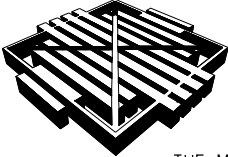
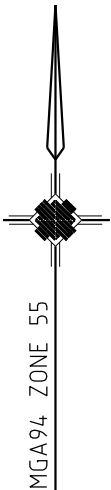


PLAN OF SUBDIVISION				LV use only EDITION		Plan Number PS 649691Y/S13	
<div>Location of Land</div> <div>Parish: Mickleham</div> <div>Township: _____</div> <div>Section: _____</div> <div>Crown Allotment: _____</div> <div>Crown Portion: 2B (Part)</div> <div>Title Reference: Vol.      Fol.</div> <div>Last Plan Reference: Lot S12      PS 649691Y      Stage 11</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>				<div>Council Name: Hume City Council</div> <div>Council Reference Number: S007605 Planning Permit: P15448 SPEAR Reference Number: S070496C</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 17/09/2015</div>			
Vesting of Roads and/or Reserves				NOTATIONS			
Identifier		Council/Body/Person		<div>Lots 1 to 1200 (Both Inclusive) and S2 to S14 (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 13.</div> <div>Other Purpose of Plan:</div> <div>The easements E-2, E-3 &amp; E-9 for 'Sewerage' purposes over Brookfield Boulevard, Oleander Parade and Calypso Drive created in PS 649691Y Stage 21 and Stage 10 in favour of Yarra Valley Water Corporation are removed by all interested parties upon registration of this plan.</div> <div>Other Purpose of Plan:</div> <div>The easements E-1 &amp; E-3 for 'Drainage' purposes over Brookfield Boulevard, Oleander Parade and Calypso Drive created in PS 649691Y Stage 21 and Stage 10 in favour of Hume City Council are removed by all interested parties upon registration of this plan.</div> <div>Other Purpose of Plan:</div> <div>The easements E-8 &amp; E-9 for 'Drainage' purposes over Brookfield Boulevard created in PS 649691Y Stage 10 in favour of Melbourne Water Corporation are removed by all interested parties upon registration of this plan.</div> <div>Estate: TRILLIUM</div> <div>Development No.: 12A</div> <div>No. of Lots: 30</div> <div>Area: 2.234 ha</div> <div>Melways: 386 B2</div>			
Roads R-13		Hume City Council					
Reserve No.9		Jemena Electricity Networks (Vic) Ltd					
Reserve No.10		Hume City Council					
NOTATIONS				<div>Depth Limitation : Does not apply.</div> <div>Survey This plan is/<del>is not</del> based on survey, refer BP 2632P. This survey has been connected to Mickleham permanent marks no(s) PM3 &amp; PM4 in Proclaimed Survey Area No.74.</div> <div>Staging This is/<del>is not</del> a staged subdivision 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-1 & E-3	Drainage	See Diag.	This Plan & PS 649691Y Stages 10 & 21	Hume City Council			
E-2 & E-3	Sewerage	See Diag.	This Plan & PS 649691Y Stages 10 & 21	Yarra Valley Water Corporation			
<div><div>WATSONS</div><div>URBAN DEVELOPMENT CONSULTANTS &amp; 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></div>			REF 36182/Stg.12A		ORIGINAL SHEET SIZE A3		SHEET 1 OF 11 SHEETS
			Digitally signed by: Jonathan Trevor Neate (Watsons), Surveyor's Plan Version (10), 16/09/2015				



SEE SHEET 6

SEE SHEET 3

S15  
15.19 ha

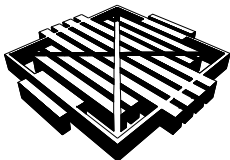
7°57'30"  
(626.21)

400.82

247.32  
187°38'10"

419.82  
276°50'40"

PARISH BOUNDARY



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SCALE  
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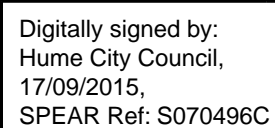
0 20 40 60 80  
LENGTHS ARE IN METRES

