

PLAN OF SUBDIVISION

EDITION 1

PS917406J

LOCATION OF LAND

PARISH: YUROKE
CROWN DESCRIPTION: CA. C(PT), CROWN SECTION 21
LAST PLAN REFERENCE: LOT E ON PS917392
POSTAL ADDRESS: 220 OLIVERS ROAD MICKLEHAM 3064 VIC
(at time of subdivision)
MGA CO-ORDINATES: E 313 450 **ZONE:** 55
(approx. centre of land in plan) N 5 838 955

Council Name: Hume City Council
 Council Reference Number: S010272
 Planning Permit Reference: P24335
 SPEAR Reference Number: S213606M

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 17/06/2025

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Antonino Magazzu for Hume City Council on 31/07/2025

VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
| ROAD R1 | HUME CITY COUNCIL |

NOTATIONS

DEPTH LIMITATION: Does Not Apply

This is an ePlan
 This is not a staged subdivision

PLANNING PERMIT No. P24335

SURVEY:
 This plan is based on survey.

GENERAL PLAN NOTATIONS:

WOODSONG (Eastern Precinct) - Release 5 Area of Release: 1.304ha No of Lots: 20 Lots.
 MGA 94 Bearing Datum in this plan accords with MGA 2020 Bearing Datum - See Licensed Surveyors Report.
 Lots 501 - 520 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions 1, 2 & 3 on Sheet 5 of this plan for details.

EASEMENT INFORMATION

| LEGEND: | | A-Appurtenant Easement | E-Encumbering Easement | R-Encumbering Easement (Road) |
|------------|----------|------------------------|------------------------|---|
| IDENTIFIER | PURPOSE | WIDTH (m) | ORIGIN | LAND BENEFITED/IN FAVOUR OF |
| E1 | DRAINAGE | SEE DIAGRAM | PS906535J | HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION |
| E1 | SEWERAGE | SEE DIAGRAM | PS906535J | |
| E2 | SEWERAGE | SEE DIAGRAM | THIS PLAN | |



Urban Development | Infrastructure
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
 Tel: 61 3 9501 2800 | www.taylorsds.com.au

SURVEYORS FILE REF: 23401-S5

Digitally signed by: Mark James Sommerville, Licensed Surveyor,
 Surveyor's Plan Version (3),
 31/07/2025, SPEAR Ref: S213606M

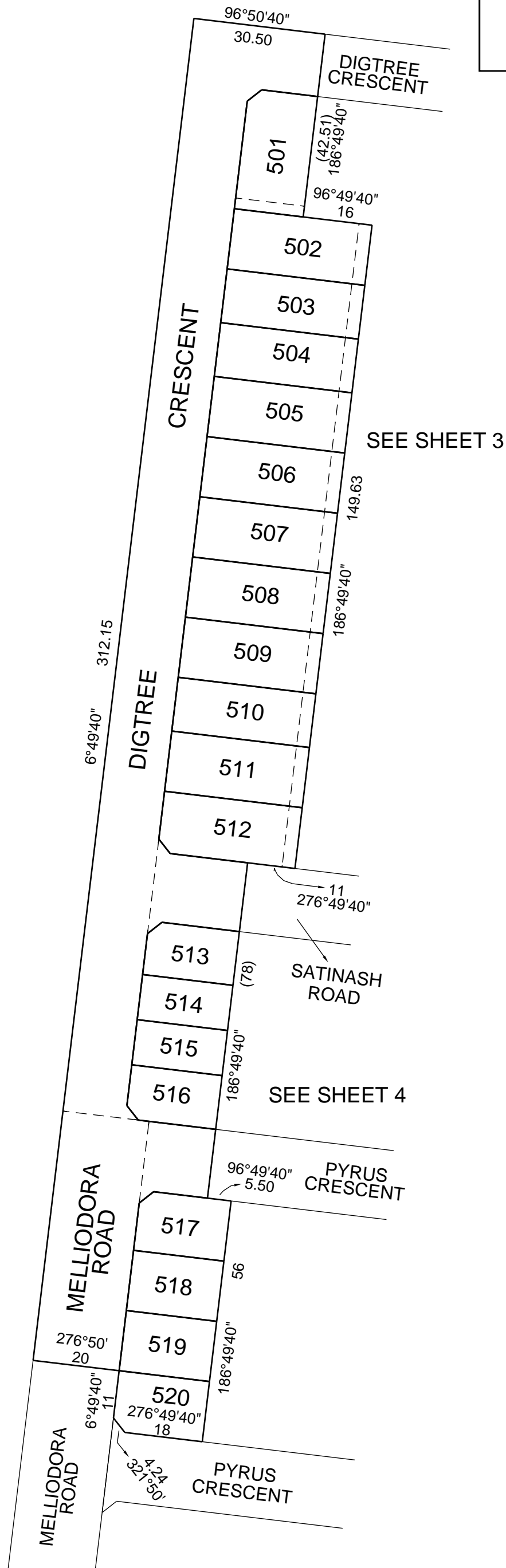
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

This plan is unregistered and may be subject to change.

