

PLAN OF SUBDIVISION

EDITION 1

PS 819170J

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT M on PS 819162H

POSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064MGA94 CO-ORDINATES: E: 313 690 ZONE: 55
(of approx centre of land in plan) N: 5 843 110

VESTING OF ROADS AND/OR RESERVES

Notations

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

Lots 1 to 700 and Lots A to N (all inclusive) have been omitted from this plan.

Other Purpose of Plan

To remove the drainage easement E-7 created in PS819162H via Section 6(1)(k) of the Subdivision Act 1988.

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). 5, 11, 21.
In Proclaimed Survey Area No. 74

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	DRAINAGE	3	PS819158X	HUME CITY COUNCIL
E-1	SEWERAGE	3	PS819158X	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	SEWERAGE	2	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	PS 819162H	HUME CITY COUNCIL
E-4	SEWERAGE	3	PS 819162H	YARRA VALLEY WATER CORPORATION
E-5	CARRIAGEWAY	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION

TRIJENA ESTATE - STAGE 7 (44 LOTS)

AREA OF STAGE - 2.809ha

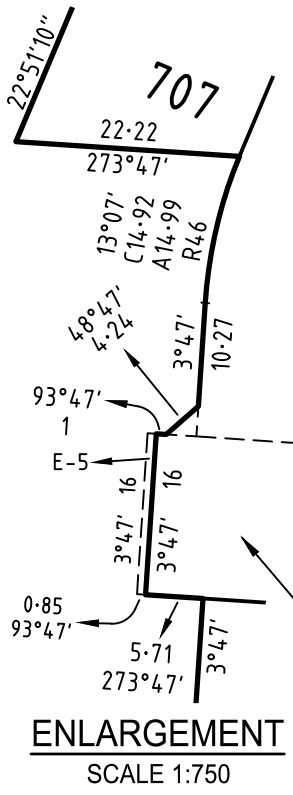
414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SURVEYORS FILE REF: 304011SV00

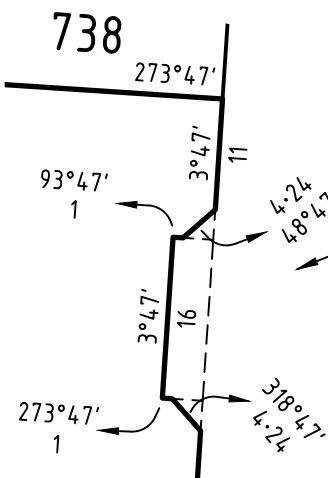
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

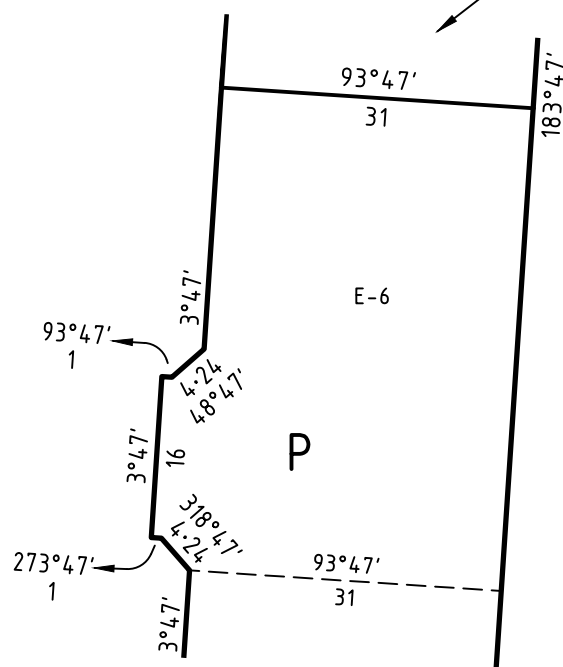
Licensed Surveyor: Phillip John Herridge
Version: 10



