

PLAN OF SUBDIVISION

EDITION 1

PS 819162H

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL 12147 FOL 595

LAST PLAN REFERENCE: LOT L on PS 819158X

POSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064MGA94 CO-ORDINATES: E: 313 760 ZONE: 55
(of approx centre of land N: 5 843 270
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

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

Lots 1 to 600 and Lots A to L (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on surveySTAGING:
This is a not staged subdivision
Planning Permit No. P20129This 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 | PS819158X | HUME CITY COUNCIL |
| E-4 | SEWERAGE | 3 | PS819158X | YARRA VALLEY WATER CORPORATION |
| E-5 | DRAINAGE | 3 | THIS PLAN | HUME CITY COUNCIL |
| E-5 | SEWERAGE | 3 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-6 | SEWERAGE | 2.50 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-7 | DRAINAGE | SEE DIAG. | THIS PLAN | HUME CITY COUNCIL |
| E-8 | SEWERAGE | 2.50 | PS813994R | YARRA VALLEY WATER CORPORATION |
| E-9 | DRAINAGE | 2 | THIS PLAN | HUME CITY COUNCIL |

TRIJENA ESTATE - STAGE 6 (36 LOTS)

AREA OF STAGE - 3.644ha

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

SURVEYORS FILE REF: 304010SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

Licensed Surveyor: Phillip John Herridge
Version: 8

ENLARGEMENT
SCALE 1:750

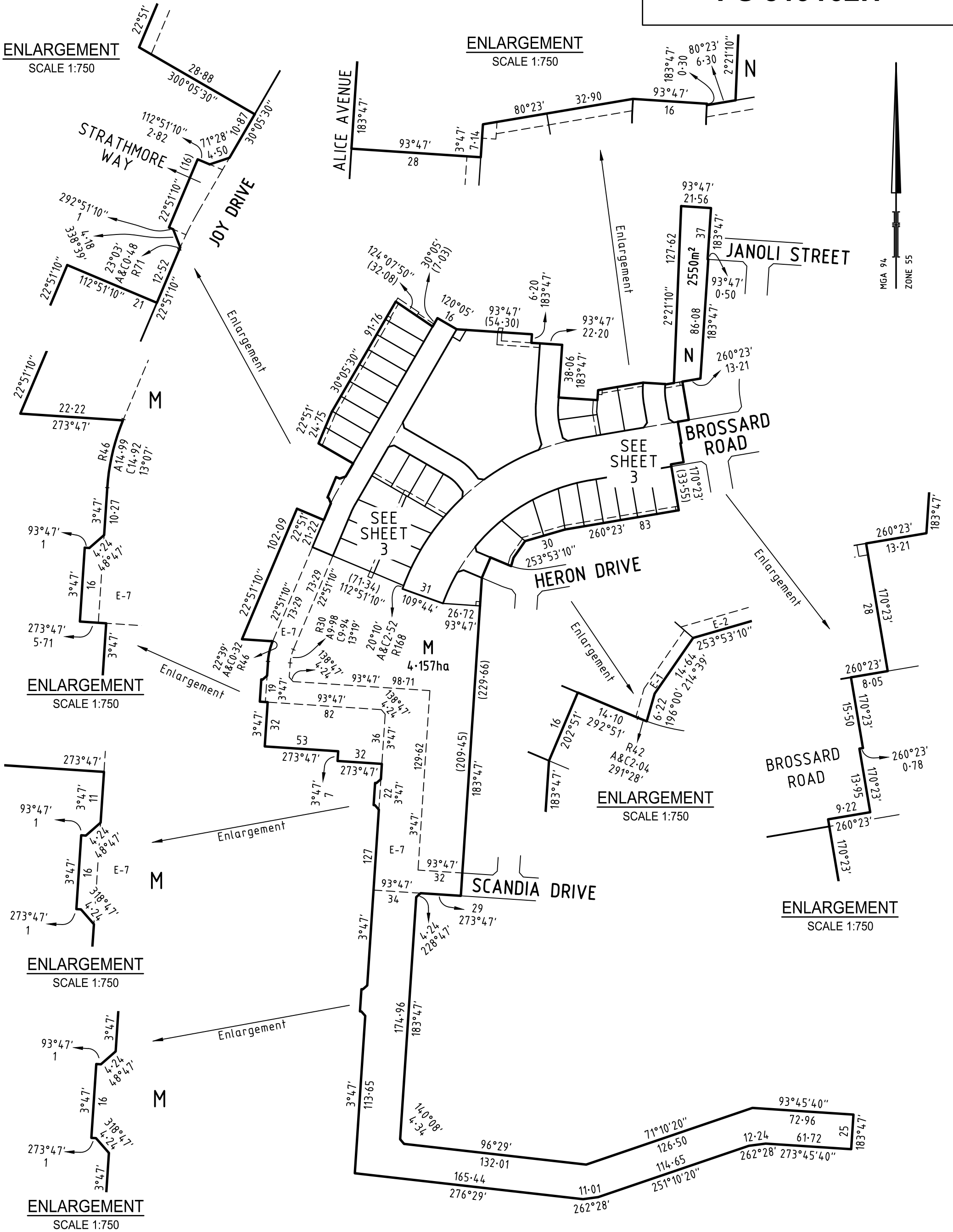
ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

