

PLAN OF SUBDIVISION

EDITION

PS 905616P

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 26 (PART)
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT Y ON PS905624Q
 LOT D ON PS905702W

POSTAL ADDRESS: (at time of subdivision) TITANIUM STREET
 KALKALLO 3064

MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 319 400 N 5 845 950 **ZONE:** 55

Council Name: Hume City Council
 SPEAR Reference Number: S200025E

VESTING OF ROADS AND/OR RESERVES


NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1	HUME CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P20695	THIS PLAN IS TO BE BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) MERRIANG 20 & 29 KALKALLO 72 IN PROCLAIMED SURVEY AREA NO. 74 DEPTH LIMITATION DOES NOT APPLY LOTS 1 TO 32800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-4, E-7, E-9, E-11 & E-13 TO E-16 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. AREA OF LAND SUBDIVIDED IS 4.542ha.

EASEMENT INFORMATION

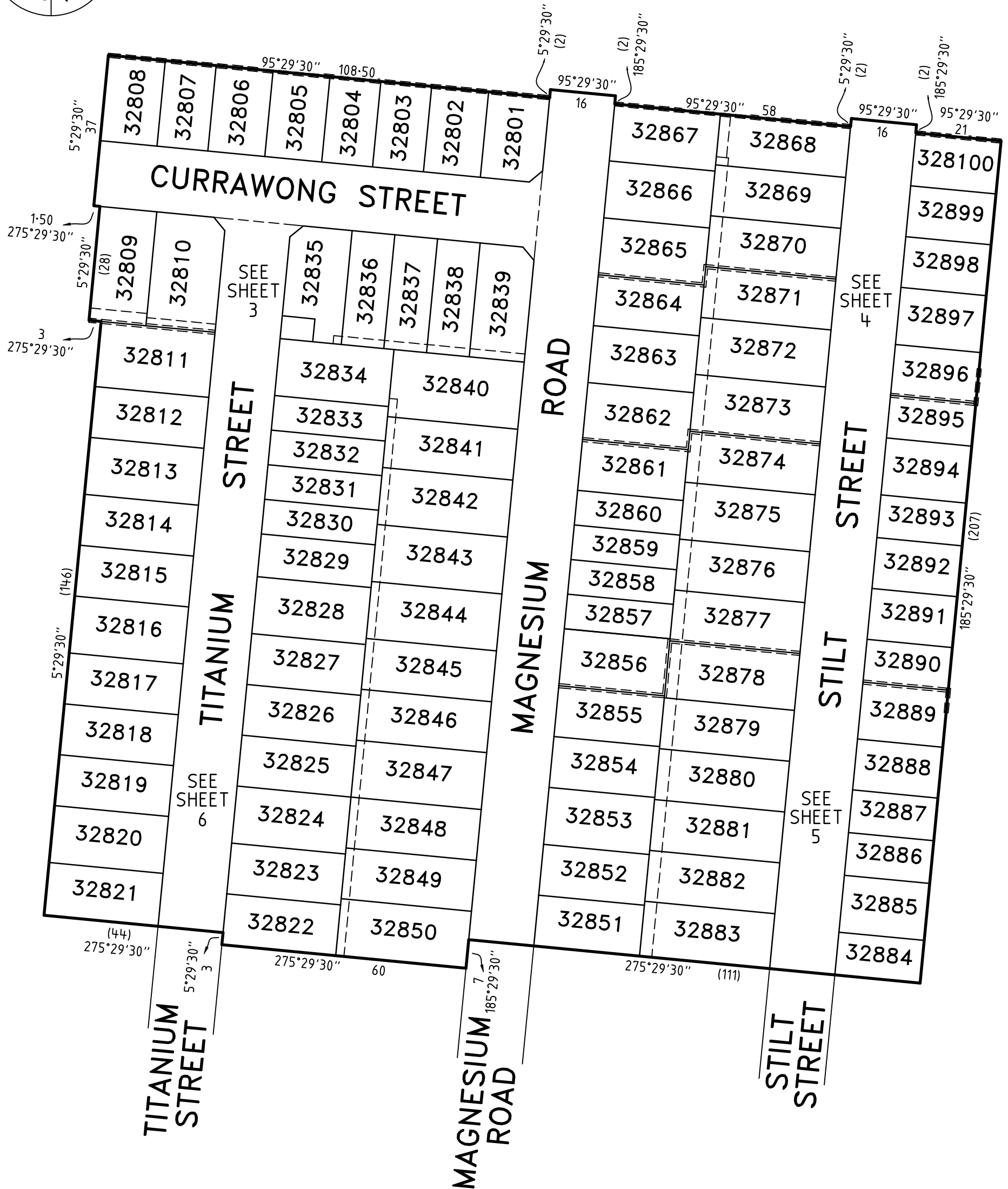
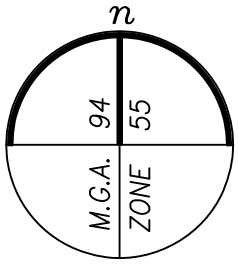