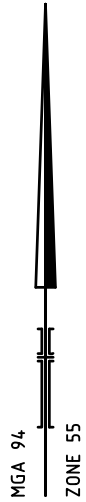
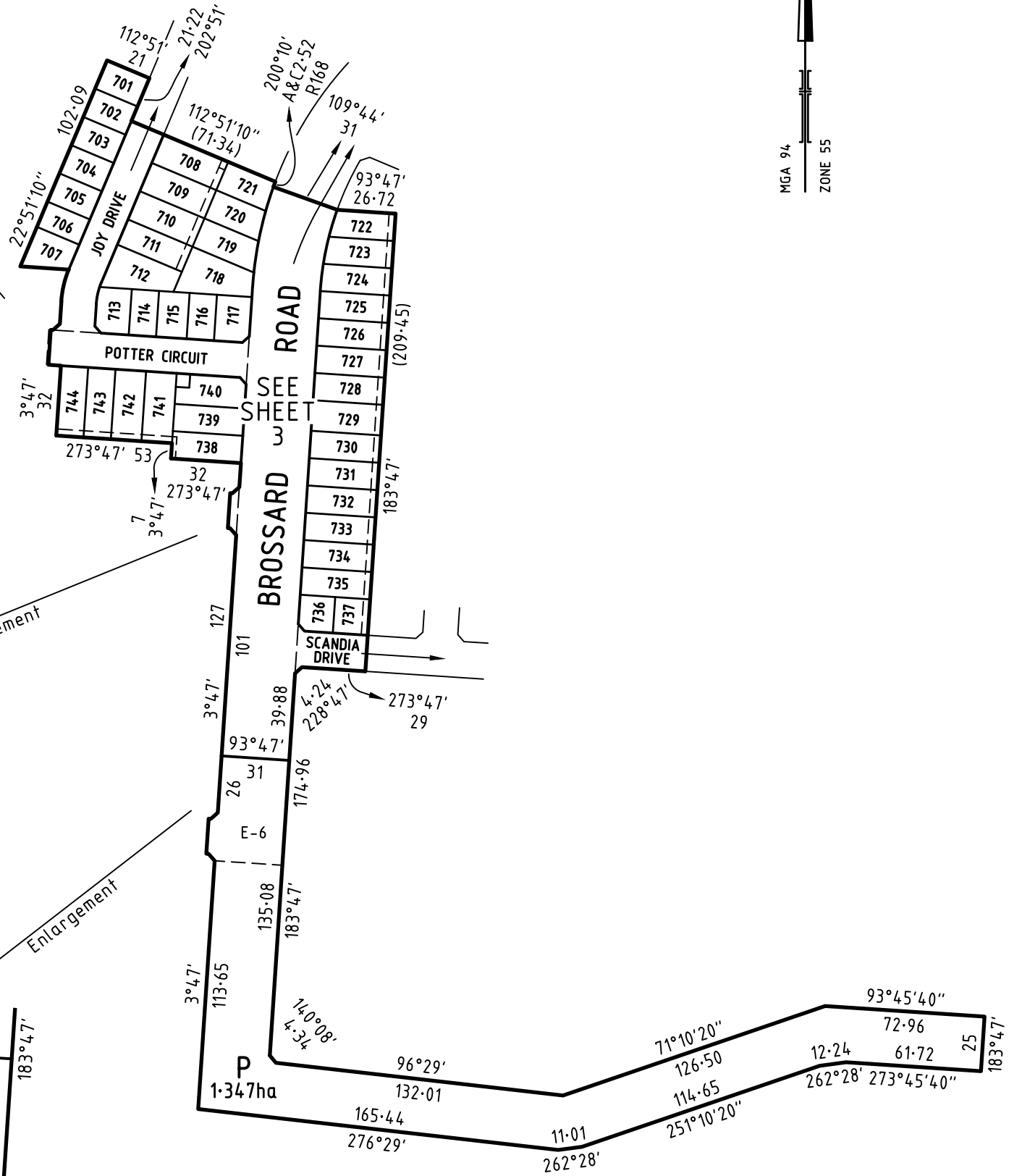
ENLARGEMENT
SCALE 1:750



