

PLAN OF SUBDIVISION	EDITION 1	PS 813998H
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<p>LOCATION OF LAND</p> <p>PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 & 18 (PART) TITLE REFERENCE: C/T VOL FOL ...</p> <p>LAST PLAN REFERENCE: LOT H ON PS 813995P</p> <p>POSTAL ADDRESS: 555 DONNYBROOK ROAD (at time of subdivision) MICKLEHAM VIC 3064</p> <p>MGA94 CO-ORDINATES: E: 313 930 ZONE: 55 (of approx centre of land in plan) N: 5 843 080</p>	
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VESTING OF ROADS AND/OR RESERVES	Notations
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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

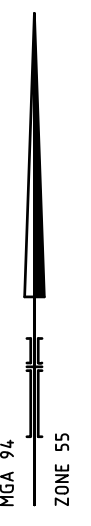
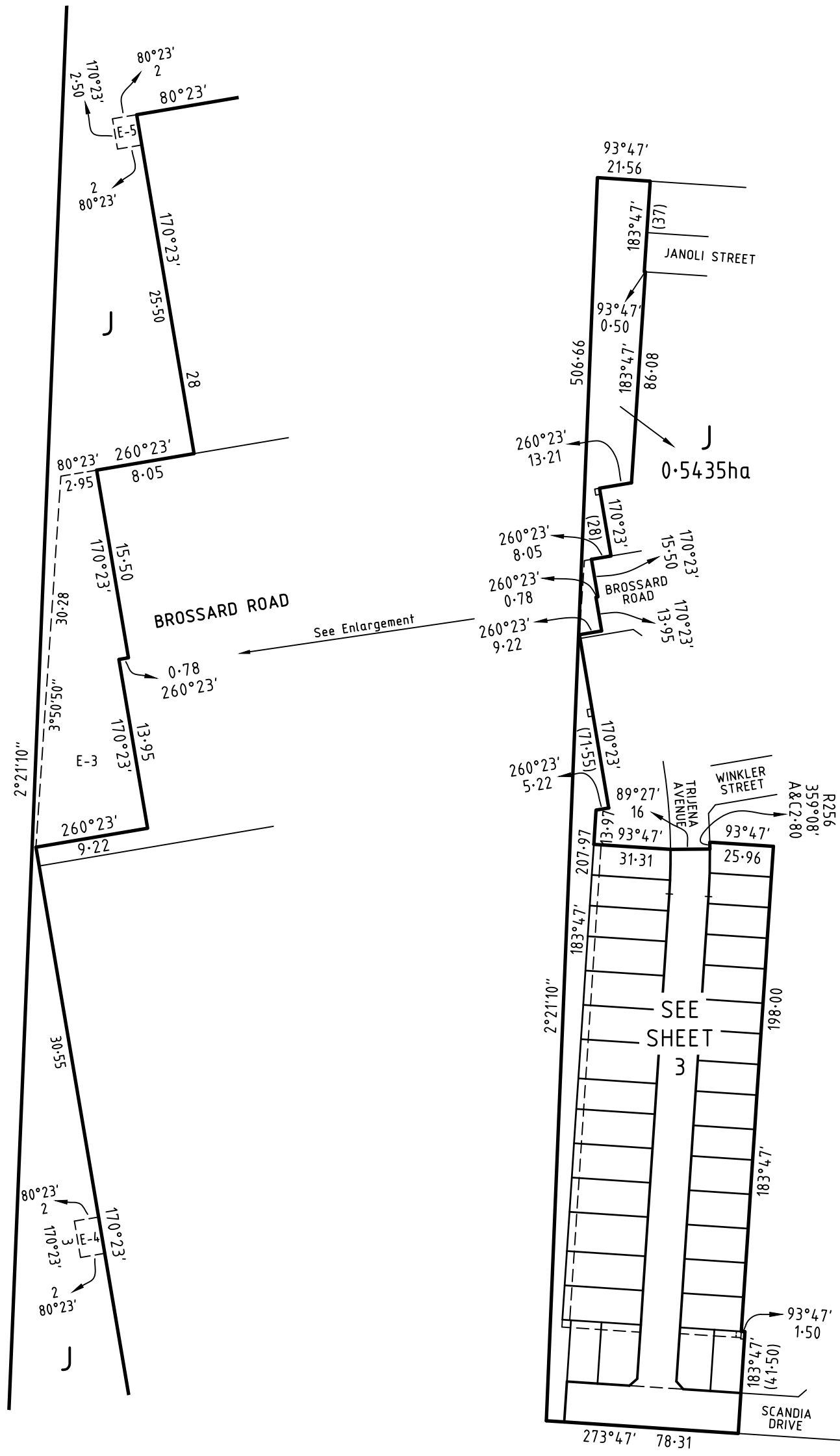
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-1	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	2.5	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	See Diagram	PS 813994R	HUME CITY COUNCIL
E-4	SEWERAGE	3	PS 813994R	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	PS 813994R	HUME CITY COUNCIL
E-5	SEWERAGE	2.5	PS 813994R	YARRA VALLEY WATER CORPORATION

