

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PLAN 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	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	HUME CITY COUNCIL HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	<p>LOTS A-I AND 1-200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENT E-2 HAS BEEN OMITTED FROM THIS PLAN.</p> <p>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.</p> <p>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.</p> <p>TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-3 IN PS908897L AFFECTING ROAD R1 ON THIS PLAN.</p> <p>GROUNDS FOR REMOVAL: BY AGREEMENT FROM ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.</p>
<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><i>DUNHELEN - 2</i> <i>4.238ha</i></p> <p style="text-align: right;"><i>56 LOTS</i></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
SEE SHEET 2 FOR EASEMENT DETAILS				

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SURVEYOR REF: 80285ps-026j

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9



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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 E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 908897L PS 908897L	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4 E-4	DRAINAGE SEWERAGE DRAINAGE	SEE PLAN SEE PLAN SEE PLAN	PS 908897L PS 908897L THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION MELBOURNE WATER CORPORATION
E-5	WATER SUPPLY	6m	C/E AT163018G	YARRA VALLEY WATER CORPORATION
E-6 E-6	WATER SUPPLY DRAINAGE	6m 6m	C/E AT163018G THIS PLAN	YARRA VALLEY WATER CORPORATION HUME CITY COUNCIL
E-7 E-7	WATER SUPPLY SEWERAGE	6m 6m	C/E AT163018G THIS PLAN	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	6m	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10 E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-12	SUPPLY OF ELECTRICITY (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	JEMENA ELECTRICITY NETWORKS (VIC) LTD

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SHEET 2

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DUNHELEN LANE
98°24'30" 146.40

K
2.698ha

J
4797m²

SEE ENLARGEMENT No.1

M.G.A. 2020
ZONE 55

MICKLEHAM ROAD

EDOLSON ROAD

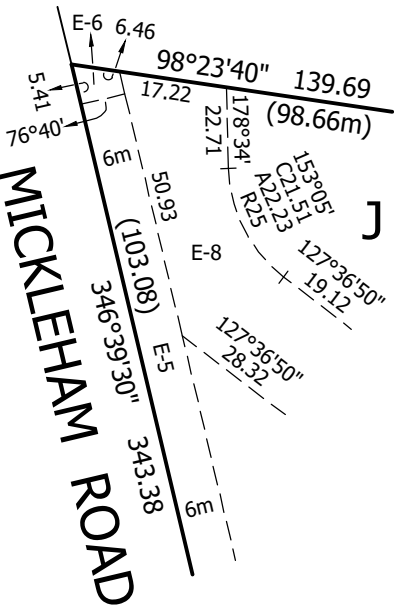
R1
1.349ha

SEE SHEET 8

RARE ROAD

L
1.644ha

SEE ENLARGEMENT No.2



VERDENIA DRIVE

HANCOCK WAY

RESERVE No.1

HANCOCK WAY

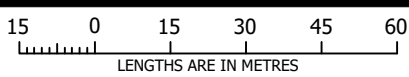
ENLARGEMENT No.2
(NOT TO SCALE)

ENLARGEMENT No.1
(NOT TO SCALE)

ENLARGEMENT No.2
(NOT TO SCALE)

