

PLAN OF SUBDIVISION

EDITION 1

PS 819169S

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL 12096 FOL 308
VOL FOL ...

LAST PLAN REFERENCE: LOT E on PS 819165B
LOT P on PS 819170J

POSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064

MGA94 CO-ORDINATES: E: 313 640 ZONE: 55
(of approx centre of land in plan) N: 5 842 860

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1 RESERVE No.1	HUME CITY COUNCIL HUME CITY COUNCIL

Land being subdivided is enclosed within thick continuous lines
Lots A to P, S and 1 to 800 (all inclusive) have been omitted from this plan.
Other purpose of this plan

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey PS803939G

STAGING:

This is not a staged subdivision

Planning Permit No. P21670

This survey has been connected to permanent marks No(s) 5, 11 & 21

In Proclaimed Survey Area No. 74

To remove by agreement E-4 Easement created in PS 819165B that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988.

To remove by agreement E-6 Easement created in PS 819170J that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988.

To remove by agreement E-1 Easement created in PS 803939G that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988.


EASEMENT INFORMATION

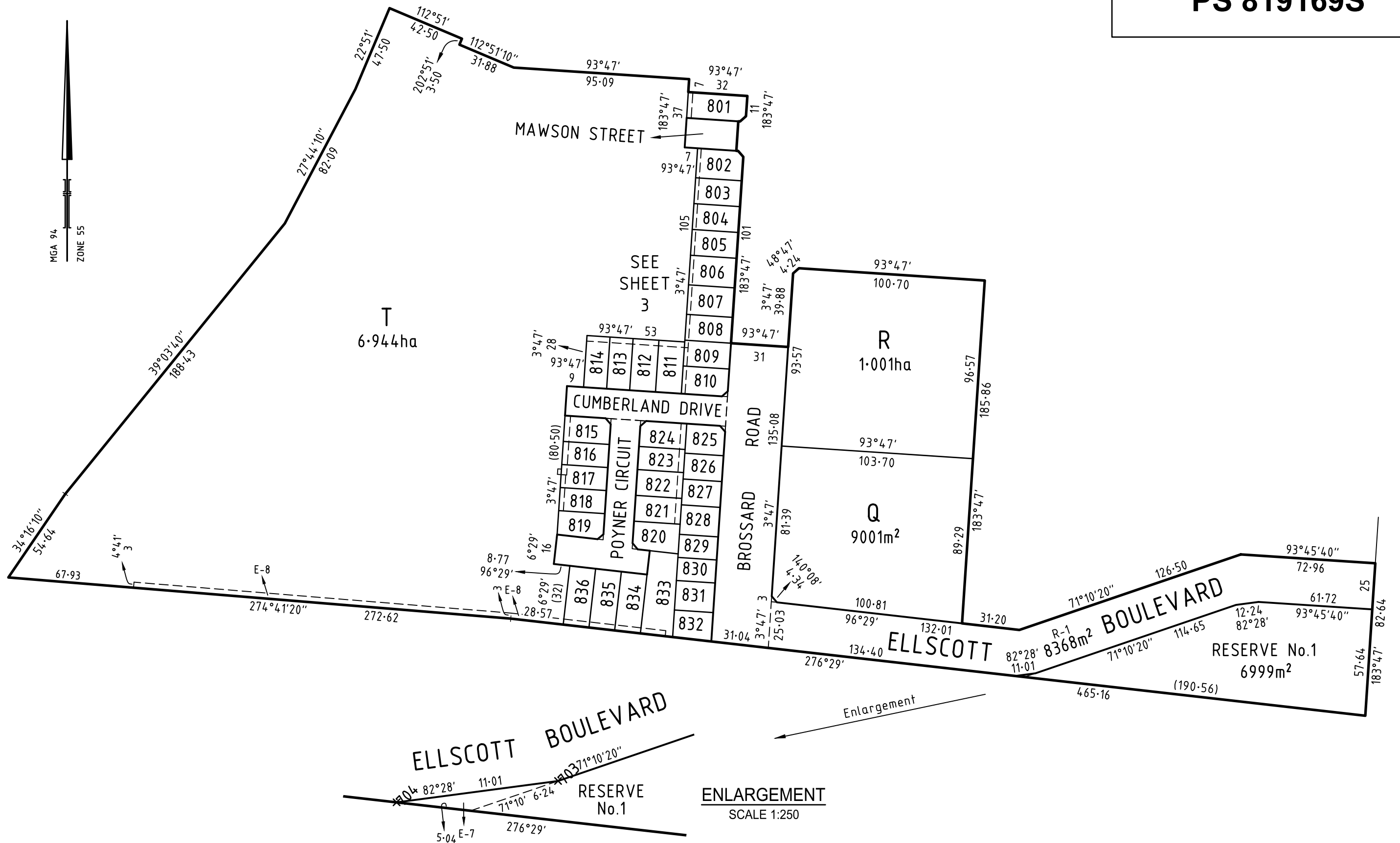
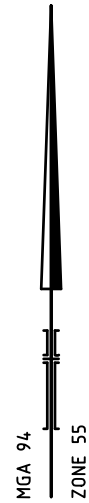
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	SEWERAGE	2.50	PS 819165B	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-3	DRAINAGE	SEE DIAGRAM	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAGRAM	THIS PLAN	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	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	CARRIAGEWAY	SEE DIAGRAM	PS 803939G	LOT A ON PS 803939G
E-8	DRAINAGE	3	INSTRUMENT C/E	HUME CITY COUNCIL
E-8	SEWERAGE	3	INSTRUMENT C/E	YARRA VALLEY WATER CORPORATION

