

PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 649691Y/S27

Location of Land
Parish: Mickleham
Township: —
Section: —
Crown Allotment: —
Crown Portion: 2B (Part)
Title Reference: Vol. Fol.
Last Plan Reference: Lot S27 PS 649691Y Stage 26
Postal Address: 535A Mount Ridley Road
(at time of subdivision) Mickleham 3064
MGA Co-ordinates: E 313 700 Zone: 55
(of approx. centre of land in plan) N 5 840 200 GDA 94

Council Name: Hume City Council

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-27	Hume City Council

NOTATIONS

Lots 1 to 1800 (Both Inclusive) and S2 to S27 (Both Inclusive) have been omitted from this stage.
Lots on this Plan may be affected by one or more Owners Corporations.
Building Envelope Schedule is within the instrument for PS 649691Y, Stage 27.
Lots 1801 to 1837 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 5 & 6.

NOTATIONS

Depth Limitation : Does not apply.

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.

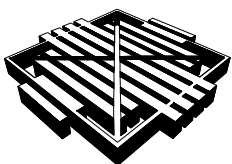
Staging This is/~~is not~~ a staged subdivision
Planning Permit No. P15448

Estate: TRILLIUM
Development No.: 18
No. of Lots: 37
Area: 2.110 ha
Melways: 386 A1

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 9 & 18	Hume City Council
E-2 & E-3	Sewerage	See Diag.	This Plan & PS 649691Y Stages 9 & 21	Yarra Valley Water Corporation



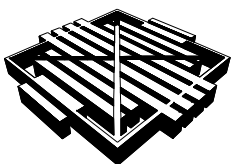
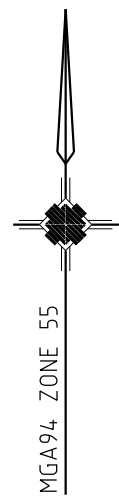
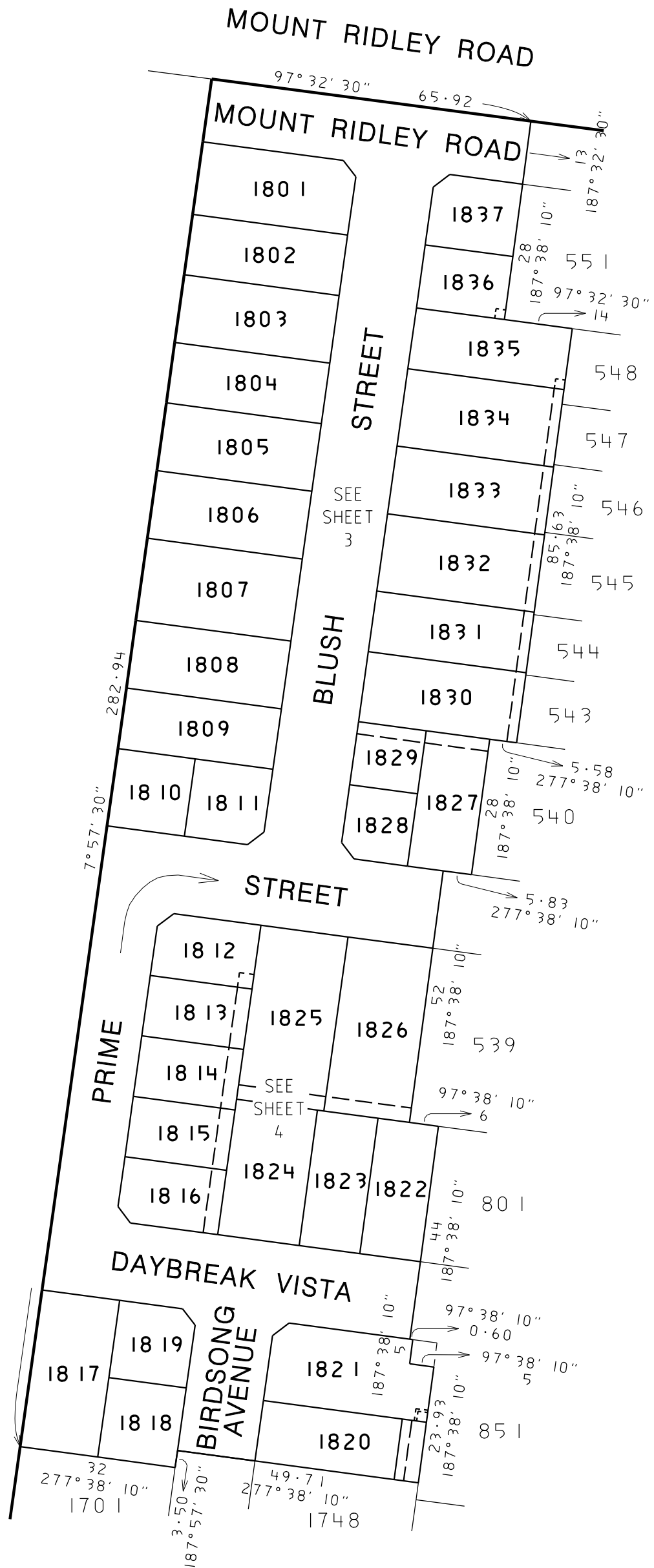
WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644,
FAX (03) 5975 3916
SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE
PH.(03) 9860 0300

