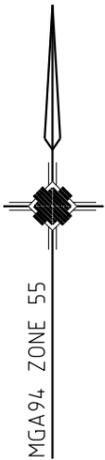
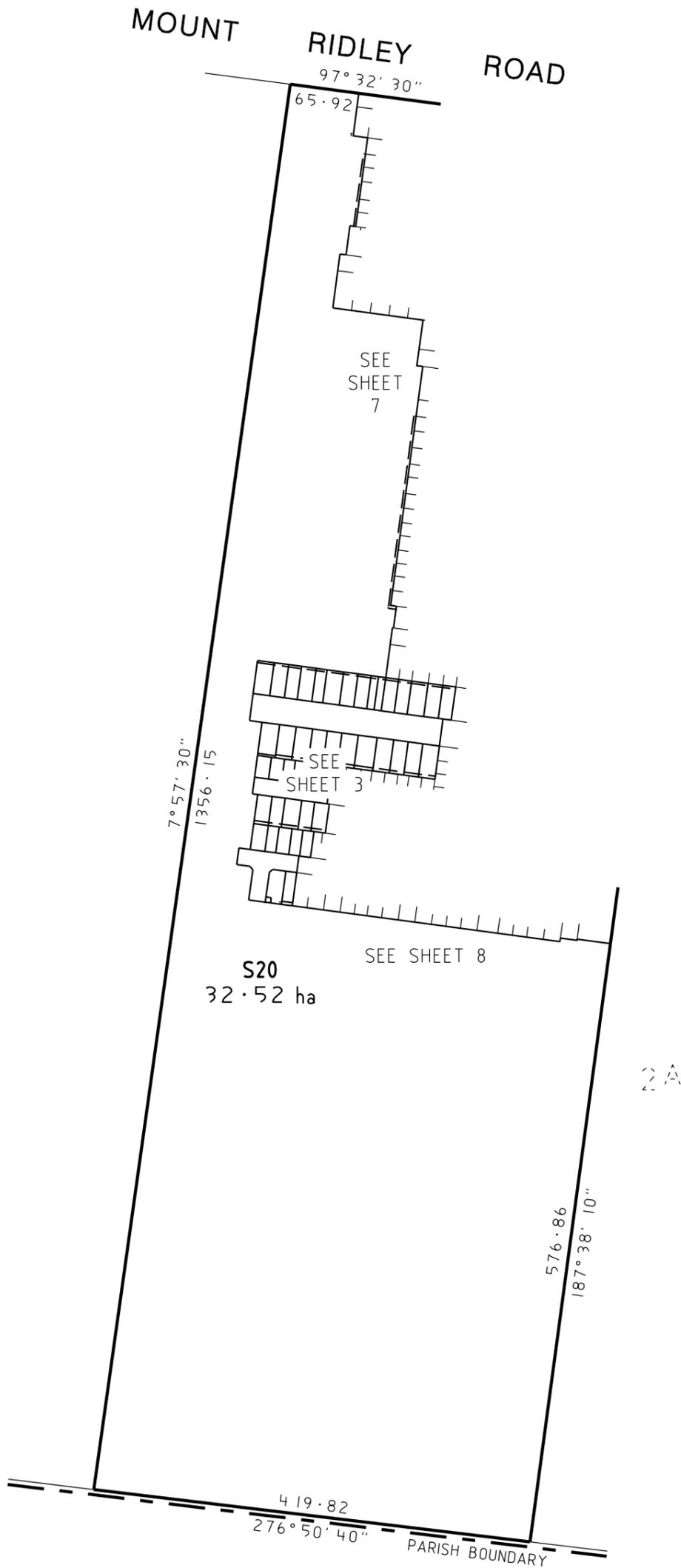


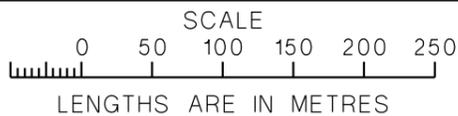
<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION</b>	Plan Number <b>PS 649691Y/S20</b>	
Location of Land Parish: Mickleham Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 2B (Part)  Title Reference: Vol.      Fol.  Last Plan Reference: S8 on PS 649691Y Stage 7  Postal Address: 535 & 535A Mount Ridley Road (at time of subdivision) Mickleham 3064  MGA94 Co-ordinates: E 313 900      Zone: 55 (of approx. centre of land in plan) N 5 840 300		<b>Council Certificate and Endorsement</b> Council Name: Hume City Council      Ref:		
<b>Vesting of Roads and/or Reserves</b>		<b>NOTATIONS</b>		
Identifier	Council/Body/Person	Lots 1 to 730 (Both Inclusive) and S2 to S19 (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 20.  E-4 & E-7, Party Wall Easements, have been exaggerated in the diagrams herein for clarity purposes.		
Roads R-20 Reserve No.8	Hume City Council Jemena Electricity Networks (Vic) Ltd			
<b>NOTATIONS</b>		<b>Estate:</b> TRILLIUM <b>Development No.:</b> 7B <b>No. of Lots:</b> 44 <b>Area:</b> 2.467 ha <b>Melways:</b> 386 A1		
<b>Depth Limitation</b> : Does not apply.  <b>Survey</b> This plan is/ <del>is not</del> based on survey, refer BP 2632P This survey has been connected to permanent marks Mickleham no(s) PM3 & PM4 in Proclaimed Survey Area No.74  <b>Staging</b> This is/ <del>is not</del> a staged subdivision Planning Permit No.P15448				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Diag.	This Plan & PS 649691Y Stage 7 & Stage 18	Hume City Council
E-2	Sewerage	See Diag.	This Plan & PS 649691Y Stage 7	Yarra Valley Water Corporation
E-3	Drainage	See Diag.	This Plan & PS 649691Y Stage 7 & Stage 8	Hume City Council
E-3	Sewerage	See Diag.	This Plan & PS 649691Y Stage 7 & Stage 8	Yarra Valley Water Corporation
E-4 & E-7	Party Wall	0.15	This Plan	The relevant abutting lot on this plan
E-7	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
 <b>WATSONS</b> 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			DIGITALLY SIGNED BY LICENSED SURVEYOR JONATHAN TREVOR NEATE REF 36182/Stg.7B      VERSION 5	SHEET 1 OF 11 SHEETS ORIGINAL SHEET SIZE A3

