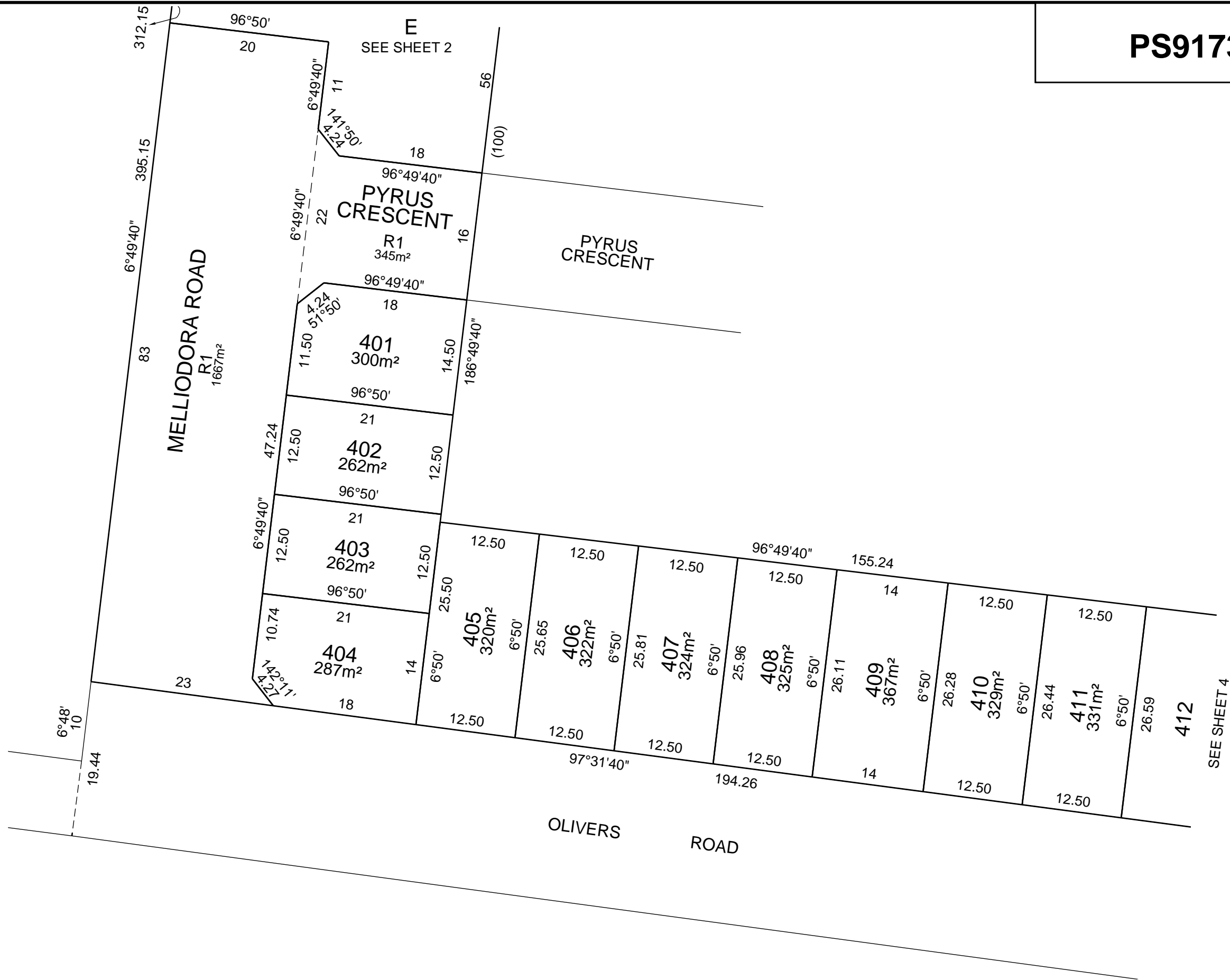


PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988			EDITION 1		PS917392S	
<div>LOCATION OF LAND</div> <div>PARISH: YUROKE</div> <div>CROWN DESCRIPTION: CA. C(PT), CROWN SECTION 21</div> <div>LAST PLAN REFERENCE: LOT C ON PS906551</div> <div>POSTAL ADDRESS: PYRUS CRESCENT MICKLEHAM 3064 VIC</div> <div>(at time of subdivision)</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S010264</div> <div>Planning Permit Reference: 24335</div> <div>SPEAR Reference Number: S213243J</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 30/07/2024</div>			
VESTING OF ROADS AND/OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON				
ROADS R1, R2		HUME CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION: Does Not Apply						
<div>This is an ePlan</div> <div>This is not a staged subdivision</div> <div>PLANNING PERMIT No. P24335</div> <div>ADDITIONAL PURPOSE OF PLAN:</div> <div>To remove that part of Easements E-2 and E-3 created on PS906527H in so far as they lie within Roads R1 and R2 on This Plan.</div> <div>GROUND'S FOR REMOVAL:</div> <div>By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.</div> <div>SURVEY:</div> <div>This plan is based on survey.</div> <div>GENERAL PLAN NOTATIONS:</div> <div>WOODSONG (Eastern Precinct) - Release 4    Area of Release: 1.005ha    No of Lots: 22 Lots and Balance Lots D and E.</div> <div>MGA 94 Bearing Datum in this plan accords with MGA 2020 Bearing Datum - See Licensed Surveyors Report.</div> <div>Lots 401 - 422 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions 1, 2 &amp; 3 on Sheet 5 of this plan for details.</div>						
EASEMENT INFORMATION						
LEGEND:    A-Appurtenant Easement    E-Encumbering Easement    R-Encumbering Easement (Road)						
IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF		
E1, E2	DRAINAGE	SEE DIAGRAM	PS906527H	HUME CITY COUNCIL		
E1	SEWERAGE	SEE DIAGRAM	PS906527H	YARRA VALLEY WATER CORPORATION		
E3, E4	SEWERAGE	SEE DIAGRAM	PS906535J	YARRA VALLEY WATER CORPORATION		
E4	DRAINAGE	SEE DIAGRAM	PS906535J	HUME CITY COUNCIL		