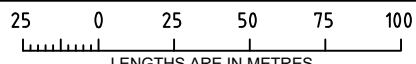


MGA 94
ZONE 55



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SCALE
1: 2500

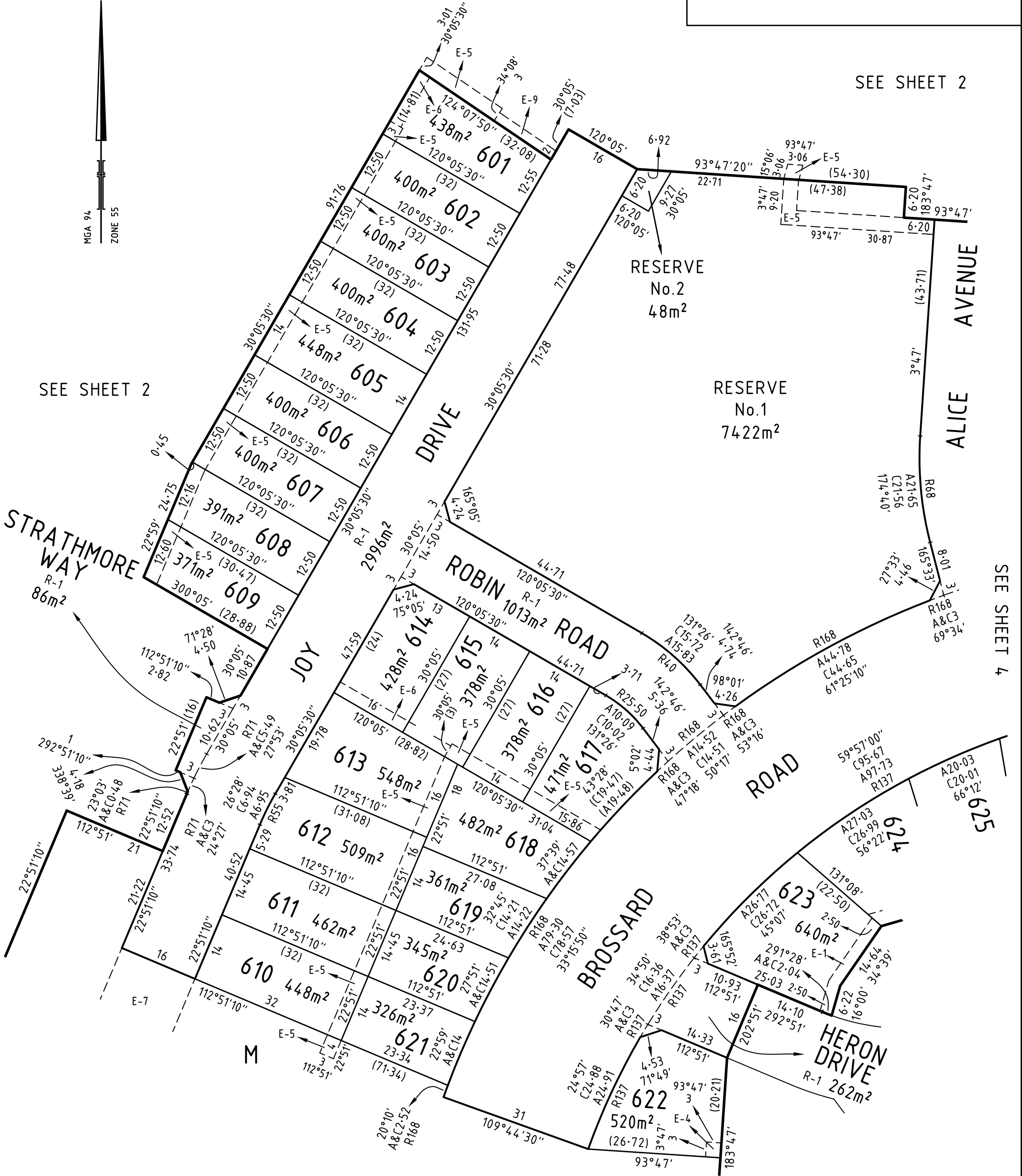
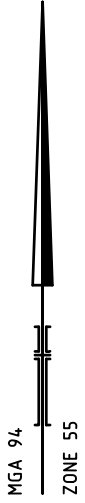


