Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Lot Area: 1,634 sq.m.

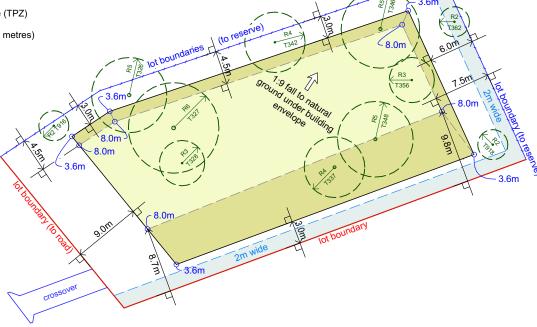
Maximum Site Coverage: 34%

Drainage and sewerage easement (width as noted)

Lot boundary with reserve fencing provided by developer



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)







PLAN OF LOT 1

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. Permission must be obtained from both the DRC and Council for any development, works or activity that impacts on the TPZ of trees shown on this lot plan. Specialist arborist advice may be required to support such requests. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

This lot is not suitable for inclusion of a tennis court.



Mull (max

Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



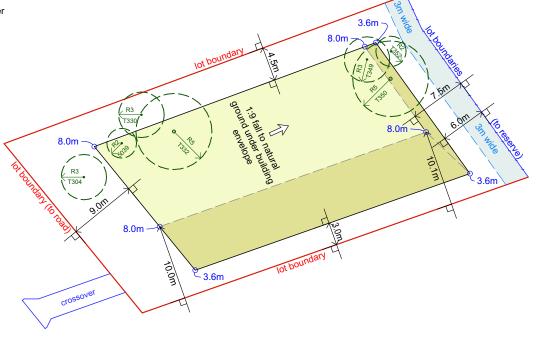
Lot boundary with reserve fencing provided by developer



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

Lot Area: 1,523 sq.m.

Maximum Site Coverage: 35%







PLAN OF LOT 2

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

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All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. Permission must be obtained from both the DRC and Council for any development, works or activity that impacts on the TPZ of trees shown on this lot plan. Specialist arborist advice may be required to support such requests. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

This lot is not suitable for inclusion of a tennis court.





Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Lot boundary with reserve fencing provided by developer



Drainage and sewerage easement (width as noted)



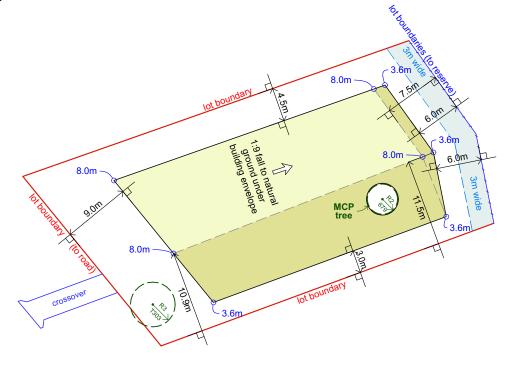
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

Lot Area: 1,396 sq.m.

Maximum Site Coverage: 35%







PLAN OF LOT 3

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Lot boundary with reserve fencing provided by developer



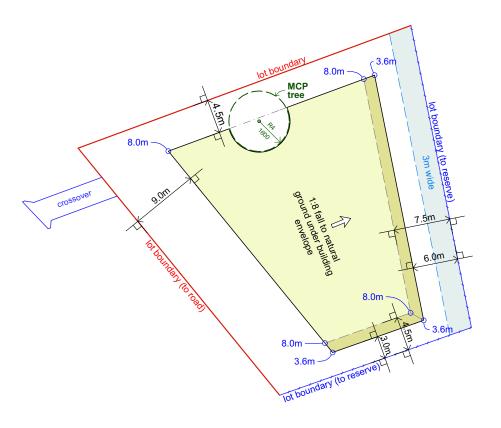
Drainage and sewerage easement (width as noted)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

Lot Area: 1,477 sq.m.

Maximum Site Coverage: 35%







PLAN OF LOT 4

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



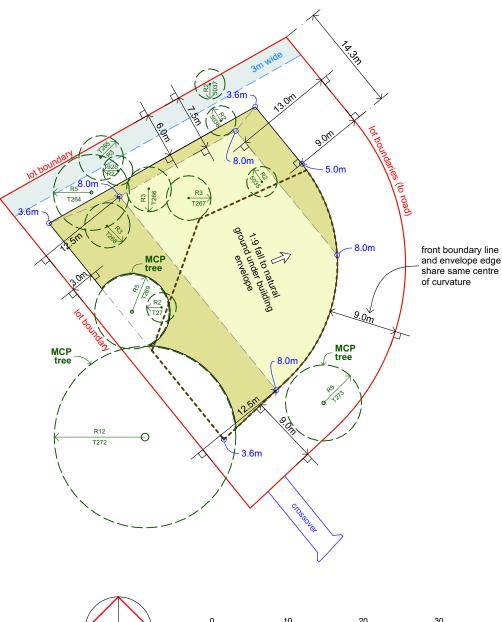
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)



Outline of Council endorsed building envelope

Lot Area: 1,874 sq.m.

Maximum Site Coverage: 32%



scale 1:500 @ A4

solar nortl

PLAN OF LOT 5

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

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All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

This lot is not suitable for inclusion of a tennis court.





Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Lot Area: 1,740 sq.m.

Maximum Site Coverage: 34%

tree

scale 1:500 @ A4



(X)m wide

Drainage and sewerage easement (width as noted)

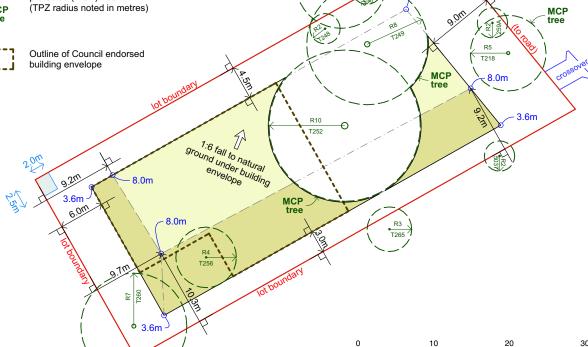


Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree.





PLAN OF LOT 6

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

This lot is not suitable for inclusion of a tennis court.





Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Maxi

Lot Area: 1,442 sq.m.

Maximum Site Coverage: 35%

(X)m wide

Drainage and sewerage easement (width as noted)



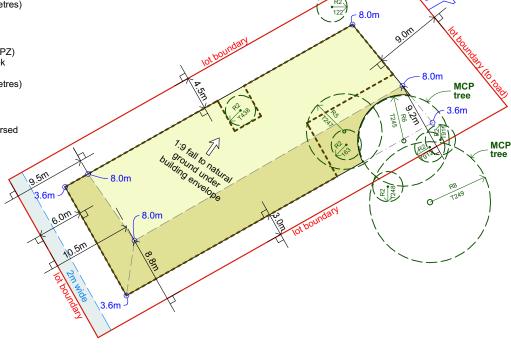
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)



Outline of Council endorsed building envelope







PLAN OF LOT 7

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



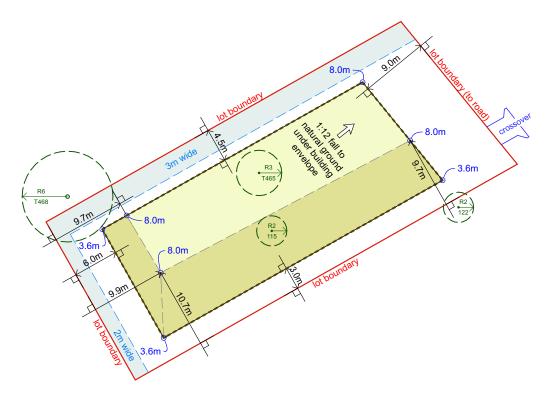
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Outline of Council endorsed building envelope

Lot Area: 1,343 sq.m.

Maximum Site Coverage: 35%







PLAN OF LOT 8

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. Permission must be obtained from both the DRC and Council for any development, works or activity that impacts on the TPZ of trees shown on this lot plan. Specialist arborist advice may be required to support such requests. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Lot boundary with reserve fencing provided by developer



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Outline of Council endorsed building envelope

cluster of 3 protected trees
(all have TPZs of 2m radius):
5015 - 5017

cluster of 9 protected trees
(all have TPZs of 2m radius):
5018 - 5021, 5022 - 5026

8.0m

Lot Area: 1,321 sq.m.

Maximum Site Coverage: 35%





PLAN OF LOT 9

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

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All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

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A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.