REF 36182/Stg.18

ORIGINAL SHEET
SIZE A3

SHEET 1 OF 10 SHEETS

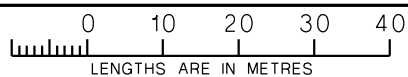
JONATHAN TREVOR NEATE, VERSION 1



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SCALE
 1:1000



ORIGINAL SHEET
 SIZE A3

SHEET 2

JONATHAN TREVOR NEATE, VERSION 1

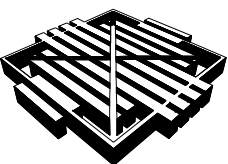
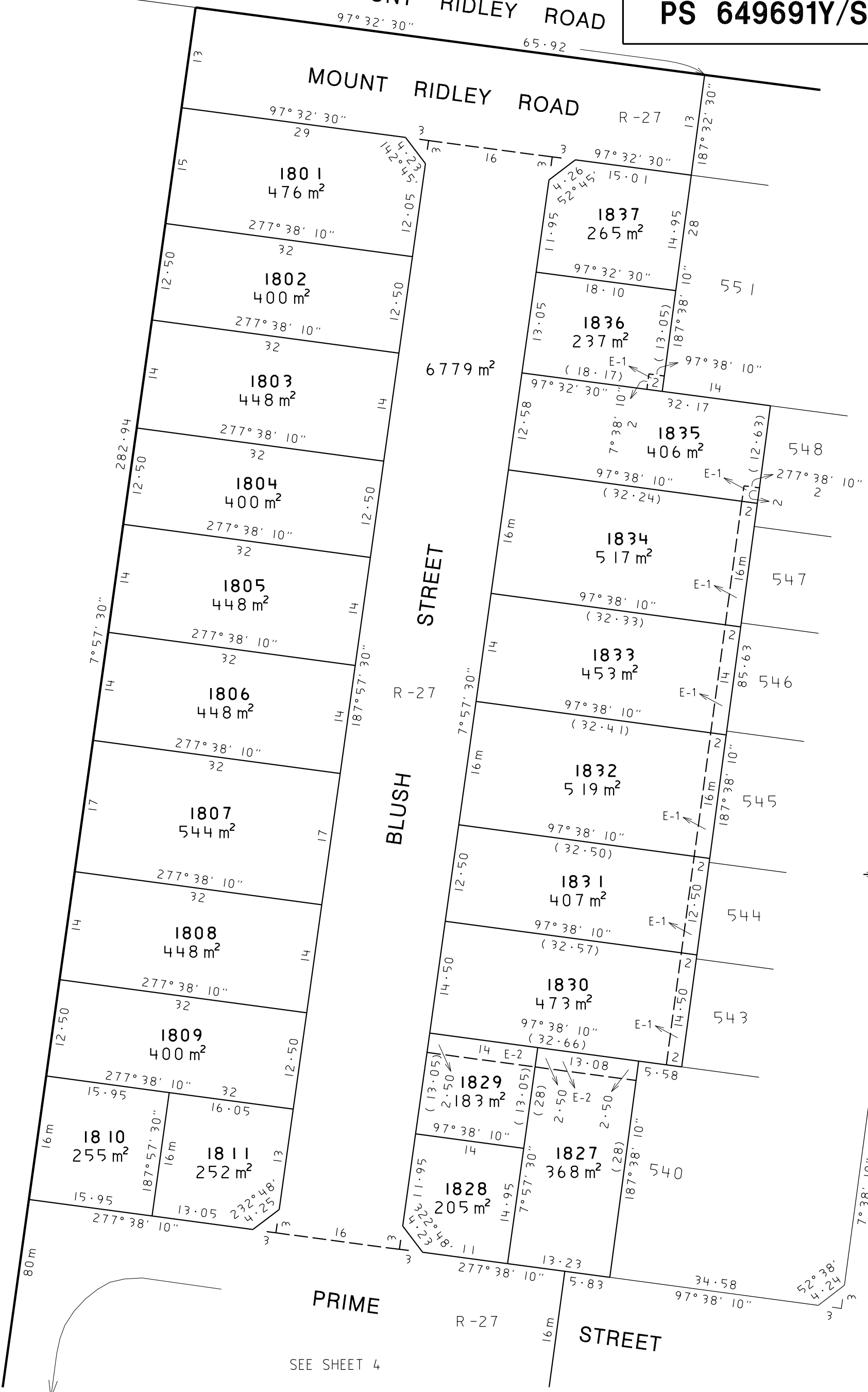
MOUNT RIDLEY ROAD
97° 32' 30" 65.92

