

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PLAN NUMBER
PS 931274T

LOCATION OF LAND

PARISH: YUROKE
TOWNSHIP: ---
SECTION: 12
CROWN ALLOTMENT: W (PT)
CROWN PORTION: ---
TITLE REFERENCE/S: Vol. Fol.
LAST PLAN REFERENCE/S: 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 313 475
N 5 835 390
ZONE 55

COUNCIL NAME: HUME CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R1	HUME CITY COUNCIL
RESERVE No.1	HUME CITY COUNCIL
RESERVE No.2	HUME CITY COUNCIL

LOTS A-E AND 1-144 (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 6.

OTHER PURPOSE OF PLAN:
TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT E-3 ON
PS908897L AFFECTING ROAD R1 ON THIS PLAN.

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

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

DUNHELEN - 1A
1.322ha

32 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
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	THIS PLAN	HUME CITY COUNCIL
E-5	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	POWER LINE (UNDERGROUND CABLES)	1.50	THIS PLAN SECTION 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7	DRAINAGE	1.50	PS 908897L	HUME CITY COUNCIL
E-7	POWER LINE (UNDERGROUND CABLES)	1.50	THIS PLAN SECTION 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD

80285PS-037C.DWG

SURVEYOR REF: 80285ps-037c

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6



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

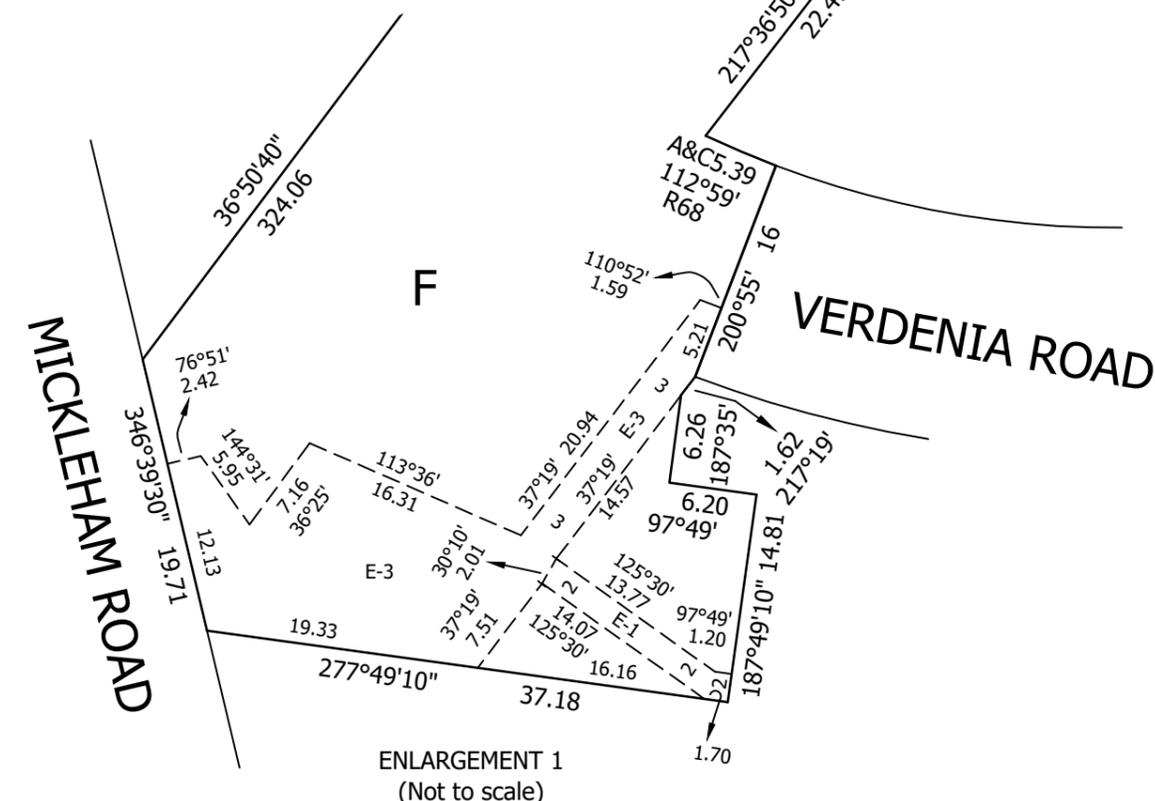
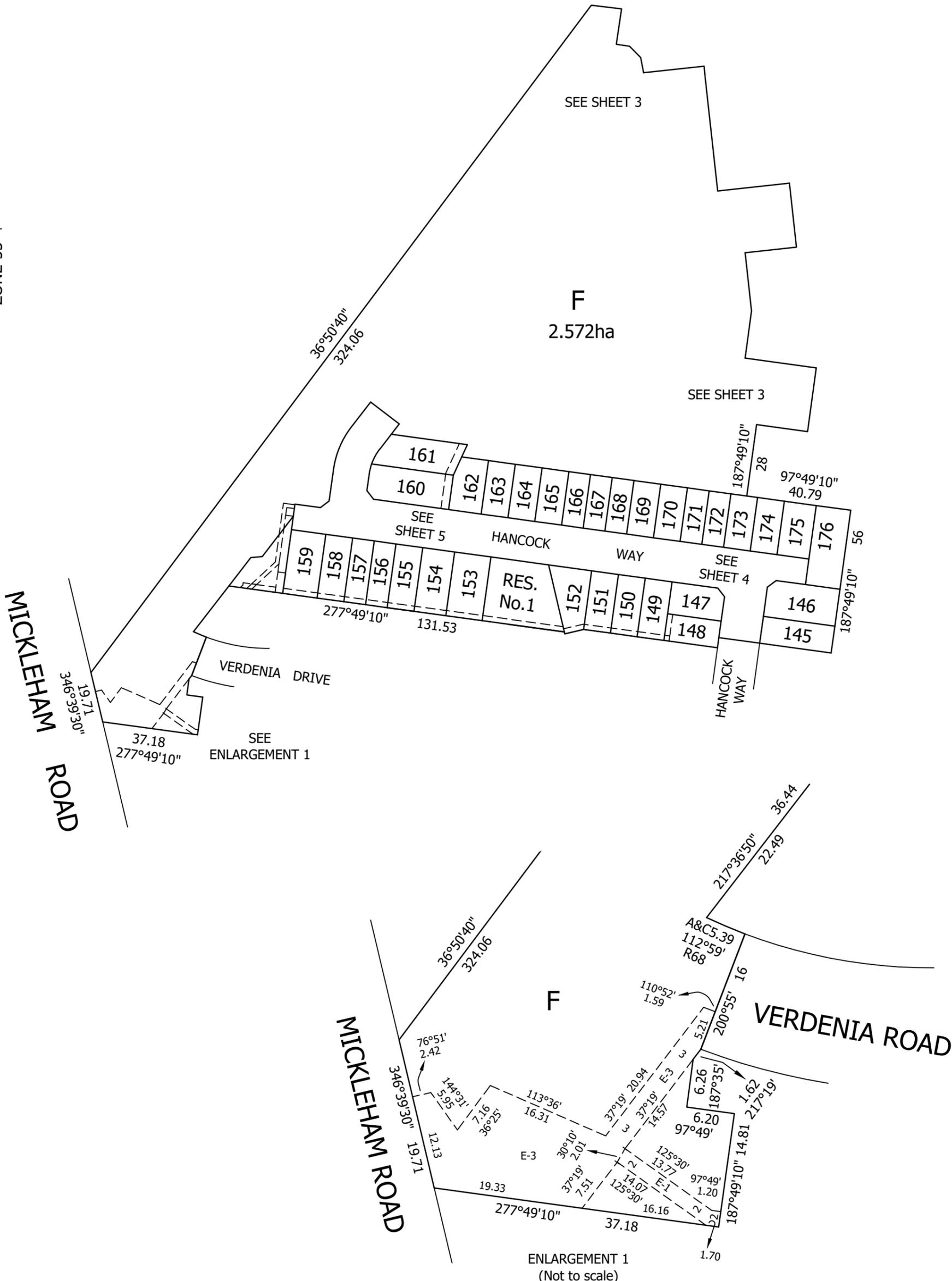
MATTHEW DUNN