Mullum Creek 3D building envelope (max. 8.0m height zone)

Mullum Creek 3D building envelope (raking up to 8.0m height zone)

Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Lot boundary with reserve fencing provided by developer

Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

Outline of Council endorsed building envelope

3.6m 8.0m 8.0m

solar north

8.0m

0 10 20 30 scale 1:500 @ A4

Lot Area: 1,648 sq.m.

cluster of 3 protected trees (all have TPZs of 2m radius): 195j, 195A, 195c

Maximum Site Coverage: 34%

8.0m

PLAN OF LOT 10

Stage 2

R6

3.6m

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

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A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

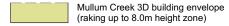


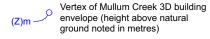
Lot Area: 1,452 sq.m.

Maximum Site Coverage: 35%

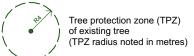
LEGEND

Mullum Creek 3D building envelope (max. 8.0m height zone)

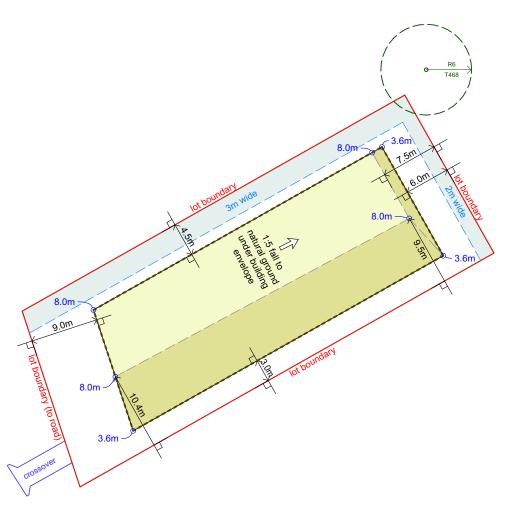




X)m wide Drainage and sewerage easement (width as noted)



Outline of Council endorsed building envelope







PLAN OF LOT 11

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. Permission must be obtained from both the DRC and Council for any development, works or activity that impacts on the TPZ of trees shown on this lot plan. Specialist arborist advice may be required to support such requests. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



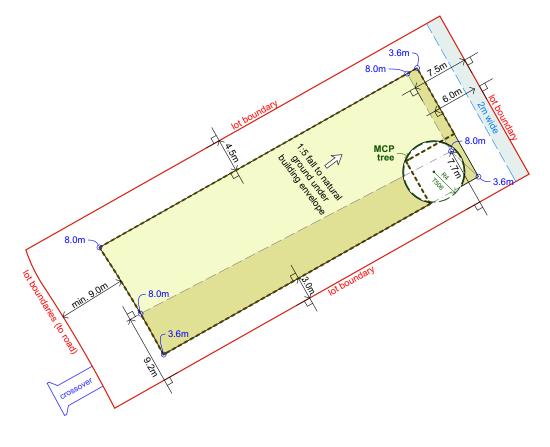
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)



Outline of Council endorsed building envelope

Lot Area: 1,511 sq.m.

Maximum Site Coverage: 35%







PLAN OF LOT 12

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.



Mullum Creek 3D building envelope (max. 8.0m height zone) Lot Area: 1,635 sq.m. Mullum Creek 3D building envelope Maximum Site Coverage: 34% (raking up to 8.0m height zone) Vertex of Mullum Creek 3D building envelope (height above natural around noted in metres) Drainage and sewerage easement (width as noted) Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres) Tree protection zone (TPZ) of existing Mullum Creek R7 protected (MCP) tree. T260 building on and of a line of the line of t MCP (TPZ radius noted in metres) Outline of Council endorsed building envelope 8.0m 9 om radially 8.0m 3.6m

scale 1:500 @ A4

solar north

PLAN OF LOT 13

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

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Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.



Lot Area: 2,466 sq.m.

Maximum Site Coverage: 26%

PLAN OF LOT 14

Stage 2

March 2017

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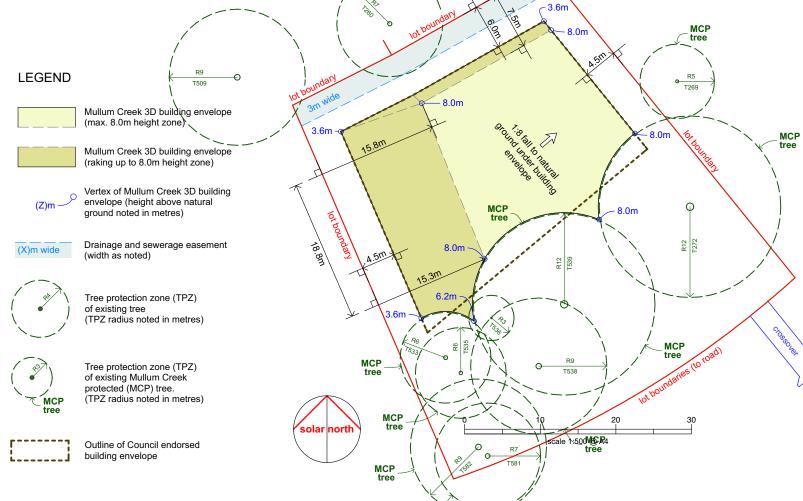
All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

Trees marked as Mullum Creek Protected (MCP) on lot plans are essential for maintenance of the Mullum Creek landscape and must be retained. The Design Review Committee (DRC) will not grant approval for their removal.

The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

The TPZs of MCP trees have been excised from building envelopes to ensure that their health is maintained. For encroachments into these TPZs, only the most sensitive design and construction responses showing how tree health will be maintained, supported by expert arboricultural advice, will be considered by the DRC.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.





Lot Area: 2,090 sq.m. Maximum Site Coverage: 30% front boundary line and envelope edge share same centre of curvature 3.6m 8.0m MCP tree LEGEND T533 Mullum Creek 3D building envelope (max. 8.0m height zone) Mullum Creek 3D building envelope (raking up to 8.0m height zone) Vertex of Mullum Creek 3D building 8.0m envelope (height above natural T581 ground noted in metres) R4 T584 Drainage and sewerage easement (X)m wide MCP (width as noted) tree MCP MCP tree Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres) Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres) solar north scale 1:500 @ A4

PLAN OF LOT 15

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

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A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

This lot is not suitable for inclusion of a tennis court.



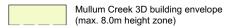
Outline of Council endorsed building envelope

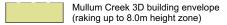
Lot Area: 1,382 sq.m.

Maximum Site Coverage: 35%

LEGEND

(X)m wide





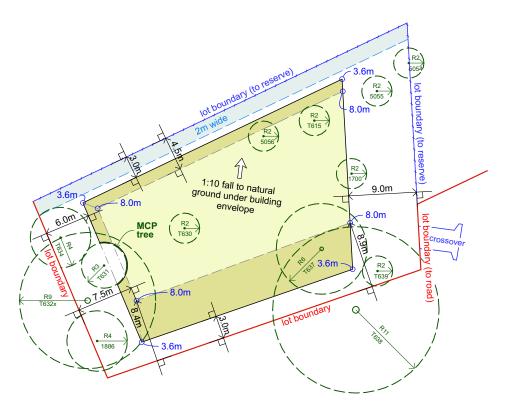
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Lot boundary with reserve fencing provided by developer

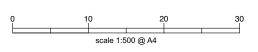
Drainage and sewerage easement (width as noted)

Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

Tree protection zone (TPZ)
of existing Mullum Creek
protected (MCP) tree.
CP (TPZ radius noted in metres)







PLAN OF LOT 16

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

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Lot Area: 1,233 sq.m.

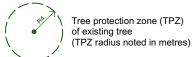
Maximum Site Coverage: 35%

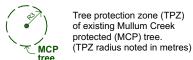
LEGEND

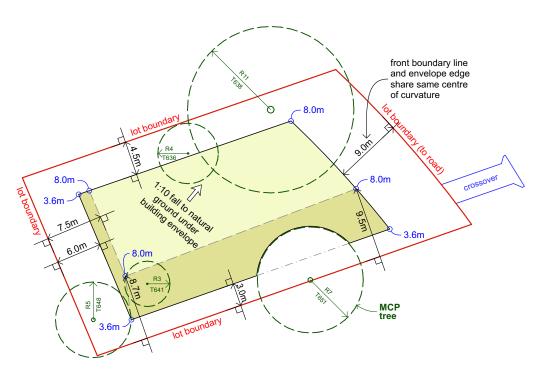
Mullum Creek 3D building envelope (max. 8.0m height zone)

Mullum Creek 3D building envelope (raking up to 8.0m height zone)

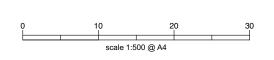
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)











PLAN OF LOT 17

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

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This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



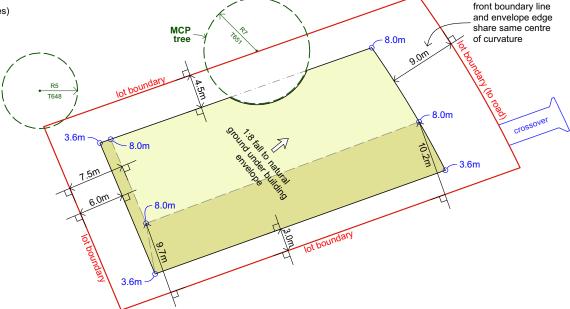
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)



Lot Area: 1,428 sq.m.