MOUNT RIDLEY ROAD
97° 32' 30" R-27 13

BLUSH STREET
R-27

STREET
R-27

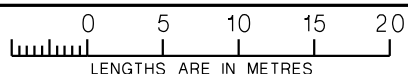
SUNRISE WAY



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SCALE
1:500

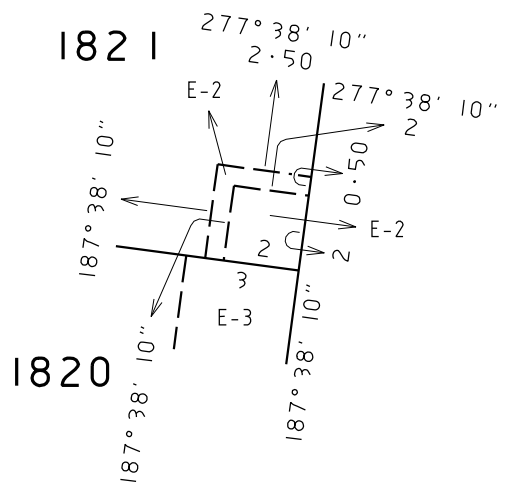


ORIGINAL SHEET
SIZE A3

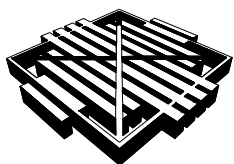
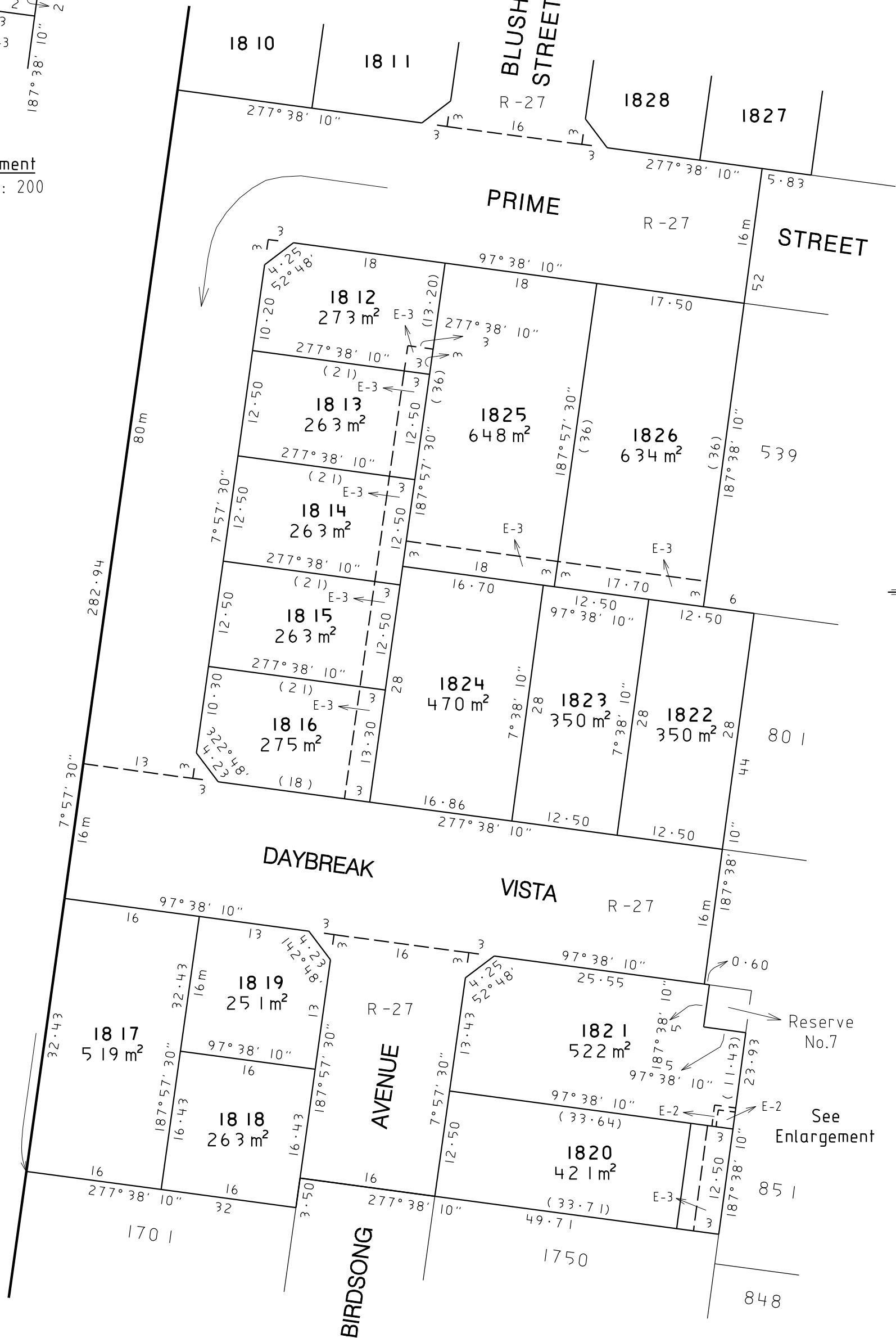
SHEET 3

JONATHAN TREVOR NEATE, VERSION 1

SEE SHEET 3



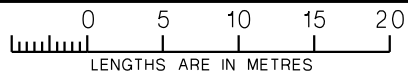
Enlargement
Scale 1 : 200



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SCALE
1 : 500



ORIGINAL SHEET
SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 1

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

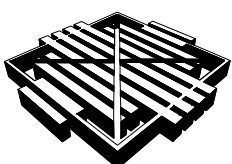
Land to benefit: Lots 1801 to 1837 (both inclusive) on this plan.