Plan Number  
**PS 649691Y/S20**



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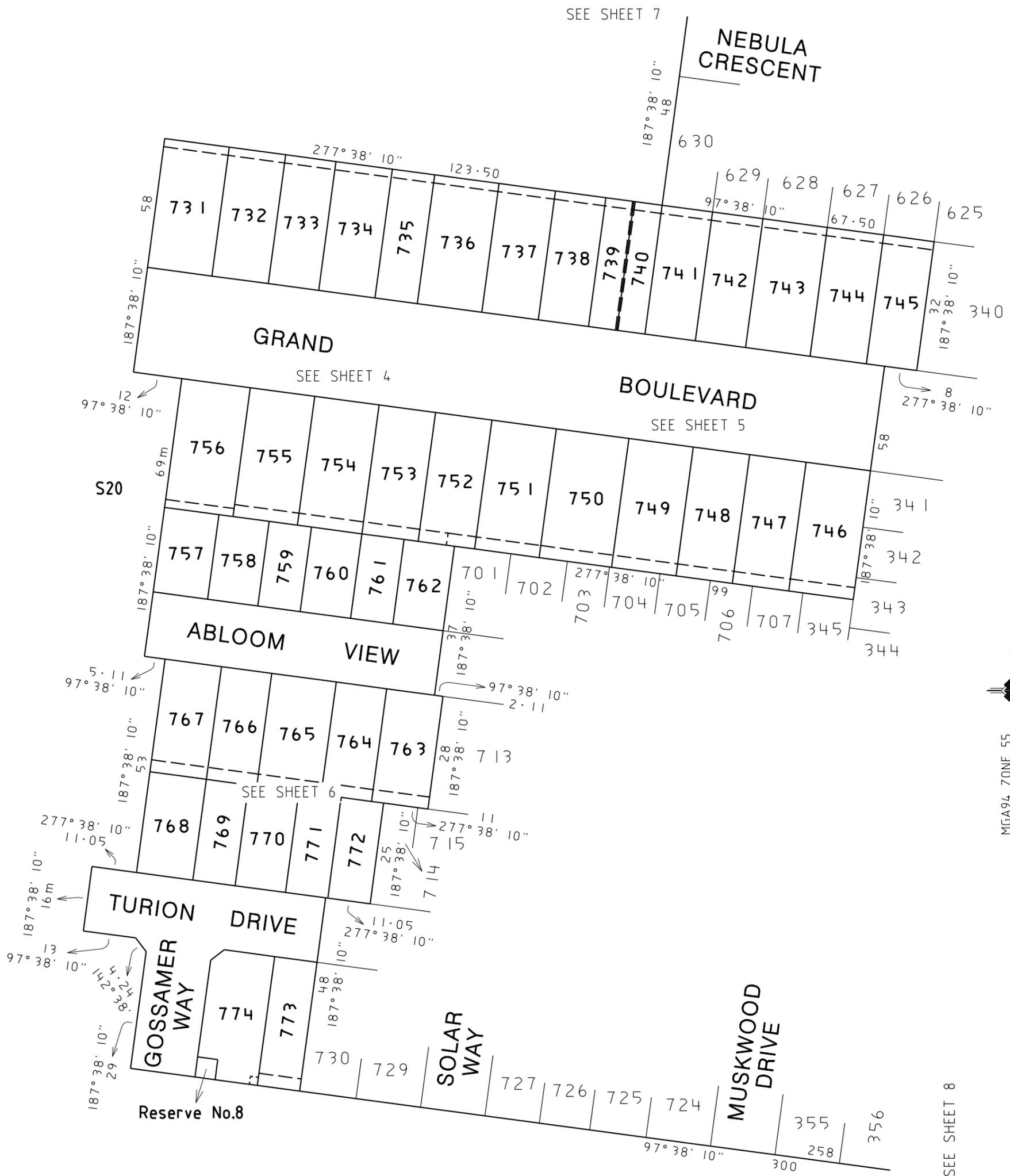