Maximum Site Coverage: 35%



PLAN OF LOT 18

Stage 2

March 2017

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

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This lot is not suitable for inclusion of a tennis court.



PLAN OF LOT 19

Stage 2

March 2017

Lot Area: 1,241 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the

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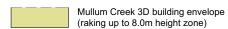
All trees indicated on this lot plan are protected and require a council permit for their removal. Some trees retained on lots have permits for removal, but may be retained if the owner wishes. These trees are not marked on this lot plan.

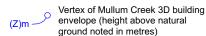
The zone encircling a tree represents its Tree Protection Zone (TPZ). TPZs must be protected to ensure tree survival. TPZs must not be impinged upon, and must be protected during all stages of development. Permission must be obtained from both the DRC and Council for any development, works or activity that impacts on the TPZ of trees shown on this lot plan. Specialist arborist advice may be required to support such requests. The location and radii of TPZs on this lot plan are indicative and may be subject to change. They must be verified on site.

This lot is not suitable for inclusion of a tennis court.



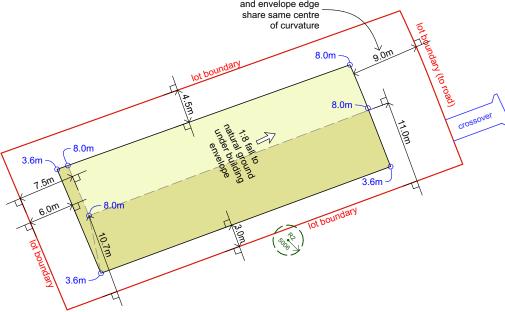
Mullum Creek 3D building envelope (max. 8.0m height zone)







Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)









Mullum (max. 8

Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

3.6m
8.0m
8.0m
8.0m
8.0m
8.0m
9.0m
15m
8.0m
9.0m
15m
8.0m
15m
15m
15m
10t boundary

Lot Area: 1,292 sq.m.

Maximum Site Coverage: 35%





PLAN OF LOT 20

Stage 2

March 2017

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Mullum Creek 3D building envelope (max. 8.0m height zone)

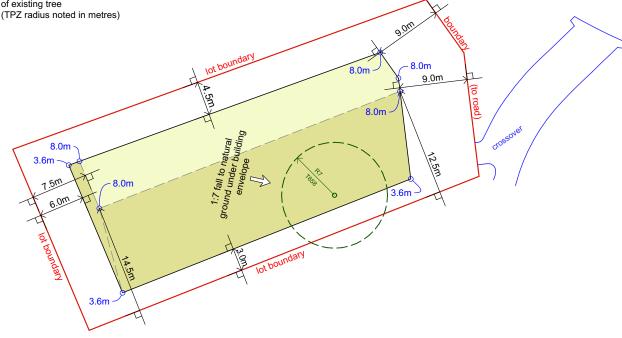
Mullum Creek 3D building envelope

(raking up to 8.0m height zone)

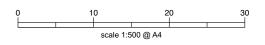
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Tree protection zone (TPZ) of existing tree







Lot Area: 1,461 sq.m.

Maximum Site Coverage: 35%

PLAN OF LOT 21

Stage 2

March 2017

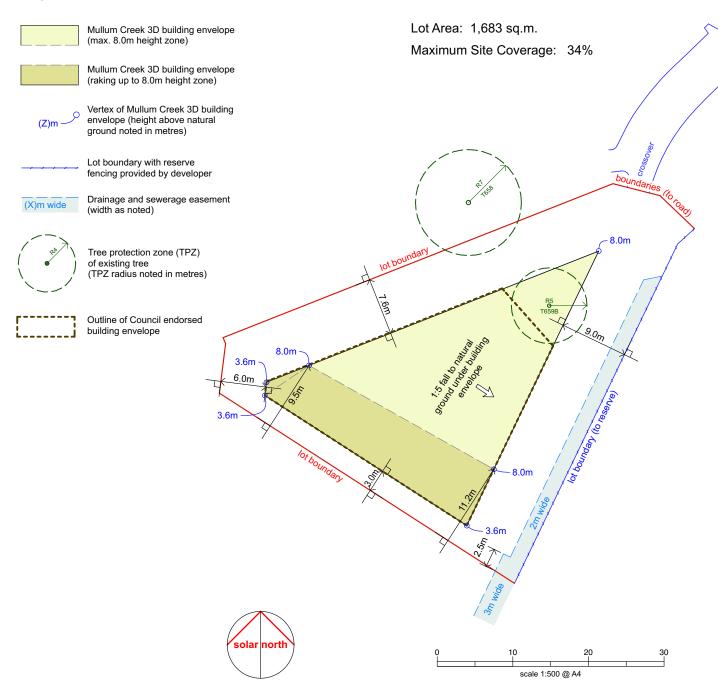
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PLAN OF LOT 22

Stage 2

March 2017

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A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



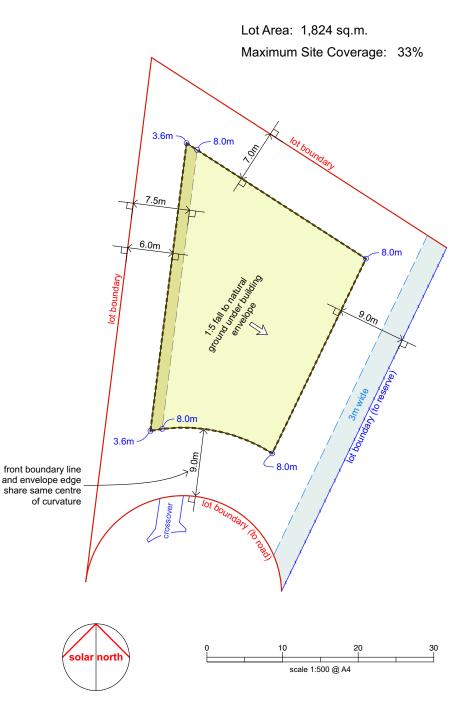
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Lot boundary with reserve fencing provided by developer

(X)m wide

Drainage and sewerage easement (width as noted)

