

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 923763X

LOCATION OF LAND

PARISH: YUROKE
TOWNSHIP: ---
SECTION: 12
CROWN ALLOTMENT: W (PT)
CROWN PORTION: ---
TITLE REFERENCE/S: Vol. 09341 Fol. 962, Vol. Fol.
Vol. Fol.
LAST PLAN REFERENCE/S: LOT 8 ON LP129504, LOT D ON PS923752D
LOT E ON PS 908897L
POSTAL ADDRESS (At time of subdivision) 1240 MICKLEHAM ROAD,
GREENVALE, VIC. 3059
MGA2020 Co-ordinates (of approx centre of land in plan) E 313 340
N 5 835 580
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 HUME CITY COUNCIL HUME CITY COUNCIL | <p>LOTS A TO E AND 1 TO 200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTION A AFFECTING LOTS 201 TO 254 (ALL INCLUSIVE) SEE SHEET 7</p> <p>FOR RESTRICTION B AFFECTING LOTS 220, 249, 250, 252 AND 253 SEE SHEET 7</p> <p>OTHER PURPOSE OF PLAN: TO REMOVE WATER SUPPLY EASEMENT CREATED IN C/E AT163018G SHOWN AS E-1 ON LOT 8 ON LP129504 (VOL. 9341 FOL. 962) AFFECTING ROAD R1 ON THIS PLAN.</p> <p>TO REMOVE POWERLINE, SUPPLY OF GAS, DRAINAGE, SEWERAGE, SUPPLY OF WATER (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS), SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS) AND CARRIAGEWAY EASEMENT CREATED AS E-4 IN PS PS908897L AFFECTING ROAD R1 ON THIS PLAN.</p> <p>TO REMOVE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-2 IN CE_____</p> <p>GROUND FOR REMOVAL: VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.</p> |
| | | |
| NOTATIONS | | |
| <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>STAGING This is not a staged subdivision. Planning Permit No. P25002.01</p> <p>SURVEY. THIS PLAN IS BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): YUROKE PM39 AND PM454</p> <p>DUNHELEN - 2 3.798ha</p> <p style="text-align: right;">54 LOTS</p> | | |

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 | WATER SUPPLY | 6m | C/E AT163018G | YARRA VALLEY WATER CORPORATION |
| E-2 | SEWERAGE | SEE PLAN | PS908897L | YARRA VALLEY WATER CORPORATION |
| E-3 | DRAINAGE | SEE PLAN | PS908897L | HUME CITY COUNCIL |
| E-3 | SEWERAGE | SEE PLAN | PS908897L | YARRA VALLEY WATER CORPORATION |
| E-4 | DRAINAGE | SEE PLAN | THIS PLAN | HUME CITY COUNCIL |
| E-4 | SEWERAGE | SEE PLAN | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-5 | SEWERAGE | 6m | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-6 | DRAINAGE | SEE PLAN | C/E | HUME CITY COUNCIL |
| E-7 | DRAINAGE | SEE PLAN | C/E | HUME CITY COUNCIL |
| E-7 | SEWERAGE | SEE PLAN | C/E | YARRA VALLEY WATER CORPORATION |
| E-8 | WATER SUPPLY | 6m | C/E AT163018G | YARRA VALLEY WATER CORPORATION |
| E-8 | SEWERAGE | 6m | THIS PLAN | YARRA VALLEY WATER CORPORATION |

