
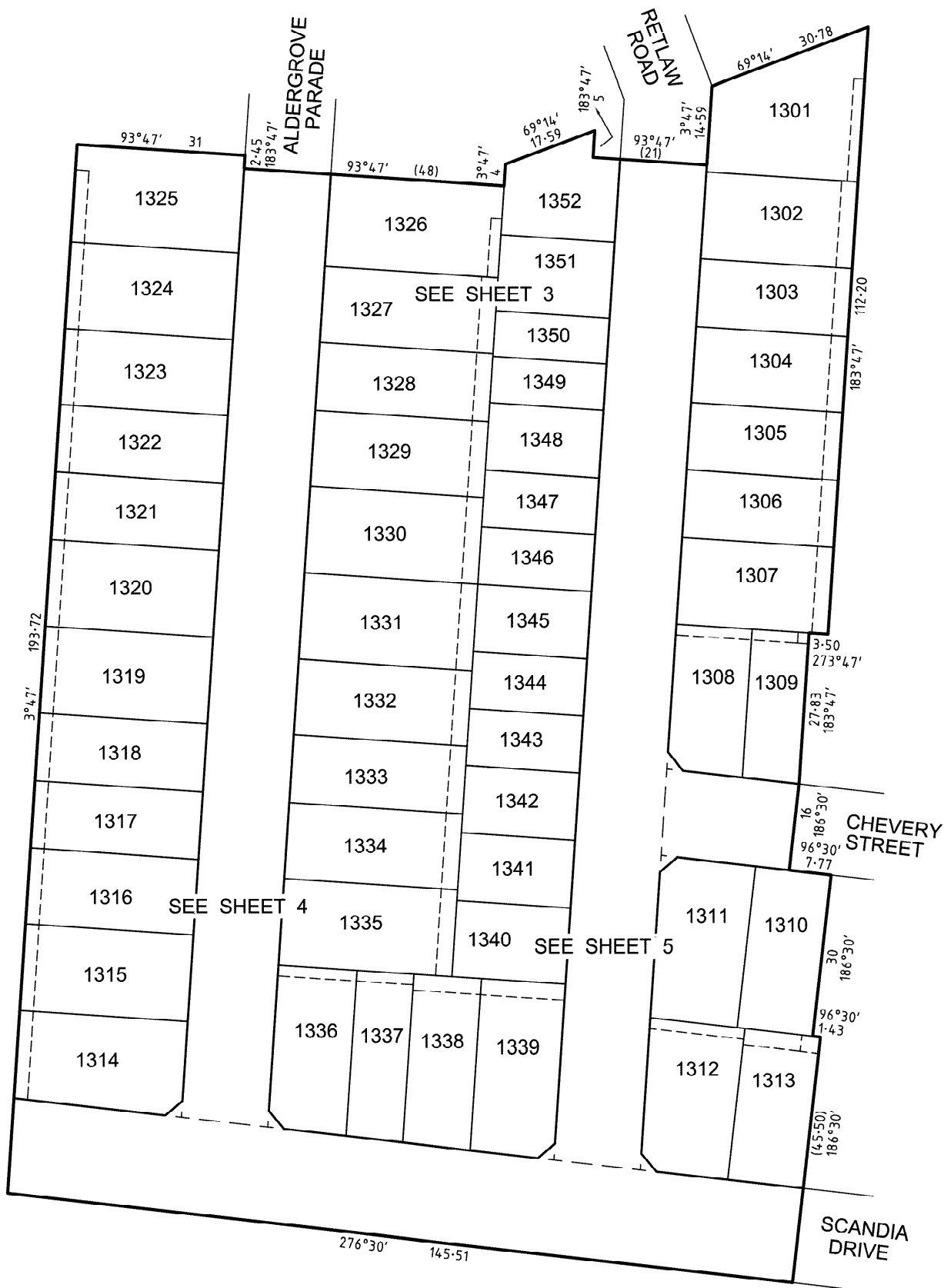


PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PLAN NUMBER PS 800987L	
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 18 (PART)</p> <p>TITLE REFERENCES: VOL. 11940 FOL. 161</p> <p>LAST PLAN REFERENCE/S: LOT F ON PS800986N</p> <p>POSTAL ADDRESS: 495 DONNYBROOK ROAD (At time of subdivision) MICKLEHAM, 3064</p> <p>MGA94 Co-ordinates E 314 120 (of approx centre of land in plan) N 5843 040 ZONE 55</p>		<p>Council Name: Hume City Council</p> <p>Council Reference Number: S007929 Planning Permit Reference: P16756 SPEAR Reference Number: S086702A</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 21/06/2017</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied has been made and the requirement has been satisfied at Statement of Compliance (Document updated 07/12/2017)</p> <p>Digitally signed by: Patrick Mora for Hume City Council on 10/10/2017</p> <p>Statement Of Compliance issued: 07/12/2017</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 1300 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTION A AFFECTING LOTS 1301 TO 1308 (BOTH INCLUSIVE), 1310 TO 1339 (BOTH INCLUSIVE) & 1352 SEE SHEET 6.</p> <p>FOR RESTRICTION B AFFECTING LOTS 1309 & 1340 TO 1351 (BOTH INCLUSIVE) SEE SHEET 7.</p> <p>FOR RESTRICTION C AFFECTING LOTS 1301 TO 1352 (BOTH INCLUSIVE) SEE SHEETS 8 & 9.</p> <p>OTHER PURPOSE OF THE PLAN: REMOVAL OF CARRIAGEWAY EASEMENTS E-2 & E-4 ON PS800986N.</p> <p>GROUND FOR REMOVAL: HUME CITY COUNCIL PLANNING PERMIT No.18753.</p>		
