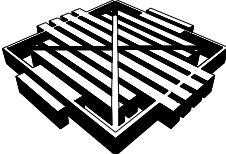
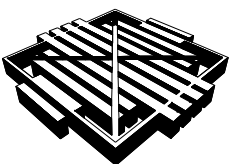


PLAN OF SUBDIVISION			LV use only EDITION	Plan Number PS 649691Y/S11	
<div>Location of Land</div> <div>Parish: Mickleham</div> <div>Township: _____</div> <div>Section: _____</div> <div>Crown Allotment: _____</div> <div>Crown Portion: 2B (Part)</div> <div>Title Reference: Vol. _____ Fol. _____</div> <div>Last Plan Reference: Lot S11 PS 649691Y Stage 10</div> <div>Postal Address: 555A Mount Ridley Road (at time of subdivision) Mickleham 3064</div> <div>MGA Co-ordinates: E 313 900 Zone: 55 (of approx. centre of land in plan) N 5 840 300 GDA 94</div>			Council Name: Hume City Council		
Vesting of Roads and/or Reserves			NOTATIONS		
Identifier	Council/Body/Person		<div>Lots 1 to 1000 (Both Inclusive) and S2 to S11 (Both Inclusive) have been omitted from this stage.</div> <div>Lots on this Plan may be affected by one or more Owners Corporations.</div> <div>Building Envelope Schedule is within the instrument for PS 649691Y, Stage 11.</div> <div>Other Purpose of Plan: The easements E-2 & E-3 for 'Sewerage' purposes over Turion Drive, Solar Way and Muskwood Drive created in PS 649691Y Stage 21 and Stage 10 in favour of Yarra Valley Water Corporation is removed by all interested parties upon registration of this plan.</div> <div>Other Purpose of Plan: The easements E-1 & E-3 for 'Drainage' purposes over Turion Drive, Solar Way and Muskwood Drive created in PS 649691Y Stage 21 and Stage 10 in favour of Hume City Council is removed by all interested parties upon registration of this plan.</div> <div>Estate: TRILLIUM</div> <div>Development No.: 10</div> <div>No. of Lots: 58</div> <div>Area: 2.515 ha</div> <div>Melways: 386 A2</div>		
Roads R-11	Hume City Council				
NOTATIONS					
Depth Limitation : Does not apply.					
<div>Survey This plan is/is not based on survey, refer BP 2632P.</div> <div>This survey has been connected to Mickleham permanent marks no(s) PM3 & PM4 in Proclaimed Survey Area No.74.</div> <div>Staging This is/is not a staged subdivision</div> <div>Planning Permit No. P15448</div>					
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 & E-9	Sewerage	See Diag.	PS 649691Y Stages 10 & 21	Yarra Valley Water Corporation	
E-1 & E-3	Drainage	See Diag.	This Plan & PS 649691Y Stages 10 & 21	Hume City Council	
E-8 & E-9	Drainage	See Diag.	PS 649691Y Stage 10	Melbourne Water Corporation	
<div></div> <div>WATSONS</div> <div>URBAN DEVELOPMENT</div> <div>CONSULTANTS & MANAGERS</div> <div>5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916</div> <div>THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</div>		REF 36182/Stg.10		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
		JONATHAN TREVOR NEATE, VERSION 7			