80285PS-026B.DWG

SURVEYOR REF: 80285ps-026b

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7



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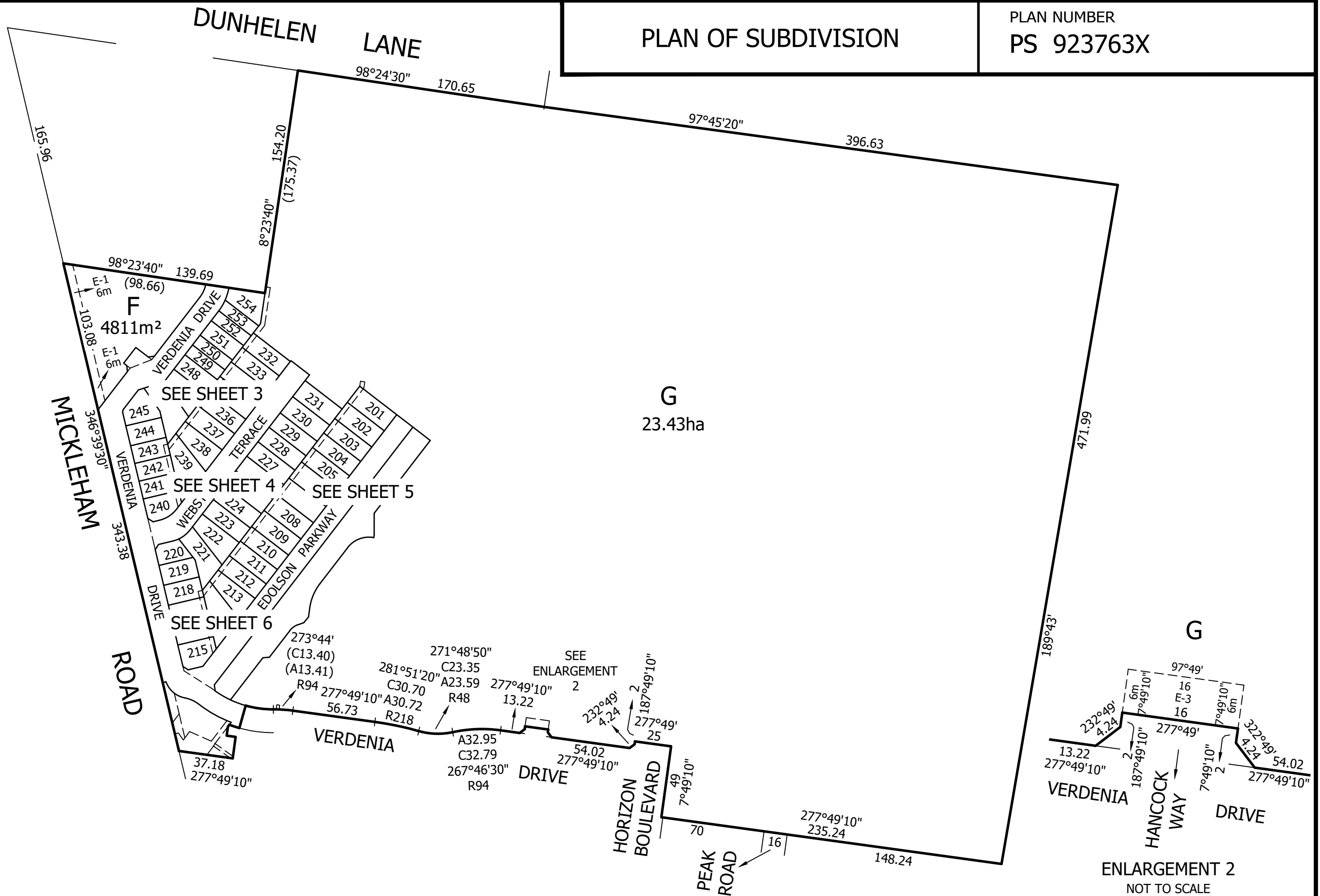
MATTHEW DUNN

VERSION 2

PLAN OF SUBDIVISION

PLAN NUMBER
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M.G.A. 2020
ZONE 55