ROAD R1	HUME CITY COUNCIL			
NOTATIONS				
<p>DEPTH LIMITATION DOES NOT APPLY</p> <p>STAGING This is is not a staged subdivision. Planning permit No. P16756</p> <p>SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): MICKLEHAM PM, 2, 3, 4, 11, 21 & 29 & KALKALLO PM 37.</p> <p>THIS IS A SPEAR PLAN.</p> <p style="text-align: center;">ANNADALE 2.917ha</p> <p style="text-align: center;">STAGE 13 52 LOTS</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
E-1	SEWERAGE	SEE PLAN	PS800986N	YARRA VALLEY WATER
E-2	DRAINAGE	SEE PLAN	PS800986N	HUME CITY COUNCIL
	SEWERAGE	SEE PLAN	PS800986N	YARRA VALLEY WATER
E-3	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-4	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
 <p>2067S-13 VER D1.DWG MS/AE</p>		<p>SURVEYOR REF: 2067s-13</p> <p>Digitally signed by: Gerald Donn (SMC), Surveyor's Plan Version (D), 28/08/2017, SPEAR Ref: S086702A</p>		<p>ORIGINAL SHEET SIZE: A3</p> <p>PLAN REGISTERED TIME: 9:35 AM DATE: 13/12/2017 C. GROSSO Assistant Registrar of Titles</p>
<p>Melbourne Survey T 9869 0813</p>		<p>SHEET 1 OF 12</p>		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L



2067S-13 VER D1.DWG MS/AE



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SCALE 1:750
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LENGTHS ARE IN METRES

