

PLAN OF SUBDIVISION

EDITION 1

PS 822281F

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL 12277 FOL 226

LAST PLAN REFERENCE: LOT T on PS 819169S

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

MGA94 CO-ORDINATES: E: 313 550 ZONE: 55
(of approx centre of land N: 5 843 000
in plan)

Council Name: Hume City Council

Council Reference Number: S008674
Planning Permit Reference: P20129
SPEAR Reference Number: S125220S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 21/12/2020

Public Open Space

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

Digitally signed by: Antonino Magazzu for Hume City Council on 18/08/2021

Statement of Compliance issued: 27/08/2021

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	HUME CITY COUNCIL

Land being subdivided is enclosed within thick continuous lines
Lots A to T and 1 to 900 (all inclusive) have been omitted from 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. P20129

This 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	2	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	3	INSTRUMENT C/E AT655578X	HUME CITY COUNCIL
E-5	SEWERAGE	3	INSTRUMENT C/E AT340240U	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	3	PS 819169S	HUME CITY COUNCIL
E-6	SEWERAGE	3	PS 819169S	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	3.50	THIS PLAN	HUME CITY COUNCIL
E-7	SEWERAGE	3.50	THIS PLAN	YARRA VALLEY WATER CORPORATION

TRIJENA ESTATE - STAGE 9 (54 LOTS)

AREA OF STAGE - 2.879ha



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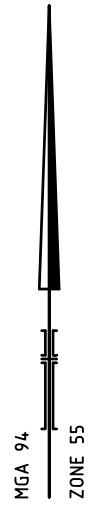
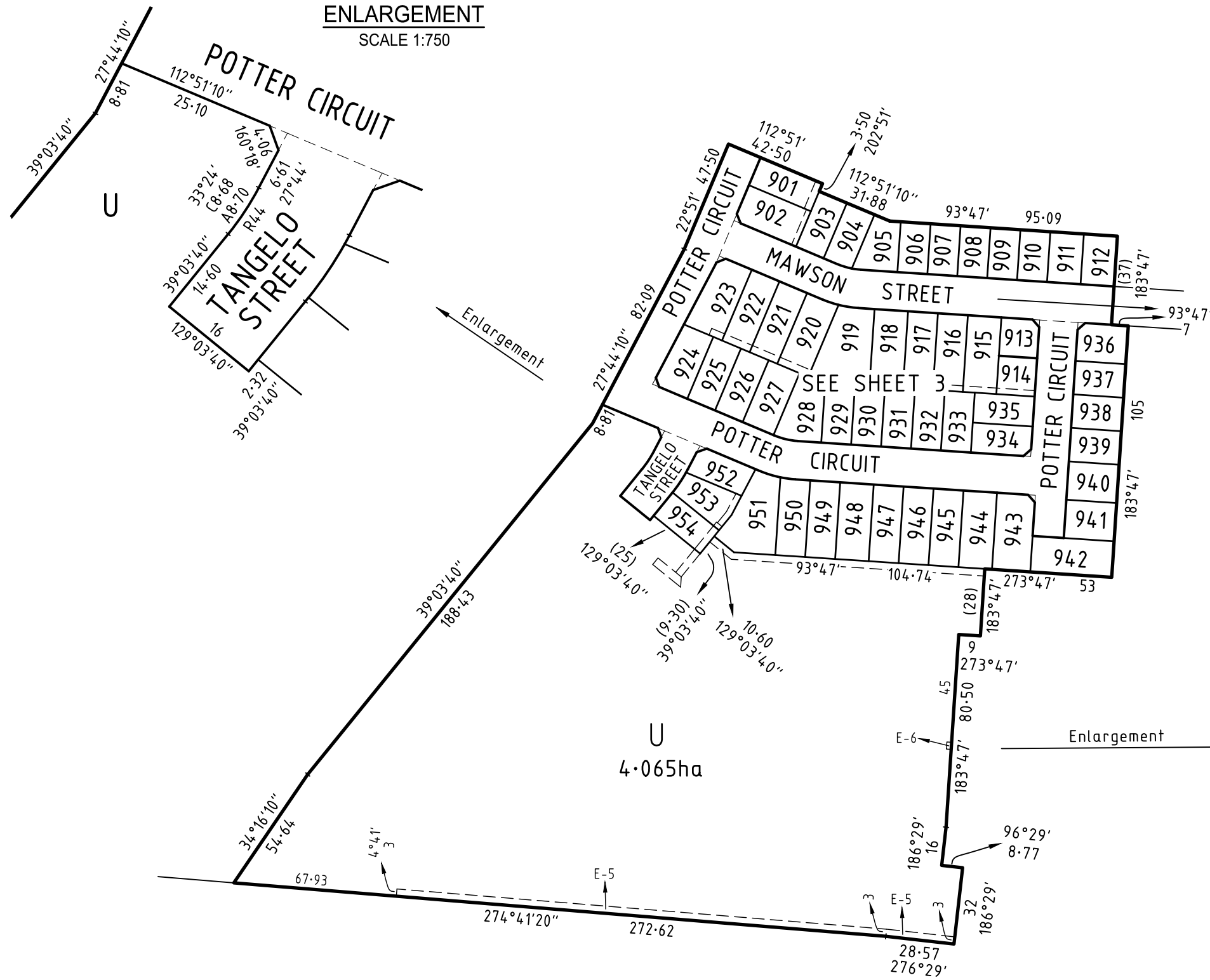
SURVEYORS FILE REF: 304012SV00

