

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 908897L

LOCATION OF LAND

PARISH: YUROKE
TOWNSHIP: ---
SECTION: 12
CROWN ALLOTMENT: W (PT)
CROWN PORTION: ---
TITLE REFERENCE/S: Vol. 10216 Fol. 287
LAST PLAN REFERENCE/S: LOT 1 ON PS 333257D
POSTAL ADDRESS (At time of subdivision) 1240 MICKLEHAM ROAD,
GREENVALE, VIC. 3059
MGA2020 Co-ordinates (of approx centre of land in plan) E 313 640
N 5 835 480
ZONE 55

COUNCIL NAME: HUME CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION JEMENA ELECTRICITY NETWORKS (VIC) LTD	LOTS 1-100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN FOR RESTRICTION A AFFECTING LOTS 101-124 (ALL INCLUSIVE) SEE SHEET 5 FOR RESTRICTION B AFFECTING LOTS 108-124 (ALL INCLUSIVE) SEE SHEET 5
NOTATIONS		
DEPTH LIMITATION DOES NOT APPLY		
STAGING This is not a staged subdivision. Planning Permit No. P25002		
SURVEY. THIS PLAN IS BASED ON SURVEY.		
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): YUROKE PM39 AND PM454		
<i>DUNHELEN - 1</i> 1.222ha		24 LOTS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
A-1	DRAW WATER (SEE INSTRUMENT)	SEE PLAN	C/E T651935D	PART OF LOT 1 ON PS 333257D (VOL. 10216 FOL. 287)
E-1	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4	POWERLINE SUPPLY OF GAS DRAINAGE SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES) SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES) CARRIAGEWAY	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN SEC. 88 ELECTRICITY INDUSTRY ACT 2000 THIS PLAN THIS PLAN THIS PLAN THIS PLAN THIS PLAN THIS PLAN	JEMENA ELECTRICITY NETWORKS (VIC) LTD AUSNET SERVICES (GAS) PTY LTD HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION RESERVE No.2 ON THIS PLAN

80285PS-016C.DWG

SURVEYOR REF: 80285ps-016c

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5



MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (03) 7002 2299
Email: vic.admin@mngsurvey.com.au

MATTHEW DUNN

VERSION 2

This plan is unregistered and may be subject to change.