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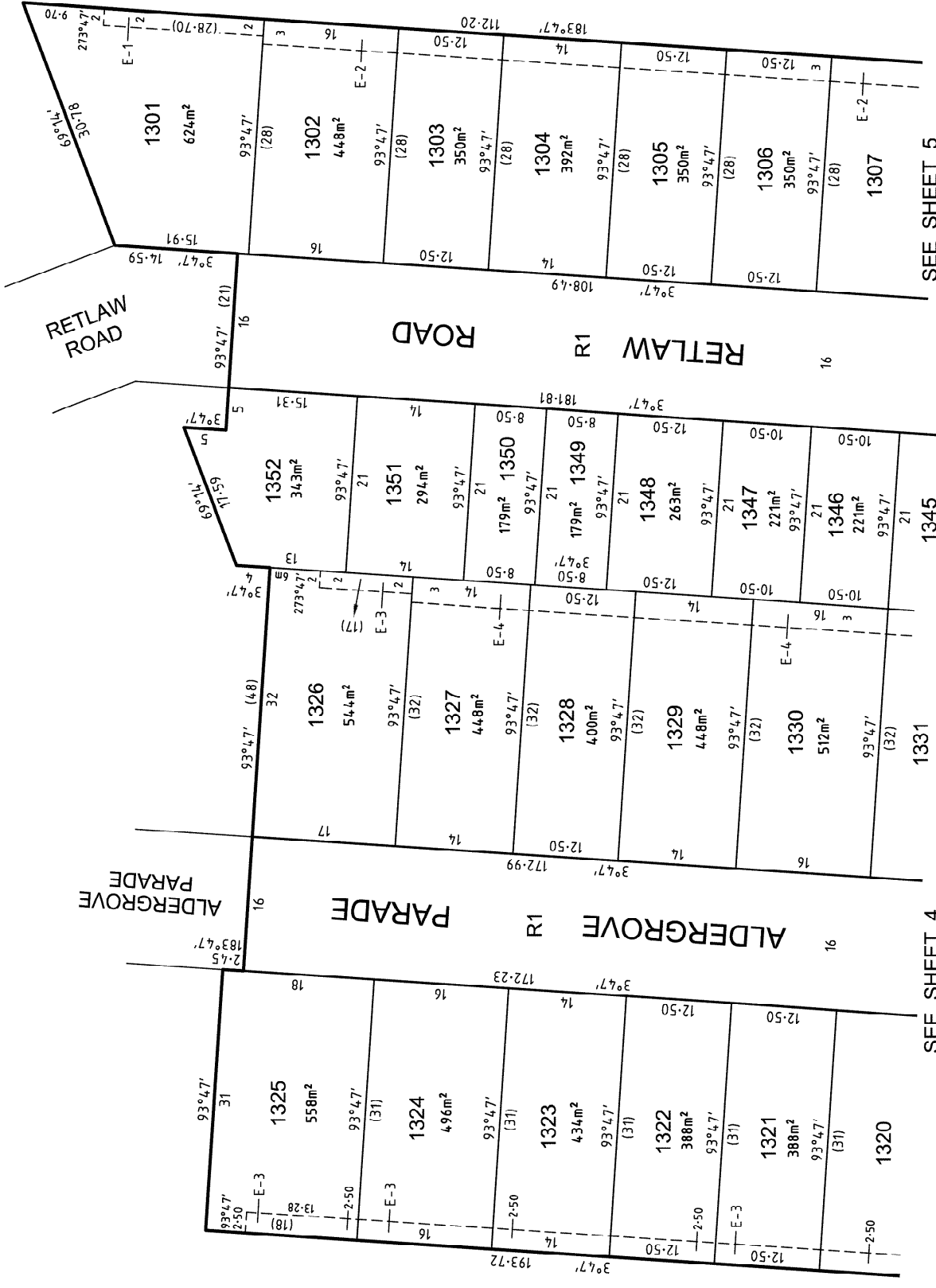
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SIZE: A3

SHEET 2

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SPEAR Ref: S086702A

PLAN OF SUBDIVISION


PLAN NUMBER
PS 800987L



SEE SHEET 5

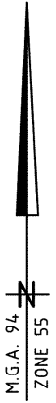
SEE SHEET 4

2067S-13 VER D1DWG MS/AE

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	<p>Digitally signed by: Gerald Donn (SMEC), Surveyor's Plan Version (D), 28/08/2017, SPEAR Ref: S086702A</p> <p>Digitally signed by: Hume City Council, 10/10/2017, SPEAR Ref: S086702A</p>	