Outline of Council endorsed building envelope



PLAN OF LOT 23

Stage 2

March 2017

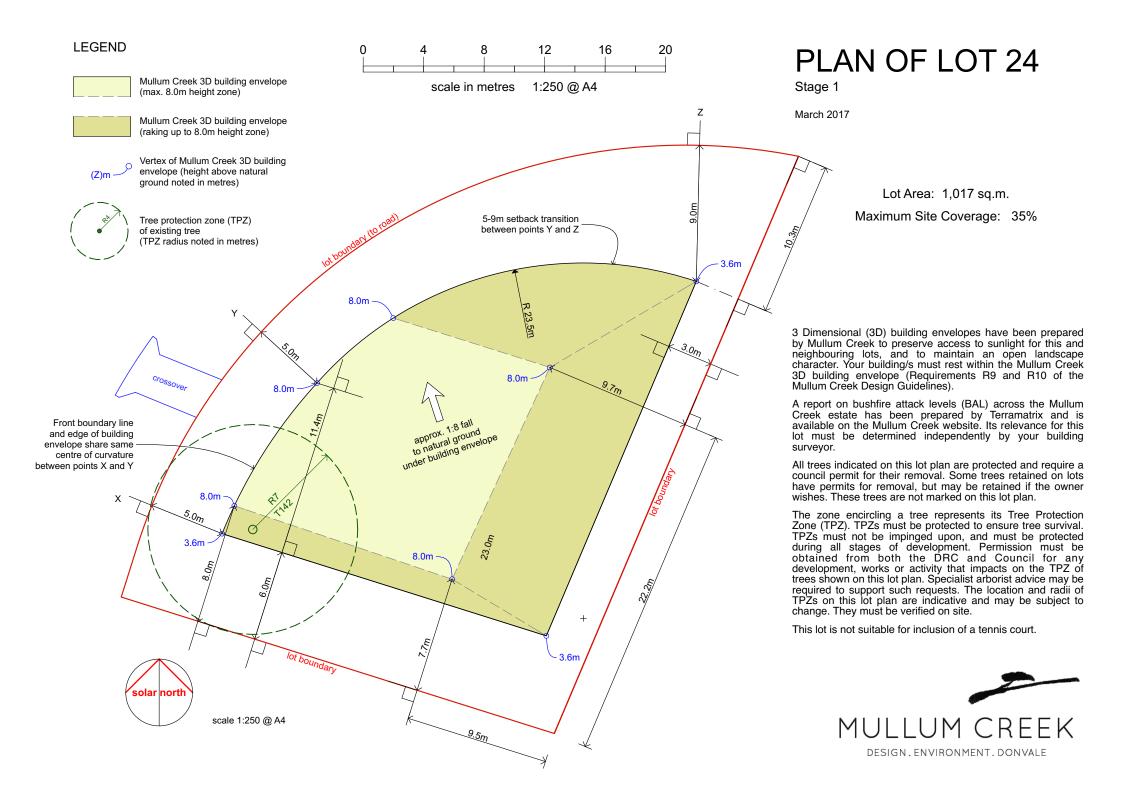
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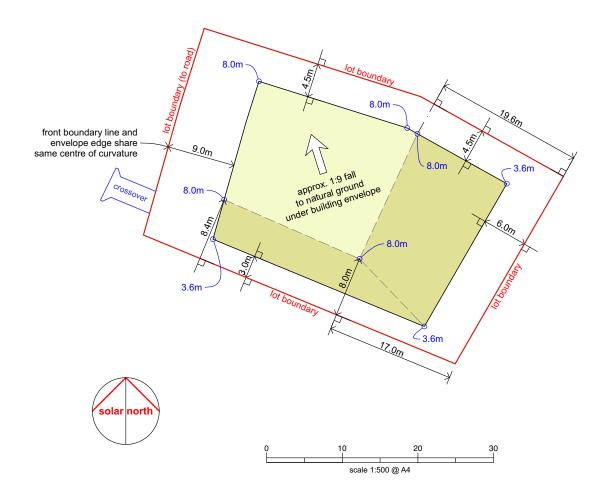
Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



PLAN OF LOT 25

Stage 1

June 2016

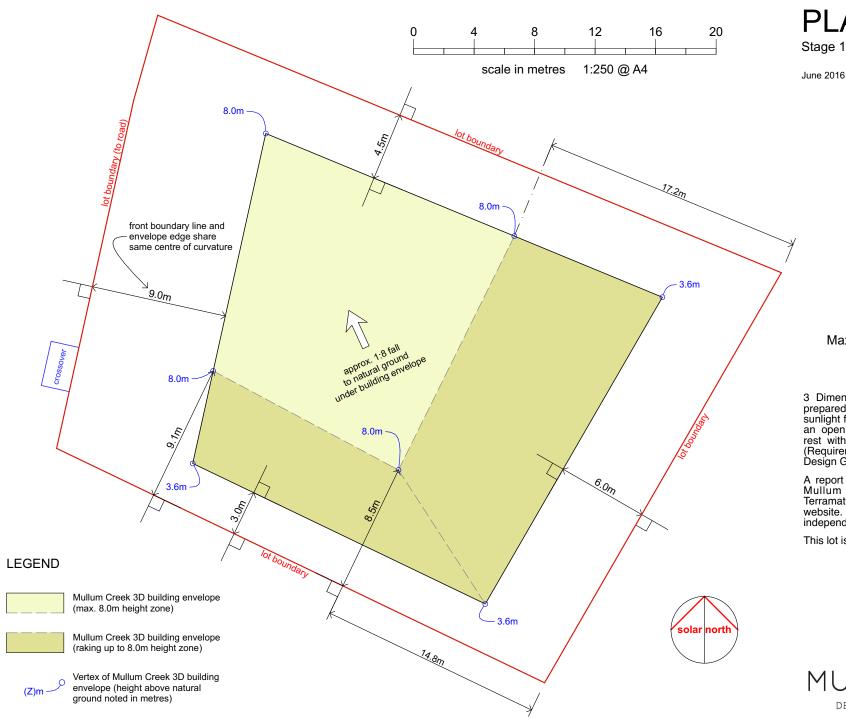
Lot Area: 1,429 sq.m.

Maximum Site Coverage: 35%

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PLAN OF LOT 26

Lot Area: 1,210 sq.m.

Maximum Site Coverage: 35%

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Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



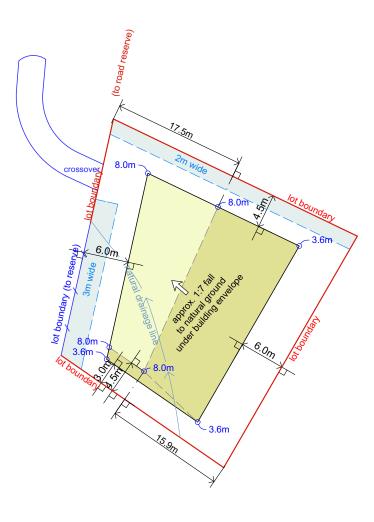
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



Lot boundary with reserve fencing provided by developer







PLAN OF LOT 27

Stage 1

June 2016

Lot Area: 1,018 sq.m.

Maximum Site Coverage: 35%

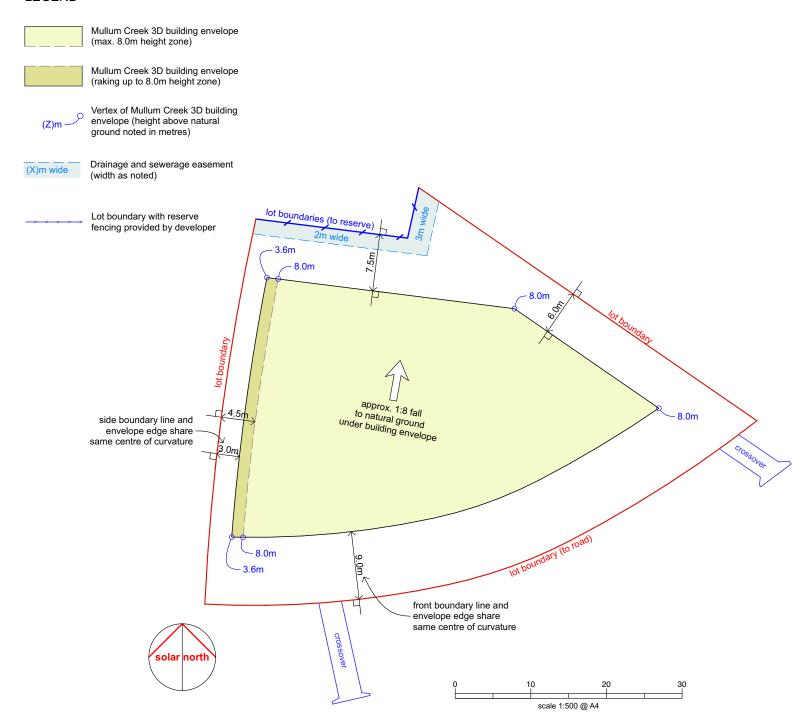
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A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.





PLAN OF LOT 28

Stage 1

June 2016

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A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.

This lot may be impacted by a Land Subject to Inundation Overlay (LSIO), or a Special Building Overlay (SBO). Please check with Manningham Council and/or Melbourne Water for current overlays.

Lot Area: 2,565 sq.m.