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT
 *SUPPORT IS DEFINED AS ALL NECESSARY STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	*SUPPORT	0.50	THIS PLAN	THE RELEVANT ABUTTING LOTS ON THIS PLAN
E-6 E-6	*SUPPORT DRAINAGE	0.50 0.50	THIS PLAN THIS PLAN	THE RELEVANT ABUTTING LOTS ON THIS PLAN HUME CITY COUNCIL
E-8 E-8 E-8	*SUPPORT DRAINAGE SEWERAGE	0.50 0.50 0.50	THIS PLAN THIS PLAN THIS PLAN	THE RELEVANT ABUTTING LOTS ON THIS PLAN HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-10	*SUPPORT	0.50	THIS PLAN	VOL FOL (LOT H ON PS905702W)
E-12 E-12	*SUPPORT SEWERAGE	0.50 0.50	THIS PLAN THIS PLAN	VOL FOL (LOT H ON PS905702W) YARRA VALLEY WATER CORPORATION
E-17 E-17 E-17	*SUPPORT DRAINAGE SEWERAGE	0.50 0.50 0.50	THIS PLAN THIS PLAN THIS PLAN	VOL FOL (LOT E ON PS905702W) HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-18	*SUPPORT	0.50	SECTION 98 TLA 1958 PS905608N	THE RELEVANT ABUTTING LOTS ON PS905608N
A-1	*SUPPORT	0.50	SECTION 98 TLA 1958 THIS PLAN	THE RELEVANT ABUTTING LOTS ON THIS PLAN
A-2	*SUPPORT	0.50	PS905608N	THE RELEVANT ABUTTING LOTS ON THIS PLAN