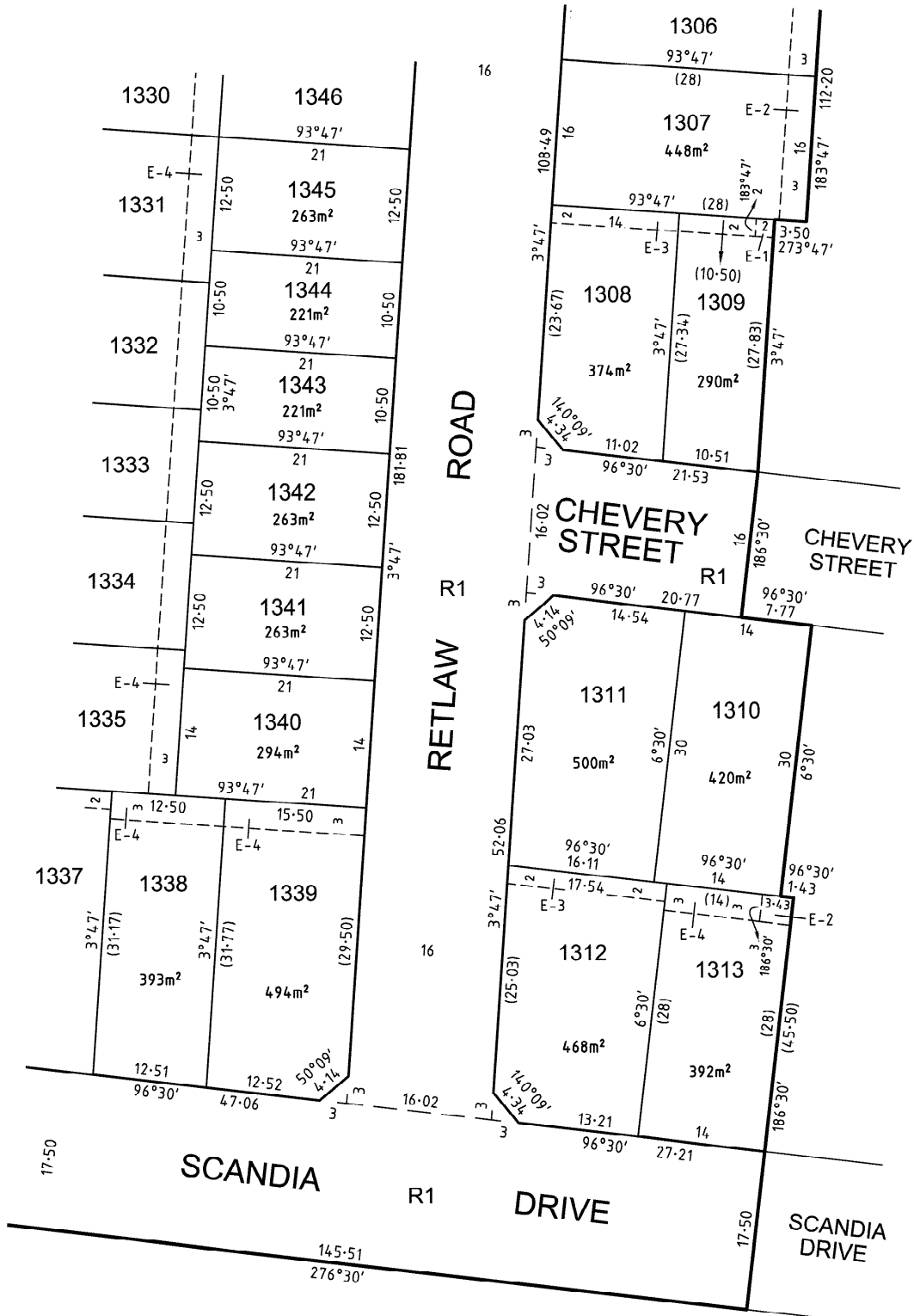
PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L



SEE SHEET 3

SEE SHEET 4

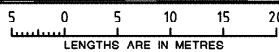


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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 5

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SPEAR Ref: S086702A

PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created.

Land to Benefit: Lots in the plan.

Land to be Burdened: Lots 1301 to 1308 (Both Inclusive), 1310 to 1339 (Both Inclusive) & 1352.

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan:

- (i) Must not build or erect or allow to be built or erected any building or structure, other than a building or structure which shall be built or erected in accordance with the provisions of the Memorandum of Common Provisions (MCP) retained by the Registrar of Titles registered in Dealing No. AA3062 which Memorandum of Common Provisions is incorporated into and by this plan, unless otherwise approved in writing by Hume City Council.
- (ii) Shall not construct or allow to construct any more than one dwelling per lot.

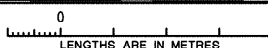
Restriction (i) shall expire ten years after the date of registration of this plan.

2067S-13 VER D1.DWG MS/AE



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SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 6

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10/10/2017,
SPEAR Ref: S086702A

PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is to be created.

Land to Benefit: Lots in the plan.

Land to be Burdened: Lots 1309 & 1340 to 1351 (Both Inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan:

- (i) Must not build or erect or allow to be built or erected any building or structure, other than a building or structure which shall be built or erected in accordance with the provisions of the Memorandum of Common Provisions (MCP) retained by the Registrar of Titles registered in Dealing No. AA2573 which Memorandum of Common Provisions is incorporated into and by this plan, unless otherwise approved in writing by Hume City Council.
- (ii) Shall not construct or allow to construct any more than one dwelling per lot.

Restriction (i) shall expire ten years after the date of registration of this plan.

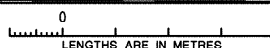
NOTE: Lots 1309 & 1340 to 1351 (Both Inclusive) with reference to MCP AA2573 are Type A lots as per Hume City Council Planning Permit P16756.

2067S-13 VER D1.DWG MS/AE



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SCALE



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ORIGINAL SHEET
SIZE: A3

SHEET 7

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is to be created.

Land to Benefit: Lots in the plan.