TRIJENA ESTATE - STAGE 3 (33 LOTS)	AREA OF STAGE - 1.722ha
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<p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 304007SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
	Licensed Surveyor: Phillip John Herridge Version: 3		



ENLARGEMENT
SCALE 1:400

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 813998H (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 :

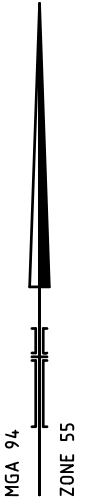
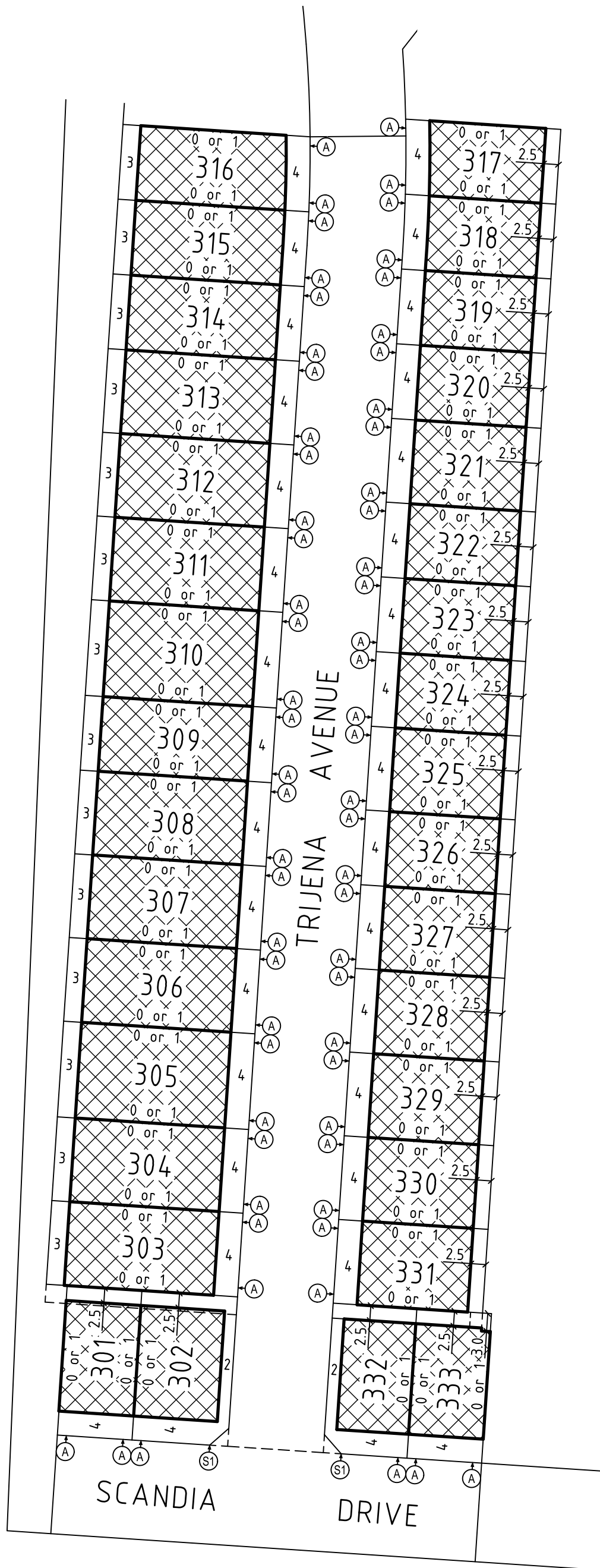
Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
301	302, 303	318	317, 319
302	301, 303	319	318, 320
303	301, 302, 304	320	319, 321
304	303, 305	321	320, 322
305	304, 306	322	321, 323
306	305, 307	323	322, 324
307	306, 308	324	323, 325
308	307, 309	325	324, 326
309	308, 310	326	325, 327
310	309, 311	327	326, 328
311	310, 312	328	327, 329
312	311, 313	329	328, 330
313	312, 314	330	329, 331
314	313, 315	331	330, 332, 333
315	314, 316	332	331, 333
316	315	333	331, 332
317	318		

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 5.