CLOVERTON - 328 100 LOTS  VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au	DP3b LICENSED SURVEYOR GREGORY STUART WILLIAMS	DATE 14/03/23 REFERENCE 331637-ST328 VERSION D DRAWING 331637-ST328-AD	ORIGINAL SHEET SIZE A3 SHEET 1 OF 7 SHEETS
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (D), 14/03/2023, SPEAR Ref: S200025E		

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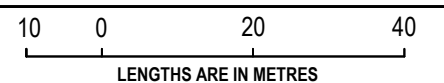


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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1000



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DATE 14/03/23

REFERENCE 331637-ST328

ORIGINAL SHEET SIZE A3

VERSION D

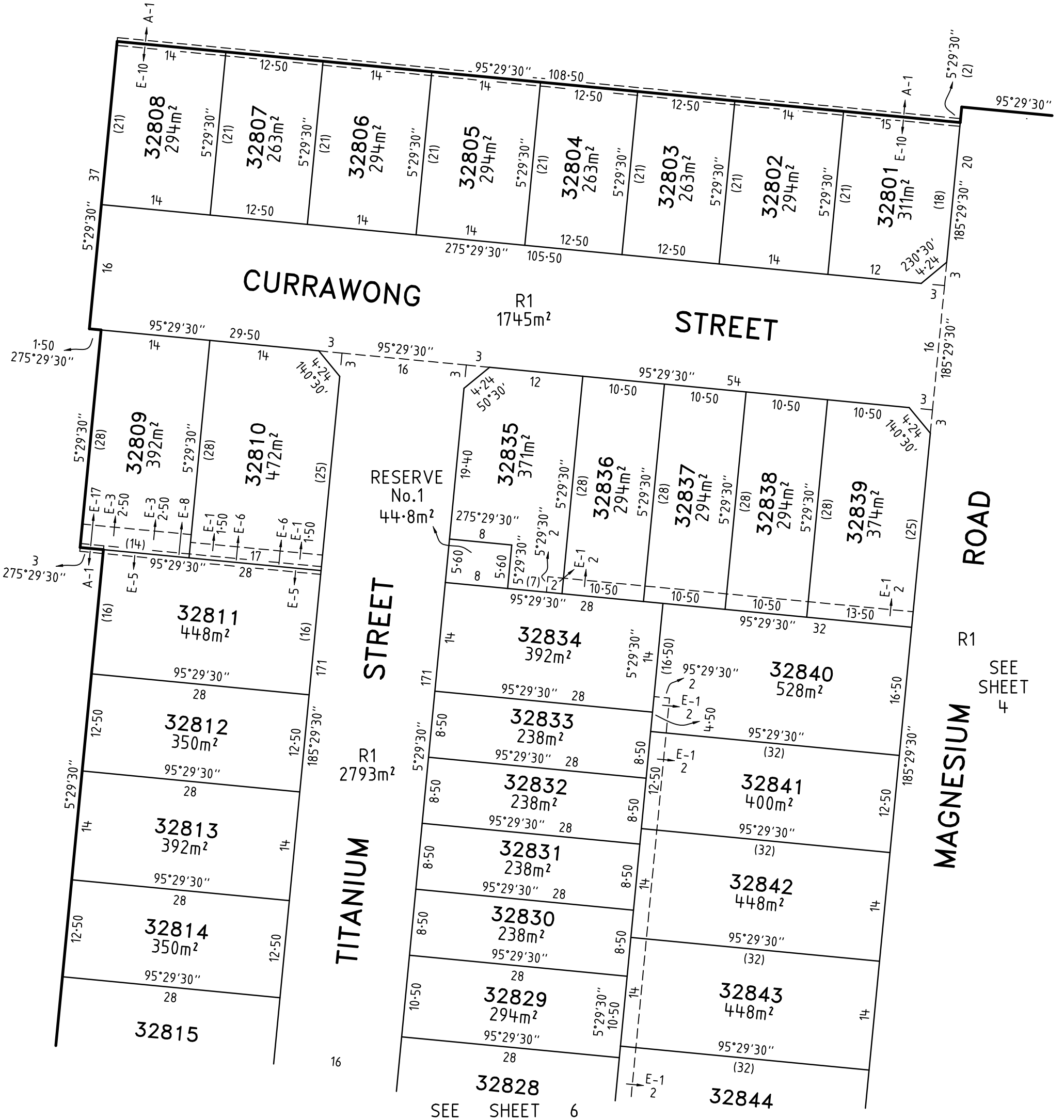
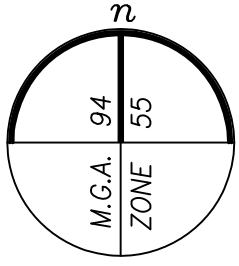
DRAWING 331637-ST328-AD

SHEET 2

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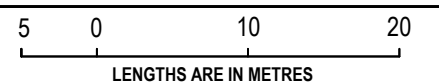


