

PLAN OF SUBDIVISION

EDITION 1

PS 816944R

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

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

TITLE REFERENCE: C/T VOL FOL ... VOL FOL ...

LAST PLAN REFERENCE: LOT J on PS813998H
LOT D on PS816942VPOSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064MGA94 CO-ORDINATES: E: 313 860 ZONE: 55
(of approx centre of land in plan) N: 5 843 290

VESTING OF ROADS AND/OR RESERVES

Notations

| IDENTIFIER | COUNCIL/BODY/PERSON |
|--------------|---|
| ROAD R-1 | HUME CITY COUNCIL |
| RESERVE No.1 | JEMENA ELECTRICITY NETWORKS (VIC) LIMITED |
| RESERVE No.2 | HUME CITY COUNCIL |

Lots 1 to 400 and Lots A to J (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on surveySTAGING:
This is not a staged subdivision
Planning Permit No. P20965This 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 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-2 | DRAINAGE | 3 | THIS PLAN | HUME CITY COUNCIL |
| E-2 | SEWERAGE | 3 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-3 | DRAINAGE | 3 | PS813998H | HUME CITY COUNCIL |
| E-3 | SEWERAGE | 3 | PS813998H | YARRA VALLEY WATER CORPORATION |
| E-4 | DRAINAGE | 3 | PS813994R | HUME CITY COUNCIL |
| E-4 | SEWERAGE | 3 | PS813994R | YARRA VALLEY WATER CORPORATION |
| E-5 | SEWERAGE | 2.5 | PS813994R | YARRA VALLEY WATER CORPORATION |
| E-6 | DRAINAGE | SEE DIAG. | PS813994R | HUME CITY COUNCIL |

TRIJENA ESTATE - STAGE 4 (40 LOTS)

AREA OF STAGE - 2.284ha

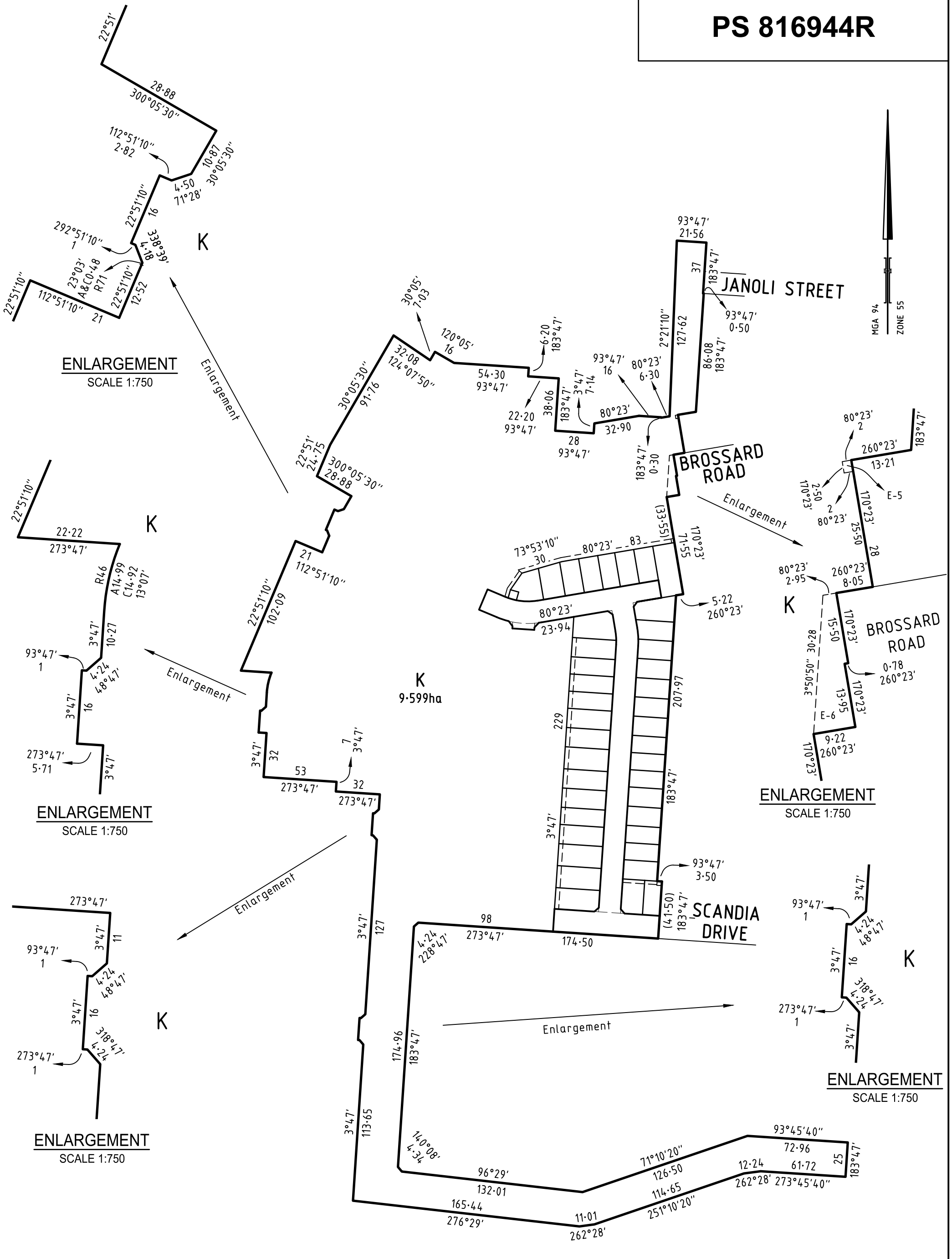
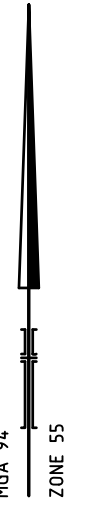
469 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SURVEYORS FILE REF: 304008SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