TRIJENA ESTATE - STAGE 8 (38 LOTS)

AREA OF STAGE - 5.624ha

 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 307022SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
	Licensed Surveyor: Phillip John Herridge Version: 9		



SURVEYOR'S FILE REF: 307022SV00



414 La Trobe Street
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Melbourne Vic 8007
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SCALE 1: 2000

LENGTHS ARE IN METRES

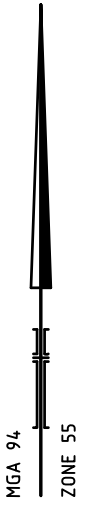
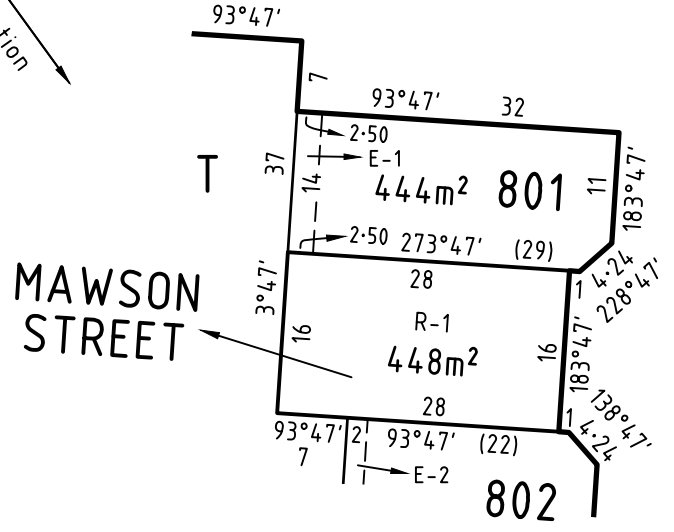
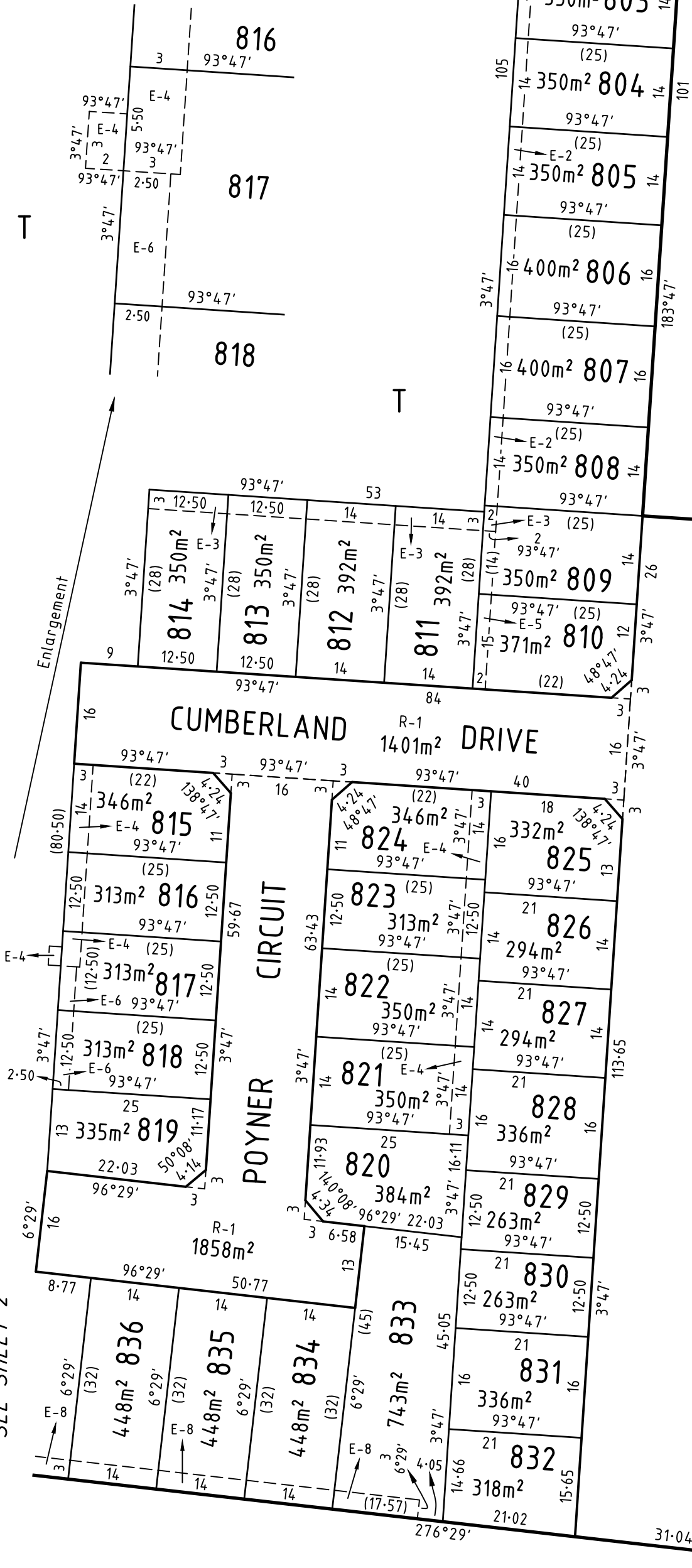
Licensed Surveyor: Phillip John Herridge
Version: 9

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

ENLARGEMENT
SCALE 1:250



SEE SHEET 2

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 819169S (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.	Benefitted Lots	Burdened Lot No.	Benefitted Lots	Burdened Lot No.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
801	802	810	809, 811	819	818	832	831, 833
802	803	811	809, 810, 812	820	821, 828, 829, 833	833	820, 829, 830, 831, 832, 834
803	802, 804	812	811, 813	821	820, 822, 827, 828	834	833, 835
804	803, 805	813	812, 814	822	821, 823, 826, 827	835	834, 836
805	804, 806	814	813	823	822, 824, 825, 826	836	835
806	805, 807	815	816	824	823, 825		
807	806, 808	816	815, 817	825	823, 824, 826		
808	807, 809	817	816, 818	828	820, 821, 827, 829		
809	808, 810, 811	818	817, 819	831	830, 832, 833		

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.
- (b) 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 819169S (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.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
826	822, 823, 825, 827	829	820, 828, 830, 833
827	821, 822, 826, 828	830	829, 831, 833

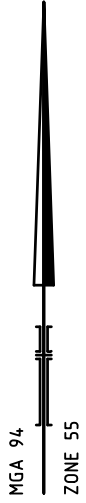
Lots 826, 827, 829 and 830 are defined as Type B lots under the Small Lot Housing Code.

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.