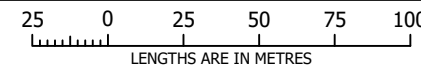


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SCALE
1:2500



ORIGINAL SHEET
SIZE A3

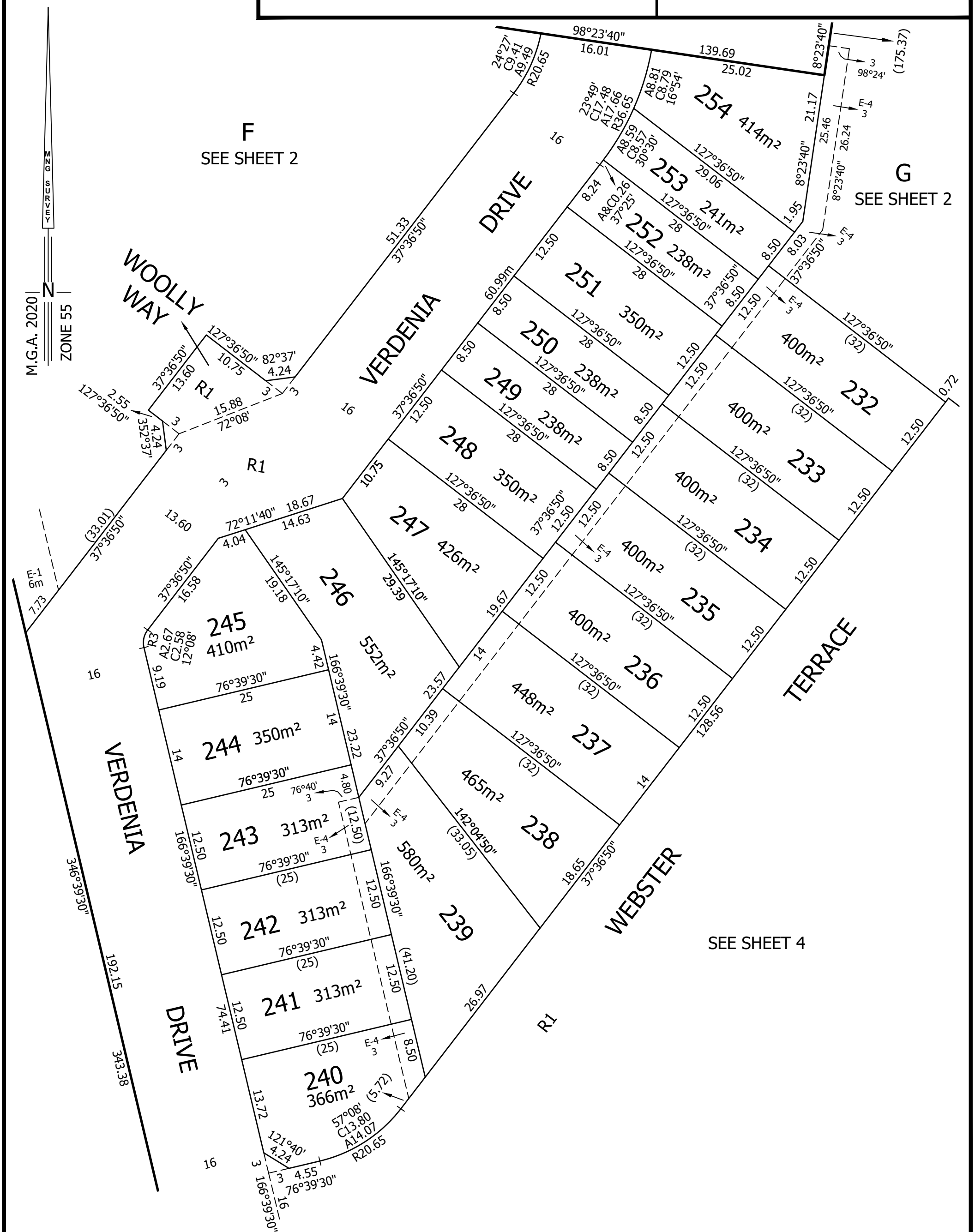
SHEET 2

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VERSION 2

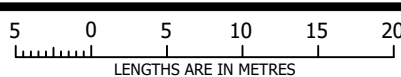
