

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)

Council Name: Hume City Council

Council Reference Number: S008591
Planning Permit Reference: P20965
SPEAR Reference Number: S120682M**Certification**This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 26/04/2019

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
has not been made

Digitally signed by: Katrina Toogood for Hume City Council on 03/04/2020

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

TRIJENA ESTATE - STAGE 6 (36 LOTS)

AREA OF STAGE - 3.644ha

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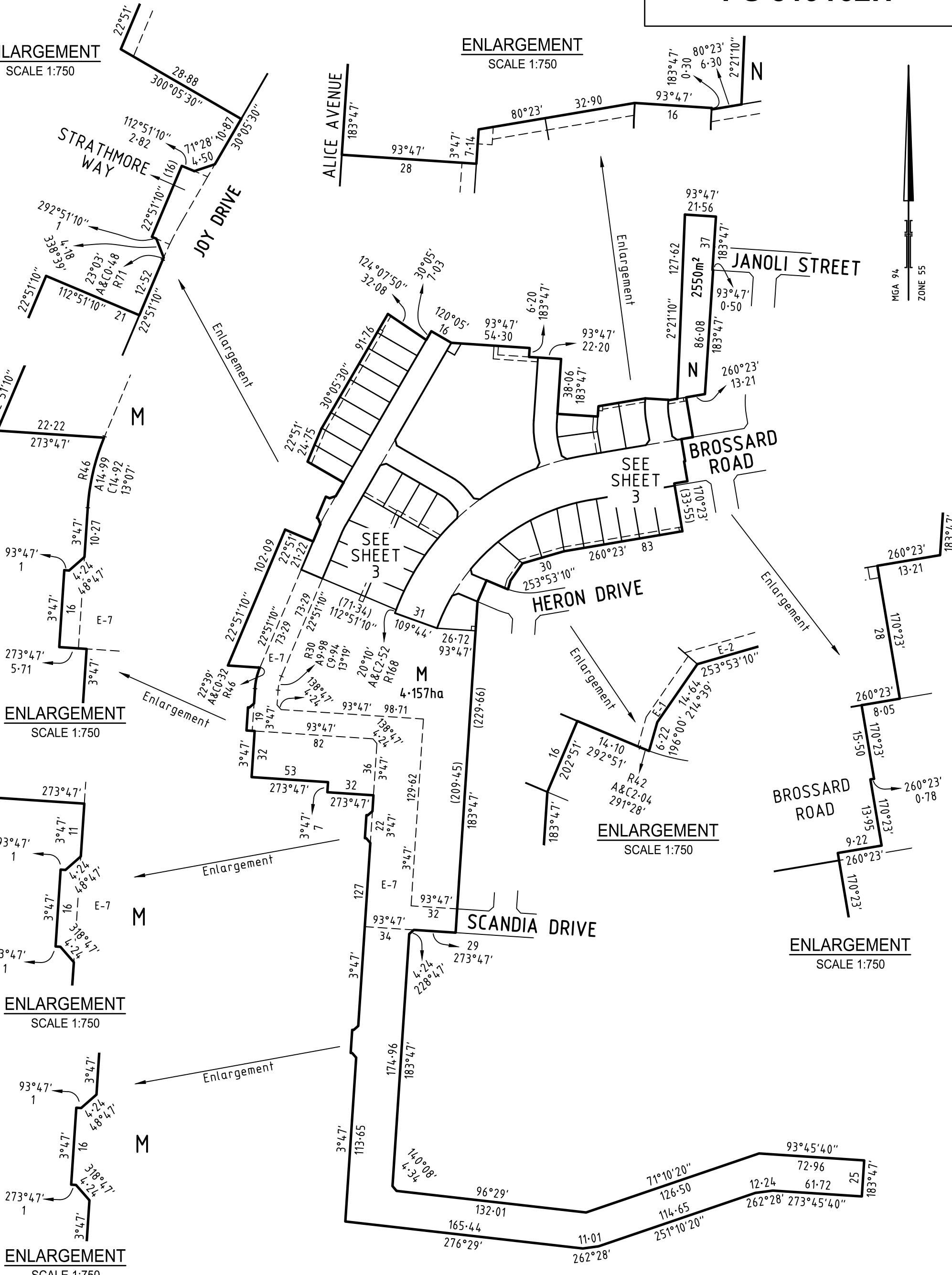
SURVEYORS FILE REF: 304010SV00