Maximum Site Coverage: 25%



Mullum Cree (max. 8.0m

Mullum Creek 3D building envelope (max. 8.0m height zone)



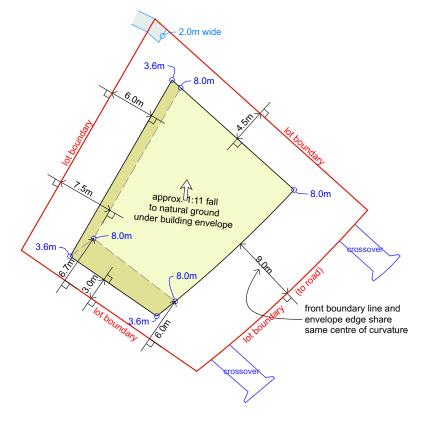
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)







PLAN OF LOT 29

Stage 1

June 2016

Lot Area: 1,097 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

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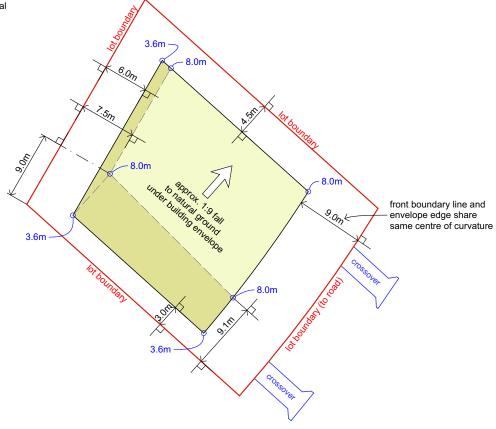
Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)







PLAN OF LOT 30

Stage 1

June 2016

Lot Area: 1,228 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



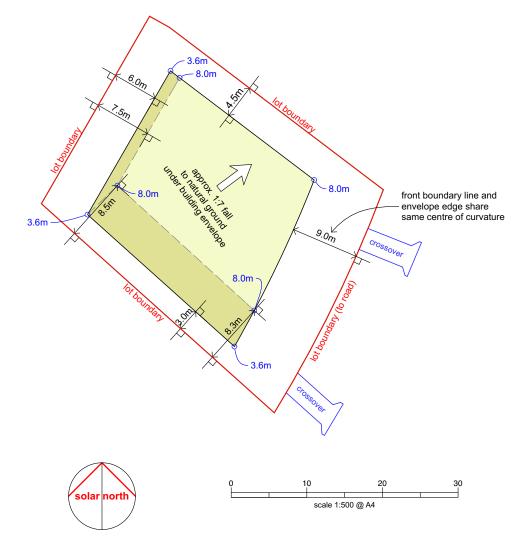
Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



PLAN OF LOT 31

Stage 1 June 2016

Lot Area: 1,225 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

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Mull (max

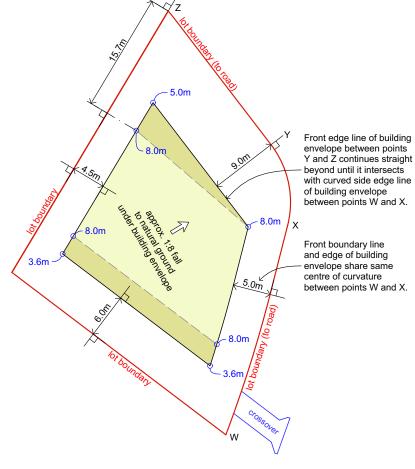
Mullum Creek 3D building envelope (max. 8.0m height zone)



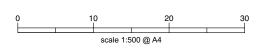
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)







PLAN OF LOT 32

Stage 1

June 2016

Lot Area: 1,117 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.





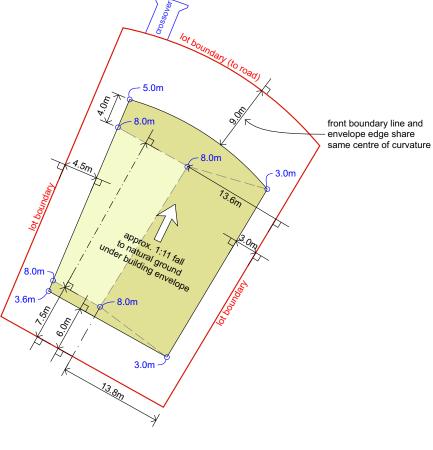
Mullum Creek 3D building envelope (max. 8.0m height zone)



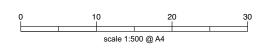
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)







PLAN OF LOT 33

Stage 1

June 2016

Lot Area: 1,170 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)

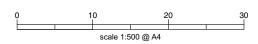


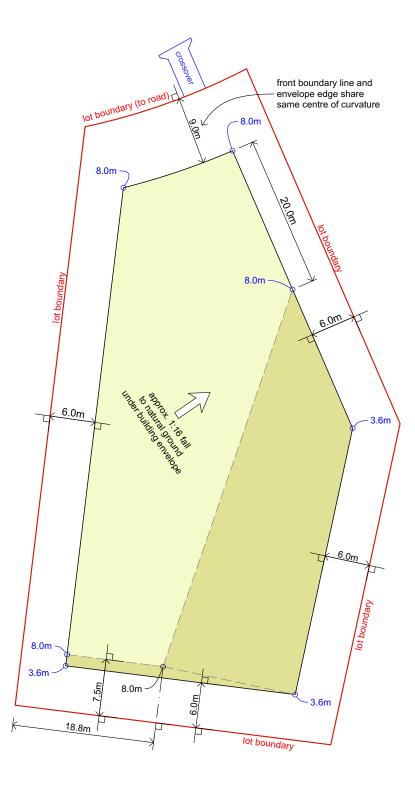
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)







PLAN OF LOT 34

Stage 1

June 2016

Lot Area: 3,254 sq.m.

Maximum Site Coverage: 20%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)

Mullum Creek 3D building envelope (raking up to 8.0m height zone)

(Z)m Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

Lot boundary with reserve fencing provided by developer

PLAN OF LOT 35

Stage 1

June 2016

Lot Area: 2,244 sq.m.

Maximum Site Coverage: 28%

same centre of curvature 8.0m 3.6m -3.6m 8.0m rear boundary line and envelope edge share same centre of curvature 8.0m 6.0m 8.0m - 3.6m 5.9m × 3.6m

front boundary line and

envelope edge share

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.







Mullum Creek 3D building envelope (max. 8.0m height zone) Mullum Creek 3D building envelope (raking up to 8.0m height zone) Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres) Drainage and sewerage easement (X)m wide (width as noted) Lot boundary with road reserve (contact Mullum Creek DRC for details) front boundary line and envelope edge share same centre of curvature - 3.3m scale 1:500 @ A4

PLAN OF LOT 36

Stage 1

June 2016

Lot Area: 1,723 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)



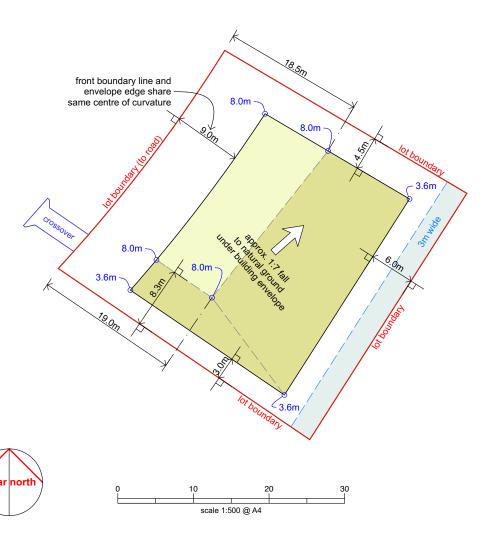
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



PLAN OF LOT 37

Stage 1

June 2016

Lot Area: 1,426 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)



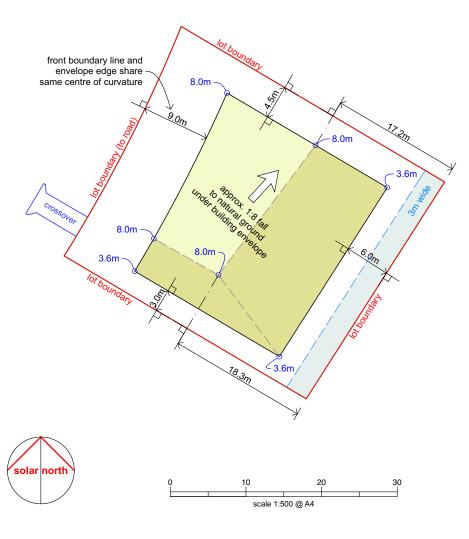
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



PLAN OF LOT 38

Stage 1

June 2016

Lot Area: 1,303 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)



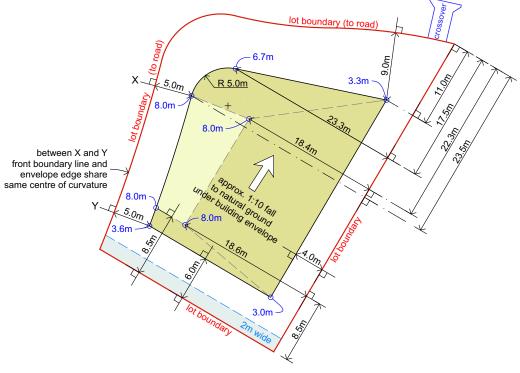
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)







PLAN OF LOT 39

Stage 1

June 2016

Lot Area: 1,222 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.