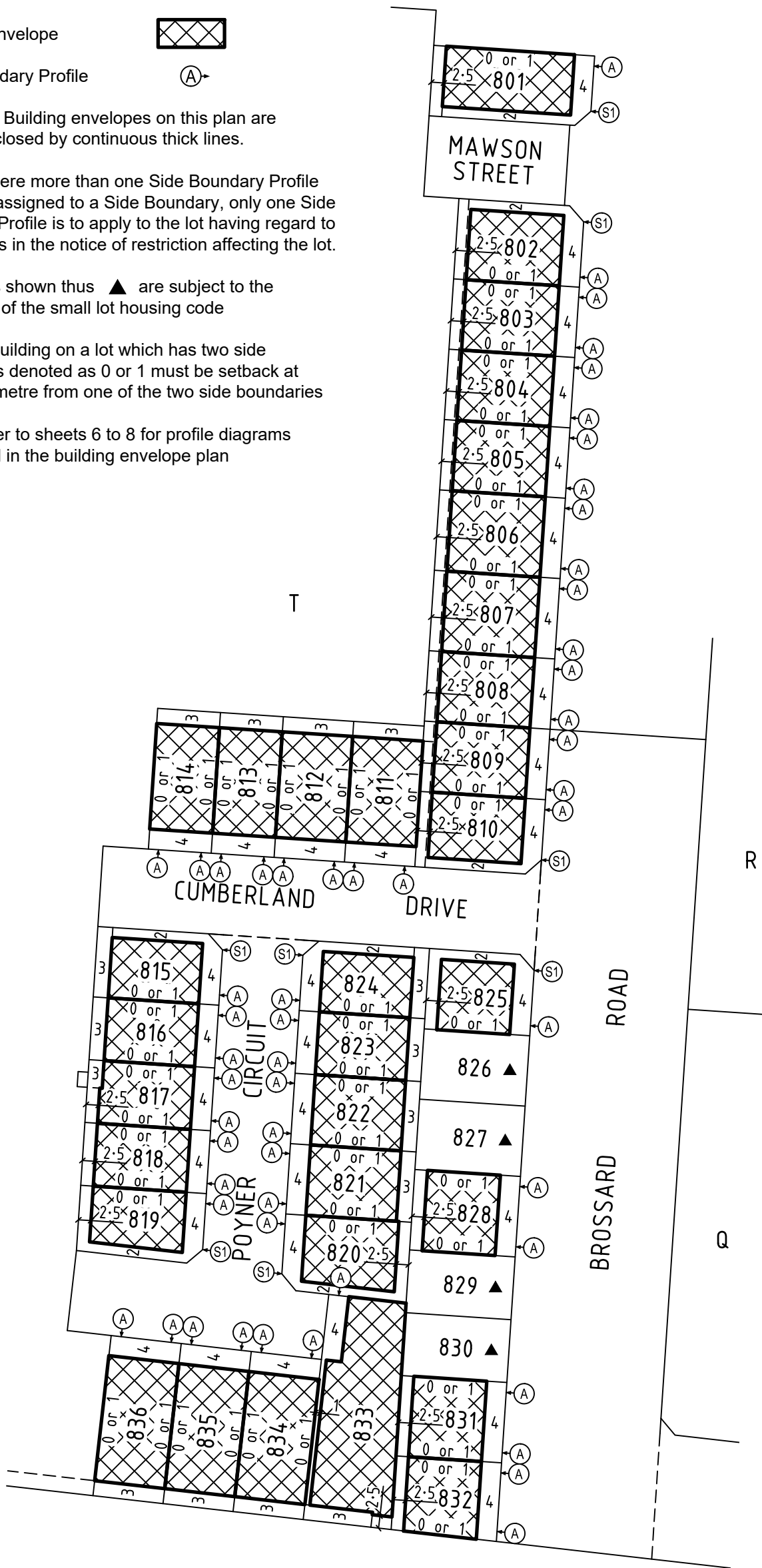
This Restriction expires 10 years after the date of Registration of this Plan.