Digitally signed by: PHILLIP JOHN HERRIDGE, Licensed
Surveyor,
Surveyor's Plan Version (9),
27/03/2020, SPEAR Ref: S120682MORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750



MGA 94
ZONE 55

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

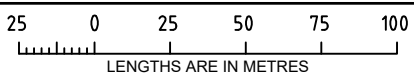
ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750



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SCALE
1: 2500



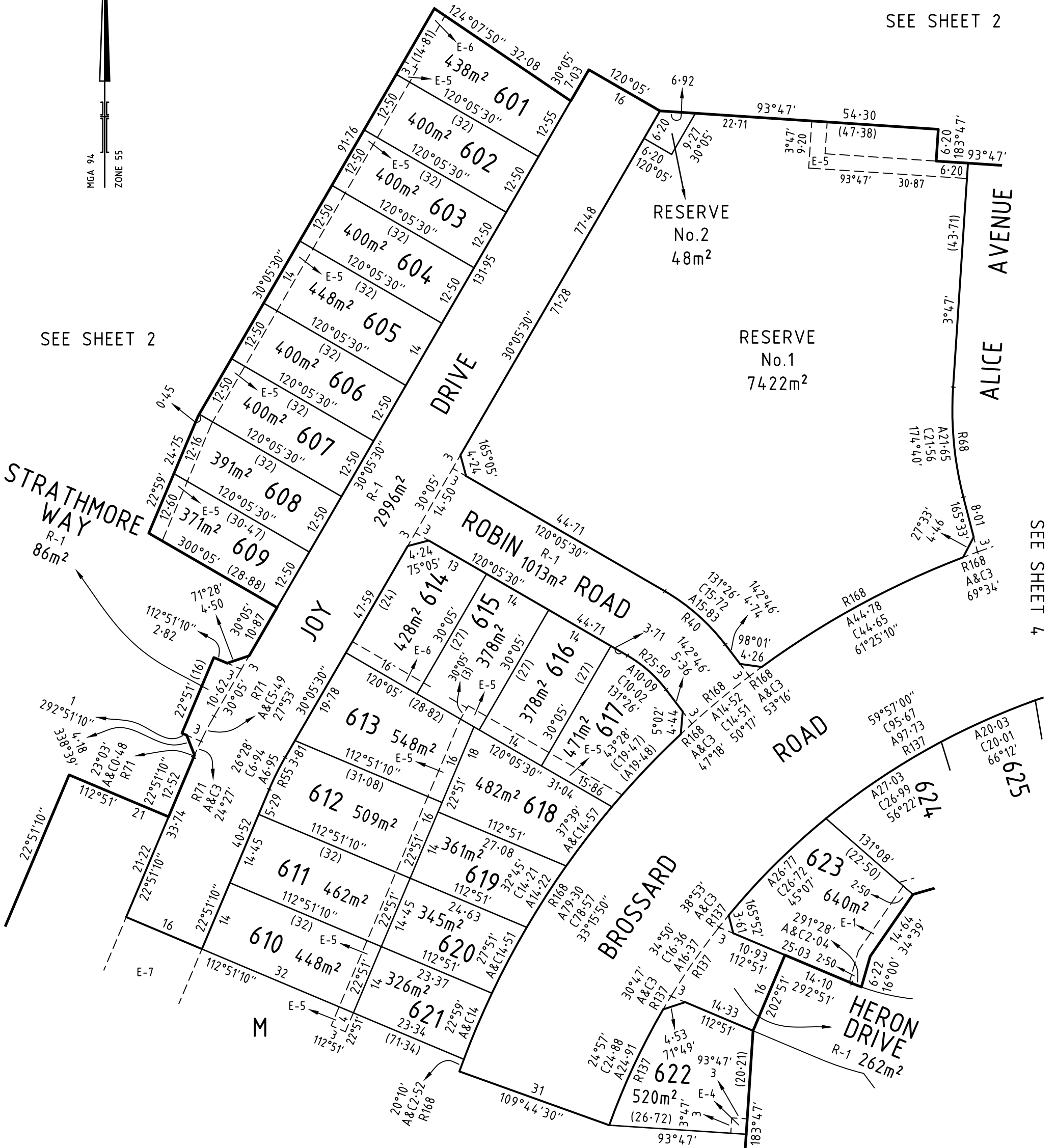
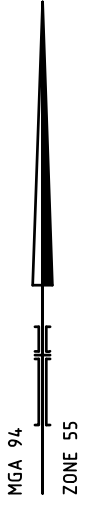
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ORIGINAL SHEET
SIZE: A3

