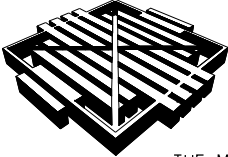
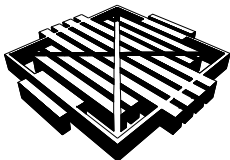
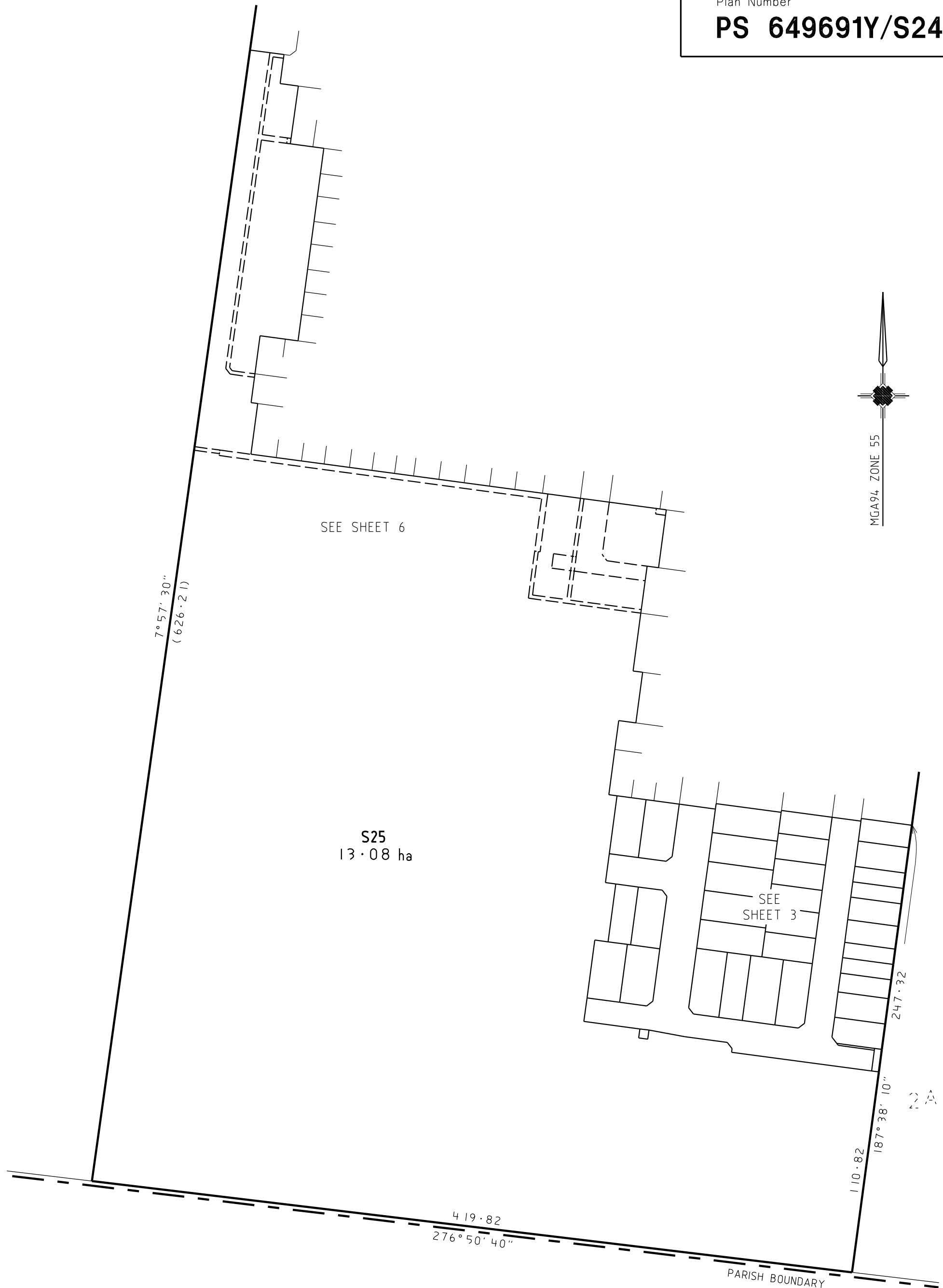
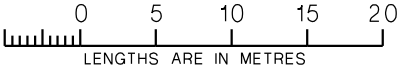


