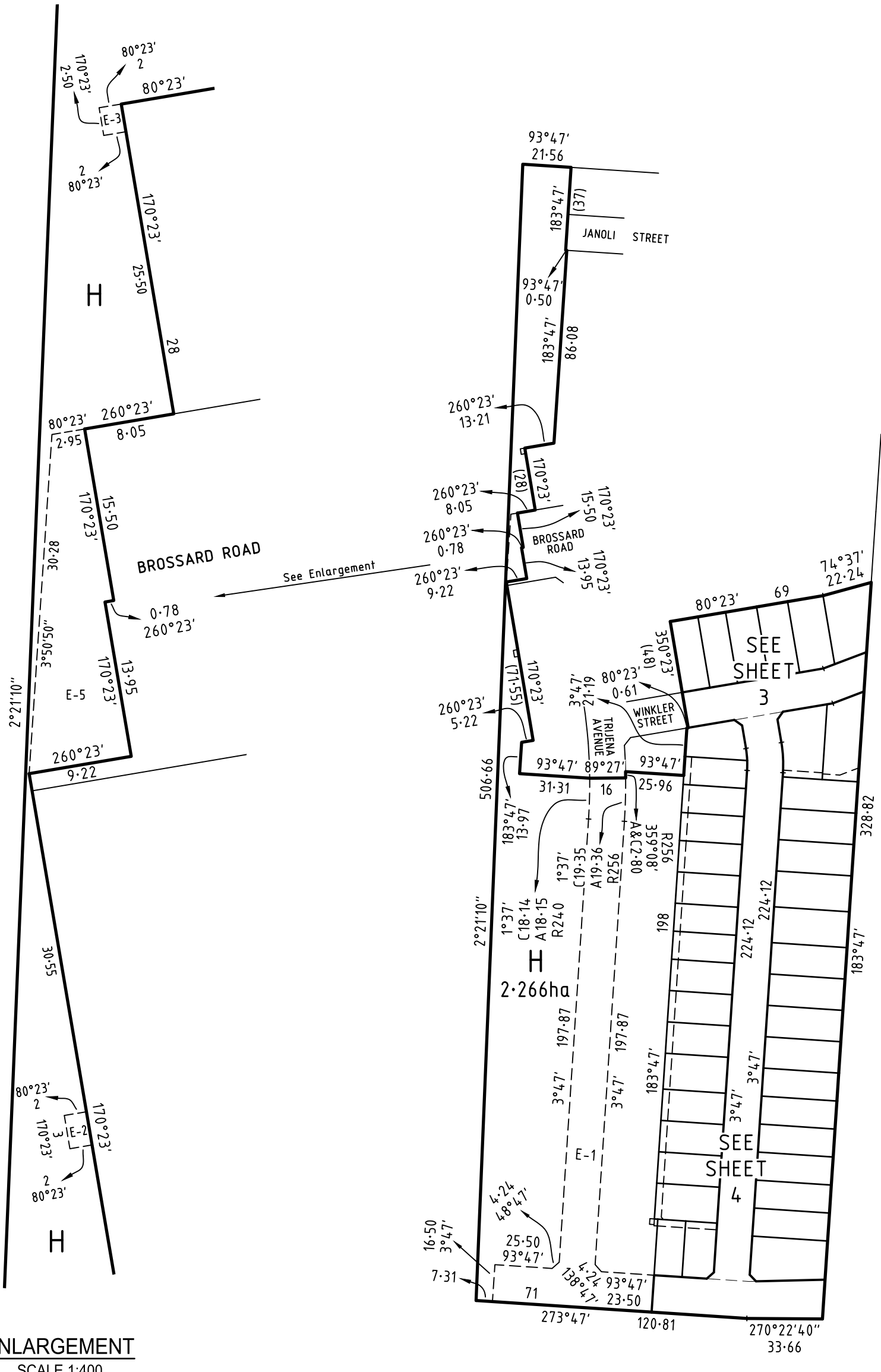