SHEET 2

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SEE SHEET 2



SEE SHEET 2

RESERVE No.1
7422m²

RESERVE No.2
48m²

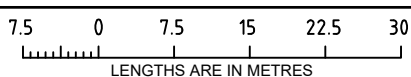
SEE SHEET 4

SEE SHEET 2



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SCALE
1: 750

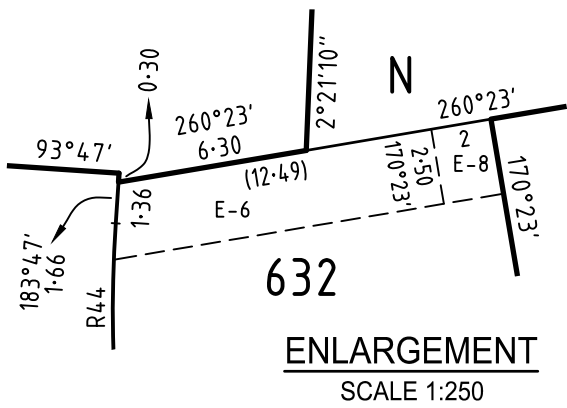
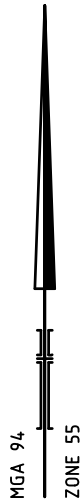


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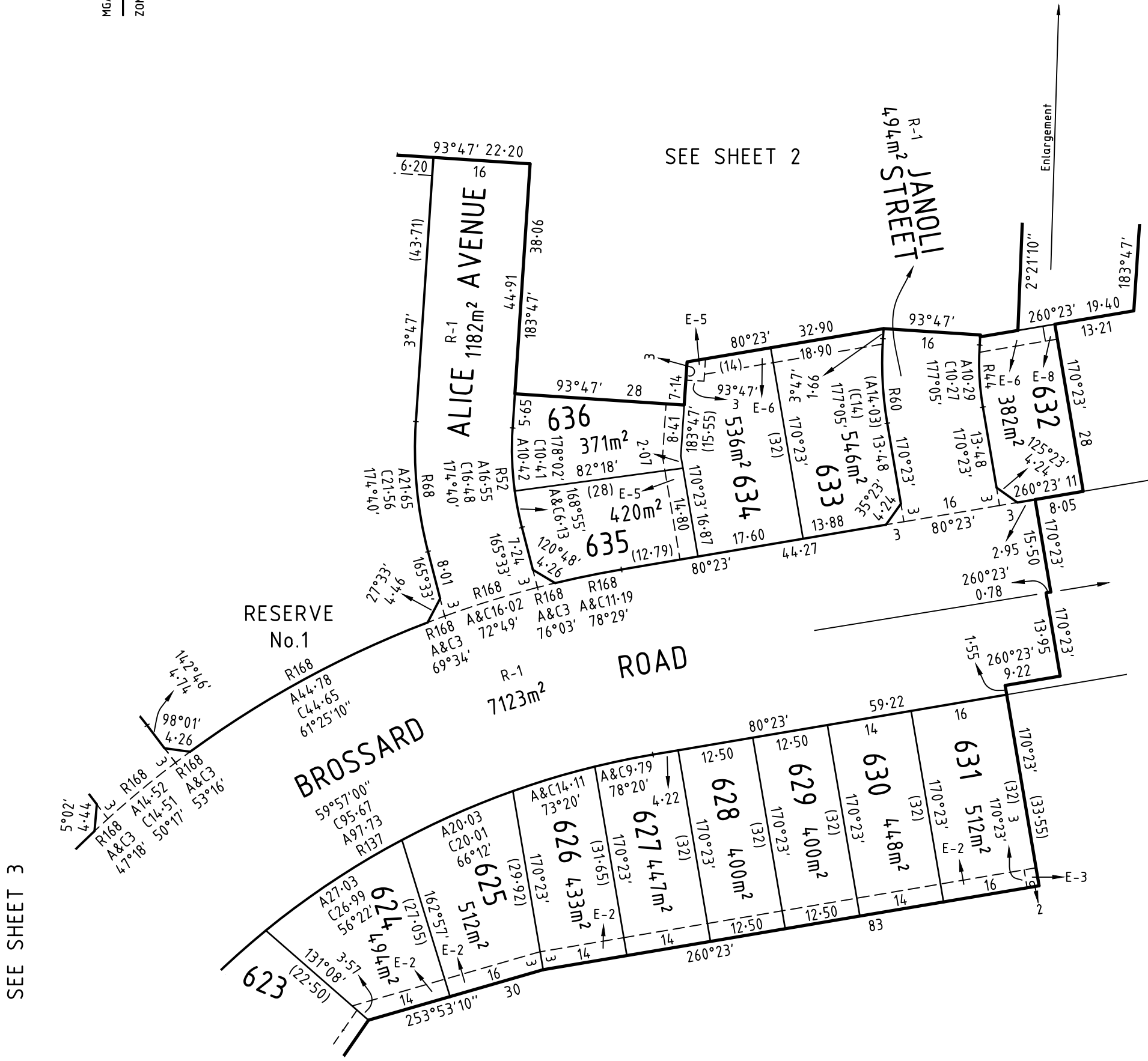
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SIZE: A3

SHEET 3

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ENLARGEMENT
SCALE 1:250



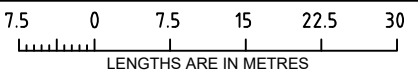
SEE SHEET 3

SEE SHEET 2



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SCALE
1: 750



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SHEET 4

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819162H (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 :

