

## PLAN OF SUBDIVISION

LV USE ONLY  
EDITION 1PLAN NUMBER  
PS 923763X

## LOCATION OF LAND

PARISH: YUROKE  
 TOWNSHIP: ---  
 SECTION: 12  
 CROWN ALLOTMENT: W (PT)  
 CROWN PORTION: ---  
 TITLE REFERENCE/S: Vol. Fol.  
 Vol. Fol.  
 LAST PLAN REFERENCE/S: PS 931274T (LOT F)  
 PS 931276P (LOT G)  
 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

ROAD R1 HUME CITY COUNCIL  
 RESERVE No.1 HUME CITY COUNCIL  
 RESERVE No.2 HUME CITY COUNCIL

LOTS A-I AND 1-200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
 EASEMENT E-2 HAS BEEN OMITTED FROM THIS PLAN.

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
 FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED & BENEFITED LOTS,  
 SEE CREATION OF RESTRICTIONS ON SHEET 8.

**OTHER PURPOSE OF PLAN:**

TO REMOVE THAT PART OF THE 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.

## NOTATIONS

TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS  
 E-3 IN PS908897L AFFECTING ROAD R1 ON THIS PLAN.

**GROUNDS FOR REMOVAL:**

BY AGREEMENT FROM ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv)  
 OF THE SUBDIVISION ACT 1988.

DUNHELEN - 2  
 3.809ha

54 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
SEE SHEET 2 FOR EASEMENT DETAILS				

80285PS-026H.DWG

SURVEYOR REF: 80285ps-026h

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8



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

MATTHEW DUNN VERSION 8

DRAFT

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	PS 908897L	HUME CITY COUNCIL
EASEMENT E-2 HAS BEEN OMITTED FROM THIS PLAN				
E-3	DRAINAGE	SEE PLAN	PS 908897L	HUME CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS 908897L	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS 908897L	HUME CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	PS 908897L	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-5	WATER SUPPLY	6m	C/E AT163018G	YARRA VALLEY WATER CORPORATION
E-6	WATER SUPPLY	6m	C/E AT163018G	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	6m	THIS PLAN	HUME CITY COUNCIL
E-7	WATER SUPPLY	6m	C/E AT163018G	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	6m	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	6m	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-10	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL

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ORIGINAL SHEET  
SIZE: A3

SHEET 2

MATTHEW DUNN

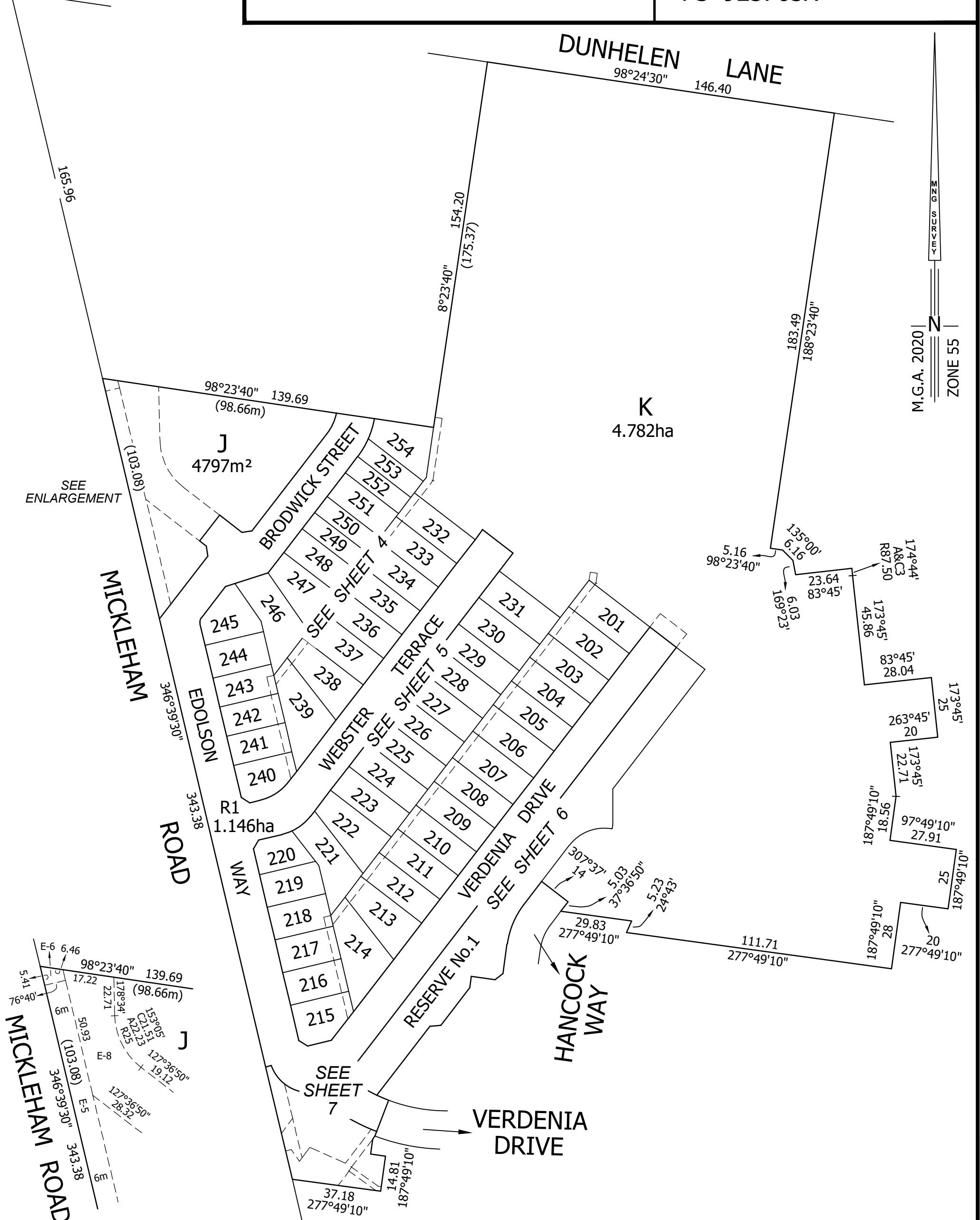
VERSION 8

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# PLAN OF SUBDIVISION

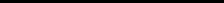
PLAN NUMBER  
PS 923763X



## ENLARGEMENT (NOT TO SCALE)

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SCALE  
1:1500



15 0 15 30 45 60  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3



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M.G.A. 2020 | MNG SURVEY

M.G.A. 2020  
ZONE 55

J  
SEE SHEET 3

- E-10 K  
SEE SHEET 3

166°39'30" E-5  
6M  
103.08 7.73

EDOLSON

# MICKLEHAM

2.15

## SEE SHEET 7

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SCALE  
1:500

5            0            5            10           

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 4

MATTHEW DUNN

VERSION 8

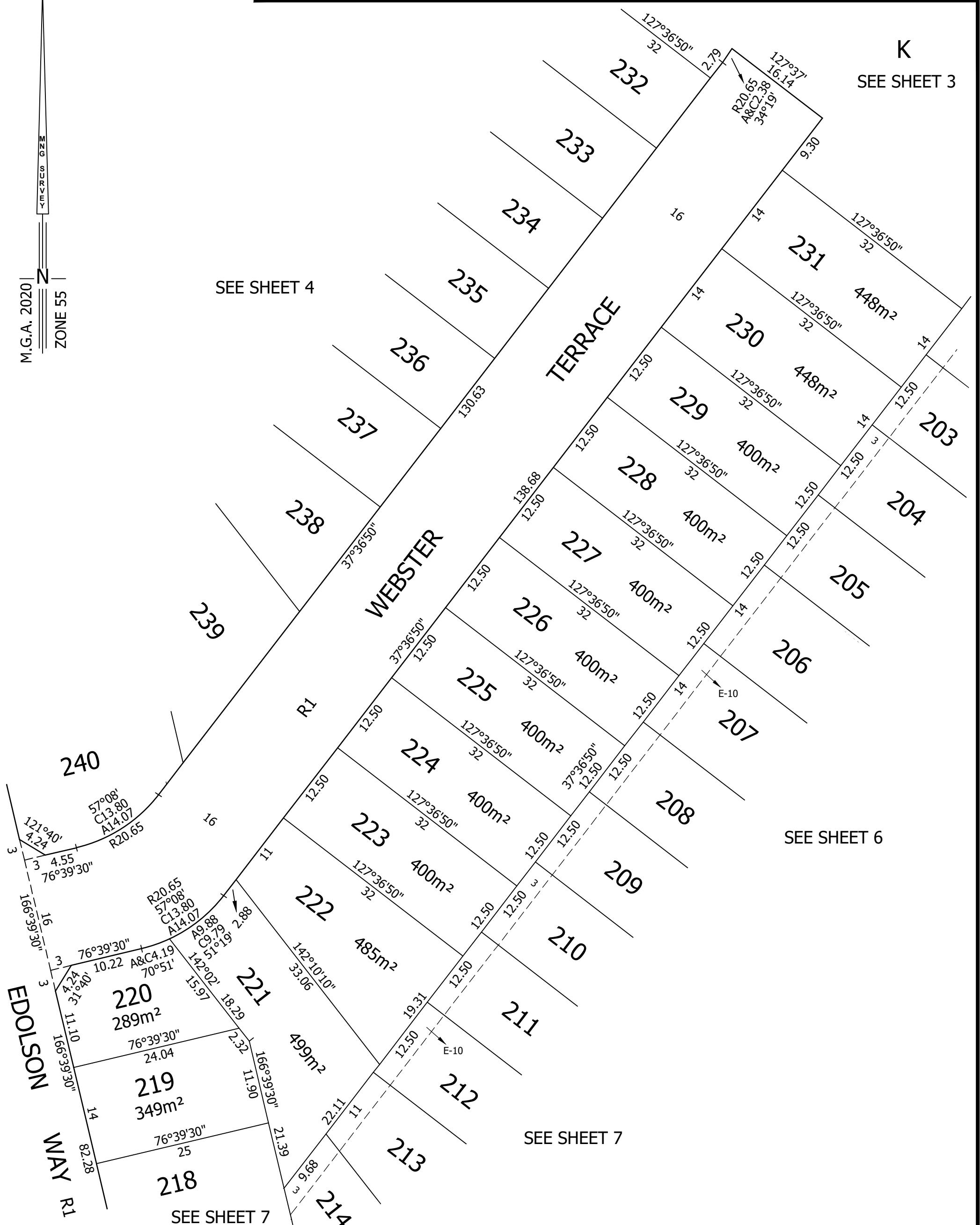
# DRAFT

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 923763X**

K  
SEE SHEET 3

M.G.A. 2020 | ZONE 55 | M G N S U R V E Y



80285PS-026H.DWG

