PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PLAN NUMBER
PS 931301T

LOCATION OF LAND

PARISH: YUROKE

TOWNSHIP: ---

SECTION: 12

CROWN ALLOTMENT: W (PT)

CROWN PORTION: ---

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS 923763X (LOT K)

POSTAL ADDRESS: 1240 MICKLEHAM ROAD,
(At time of subdivision) GREENVALE, VIC. 3059

MGA2020 Co-ordinates (of approx centre of land in plan)
E 313 415
N 5 835 735
ZONE 55

COUNCIL NAME: HUME CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HUME CITY COUNCIL

NOTATIONS

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 - 3A
1.680ha *44 LOTS*

NOTATIONS

LOTS A TO L AND 1-300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
EASEMENT E-1 TO E-13 AND E-15 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 5.

OTHER PURPOSE OF PLAN:

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT E-12 ON PS923763X AFFECTING ROAD R1 ON THIS PLAN.

TO REMOVE THAT PART OF THE SEWERAGE EASEMENT E-13 ON PS923763X AFFECTING ROAD R1 ON THIS PLAN.

TO REMOVE THAT PART OF THE DRAINAGE & SEWERAGE EASEMENT E-14 ON PS923763X 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.

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
EASEMENTS E-1 TO E-11 HAVE BEEN OMITTED FROM THIS PLAN				
E-12	DRAINAGE	SEE PLAN	PS 923763X	HUME CITY COUNCIL
EASEMENT E-13 HAS BEEN OMITTED FROM THIS PLAN				
E-14	DRAINAGE	SEE PLAN	PS 923763X	HUME CITY COUNCIL
E-14	SEWERAGE	SEE PLAN	PS 923763X	YARRA VALLEY WATER CORPORATION
EASEMENT E-15 HAS BEEN OMITTED FROM THIS PLAN				
E-16	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL

MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: melbourne@mngsurvey.com.au

SURVEYOR REF: 80285PS-057B

ORIGINAL SHEET SIZE: A3

MATTHEW DUNN VERSION 2

DRAFT

PLAN OF SUBDIVISION

PLAN NUMBER
PS 931301T

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

DUNHELEN LANE
98°24'30"
146.40

41.51

M
1.018ha

98°23'40" 44
8°23'40" 1.98
98°23'40" 72.50
16
16

315 314 313 312 311 310 309 308 307 306 305 304 303 302 301
316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332
344 343 342 341 340 339 338 337 336 335 334 333

SEE SHEET 4
SEE SHEET 3

8°23'40" 175.38

WEBSTER TERRACE
R1
2211m²

VERDENIA DRIVE
R1
2243m²

8°23'40" 140.20
144
188°23'40" 183.49

37°36'50" 8.03
32
307°36'50"
203°00'
C10.42
A10.53
R20.65
5.82
188°23'40"
8°23'40" 0.86
278°23'40" 16
323°24' 4.24
278°23'40" 50.50
233°24' 4.24
278°23'40" 16
0.80
188°23'40"
8°23'40" 3.80
29.90
278°23'40"
2.79
217°36'50"