Digitally signed by: PHILLIP JOHN HERRIDGE, Licensed
Surveyor,
Surveyor's Plan Version (8),
30/07/2021, SPEAR Ref: S125220S

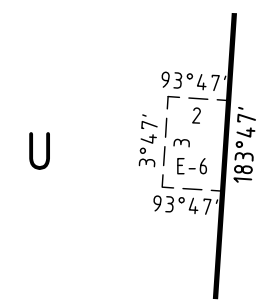
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SIZE: A3

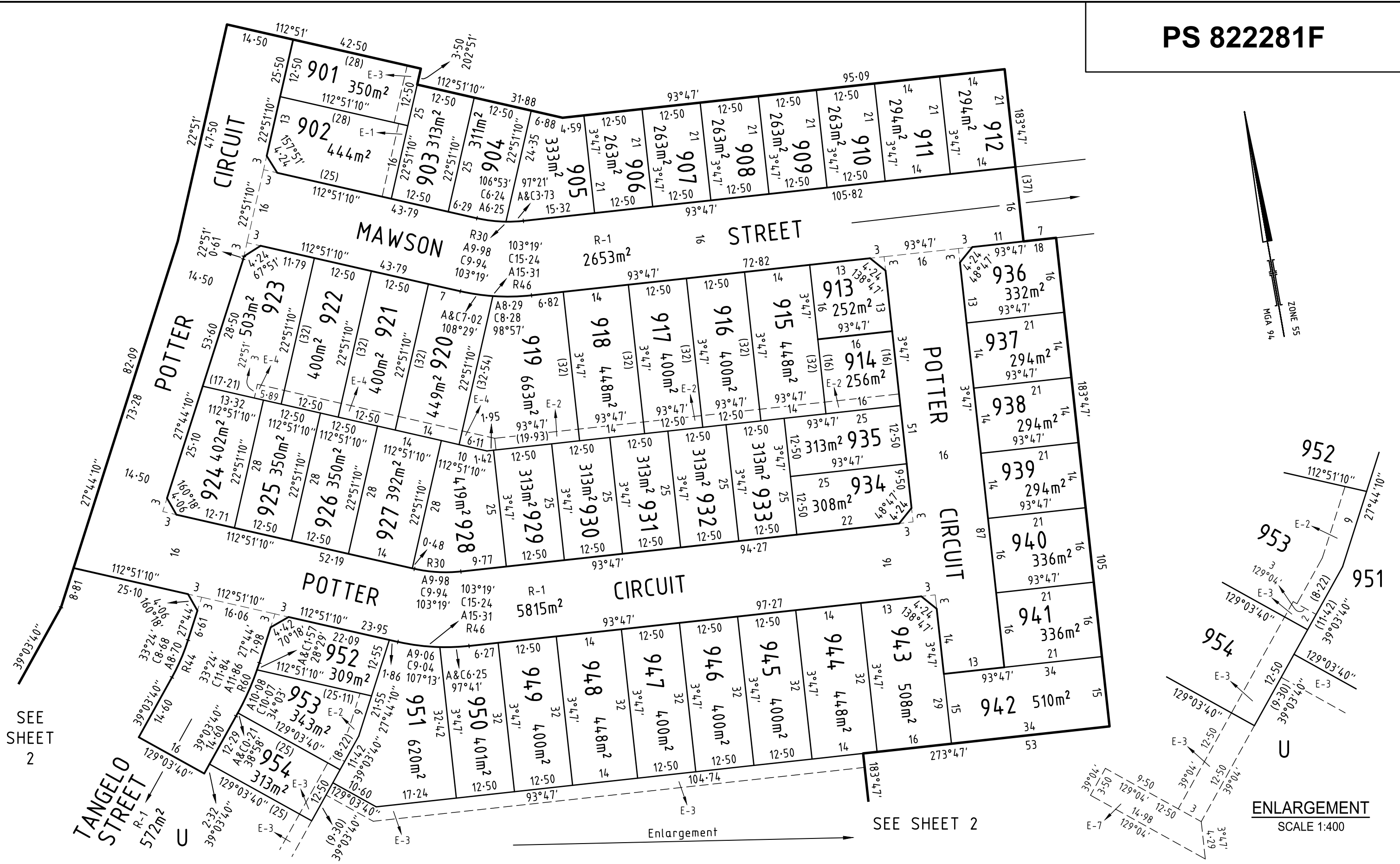
SHEET 1 OF 8

ENLARGEMENT
SCALE 1:750



ENLARGEMENT
SCALE 1:250





ENLARGEMENT
SCALE 1:400

SEE SHEET 2

SEE SHEET 2



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SCALE 1: 750	7.5 7.5 15 22.5 30 LENGTHS ARE IN METRES
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Surveyor's Plan Version (8),
30/07/2021, SPEAR Ref: S125220S

ORIGINAL SHEET
SIZE: A3

Digitally signed by:
Hume City Council,
18/08/2021,
SPEAR Ref: S125220S

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 822281F (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	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
901	902, 903	915	913, 914, 916, 933, 935	929	919, 928, 930	942	941, 943
902	901, 903	916	915, 917, 932, 933	930	918, 919, 929, 931	943	942, 944
903	901, 902, 904	917	916, 918, 931, 932	931	917, 918, 930, 932	944	943, 945
904	903, 905	918	917, 919, 930, 931	932	916, 917, 931, 933	945	944, 946
905	904, 906	919	918, 920, 928, 929, 930	933	915, 916, 932, 934, 935	946	945, 947
906	905, 907	920	919, 921, 927, 928	934	933, 935	947	946, 948
907	906, 908	921	920, 922, 926, 927	935	914, 915, 933, 934	948	947, 949
908	907, 909	922	921, 923, 925, 926	936	937	949	948, 950
909	908, 910	923	922, 924, 925	937	936, 938	950	949, 951
910	909, 911	924	923, 925	938	937, 939	951	950, 952, 953, 954
911	910, 912	925	922, 923, 924, 926	939	938, 940	952	951, 953
912	911	926	921, 922, 925, 927	940	939, 941	953	951, 952, 954
913	914, 915	927	920, 921, 926, 928	941	940, 942	954	951, 953
914	913, 915, 935	928	919, 920, 927, 929				

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 822281F (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	Burdened Lot No.	Benefited Lots
906	905, 907	910	909, 911	914	913, 915, 935
907	906, 908	911	910, 912	937	936, 938
908	907, 909	912	911	938	937, 939
909	908, 910	913	914, 915	939	938, 940

Lots 906 to 914 and 937 to 939 (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.

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 906 to 912 (both inclusive) on this plan.

Land to be Burdened: Lots 906 to 912 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of a burdened lot must not:

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.