Land to be Burdened: Lots 1301 to 1352 (Both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions apply shall not:

- (i) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the Lot unless:
 - (a) Copies of building plans, elevations, roof plan, site plan (incorporating setback from all boundaries, building envelope, existing contour, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Annadale Assessment Panel care of Moremac Property Group Pty Ltd, Suite 2, 860 Doncaster Road Doncaster East 3109 or such other entity as may be nominated by the Annadale Assessment Panel from time to time;
 - (b) The plans comply with the Design Guidelines, a copy of which can be obtained from the website at www.annadale.com.au and
 - (c) The Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works;
- (ii) At any time erect, construct, build or cause to be erected, constructed or built on a lot:
 - (a) Any building other than one private dwelling with the usual outbuildings.
 - (b) Any building with the same front facade to that of an existing private dwelling within 5 house lots, and opposite the private dwelling and within 5 house lots, regardless of street intersections.
 - (c) Any private dwelling with a total floor area (excluding any verandah, balcony or garage) of less than:
 - (i) 120m² in the case of a lot having an area between 300m² and 450m²
 - (ii) 150m² in the case of a lot having an area between 451m² and 600m²
 - (iii) 180m² the case of a lot having an area greater than 601m²
 - (d) Any private dwelling (including garage) of which less than thirty percent (30%) of the external walls (excluding windows) is constructed of brick, brick veneer, masonry, masonry veneer or other approved texture coated material.
 - (e) Any private dwelling (including garage) upon which fascia board's trim and exposed metalwork is not colour coordinated with the dwelling house, unless approved by the Design Assessment Panel.
 - (f) Any private dwelling (including garage) with unpainted and / or untreated metalwork, unless approved by the Design Assessment Panel.
 - (g) Any private dwelling (including garage) with reflective glazing and / or tinted glass, unless approved by the Design Assessment Panel.
 - (h) Any private dwelling (including garage or carport) with a roof of other than masonry, terracotta roof tiles or other non reflective materials.
 - (i) Any private dwelling that does not allow for lock up car accommodation for at least one vehicle.
 - (j) Any open carports.
 - (k) Any garage which is constructed of materials other than materials of the same type and finish as the private dwelling on a lot;
 - (l) Any garage with roller doors or metal tray deck doors.

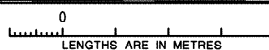
(CONTINUED ON SHEET 9)

2067S-13 VER D1.DWG MS/AE



Melbourne Survey T 9869 0813 REF 2067s-13

SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 8

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is to be created (continued from Sheet 8).

- (iii) At any time construct or build a driveway of any material other than coloured concrete, pavers or concrete with exposed aggregate or stamped or stenciled surfacing in neutral coloured tones.
- (iv) At any time construct or build a driveway within 500mm of a side boundary.
- (v) At any time allow features to exist other than screening plants, between a driveway and a side boundary, restricted to the closest side boundary.
- (vi) Damage existing driveways, crossovers and footpaths during the construction of driveways.
- (vii) Delay the construction of driveway from the front allotment boundary to the setback of the garage for more than 90 days from the date of the issue of the Certificate of Occupancy in relation to the private dwelling constructed on the said lot.
- (viii) Delay the front landscaping to the dwelling for more than 90 days from the date of the issue of the Certificate of Occupancy in relation to the private dwelling constructed on the said lot.
- (ix) Leave incomplete building works for more than 90 days without construction being carried out, and shall not delay completion of all building works resulting in the issue of a Certificate of Occupancy, for more than 12 months.
- (x) Erect or cause to permit to be erected or remain erected any fencing upon a side or rear boundary of a lot :-
 - (a) Unless such fence is 1.8 metres in height and is constructed of double sided timber palings with exposed posts and timber capping.
 - (b) Between the front boundary and 1 metre behind the front building line.
 - (c) Constructed of steel sheeting or compressed board.
- (xi) Occupy the private dwelling unless the construction of the perimeter fencing has been completed.
- (xii) Except with prior written consent of Moremac Property Group Pty Ltd and in accordance with the Annadale Design Guidelines, commence construction of any building or landscaping works.

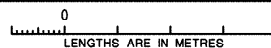
This restriction shall expire four years after the date of registration of this plan.

