

# PLAN OF SUBDIVISION

EDITION 1

**PS819158X**

## LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 &amp; 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)

Council Name: Hume City Council

Council Reference Number: S008590  
Planning Permit Reference: P20965  
SPEAR Reference Number: S118786H

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: Antonino Magazzu for Hume City Council on 12/09/2018

## 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 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	2.50	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
E-5	SEWERAGE	2.50	PS813994R	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS813994R	HUME CITY COUNCIL

TRIJENA ESTATE - STAGE 5 (32 LOTS)

AREA OF STAGE - 1.543ha

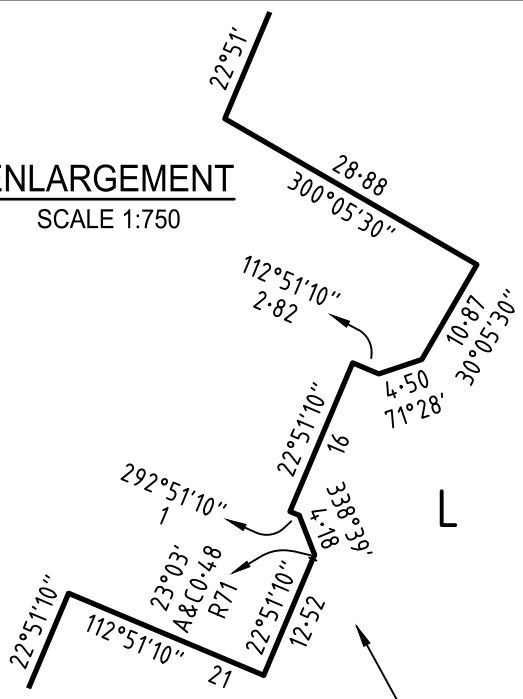
469 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

SURVEYORS FILE REF: 304009SV00

Digitally signed by: PHILLIP JOHN HERRIDGE (Spiire  
Australia Pty Ltd),  
Surveyor's Plan Version (1),  
18/04/2018, SPEAR Ref: S118786HORIGINAL SHEET  
SIZE: A3