Land to be burdened: Lots 1801 to 1837 (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.



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

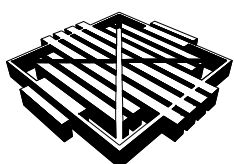
Burdened Lot No.	Benefiting Lots on This Plan
1801	1802
1802	1801, 1803
1803	1802, 1804
1804	1803, 1805
1805	1804, 1806
1806	1805, 1807
1807	1806, 1808
1808	1807, 1809
1809	1808, 1810, 1811
1810	1809, 1811
1811	1809, 1810
1812	1813, 1825
1813	1812, 1814, 1825
1814	1813, 1815, 1824, 1825
1815	1814, 1816, 1824
1816	1815, 1824
1817	1818, 1819
1818	1817, 1819
1819	1817, 1818

Burdened Lot No.	Benefiting Lots on This Plan
1820	1821
1821	1820
1822	1823, 1826
1823	1822, 1824, 1825, 1826
1824	1814, 1815, 1816, 1823, 1825
1825	1812, 1813, 1814, 1823, 1824, 1826
1826	1822, 1823, 1825
1827	1828, 1829, 1830
1828	1827, 1829
1829	1827, 1828, 1830
1830	1827, 1829, 1831
1831	1830, 1832
1832	1831, 1833
1833	1832, 1834
1834	1833, 1835
1835	1834, 1836
1836	1835, 1837
1837	1836

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 27.

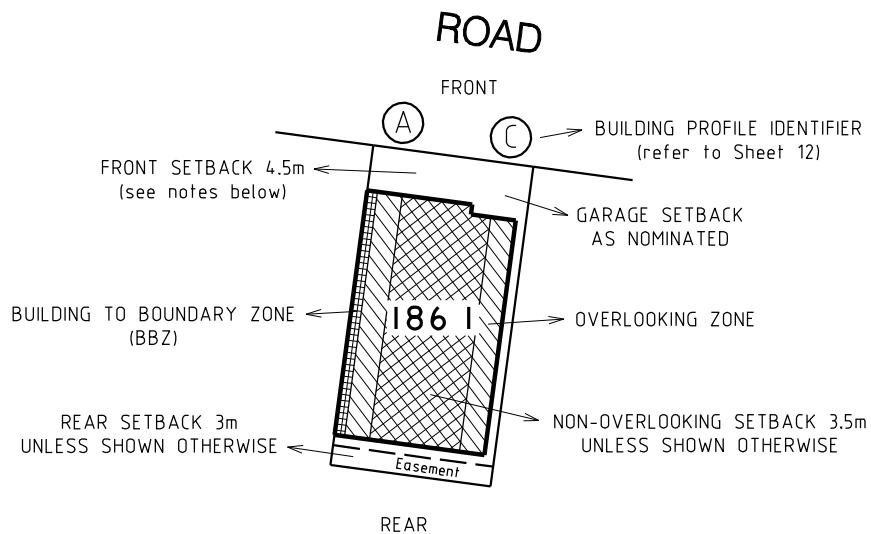
This restriction shall expire 1 January 2022.



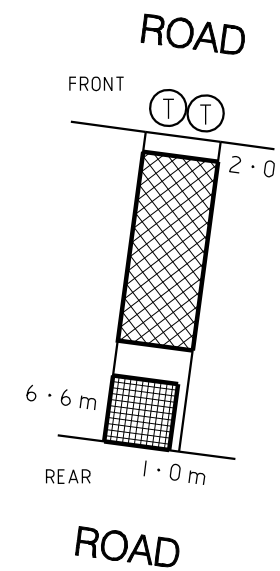
BUILDING ENVELOPE SCHEDULE

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

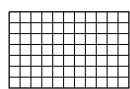
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary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

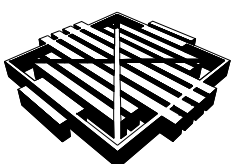


Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



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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CONSULTANTS & MANAGERS