2067S-13 VER D1.DWG MS/AE



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SCALE



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SIZE: A3

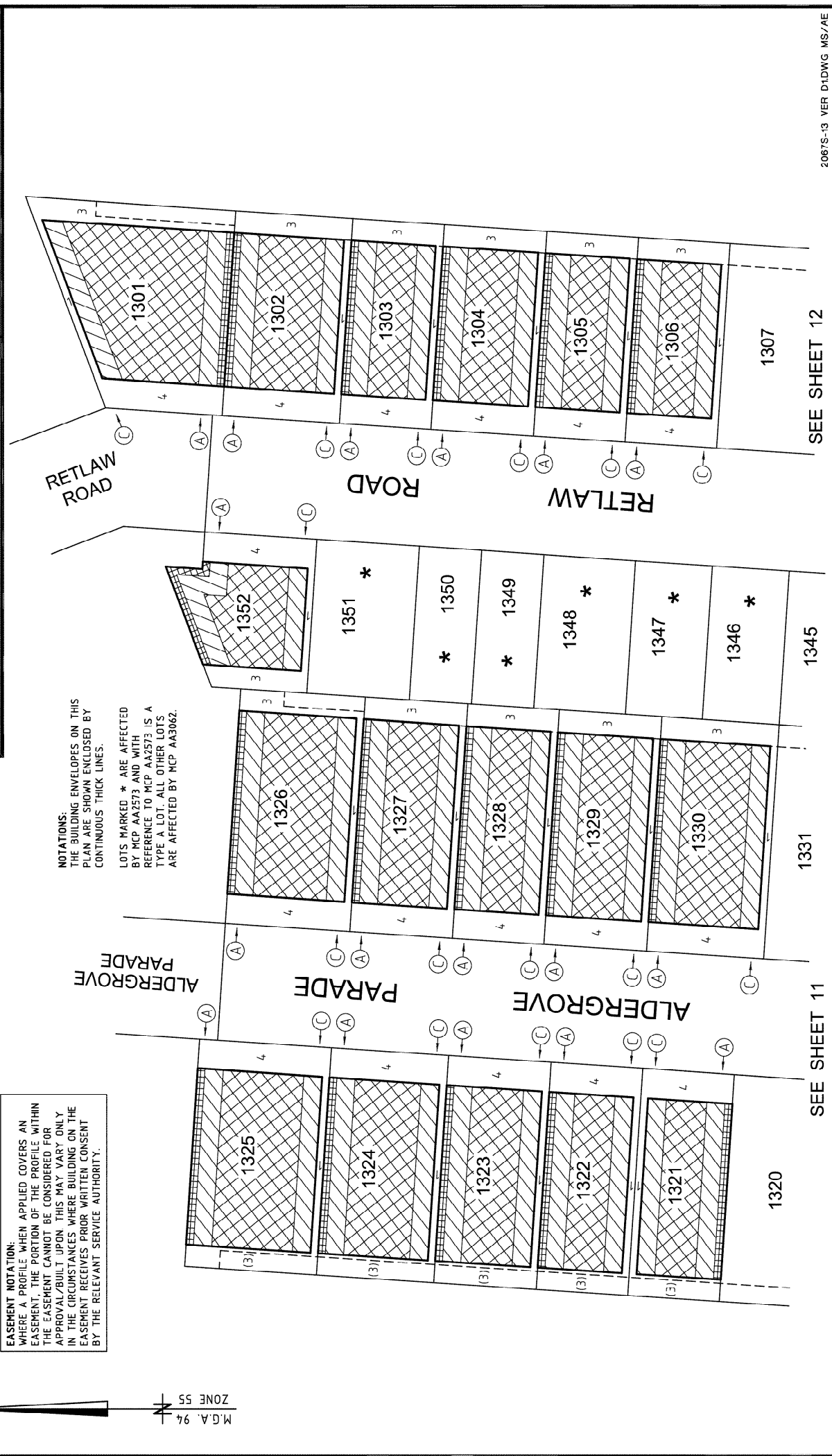
SHEET 9

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SPEAR Ref: S086702A

PLAN OF SUBDIVISION


PLAN NUMBER
PS 800987L



EASEMENT NOTATION:
WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL/BUILT UPON THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE RELEVANT SERVICE AUTHORITY.

NOTATIONS:
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN ENCLOSED BY CONTINUOUS THICK LINES.

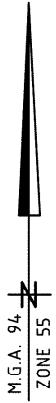
LOTS MARKED * ARE AFFECTED BY MCP AA2573 AND WITH REFERENCE TO MCP AA2573 IS A TYPE A LOT. ALL OTHER LOTS ARE AFFECTED BY MCP AA3062.