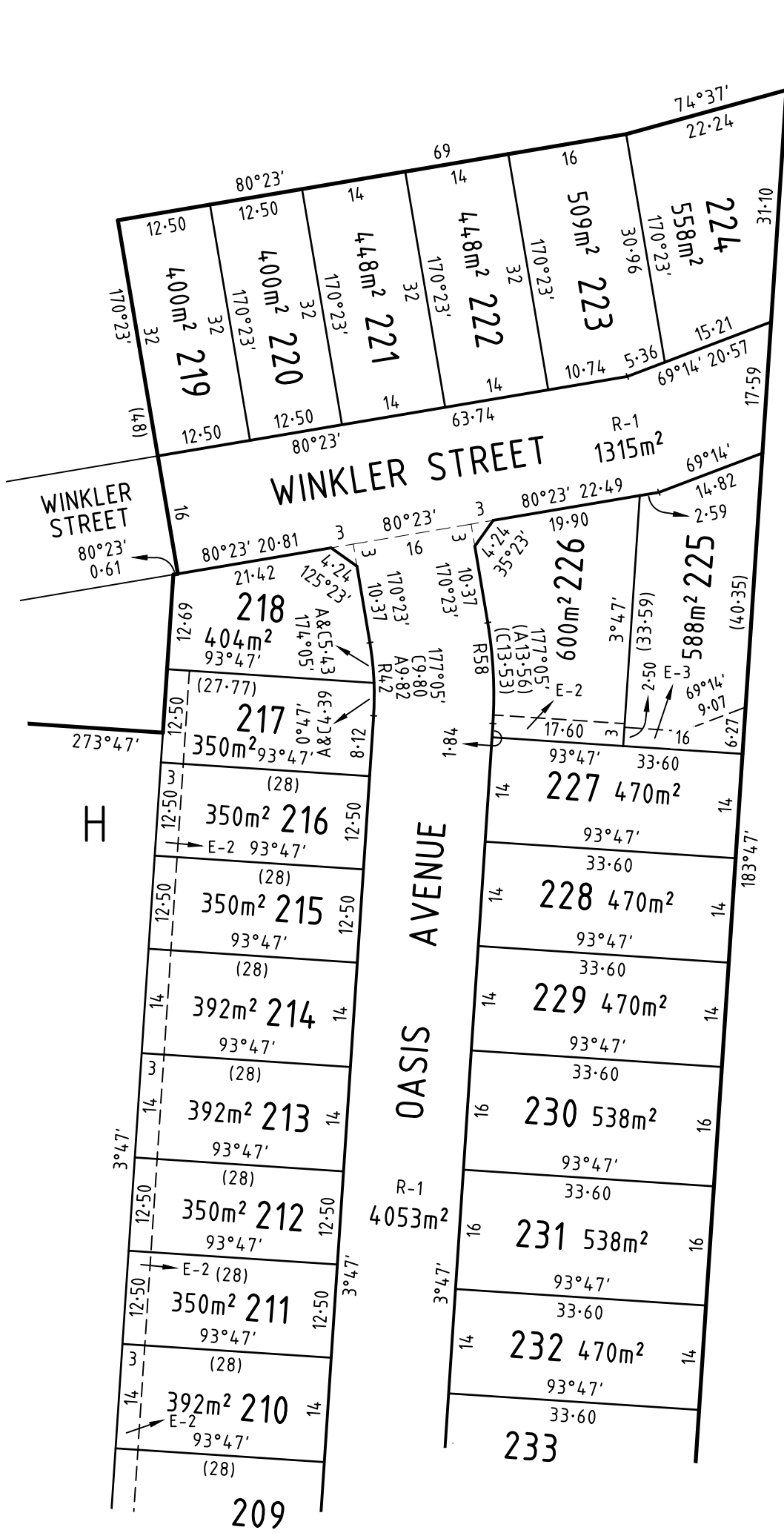


