

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. 12665Fol. 761 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		LOTS A TO I AND 1-200 (all inclusive) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENT E-2 & E-7 HAVE 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 9. 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. TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-3 IN PS908897L AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE THAT PART OF THE DRAINAGE EASEMENT E-4 ON PS931274T AFFECTING ROAD R1 ON THIS PLAN. GROUND'S FOR REMOVAL: BY AGREEMENT FROM ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.	
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			
NOTATIONS				TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-3 IN PS908897L AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE THAT PART OF THE DRAINAGE EASEMENT E-4 ON PS931274T AFFECTING ROAD R1 ON THIS PLAN. GROUND'S FOR REMOVAL: BY AGREEMENT FROM ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.	
DEPTH LIMITATION DOES NOT APPLY STAGING This is not a staged subdivision. Planning Permit No. P25002.01 SURVEY. THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): YUROKE PM39 AND PM454 DUNHELEN - 2 4.238ha 56 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					
MNG 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			SURVEYOR REF: 80285ps-026o		ORIGINAL SHEET SIZE: A3
			MATTHEW DUNN		SHEET 1 OF 9
			VERSION 13		

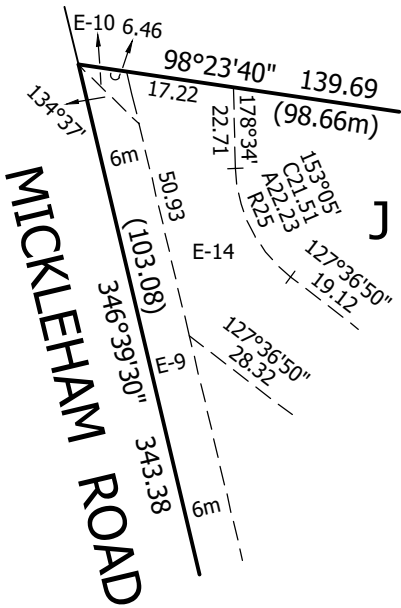
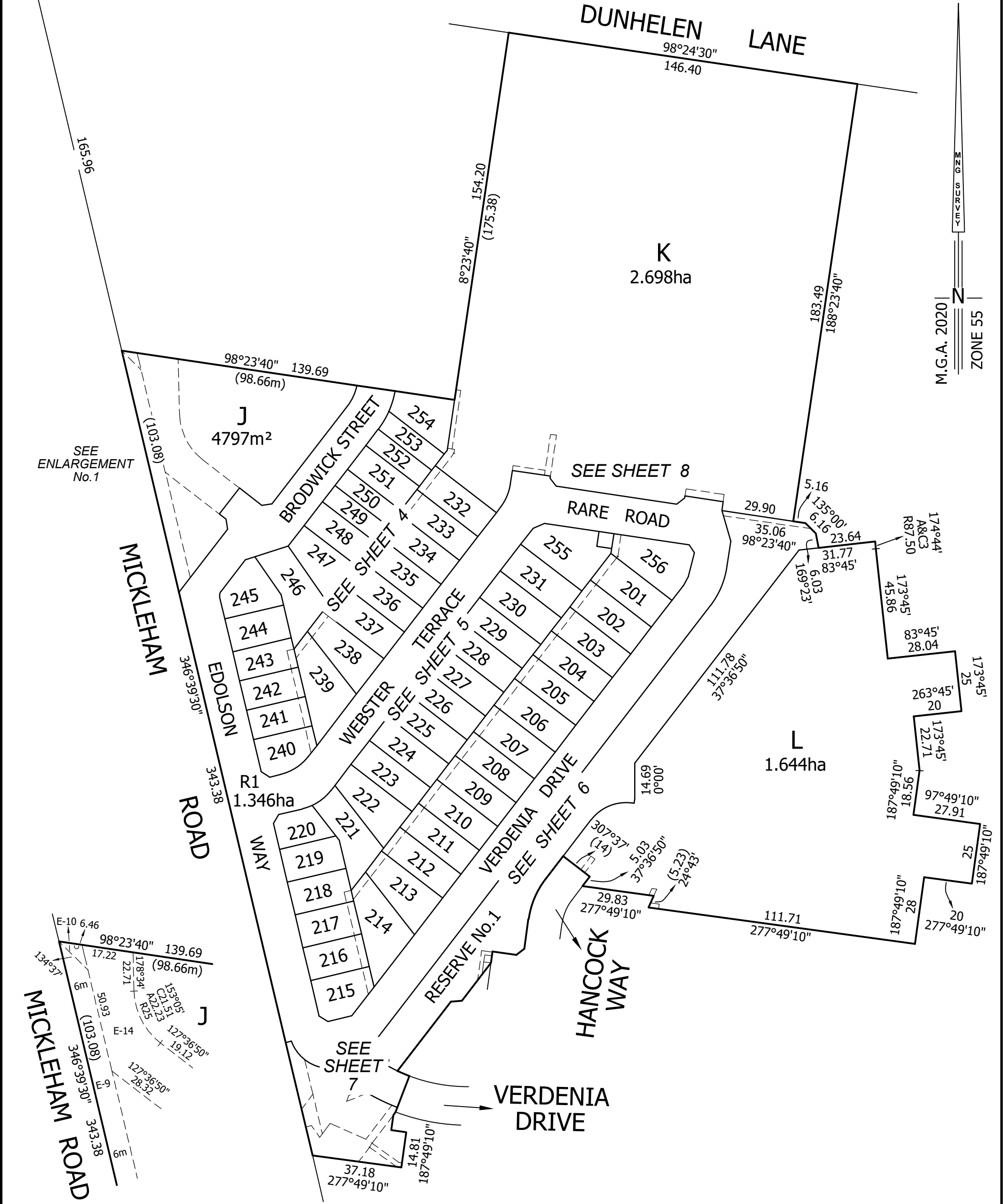
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	PS 908897L	HUME CITY COUNCIL
EASEMENT E-2 HAS BEEN OMITTED FROM THIS PLAN				
E-3 E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 908897L PS 908897L	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS 931274T	HUME CITY COUNCIL
E-5 E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 931274T PS 931274T	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-6	POWER LINE (UNDERGROUND CABLES)	1.50	PS 931274T SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
EASEMENT E-7 HAS BEEN OMITTED FROM THIS PLAN				
E-8	SEWERAGE	2	PS 931274T	YARRA VALLEY WATER CORPORATION
E-9	WATER SUPPLY	6m	INST. AT163018G	YARRA VALLEY WATER CORPORATION
E-10 E-10	WATER SUPPLY DRAINAGE	SEE PLAN SEE PLAN	INST. AT163018G THIS PLAN	YARRA VALLEY WATER CORPORATION HUME CITY COUNCIL
E-11 E-11	WATER SUPPLY SEWERAGE	6m 6m	INST. AT163018G THIS PLAN	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-13	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-14 E-14	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-15	POWER LINE (UNDERGROUND CABLES)	SEE PLAN	THIS PLAN SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD

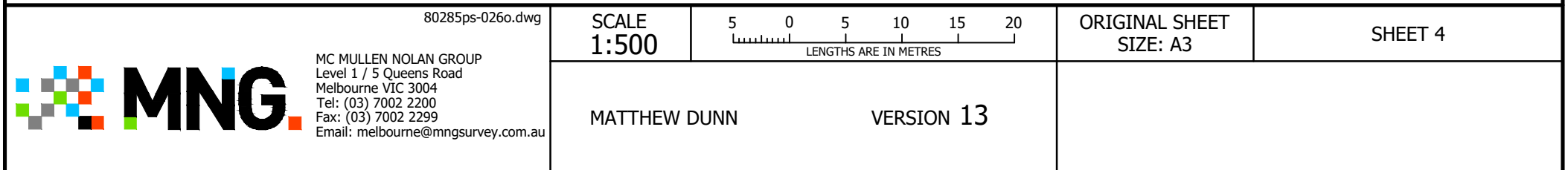
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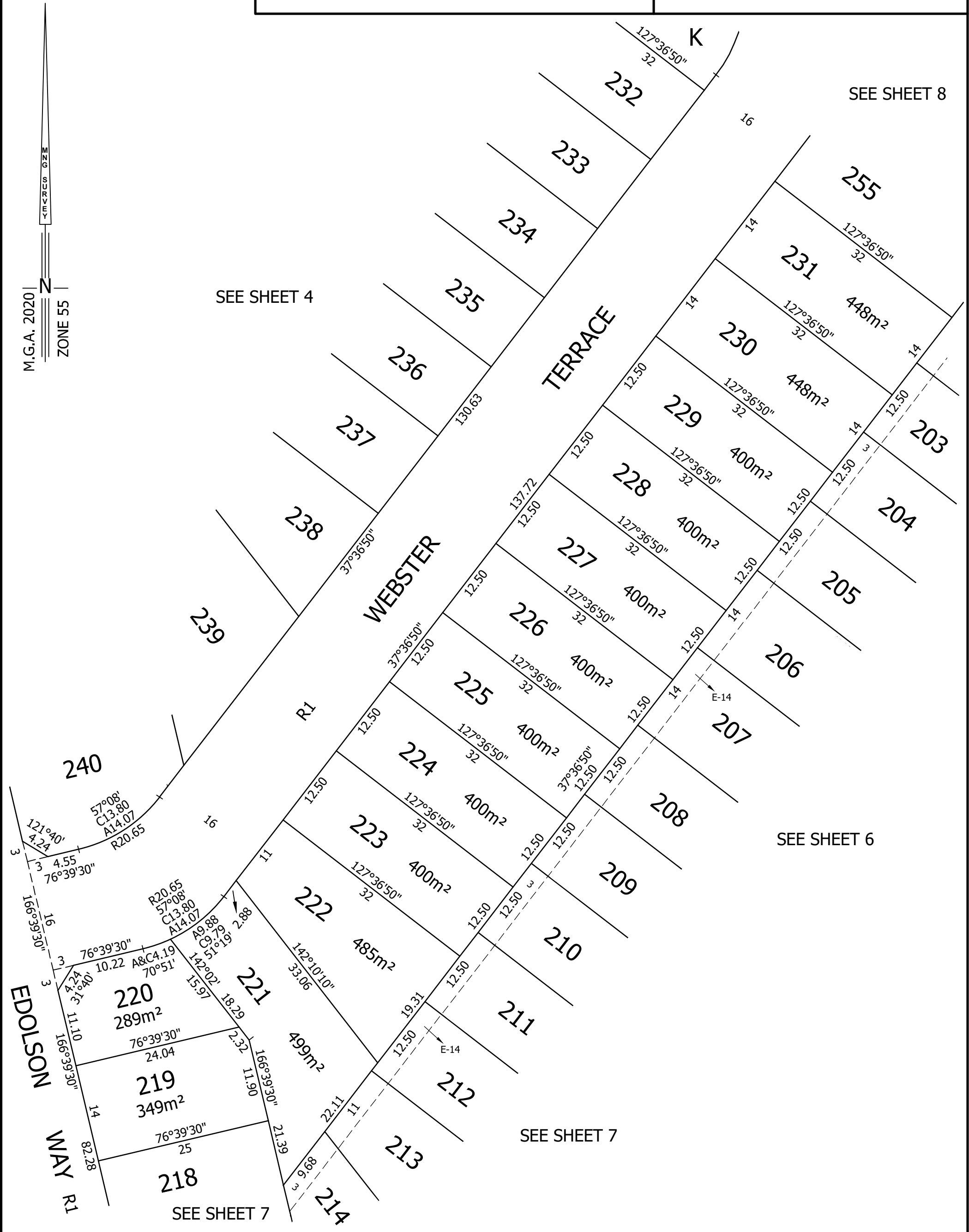
ENLARGEMENT No.1
(NOT TO SCALE)