Mullum Creek 3D building envelope (max. 8.0m height zone)



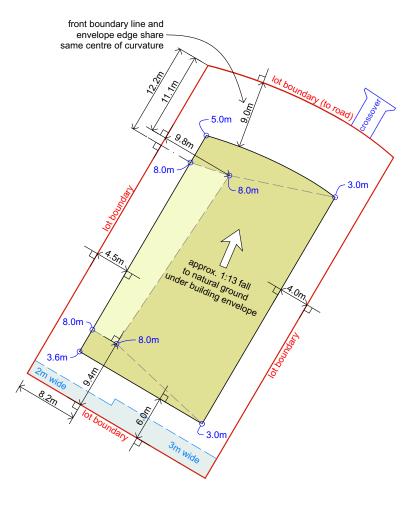
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)







PLAN OF LOT 40

Stage 1

June 2016

Lot Area: 1,345 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



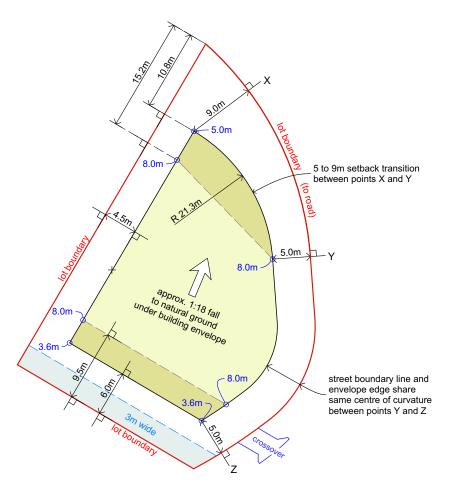
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)







PLAN OF LOT 41

Stage 1

June 2016

Lot Area: 1,280 sq.m.

Maximum Site Coverage: 35%

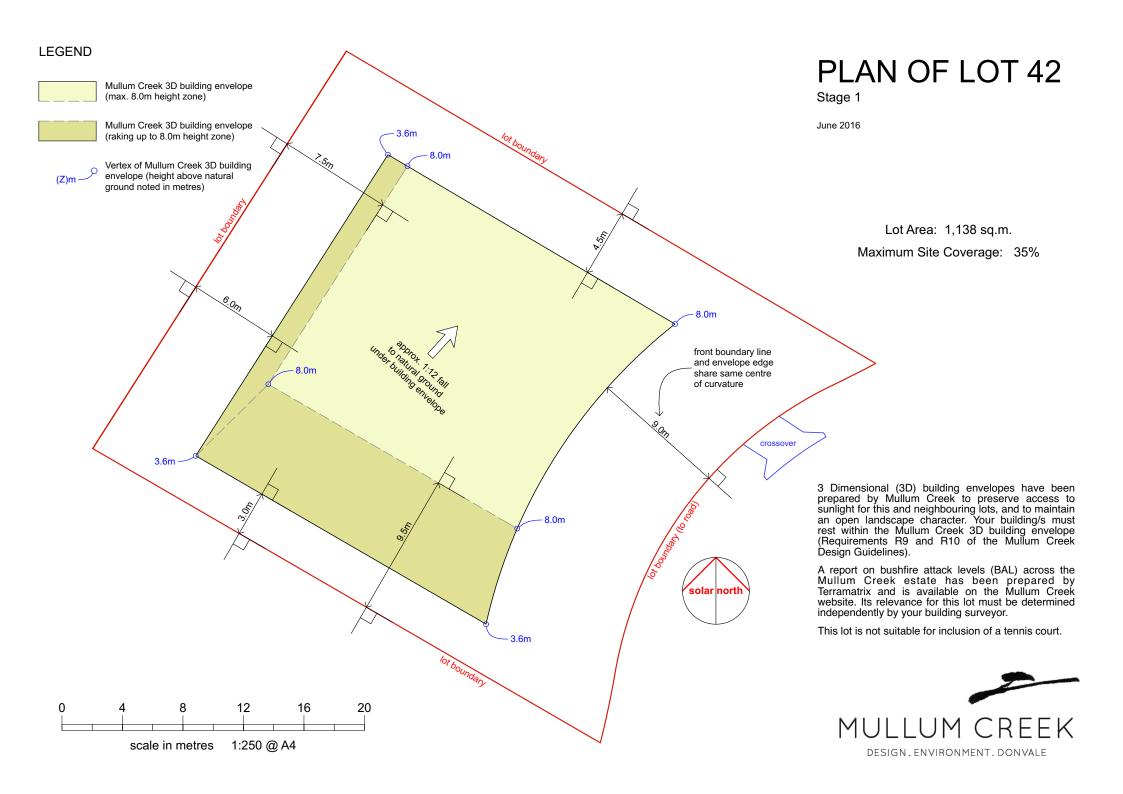
3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

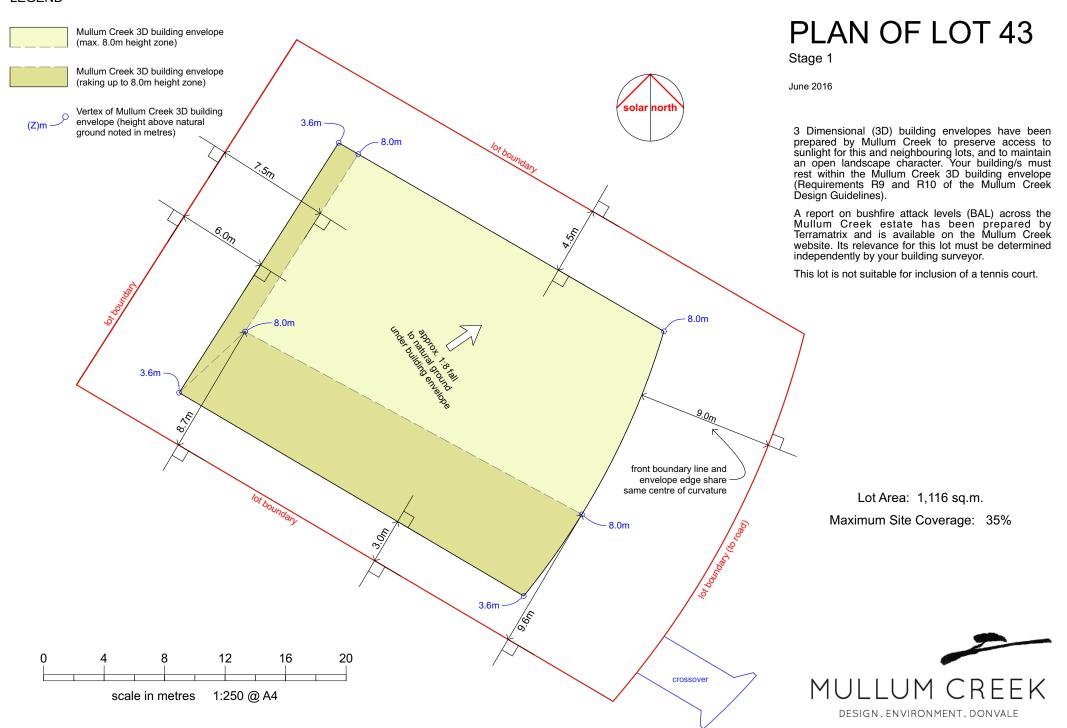
This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.







Mullum Cre (max. 8.0m

Mullum Creek 3D building envelope (max. 8.0m height zone)

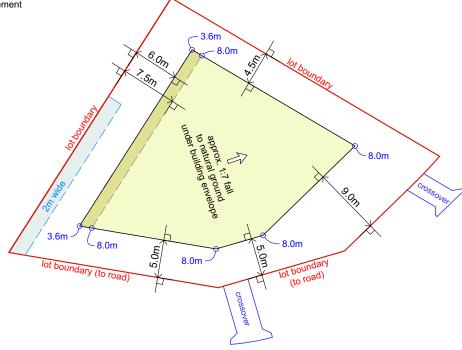
Mullum Creek 3D building envelope (raking up to 8.0m height zone)

(Z)m —

Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

(X)m wide

Drainage and sewerage easement (width as noted)







PLAN OF LOT 44

Stage 1

June 2016

Lot Area: 1,206 sq.m.