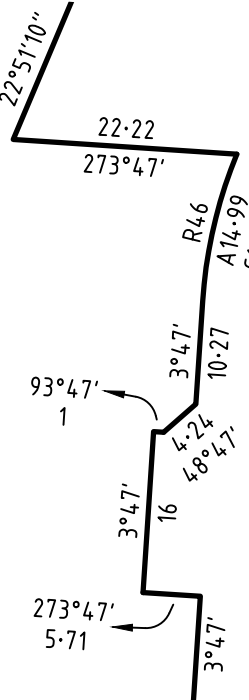
SHEET 1 OF 8

ENLARGEMENT  
SCALE 1:750



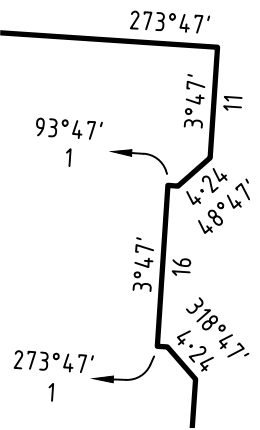
Enlargement

ENLARGEMENT  
SCALE 1:750



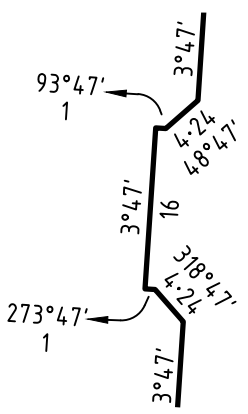
Enlargement

ENLARGEMENT  
SCALE 1:750

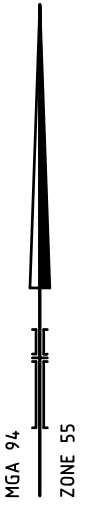
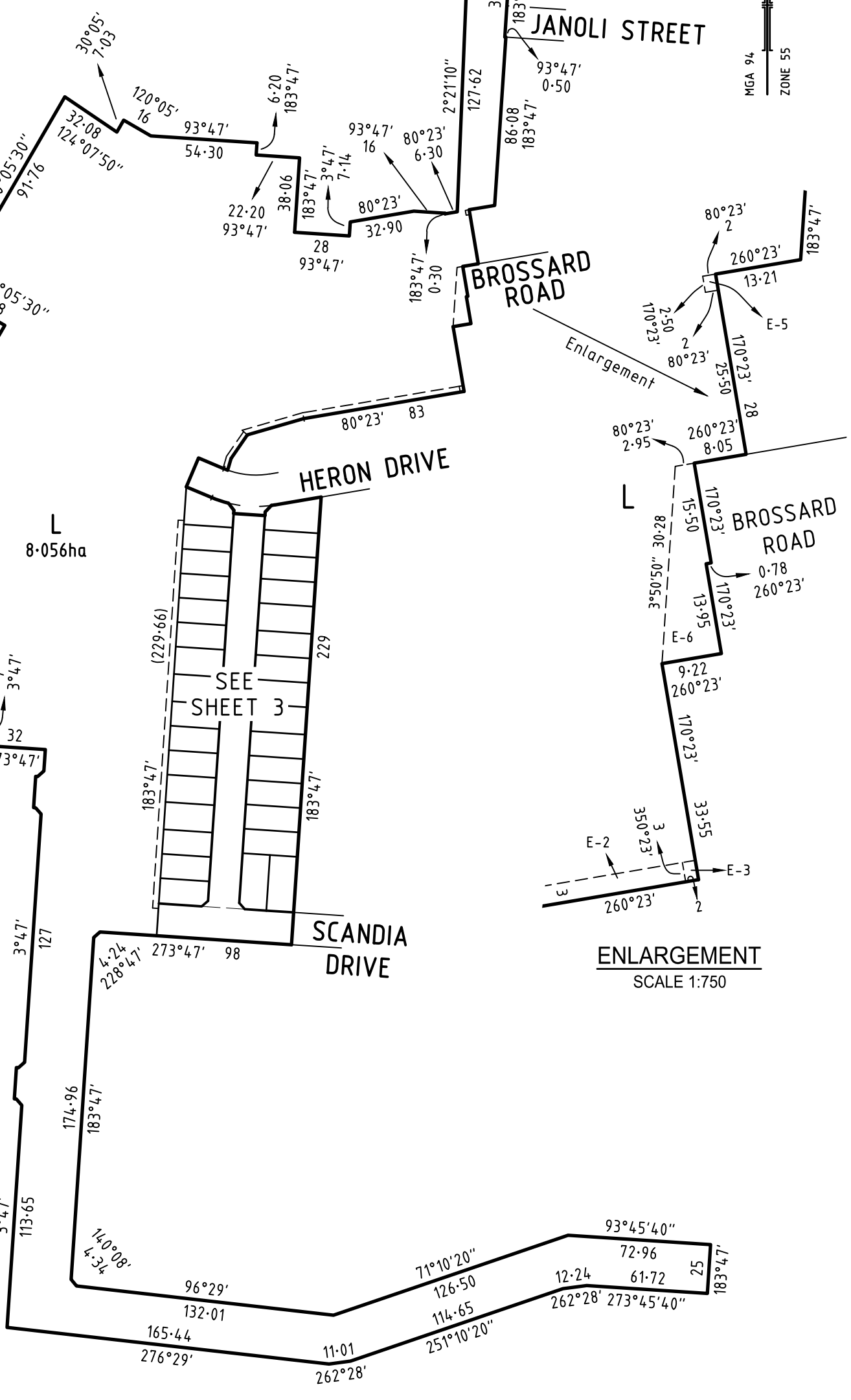


Enlargement

ENLARGEMENT  
SCALE 1:750

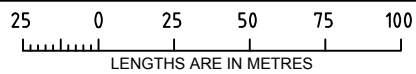


Enlargement



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SCALE  
1: 2500



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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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Hume City Council,  
12/09/2018,  
SPEAR Ref: S118786H