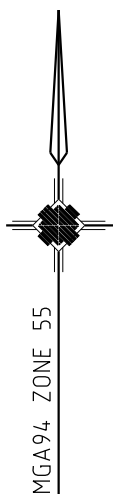
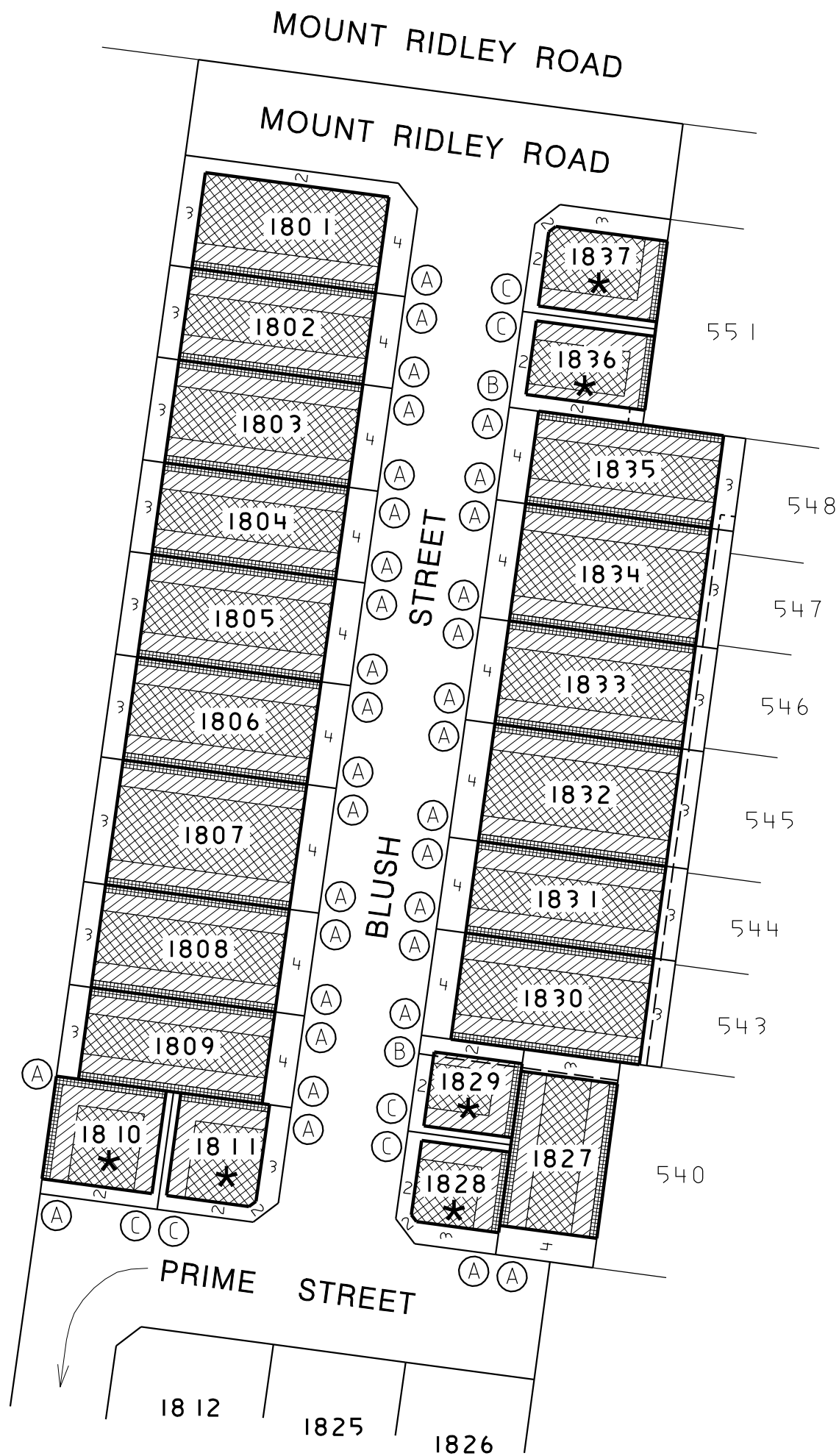
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JONATHAN TREVOR NEATE, VERSION 1

ORIGINAL SHEET
SIZE A3

SHEET 7



SEE SHEET 9

BUILDING ENVELOPE SCHEDULE

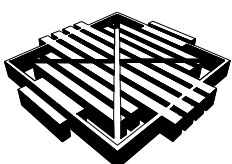
SEE SHEET 7 FOR LEGEND

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.

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.