ORIGINAL SHEET
SIZE: A3

SHEET 2

Licensed Surveyor: Phillip John Herridge
Ref: 304010SV00
Version: 8

SEE SHEET 2



SEE SHEET 2

RESERVE No.1
7422m²

RESERVE No.2
48m²

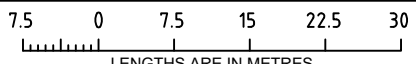
SEE SHEET 4

SEE SHEET 2



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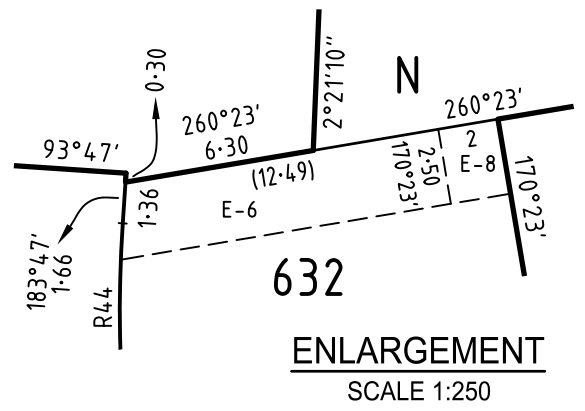
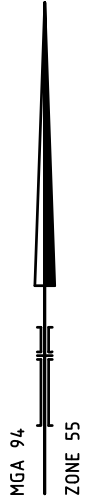
SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

