PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PLAN NUMBER
PS 902778C

LOCATION OF LAND

PARISH:	YUROKE
TOWNSHIP:	- - - -
SECTION:	18
CROWN ALLOTMENT:	C (PART)
CROWN PORTION:	- - - -
TITLE REFERENCES:	Vol. 9341 Fol. 957, Vol. 10589 Fol. 401 & Vol. 12534 Fol. 066.
LAST PLAN REFERENCE/S:	LP 129504 (LOT 3), PS 845127M (LOT 1) & PS 912750U (LOT 5).
POSTAL ADDRESS: (At time of subdivision)	1430 & 1480 MICKLEHAM ROAD & 665 CRAIGIEBURN ROAD, CRAIGIEBURN, 3064
MGA2020 Co-ordinates (of approx centre of land in plan)	E 313 430 N 5 837 200 ZONE 55

COUNCIL NAME: HUME CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HUME CITY COUNCIL
RESERVE No.1	HUME CITY COUNCIL
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LTD
RESERVE No.3	JEMENA ELECTRICITY NETWORKS (VIC) LTD

NOTATIONS

LOTS 1 TO 100 (ALL INCLUSIVE) 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 8.

THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. P24329

This survey has been connected to permanent marks No(s). 37, 39, 47, 454 & 843

CRAIGIEBURN WEST - STAGE 1
4.279 ha *67 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			

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: 80155ps-010p

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 8 SHEETS

TROY PAUL RYAN VERSION 15

DRAFT

PLAN OF SUBDIVISION

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4	CREATION & MAINTENANCE OF WETLANDS, FLOODWAYS & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-5 E-5 E-5	DRAINAGE SEWERAGE CREATION & MAINTENANCE OF WETLANDS, FLOODWAYS & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION MELBOURNE WATER CORPORATION
E-6 E-6 E-6 E-6	DRAINAGE SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES) SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-7 E-7	DRAINAGE CREATION & MAINTENANCE OF WETLANDS, FLOODWAYS & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	HUME CITY COUNCIL MELBOURNE WATER CORPORATION

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SHEET 2

TROY PAUL RYAN

VERSION 15

DRAFT

PLAN OF SUBDIVISION

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

CRAIGIEBURN ROAD
97°17'50"
305.94

247.67
76°26'40"
124
166°26'40"
189.56
166.20
MICKLEHAM ROAD
346°26'40"
398.48

A
8.297ha
359°17'40"
367.75
220.22
178°54'40"
(450.67)

SEE SHEET 4
SEE SHEET 5
SEE SHEET 7

76°26'40"
22.57
86°52'30"
C78.94
A79.37
R218
97°18'20"
25.47
E-5
20
97°18'20"
141.44
48°18'
3.94
277°18'20"
97.70
20
187°18'
121.33
97°18'20"
24.32
89°01'50"
R1
1.943ha

GALLANTRY AVENUE
(50.73)
SEE ENLARGEMENT

SEE SHEET 6
B
12.20ha
346°25'
19.06
7°01'
30.54
R19.53
A25.57
C23.78
44°58'
R29.54
A18.34
C18.05
64°12'
E-4
R19.20
A29.90
C26.97
142°10'
76.55
97°28'20"
52°29'
C30.94
A35.52
R19.78
89.19
178°27'40"
524.73
269°17'40"

GALLANTRY AVENUE
97°46'50"
C61.68
A61.93
R200
6.74
12°07'
3
E-7
A46.10
88°55'
5.40
19.12
100°10'
103°10'
11.57
107°03'
13.93
90°34'
9.44
12.47
178°54'40"
(50.73)
(450.67)
E-4
40°09'
2.93
9.33
90°34'
42°10'
C14.84
A16.45
R10.59
23.92
87°03'
R9.82
A8.94
C8.64
64°35'
22.26
356°15'
12.18
B
12.09
337°49'
89°38'
7.46
179°38'
3.82
12.14
89°38'
52°29'
C30.94
A35.52
R19.78
178°27'40"
89.19

ENLARGEMENT
(NOT TO SCALE)