PLAN OF SUBDIVISION				LV use only EDITION		Plan Number PS 649691Y/S24	
<div>Location of Land</div> <div>Parish: Mickleham</div> <div>Township: _____</div> <div>Section: _____</div> <div>Crown Allotment: _____</div> <div>Crown Portion: 2B (Part)</div> <div>Title Reference: Vol. Fol.</div> <div>Last Plan Reference: Lot S15 PS 649691Y Stage 13</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: S007604 Planning Permit Reference: P15448 SPEAR Reference Number: S070505J</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 02/03/2016</div>			
Vesting of Roads and/or Reserves				NOTATIONS			
Identifier		Council/Body/Person		<div>Lots 1 to 1230 (Both Inclusive) and S2 to S24 (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 24.</div> <div>Other Purpose of Plan:</div> <div>The easement E-2 for 'Sewerage' purposes over Twilight Drive created in PS 649691Y Stage 13 in favour of Yarra Valley Water Corporation is removed by all interested parties upon registration of this plan.</div> <div>Reserve No.11 has been exaggerated for clarity.</div> <div>Estate: TRILLIUM</div> <div>Development No.: 12B</div> <div>No. of Lots: 32</div> <div>Area: 2.118 ha</div> <div>Melways: 386 B2</div>			
Roads R-24	Hume City Council						
Reserve No.6	Hume City Council						
Reserve No.11	Hume City Council						
Reserve No.15	Jemena Electricity Networks (Vic) Ltd						
NOTATIONS							
Depth Limitation : Does not apply.							
<div>Survey This plan is/is not based on survey, refer BP 2632P. 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 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, 13 & 21	Yarra Valley Water Corporation			
<div></div> <div>WATSONS</div> <div>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>		REF 36182/Stg.12B		ORIGINAL SHEET SIZE A3		SHEET 1 OF 11 SHEETS	
		Digitally signed by: Jonathan Trevor Neate (Watsons), Surveyor's Plan Version (7), 01/03/2016					



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SCALE
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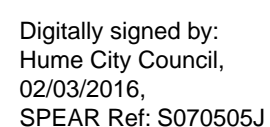