RARE ROAD
WEBSTER TERRACE
VERDENIA DRIVE

80285PS-057B.DWG

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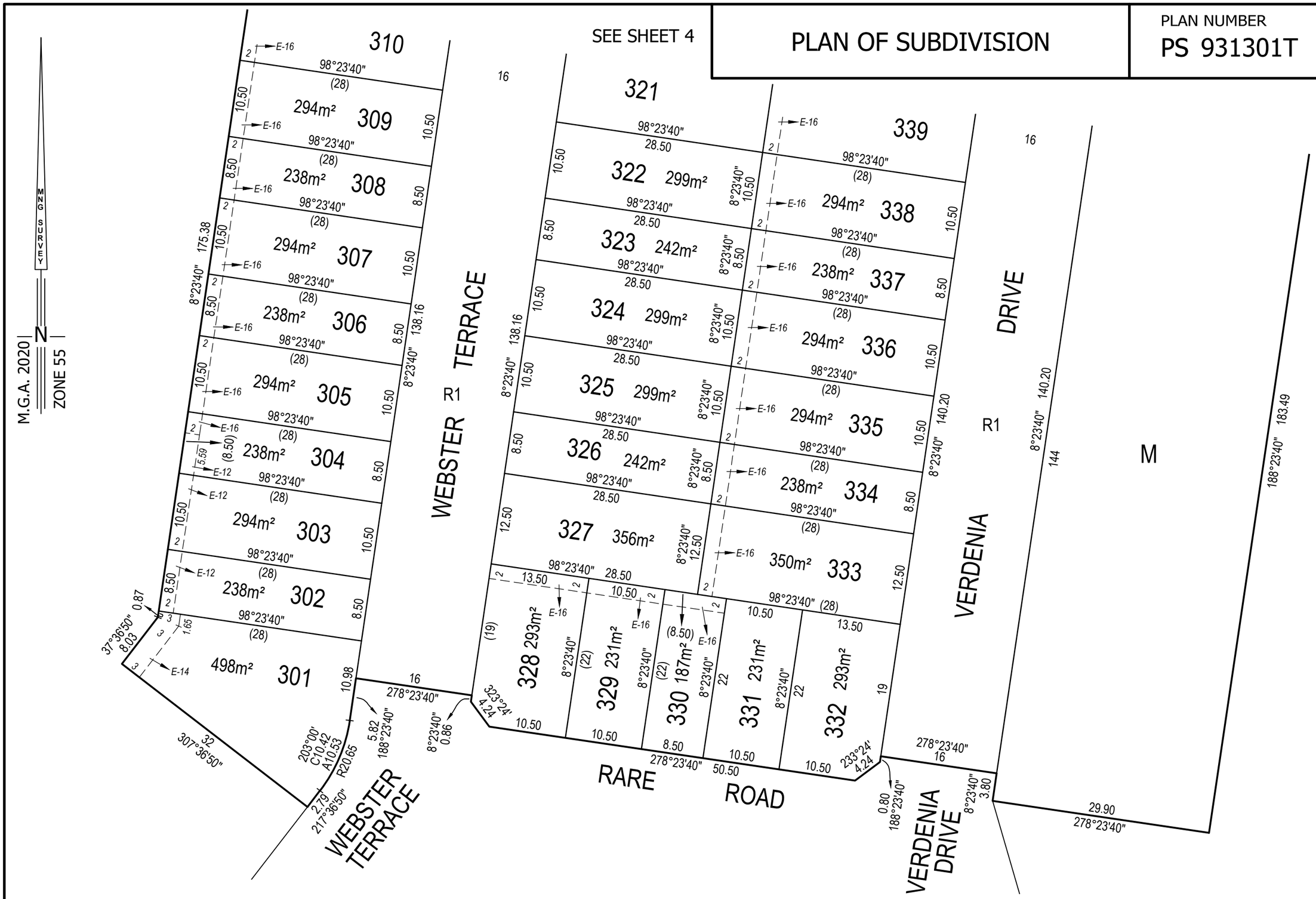
SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE: A3
SHEET 2

MATTHEW DUNN
VERSION 2

DRAFT

PLAN OF SUBDIVISION

PLAN NUMBER
PS 931301T



80285PS-057B.DWG

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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 3
1:500	5 0 5 10 15 20		

MATTHEW DUNN VERSION 2

DRAFT

PLAN OF SUBDIVISION

PLAN NUMBER
PS 931301T

M.G.A. 2020 | ZONE 55

MNG SURVEY

N

DUNHELEN

98°24'30"
146.40

LANE

41.51

M

98°23'40" 44

8°23'40"
1.98

16

WEBSTER TERRACE

R1

VERDENIA DRIVE

R1

16

16

175.38

138.16

138.16

140.20

140.20

144

183.49

188°23'40"

| | | |

PLAN OF SUBDIVISION

PLAN NUMBER
PS 931301T

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 301-344on this plan (All inclusive)
Benefited land - Lots 301-344 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: 30/06/2036

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
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307
307	306, 308
308	307, 309
309	308, 310
310	309, 311
311	310, 312
312	311, 313
313	312, 314
314	313, 315
315	314
316	317, 344
317	316, 318, 343
318	317, 319, 342
319	318, 320, 341

Burdened Lots on this Plan	Benefited Lots on this Plan
320	319, 321, 340
321	320, 322, 339
322	321, 323, 338
323	322, 324, 337
324	323, 325, 336
325	324, 326, 335
326	325, 327, 334
334	326, 333, 335
335	325, 334, 336
336	324, 335, 337
337	323, 336, 338
338	322, 337, 339
339	321, 338, 340
340	320, 339, 341
341	319, 340, 342
342	318, 341 343
343	317 342, 344
344	316, 343

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 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
328	327, 329
329	327, 328, 330
330	327, 329, 331, 333
331	330, 332, 333
332	331, 333

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 D:
Burdened land - Lots 301-344 on this plan (All inclusive)
Benefited land - Lots 301-344 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: 30/06/2036

80285PS-057B.DWG

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ORIGINAL SHEET SIZE: A3

SHEET 5

MATTHEW DUNN VERSION 2

DRAFT