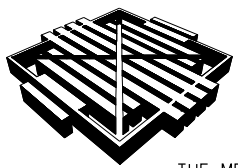
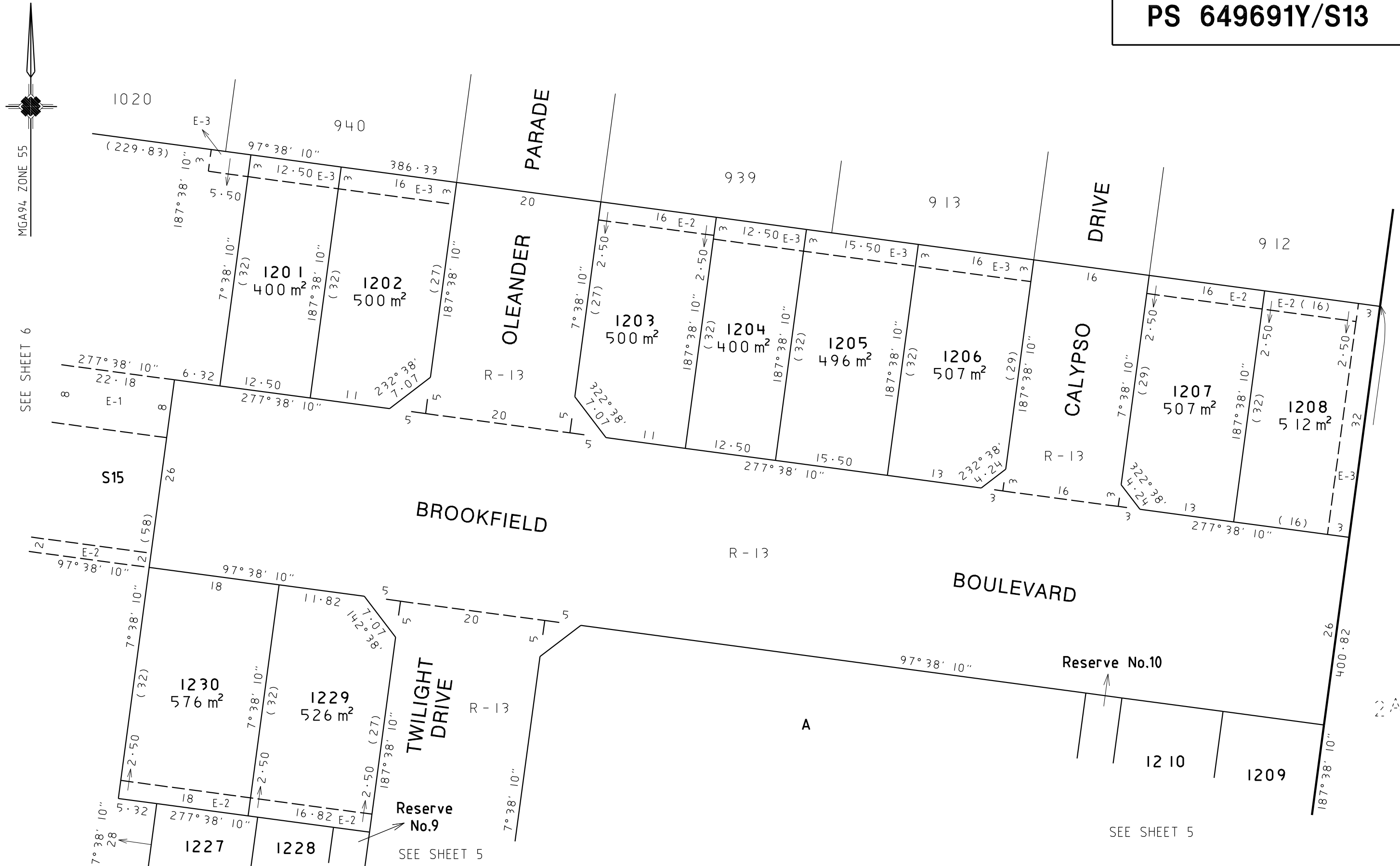
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SHEET 2

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SPEAR Ref: S070496C





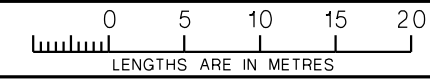
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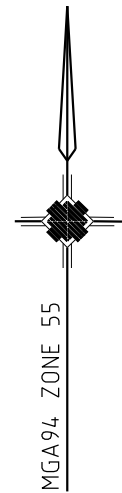