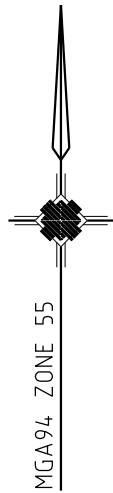
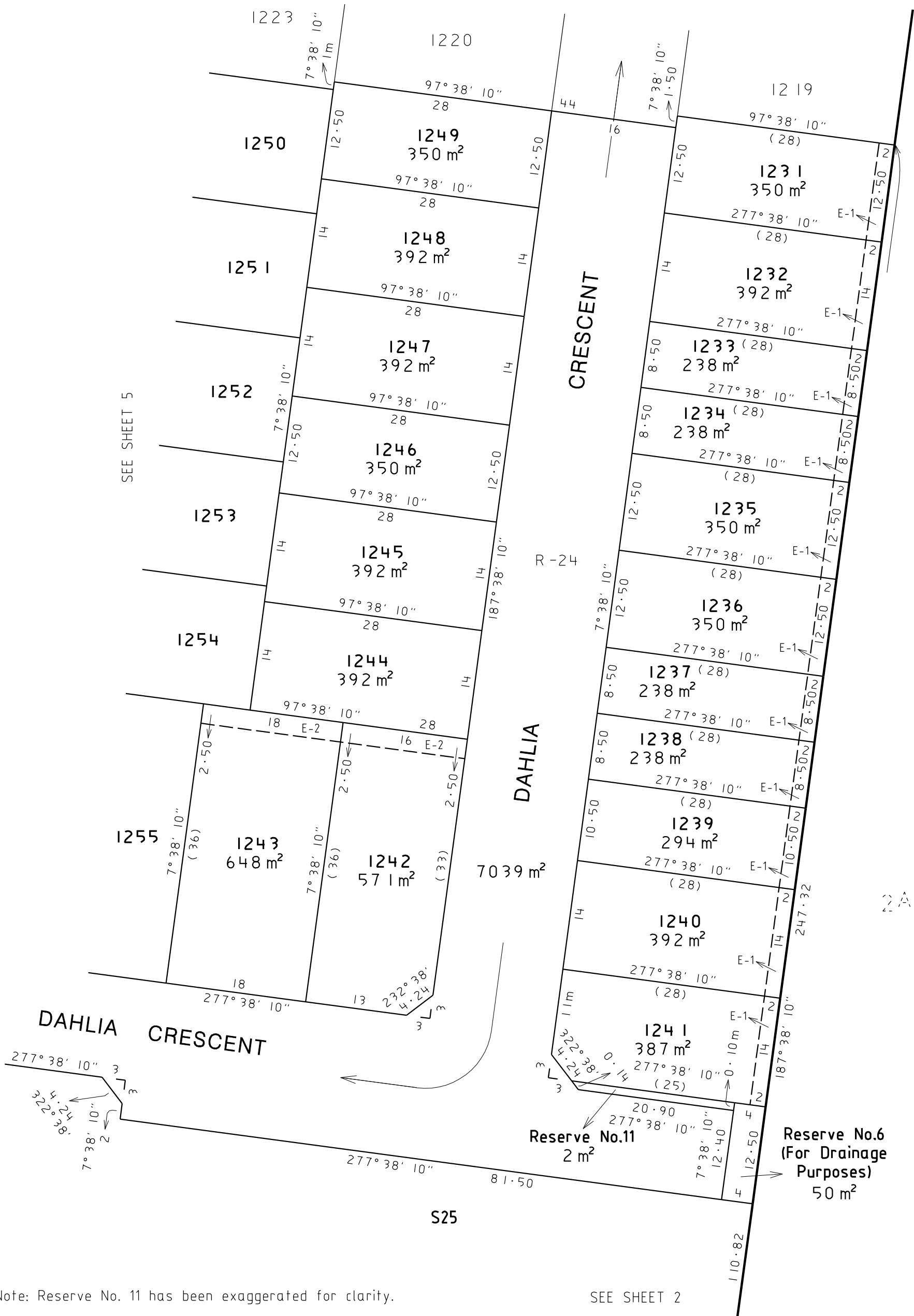
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01/03/2016

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SHEET 2

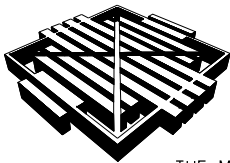
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Hume City Council,
02/03/2016,
SPEAR Ref: S070505J





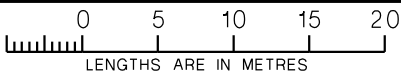
Note: Reserve No. 11 has been exaggerated for clarity.

SEE SHEET 2



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1 : 500



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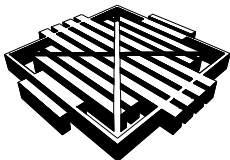
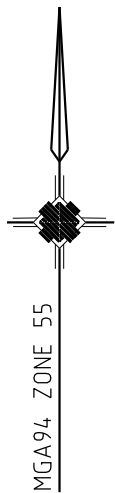
SHEET 4

Digitally signed by:
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02/03/2016,
SPEAR Ref: S070505J

SEE SHEET 3

Plan Number

PS 649691Y/S24



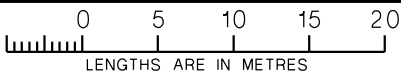
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THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
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SCALE
1:500



