

PLAN OF SUBDIVISION

EDITION 1

PS 842481J

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 & 18 (PART)

TITLE REFERENCE: C/T VOL FOL

LAST PLAN REFERENCE: LOT W on PS 837850H

POSTAL ADDRESS: 555F DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM, VIC 3064MGA94 CO-ORDINATES: E: 313 670 ZONE: 55
(of approx centre of land in plan) N: 5 843 400

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

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

Lots 1 to 1400 and Lots A to W (all inclusive) have been omitted from this plan.

OTHER PURPOSE OF PLAN

To remove by agreement those parts of easement E-3 created on PS 819165B that lie within Strathmore Way and Lot 1441 on this plan via Section 6(1)(k) of the Subdivision Act 1988.

NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

To remove by agreement that part of easements E-4 and E-5 created on PS 819165B that lie on this plan via Section 6(1)(k) of the Subdivision Act 1988.

SURVEY:

This plan is based on survey PS 803939G

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	SEWERAGE	2.50	PS 819165B	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	PS 819165B	HUME CITY COUNCIL
E-2	SEWERAGE	3	PS 819165B	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	2.50	PS 837850H	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	PS 837850H	HUME CITY COUNCIL
E-4	SEWERAGE	3	PS 837850H	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-6	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-7	DRAINAGE	4	PS 837850H	HUME CITY COUNCIL
E-7	SEWERAGE	4	PS 837850H	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	3	PS 837850H	HUME CITY COUNCIL

TRIJENA ESTATE - STAGE 14 (55 LOTS)

AREA OF STAGE - 2.689ha

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
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spiire.com.au

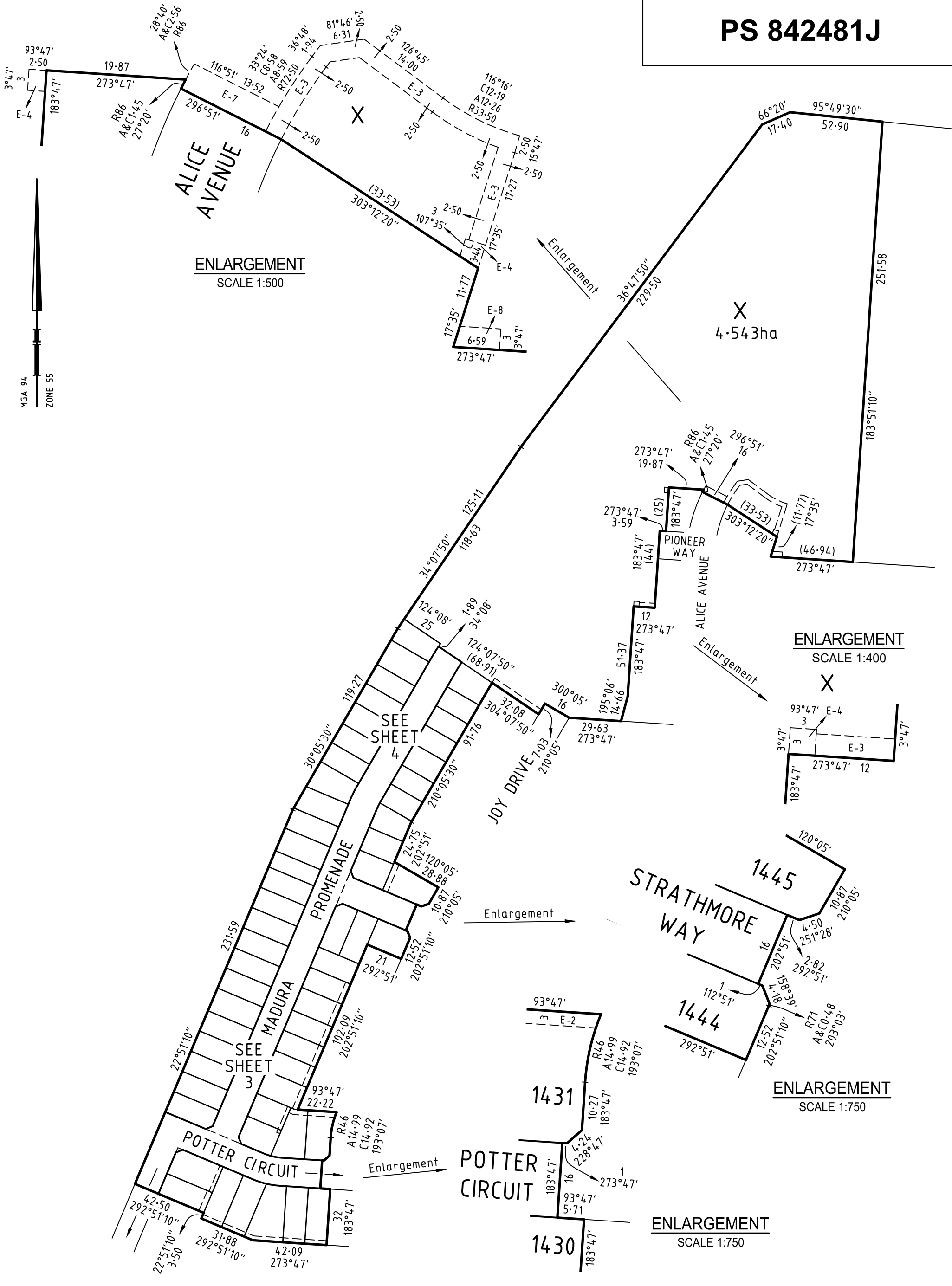
SURVEYORS FILE REF: 304017SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