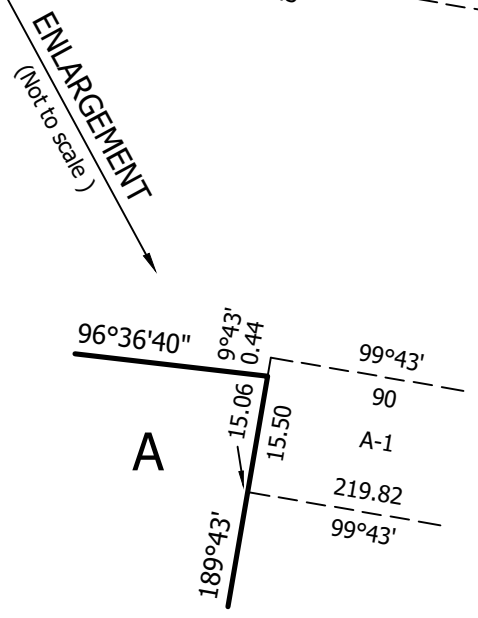
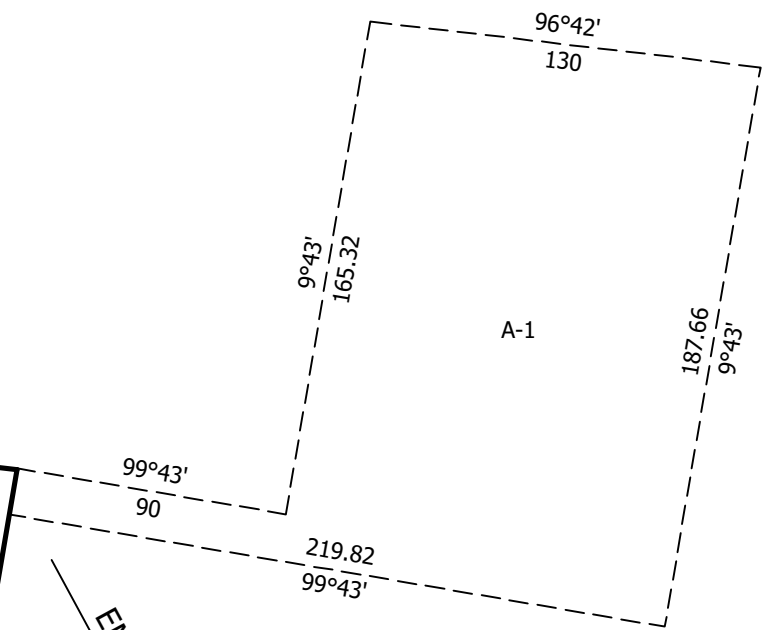
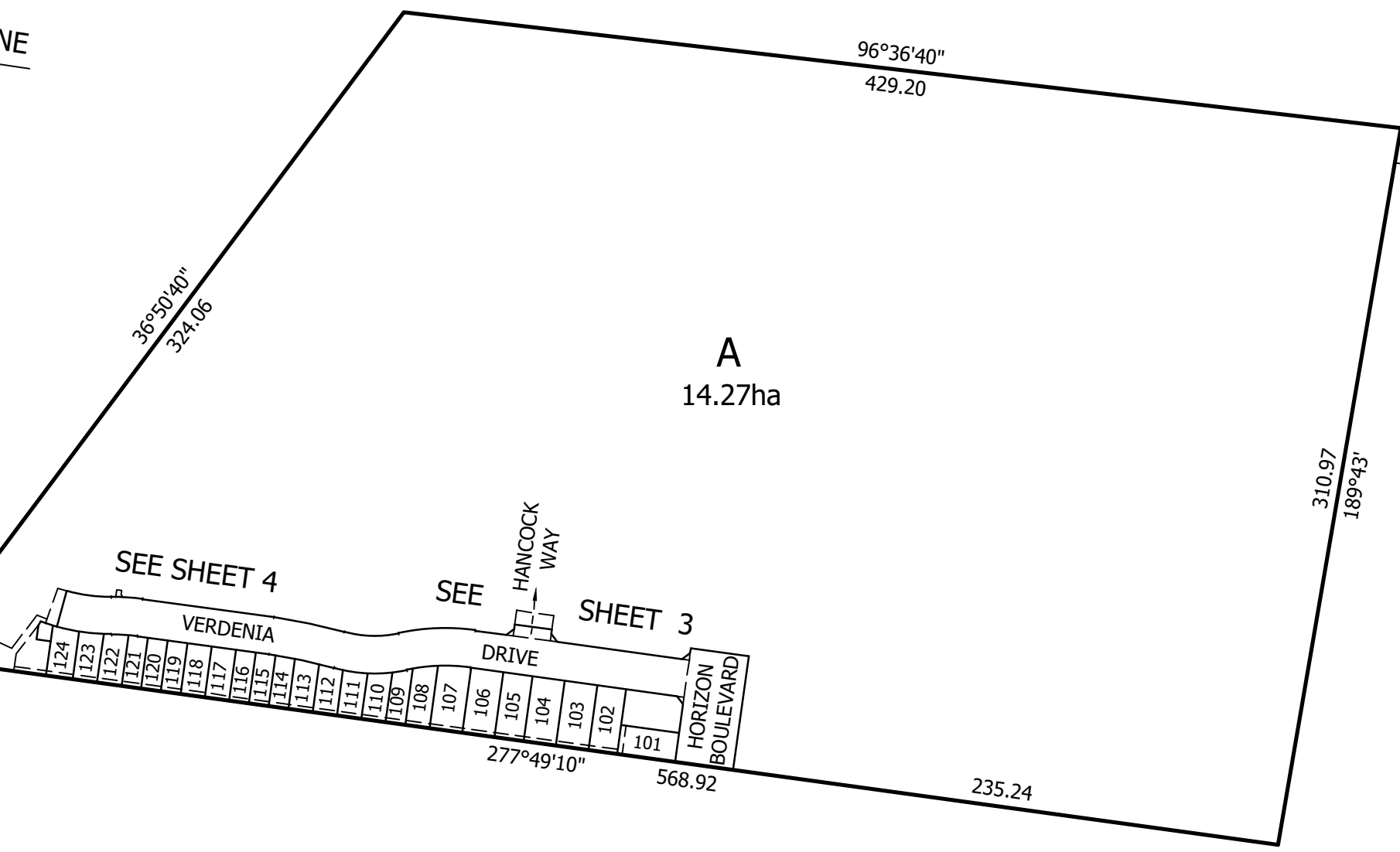
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M.G.A. 2020
ZONE 55

DUNHELEN LANE
MICKLEHAM ROAD



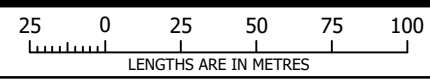
ENLARGEMENT
(Not to scale)