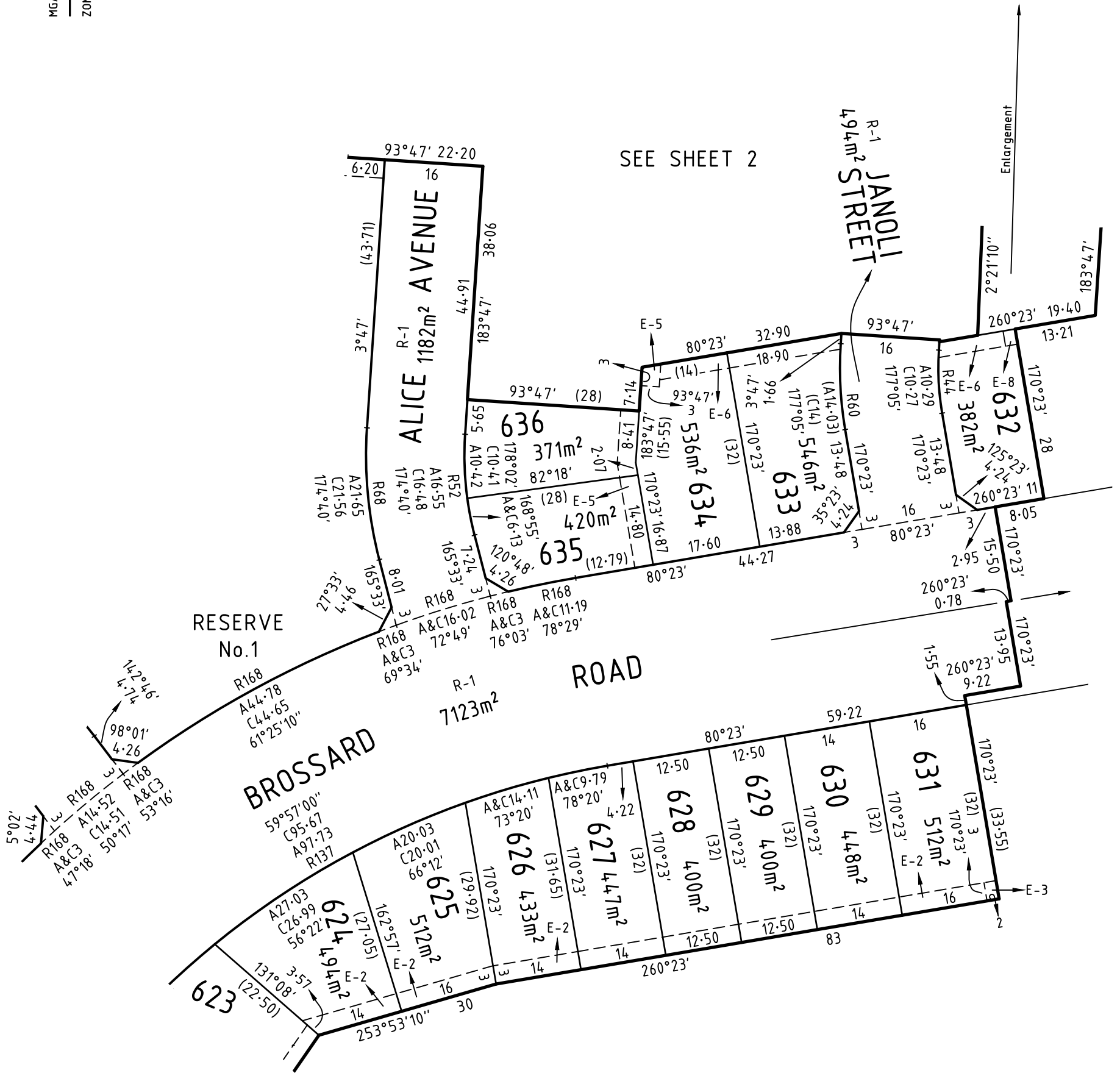
SHEET 3

Licensed Surveyor: Phillip John Herridge
Ref: 304010SV00
Version: 8



ENLARGEMENT
SCALE 1:250

SEE SHEET 2



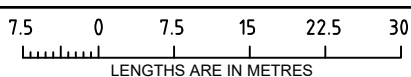
SEE SHEET 3

SEE SHEET 2



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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 4

Licensed Surveyor: Phillip John Herridge
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Version: 8

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 :