Licensed Surveyor: Phillip John Herridge
Version: 6



ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

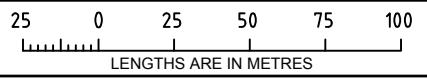
ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750



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spiire.com.au

SCALE
1: 2500

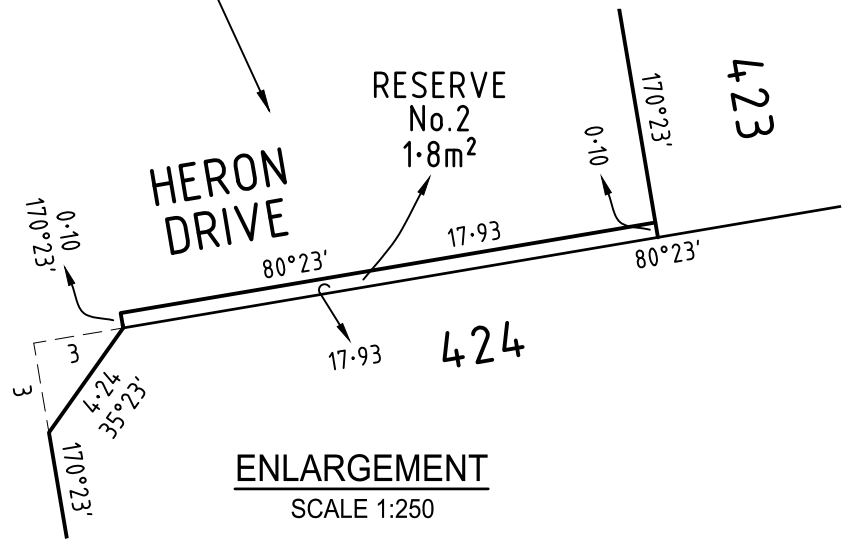
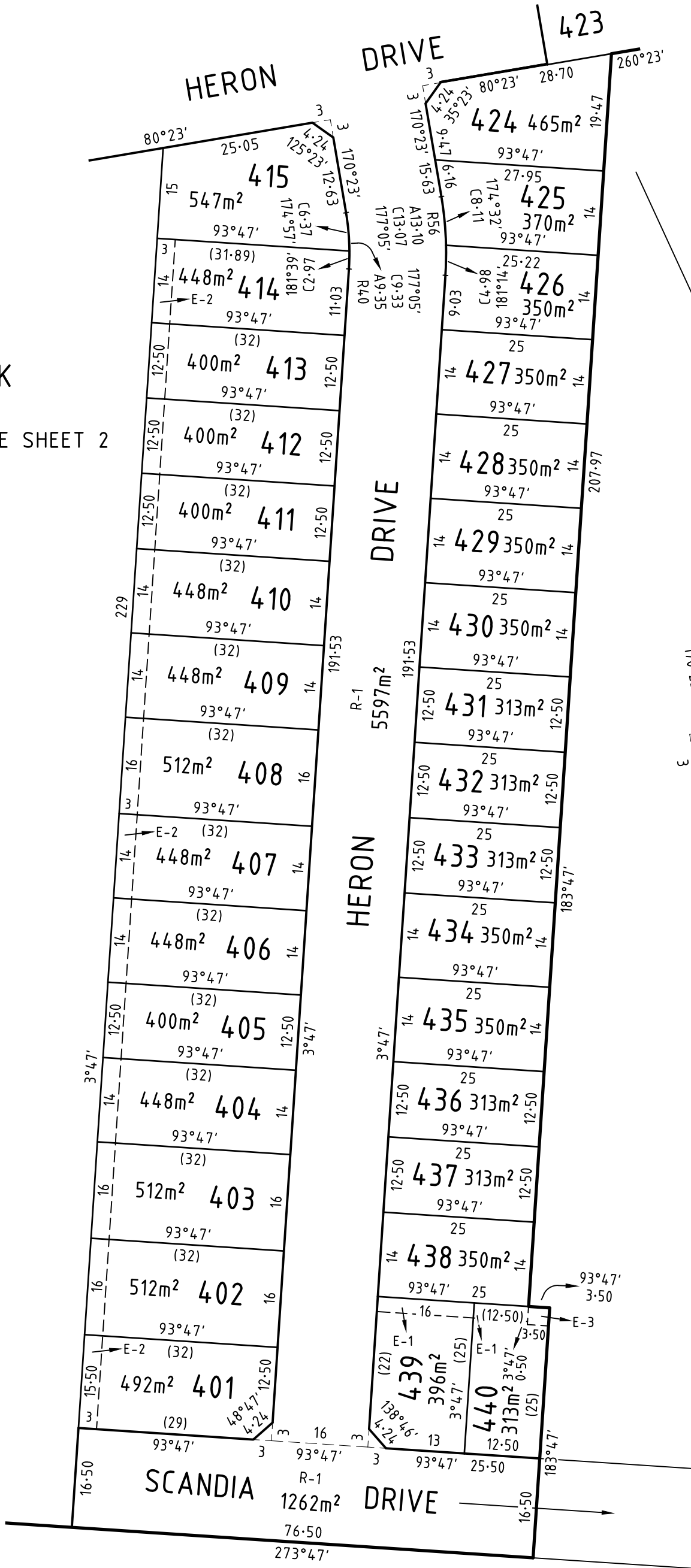