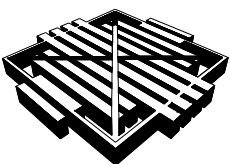
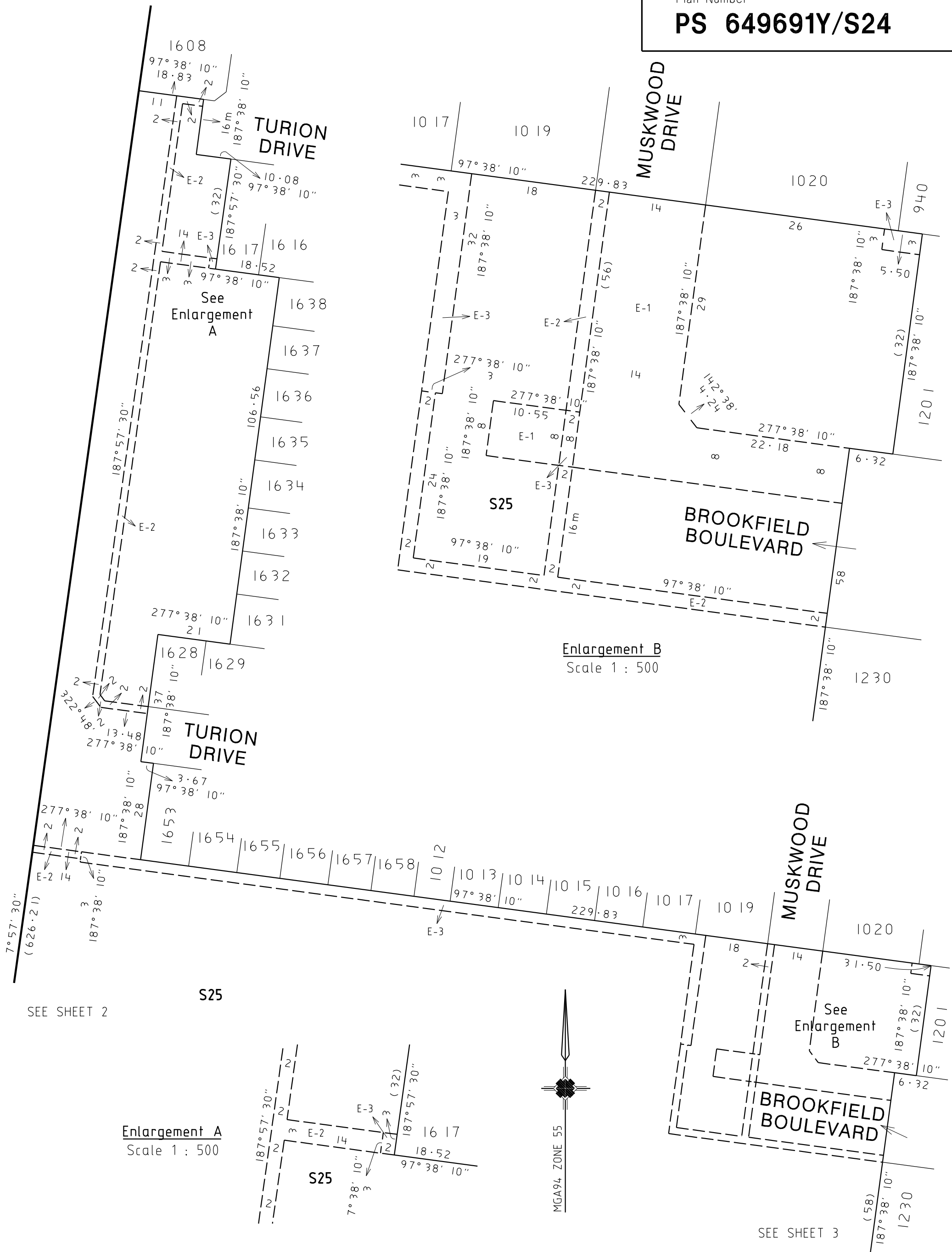
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SHEET 5

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PS 649691Y/S24



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0 10 20 30 40

LENGTHS ARE IN METRES

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01/03/2016

SHEET 6

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02/03/2016,
SPEAR Ref: S070505J

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

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

Land to benefit: Lots 1231 to 1262 (both inclusive) on this plan.