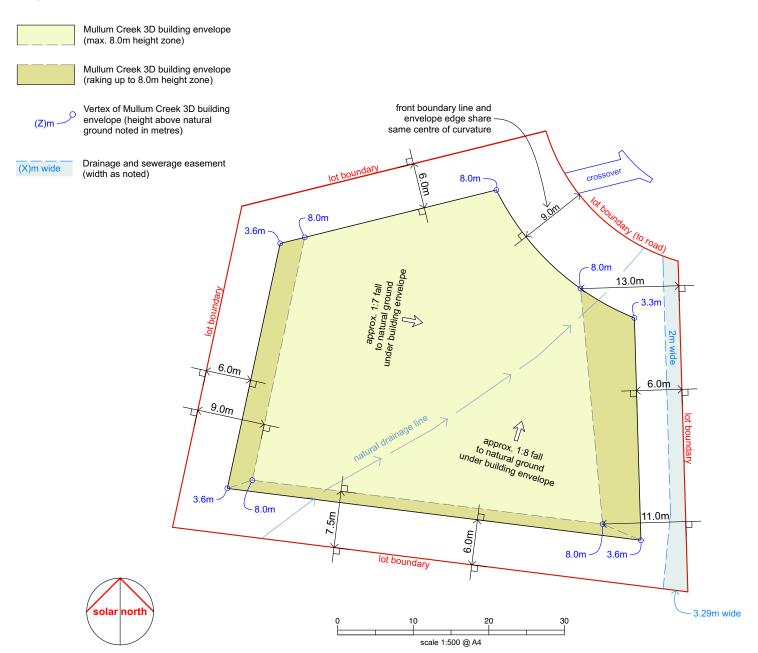
Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.





PLAN OF LOT 45

Stage 1

June 2016

Lot Area: 3,125 sq.m.

Maximum Site Coverage: 21%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.



Mullum Creek 3D building envelope (max. 8.0m height zone)



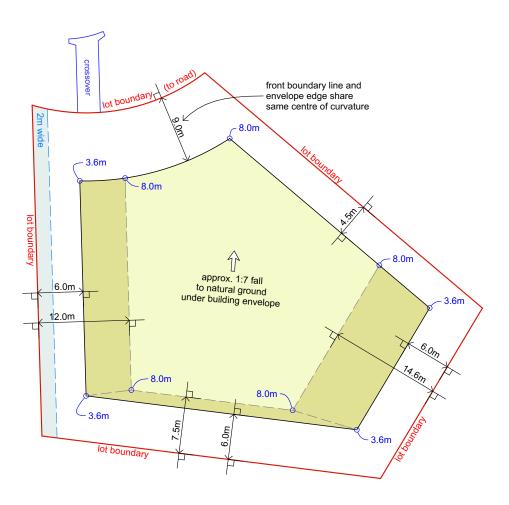
Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

(X)m wide

Drainage and sewerage easement (width as noted)







PLAN OF LOT 46

Stage 1

June 2016

Lot Area: 2,218 sq.m.

Maximum Site Coverage: 28%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.





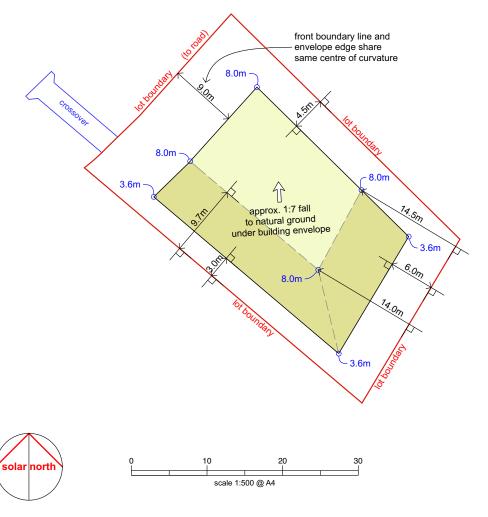
Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



PLAN OF LOT 47

Stage 1

June 2016

Lot Area: 1,188 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.



12 1:250 @ A4 scale in metres 8.0m crossover 8.0m 8.0m 3.6m approx. 1:7 fall to natural ground under building envelope 3.6m 6.0m 8.0m **LEGEND** Mullum Creek 3D building envelope (max. 8.0m height zone) Mullum Creek 3D building envelope (raking up to 8.0m height zone) solar north Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

PLAN OF LOT 48

Stage 1

June 2016

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.

This lot may be impacted by a Land Subject to Inundation Overlay (LSIO), or a Special Building Overlay (SBO). Please check with Manningham Council and/or Melbourne Water for current overlays.

Lot Area: 1,014 sq.m.

Maximum Site Coverage: 35%



lot boundary (to reserve) 8.0m crossovei 9.6m approx. 1:8 fall to natural ground under building envelope 3.6m 6.0m **LEGEND** Mullum Creek 3D building envelope (max. 8.0m height zone) Mullum Creek 3D building envelope 8.0m (raking up to 8.0m height zone) Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres) 3.6m lot boundary scale in metres 1:250 @ A4

PLAN OF LOT 49

Stage 1

June 2016

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

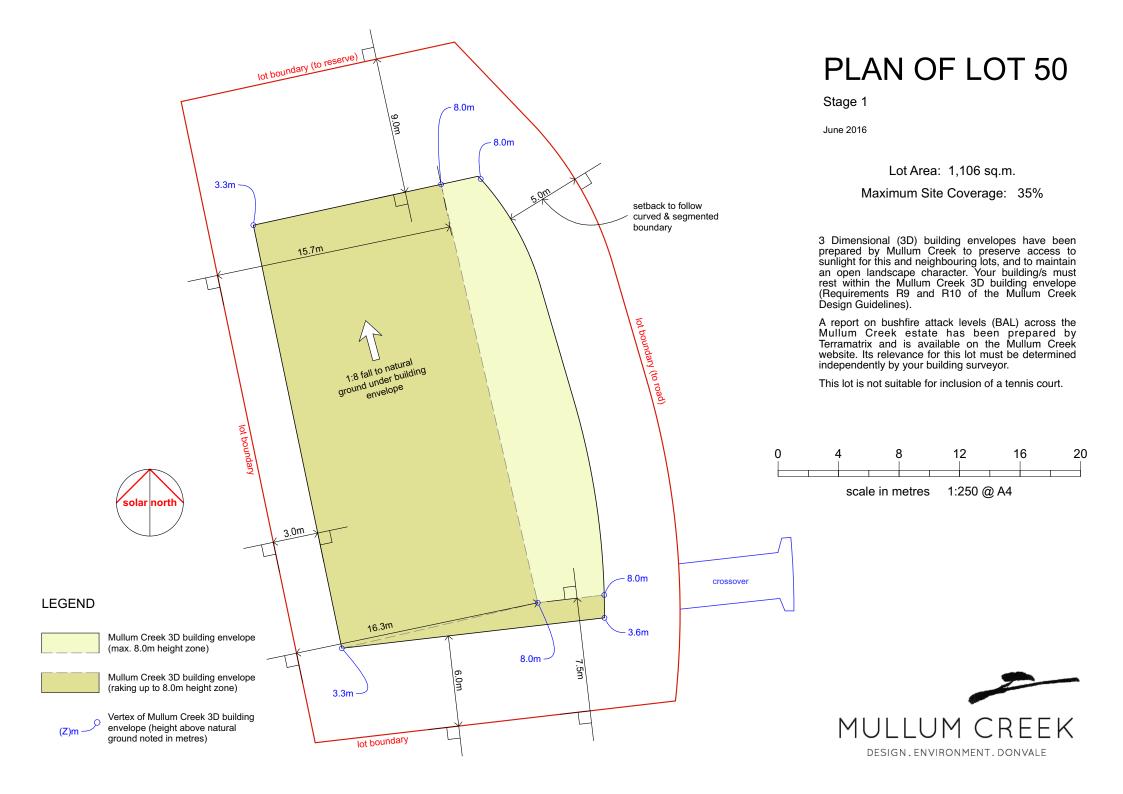
This lot is not suitable for inclusion of a tennis court.