PS 649691Y/S11

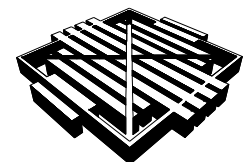
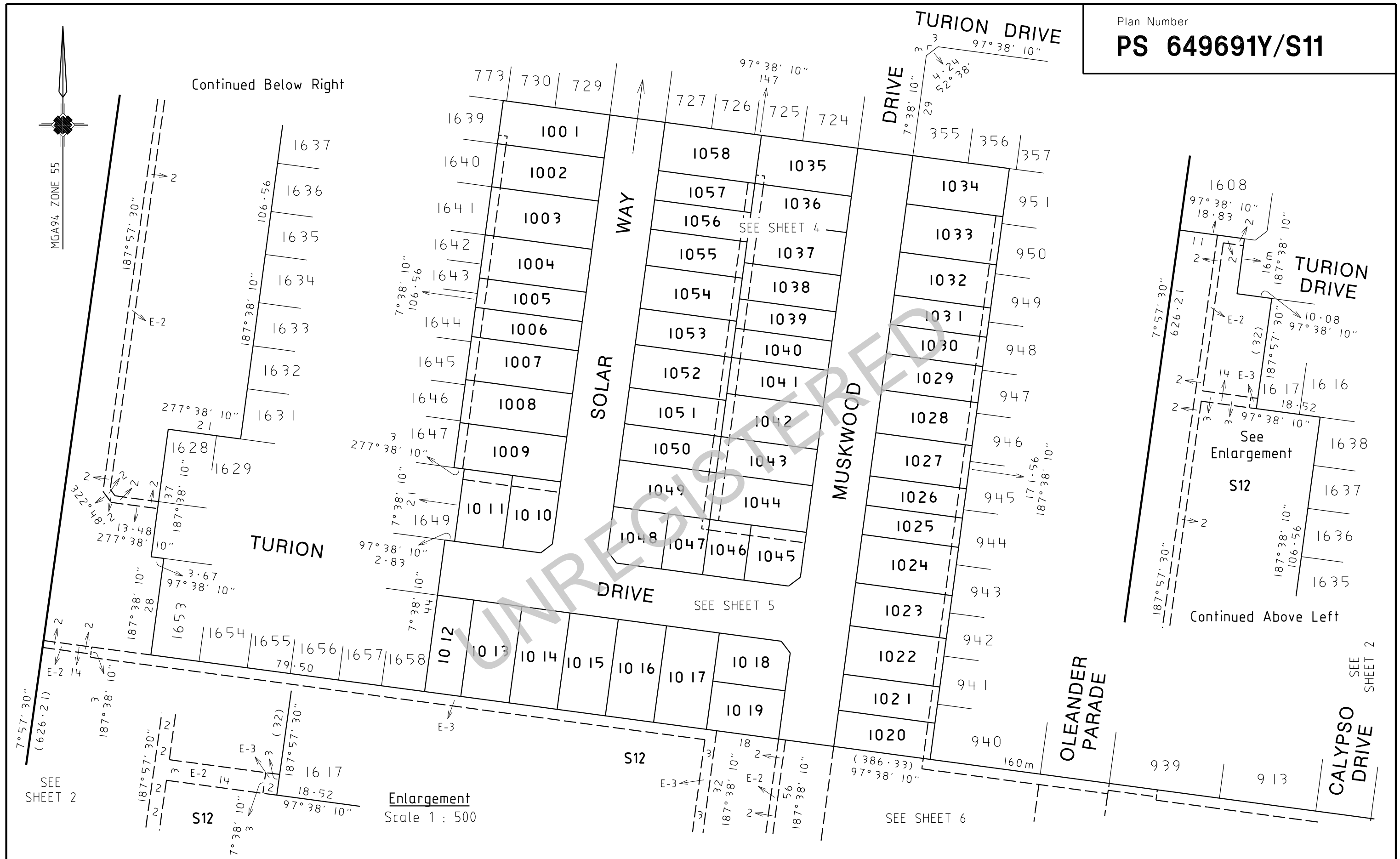
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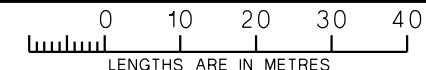
SHEET 2



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SCALE
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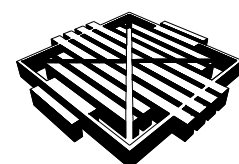