80285PS-016C.DWG



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SCALE
1:2500



ORIGINAL SHEET
SIZE A3

SHEET 2

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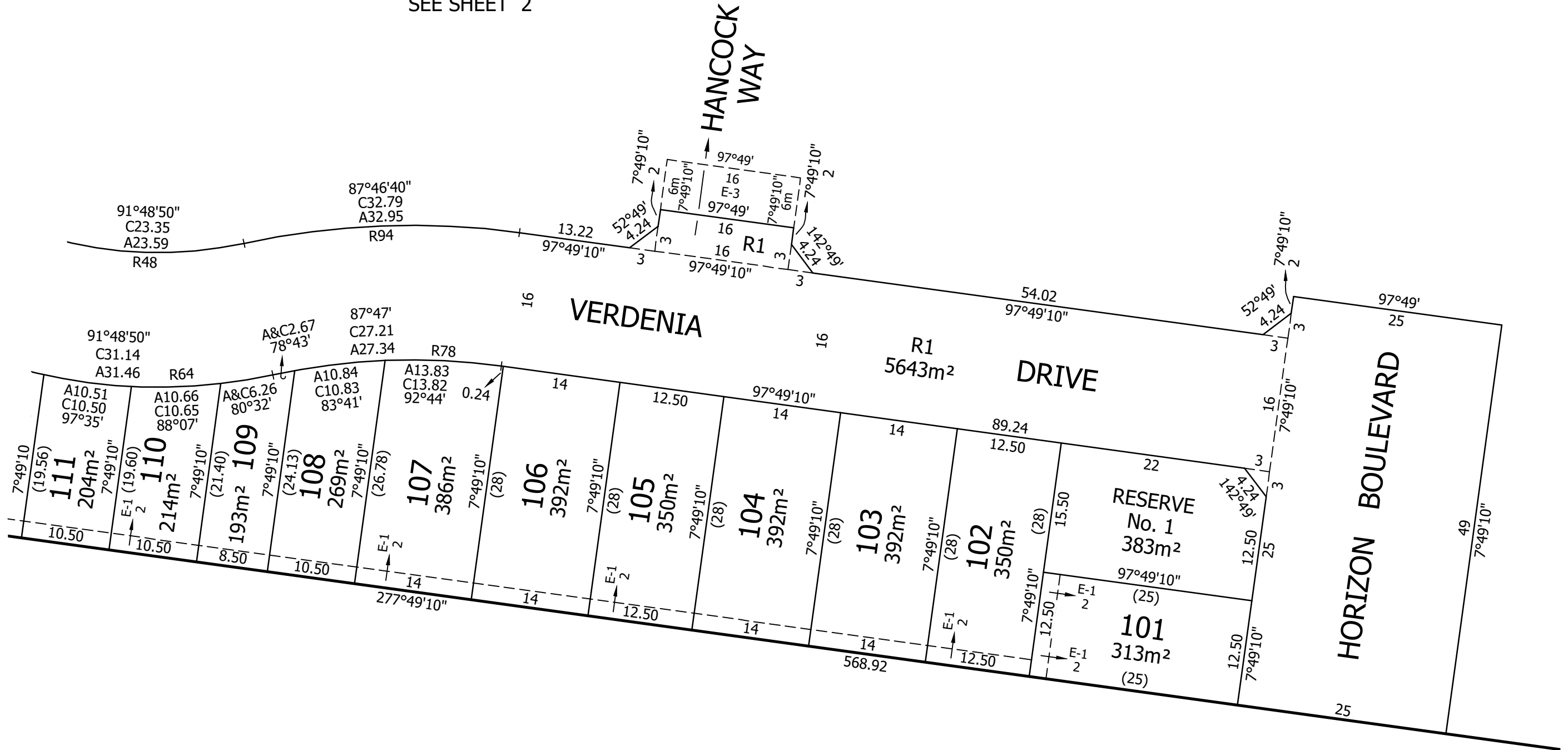
PLAN OF SUBDIVISION