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SEE SHEET 4

BROOKFIELD

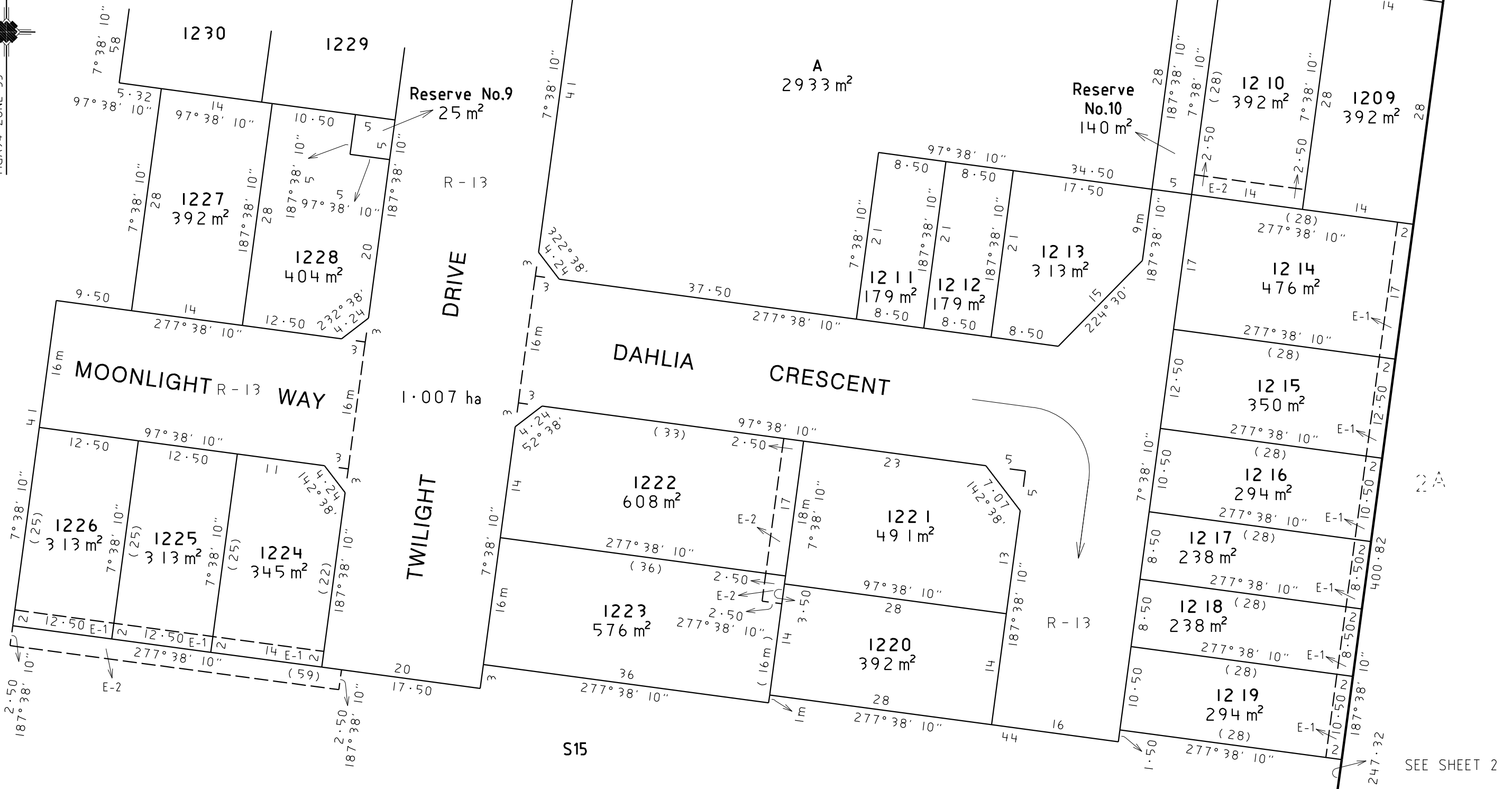
R-13

BOULEVARD

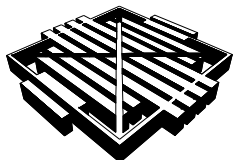
SEE SHEET 4

Plan Number

**PS 649691Y/S13**



SEE SHEET 2



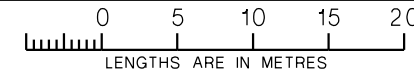
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SCALE  
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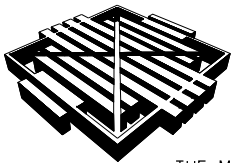
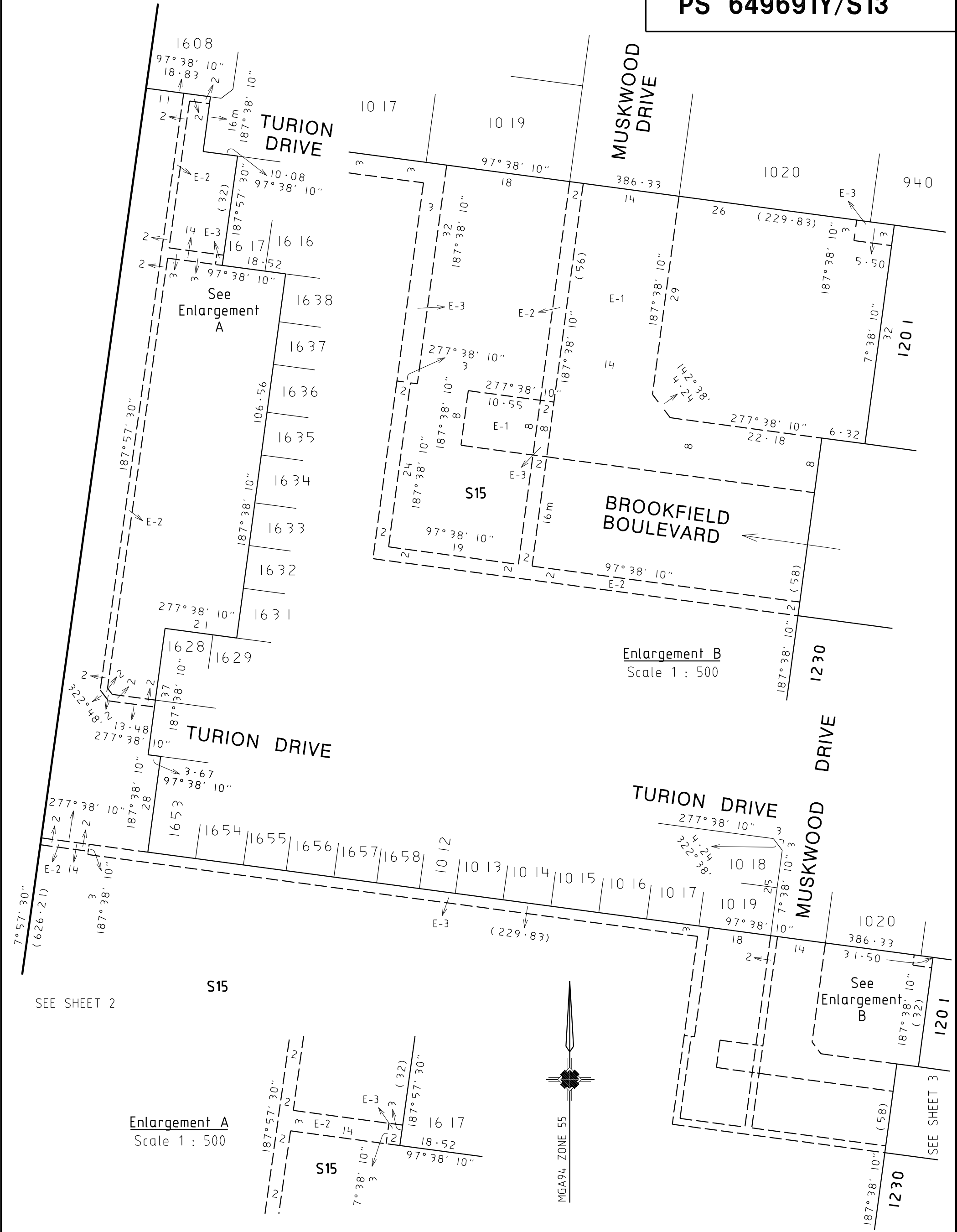


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SHEET 5

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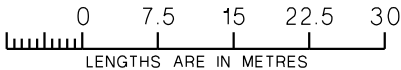
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SCALE  
1 : 750



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SHEET 6

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SUBDIVISION ACT 1988  
CREATION OF RESTRICTION A

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

Land to benefit: Lots 1201 to 1230 (both inclusive) on this plan.