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SCALE
1:1500



ORIGINAL SHEET
SIZE: A3

SHEET 3



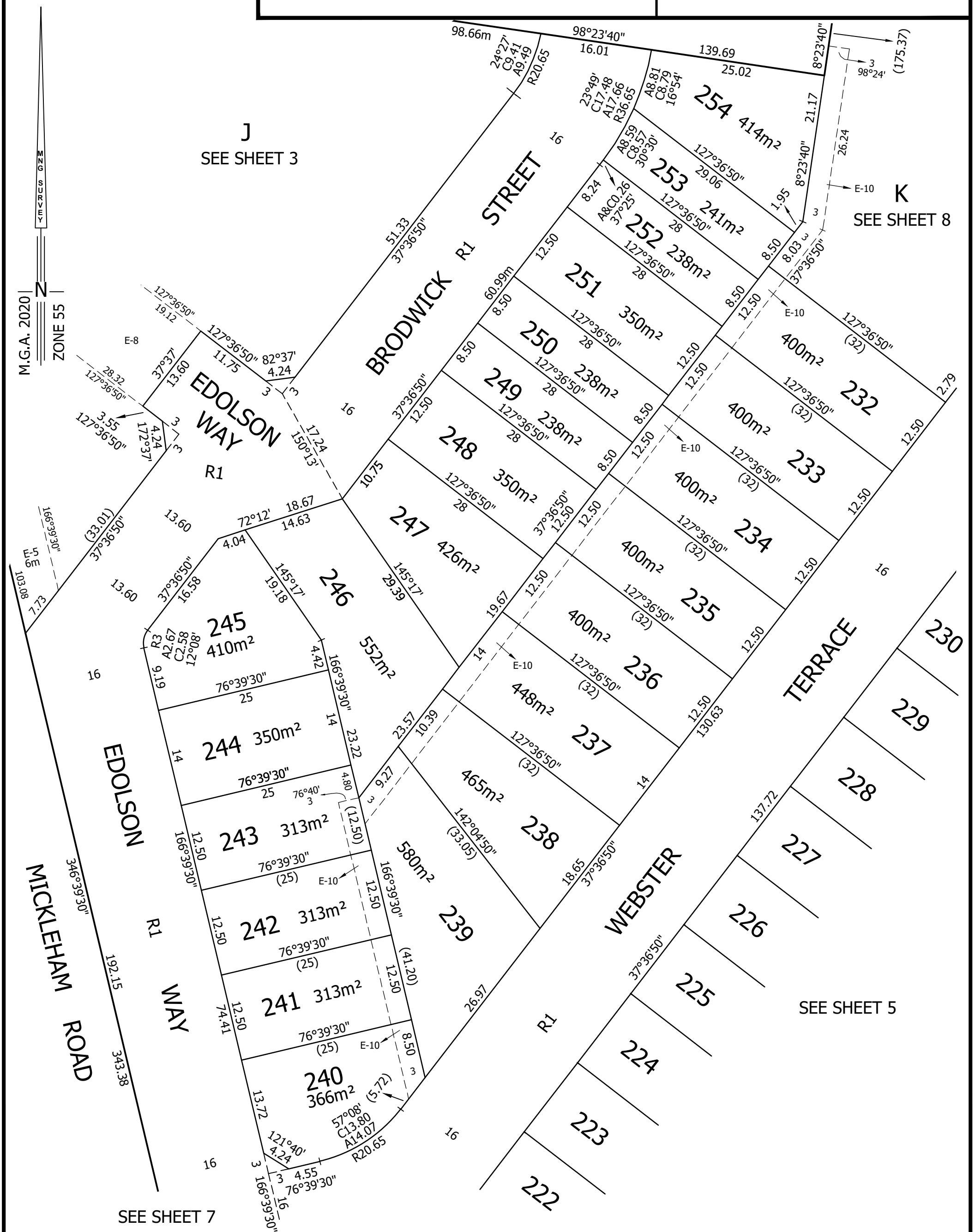
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J
SEE SHEET 3