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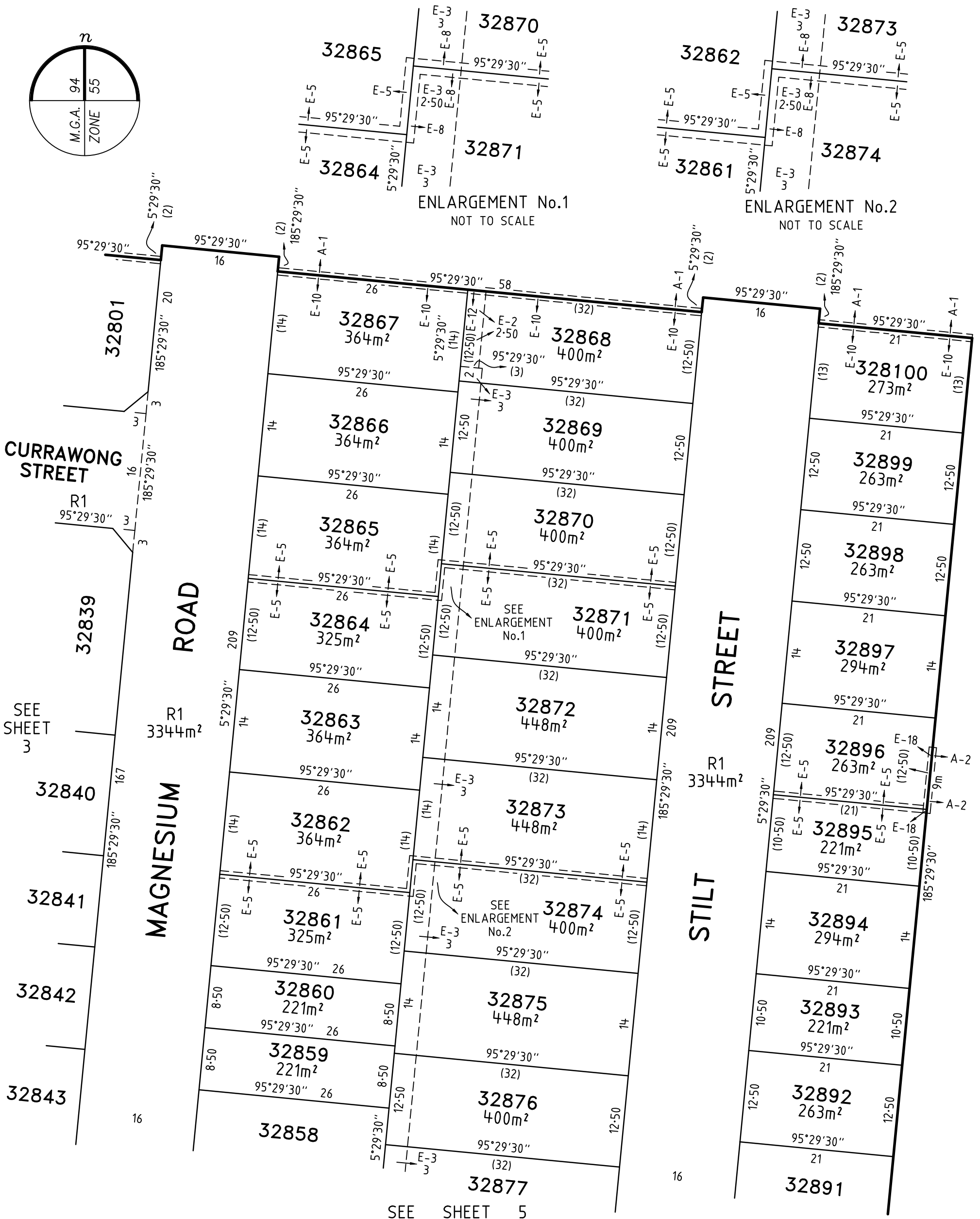
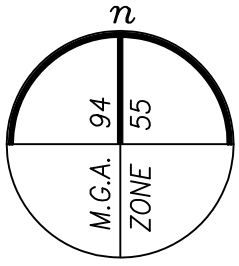
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 DRAWING 331637-ST328-AD

ORIGINAL SHEET SIZE A3
 SHEET 3

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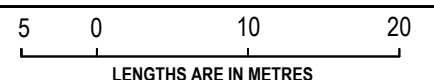


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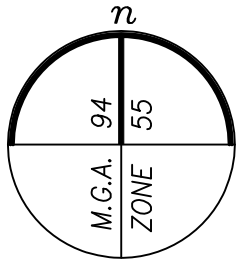
REFERENCE 331637-ST328
 DRAWING 331637-ST328-AD

