

PLAN OF SUBDIVISION

EDITION 1

PS 822277V

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT U on PS 822281F

POSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064MGA94 CO-ORDINATES: E: 313 510 ZONE: 55
(of approx centre of land N: 5 842 900
in plan)

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

Land being subdivided is enclosed within thick continuous lines
Lots A to U and 1 to 1000 (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey (PS 803939G)STAGING:
This is not a 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	PS 822281F	HUME CITY COUNCIL
E-1	SEWERAGE	3	PS 822281F	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	DRAINAGE	3.50	PS 822281F	HUME CITY COUNCIL
E-3	SEWERAGE	3.50	PS 822281F	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	INSTRUMENT C/E AT655578X	HUME CITY COUNCIL
E-4	SEWERAGE	3	INSTRUMENT C/E AT340240U	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	3	PS 819169S	HUME CITY COUNCIL
E-5	SEWERAGE	3	PS 819169S	YARRA VALLEY WATER CORPORATION

TRIJENA ESTATE - STAGE 10 (25 LOTS)

AREA OF STAGE - 1.396ha

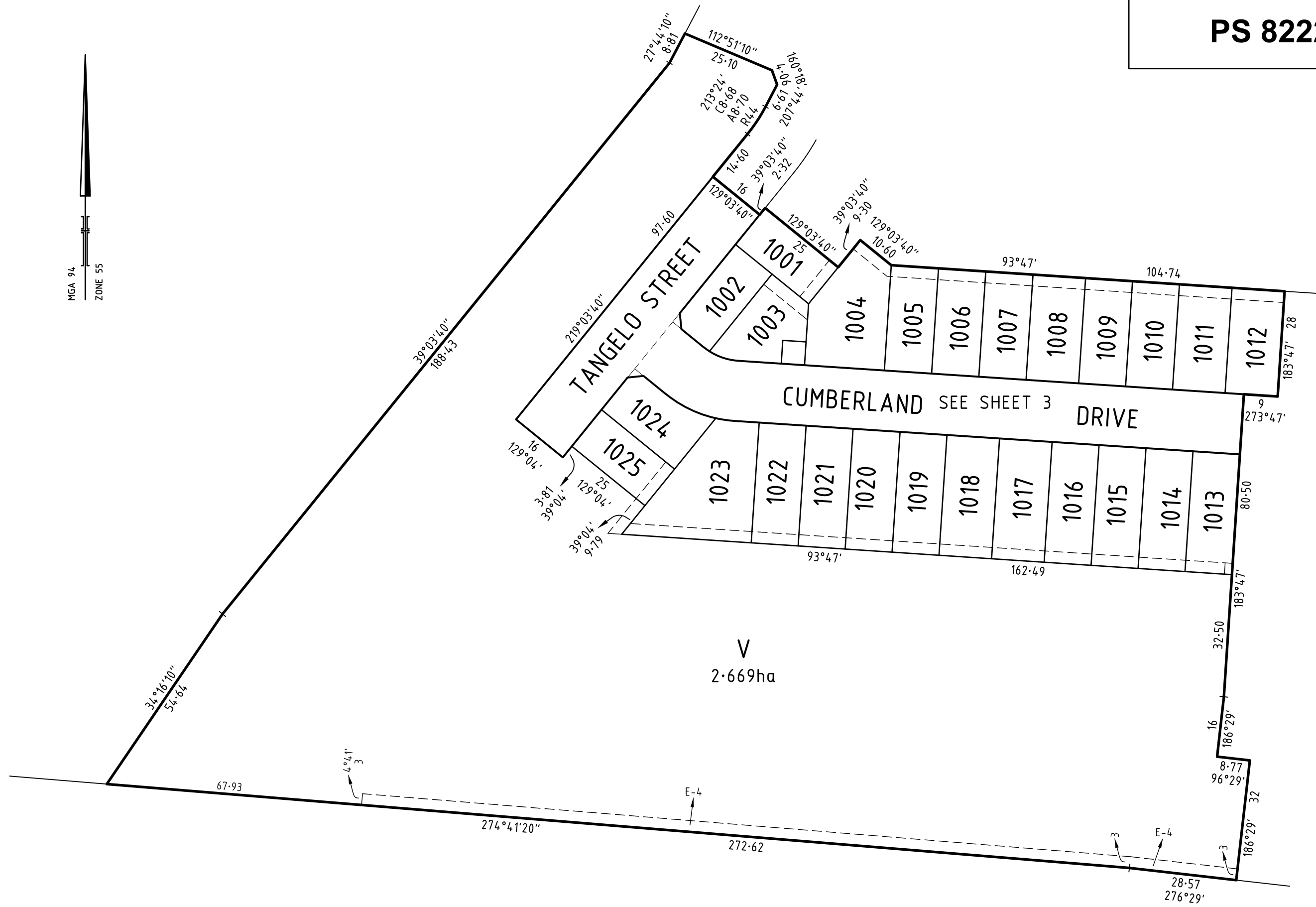
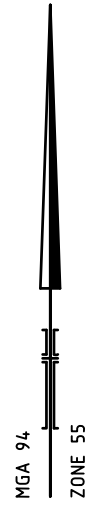
414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