K
SEE SHEET 8

M.G.A. 2020
ZONE 55

SEE SHEET 7

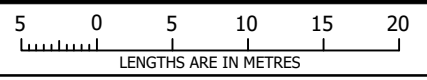
SEE SHEET 5

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SCALE
1:500



LENGTHS ARE IN METRES

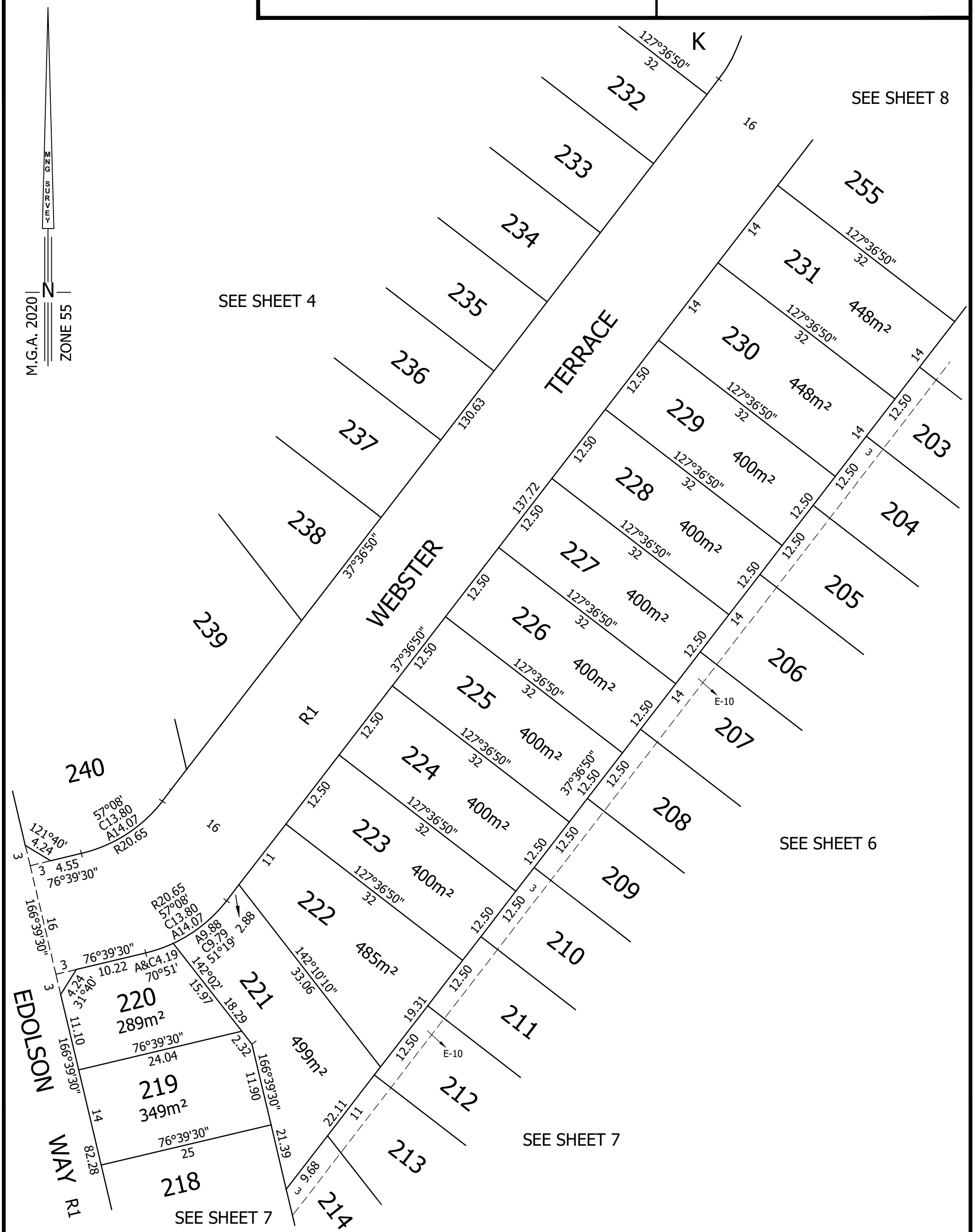
MATTHEW DUNN VERSION 10

ORIGINAL SHEET
SIZE: A3

SHEET 4

PLAN OF SUBDIVISION

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M.G.A. 2020
ZONE 55