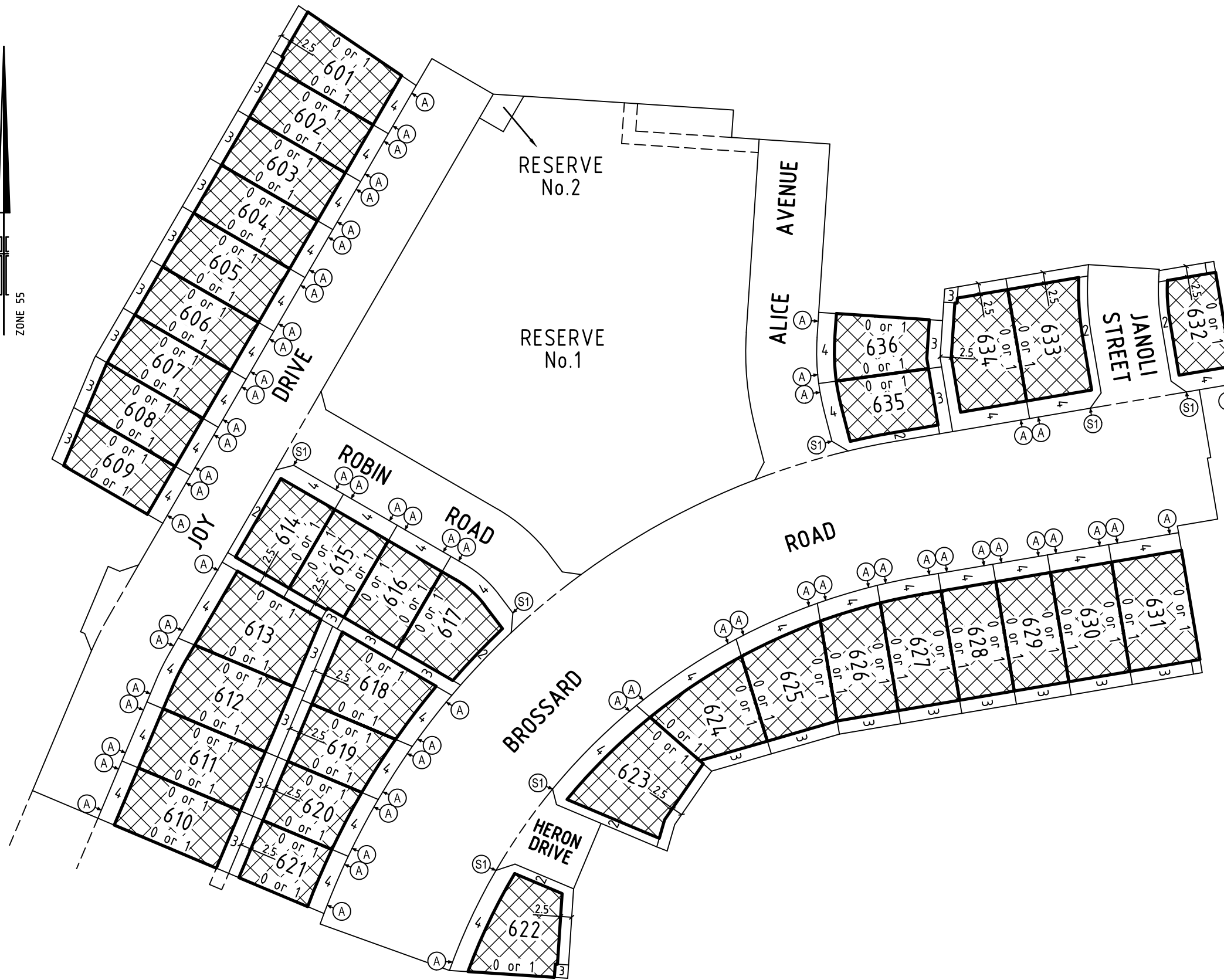
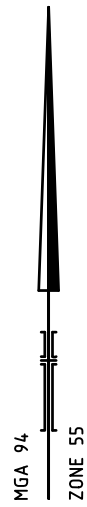
Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
601	602	620	611, 619, 621
602	601, 603	621	610, 620
603	602, 604	622	
604	603, 605	623	624
605	604, 606	624	623, 625
606	605, 607	625	624, 626
607	606, 608	626	625, 627
608	607, 609	627	626, 628
609	608	628	627, 629
610	611, 621	629	628, 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

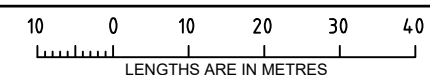
- Building Envelope
- Side Boundary Profile