PLAN NUMBER
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A
SEE SHEET 2

M.G.A. 2020
ZONE 55

SEE SHEET 4

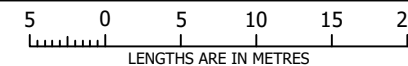


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 3

MATTHEW DUNN

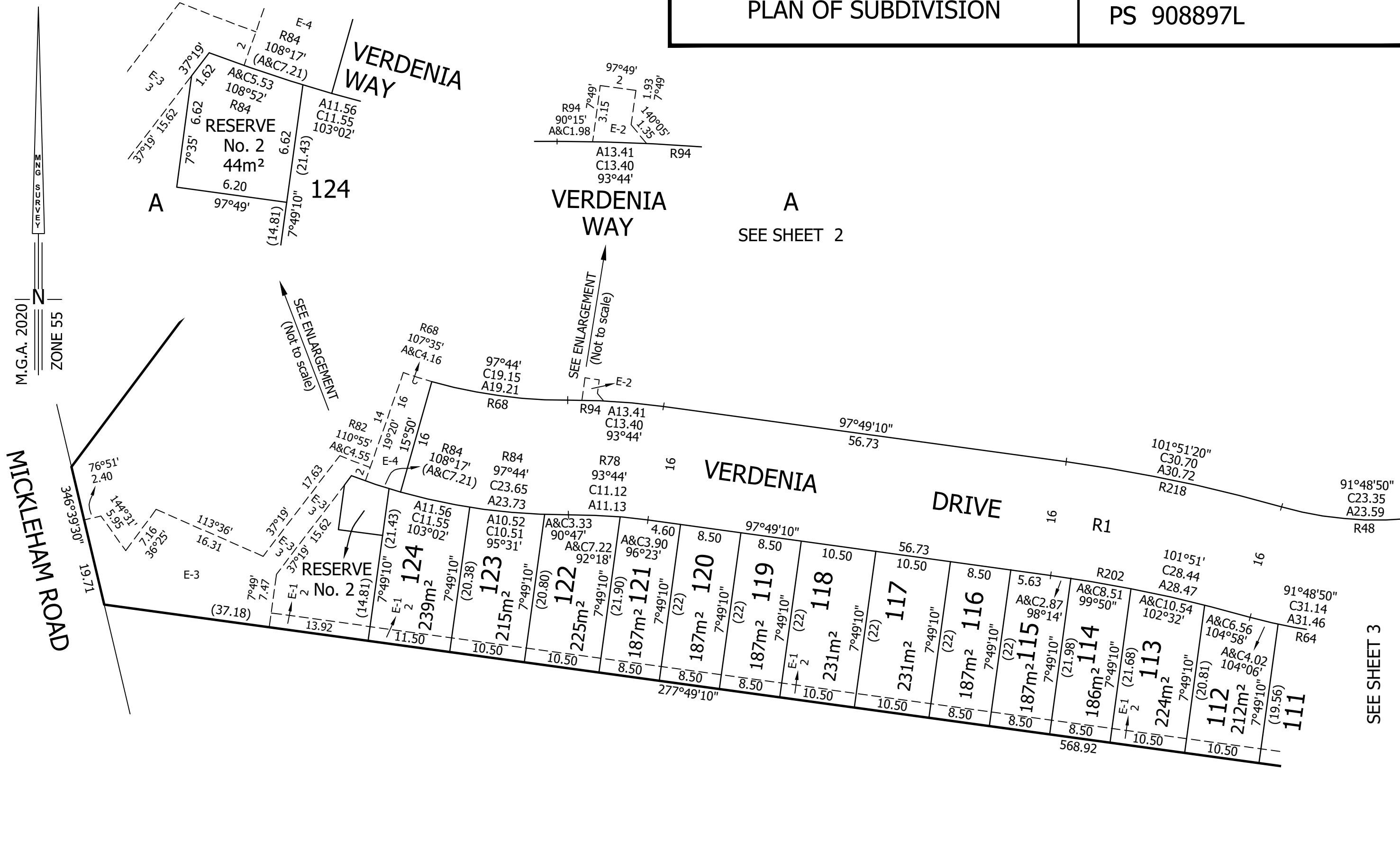
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M.G.A. 2020
ZONE 55

MICKLEHAM ROAD

VERDENIA WAY

VERDENIA WAY

A
SEE SHEET 2

VERDENIA DRIVE

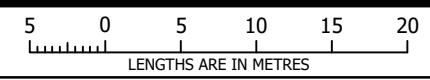
SEE SHEET 3

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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

MATTHEW DUNN

VERSION 2

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SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land - Lots 101-124 on this plan (All inclusive)

Benefited land - Lots 101-124 on this plan (All inclusive)

Description of Restriction

Except with the written consent of the 'Dunhelen' assessment panel, the burdened lot shall not:

- (1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the 'Dunhelen' Design Guidelines as amended from time to time. A copy of the Design Guidelines is available on the *Project Website* and within the Contract of Sale.
- (2) Construct or allow to be constructed any building or structure on the lot prior to 'Dunhelen' design assessment panel or such other entity as may be nominated by the 'Dunhelen' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry: This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2035.

CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Table of Land to be burdened & Land to benefit

Burdened lots on this plan	Benefited lots on this plan
108	107, 109
109	108, 110
110	109, 111
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117

Table of Land to be burdened & Land to benefit

Burdened lots on this plan	Benefited lots on this plan
117	116, 118
118	117, 119
119	118, 120
120	119, 121
121	120, 122
122	121, 123
123	122, 124
124	123

Description of Restriction

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type B)" must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code (Type B)" unless in accordance with a Planning Permit granted to construct a dwelling on the lot.

Expiry: This restriction ceases to have effect after the issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.