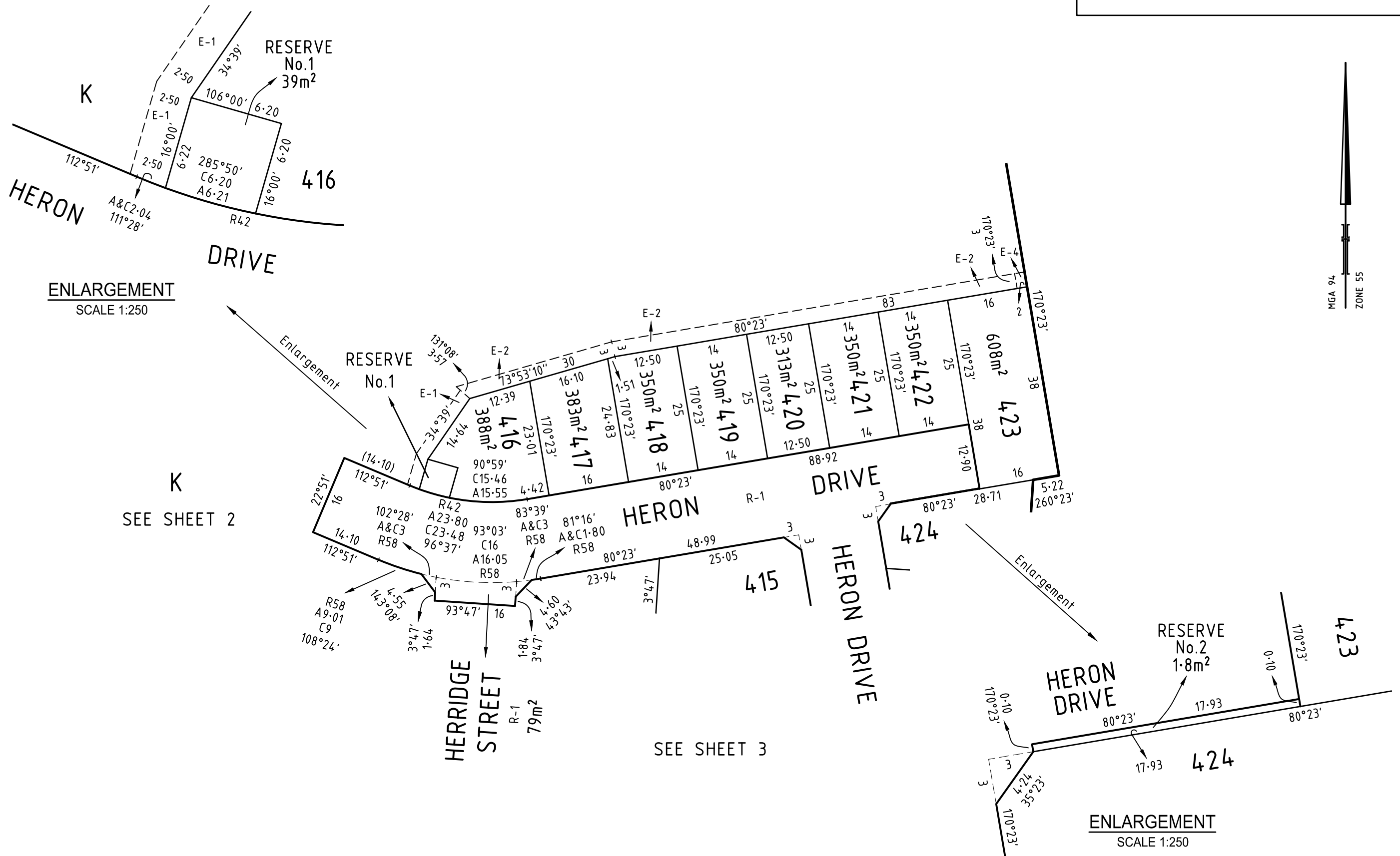
ORIGINAL SHEET
SIZE: A3

SHEET 2

Licensed Surveyor: Phillip John Herridge
Ref: 304008SV00
Version: 6

K
SEE SHEET 2





ENLARGEMENT
SCALE 1:250

K
SEE SHEET 2

SEE SHEET 3

ENLARGEMENT
SCALE 1:250

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS816944R (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 :