80155PS-010P.DWG

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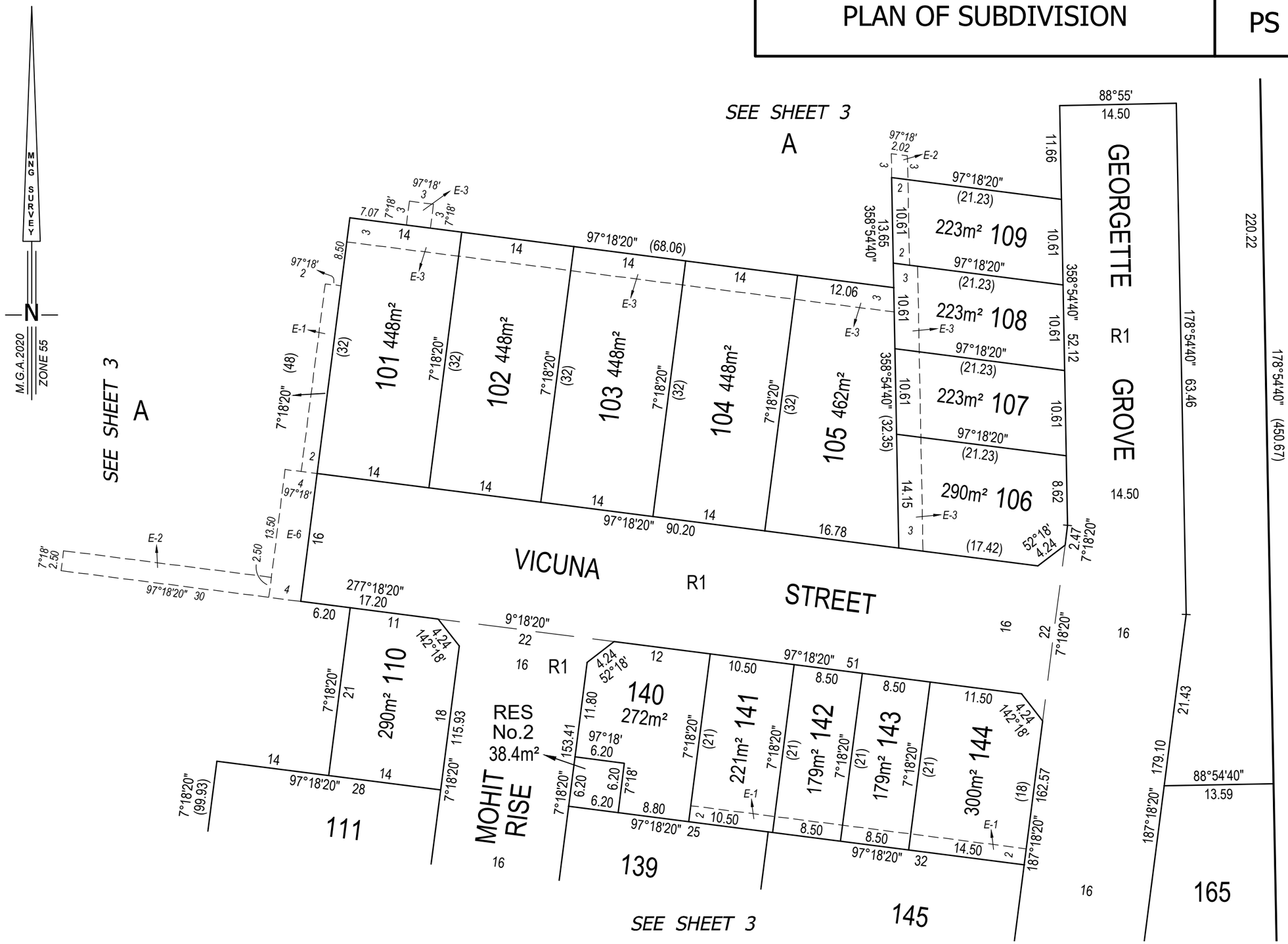
SCALE		ORIGINAL SHEET SIZE	SHEET
1:3000	30 0 30 60 90 120 LENGTHS ARE IN METRES	A3	3

TROY PAUL RYAN VERSION 15

DRAFT

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902778C



80155PS-010P.DWG	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 / SHEET 4
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		TROY PAUL RYAN	VERSION 15
			DRAFT

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

SEE SHEET 3

A

110

350m² 111

350m² 112

350m² 113

392m² 114

294m² 115

294m² 116

392m² 117

118

SEE SHEET 6

RISE

R1

MOHIT

16

RES No.2

140

141

142

143

144

SEE SHEET 4

139 313m²

138 313m²

137 313m²

136 263m²

135 313m²

134 313m²

133 313m²

132

512m² 145

448m² 146

448m² 147

448m² 148

512m² 149

448m² 150

151

SEE SHEET 7

GROVE

R1

GEORGETTE

A

165 448m²

164 195m²

163 211m²

162 273m²

161 296m²

160 359m²

159

178°54'40" (450.67)

80155PS-010P.DWG	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
			SHEET 5