SEE SHEET 4

SEE SHEET 8

SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

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SCALE
1:500

LENGTHS ARE IN METRES

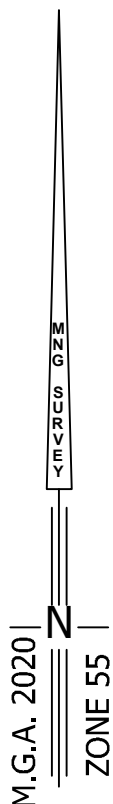
MATTHEW DUNN VERSION 10

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SHEET 5

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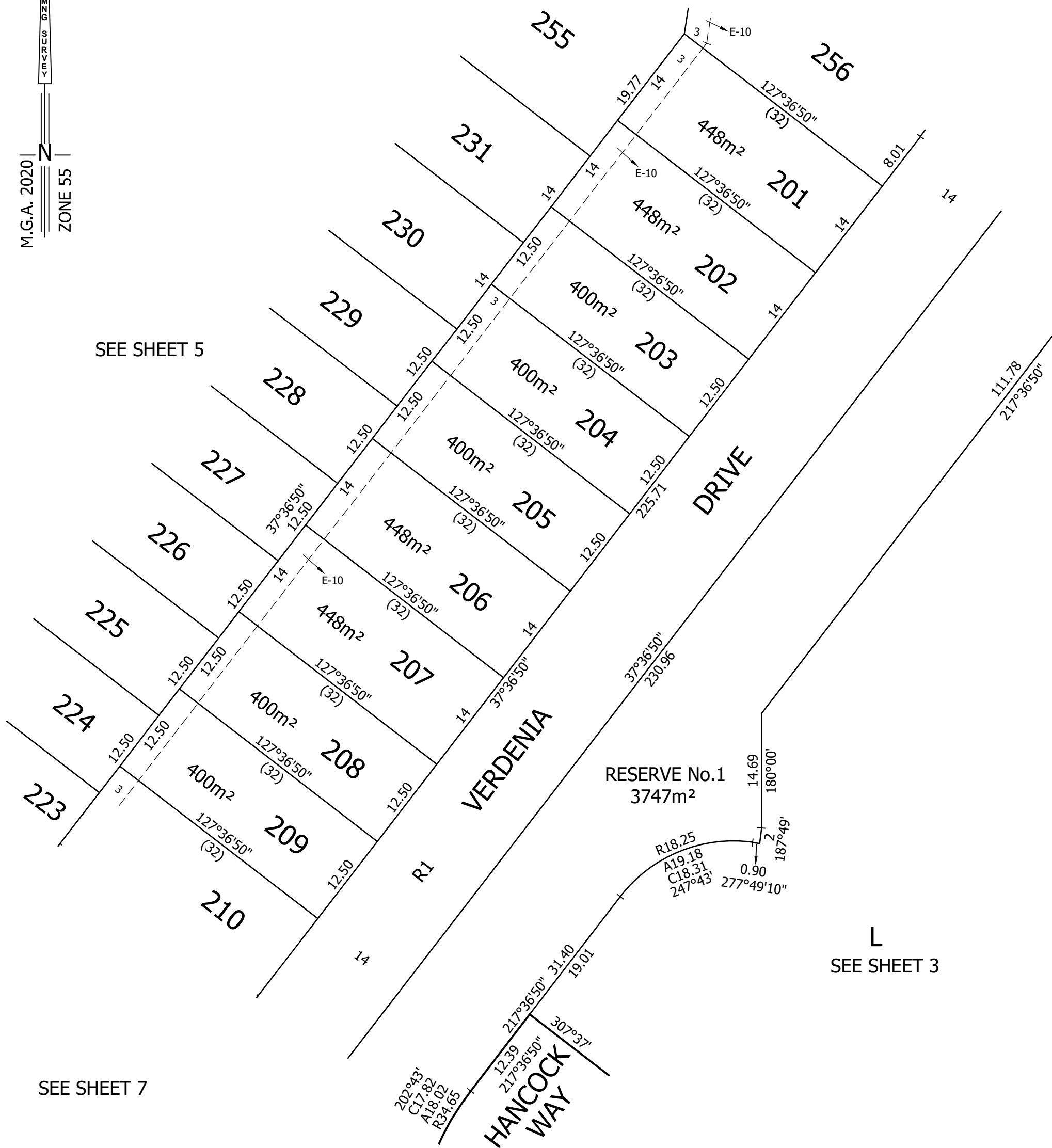