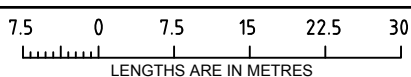
PLAN OF SUBDIVISION			EDITION 1	PS 813995P
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 & 18 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT G ON PS 813994R POSTAL ADDRESS: 555 DONNYBROOK ROAD (at time of subdivision) MICKLEHAM VIC 3064 MGA94 CO-ORDINATES: E: 314 000 ZONE: 55 (of approx centre of land N: 5 843 110 in plan)			Council Name: Hume City Council Council Reference Number: S008395 Planning Permit Reference: P20280 SPEAR Reference Number: S110459H 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 12/02/2018	
VESTING OF ROADS AND/OR RESERVES			Notations	
IDENTIFIER	COUNCIL/BODY/PERSON		Land being subdivided is enclosed within thick continuous lines	
ROAD R-1	HUME CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is a staged subdivision Planning Permit No. P20280 This survey has been connected to permanent marks No(s). - In Proclaimed Survey Area No. -				
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	PS 803939G	Lot A on PS803939G
E-2	SEWERAGE	3	PS 813994R	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	PS 813994R	HUME CITY COUNCIL
E-3	SEWERAGE	2.5	PS 813994R	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-5	DRAINAGE	See Diagram	PS 813994R	HUME CITY COUNCIL
TRIJENA ESTATE - STAGE 2 (42 LOTS)			AREA OF STAGE - 2.495ha	
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 304006SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: PHILLIP JOHN HERRIDGE (Spiire Australia Pty Ltd), Surveyor's Plan Version (3), 31/01/2018, SPEAR Ref: S110459H		SHEET 1 OF 10