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 6 to 8 for profile diagrams referenced in the building envelope plan

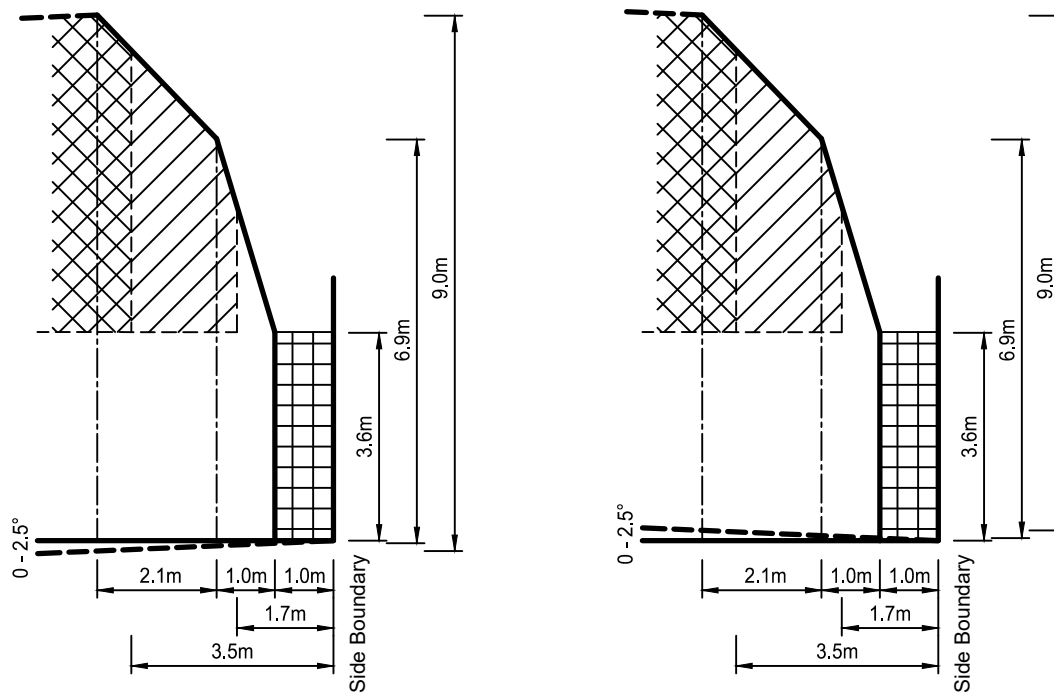


PROFILE DIAGRAM


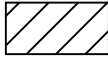

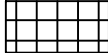
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

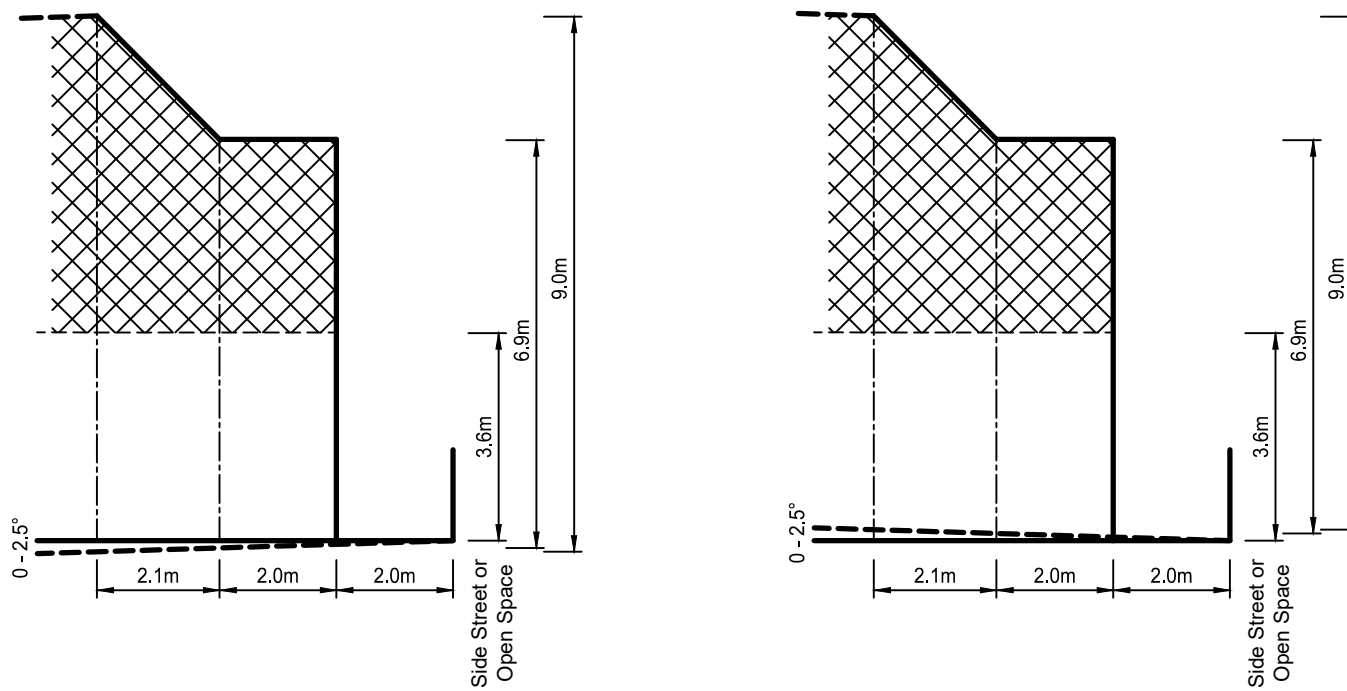
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