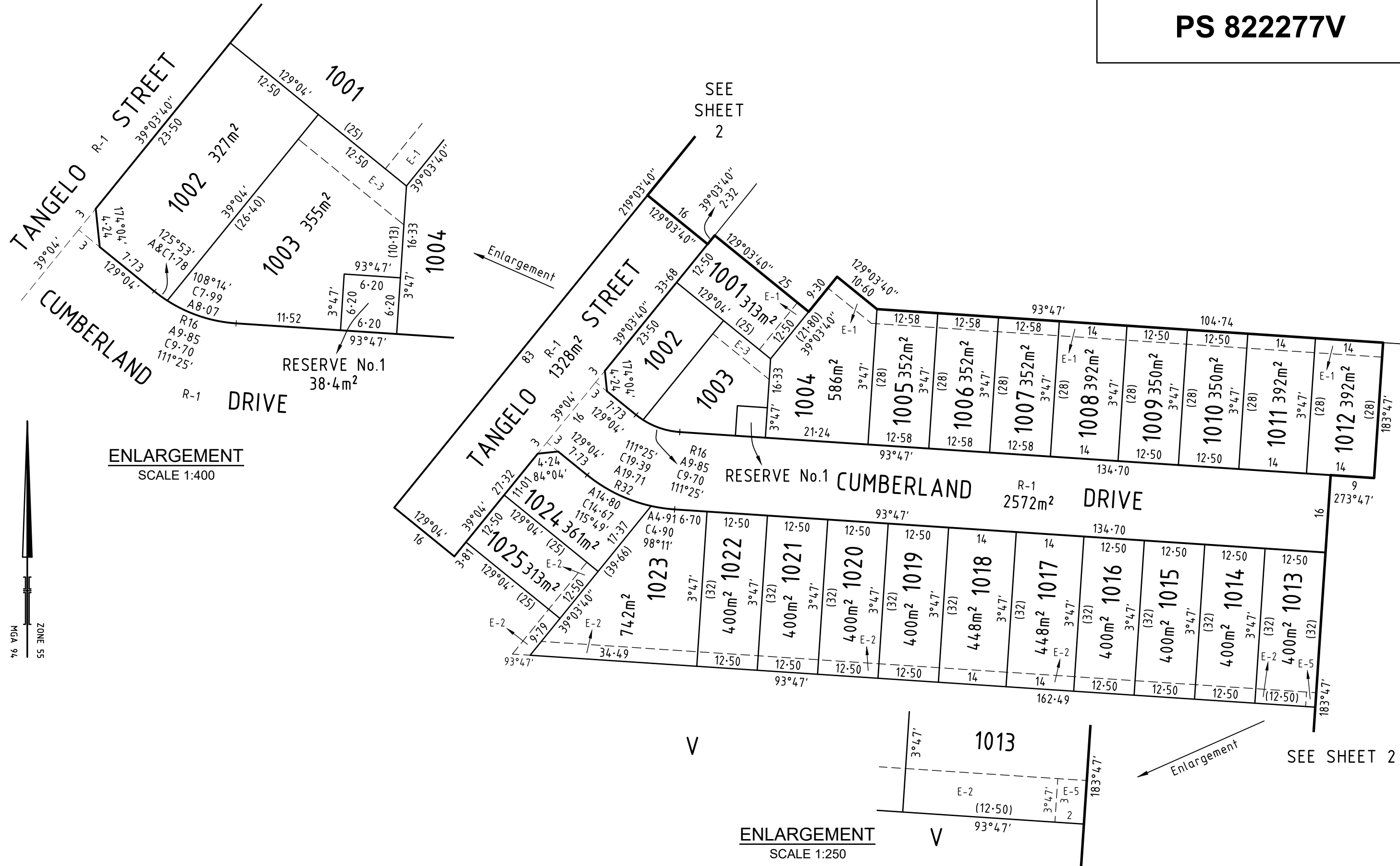
SURVEYORS FILE REF: 304013SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 8