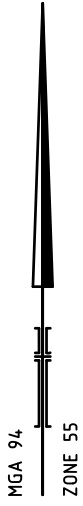


ENLARGEMENT
SCALE 1:400

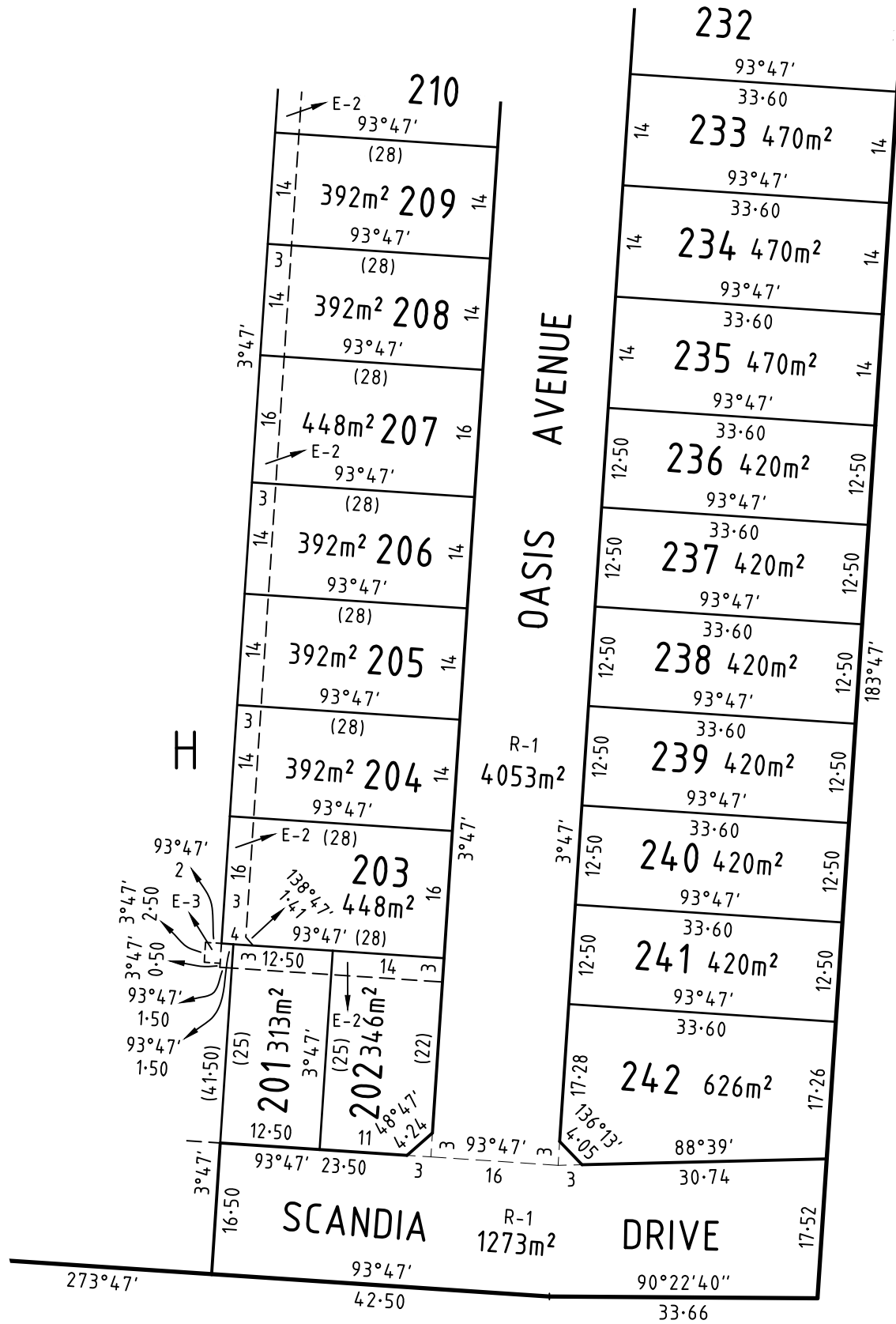


SEE SHEET 4





SEE SHEET 3



CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 813995P (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
201	202, 203	224	223
202	201, 203	225	226, 227
203	201, 202, 204	226	225, 227
204	203, 205	227	225, 226, 228
205	204, 206	228	227, 229
206	205, 207	229	228, 230
207	206, 208	230	229, 231
208	207, 209	231	230, 232
209	208, 210	232	231, 233
210	209, 211	233	232, 234
211	210, 212	234	233, 235
212	211, 213	235	234, 236
213	212, 214	236	235, 237
214	213, 215	237	236, 238
215	214, 216	238	237, 239
216	215, 217	239	238, 240
217	216, 218	240	239, 241
218	217	241	240, 242
219	220	242	241
220	219, 221		
221	220, 222		
222	221, 223		
223	222, 224		

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 6 and 7.



