

PLAN OF SUBDIVISION

EDITION 1

PS819158X

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT K on PS816944R

POSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064MGA94 CO-ORDINATES: E: 313 780 ZONE: 55
(of approx centre of land N: 5 843 070
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	HUME CITY COUNCIL

Lots 1 to 500 and Lots A to K (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on surveySTAGING:
This is a staged subdivision
Planning Permit No. P20280This 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)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	SEWERAGE	2.5	PS816944R	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	PS816944R	HUME CITY COUNCIL
E-2	SEWERAGE	3	PS816944R	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	3	PS813994R	HUME CITY COUNCIL
E-3	SEWERAGE	3	PS813994R	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION

TRIJENA ESTATE - STAGE 5 (32 LOTS)

AREA OF STAGE - 1.544ha

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

SURVEYORS FILE REF: 304009SV00

Licensed Surveyor: Phillip John Herridge
Version: 1ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819158X (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
501	502	517	518, 519
502	501, 503	518	517, 519
503	502, 504	519	517, 518, 520
504	503, 505	520	519, 521
505	504, 506	521	520, 522
506	505, 507	522	521, 523
507	506, 508	523	522, 524
508	507, 509	524	523, 525
509	508, 510	525	524, 526
510	509, 511	526	525, 527
511	510, 512	527	526, 528
512	511, 513	528	527, 529
513	512, 514	529	528, 530
514	513, 515	530	529, 531
515	514, 516	531	530, 532
516	515	532	531

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.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819158X (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 :

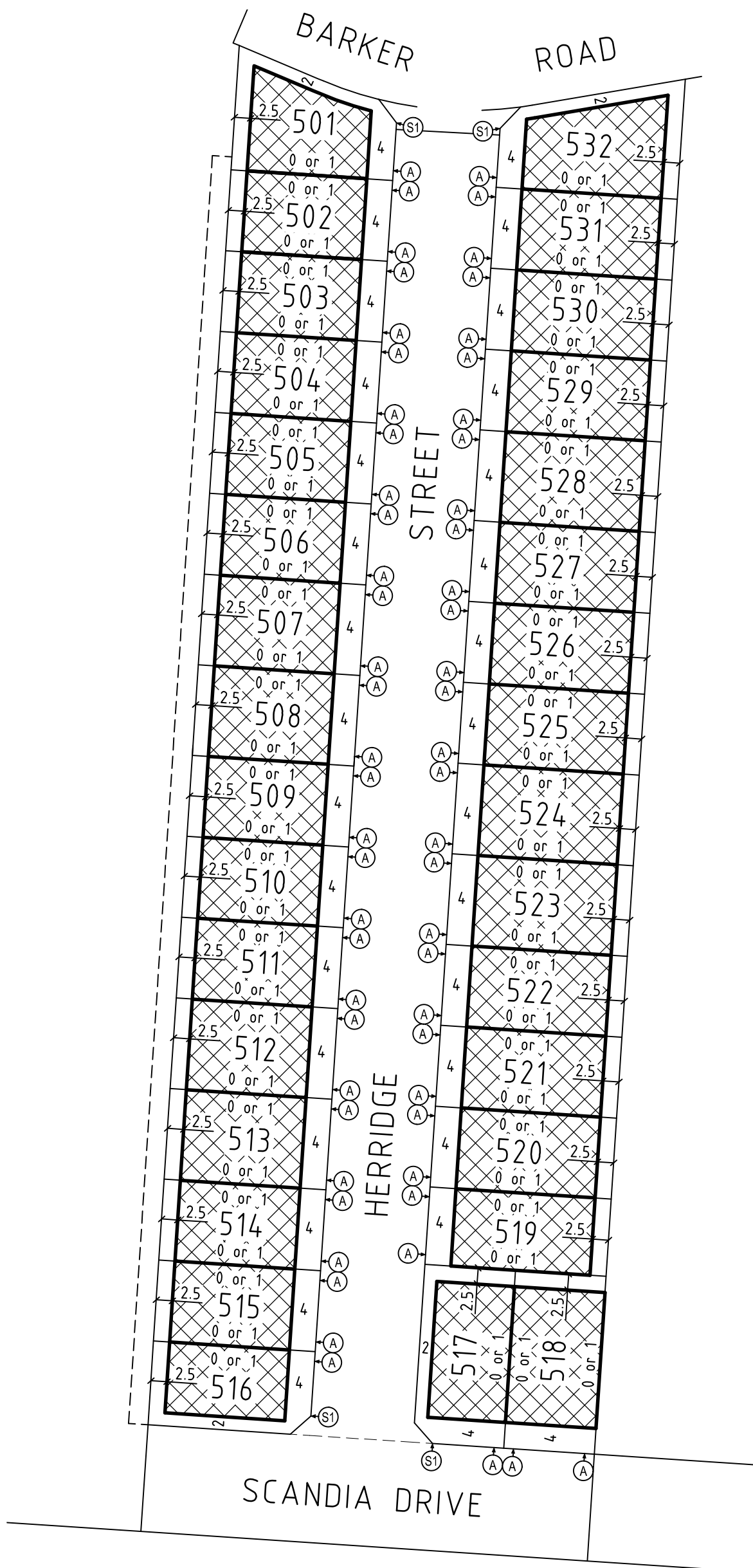
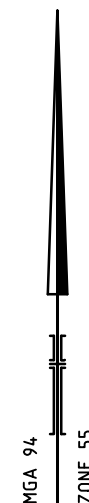
Burdened Lot No.	Benefited Lots
502	501, 503