Licensed Surveyor: Phillip John Herridge
Version: 4





CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 822277V (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
1001	1002, 1003, 1004	1014	1013, 1015
1002	1001, 1003	1015	1014, 1016
1003	1001, 1002, 1004	1016	1015, 1017
1004	1001, 1003, 1005	1017	1016, 1018
1005	1004, 1006	1018	1017, 1019
1006	1005, 1007	1019	1018, 1020
1007	1006, 1008	1020	1019, 1021
1008	1007, 1009	1021	1020, 1022
1009	1008, 1010	1022	1021, 1023
1010	1009, 1011	1023	1022, 1024, 1025
1011	1010, 1012	1024	1023, 1025
1012	1011	1025	1023, 1024
1013	1014		


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

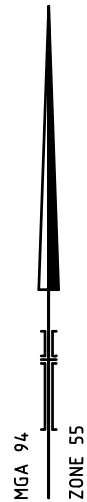
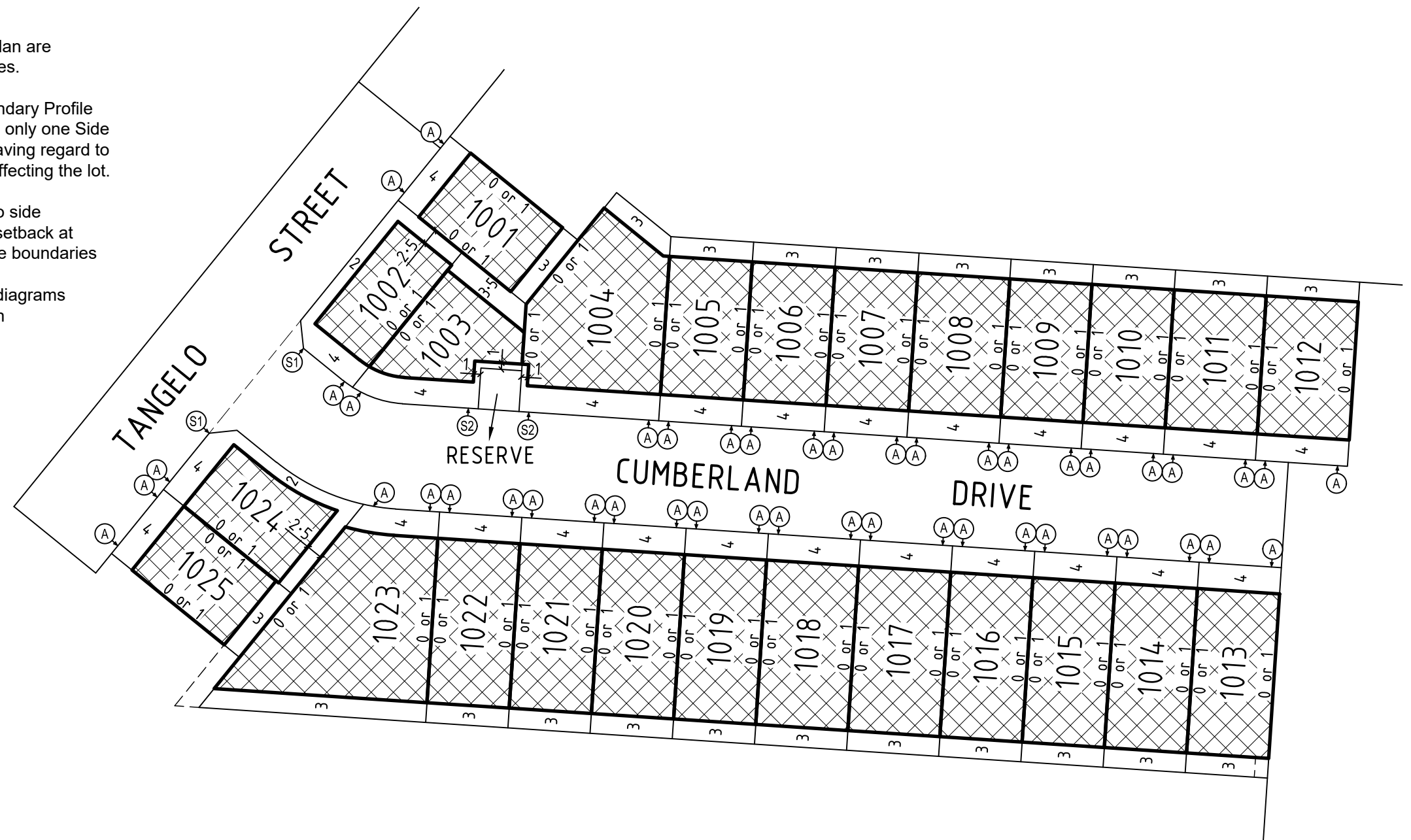
- (a) build or allow to be built on the Lot any building other than in accordance with the building envelope plan shown in the Schedule on sheet 5.
- (b) build or allow to be built on the Lot any building other than in accordance with allowable encroachments as defined in Regulation 74(3) of the Building Regulations 2018.