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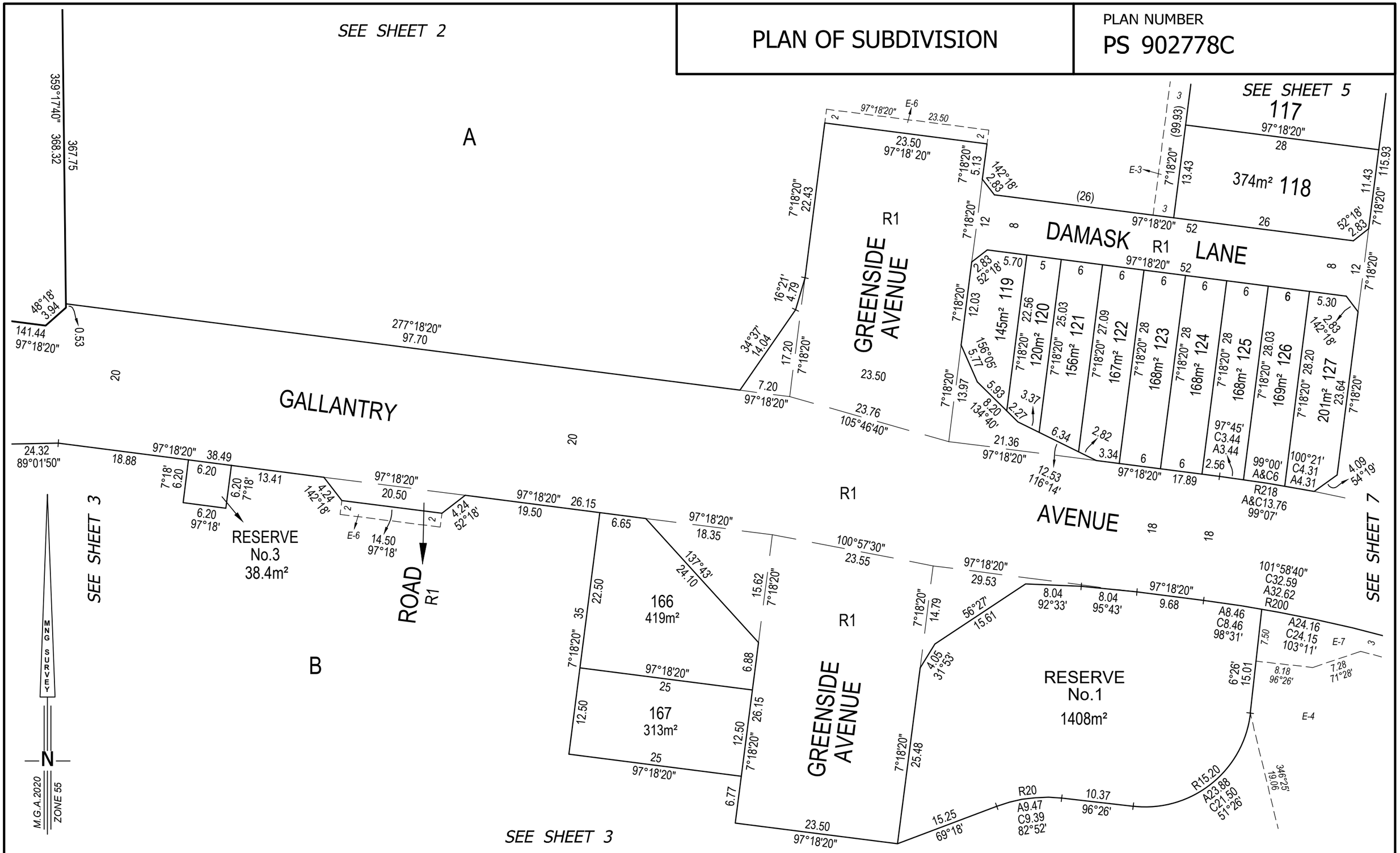

80155PS-010P.DWG	SCALE 1:500	ORIGINAL SHEET SIZE A3	SHEET 6
MC MULLEN NOLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: melbourne@mngsurvey.com.au	5 0 5 10 15 20 LENGTHS ARE IN METRES	TROY PAUL RYAN	VERSION 15
			DRAFT