A scale bar and north arrow are positioned in the top right corner of the page. The scale bar is a horizontal line with tick marks and numerical labels: 5, 0, 5, 10, 15, and 20. Below the scale bar, the text 'LENGTHS ARE IN METRES' is printed. A north arrow, consisting of a horizontal line with a vertical tick at its center and a small circle at the top, is located to the left of the scale bar.

ORIGINAL SHEET  
SIZE: A3

SHEET 5



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## MATTHEW DUNN

VERSION 8

## DRAFT

# PLAN OF SUBDIVISION

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M.G.A. 2020 | ZONE 55  
MNG SURVEY

## SEE SHEET 5

K  
SEE SHEET 3

M.G.A. 2020 | ZONE 55 |

SEE SHEET 5

DRIVE

224

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223

RESERVE No.1  
3747m<sup>2</sup>

K  
SEE SHEET 3

## SEE SHEET 7

A diagram showing a line of longitude with various coordinates and a label "HANCOCK WAY". The coordinates are listed as pairs of latitude and longitude, separated by a plus sign. The labels are rotated 45 degrees clockwise. The coordinates are:

- R34.65 + 217°36'50" N, 31°40" W
- A18.02 + 217°36'50" N, 30°73'37" W
- C17.82 + 217°39' N, 30°73'37" W
- 202°43' E

The label "HANCOCK WAY" is written in large, bold, sans-serif capital letters, rotated 45 degrees clockwise, positioned below the coordinates.