ORIGINAL SHEET SIZE A3
 SHEET 4

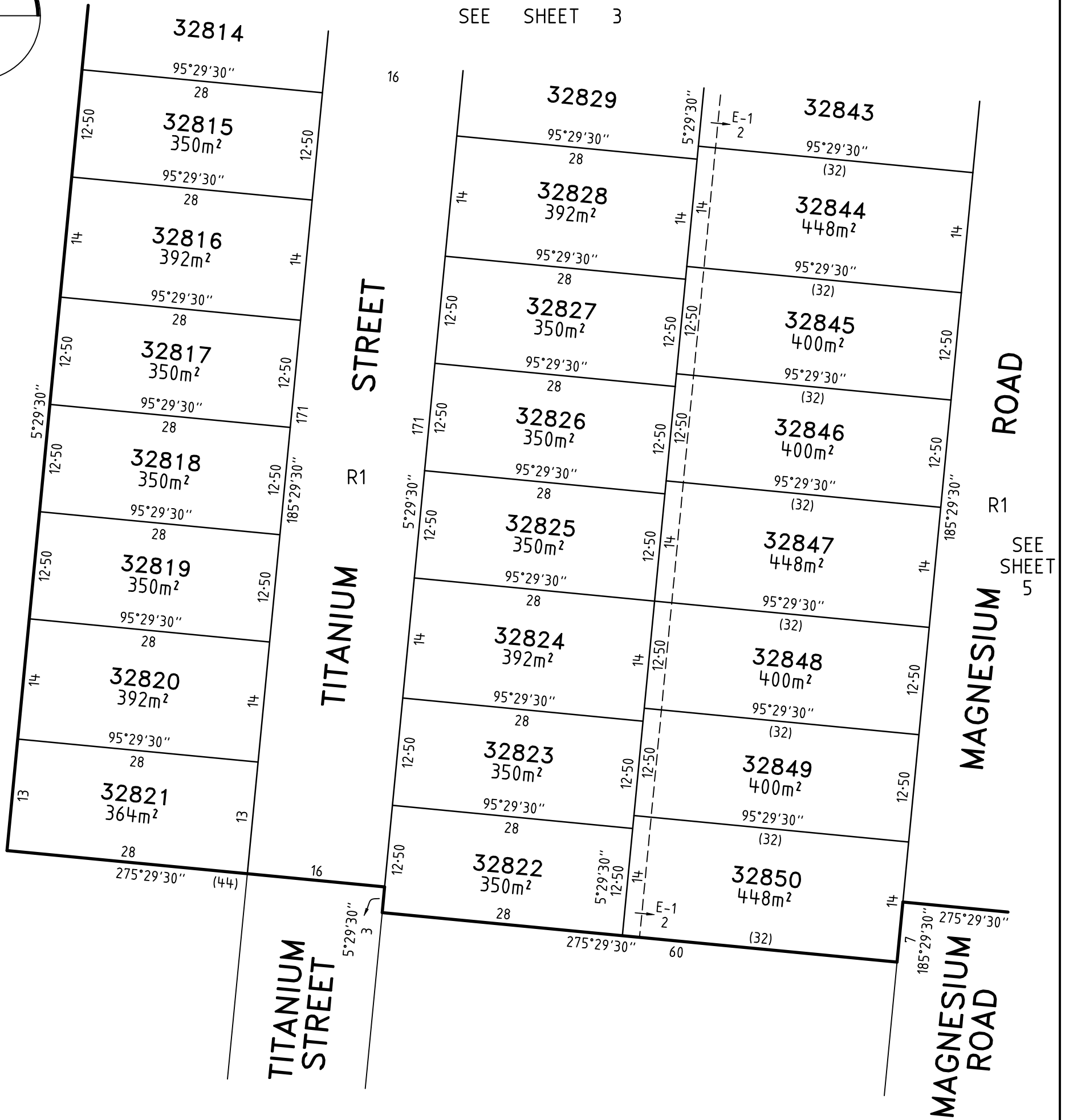
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SEE SHEET 3

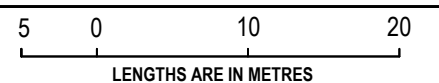


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LICENSED SURVEYOR GREGORY STUART WILLIAMS

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VERSION D

DRAWING 331637-ST328-AD

SHEET 6

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PLAN OF SUBDIVISION

PS 905616P

CREATION OF RESTRICTION 'A'

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.