PLAN OF SUBDIVISION

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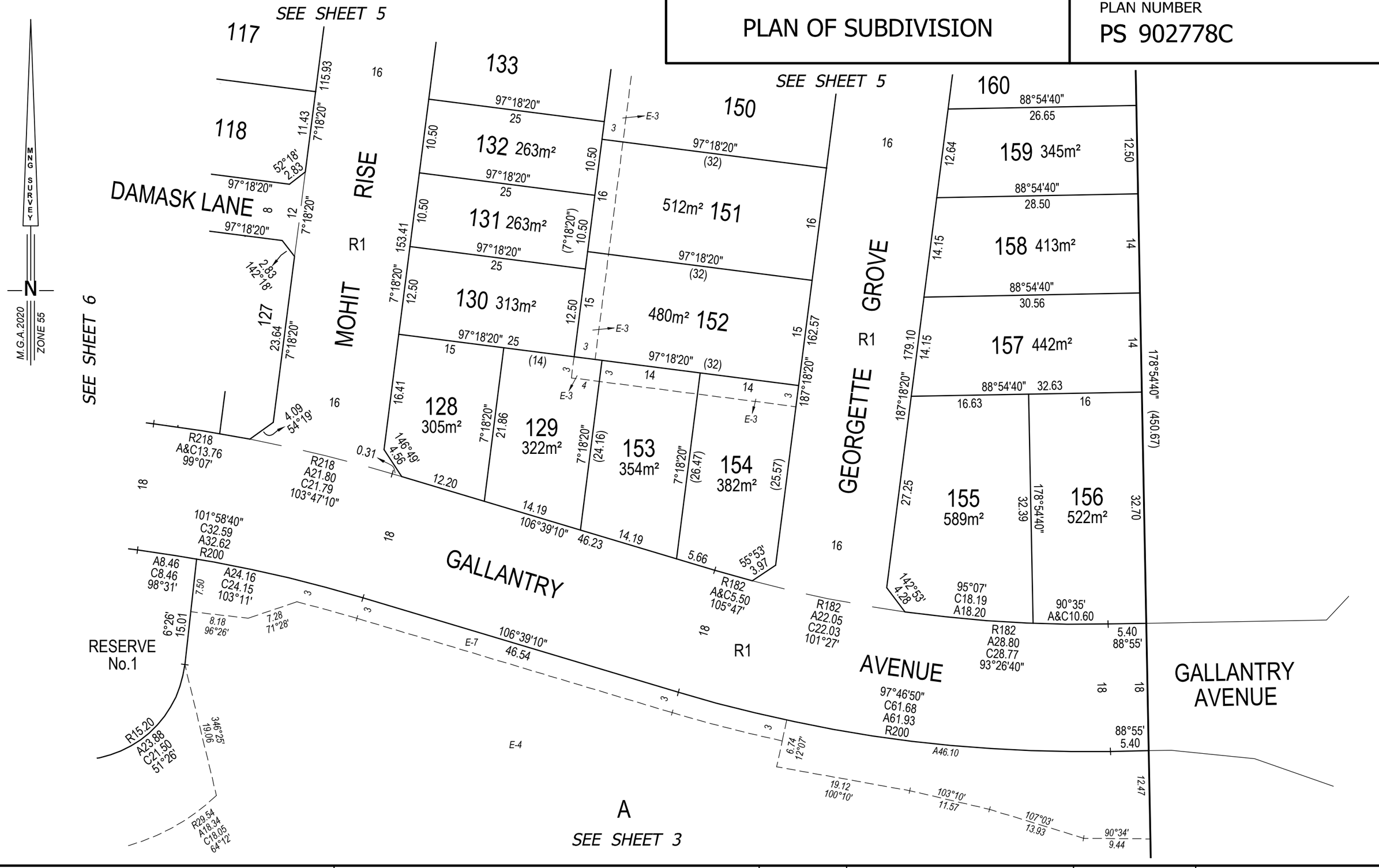

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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	SHEET
1:500	5 0 5 10 15 20	A3	7

TROY PAUL RYAN VERSION 15

DRAFT

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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 101-167 (all inclusive) on this plan.
Benefited land: Lots 101-167 (all inclusive) on this plan.

Restriction:
Except with the written consent of the 'Craigieburn West' 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 'Craigieburn West' 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 'Craigieburn West' design assessment panel or such other entity as may be nominated by 'Craigieburn West' 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: 30/06/2031

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
106	105,107
107	105, 106, 108
108	105, 107, 108
109	108
110	111
115	114, 116
116	115, 117
131	130, 132, 151, 152
132	130, 132, 151, 152

Burdened Lots on this Plan	Benefited Lots on this Plan
136	135, 137, 147, 148
141	139, 140, 142, 145
142	141, 143, 145
143	142, 144, 145
144	143, 145
161	160, 162
162	161, 163
163	162, 164
164	163, 165

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: 30/06/2031

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
119	120
120	119, 121
121	120, 122
122	121, 123
123	122, 124

Burdened Lots on this Plan	Benefited Lots on this Plan
124	123, 125
125	124, 126
126	125, 127
127	126

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: 30/06/2031

RESTRICTION D:
Burdened land: Lots 101-167 (all inclusive) on this plan.
Benefited land: Lots 101-109, 129 & 141-154 (all inclusive) on this plan.

Restriction:
The registered proprietor or proprietors for the time being for any burdened lot on this plan must not:

(1) Build or permit to be built and building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

Expiry date: not applicable