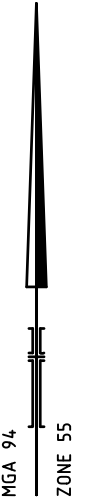
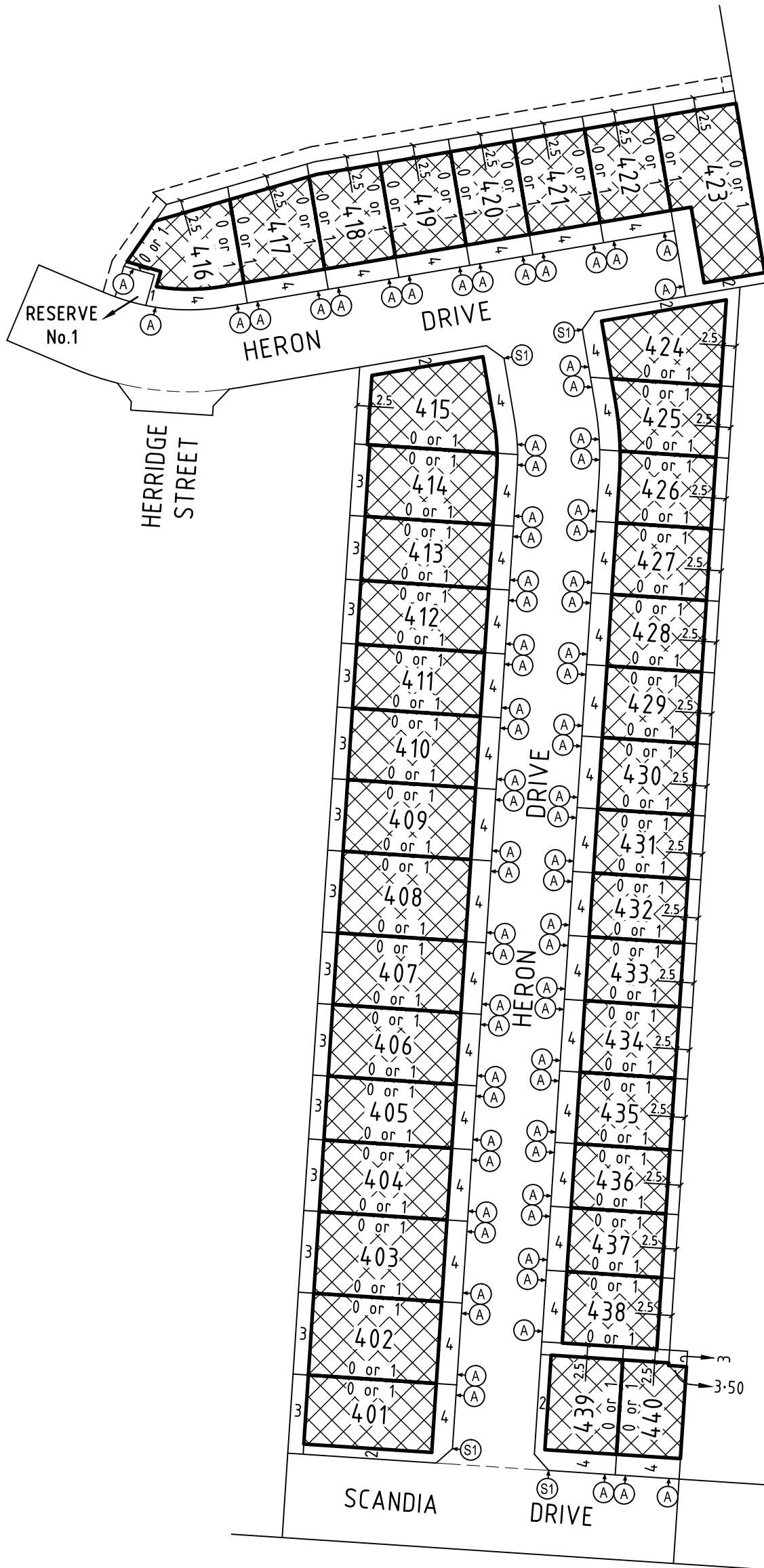
| Burdened Lot No. | Benefited Lots | Burdened Lot No. | Benefited Lots |
|------------------|----------------|------------------|----------------|
| 401 | 402 | 421 | 420, 422 |
| 402 | 401, 403 | 422 | 421, 423 |
| 403 | 402, 404 | 423 | 422, 424 |
| 404 | 403, 405 | 424 | 423, 425 |
| 405 | 404, 406 | 425 | 424, 426 |
| 406 | 405, 407 | 426 | 425, 427 |
| 407 | 406, 408 | 427 | 426, 428 |
| 408 | 407, 409 | 428 | 427, 429 |
| 409 | 408, 410 | 429 | 428, 430 |
| 410 | 409, 411 | 430 | 429, 431 |
| 411 | 410, 412 | 431 | 430, 432 |
| 412 | 411, 413 | 432 | 431, 433 |
| 413 | 412, 414 | 433 | 432, 434 |
| 414 | 413, 415 | 434 | 433, 435 |
| 415 | 414 | 435 | 434, 436 |
| 416 | 417 | 436 | 435, 437 |
| 417 | 416, 418 | 437 | 436, 438 |
| 418 | 417, 419 | 438 | 437, 439, 440 |
| 419 | 418, 420 | 439 | 438, 440 |
| 420 | 419, 421 | 440 | 438, 439 |

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.