SEE SHEET 8

SEE SHEET 5

SEE SHEET 7

SEE SHEET 3



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1:500

LENGTHS ARE IN METRES

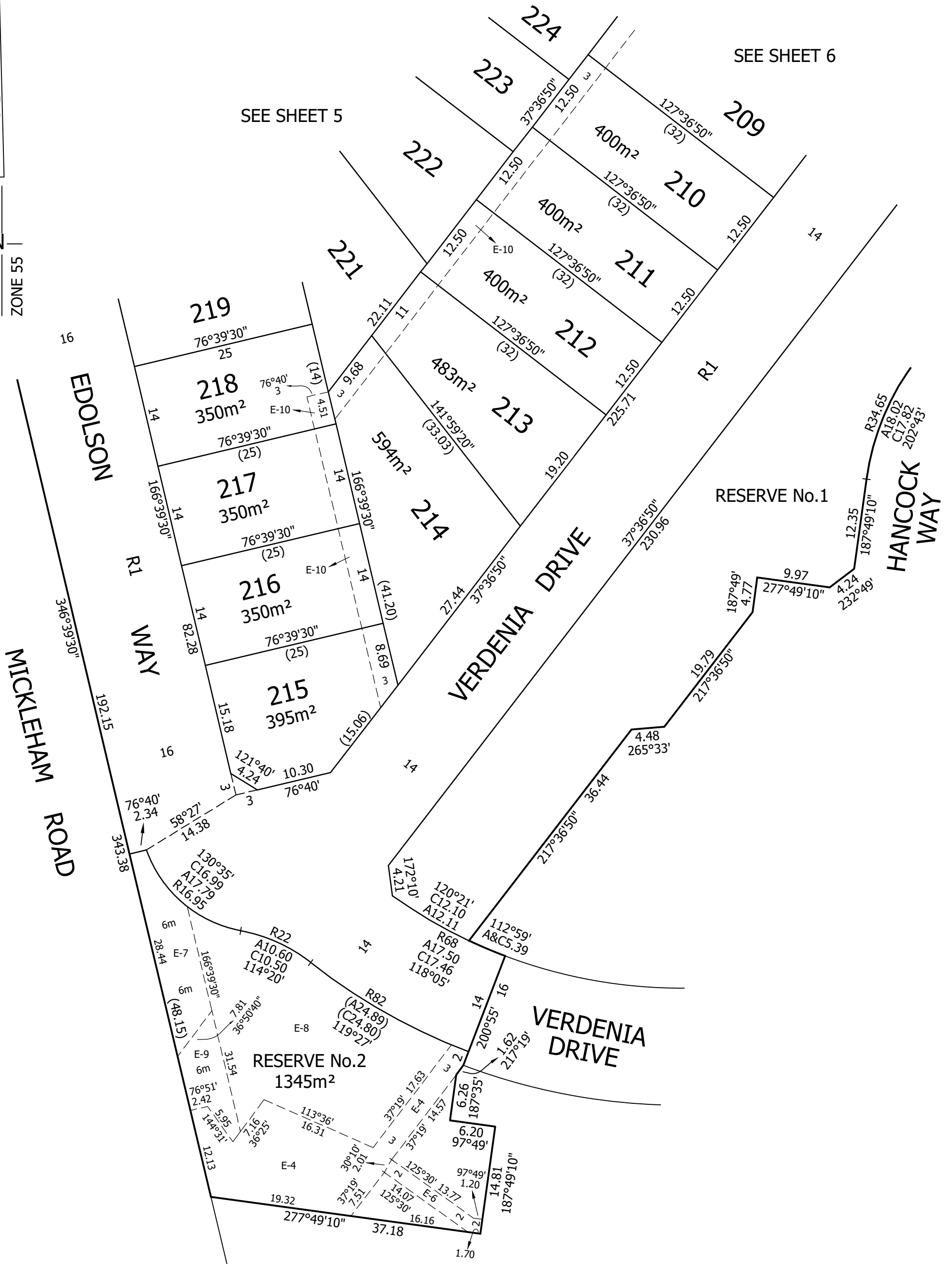
MATTHEW DUNN VERSION 10

ORIGINAL SHEET
SIZE: A3

SHEET 6

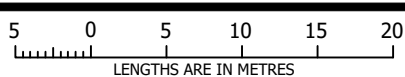
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 7