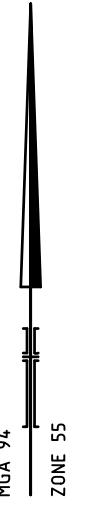
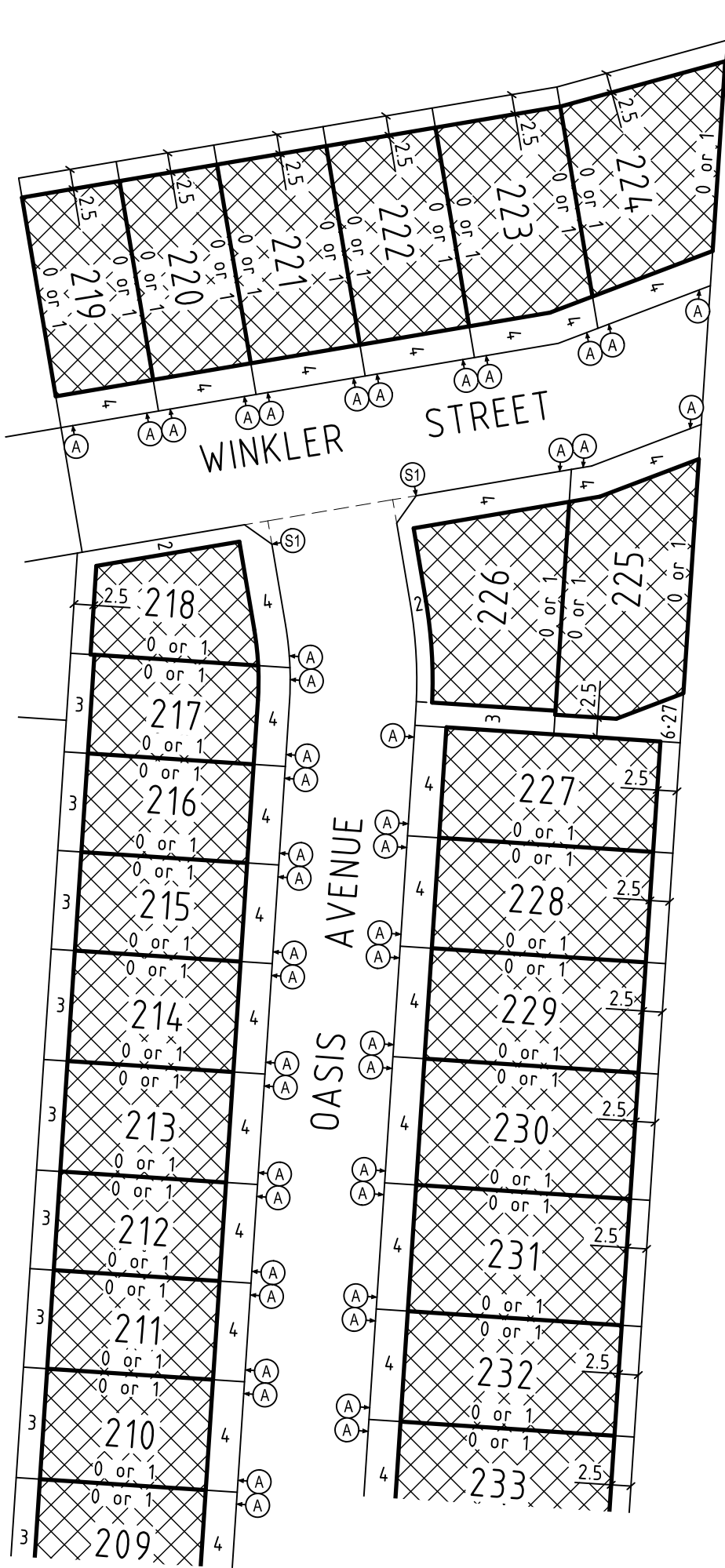
469 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

Digitally signed by: PHILLIP JOHN HERRIDGE (Spiire Australia Pty Ltd),
 Surveyor's Plan Version (3),
 31/01/2018, SPEAR Ref: S110459H