Lot 502 is defined as a Type B lot 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.



LEGEND

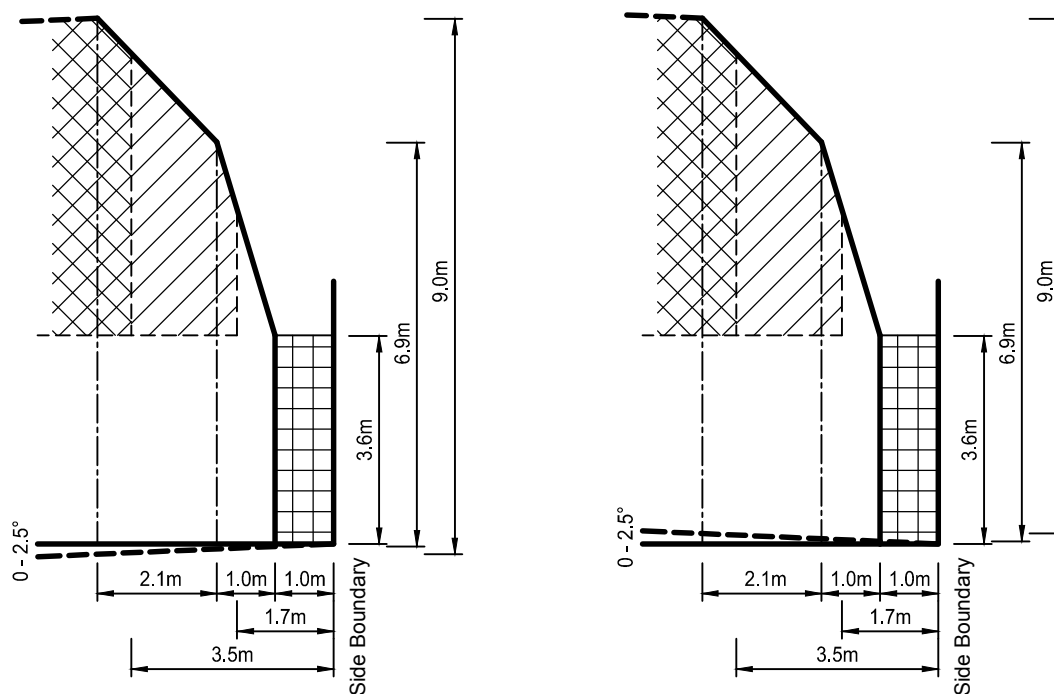
- Building Envelope
- Side Boundary Profile

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


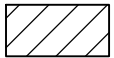
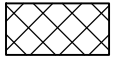
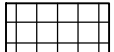
PROFILE DIAGRAM