LEGEND

Building Envelope 

Side Boundary Profile 

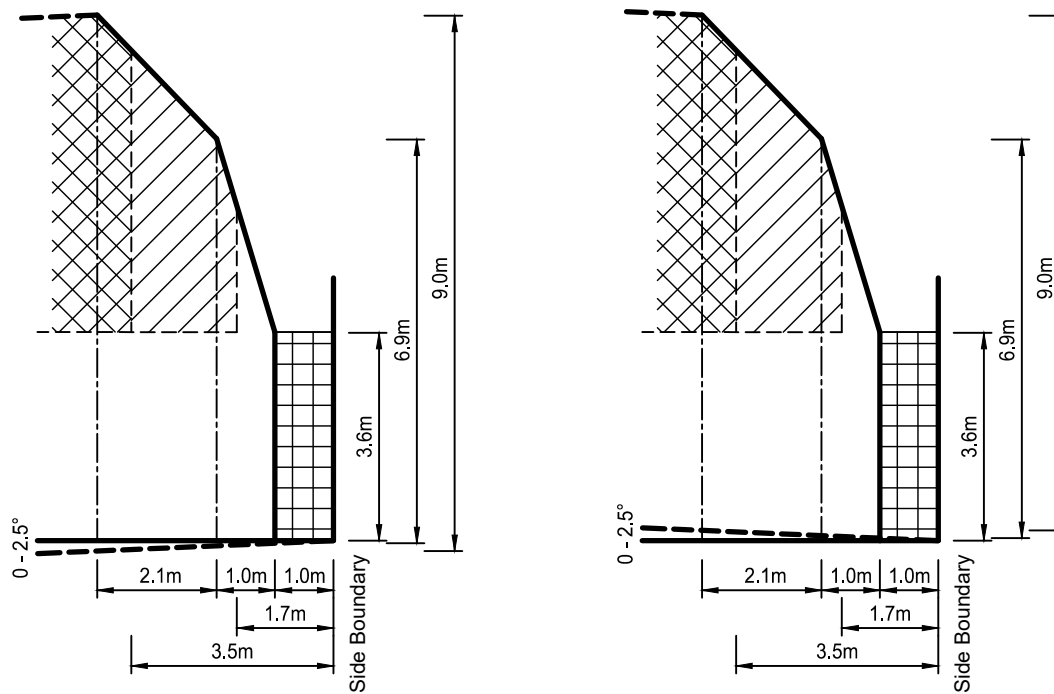
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. 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 6 to 8 for profile diagrams referenced in the building envelope plan

PROFILE DIAGRAM


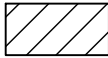
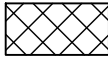
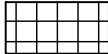
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