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



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SCALE
 1: 1000



ORIGINAL SHEET
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SHEET 6

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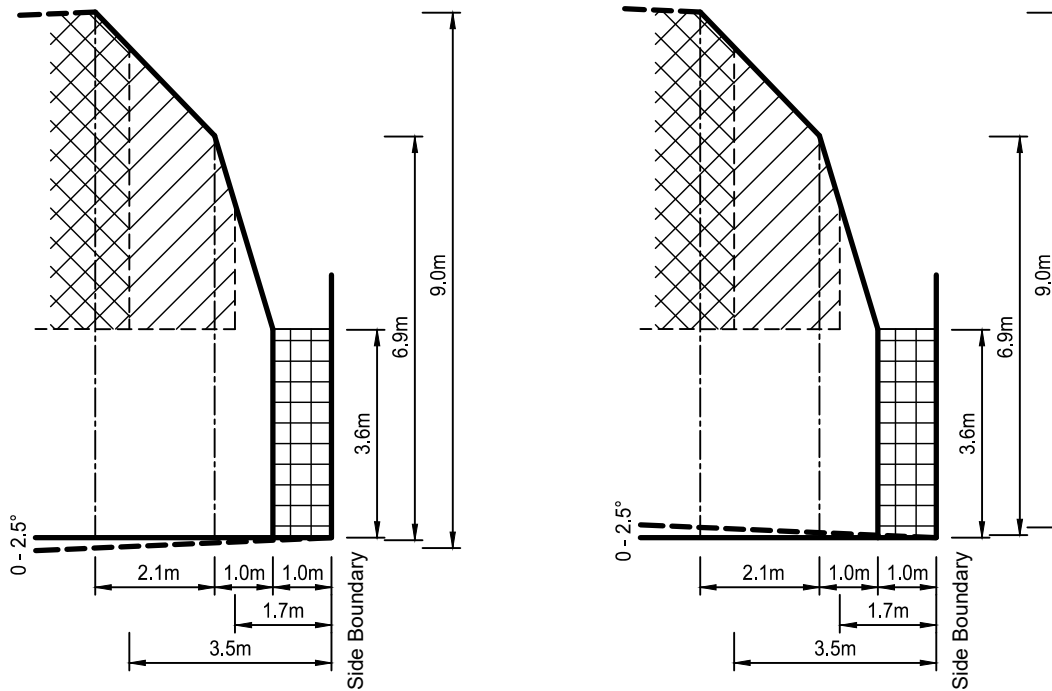