PLAN OF SUBDIVISION

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80285PS-026B.DWG

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3



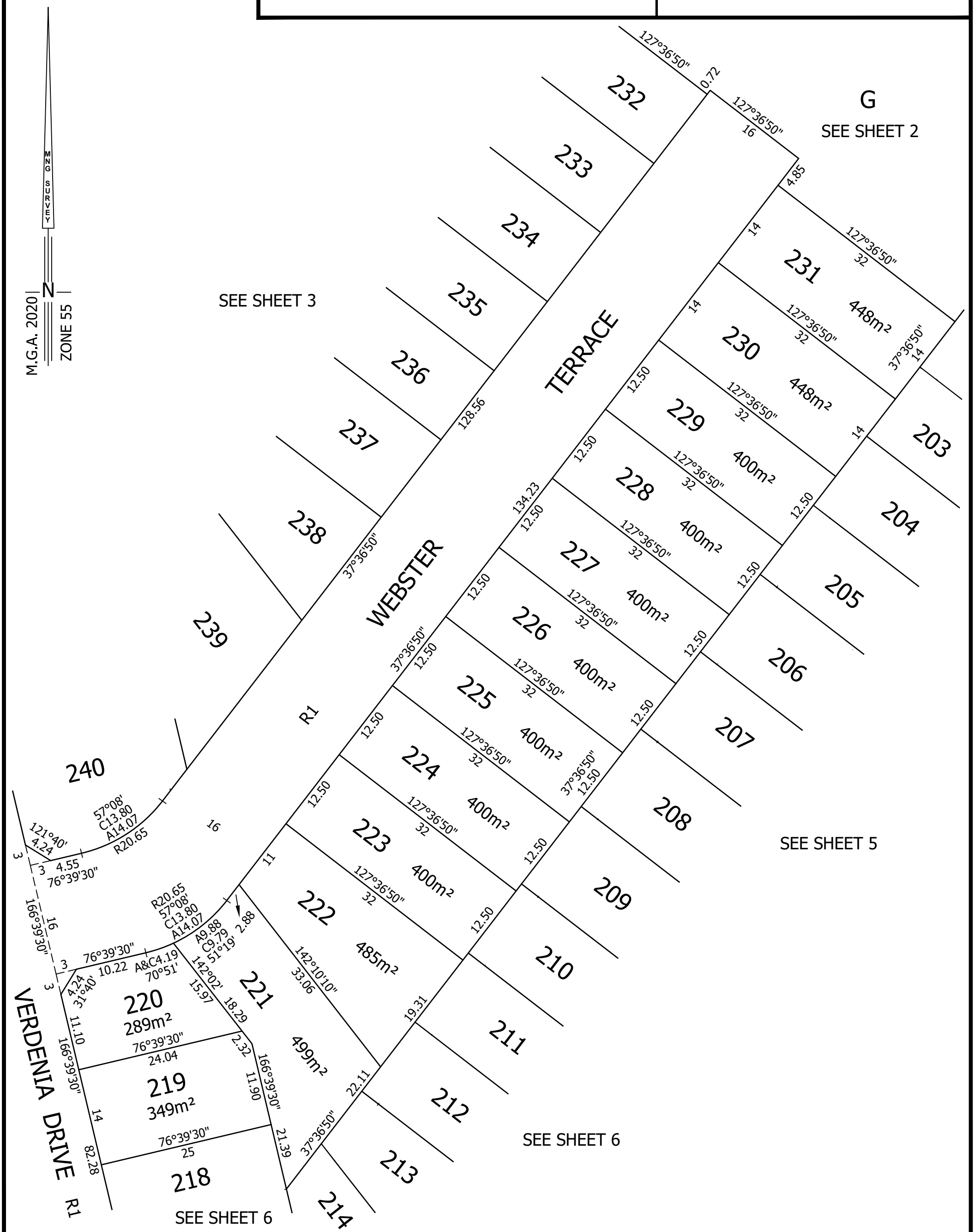
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M.G.A. 2020
ZONE 55