<div>TAYLORS</div> <div>Urban Development   Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800   www.taylorsds.com.au</div>		SURVEYORS FILE REF: 23401-S4		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Digitally signed by: Leo Alexander Bateman, Licensed Surveyor, Surveyor's Plan Version (6), 28/05/2024, SPEAR Ref: S213243J		Plan generated date/time: 28/05/2024 01:28 PM		

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Taylors Development Strategists Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S213243J 28/10/2024 04:10 pm







CREATION OF RESTRICTION 1

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.

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND.

BURDENED LAND	BENEFITED LAND
401	402
405	403, 404, 406
406	405, 407
407	406, 408
408	407, 409
409	408, 410
410	409, 411
411	410, 412
412	411, 413

BURDENED LAND	BENEFITED LAND
413	412, 414
414	413, 415
415	414, 416
416	415
417	418, 422
418	417, 419, 421
419	418, 420
420	419, 421

RESTRICTION:  
THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH PROVISIONS RECORDED IN MCP 00000

EXPIRY DATE: 30/06/2033

CREATION OF RESTRICTION 2

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.

BURDENED LAND: LOT 401-422

BENEFITED LAND: LOT 401-422

RESTRICTION:  
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT :-  
CONSTRUCT OR ALLOW TO BE CONSTRUCTED OR REMAIN ON THE LOT OR ANY PART OF IT, ANY DWELLING HOUSE OR OUTBUILDING, OTHER THAN A DWELLING HOUSE OR OUTBUILDING GENERALLY IN ACCORDANCE WITH THE WOODSONG DESIGN GUIDELINES WITHOUT FURTHER APPROVAL FROM HUME CITY COUNCIL.

EXPIRY DATE: 30/06/2033

CREATION OF RESTRICTION 3

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.

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND.

BURDENED LAND	BENEFITED LAND
402	401, 403
403	402, 404, 405
404	403, 405
421	418, 420, 422
422	417, 421

RESTRICTION:  
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT :-  
CONSTRUCT OR ALLOW TO BE CONSTRUCTED OR REMAIN ON THE LOT OR ANY PART OF IT, ANY DWELLING HOUSE OR GARAGE OTHER THAN A DWELLING HOUSE OR GARAGE WHICH HAS BEEN BUILT IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE (SLHC) "TYPE A" INCORPORATED INTO THE HUME PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A DWELLING HOUSE OR GARAGE THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

EXPIRY DATE: 30/06/2033