**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 plan shown in the Schedule on sheet 5.



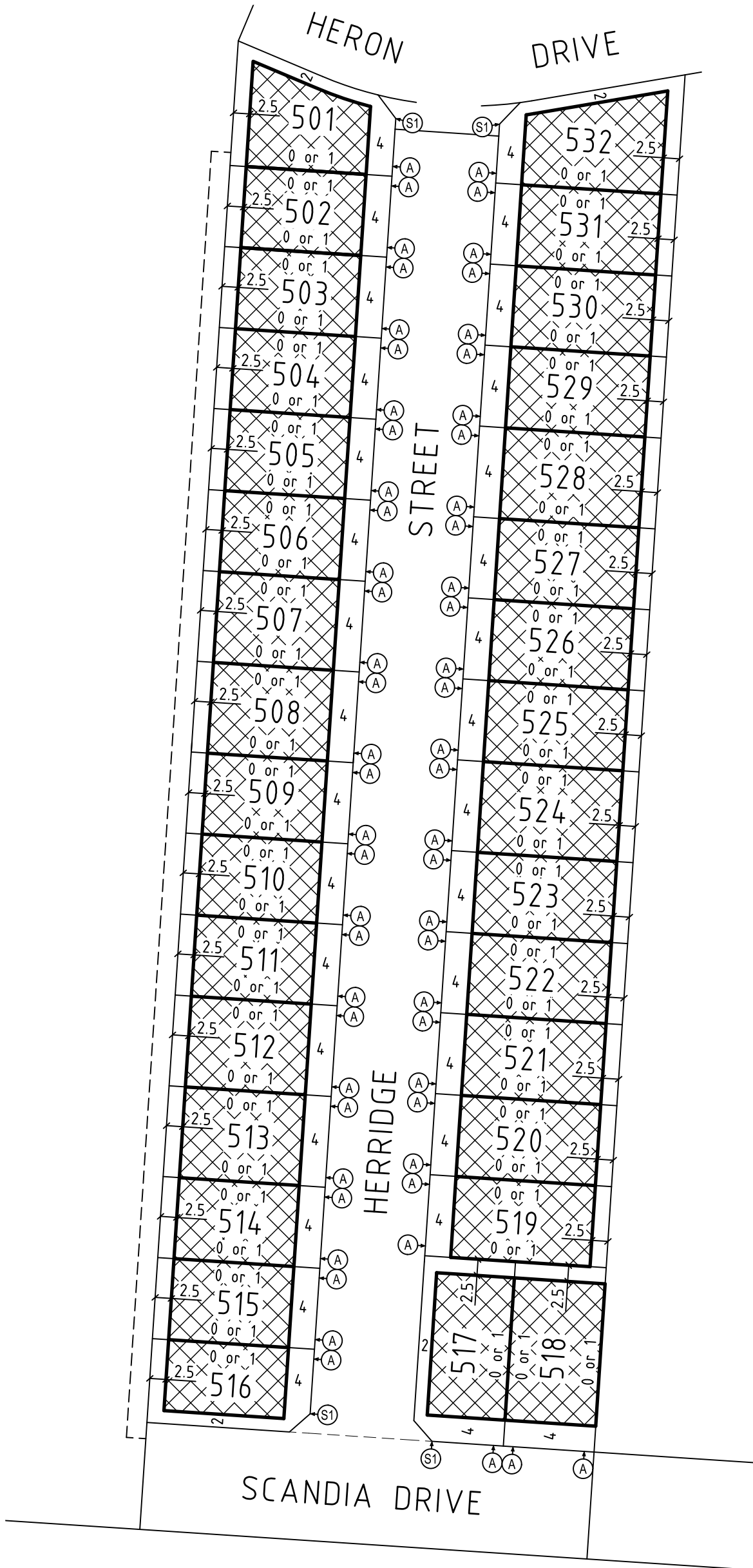
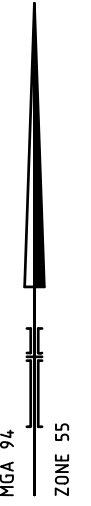
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ORIGINAL SHEET  
 SIZE: A3