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

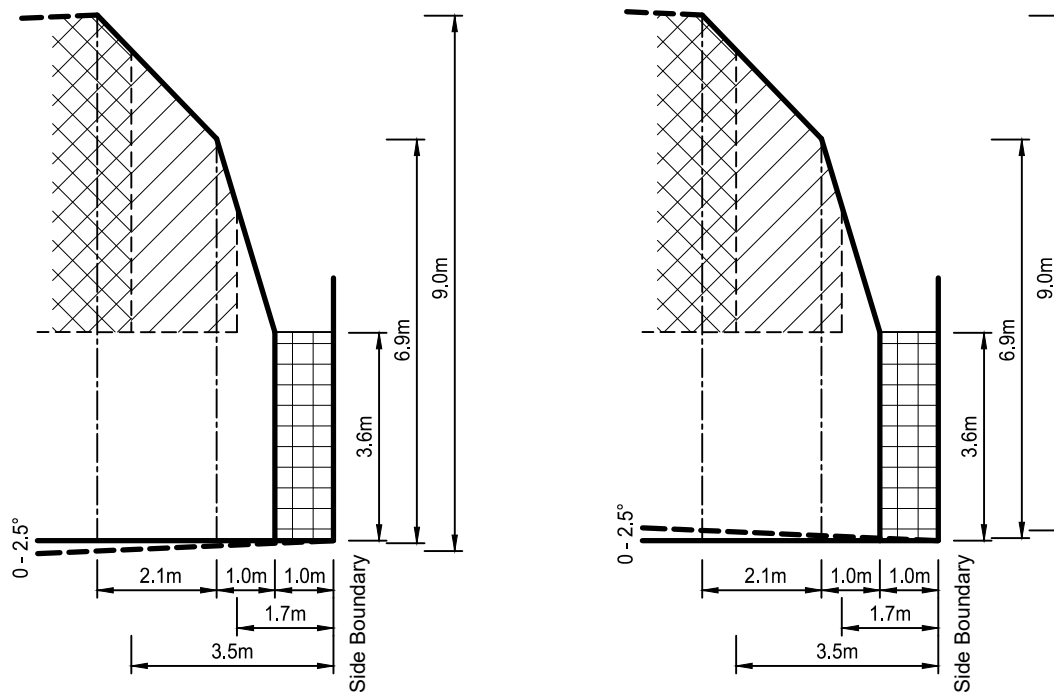


PROFILE DIAGRAM




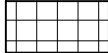
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