Land to be burdened: Lots 1231 to 1262 (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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01/03/2016

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SIZE A3

SHEET 7

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02/03/2016,
SPEAR Ref: S070505J

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

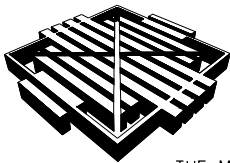
Burdened Lot No.	Benefiting Lots on This Plan
1231	1232
1232	1231, 1233
1233	1232, 1234
1234	1233, 1235
1235	1234, 1236
1236	1235, 1237
1237	1236, 1238
1238	1237, 1239
1239	1238, 1240
1240	1239, 1241
1241	1240
1242	1243, 1244
1243	1242, 1244, 1254, 1255
1244	1242, 1243, 1245, 1254
1245	1244, 1246, 1253, 1254
1246	1245, 1247, 1252, 1253

Burdened Lot No.	Benefiting Lots on This Plan
1247	1246, 1248, 1251, 1252
1248	1247, 1249, 1250, 1251
1249	1248, 1250
1250	1248, 1249, 1251
1251	1247, 1248, 1250, 1252
1252	1246, 1247, 1251, 1253
1253	1245, 1246, 1252, 1254
1254	1243, 1244, 1245, 1253, 1255, 1256
1255	1243, 1254, 1256
1256	1254, 1255
1257	1258, 1259, 1260
1258	1257, 1259
1259	1257, 1258, 1260
1260	1257, 1259
1261	1262
1262	1261

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 24.

This restricition shall expire 1 January 2022.

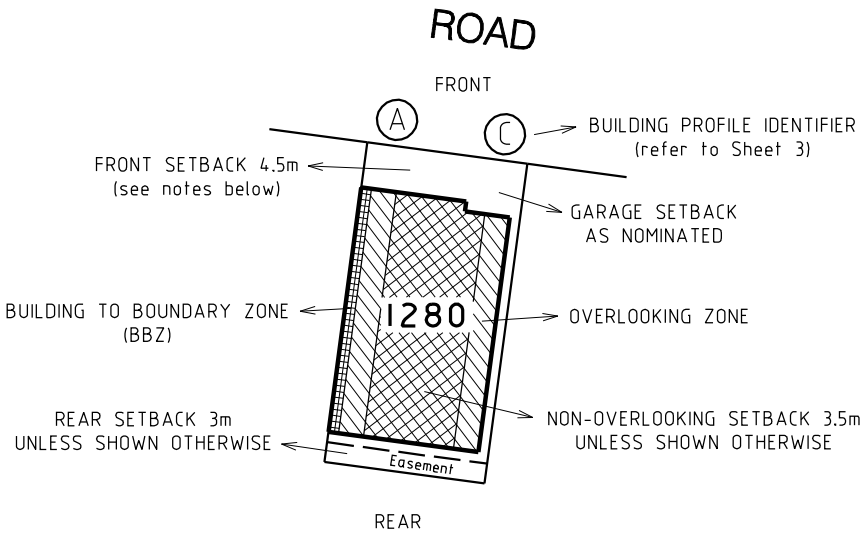


BUILDING ENVELOPE SCHEDULE

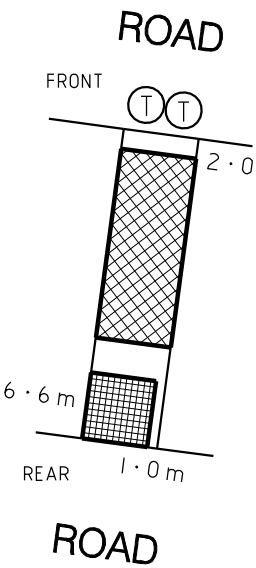
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

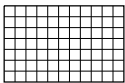
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary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

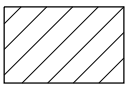
Refer "Diagrams and Plans" in this document for further definitions.

Single Storey Building Envelope hatch types

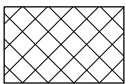


Building to Boundary Zone

Double Storey Building Envelope hatch types

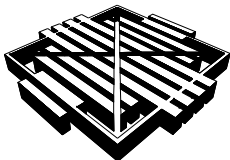


Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



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.



WATSONS
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01/03/2016

ORIGINAL SHEET
SIZE A3

SHEET 9

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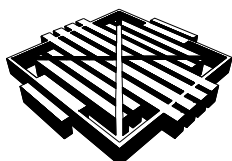
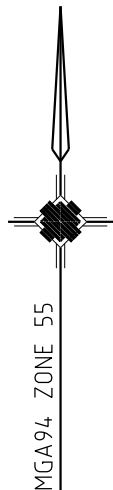
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS 649691Y
SEE SHEET 1 FOR LEGEND

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:

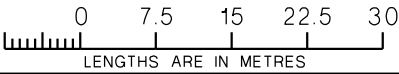
1. The Building Envelopes on this plan are shown enclosed by continuous thick lines.
2. Profile types (A), (B), (C), (D) & (T) are contained in "Profile Diagrams" in this document.