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PROFILE DIAGRAM


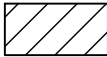

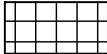
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

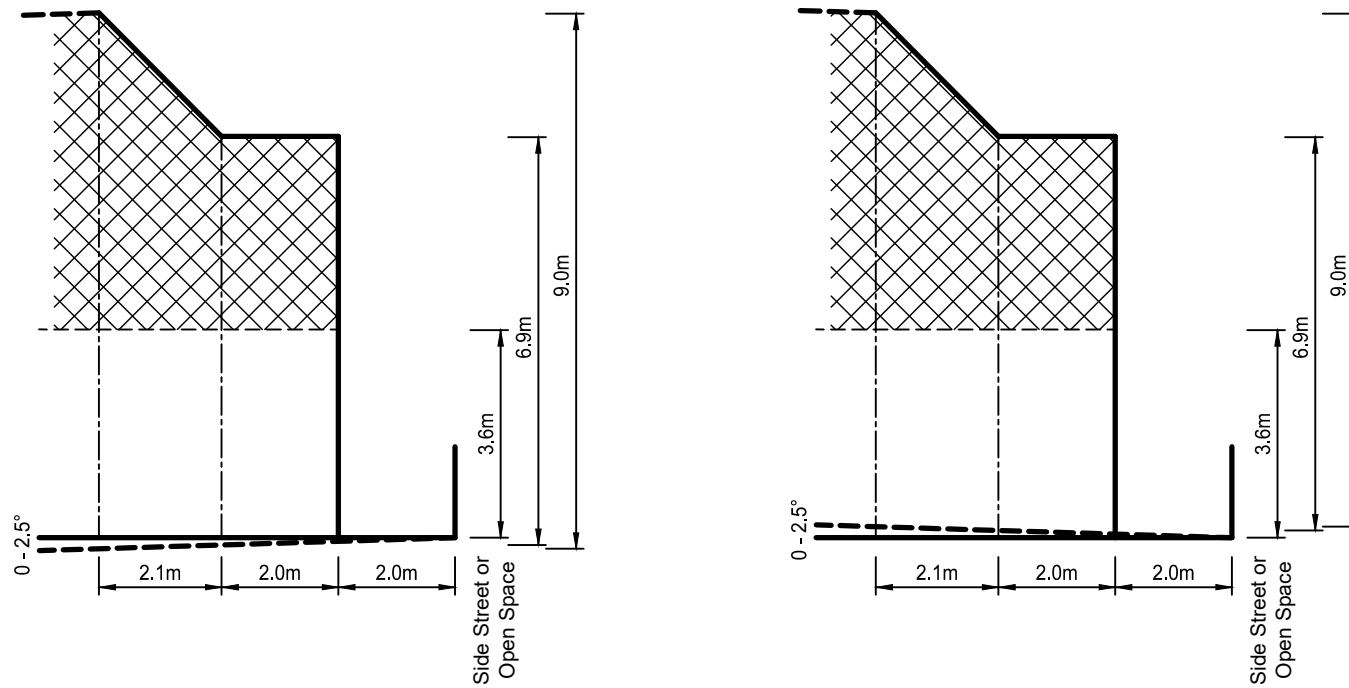
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