VERSION 2

PLAN OF SUBDIVISION

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M.G.A. 2020 |
ZONE 55 |



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SCALE
1:1500

LENGTHS ARE IN METRES

MATTHEW DUNN

VERSION 2

ORIGINAL SHEET
SIZE: A3

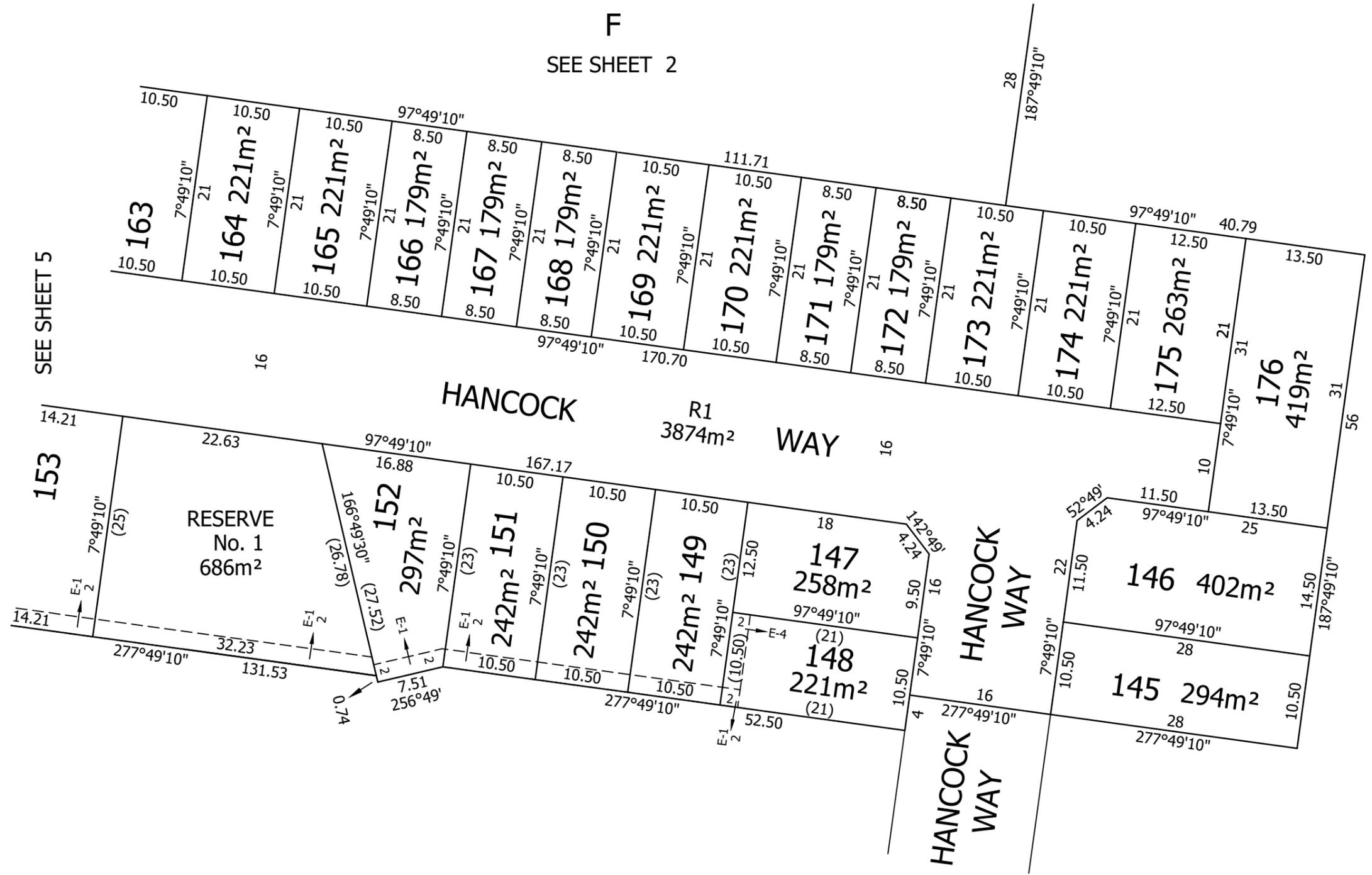
SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
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M.G.A. 2020 | ZONE 55 |