SHEET 4

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**LEGEND**

- Building Envelope
- Side Boundary Profile

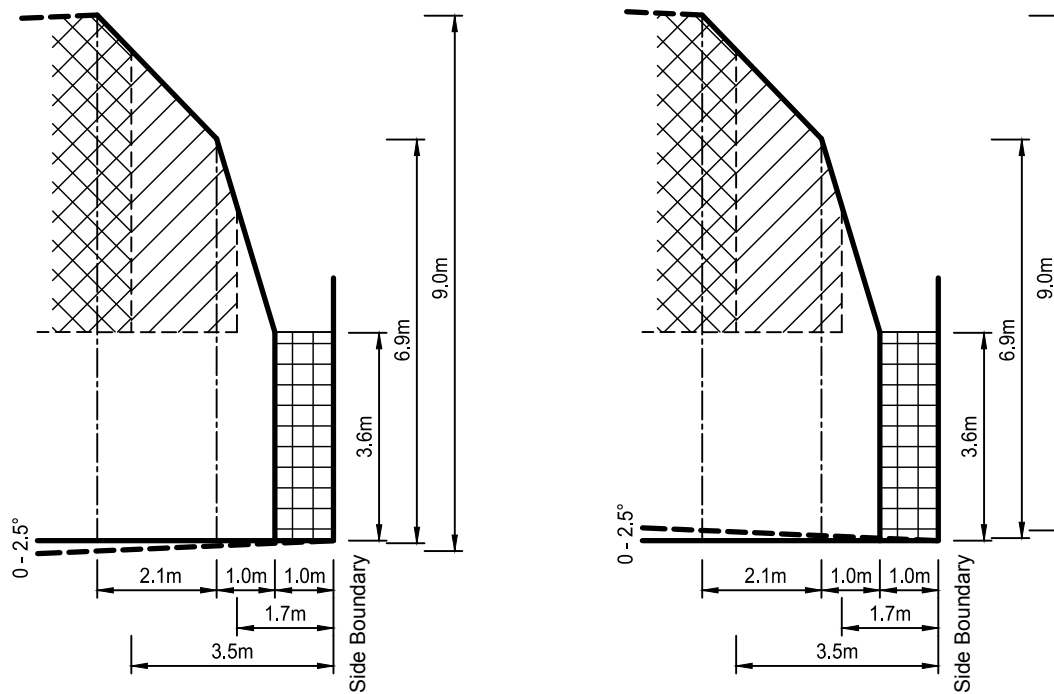
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3.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

PROFILE DIAGRAM


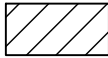
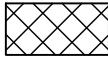
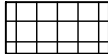
Profile referenced in the building envelope plan

0 - 2.5° Slope  
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

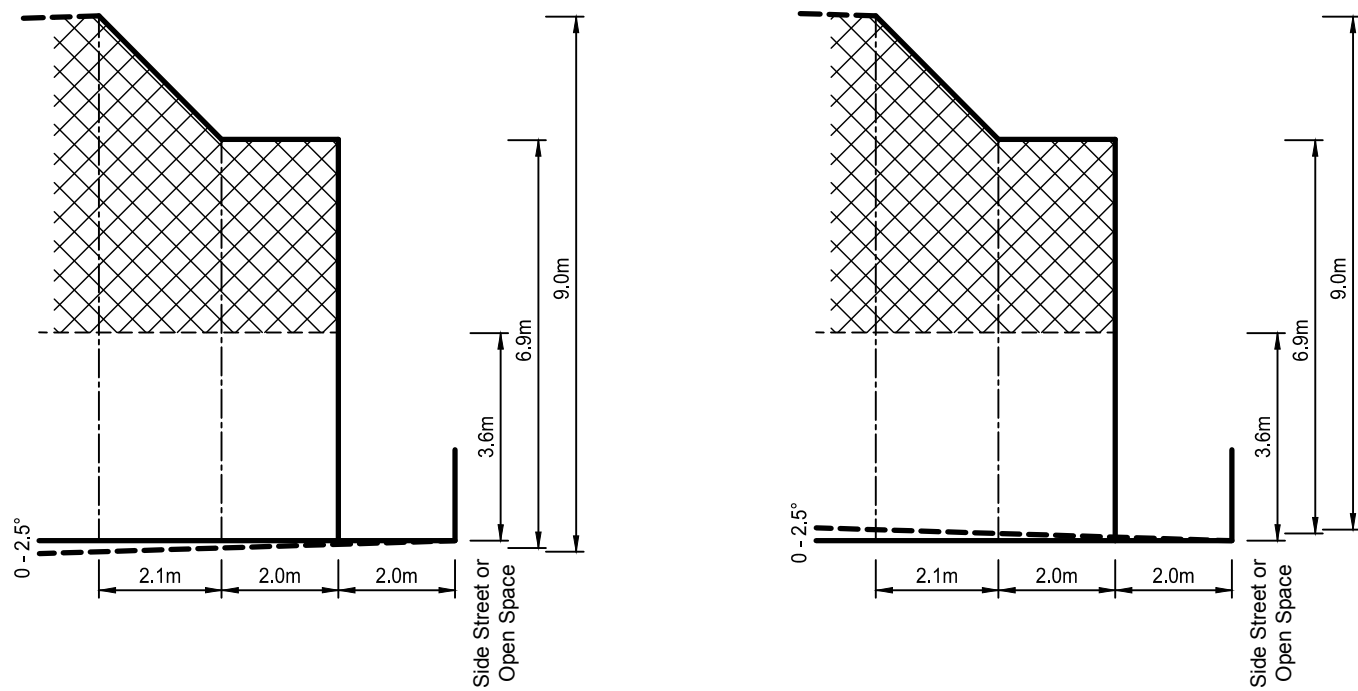
-  Single Storey Building Envelope
-  Overlooking Zone  
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone  
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