 <p>SMEC</p> <p>Melbourne Survey T 9669 0813 REF 2067s-13</p>	<p>Digitally signed by: Gerald Donn (SMEC), Surveyor's Plan Version (D), 28/08/2017, SPEAR Ref: S086702A</p>	<p>Digitally signed by: Hume City Council, 10/10/2017, SPEAR Ref: S086702A</p>
	<p>SCALE 1:500</p>	<p>5 0 5 10 15 20 LENGTHS ARE IN METRES</p>
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<p>2067S-13 VER D1DWG MS/AE</p>		<p>SHEET 10</p>

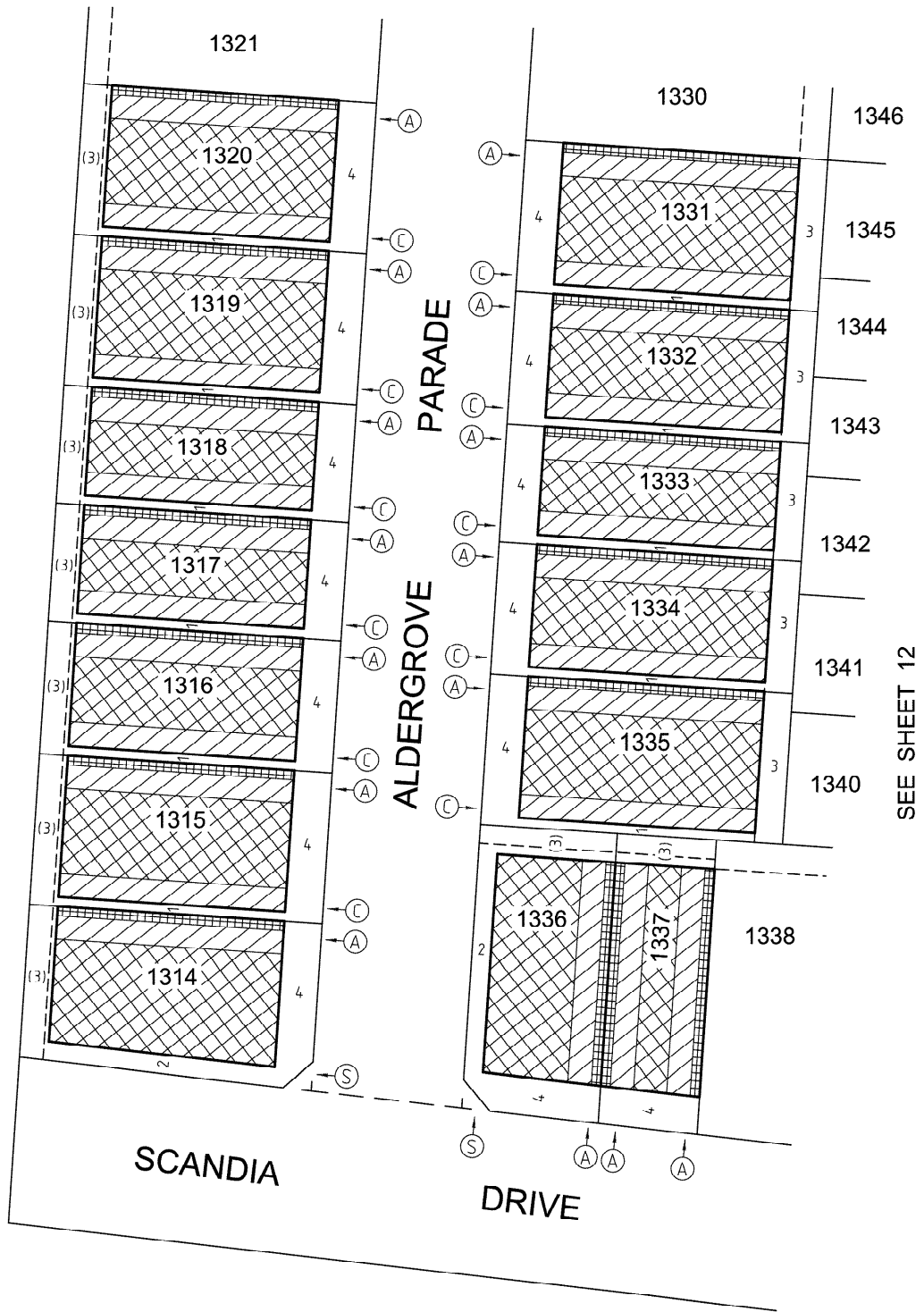
PLAN OF SUBDIVISION

PLAN NUMBER
PS 800987L

BUILDING ENVELOPE PLAN



SEE SHEET 10



EASEMENT NOTATION:
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NOTATIONS:
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 11