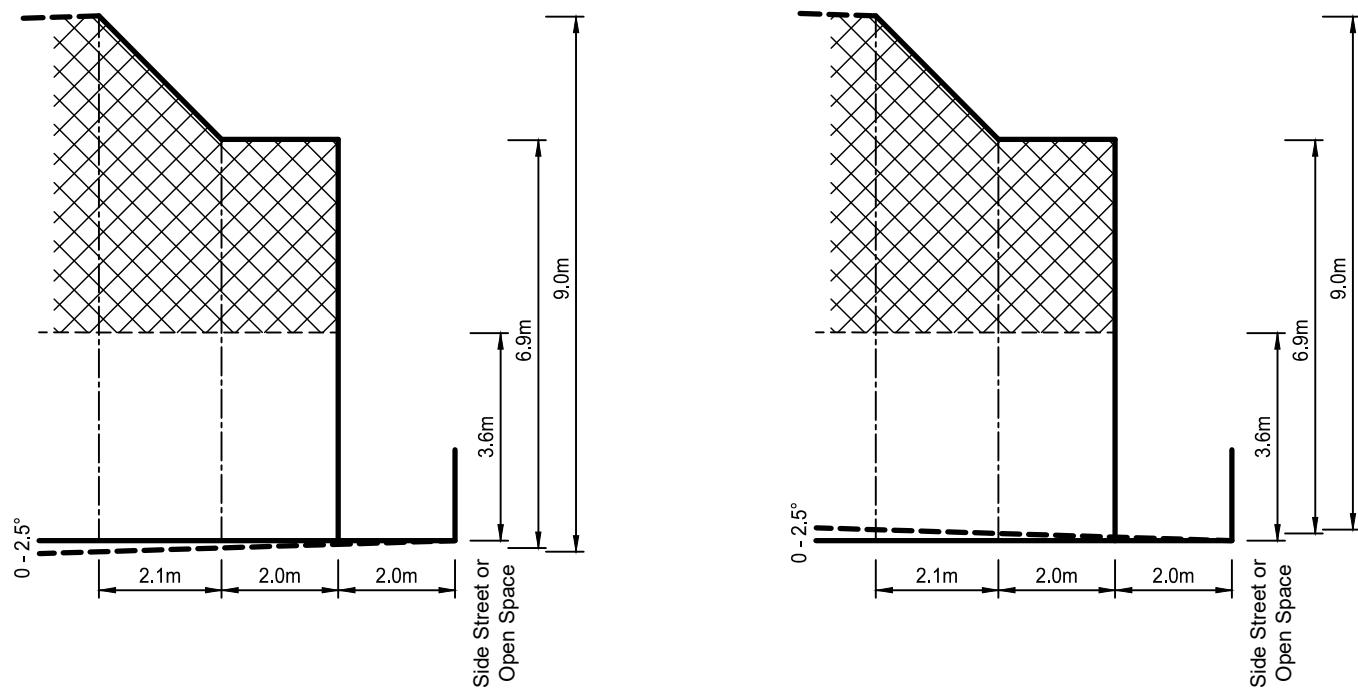
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


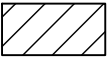

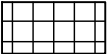
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

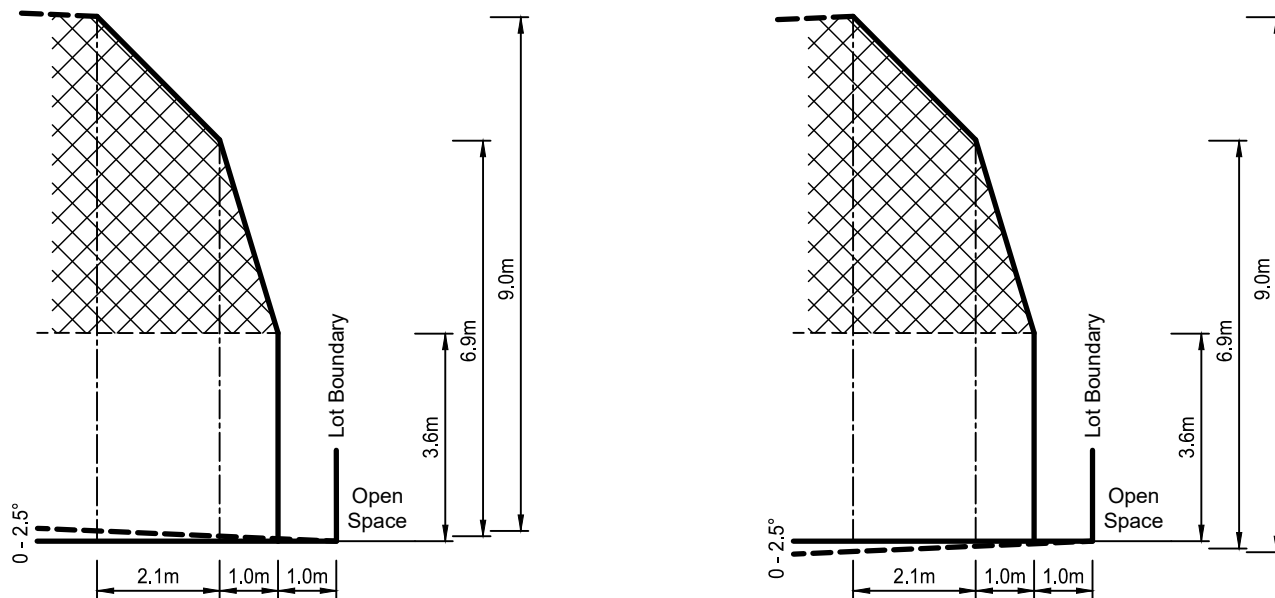
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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