Land to be burdened: Lots 1201 to 1230 (both inclusive) on this plan.

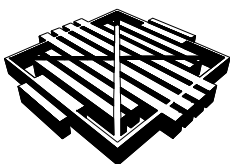
Description of Restriction:

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](http://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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16/09/2015

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SIZE A3

SHEET 7

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17/09/2015,  
SPEAR Ref: S070496C

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

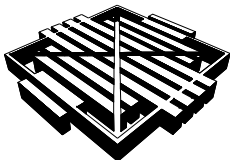
Burdened Lot No.	Benefiting Lots on This Plan
1201	1202
1202	1201
1203	1204
1204	1203, 1205
1205	1204, 1206
1206	1205
1207	1208
1208	1207
1209	1210, 1214
1210	1209, 1214
1211	1212
1212	1211, 1213
1213	1212
1214	1209, 1210, 1215
1215	1214, 1216

Burdened Lot No.	Benefiting Lots on This Plan
1216	1215, 1217
1217	1216, 1218
1218	1217, 1219
1219	1218
1220	1221, 1223
1221	1220, 1222, 1223
1222	1221, 1223
1223	1220, 1221, 1222
1224	1225
1225	1224, 1226
1226	1225
1227	1228, 1229, 1230
1228	1227, 1229
1229	1227, 1228, 1230
1230	1227, 1229

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 13.

This restricition shall expire 1 January 2022.

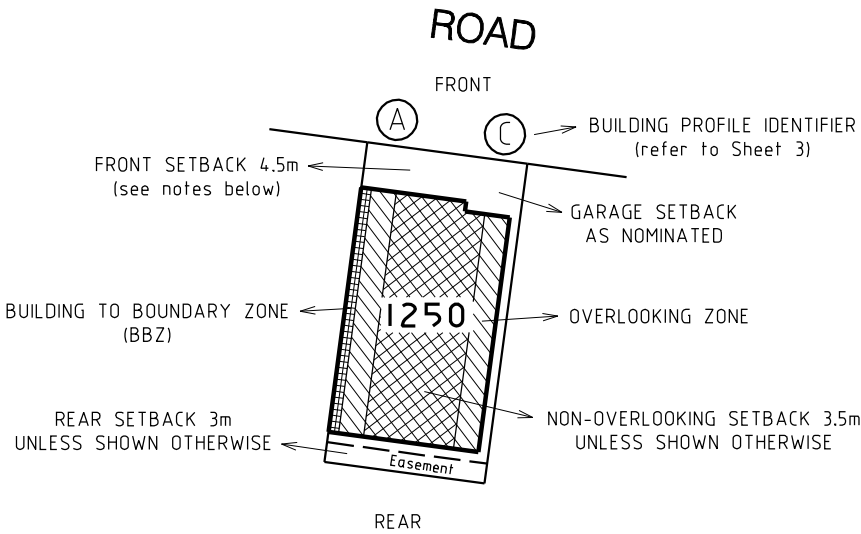


BUILDING ENVELOPE SCHEDULE

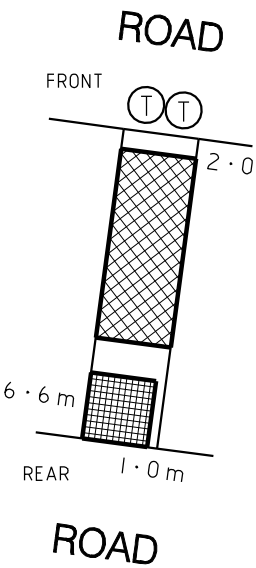
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

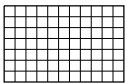
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary 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.

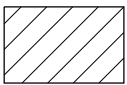
Refer "Diagrams and Plans" in this document for further definitions.