ENLARGEMENT
SCALE 1:750



ENLARGEMENT
SCALE 1:750



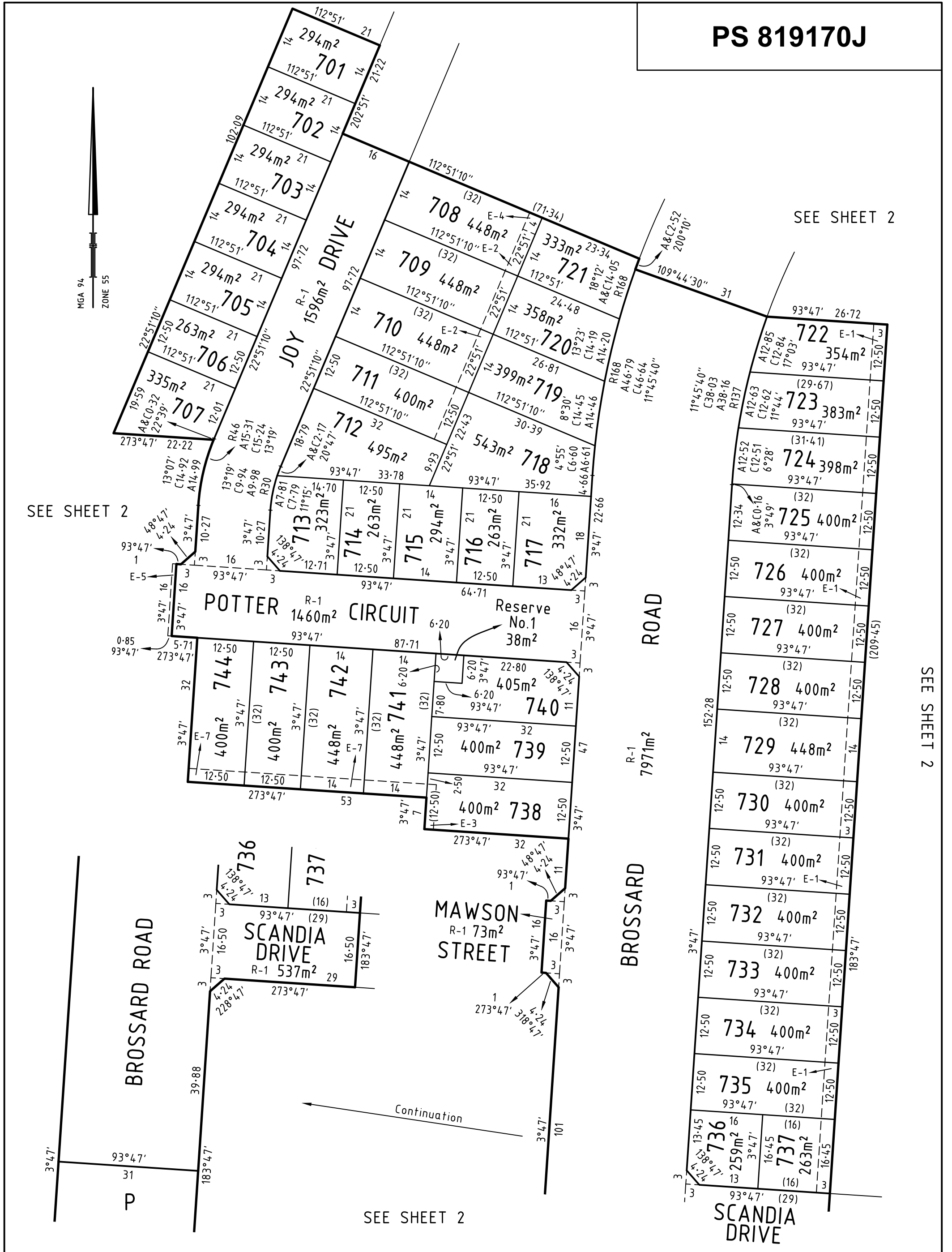
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

MGA 94
ZONE 55



CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 819170J (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
701	702	723	722, 724
702	701, 703	724	723, 725
703	702, 704	725	724, 726
704	703, 705	726	725, 727
705	704, 706	727	726, 728
706	705, 707	728	727, 729
707	706	729	728, 730
708	709, 721	730	729, 731
709	708, 710, 720	731	730, 732
710	709, 711, 719	732	731, 733
711	710, 712, 718	733	732, 734
712	711, 713, 714, 715, 718	734	733, 735
713	712, 714	735	734, 736, 737
714	712, 713, 715	736	735, 737
715	712, 714, 716, 718	737	735, 736
716	715, 717, 718	738	739, 741
717	716, 718	739	738, 740, 741
718	711, 712, 715, 716, 717, 719	740	739, 741
719	710, 718, 720	741	738, 739, 740, 742
720	709, 719, 721	742	741, 743
721	708, 720	743	742, 744
722	723	744	743

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) For Lots 701 to 706 (both inclusive) construct a building or part of a building unless the building or part of the building is set back a minimum of 1 metre from one side boundary.
- (c) build or allow to be built on the Lot any building other than in accordance with allowable encroachments as defined in Regulation 74(3) of the Building Regulations 2018.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS 819170J (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
701	702
702	701, 703
703	702, 704
704	703, 705
705	704, 706
706	705, 707
714	712, 713, 715
715	712, 714, 716, 718
716	715, 717, 718
736	735, 737
737	735, 736

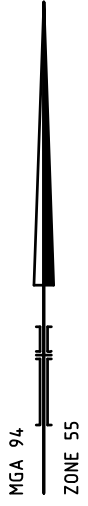
Lots 701 to 706, 714 to 716, 736 and 737 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.