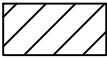


Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

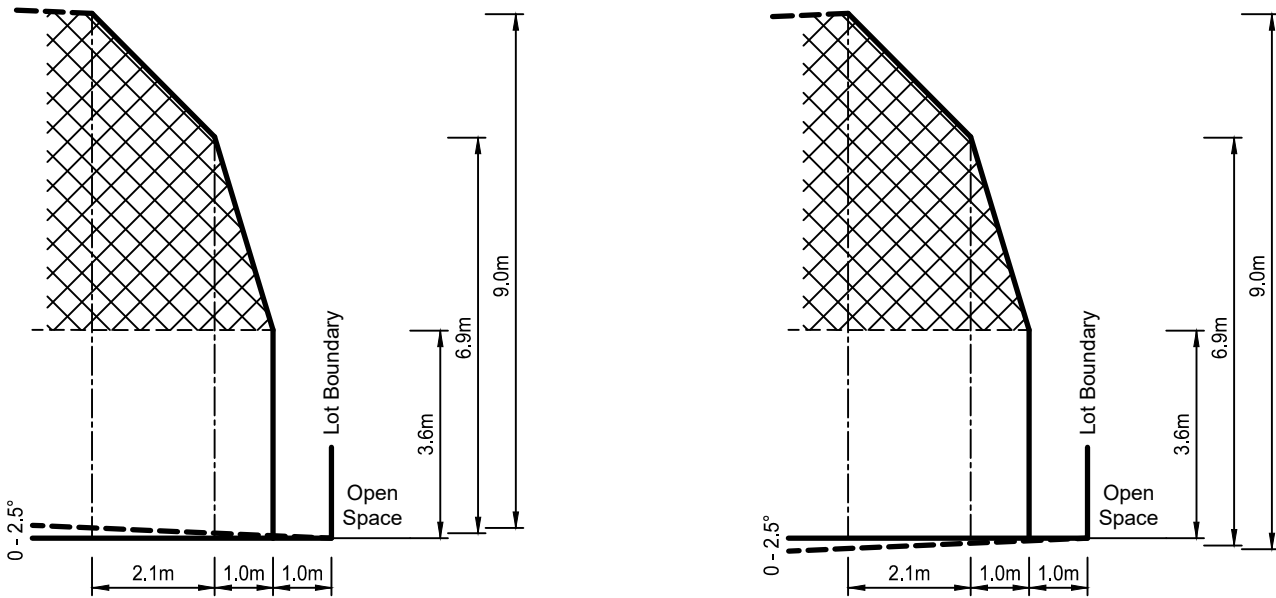
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


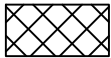
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S2



SIDE BOUNDARY ABUTS RESERVE

-  Single Storey Building Envelope
-  Double Storey Building Envelope