PLAN NUMBER
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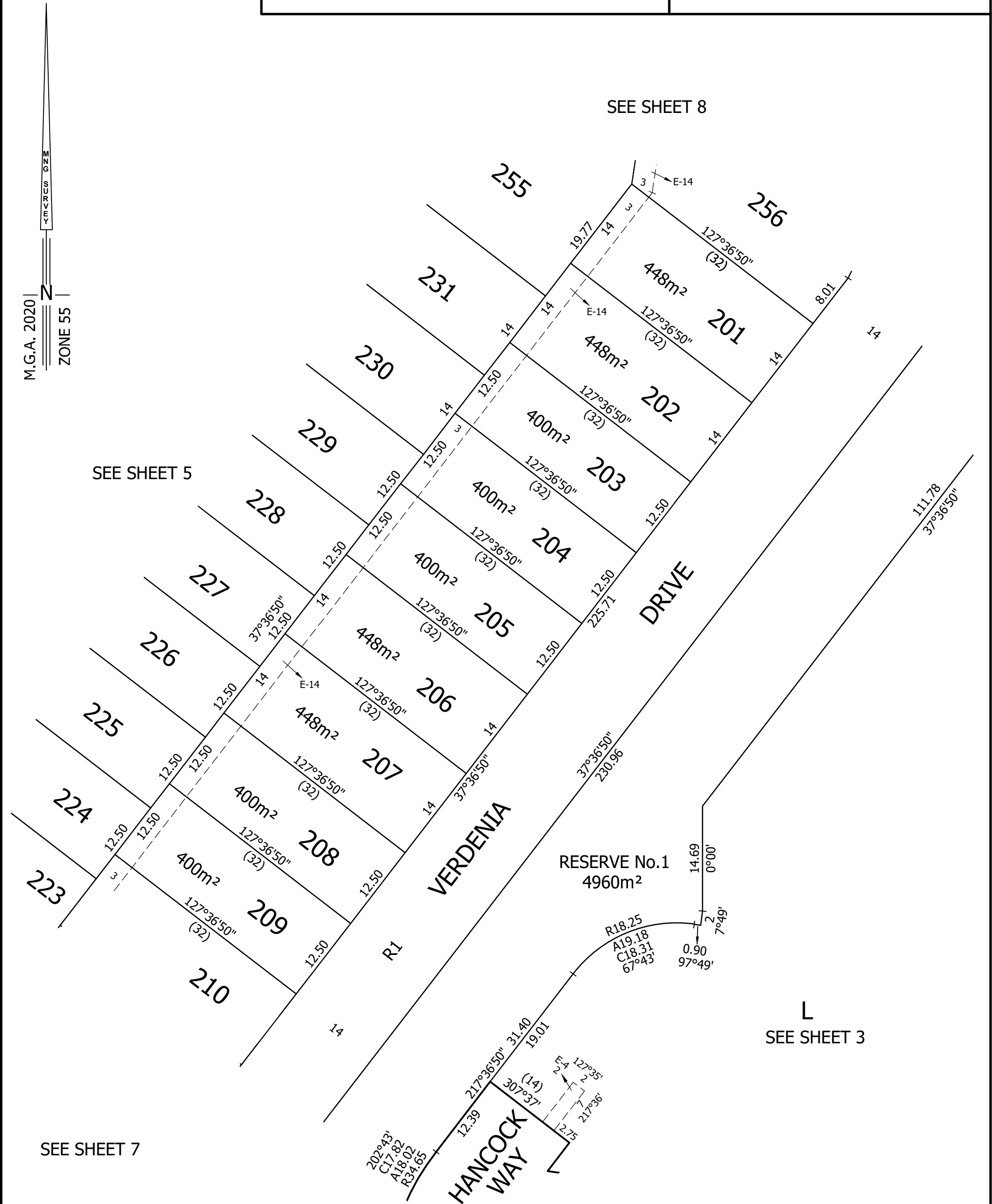
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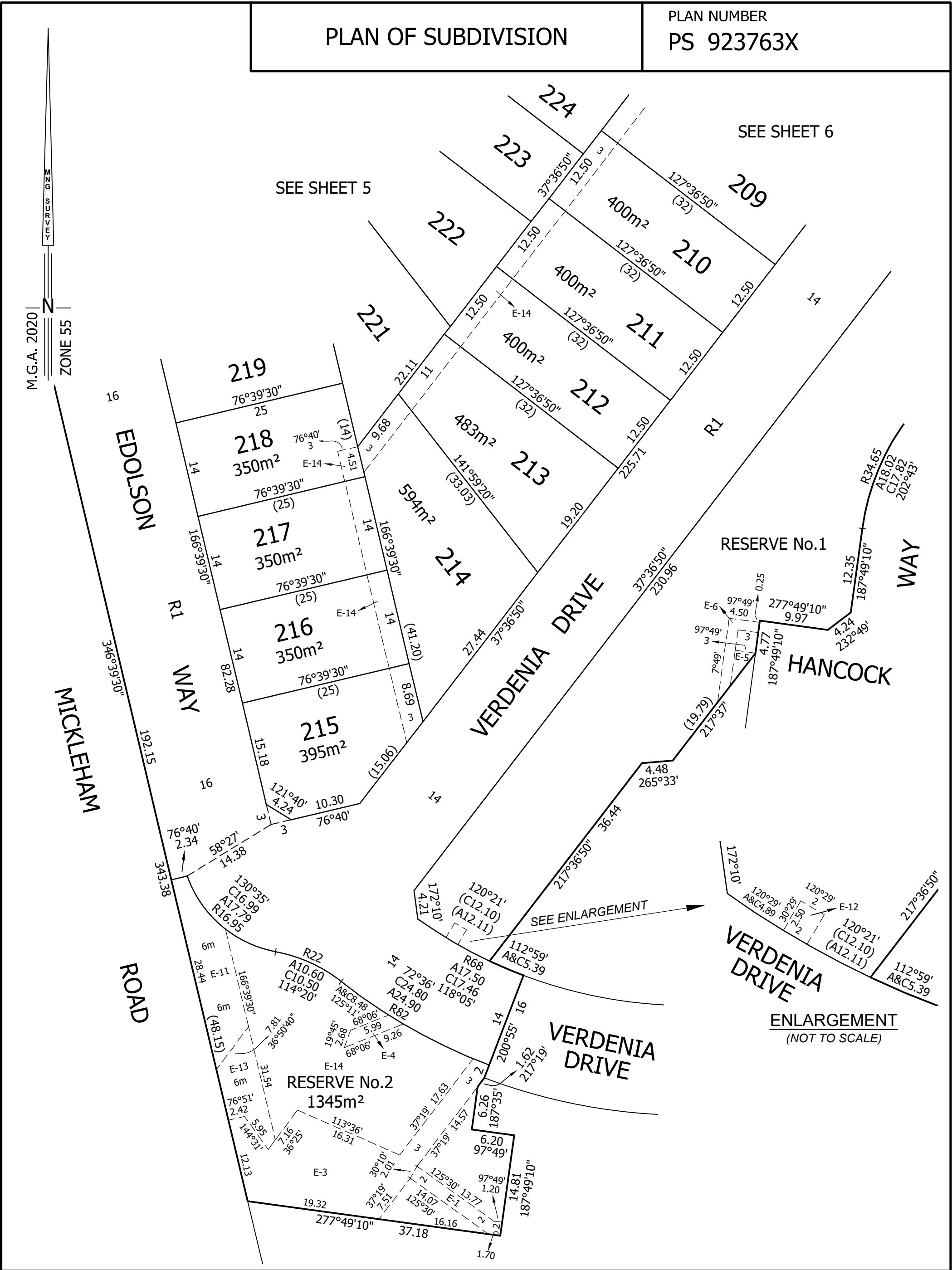
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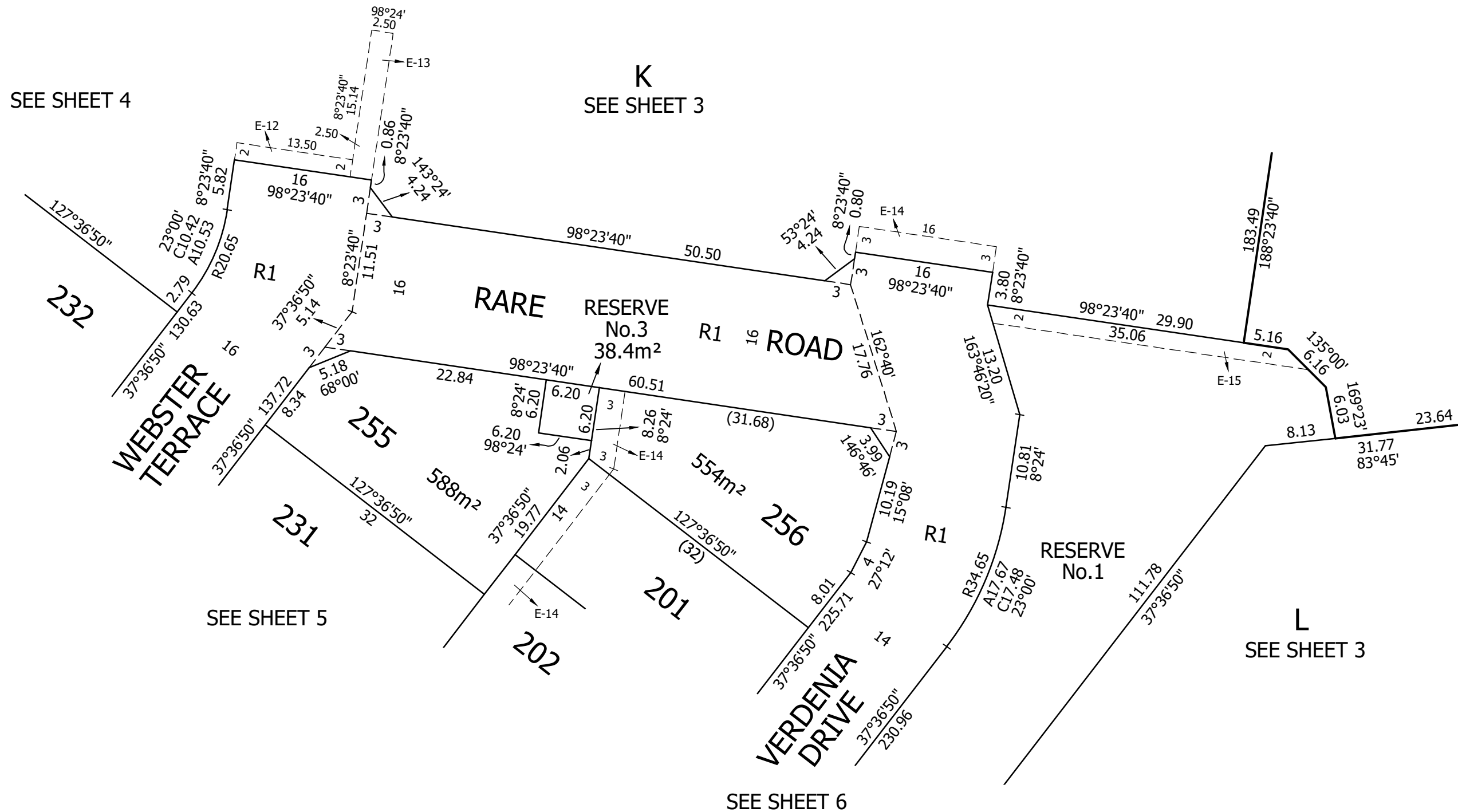
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M.G.A. 2020 | **N** |
MNG SURVEY
ZONE 55

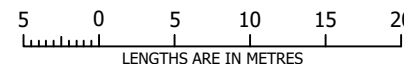


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 8

MATTHEW DUNN

VERSION 13

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 201-256 (all inclusive) on this plan.
Benefited land - Lots 201-256 (all inclusive) on this plan.

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: 30/06/2036

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 201-256 (all inclusive) on this plan.
Benefited land - Lots 201-256 (all inclusive) on this plan.

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: 30/06/2036

RESTRICTION E:

Burdened land - Lots 215-220 & 240-245 (all inclusive) on this plan.
Benefited land - Lots 201-256 (all inclusive) on this plan.

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: 30/06/2036