VERDENNIA DRIVE R1

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SCALE
1:500

LENGTHS ARE IN METRES

MATTHEW DUNN

VERSION 2

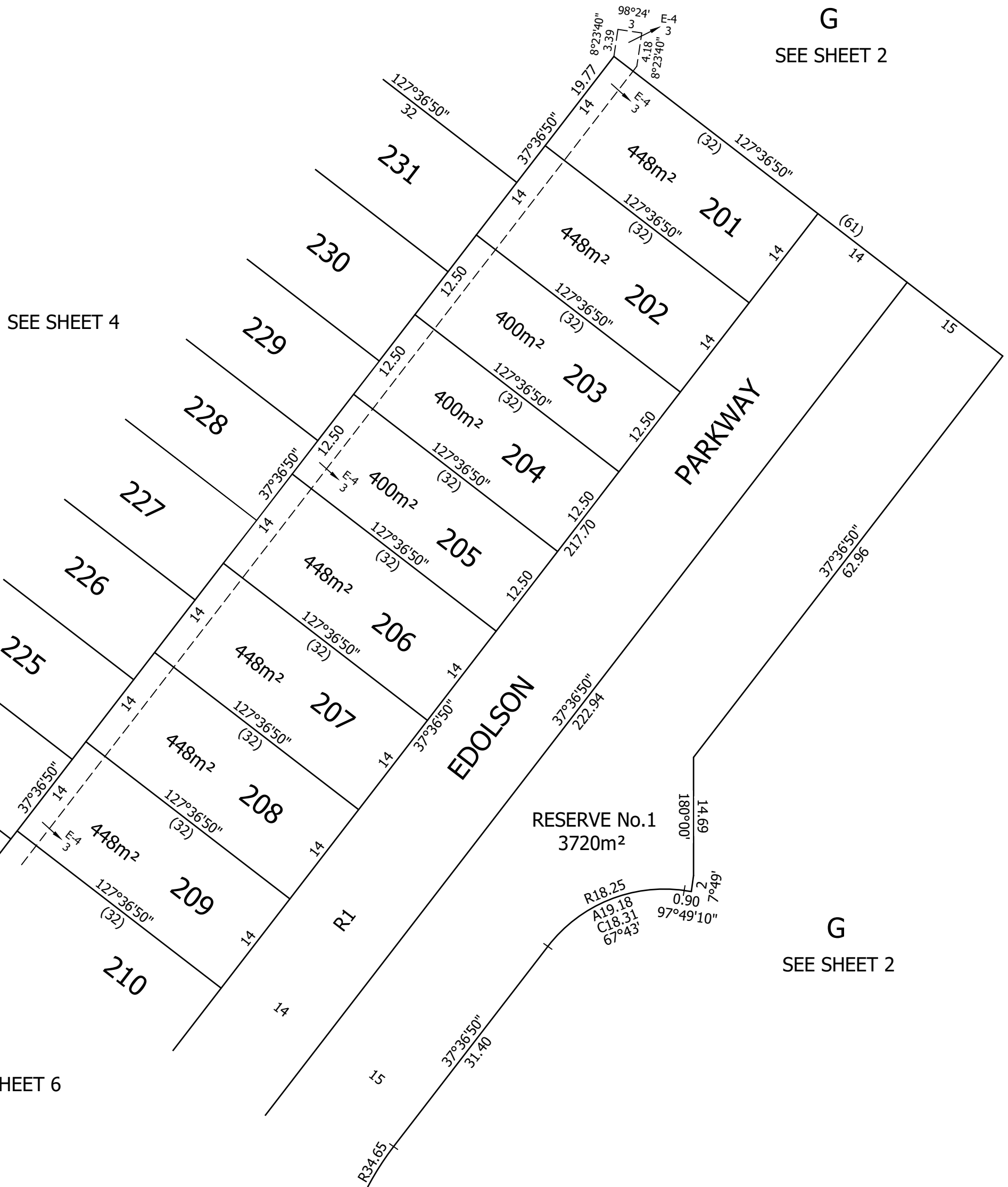
ORIGINAL SHEET
SIZE: A3

SHEET 4

PLAN OF SUBDIVISION

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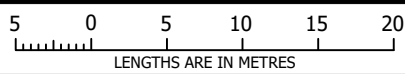
M.G.A. 2020
MERCATOR
ZONE 55



