

PLAN OF SUBDIVISION

EDITION

PS 649691Y/S28

Location of Land
Parish: Mickleham
Township: —
Section: —
Crown Allotment: —
Crown Portion: 2B (Part)
Title Reference: Vol. 11881 Fol. 906
Last Plan Reference: Lot S26 PS 649691Y
Postal Address: 555A Mount Ridley Road
(at time of subdivision) Mickleham 3064
MGA Co-ordinates: E 313 870 Zone: 55
(of approx. centre of land in plan) N 5 839 160 GDA 94

Council Name: Hume City Council

Vesting of Roads and/or Reserves

NOTATIONS

Identifier	Council/Body/Person
Road R-28	Hume City Council

Lots 1 to 1400 (Both Inclusive) and S2 to S27 (Both Inclusive) have been omitted from this stage.
 Lots on this Plan may be affected by one or more Owners Corporations.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey, refer BP 2632P.
 This survey has been connected to permanent marks No(s) Mickleham PM 3 & PM4
 In Proclaimed Survey Area No. 74.

Staging: This is ~~is not~~ a staged subdivision
 Planning Permit No. P15448

Estate: TRILLIUM
Development No.: 14A
No. of Lots: 17
Area: 9034m²

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-2 & E-3	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
E-3	Drainage	See Diag.	This Plan	Hume City Council



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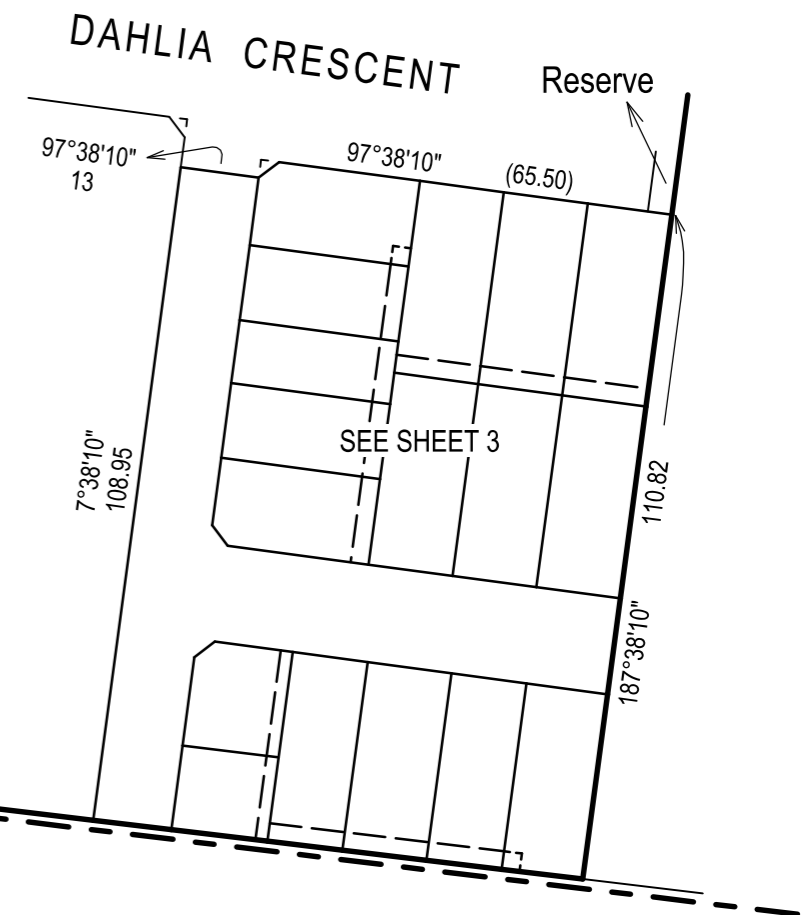
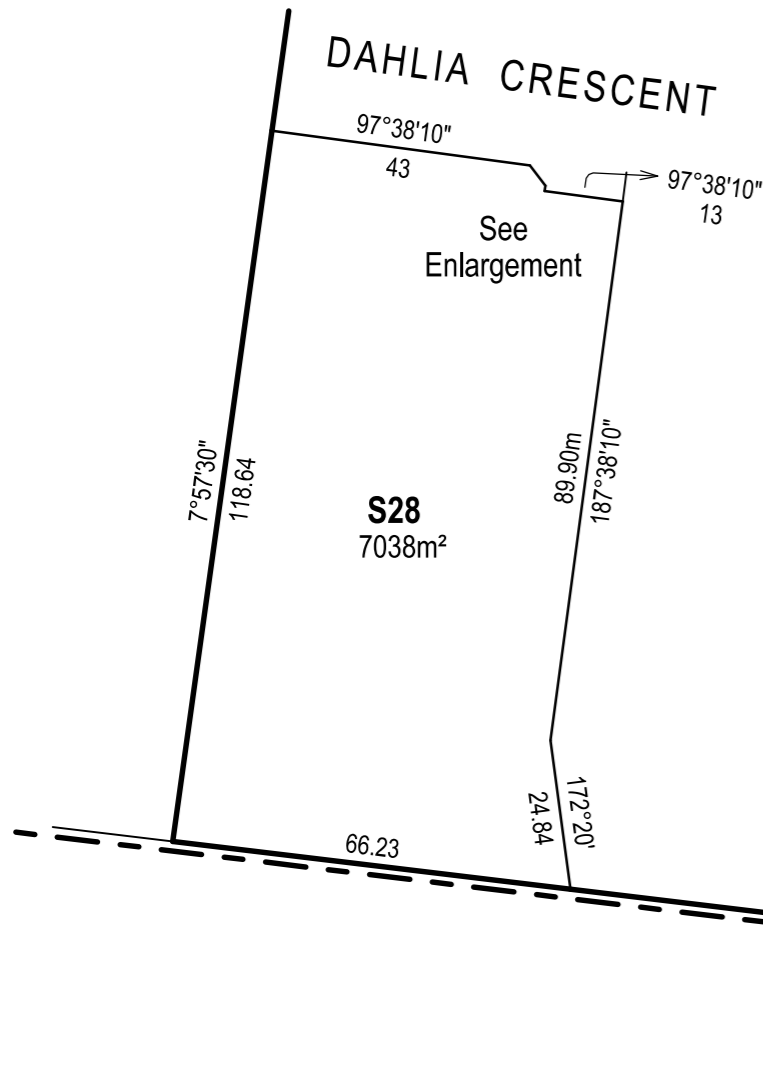
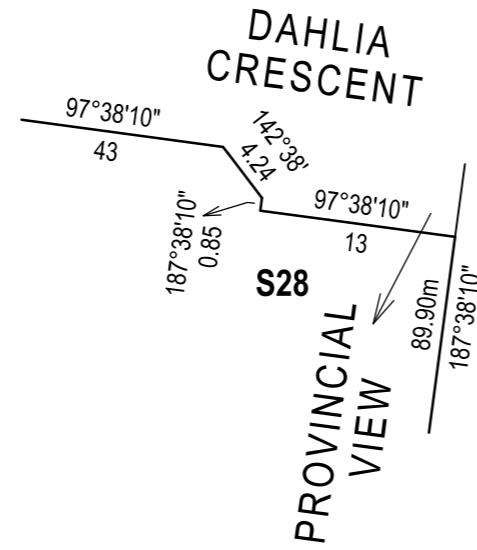
REF 36182/Stg.14A