LEGEND

- Building Envelope 
- Side Boundary Profile 

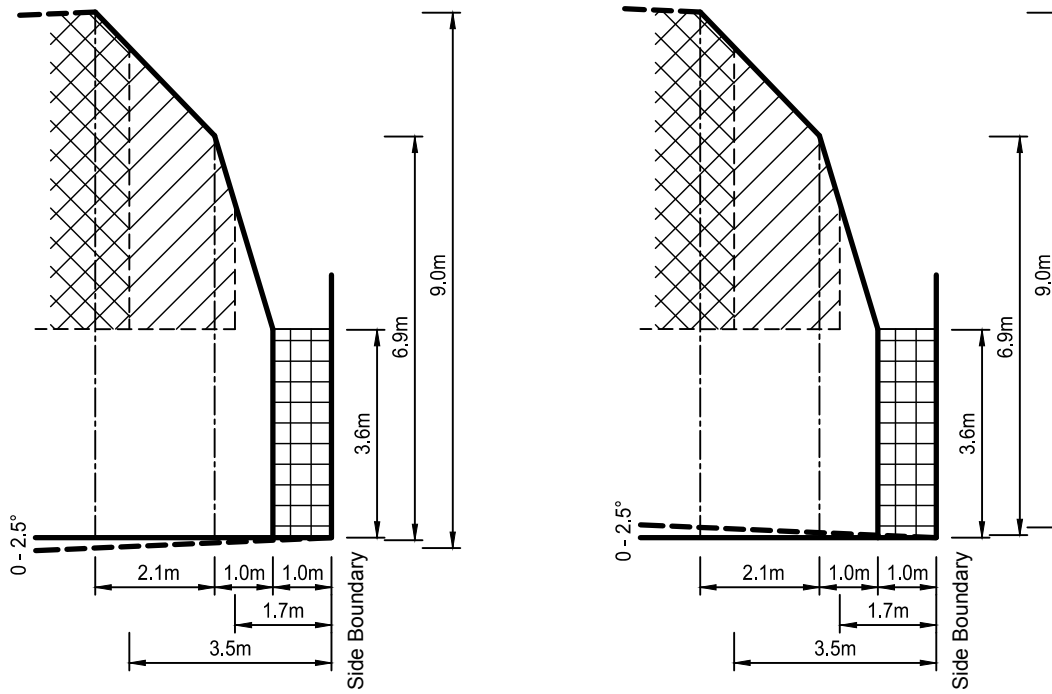
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. 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 7 to 9 for profile diagrams referenced in the building envelope plan

PROFILE DIAGRAM


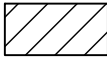

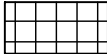
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

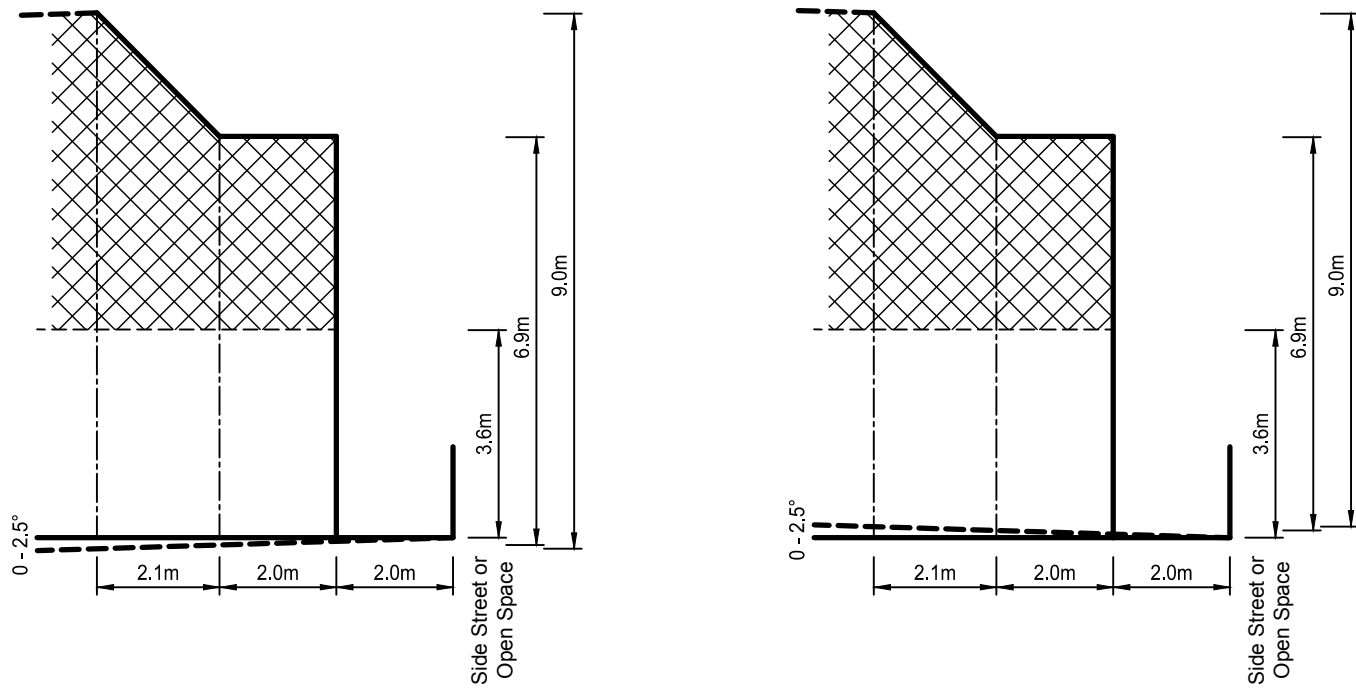
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