ORIGINAL SHEET
 SIZE: A3



SHEET 5

Digitally signed by:
 Hume City Council,
 12/02/2018,
 SPEAR Ref: S110459H



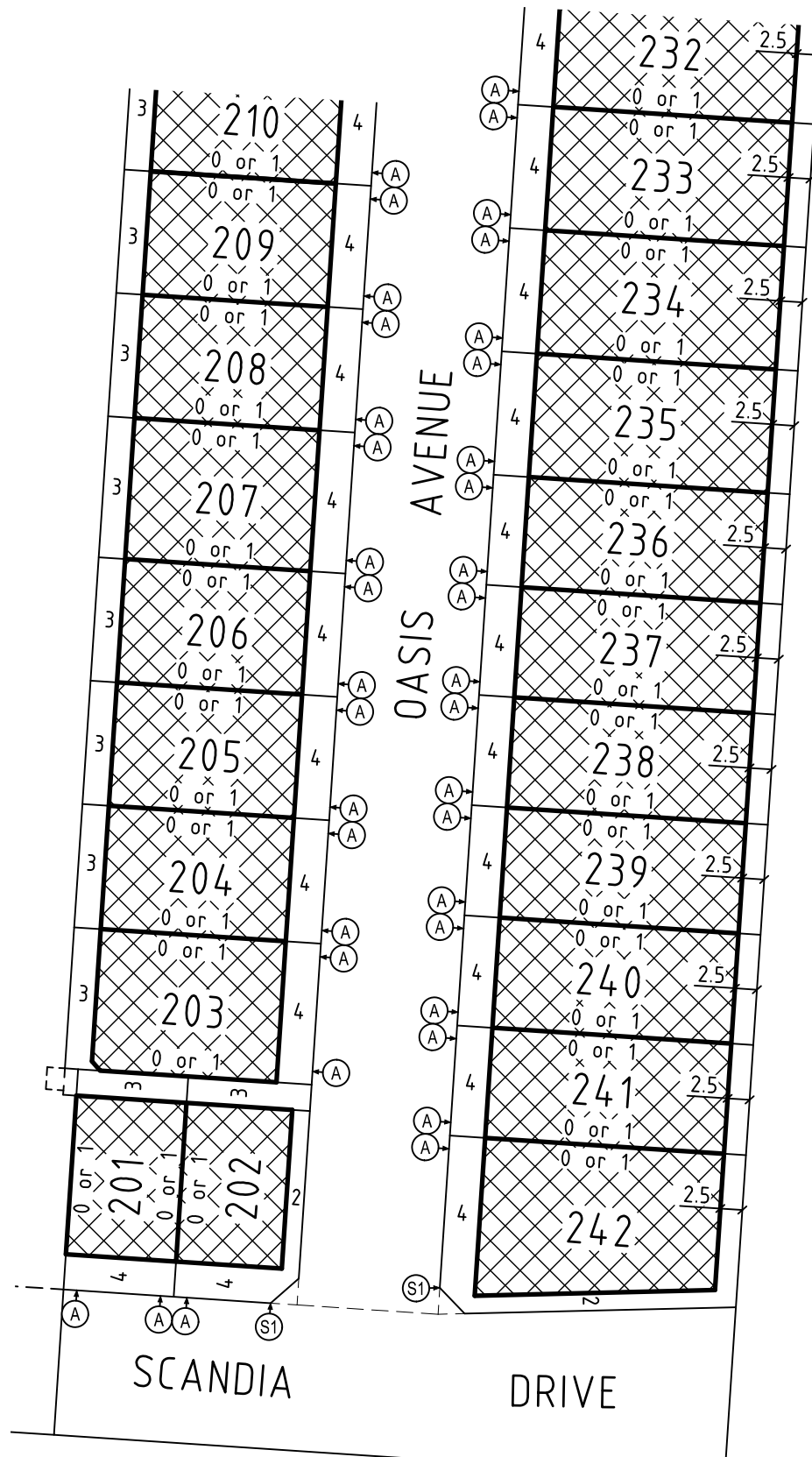
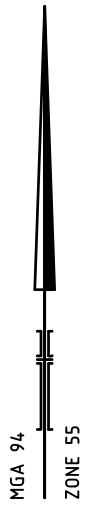
SEE SHEET 7

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
- 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 8 to 10 for profile diagrams referenced in the building envelope plan

SEE SHEET 6



LEGEND

Building Envelope 

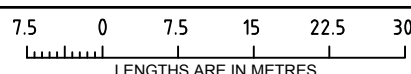
Side Boundary Profile 

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 8 to 10 for profile diagrams referenced in the building envelope plan



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

SCALE
1: 750



Digitally signed by: PHILLIP JOHN HERRIDGE (Spiire Australia Pty Ltd),
Surveyor's Plan Version (3),
31/01/2018, SPEAR Ref: S110459H