ORIGINAL SHEET
 SIZE A3

SHEET 1 OF 4 SHEETS

JONATHAN TREVOR NEATE, VERSION 2

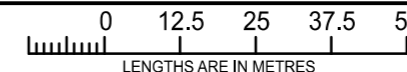
Enlargement
Scale 1 : 500



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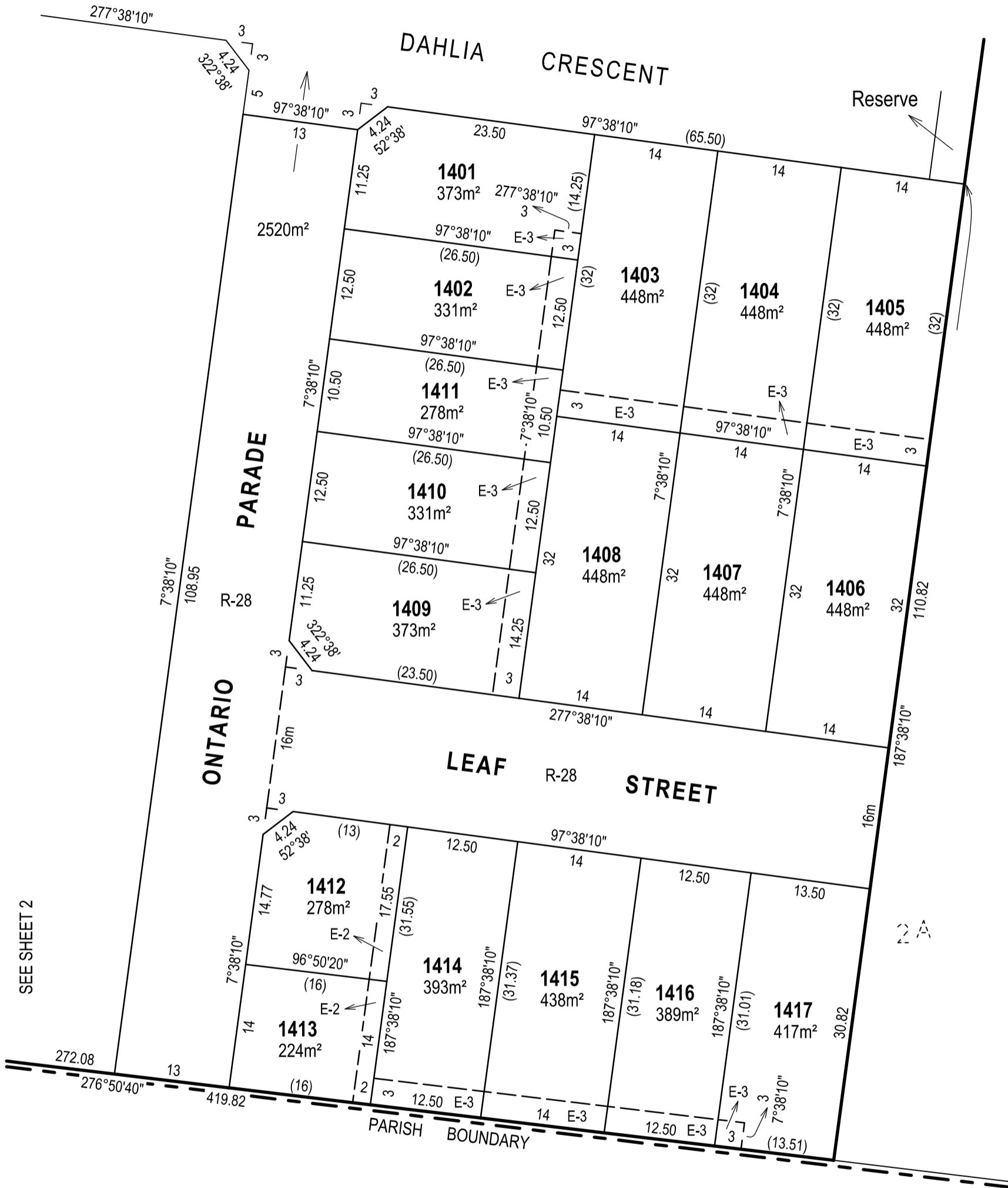
SCALE
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ORIGINAL SHEET
SIZE A3

SHEET 2

JONATHAN TREVOR NEATE, VERSION 2



SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

The following restriction is to be created upon registration of this plan.

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: Lots 1401 to 1417 (Both Inclusive).

Benefited Land: Lots 1401 to 1417 (Both Inclusive).

Shall not build or allow to remain more than one private dwelling - house (which expression shall include a house, apartment, unit or flat).

Shall not build or carryout improvements without approval of the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel.

Shall not build or allow to remain a dwelling - house with a floor area of less than:

- A. 160 square metres in the case of a lot having an area of 500 square metres or greater; or
- B. 130 square metres in the case of a lot having an area of 400 square metres or greater but less than 500 square metres; or
- C. 100 square metres in the case of a lot having an area of 300 square metres or greater but less than 400 square metres; or
- D. 75 square metres in the case of a lot having an area of less than 300 square metres.

For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.

Shall not build or allow to remain any fencing:

- A. Along a front street boundary; or
- B. Between the front street boundary and the building line; or
- C. Upon a side or rear boundary of a lot except a fence:
 - a. Which is constructed of timber palings with exposed posts capped across the top of the palings; and
 - b. Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 5 of the Building Regulations 2018 in relation to overlooking.

Shall not subdivide the land sold.

The burdened land cannot be used except in accordance with the provisions recorded in MCP AAxxxx, unless with the written consent of the Responsible Authority and the Design Assessment Panel.

Expiry Date: 31 December 2030.

OWNERS CORPORATION SCHEDULE

PS649691Y/S28

Owners Corporation No. 1 Plan No. PS649691Y/S28

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	270	171
Previous stages	8650	8650
Overall Total	8920	8821

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1401	10	10									
1402	10	10									
1403	10	10									
1404	10	10									
1405	10	10									
1406	10	10									
1407	10	10									
1408	10	10									
1409	10	10									
1410	10	10									
1411	10	10									
1412	10	10									
1413	10	10									
1414	10	10									
1415	10	10									
1416	10	10									
1417	10	10									
S28	100	1									



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SURVEYORS FILE REFERENCE: 36182/Stg.14A

SHEET 1

ORIGINAL SHEET
 SIZE: A3

JONATHAN TREVOR NEATE / VERSION 2