ORIGINAL SHEET
SIZE A3

SHEET 3

JONATHAN TREVOR NEATE, VERSION 7

SEE SHEET 3



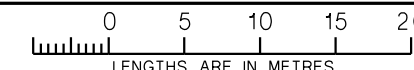
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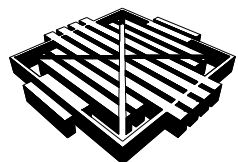
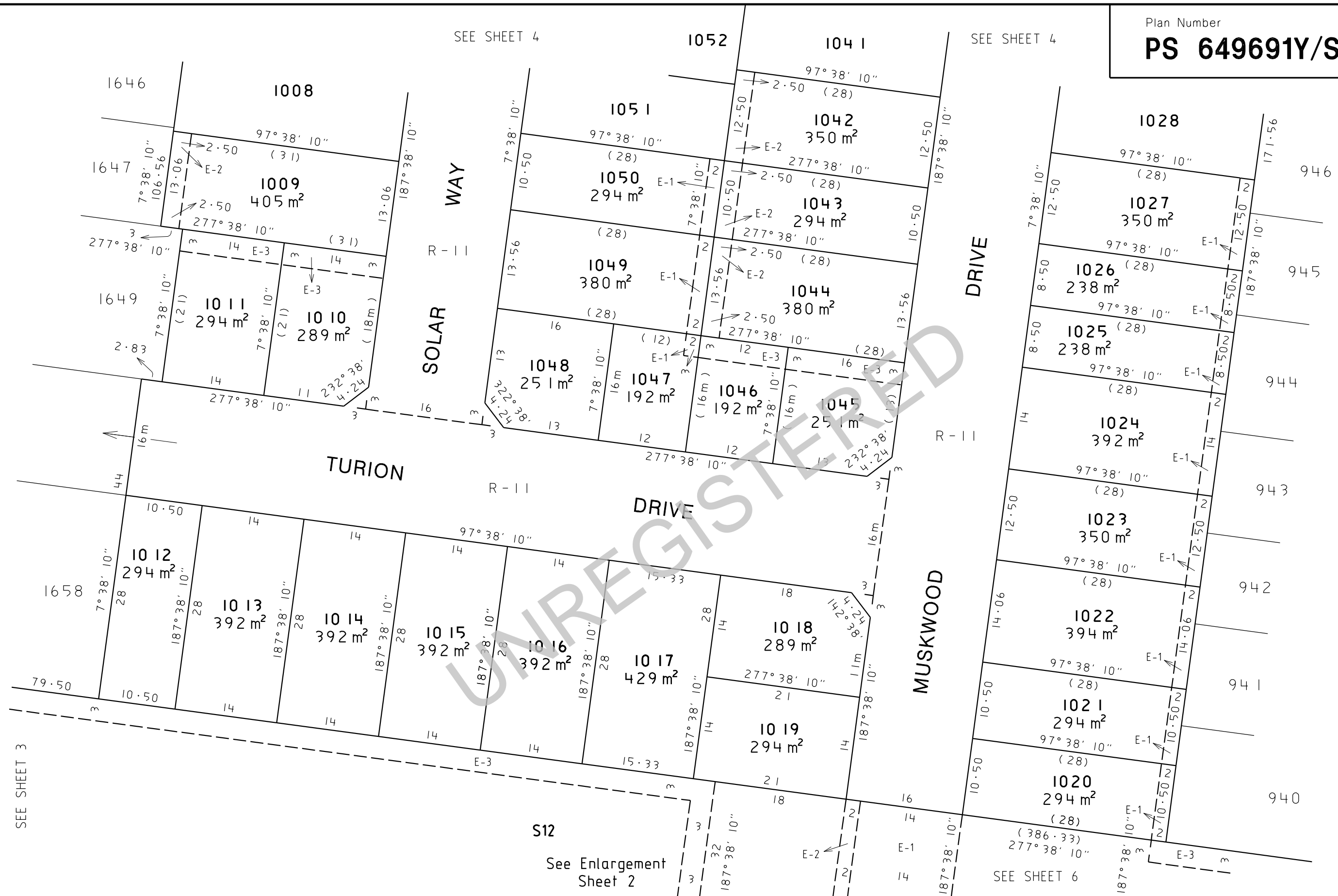
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ORIGINAL SHEET
SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 7



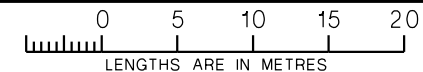
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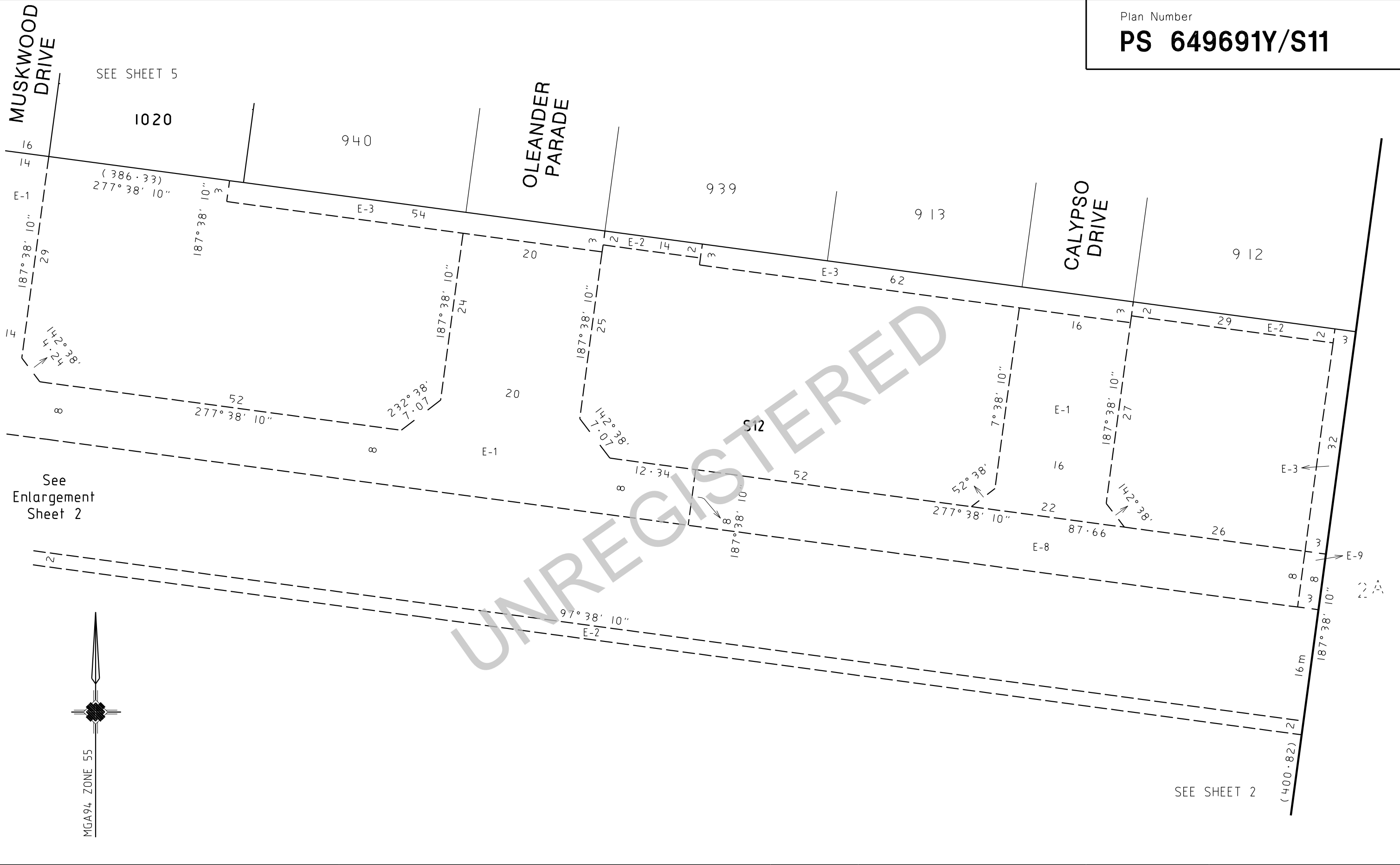
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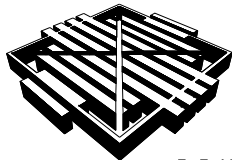
ORIGINAL SHEET
SIZE A3