ORIGINAL SHEET
SIZE: A3

SHEET 7

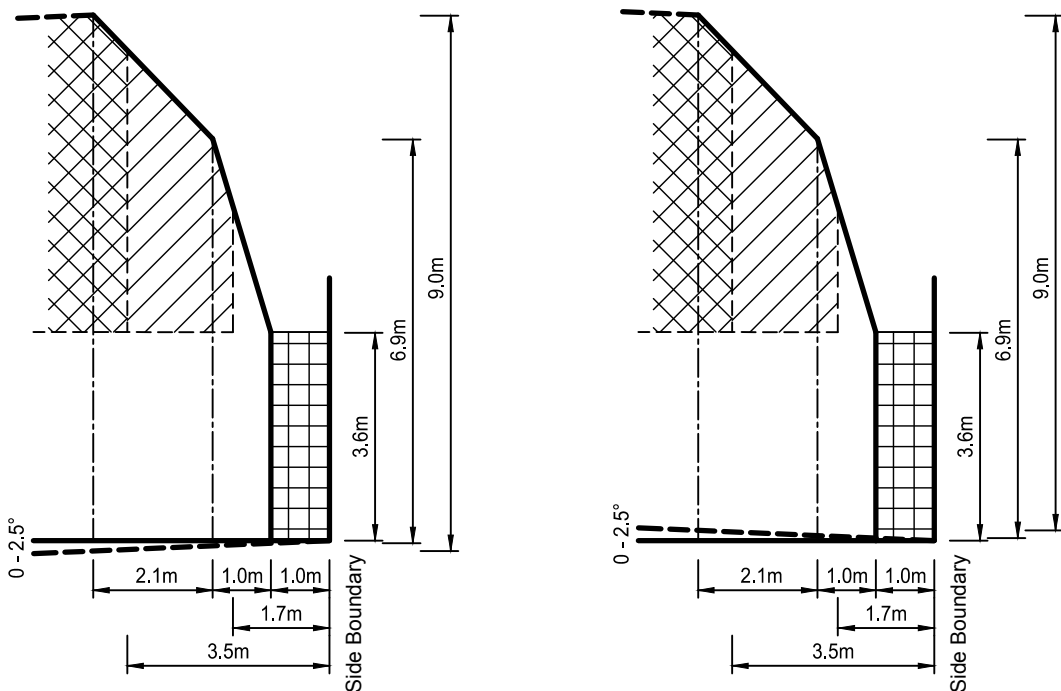
Digitally signed by:
Hume City Council,
12/02/2018,
SPEAR Ref: S110459H

PROFILE DIAGRAM




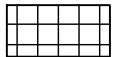
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

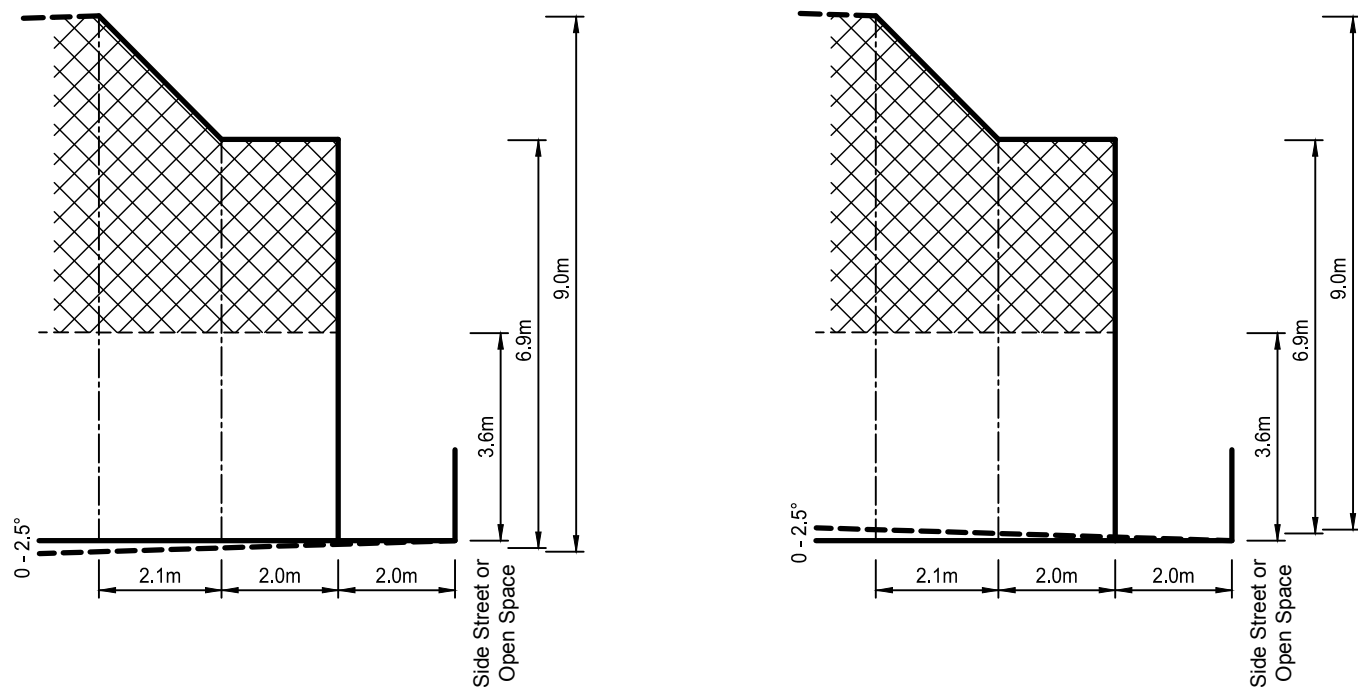
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