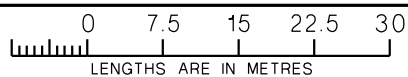


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SCALE
1:750

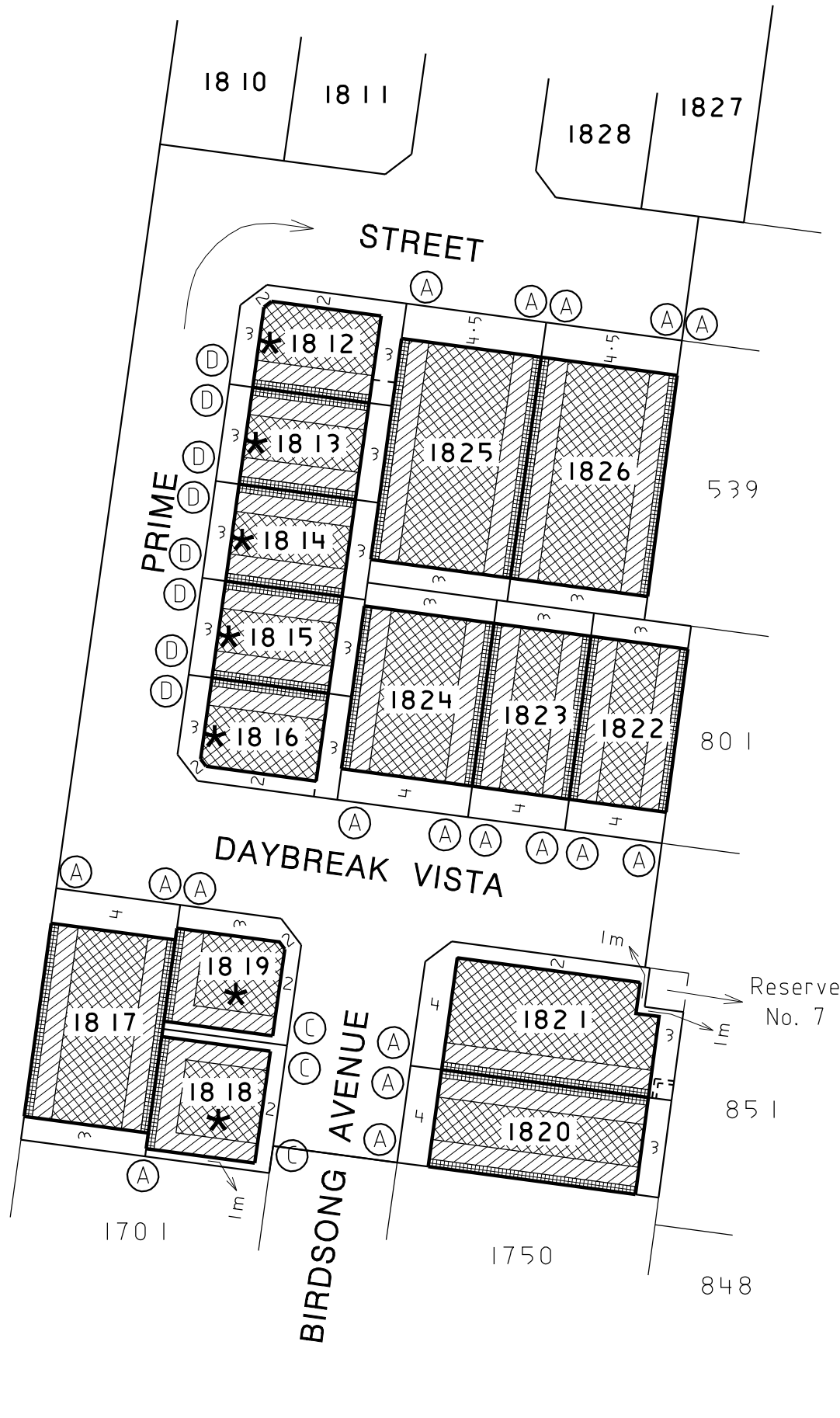


ORIGINAL SHEET
SIZE A3

SHEET 8

JONATHAN TREVOR NEATE, VERSION 1

SEE SHEET 8



BUILDING ENVELOPE SCHEDULE

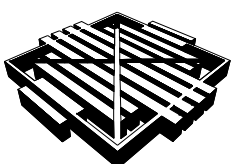
SEE SHEET 7 FOR LEGEND

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.

EASEMENT NOTATION

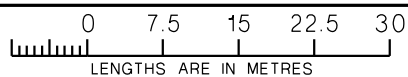
-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE HUME CITY COUNCIL.