SHEET 5

JONATHAN TREVOR NEATE, VERSION 7



Plan Number
PS 649691Y/S11



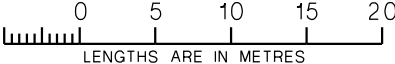
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SCALE
1 : 500



ORIGINAL SHEET
SIZE A3

SHEET 6

JONATHAN TREVOR NEATE, VERSION 7

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

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

Land to benefit: Lots 1001 to 1058 (both inclusive) on this plan.

Land to be burdened: Lots 1001 to 1058 (both inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (i) Build or cause to be built or allow to be built or allow to remain standing more than one private dwelling-house (which expression shall include a house, apartment, unit or flat).

(ii) Build or cause to be built or allow to be built or allow to remain standing a dwelling-house or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2022 unless:

(A) copies of building plans, elevations, roof plan, site plan (incorporating set-back from all boundaries, building envelope, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time); and

(B) the plans comply with the Design Guidelines, a copy of which can be obtained from the website at www.trillium-mickleham.com.au; and

(C) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works;

(iii) Build or cause to be built or allow to be built or allow to remain standing 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.

(iv) Build or cause to be built or allow to be built 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 4 of the Building Regulations 2006 in relation to overlooking.

The foregoing restriction shall not apply during any period that the lot is being used as a display home.

(v) Subdivide or cause to subdivide or allow to be subdivided the burdened lot.

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JONATHAN TREVOR NEATE, VERSION 7

ORIGINAL SHEET
SIZE A3

SHEET 7

Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (7) SPEAR Ref: S060633C 22/05/2015

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

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

Table of land burdened and land benefited

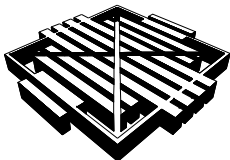
Burdened Lot No.	Benefiting Lots on This Plan
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007
1007	1006, 1008
1008	1007, 1009
1009	1008, 1010, 1011
1010	1009, 1011
1011	1009, 1010
1012	1013
1013	1012, 1014
1014	1013, 1015
1015	1014, 1016
1016	1015, 1017
1017	1016, 1018, 1019
1018	1017, 1019
1019	1017, 1018
1020	1021
1021	1020, 1022
1022	1021, 1023
1023	1022, 1024
1024	1023, 1025
1025	1024, 1026
1026	1025, 1027
1027	1026, 1028
1028	1027, 1029
1029	1028, 1030
1030	1029, 1031