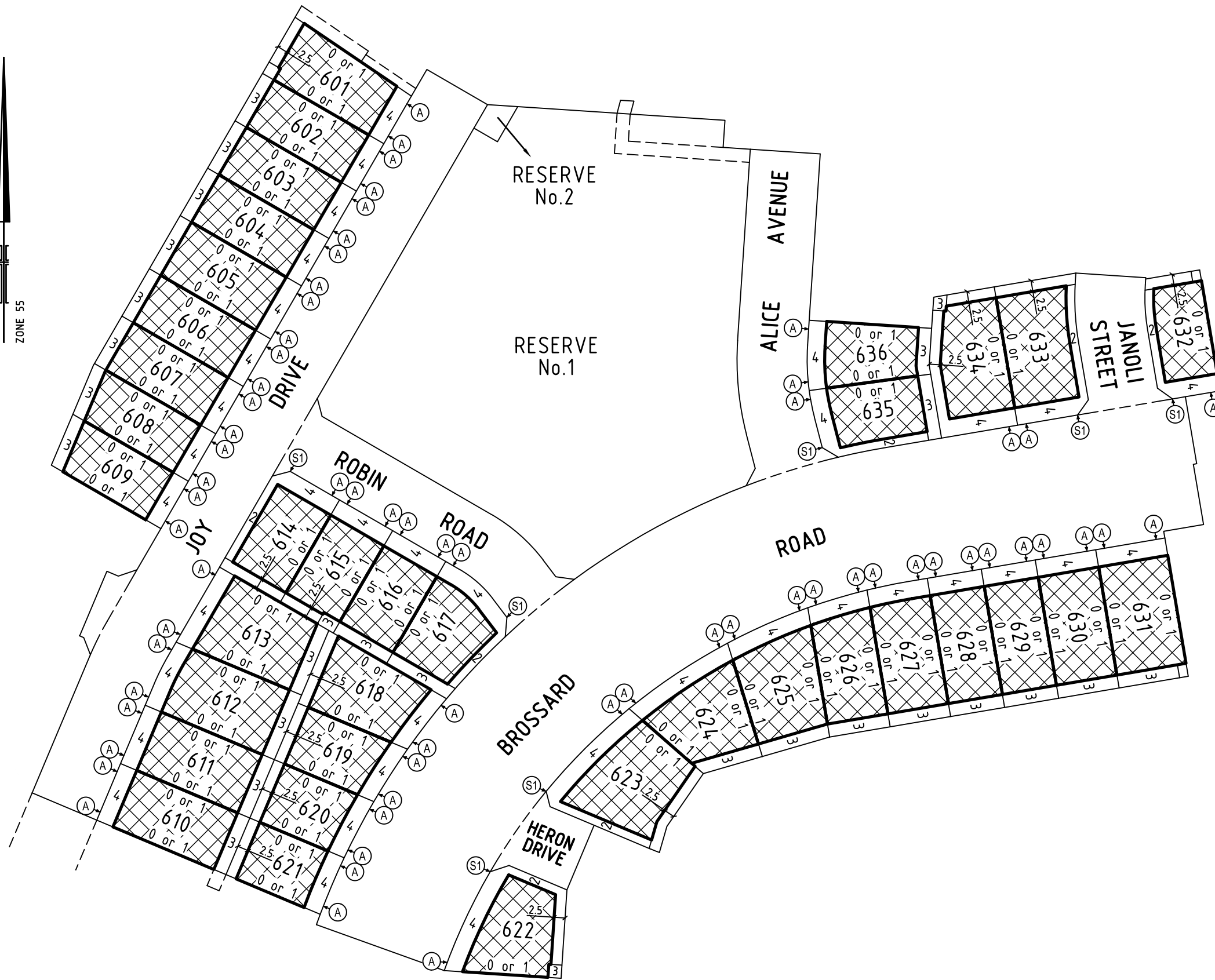
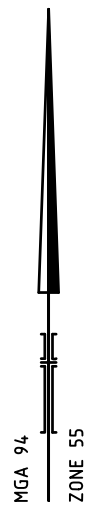
| Burdened Lot No. | Benefited Lots | Burdened Lot No. | Benefited Lots |
|------------------|------------------------------|------------------|----------------|
| 601 | 602 | 620 | 611, 619, 621 |
| 602 | 601, 603 | 621 | 610, 620 |
| 603 | 602, 604 | 622 | |
| 604 | 603, 605 | 623 | 624 |
| 605 | 604, 606 | 624 | 623, 625 |
| 606 | 605, 607 | 625 | 624, 626 |
| 607 | 606, 608 | 626 | 625, 627 |
| 608 | 607, 609 | 627 | 626, 628 |
| 609 | 608 | 628 | 627, 629 |
| 610 | 611, 621 | 629 | 628, 630 |
| 611 | 610, 612, 620 | 630 | 629, 631 |
| 612 | 611, 613, 618, 619 | 631 | 630 |
| 613 | 612, 614, 615, 618 | 632 | |
| 614 | 613, 615 | 633 | 634 |
| 615 | 613, 614, 616, 618 | 634 | 633, 635, 636 |
| 616 | 615, 617, 618 | 635 | 634, 636 |
| 617 | 616, 618 | 636 | 634, 635 |
| 618 | 612, 613, 615, 616, 617, 619 | | |
| 619 | 612, 618, 620 | | |

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.
- (b) build or allow to be built on the Lot any building other than in accordance with allowable encroachments under Regulation 74(3) of the Building Regulations 2018.