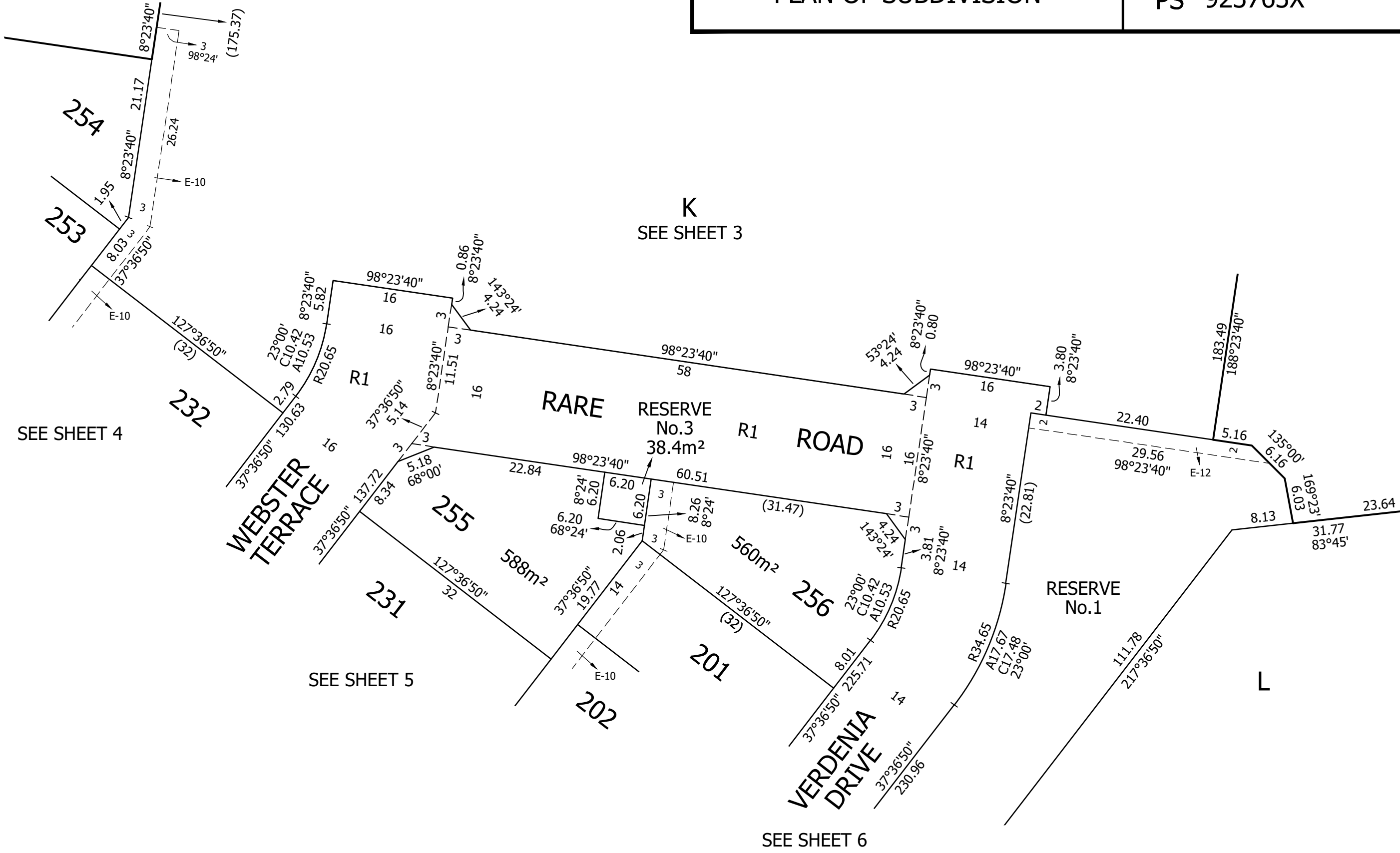
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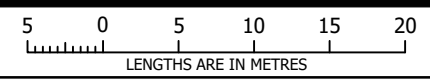


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SHEET 8

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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

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
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 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 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.

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