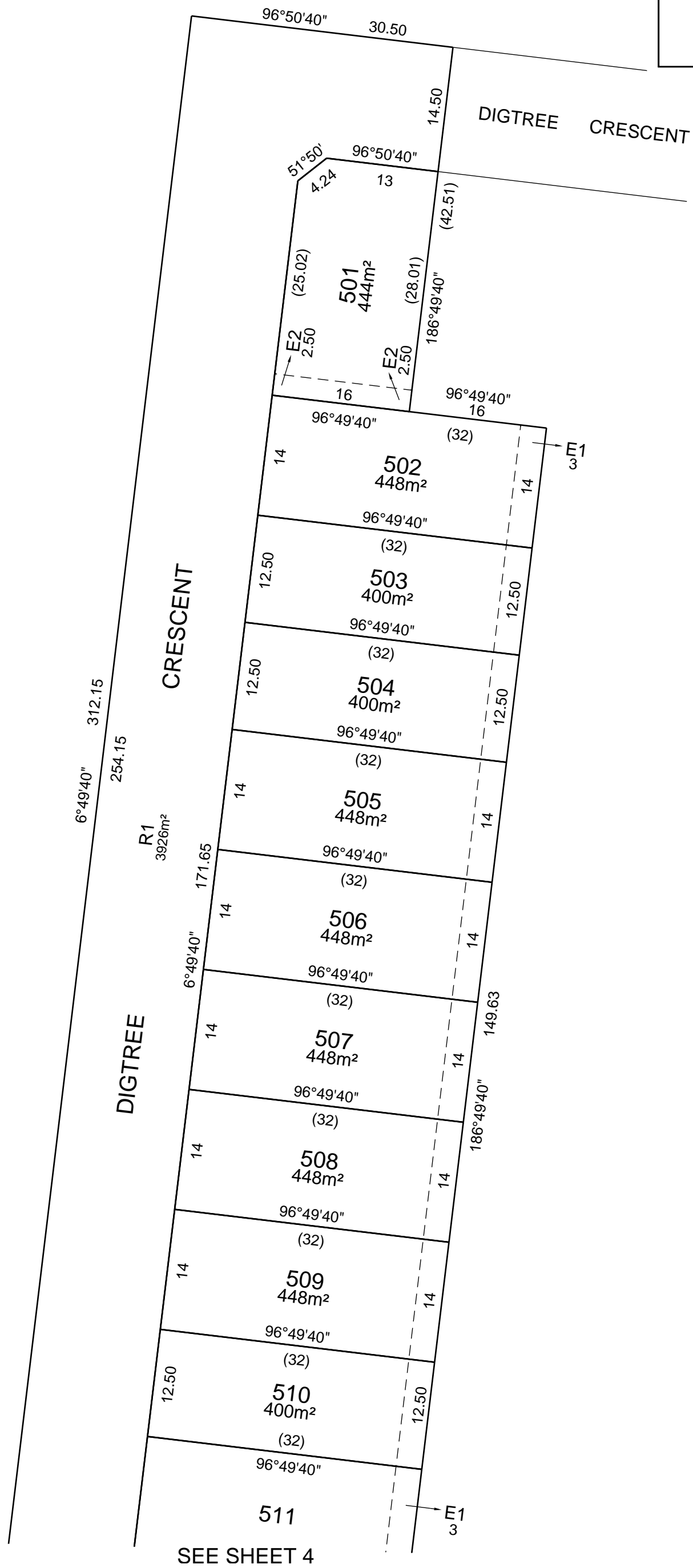
Plan generated date/time: 11/06/2025 07:10 PM