Single Storey Building Envelope hatch types

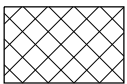


Building to Boundary Zone

Double Storey Building Envelope hatch types

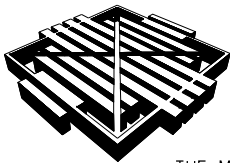


Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking.

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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SHEET 9

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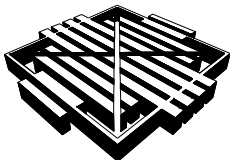
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS 649691Y  
SEE SHEET 1 FOR LEGEND

EASEMENT NOTATION

-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE HUME CITY COUNCIL.

Notations:

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.



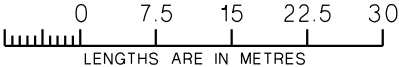
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SCALE  
1 : 750



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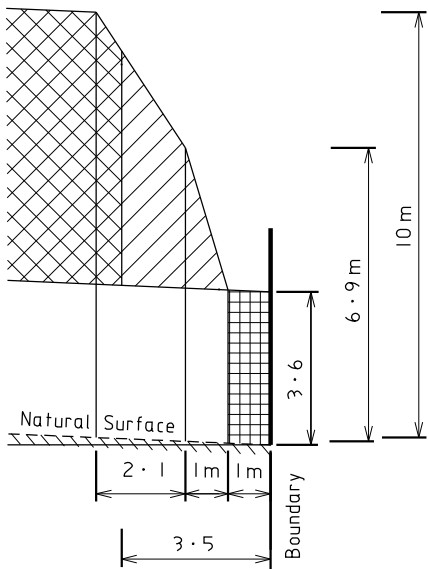
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SHEET 10

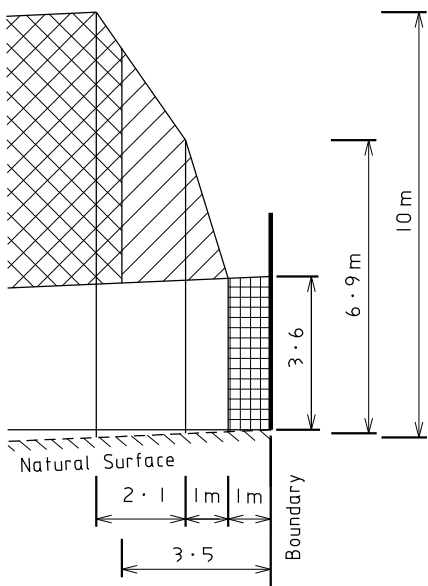
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SPEAR Ref: S070496C