Burdened Lot No.	Benefiting Lots on This Plan
1031	1030, 1032
1032	1031, 1033
1033	1032, 1034
1034	1033
1035	1036, 1058
1036	1035, 1037, 1056, 1057
1037	1036, 1038, 1055, 1056
1038	1037, 1039, 1054, 1055
1039	1038, 1040, 1053, 1054
1040	1039, 1041, 1053
1041	1040, 1042, 1052
1042	1041, 1043, 1051, 1052
1043	1042, 1044, 1050
1044	1043, 1045, 1046, 1049
1045	1044, 1046
1046	1044, 1045, 1047
1047	1046, 1048, 1049
1048	1047, 1049
1049	1044, 1047, 1048, 1050
1050	1043, 1049, 1051
1051	1042, 1050, 1052
1052	1041, 1042, 1051, 1053
1053	1039, 1040, 1052, 1054
1054	1038, 1039, 1053, 1055
1055	1037, 1038, 1054, 1056
1056	1036, 1037, 1055, 1057
1057	1036, 1056, 1058
1058	1035, 1057

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof build or cause to be built or allow to be built or allow to remain standing a dwelling-house (which expression shall include a house, apartment, unit or flat) or any other improvements, other than a building which has been constructed in accordance with the Building Envelopes, as incorporated into the Building Envelope Schedule, within the instrument for PS 649691Y, Stage 11.

This restriction shall expire 1 January 2022.



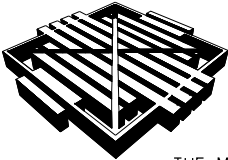
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JONATHAN TREVOR NEATE, VERSION 7

ORIGINAL SHEET
SIZE A3

SHEET 8

OWNERS CORPORATION SCHEDULE			LV use only EDITION			Plan Number PS 649691Y/S11		
Owners Corporation: 1						Plan no. P.S. 649691Y		
Land affected by Owners Corporation 1: Lots 101 to 152 (Both Inclusive), 201 to 243 (Both Inclusive), 244 to 281 (Both Inclusive), 301 to 338 (Both Inclusive), 339 to 364 (Both Inclusive), 501 to 524 (Both Inclusive), 525 to 551 (Both Inclusive), 601 to 649 (Both Inclusive), 701 to 730 (Both Inclusive), 731 to 774 (Both Inclusive), 801 to 851 (Both Inclusive), 901 to 951 (Both Inclusive), 1601 to 1617 (Both Inclusive), 1628 to 1649 (Both Inclusive), 1653 to 1658 (Both Inclusive), S22 and Common Property No.1 from Previous Stages and Lots 1001 to 1059 (Both Inclusive) and S12.								
Limitations of Owners Corporation 1: Unlimited								
Notations: Model Rules Apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006.								
LotEntitlementandLotLiability								
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101 to 152 (Stage 1)	520	520	1008	10	10	1047	10	10
201 to 243 (Stage 2)	430	430	1009	10	10	1048	10	10
			1010	10	10	1049	10	10
			1011	10	10	1050	10	10
			1012	10	10	1051	10	10
244 to 281 (Stage 3)	380	380	1013	10	10	1052	10	10
			1014	10	10	1053	10	10
301 to 338 (Stage 4)	380	380	1015	10	10	1054	10	10
			1016	10	10	1055	10	10
339 to 364 (Stage 17)	260	260	1017	10	10	1056	10	10
			1018	10	10	1057	10	10
501 to 524 (Stage 6)	240	240	1019	10	10	1058	10	10
			1020	10	10	S12	2020	1
525 to 551 (Stage 18)	270	270	1021	10	10			
			1022	10	10			
601 to 649 (Stage 7)	490	490	1023	10	10			
			1024	10	10			
701 to 730 (Stage 8)	300	300	1025	10	10			
			1026	10	10			
731 to 774 (Stage 20)	440	440	1027	10	10			
			1028	10	10			
801 to 851 (Stage 9)	510	510	1029	10	10			
			1030	10	10			
901 to 951 (Stage 10)	510	510	1031	10	10			
			1032	10	10			
1601 to 1617, 1628 to 1649, 1653 to 1658 & S22 (Stage 21)	1320	451	1033	10	10			
			1034	10	10			
			1035	10	10			
			1036	10	10			
			1037	10	10			
			1038	10	10			
			1039	10	10			
			1040	10	10			
1001	10	10	1041	10	10			
1002	10	10	1042	10	10			
1003	10	10	1043	10	10			
1004	10	10	1044	10	10			
1005	10	10	1045	10	10			
1006	10	10	1046	10	10			
1007	10	10						
Total			Total			Total	8650	5162
<div><div>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</div></div>			REF 36182/Stg.10			ORIGINAL SHEET SIZE A3		SHEET 1 OF 1 SHEETS
			JONATHAN TREVOR NEATE, VERSION 7					