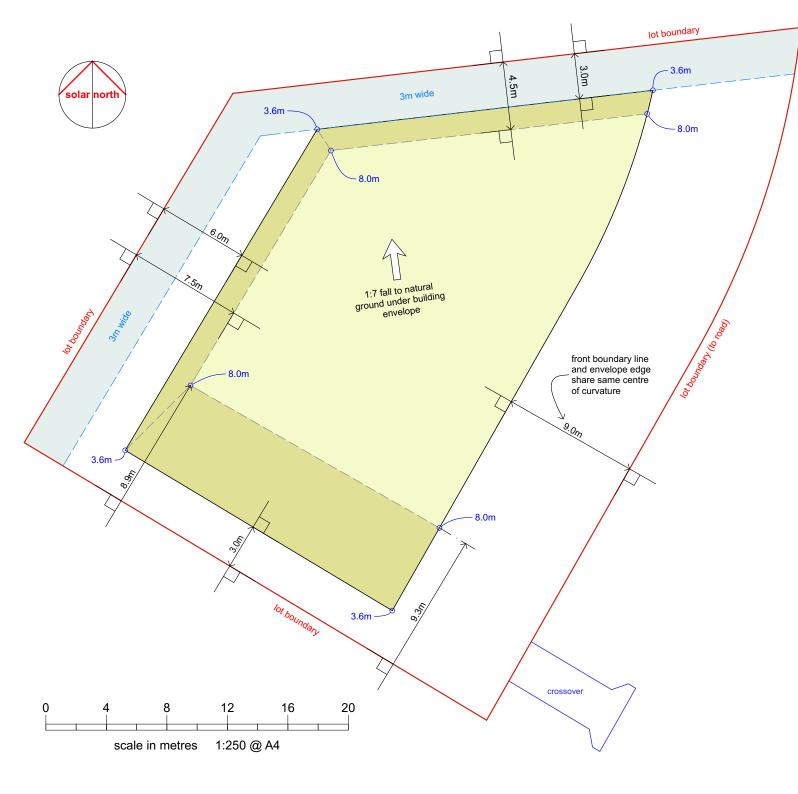
This lot may be impacted by a Land Subject to Inundation Overlay (LSIO), or a Special Building Overlay (SBO). Please check with Manningham Council and/or Melbourne Water for current overlays.

Lot Area: 1,064 sq.m.

Maximum Site Coverage: 35%







PLAN OF LOT 51

Stage 1

June 2016

Lot Area: 1,376 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.

LEGEND

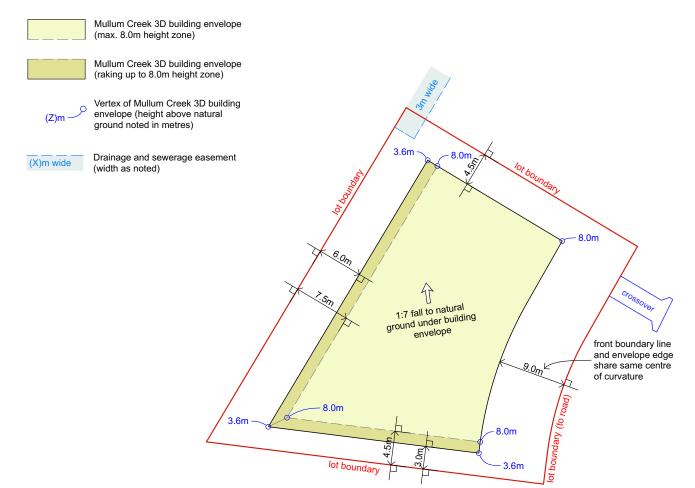
Mullum Creek 3D building envelope (max. 8.0m height zone)

Mullum Creek 3D building envelope (raking up to 8.0m height zone)

(Z)m Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)

(X)m wide Drainage and sewerage easement (width as noted)









PLAN OF LOT 52

Stage 1

June 2016

Lot Area: 1,605 sq.m. Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Decign Cuideling)

Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



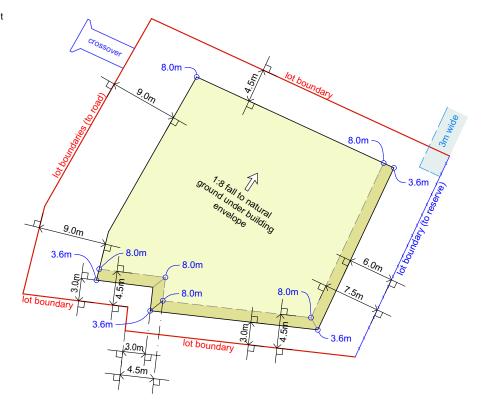
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



Lot boundary with reserve fencing provided by developer







PLAN OF LOT 53

Stage 1

June 2016

Lot Area: 1,582 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.



Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



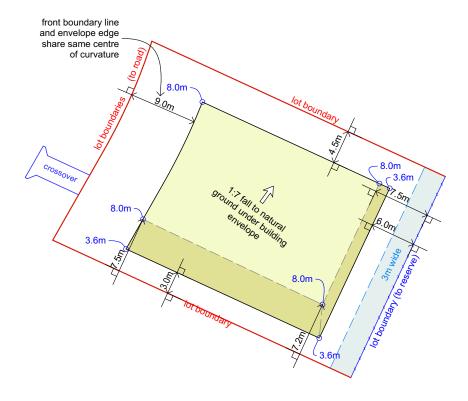
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



Lot boundary with reserve fencing provided by developer







PLAN OF LOT 54

Stage 1

June 2016

Lot Area: 1,250 sq.m.

Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.





Mullum Creek 3D building envelope (max. 8.0m height zone)



Mullum Creek 3D building envelope (raking up to 8.0m height zone)



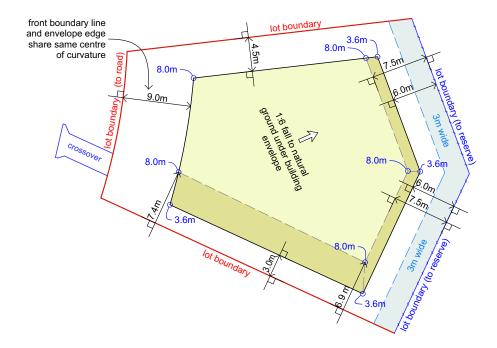
Vertex of Mullum Creek 3D building envelope (height above natural ground noted in metres)



Drainage and sewerage easement (width as noted)



Lot boundary with reserve fencing provided by developer







PLAN OF LOT 55

Stage 1

June 2016

Lot Area: 1,359 sq.m.

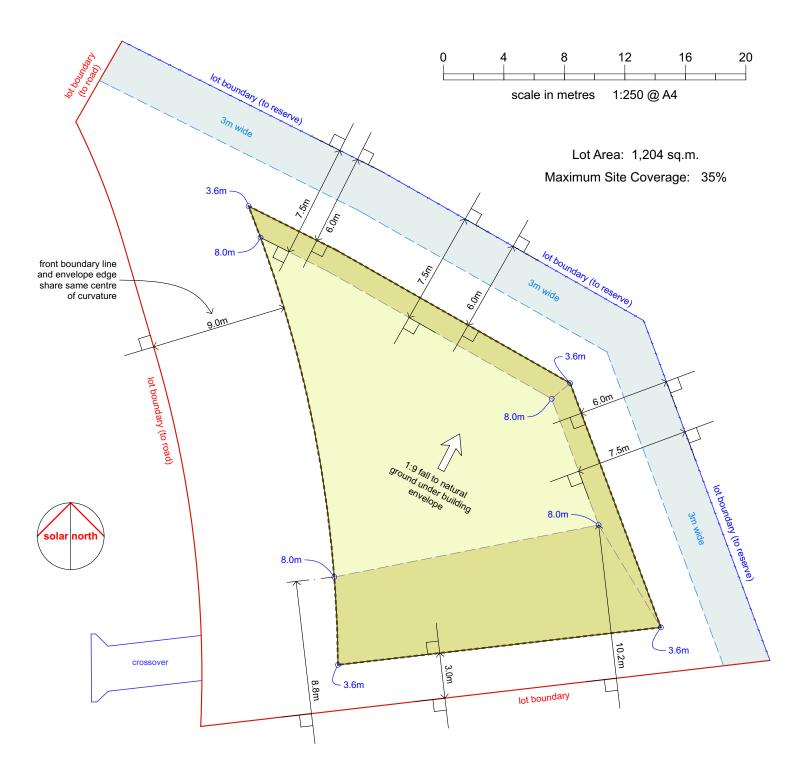
Maximum Site Coverage: 35%

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.





PLAN OF LOT 56

Stage 1

June 2016

3 Dimensional (3D) building envelopes have been prepared by Mullum Creek to preserve access to sunlight for this and neighbouring lots, and to maintain an open landscape character. Your building/s must rest within the Mullum Creek 3D building envelope (Requirements R9 and R10 of the Mullum Creek Design Guidelines).

This lot plan must be read in conjunction with the engineering plans and plan of subdivision available on the Mullum Creek website.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor.

This lot is not suitable for inclusion of a tennis court.

A Council endorsed building envelope also applies to this lot, and it is generally set within the Mullum Creek 3D building envelope. Council approval must be obtained to build outside this Council envelope.

LEGEND