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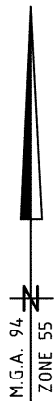
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PLAN OF SUBDIVISION

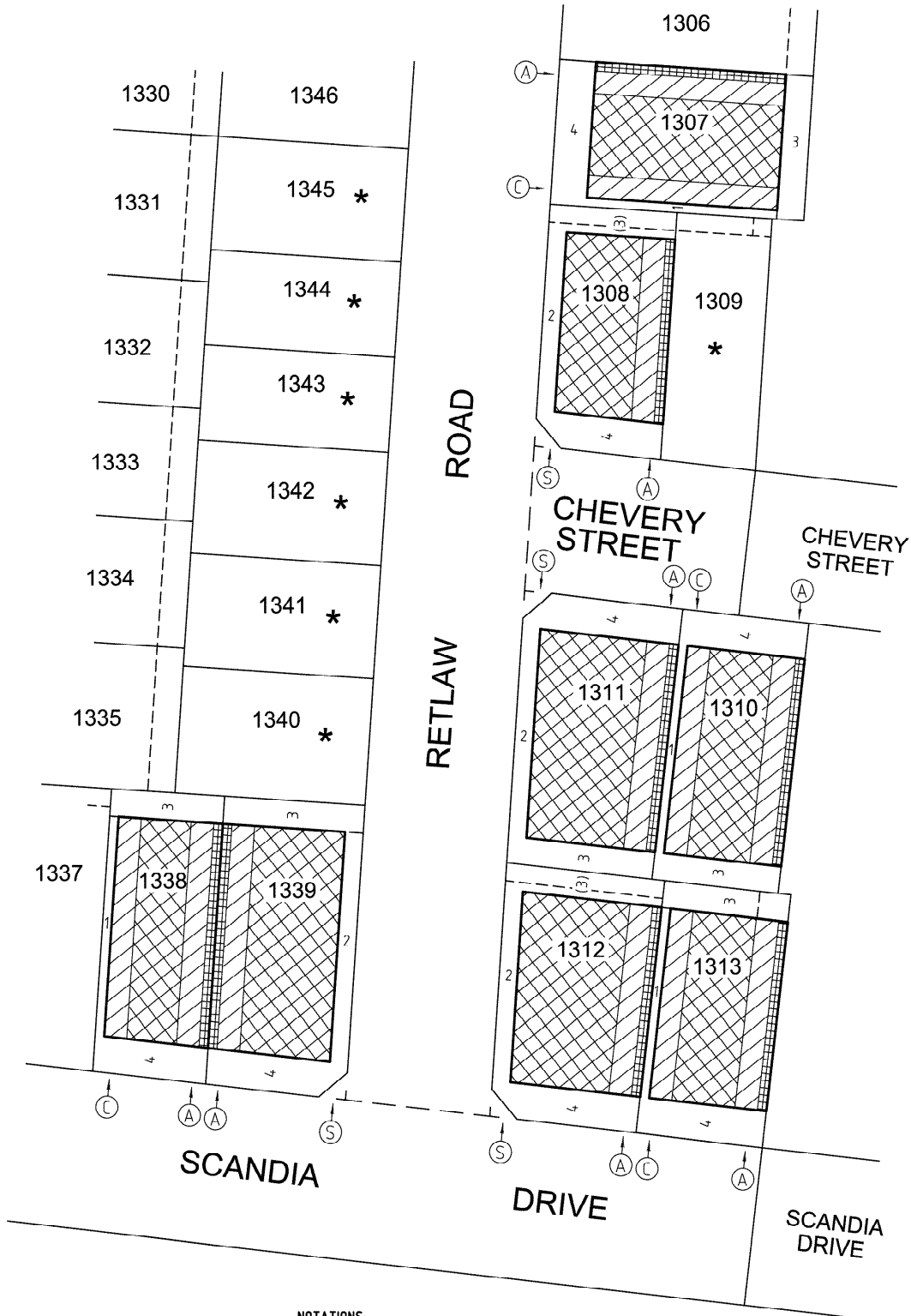
PLAN NUMBER
PS 800987L

BUILDING ENVELOPE PLAN

SEE SHEET 10



SEE SHEET 11



EASEMENT NOTATION:
WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL/BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE RELEVANT SERVICE AUTHORITY.

NOTATIONS:
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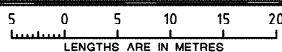
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SHEET 12

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