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SCALE
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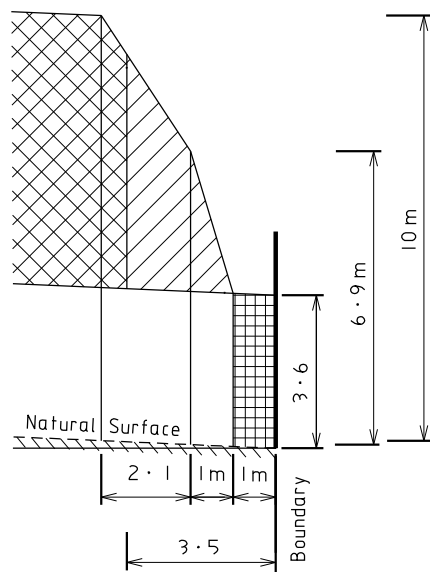
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SIZE A3

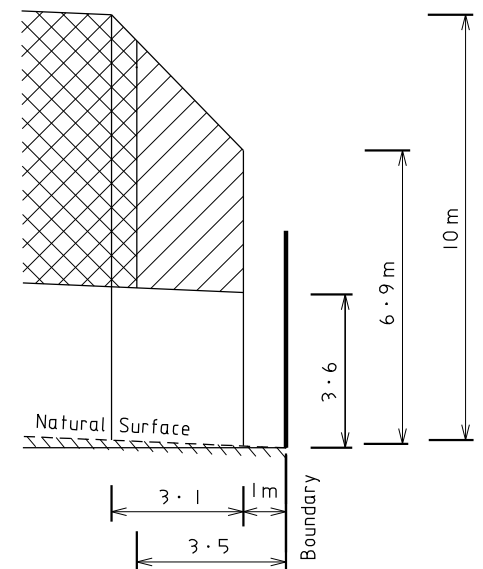
SHEET 10

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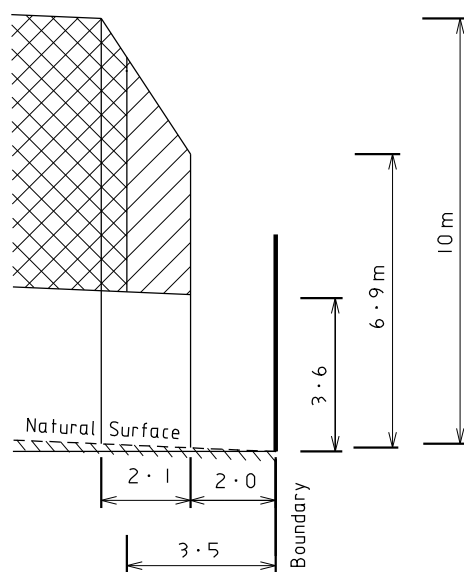
A Profile