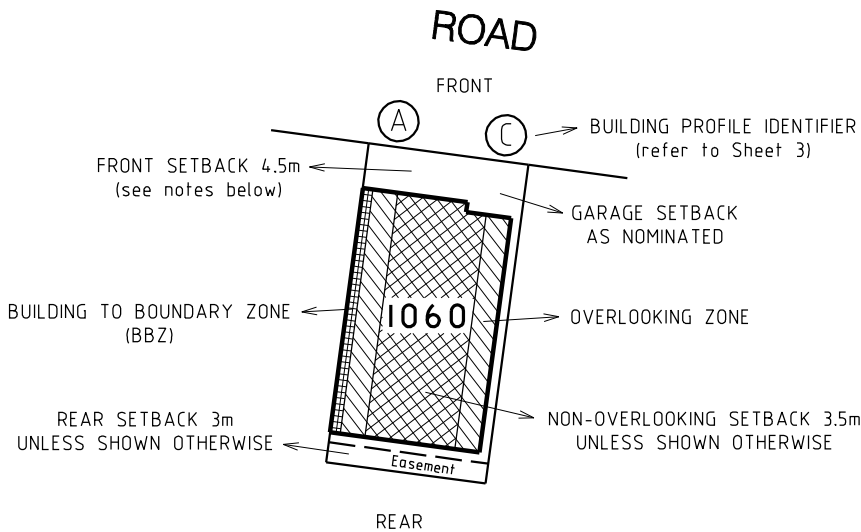
Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (7) SPEAR Ref: S060633C 22/05/2015

BUILDING ENVELOPE SCHEDULE

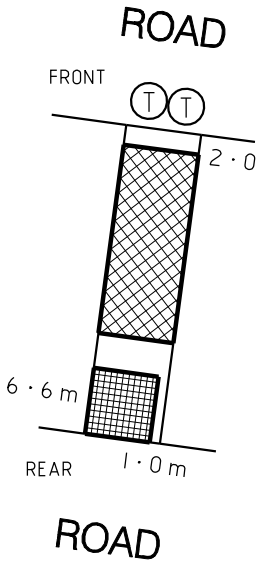
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary for a corner lot is 2m unless noted otherwise.
- Where the minimum front setback is 3.0m or more, porches, balconies, eaves, gutters, verandahs, and architectural features can encroach into the front setback by up to 1.5m at heights of up to 4.5m for a single storey home and heights of up to 9m for a two-storey home.
- Where the minimum front setback is less than 3.0m, porches, balconies, eaves, gutters, verandahs, and architectural features can encroach into the front setback by up to 1.0m at heights of up to 4.5m for a single storey home and heights of up to 9m for a two-storey home.

Additional Notations (for Lots marked with ✱):

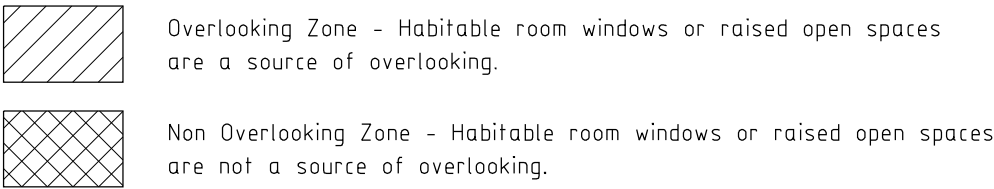
- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages may be setback either 5.0m or more or 3.9m or less behind the front street boundary.
- Garages setback between 5.0m and 3.9m behind the front street boundary are not permitted.
- Minimum Open Space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 70% is permitted.

Refer "Diagrams and Plans" in this document for further definitions.

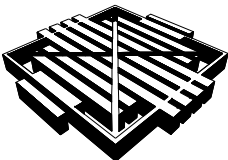
Single Storey Building Envelope hatch types



Double Storey Building Envelope hatch types



The registered proprietor or proprietors of the lot are required to build in accordance with the approved building envelopes shown hereon and in the "Profile Diagrams" in this document.



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JONATHAN TREVOR NEATE, VERSION 7

ORIGINAL SHEET
SIZE A3

SHEET 1 OF 3 SHEETS



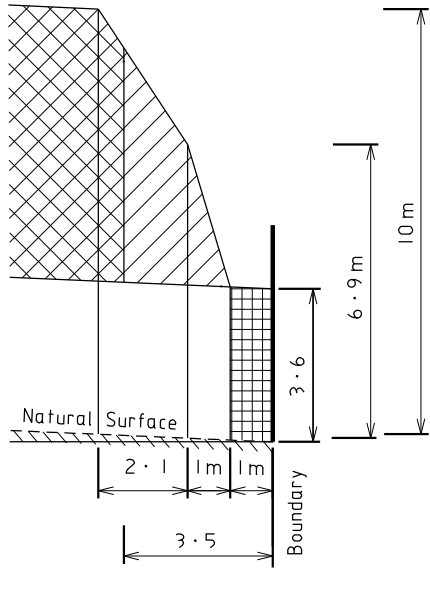
See Plan of Subdivision PS 649691Y
SEE SHEET 1 FOR LEGEND

1. The Building Envelopes on this plan are shown enclosed by continuous thick lines.
2. Profile types (A), (B), (C), (D) & (T) are contained in "Profile Diagrams" in this document.