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ORIGINAL SHEET
SIZE: A3

SHEET 4

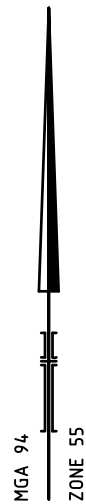
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LEGEND

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

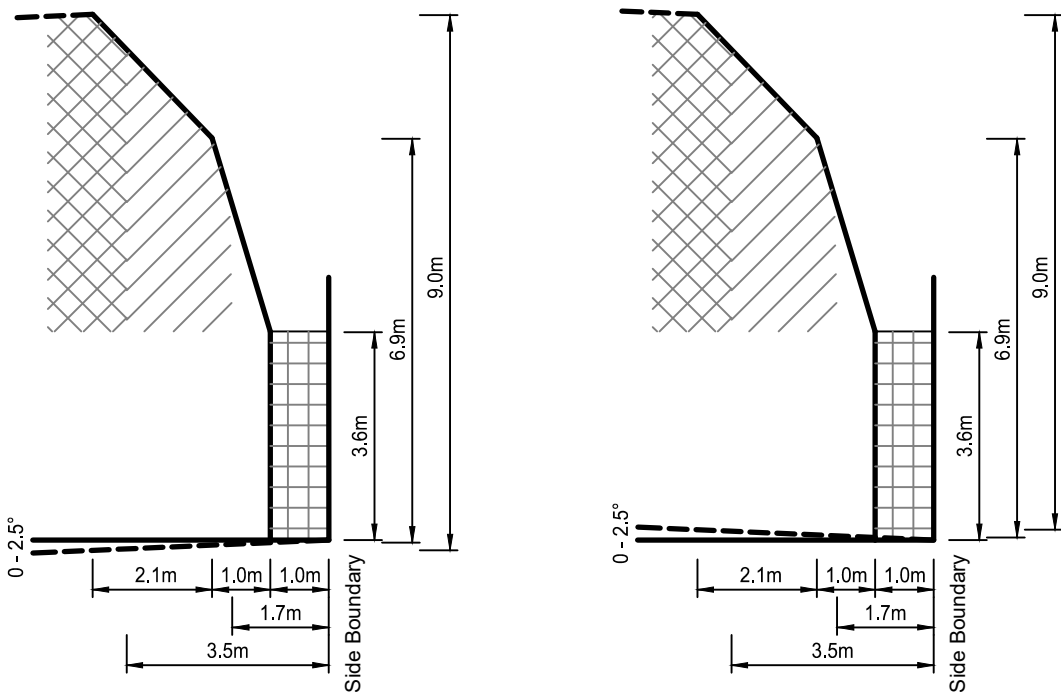


PROFILE DIAGRAM




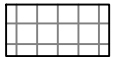
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

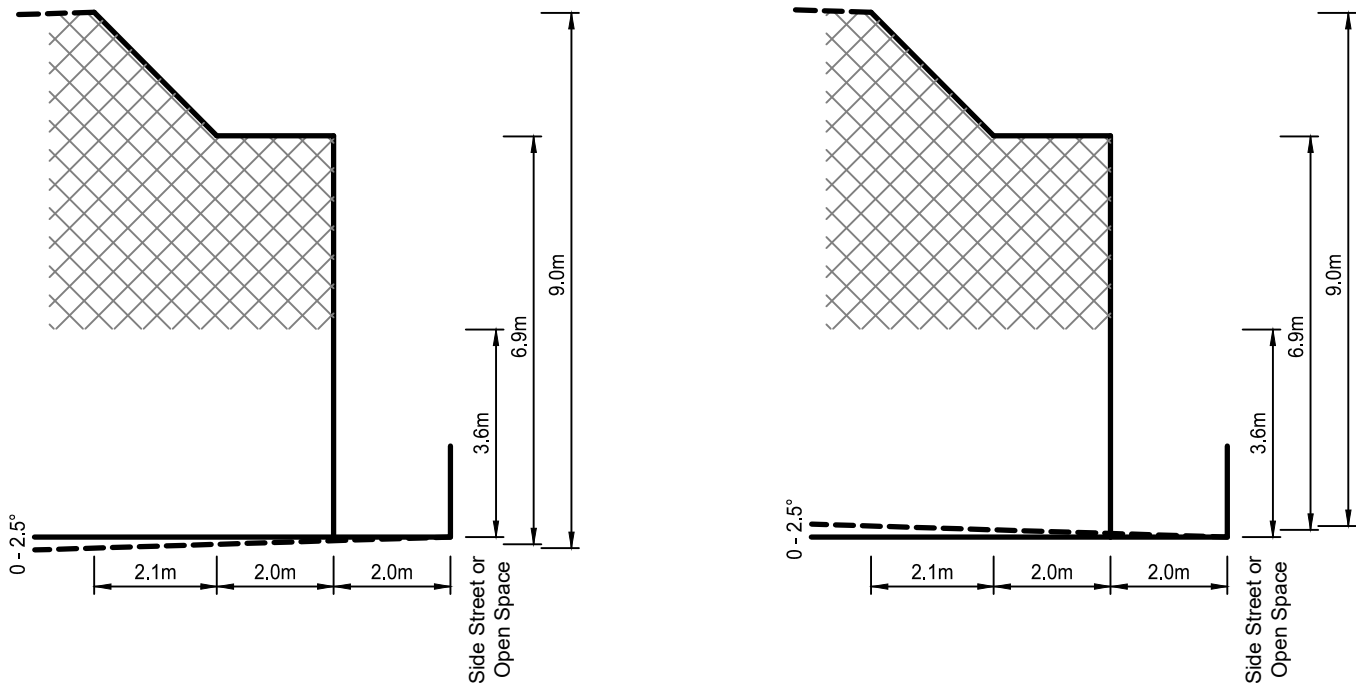
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM



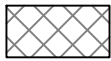
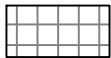
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

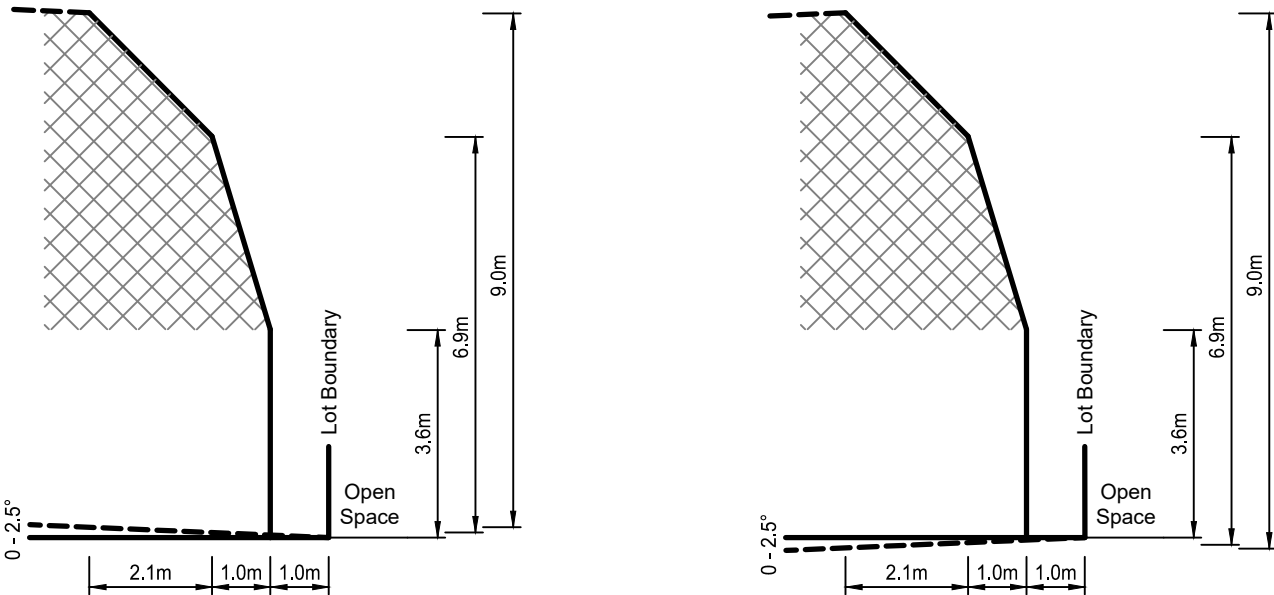
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

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