LEGEND

- Building Envelope
- Side Boundary Profile

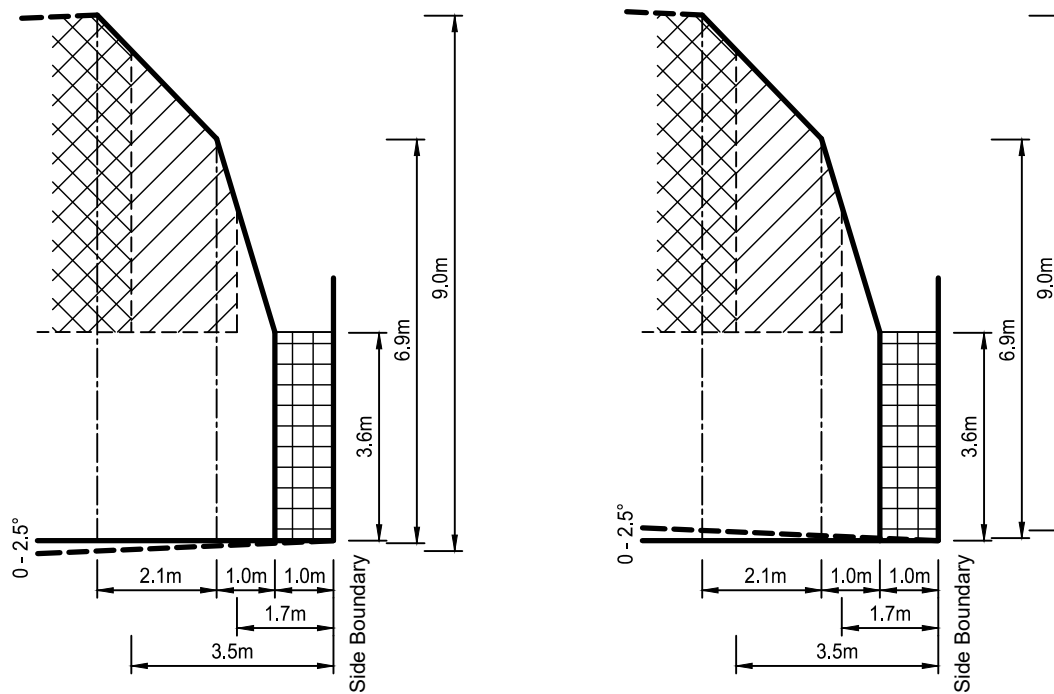
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3.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


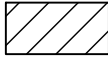

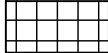
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

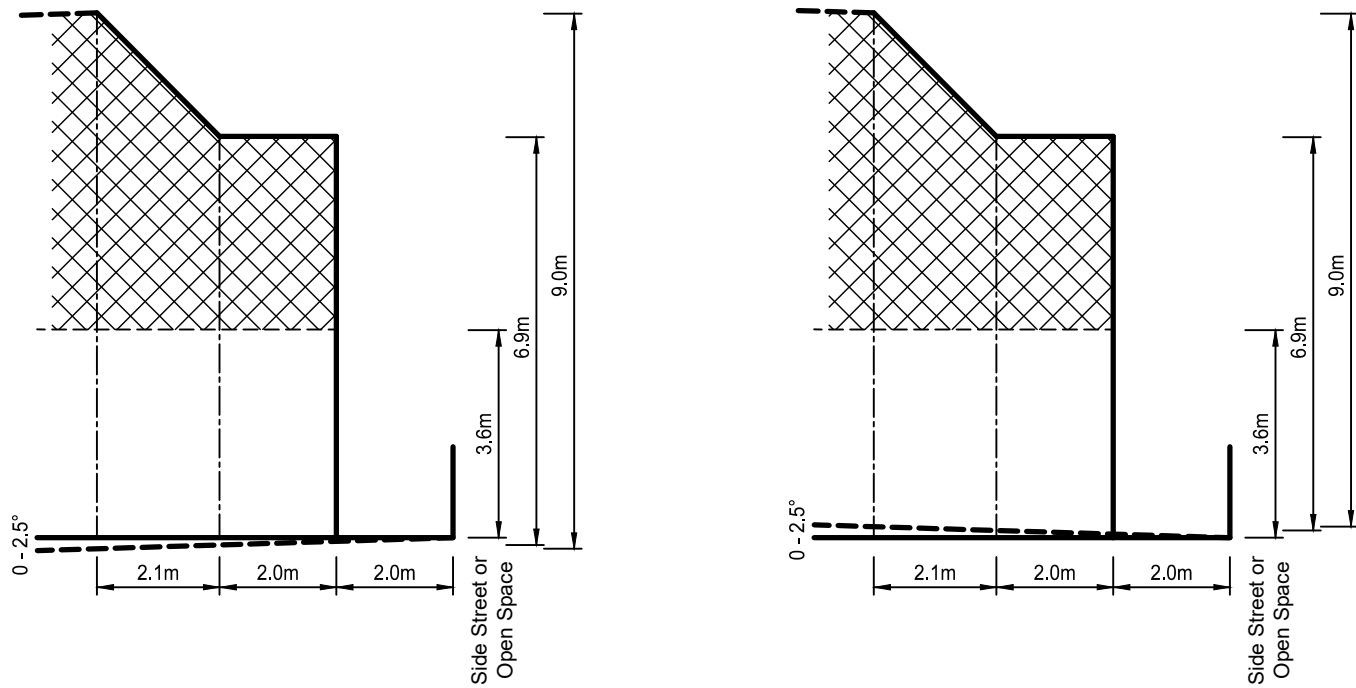
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