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.

This Restriction expires 10 years after the date of Registration of this Plan.



LEGEND

Building Envelope 

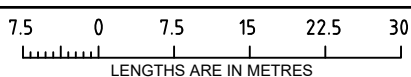
Side Boundary Profile 

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



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SCALE
 1: 750



ORIGINAL SHEET
 SIZE: A3

SHEET 6

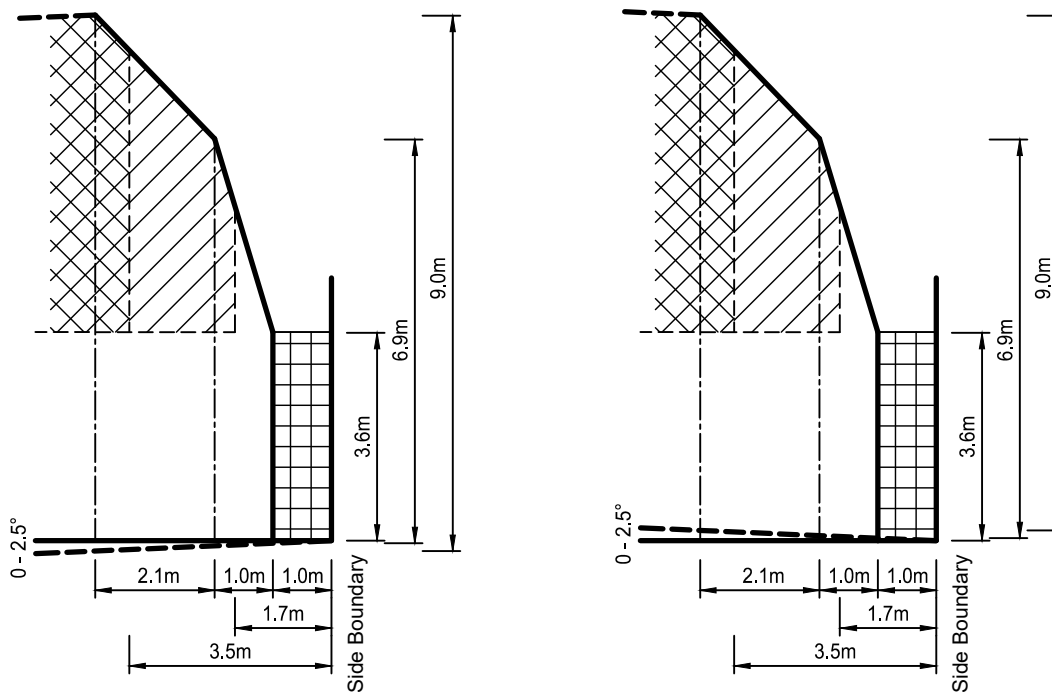
Licensed Surveyor: Phillip John Herridge
 Ref: 304011SV00
 Version: 10

PROFILE DIAGRAM


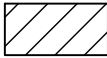

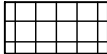
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