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

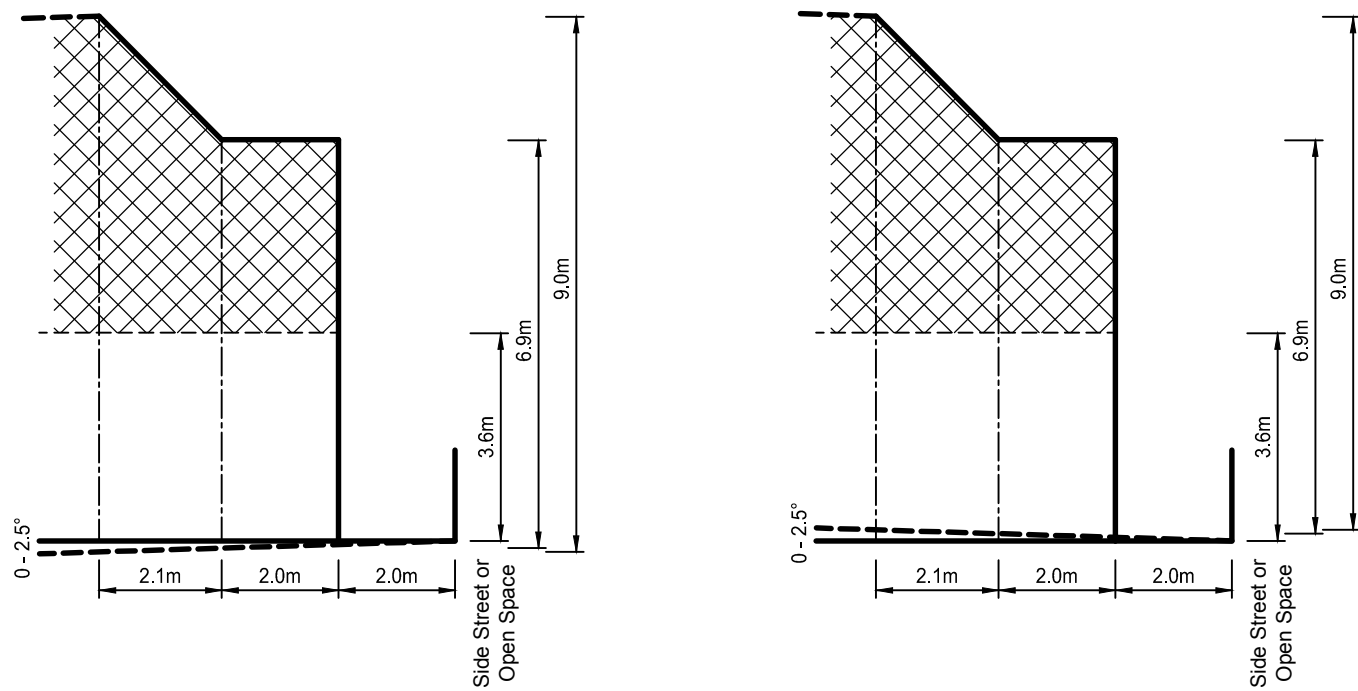
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

DRAFT


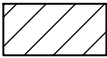

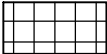
PROFILE DIAGRAM

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

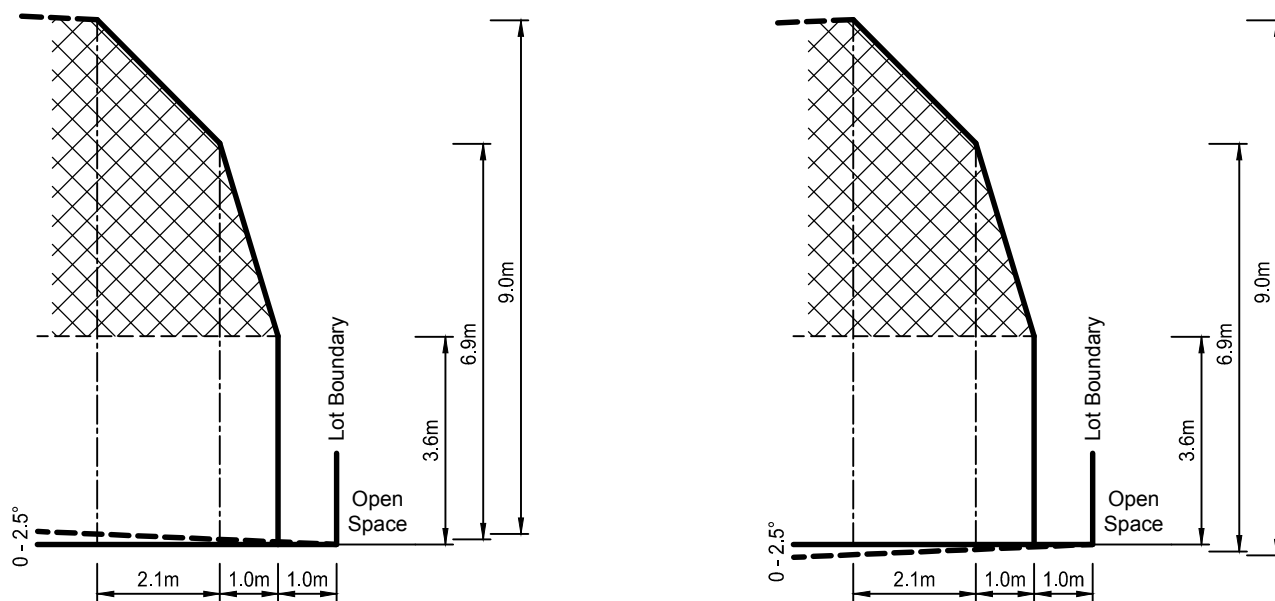
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

DRAFT



PROFILE DIAGRAM

0 - 2.5° Slope
STANDARD ALLOTMENT

S2



SIDE BOUNDARY ABUTS RESERVE

-  Single Storey Building Envelope
-  Double Storey Building Envelope

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