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
32801	32802
32809	32810, 32811
32810	32809, 32811
32811	32809, 32810, 32812
32812	32811, 32813
32813	32812, 32814
32814	32813, 32815
32815	32814, 32816
32816	32815, 32817
32817	32816, 32818
32818	32817, 32819
32819	32818, 32820
32820	32819, 32821
32821	32820
32822	32823, 32850
32823	32822, 32824, 32849, 32850
32824	32823, 32825, 32848, 32849
32825	32824, 32826, 32847
32826	32825, 32827, 32846, 32847
32827	32826, 32828, 32845, 32846
32828	32827, 32829, 32844, 32845
32834	32833, 32835, 32836, 32837, 32840

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
32835	32834, 32836
32839	32838, 32840
32840	32833, 32834, 32837, 32838, 32839, 32841
32841	32832, 32833, 32840, 32842
32842	32830, 32831, 32832, 32841, 32843
32843	32829, 32830, 32842, 32844
32844	32828, 32829, 32843, 32845
32845	32827, 32828, 32844, 32846
32846	32826, 32827, 32845, 32847
32847	32825, 32826, 32846, 32848
32848	32824, 32847, 32849
32849	32823, 32824, 32848, 32850
32850	32822, 32823, 32849
32851	32852, 32883
32852	32851, 32853, 32882, 32883
32853	32852, 32854, 32880, 32881, 32882
32854	32853, 32855, 32879, 32880
32855	32854, 32856, 32878, 32879
32856	32855, 32857, 32877, 32878
32861	32860, 32862, 32874, 32875
32862	32861, 32863, 32873, 32874

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
32863	32862, 32864, 32872, 32873
32864	32863, 32865, 32871, 32872
32865	32864, 32866, 32870, 32871
32866	32865, 32867, 32869, 32870
32867	32866, 32868, 32869
32868	32867, 32869
32869	32866, 32867, 32868, 32870
32870	32865, 32866, 32869, 32871
32871	32864, 32865, 32870, 32872
32872	32863, 32864, 32871, 32873
32873	32862, 32863, 32872, 32874
32874	32861, 32862, 32873, 32875
32875	32859, 32860, 32861, 32874, 32876
32876	32858, 32859, 32875, 32877
32877	32856, 32857, 32858, 32876, 32878
32878	32855, 32856, 32877, 32879
32879	32854, 32855, 32878, 32880
32880	32853, 32854, 32879, 32881
32881	32853, 32880, 32882
32882	32852, 32853, 32881, 32883
32883	32851, 32852, 32882

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP.....

EXPIRY DATE: 01/01/2029

CREATION OF RESTRICTION 'B'

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.

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
32802	32801, 32803
32803	32802, 32804
32804	32803, 32805
32805	32804, 32806
32806	32805, 32807
32807	32806, 32808
32808	32807
32829	32828, 32830, 32843, 32844
32830	32829, 32831, 32842, 32843
32831	32830, 32832, 32842
32832	32831, 32833, 32841, 32842
32833	32832, 32834, 32840, 32841

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
32836	32834, 32835, 32837
32837	32834, 32836, 32838, 32840
32838	32837, 32839, 32840
32857	32856, 32858, 32877
32858	32857, 32859, 32876, 32877
32859	32858, 32860, 32875, 32876
32860	32859, 32861, 32875
32884	32885
32885	32884, 32886
32886	32885, 32887
32887	32886, 32888
32888	32887, 32889

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
32889	32888, 32890
32890	32889, 32891
32891	32890, 32892
32892	32891, 32893
32893	32892, 32894
32894	32893, 32895
32895	32894, 32896
32896	32895, 32897
32897	32896, 32898
32898	32897, 32899
32899	32898, 328100
328100	32899

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

- 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 LOT TYPE 'A' OF THE SMALL LOT HOUSING CODE UNLESS A SPECIFIC PLANNING PERMIT FOR THE SAID DWELLING HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.
- SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT, THE REQUIREMENT FOR SUCH ENDORSEMENT CEASING TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.

EXPIRY DATE: 01/01/2029

CLOVERTON - 328

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LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



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DATE 14/03/23

REFERENCE 331637-ST328

VERSION D

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ORIGINAL SHEET SIZE A3

SHEET 7

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