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SEE SHEET 3

SEE SHEET 4

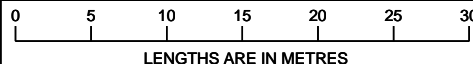


SEE SHEET 4



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SCALE
 1 : 500



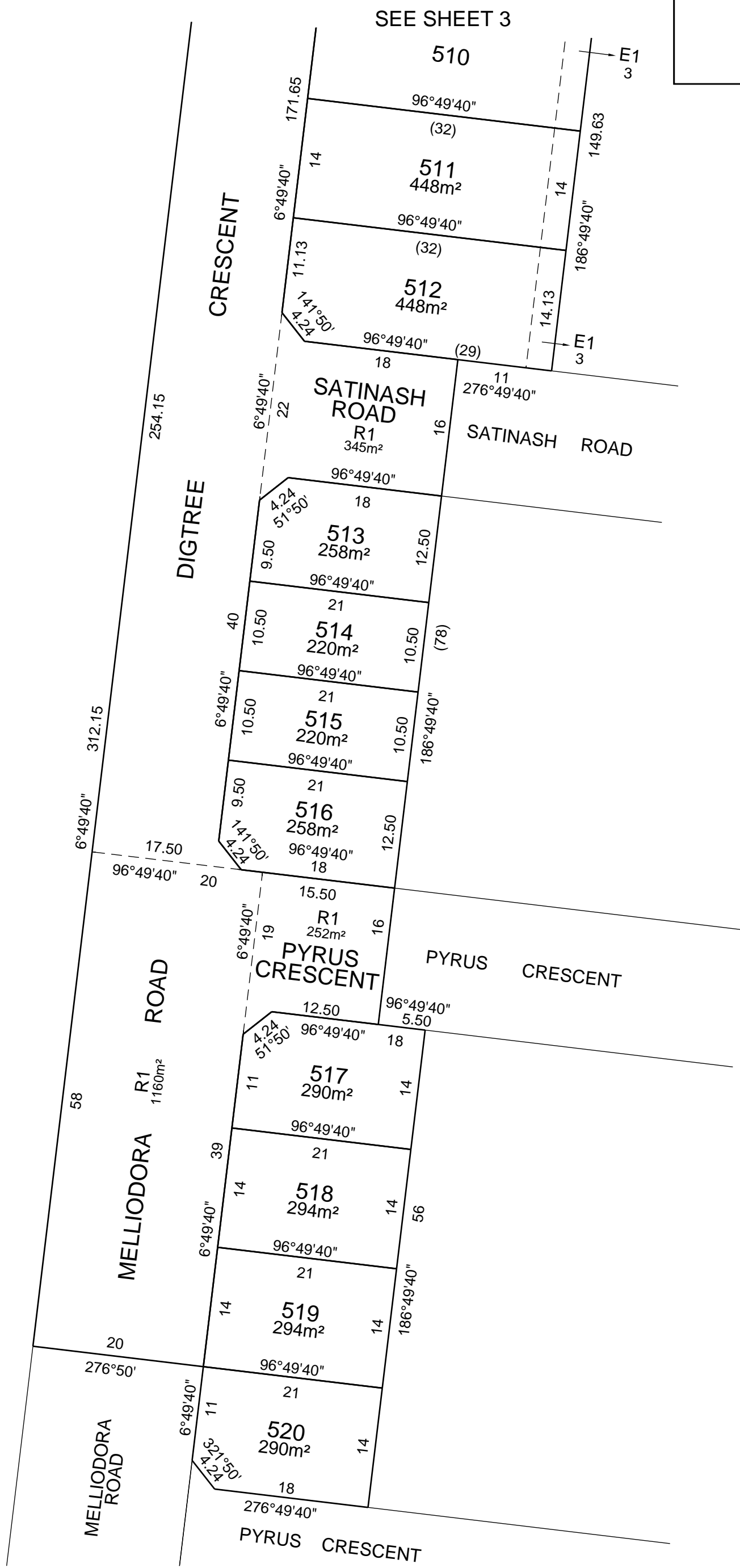
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SHEET 3

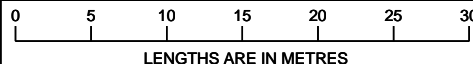
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SCALE
1 : 500



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Surveyor's Plan Version (3),
31/07/2025, SPEAR Ref: S213606M

ORIGINAL SHEET
SIZE: A3

Digitally signed by:
Hume City Council,
31/07/2025,
SPEAR Ref: S213606M

SHEET 4

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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 |
|---------------|----------------|
| 501 | 502 |
| 502 | 501, 503 |
| 503 | 502, 504 |
| 504 | 503, 505 |
| 505 | 504, 506 |
| 506 | 505, 507 |

| BURDENED LAND | BENEFITED LAND |
|---------------|----------------|
| 507 | 506, 508 |
| 508 | 507, 509 |
| 509 | 508, 510 |
| 510 | 509, 511 |
| 511 | 510, 512 |
| 512 | 511 |

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH PROVISIONS RECORDED IN MCP AA010848

EXPIRY DATE: 31/12/2035

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 501-520

BENEFITED LAND: LOT 501-520

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: 31/12/2035

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 |
|---------------|----------------|
| 513 | 514 |
| 514 | 513, 515 |
| 515 | 514, 516 |
| 516 | 515 |

| BURDENED LAND | BENEFITED LAND |
|---------------|----------------|
| 517 | 518 |
| 518 | 517, 519 |
| 519 | 518, 520 |
| 520 | 519 |

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: 31/12/2035