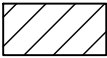


Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

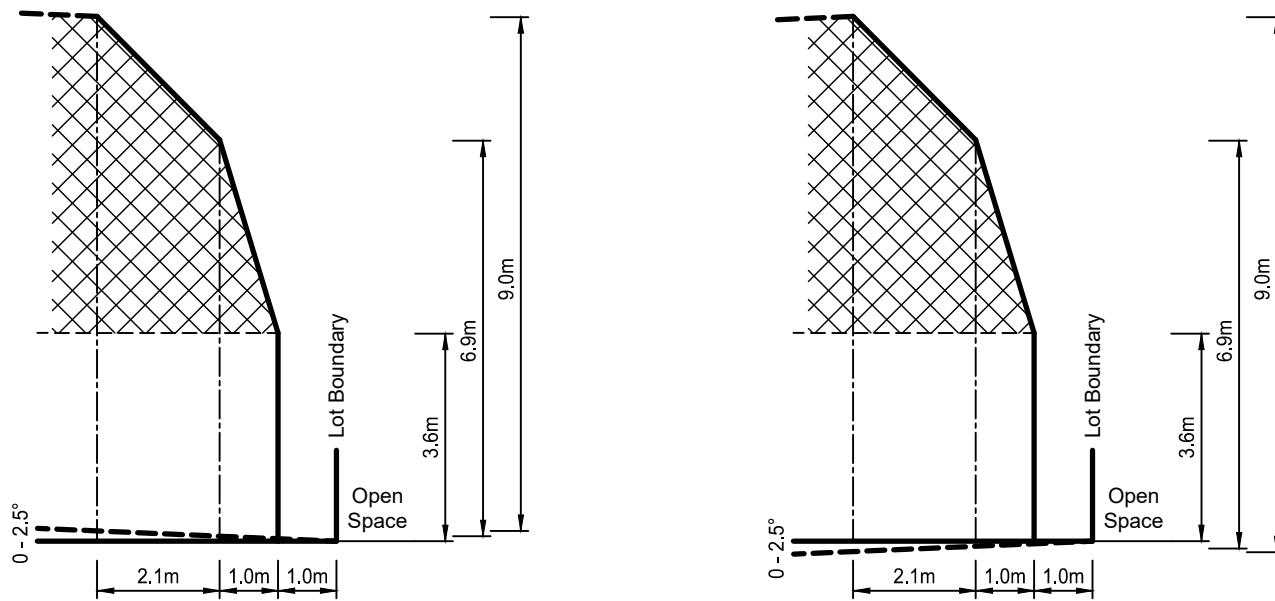
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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