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SCALE
1:750



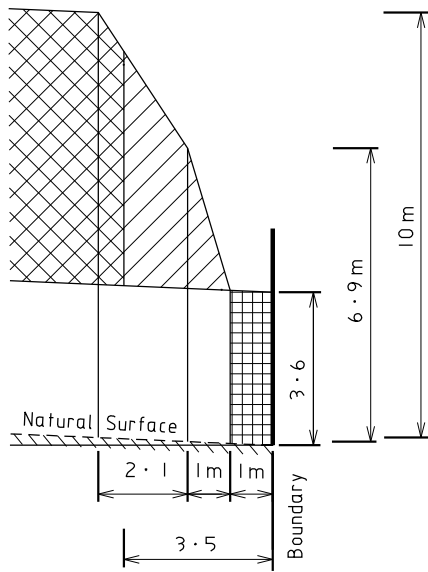
ORIGINAL SHEET
SIZE A3

SHEET 9

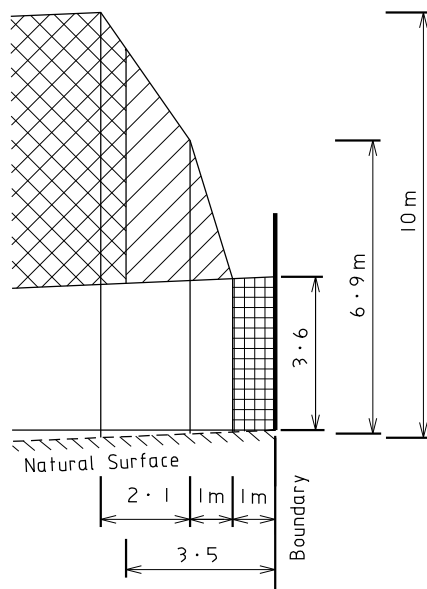
JONATHAN TREVOR NEATE, VERSION 1

PROFILE DIAGRAMS

(A) Profile

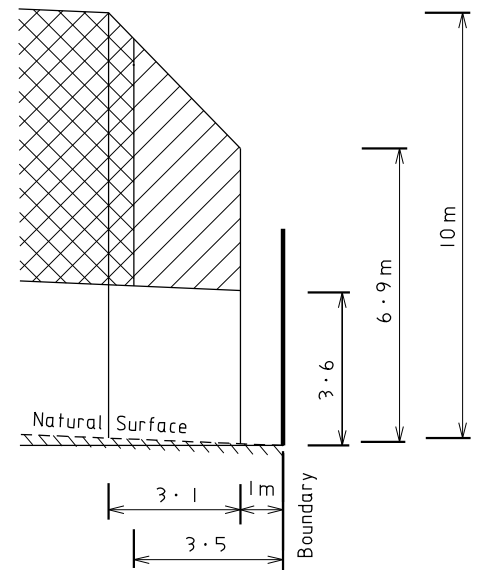


Natural surface rising from boundary



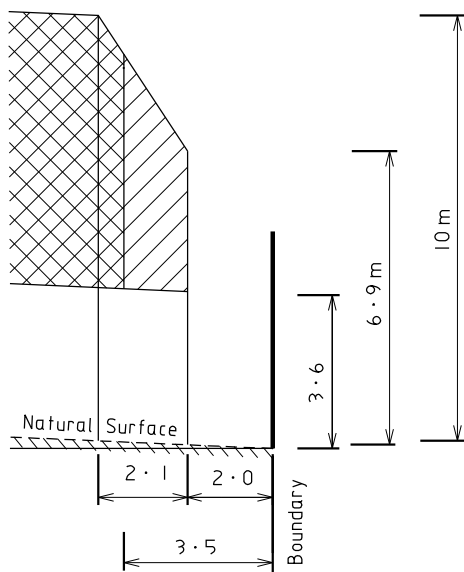
Natural surface falling from boundary

(C) Profile

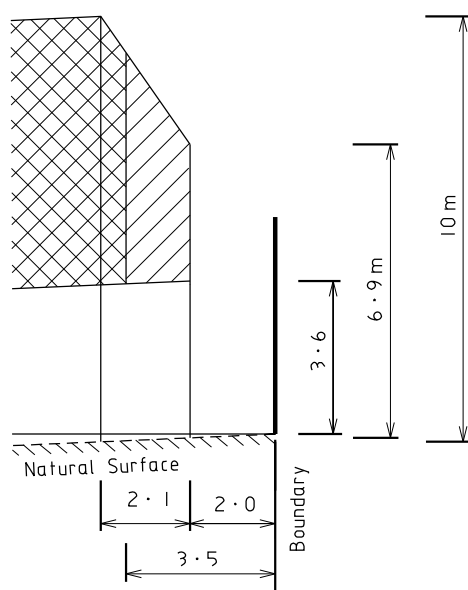


Natural surface rising from boundary

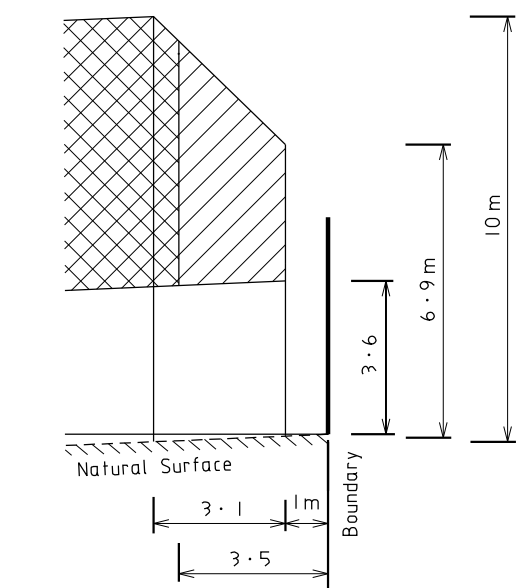
(B) Profile



Natural surface rising from boundary

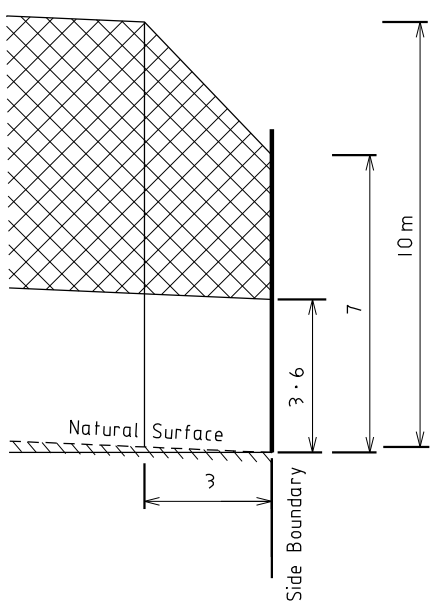


Natural surface falling from boundary

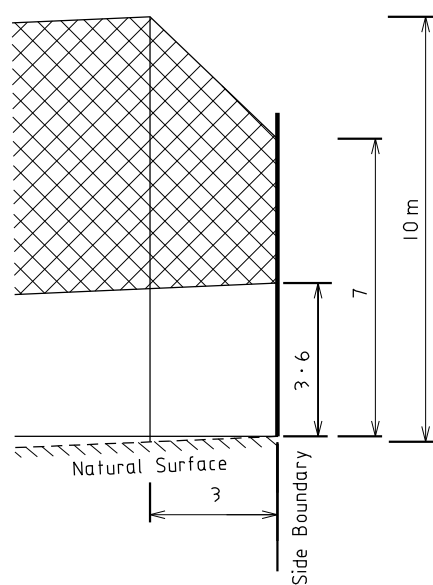


Natural surface falling from boundary

(T) Profile

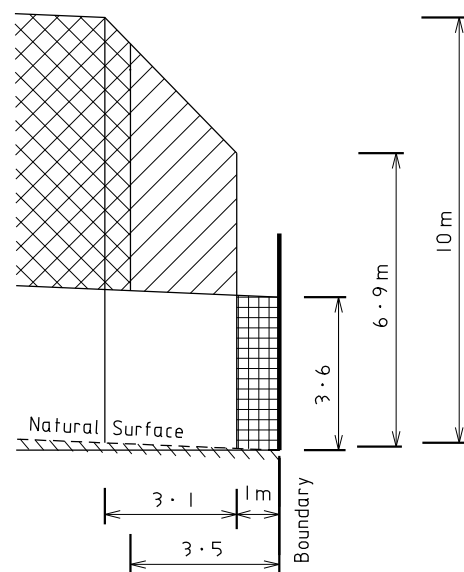


Natural surface rising from side boundary

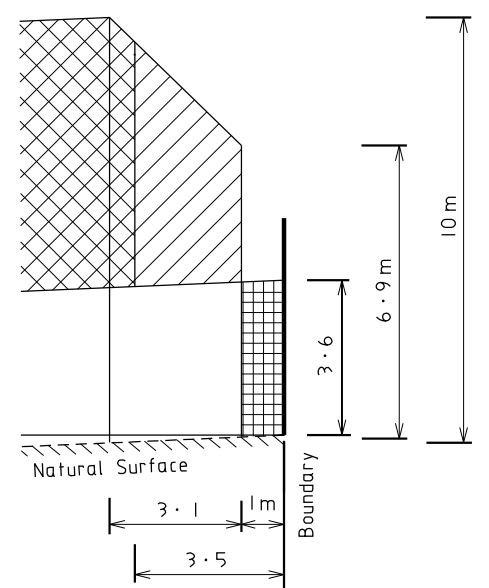


Natural surface falling from side boundary

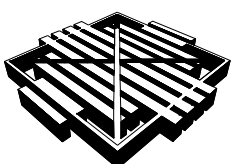
(D) Profile



Natural surface rising from boundary



Natural surface falling from boundary



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JONATHAN TREVOR NEATE, VERSION 1

ORIGINAL SHEET
SIZE A3

SHEET 10

OWNERS CORPORATION SCHEDULE

PS 649691Y/S27

Owners Corporation No. 1 Plan No. PS 649691Y/S27

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.:


Limitations of Owners Corporation: UNLIMITED

Notations
 Model Rules Apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006.

Totals		
	Entitlement	Liability
This schedule	370	370
Previous stages	8360	8282
Overall Total	8730	8652

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1801	10	10									
1802	10	10									
1803	10	10									
1804	10	10									
1805	10	10									
1806	10	10									
1807	10	10									
1808	10	10									
1809	10	10									
1810	10	10									
1811	10	10									
1812	10	10									
1813	10	10									
1814	10	10									
1815	10	10									
1816	10	10									
1817	10	10									
1818	10	10									
1819	10	10									
1820	10	10									
1821	10	10									
1822	10	10									
1823	10	10									
1824	10	10									
1825	10	10									
1826	10	10									
1827	10	10									
1828	10	10									
1829	10	10									
1830	10	10									
1831	10	10									
1832	10	10									
1833	10	10									
1834	10	10									
1835	10	10									
1836	10	10									
1837	10	10									

 <p>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE PH.(03) 9860 0300</p>	SURVEYORS FILE REFERENCE: 36182/Stg.18	SHEET 1
	JONATHAN TREVOR NEATE / VERSION 1	ORIGINAL SHEET SIZE: A3