F
SEE SHEET 2

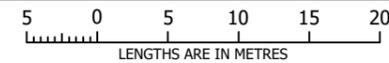


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

MATTHEW DUNN

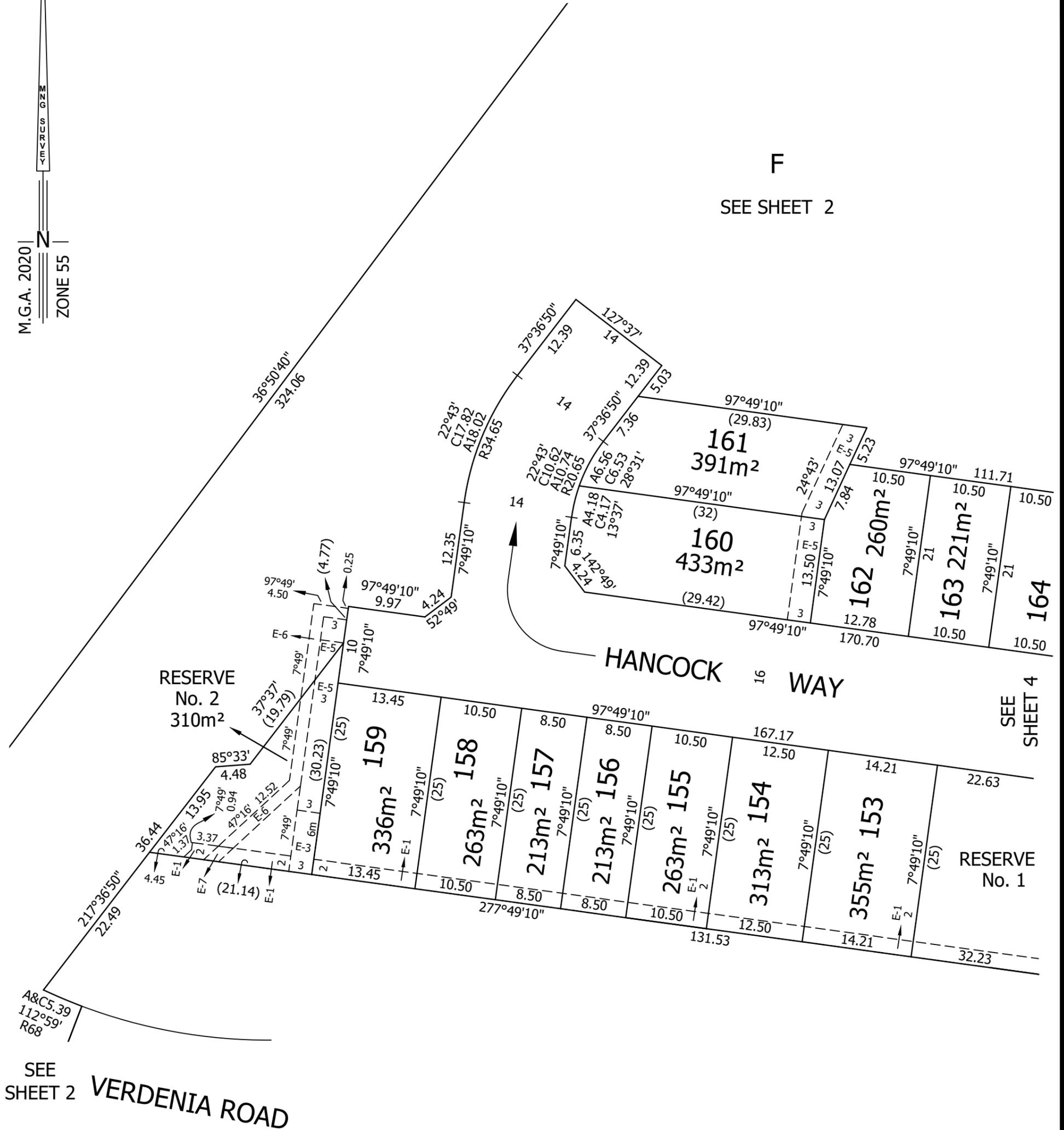
VERSION 2

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M.G.A. 2020 | ZONE 55

F
SEE SHEET 2



SEE SHEET 4

SEE SHEET 2 VERDENIA ROAD

80285PS-037C.DWG

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SCALE
1:500

LENGTHS ARE IN METRES

MATTHEW DUNN VERSION 2

ORIGINAL SHEET
SIZE: A3

SHEET 5

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 145-176 on this plan (All inclusive)
Benefited land - Lots 145-176 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
147	148, 149
148	147, 149
149	147, 148, 150
150	149, 151
151	150, 152
152	151
162	160, 161, 163
163	162, 164
164	163, 165
165	164, 166

Burdened lots on this plan	Benefited lots on this plan
166	165, 167
167	166, 168
168	167, 169
169	168, 170
170	169, 171
171	170, 172
172	171, 173
173	172, 174
174	173, 175
175	174, 176

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 - set out in the table below.
Benefited land - set out in the table below.

Burdened lots on this plan	Benefited lots on this plan
145	146
155	154, 156
156	155, 157
157	156, 158
158	157, 159

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 A)" 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 A)" unless in accordance with a Planning Permit granted to construct a dwelling on the lot.

Expiry date: Not applicable.

RESTRICTION D:

Burdened land - Lots 145-176 on this plan (All inclusive)
Benefited land - Lots 145-176 on this plan (All inclusive)

Restriction:

Except with the written consent of the responsible authority, the burdened lot shall not:
Construct or allow to be constructed any dwelling unless the building incorporates dual plumbing for alternative water supply for toilet flushing and garden watering use.

Expiry date: Not applicable.

RESTRICTION E:

Burdened land: - Lots 152 and 159 on this plan (All inclusive)
Benefited land: - Lots 145-176 on this plan (All inclusive)

Restriction:

Except with the written consent of the 'Dunhelen' assessment panel, the burdened lot shall not construct or allow to be constructed any building or structure other than a building or structure that is double storey.

Expiry date: 30/06/2035