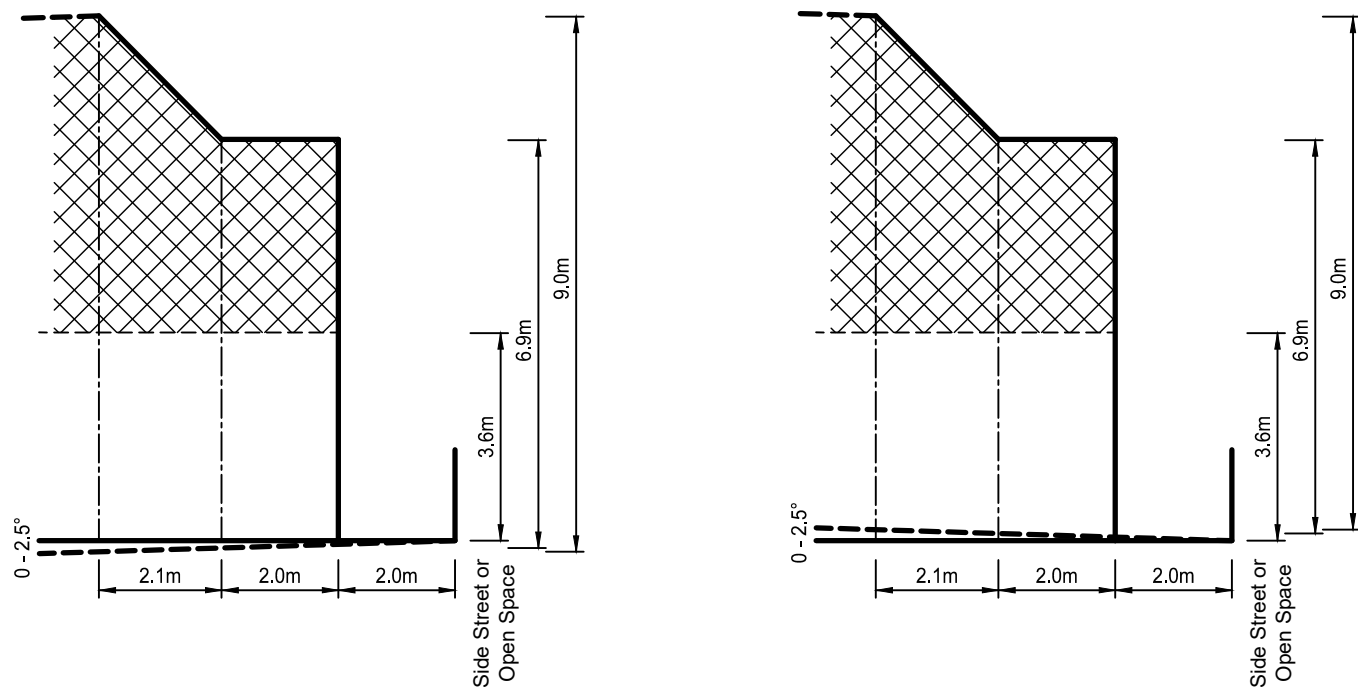
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


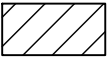

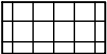
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

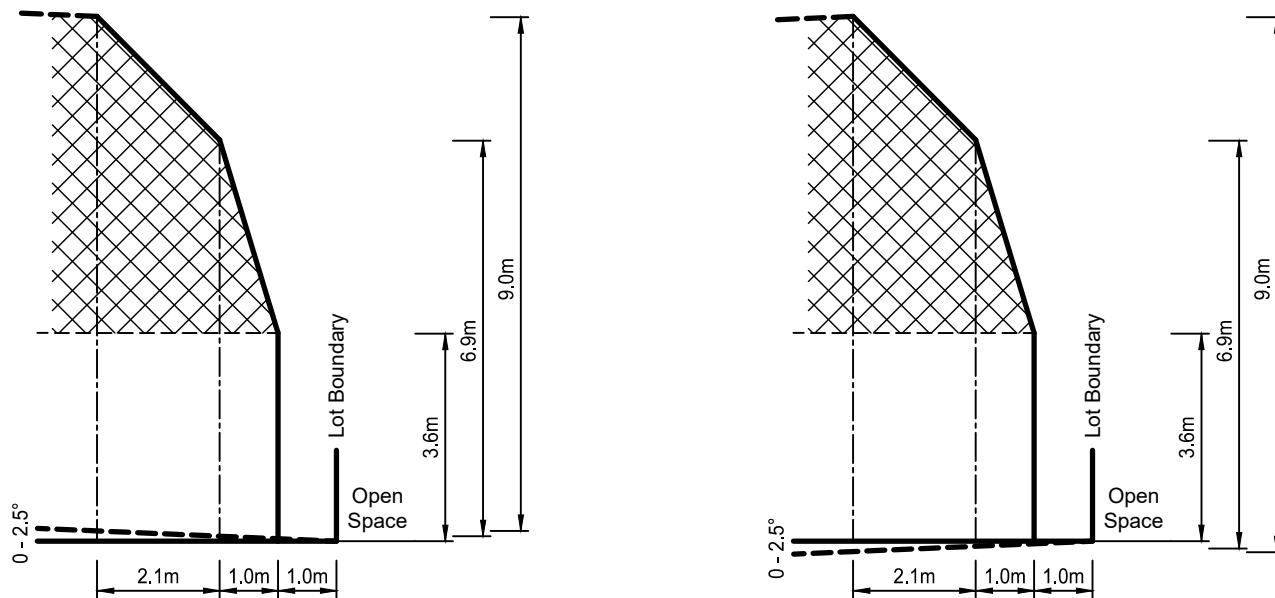
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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