PROFILE DIAGRAMS

A Profile

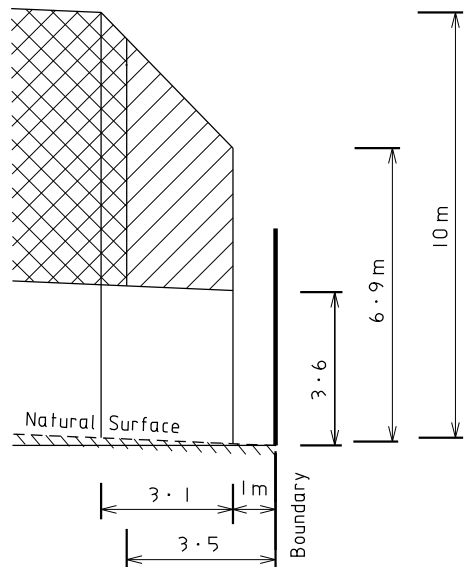


Natural surface rising from boundary



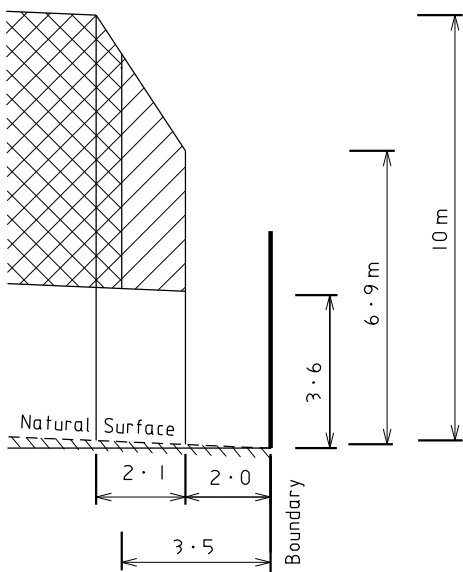
Natural surface falling from boundary

C Profile

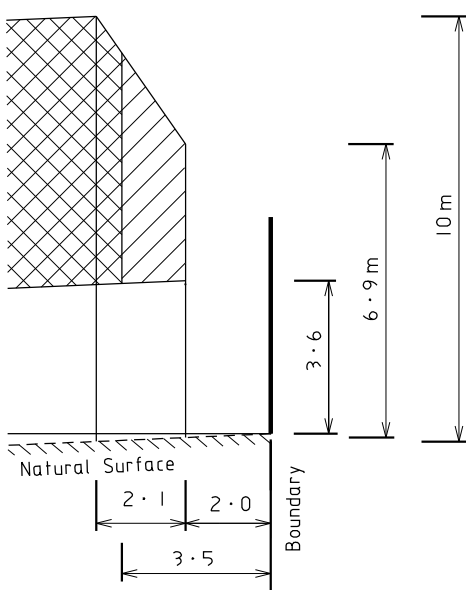


Natural surface rising from boundary

B Profile

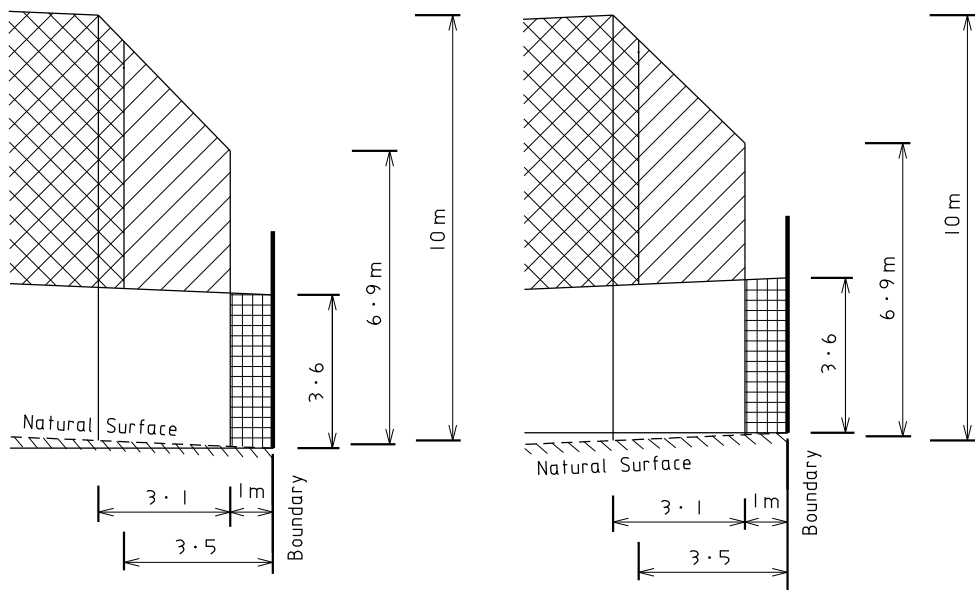


Natural surface rising from boundary

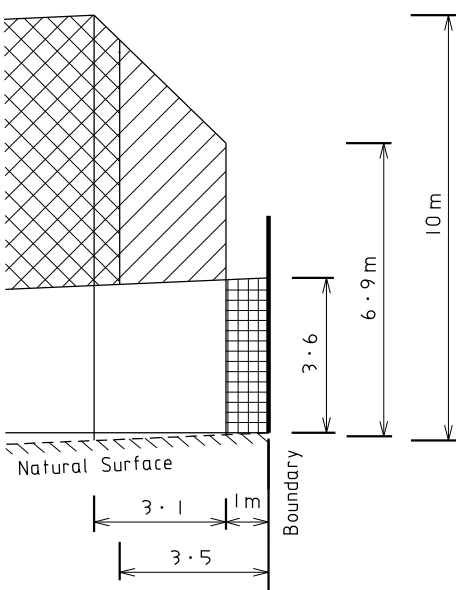


Natural surface falling from boundary

D Profile

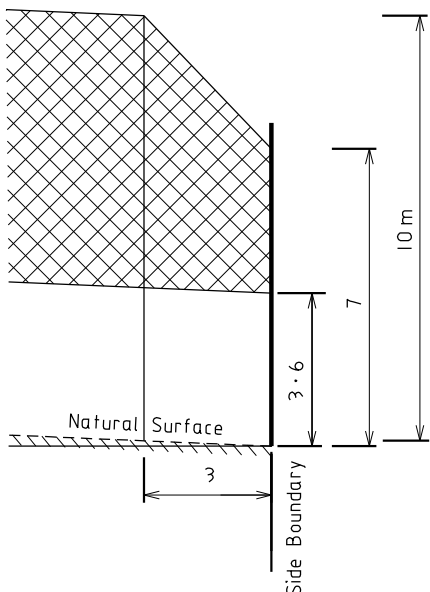


Natural surface rising from boundary

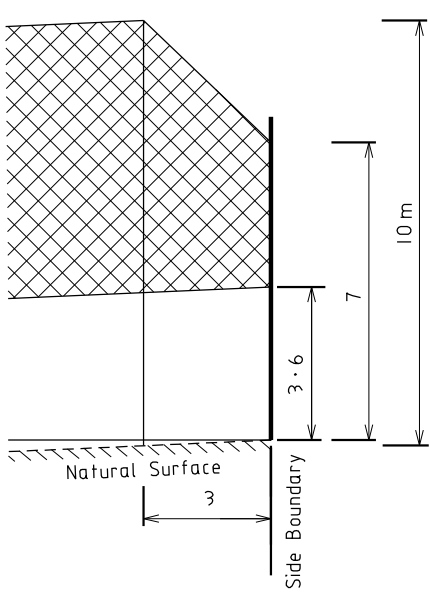


Natural surface falling from boundary

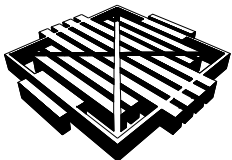
T Profile



Natural surface rising from side boundary



Natural surface falling from side boundary



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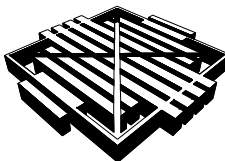
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SHEET 11

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17/09/2015,  
SPEAR Ref: S070496C

OWNERS CORPORATION SCHEDULE			LV use only EDITION			Plan Number PS 649691Y/S13		
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), Lots 1001 to 1058 (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 1201 to 1230 (Both Inclusive), and S15.								