Licensed Surveyor: Phillip John Herridge

Version: 5



ENLARGEMENT
SCALE 1:500

ENLARGEMENT
SCALE 1:400

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

SURVEYOR'S FILE REF: 304017SV00

SCALE 1: 2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

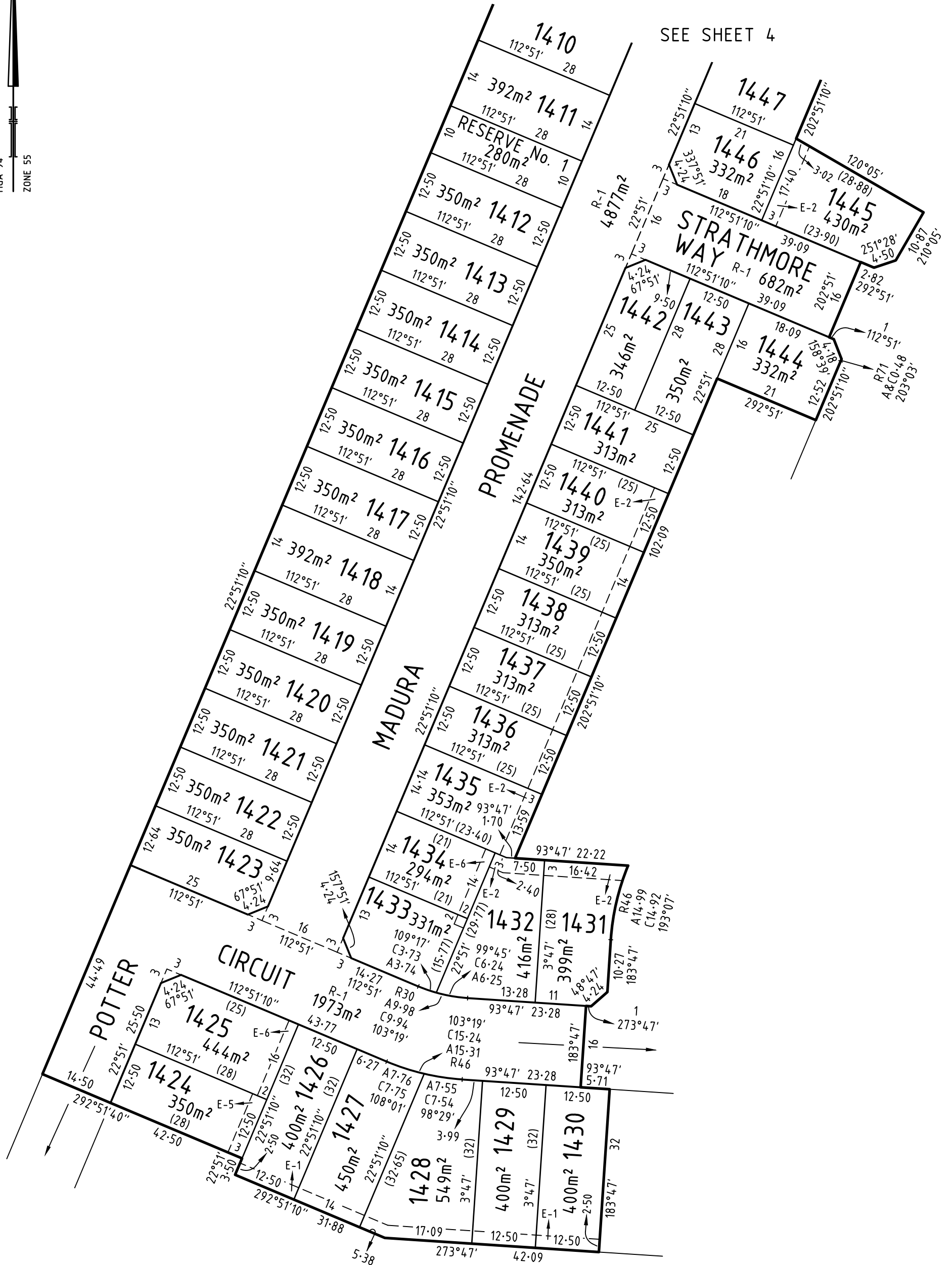
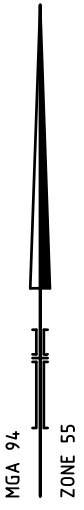
SHEET 2



