

PLAN OF SUBDIVISION

EDITION 1

PS 649691Y/S29

Location of Land

Parish: Mickleham
Township: —
Section: —
Crown Allotment: —
Crown Portion: 2B (Part)
Title Reference: Vol.12427 Fol. 216

Last Plan Reference: Lot S28 PS 649691Y

Postal Address: 555A Mount Ridley Road
 (at time of subdivision) Mickleham 3064

MGA Co-ordinates: E 313 530 Zone: 55
 (of approx. centre of land in plan) N 5 839 200 GDA 94

Council Name: Hume City Council
 SPEAR Reference Number: S259211S

Vesting of Roads and/or Reserves

NOTATIONS

Identifier	Council/Body/Person
Road R-29	Hume City Council

Lots 1 to 1417 (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.: 14B
No. of Lots: 10
Area: 7038m²

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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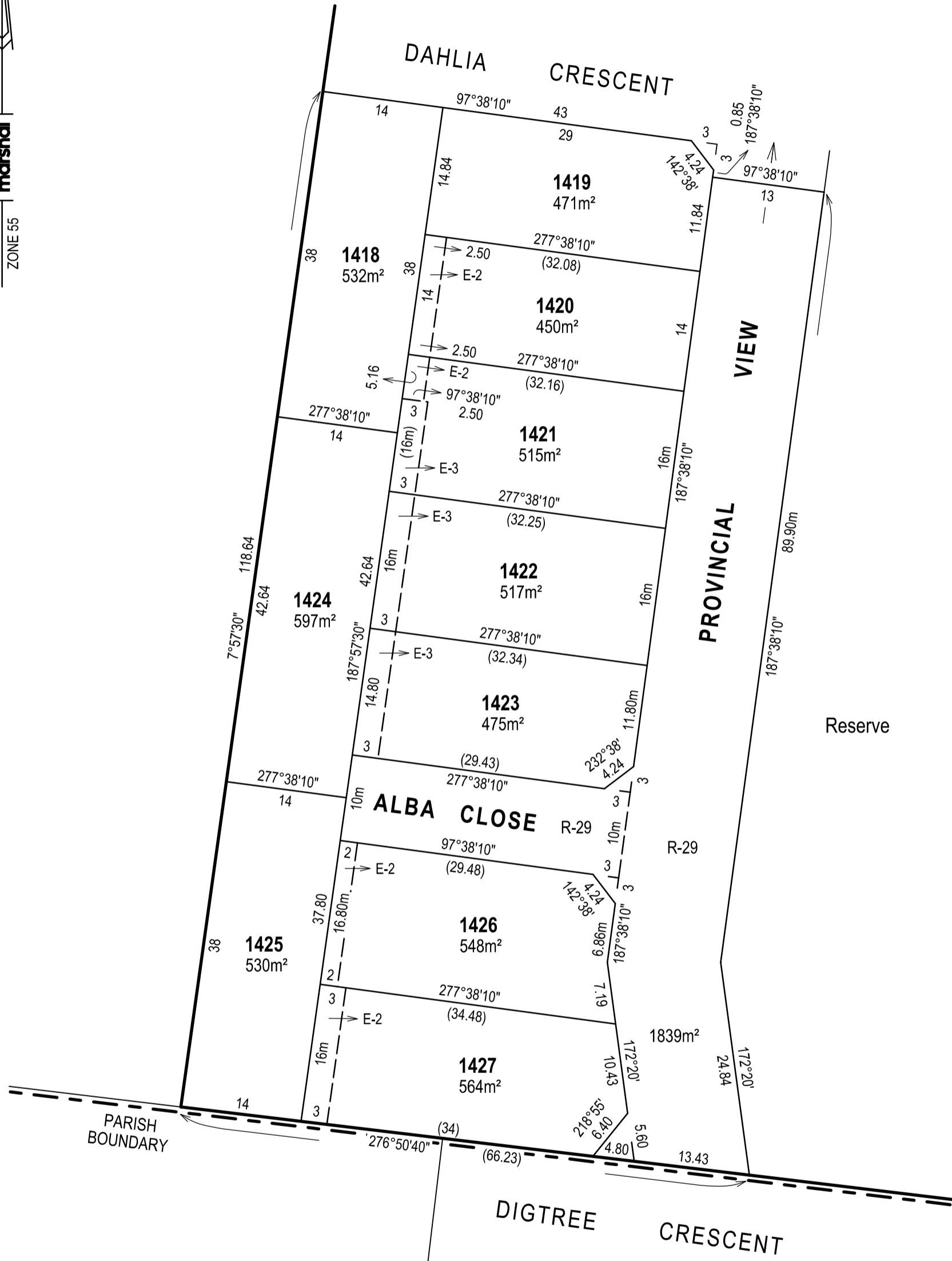
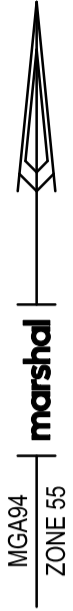
REF 36182/Stg.14B

ORIGINAL SHEET
 SIZE A3

SHEET 1 OF 3 SHEETS

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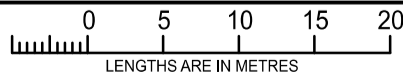
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SCALE
1 : 500



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SHEET 2

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 1418 to 1427 (Both Inclusive) on this plan.

Benefited Land: Lots 1418 to 1427 (Both Inclusive) on this plan.

Restrictions:

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 AA , unless with the written consent of the Responsible Authority and the Design Assessment Panel.

Expiry Date: 31 December 2035.

RESTRICTION B

Burdened Land: Lots 1425 and 1427.

Benefited Land: Lots 1418 to 1427 (Both Inclusive) on this plan.

Restrictions:

Shall not allow vehicle access to the burdened Lots from Digtree Crescent.

Expiry Date: 31 December 2035.

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SHEET 3

OWNERS CORPORATION SCHEDULE

PS649691Y/S29

Owners Corporation No. 1

Plan No. PS649691Y

Land affected by Owners Corporation: 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	100	100
Balance of existing OC	8820	8820
Overall Total	8920	8920

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1418	10	10									
1419	10	10									
1420	10	10									
1421	10	10									
1422	10	10									
1423	10	10									
1424	10	10									
1425	10	10									
1426	10	10									
1427	10	10									

Marshal Melbourne Pty Ltd
Unit Level 9, 412 St Kilda Road Melbourne VIC 3004

SURVEYORS FILE REFERENCE: 36182/Stg.14B

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