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	1208	10	10			
			1209	10	10			
201 to 243 (Stage 2)	430	430	1210	10	10			
			1211	10	10			
244 to 281 (Stage 3)	380	380	1212	10	10			
			1213	10	10			
301 to 338 (Stage 4)	380	380	1214	10	10			
			1215	10	10			
339 to 364 (Stage 17)	260	260	1216	10	10			
			1217	10	10			
501 to 524 (Stage 6)	240	240	1218	10	10			
			1219	10	10			
525 to 551 (Stage 18)	270	270	1220	10	10			
			1221	10	10			
601 to 649 (Stage 7)	490	490	1222	10	10			
			1223	10	10			
701 to 730 (Stage 8)	300	300	1224	10	10			
			1225	10	10			
731 to 774 (Stage 20)	440	440	1226	10	10			
			1227	10	10			
801 to 851 (Stage 9)	510	510	1228	10	10			
			1229	10	10			
901 to 951 (Stage 10)	510	510	1230	10	10			
			S15	1720	1			
1601 to 1617, 1628 to 1649, 1653 to 1658 & S22 (Stage 21)	1320	451						
1001 to 1058 (Stage 11)	580	580						
1201	10	10						
1202	10	10						
1203	10	10						
1204	10	10						
1205	10	10						
1206	10	10						
1207	10	10						
Total			Total	8650	6062	Total		
<div><div>WATSONS URBAN DEVELOPMENT CONSULTANTS &amp; 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.12A			ORIGINAL SHEET SIZE A3	SHEET 1 OF 1 SHEETS	
			Digitally signed by: Jonathan Trevor Neate (Watsons), Surveyor's Plan Version (10), 16/09/2015			Digitally signed by: Hume City Council, 17/09/2015, SPEAR Ref: S070496C		