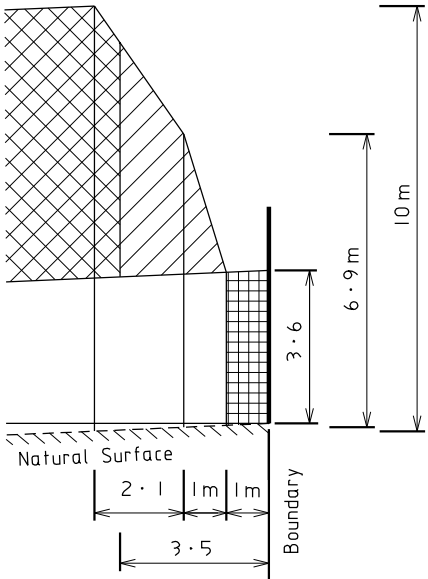


PROFILE DIAGRAMS

A Profile

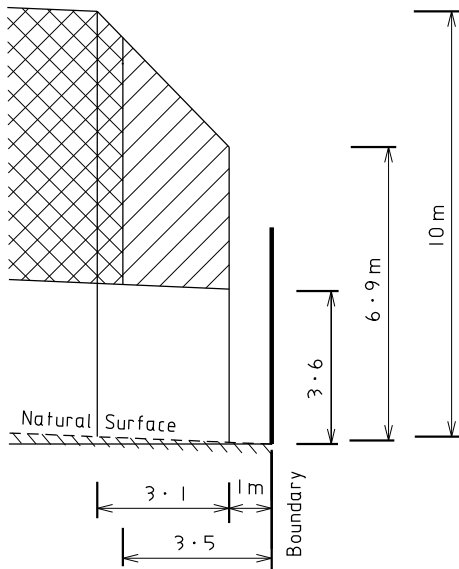


Natural surface rising from boundary



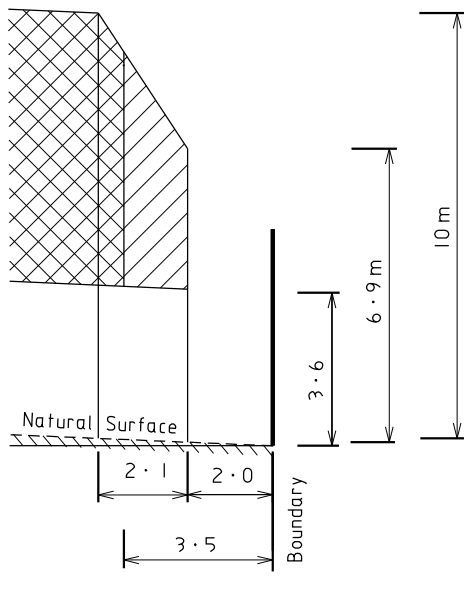
Natural surface falling from boundary

C Profile

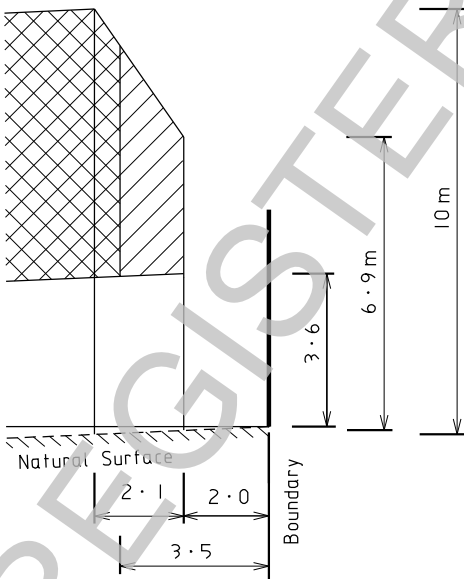


Natural surface rising from boundary

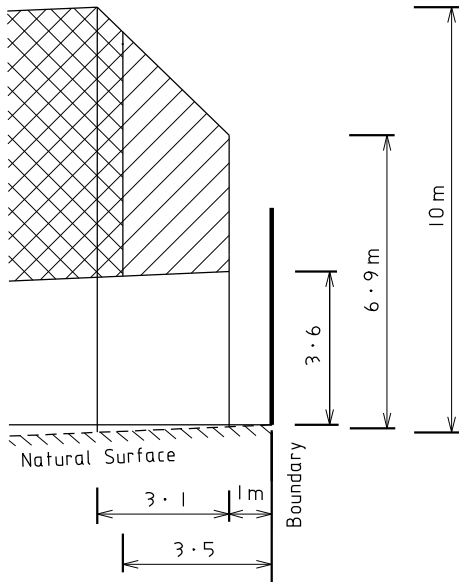
B Profile



Natural surface rising from boundary

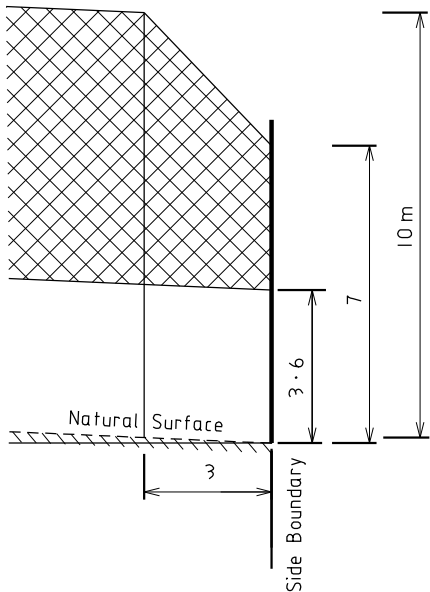


Natural surface falling from boundary

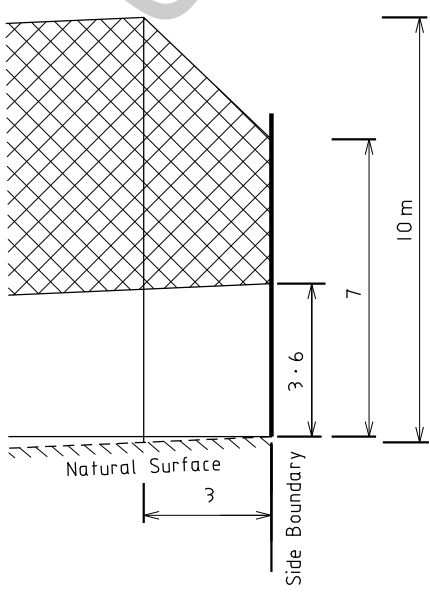