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80285PS-026B.DWG

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

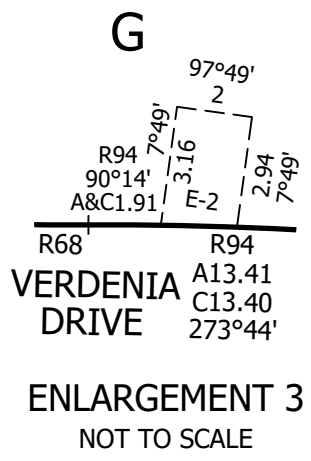
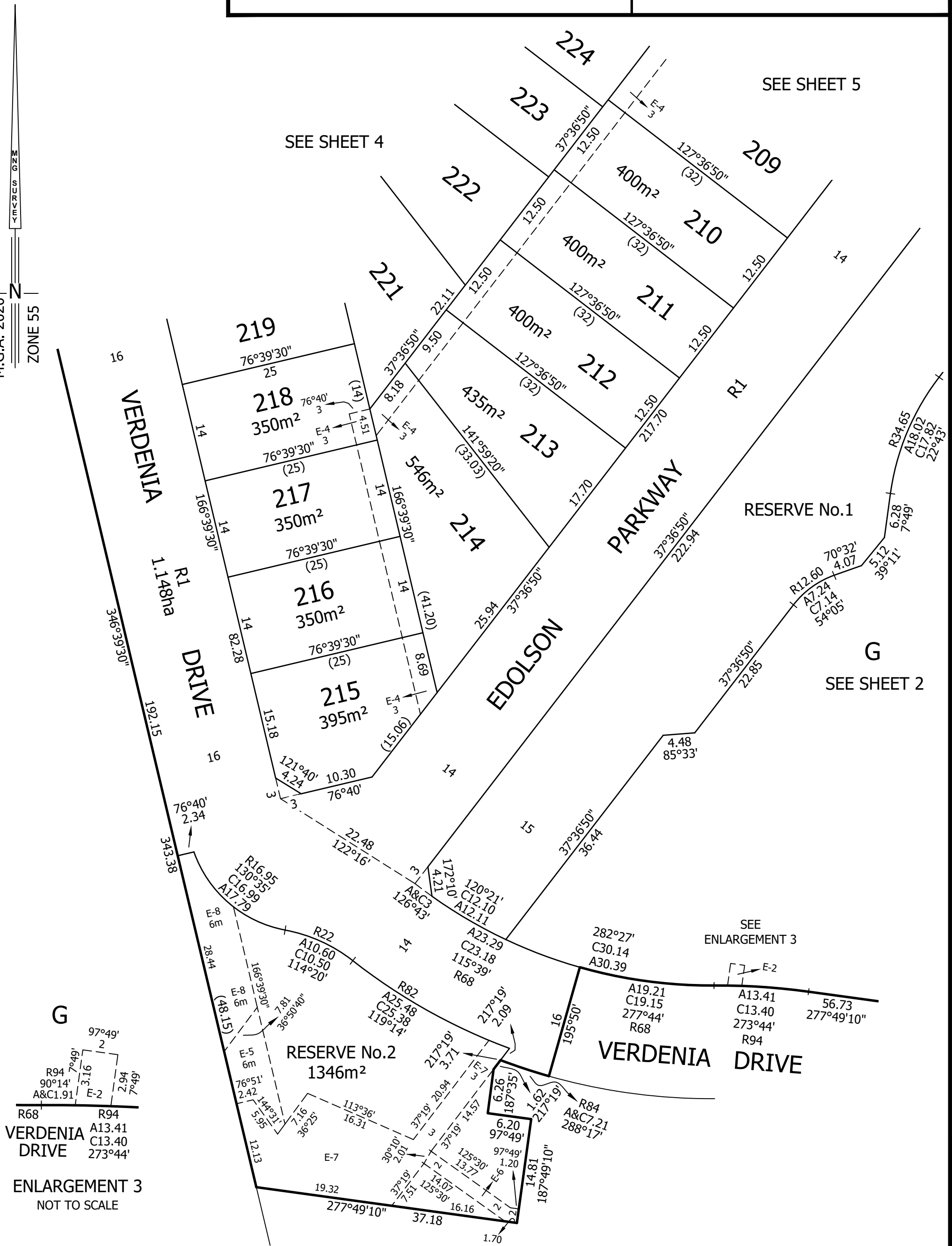
MATTHEW DUNN

VERSION 2

PLAN OF SUBDIVISION

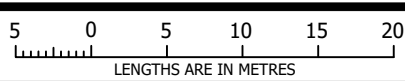
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ZONE 55



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6



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VERSION 2

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 201-254 on this plan (All inclusive)

Benefited land - Lots 201-254 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

Burdened land - set out in the table below

Benefited land - set out in the table below

Table of Land to be burdened & Land to benefit

| Burdened lots on this plan | Benefited lots on this plan |
|----------------------------|-----------------------------|
| 220 | 219, 221 |
| 249 | 234, 235, 248, 250 |
| 250 | 233, 234, 249, 251 |
| 252 | 232, 251, 253 |
| 253 | 232, 252, 254 |

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.