 MNG

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SCALE  
1:500



5 0 5 10 15

LENGTHS ARE IN METRES

ORIGINAL SHEET  
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SHEET 6

# PLAN OF SUBDIVISION

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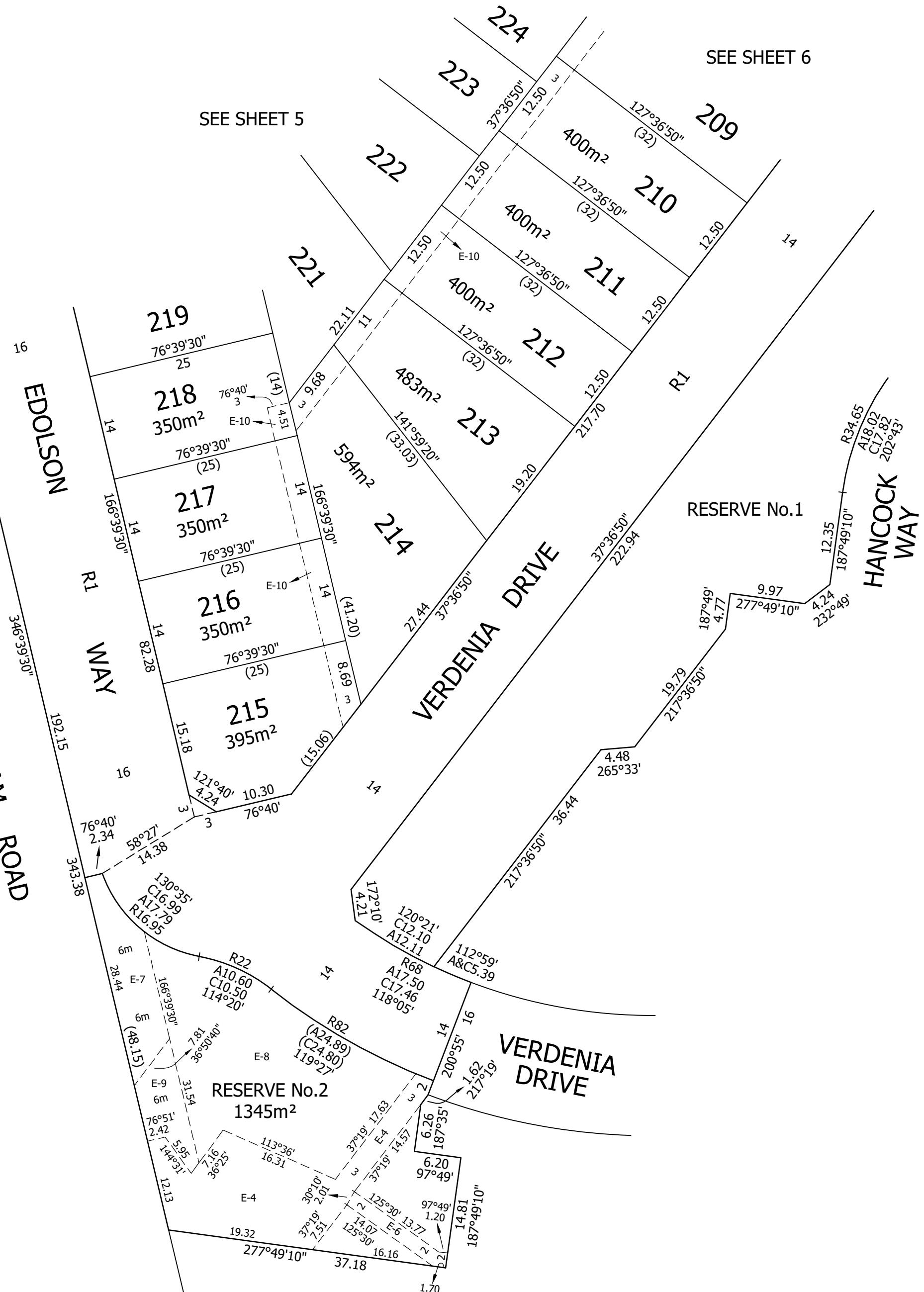
M.G.A. 2020 | Z | ZONE 55 | MNG SURVEY

16  
EDOLSON

# MICKLEHAM ROAD

SEE SHEET 5

**SEE SHEET 6**



80285PS-026H DWG

SCALE  
**1:500**      5      0      5      10      15  
L      LENGTHS ARE IN METRES

ORIGINAL SHEET  
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SHEET 7



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## CREATION OF RESTRICTION

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.

### RESTRICTION A:

Burdened land - Lots 201-254 on this plan (All inclusive)

Benefited land - Lots 201-254 on this plan (All inclusive)

#### 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 date: 30/06/2035

### RESTRICTION B:

Burdened land - set out in the table below

Benefited land - set out in the table below

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 date: Not applicable.

### RESTRICTION C:

Burdened land - Lots 201-254 on this plan (All inclusive)

Benefited land - Lots 201-254 on this plan (All inclusive)

#### 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 unless the building incorporates dual plumbing for alternative water supply for toilet flushing and garden watering use.

Expiry date: 30/06/2035

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SHEET 8

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