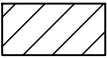
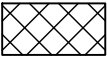
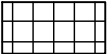
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

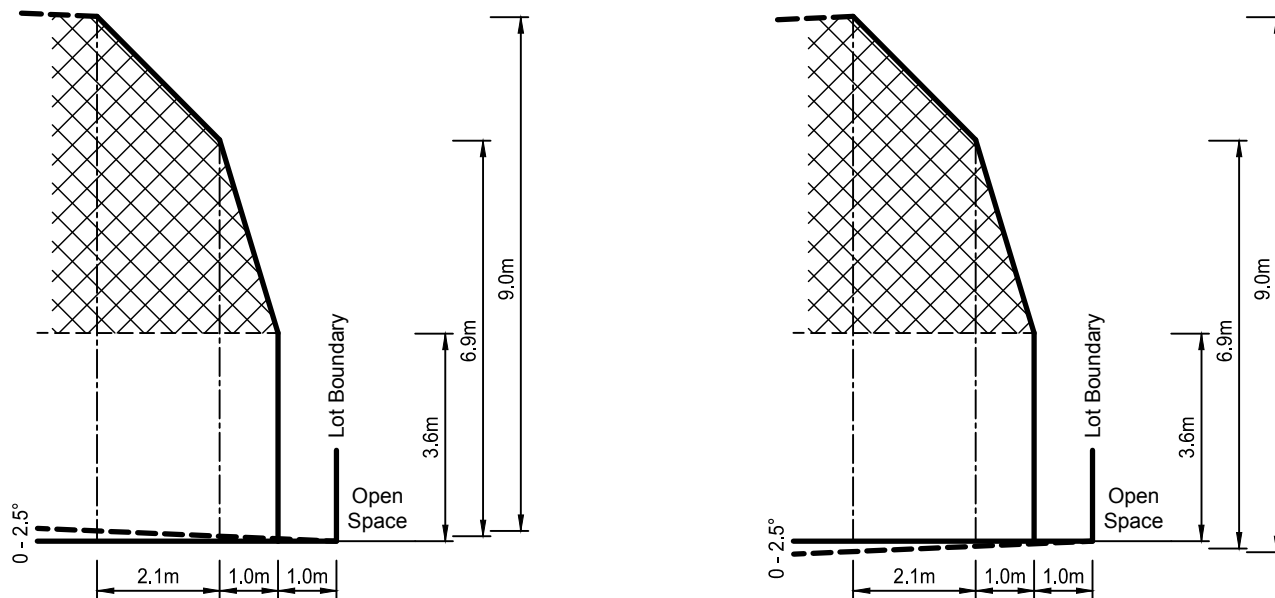
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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