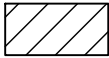

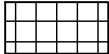
Profile referenced in the building envelope plan

0 - 2.5° Slope  
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET  
OR PUBLIC OPEN SPACE

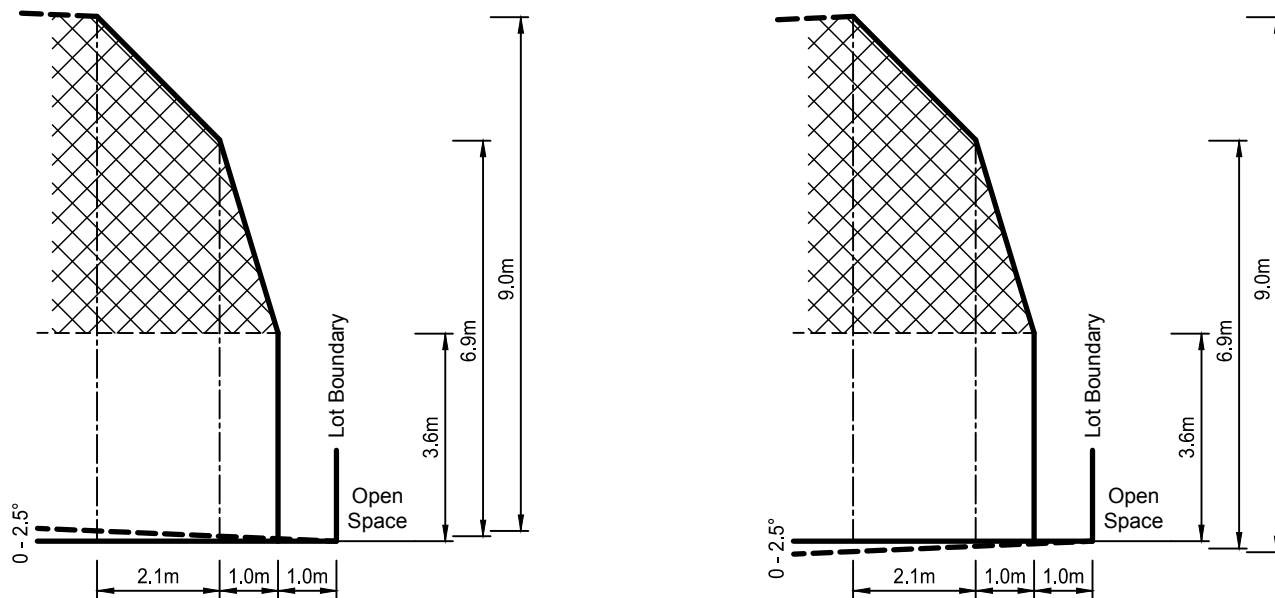
-  Single Storey Building Envelope
-  Overlooking Zone  
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone  
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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