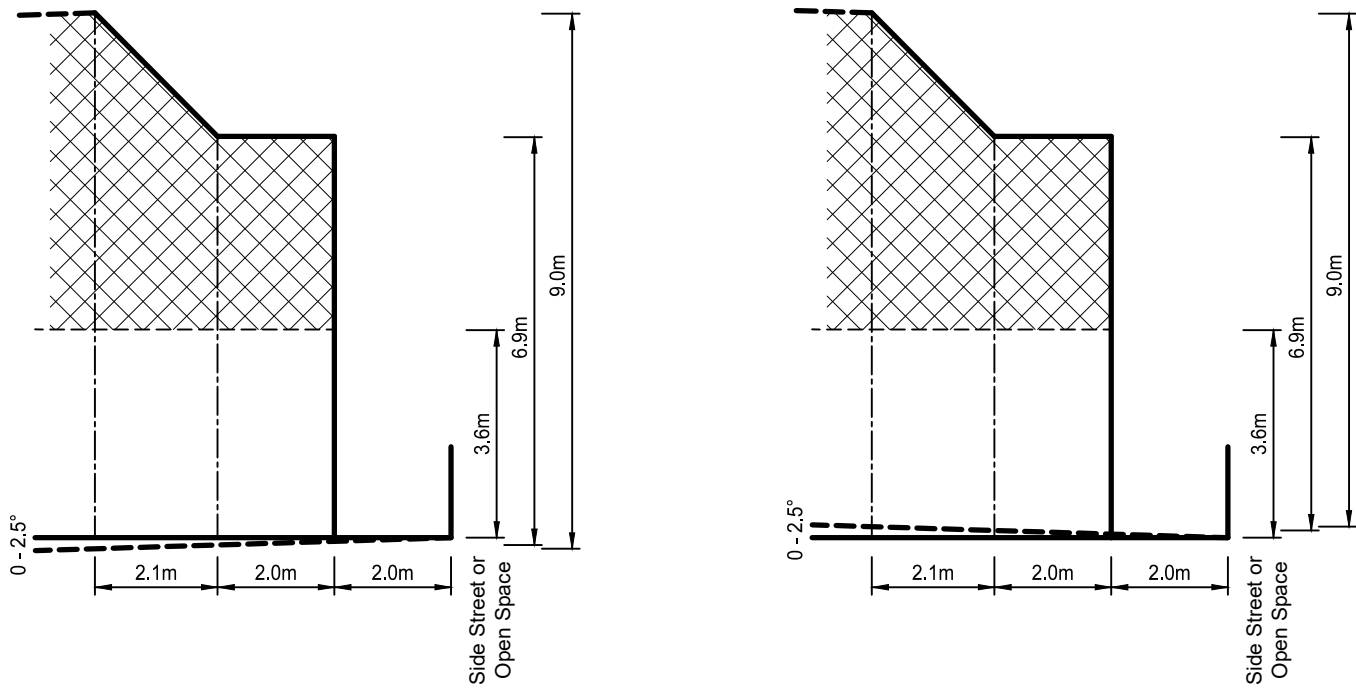
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


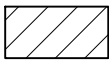
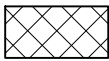
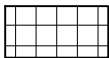
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

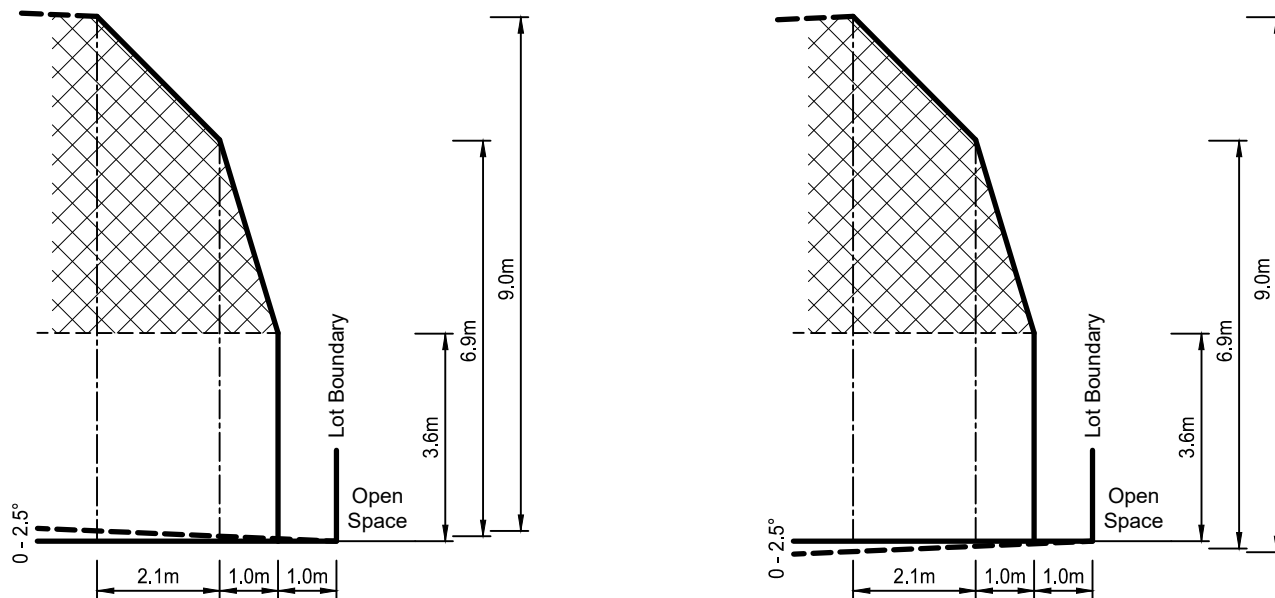
-  Single Storey Building Envelope
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-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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