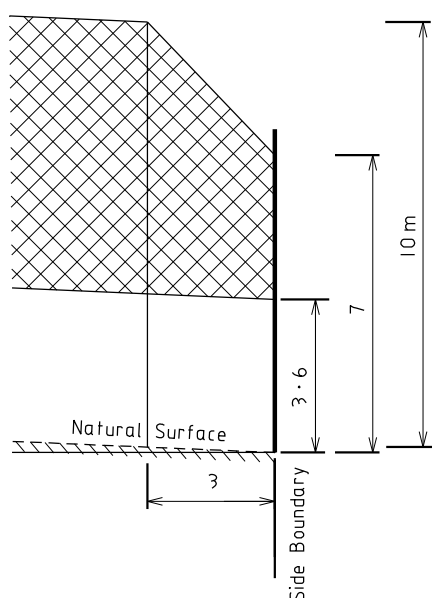
Profile



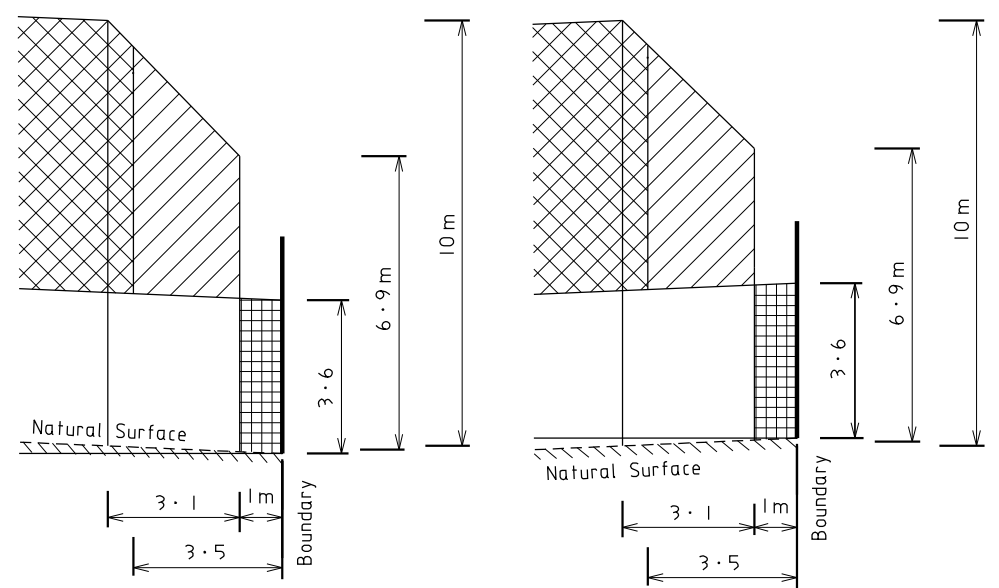
① Profile



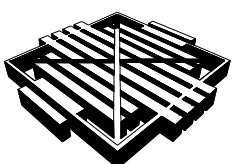
① Profile



④ Profile



Natural surface falling
from boundary



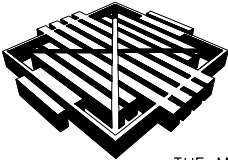
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SIZE A3

SHEET 11

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02/03/2016,
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OWNERS CORPORATION SCHEDULE			LV use only EDITION			Plan Number PS 649691Y/S24			
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), 1201 to 1230 (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 1231 to 1262 (Both Inclusive) and S25.									
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	1231	10	10				
			1232	10	10				
201 to 243 (Stage 2)	430	430	1233	10	10				
			1234	10	10				
244 to 281 (Stage 3)	380	380	1235	10	10				
			1236	10	10				
301 to 338 (Stage 4)	380	380	1237	10	10				
			1238	10	10				
339 to 364 (Stage 17)	260	260	1239	10	10				
			1240	10	10				
501 to 524 (Stage 6)	240	240	1241	10	10				
			1242	10	10				
525 to 551 (Stage 18)	270	270	1243	10	10				
			1244	10	10				
601 to 649 (Stage 7)	490	490	1245	10	10				
			1246	10	10				
701 to 730 (Stage 8)	300	300	1247	10	10				
			1248	10	10				
731 to 774 (Stage 20)	440	440	1249	10	10				
			1250	10	10				
801 to 851 (Stage 9)	510	510	1251	10	10				
			1252	10	10				
901 to 951 (Stage 10)	510	510	1253	10	10				
			1254	10	10				
1601 to 1617, 1628 to 1649, 1653 to 1658 & S22 (Stage 21)	1320	451	1255	10	10				
			1256	10	10				
1001 to 1058 (Stage 11)	580	580	1257	10	10				
			1258	10	10				
1201 to 1230 (Stage 13)	300	300	1259	10	10				
			1260	10	10				
			1261	10	10				
			1262	10	10				
			S25	1400	1				
Total			Total	8650	6382	Total			
<div><div><div>WATSONS</div><div>URBAN DEVELOPMENT 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></div></div>			REF 36182/Stg.12B			ORIGINAL SHEET SIZE A3		SHEET 1 OF 1 SHEETS	
			Digitally signed by: Jonathan Trevor Neate (Watsons), Surveyor's Plan Version (7), 01/03/2016			Digitally signed by: Hume City Council, 02/03/2016, SPEAR Ref: S070505J			