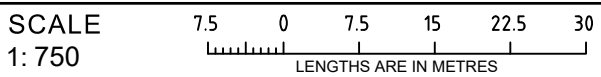
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SEE SHEET 4



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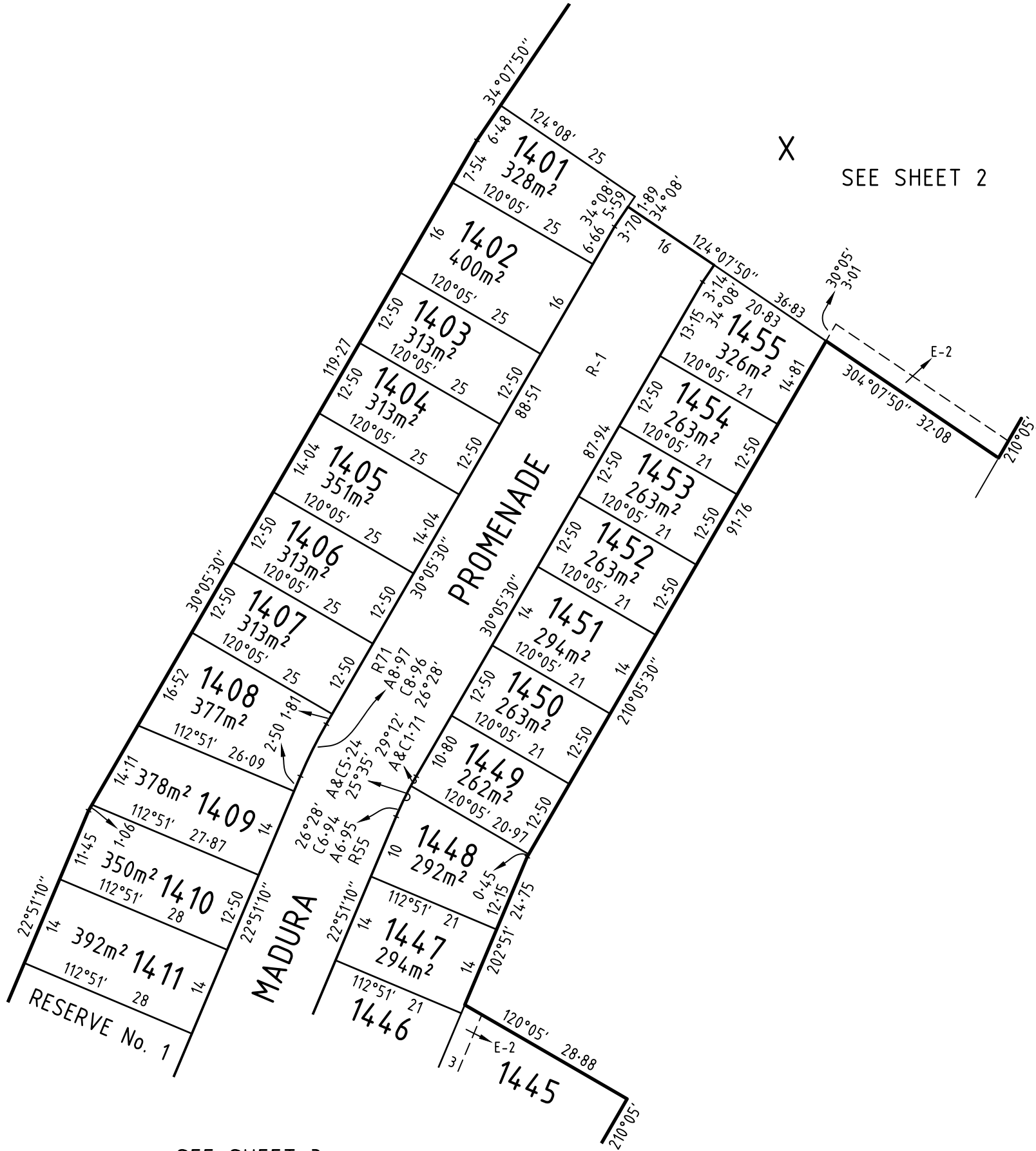
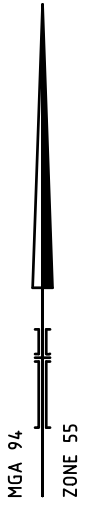
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SHEET 3



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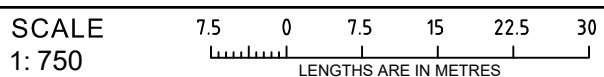
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X SEE SHEET 2

SEE SHEET 3

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SHEET 4



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 842481J (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
1434	1432, 1433, 1435	1451	1450, 1452
1447	1445, 1446, 1448	1452	1451, 1453
1448	1447, 1449	1453	1452, 1454
1449	1448, 1450	1454	1453, 1455
1450	1449, 1451		

Lots 1434, and 1447 to 1454 (both 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 B

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 1431, 1432, and 1435 to 1440 (both inclusive) on this plan.

Land to be Burdened: Lots 1431, 1432, and 1435 to 1440 (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.