Natural surface falling from boundary

T Profile

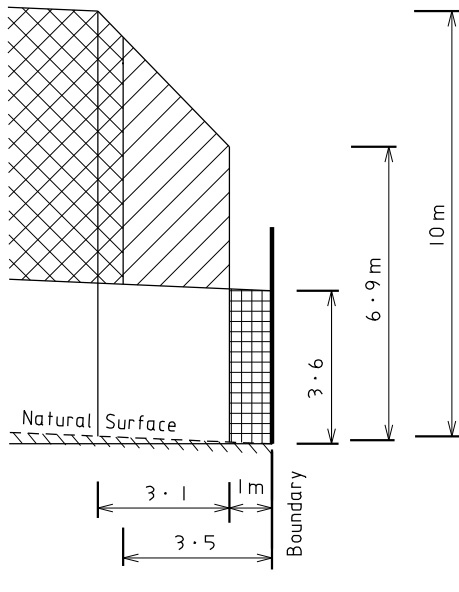


Natural surface rising from side boundary

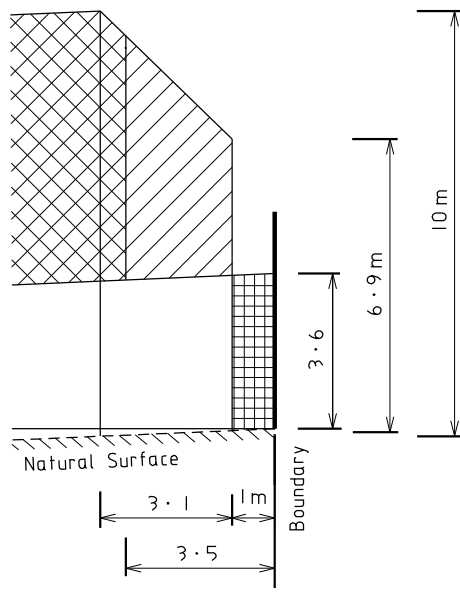


Natural surface falling from side boundary

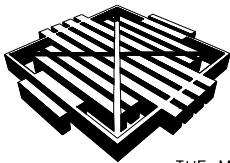
D Profile



Natural surface rising from boundary



Natural surface falling from boundary



WATSONS

URBAN DEVELOPMENT
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JONATHAN TREVOR NEATE, VERSION 7

ORIGINAL SHEET
SIZE A3

SHEET 3