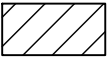
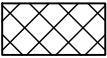
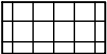
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

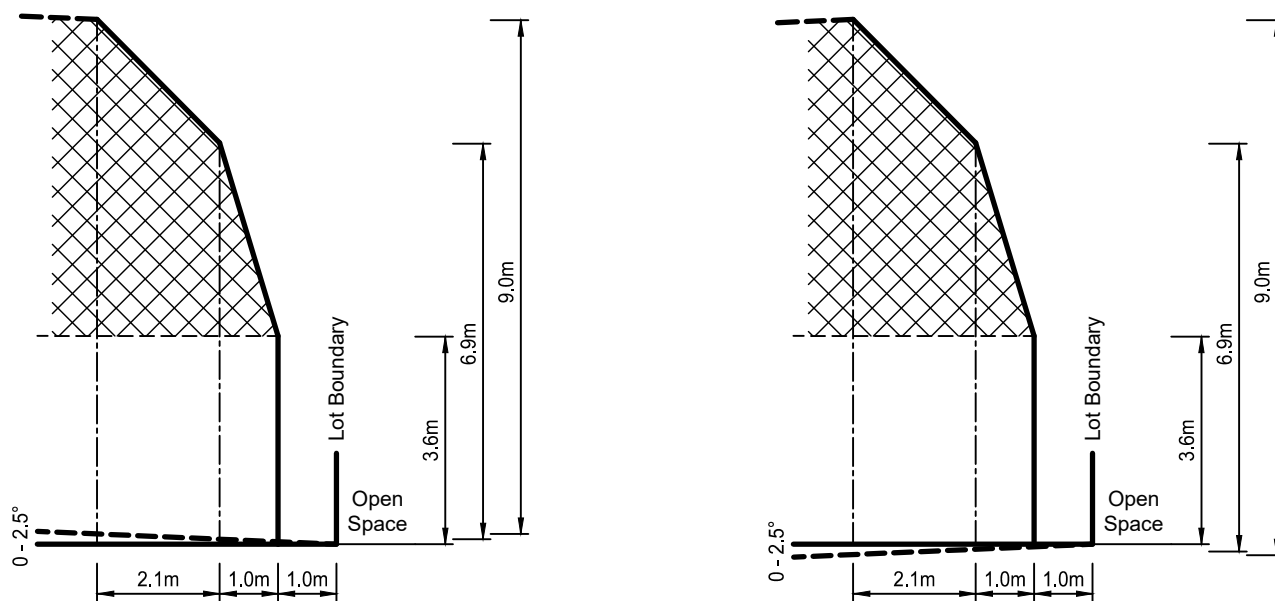
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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