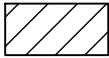

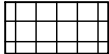
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

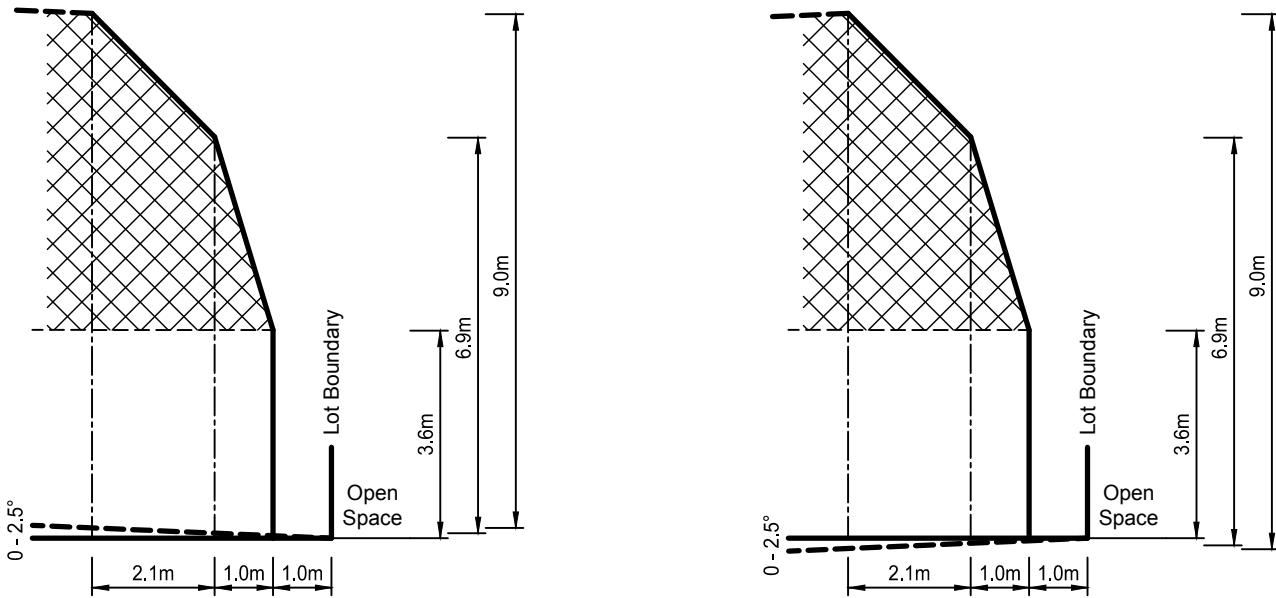
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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