ORIGINAL  
 SCALE  
 1 : 5000

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 JONATHAN TREVOR NEATE  
 REF 36182/Stg.7B VERSION 5

SHEET 2  
 ORIGINAL SHEET SIZE A3

Plan Number  
**PS 649691Y/S20**



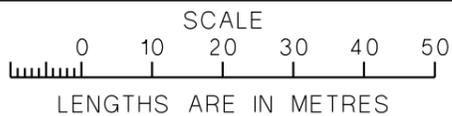
SEE SHEET 8

SHEET 3  
 ORIGINAL SHEET SIZE A3



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 CONSULTANTS & MANAGERS

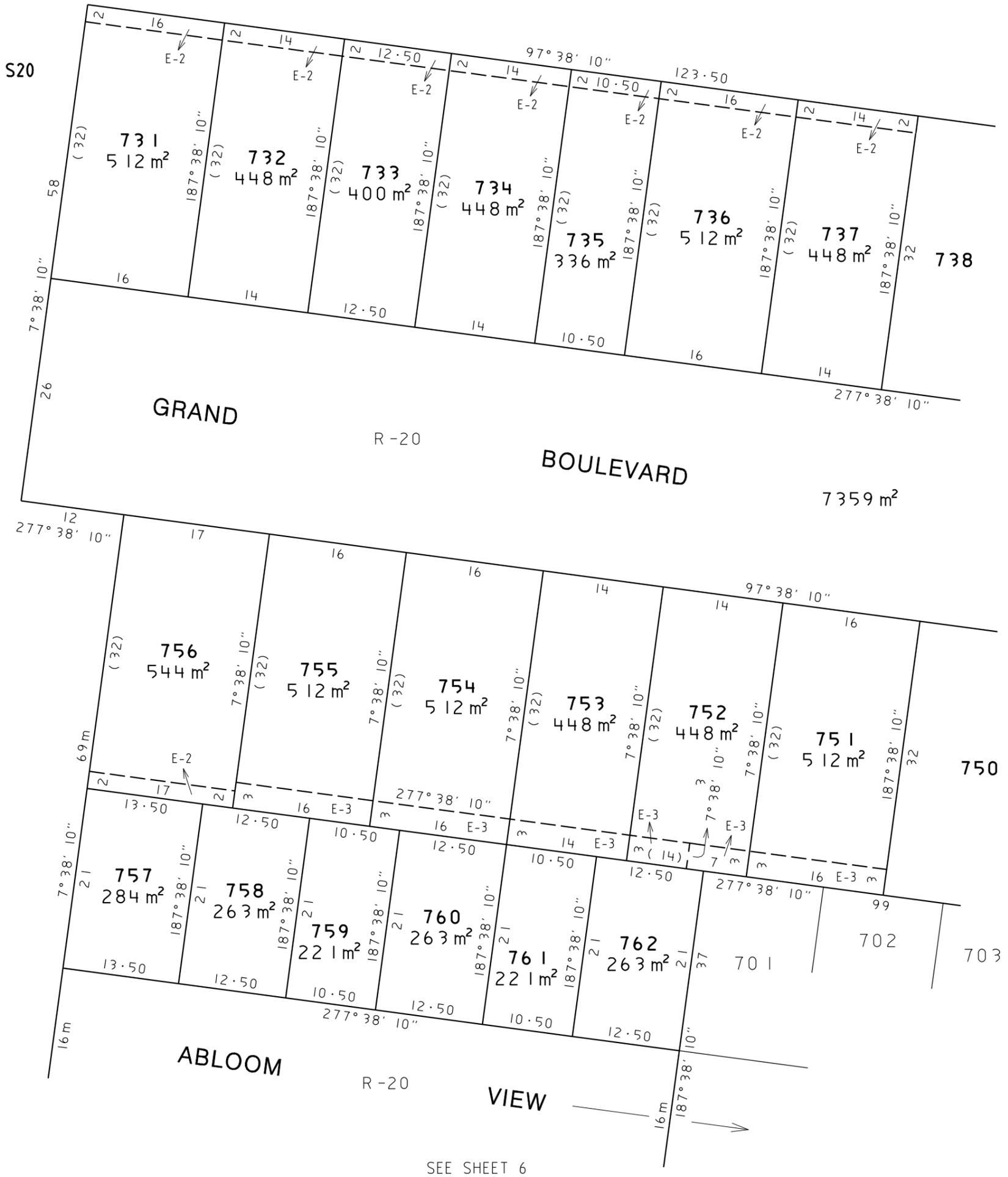
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Plan Number  
**PS 649691Y/S20**



SEE SHEET 5

SEE SHEET 6

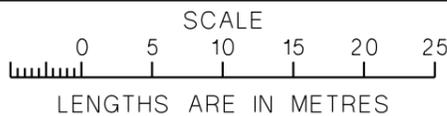
SHEET 4  
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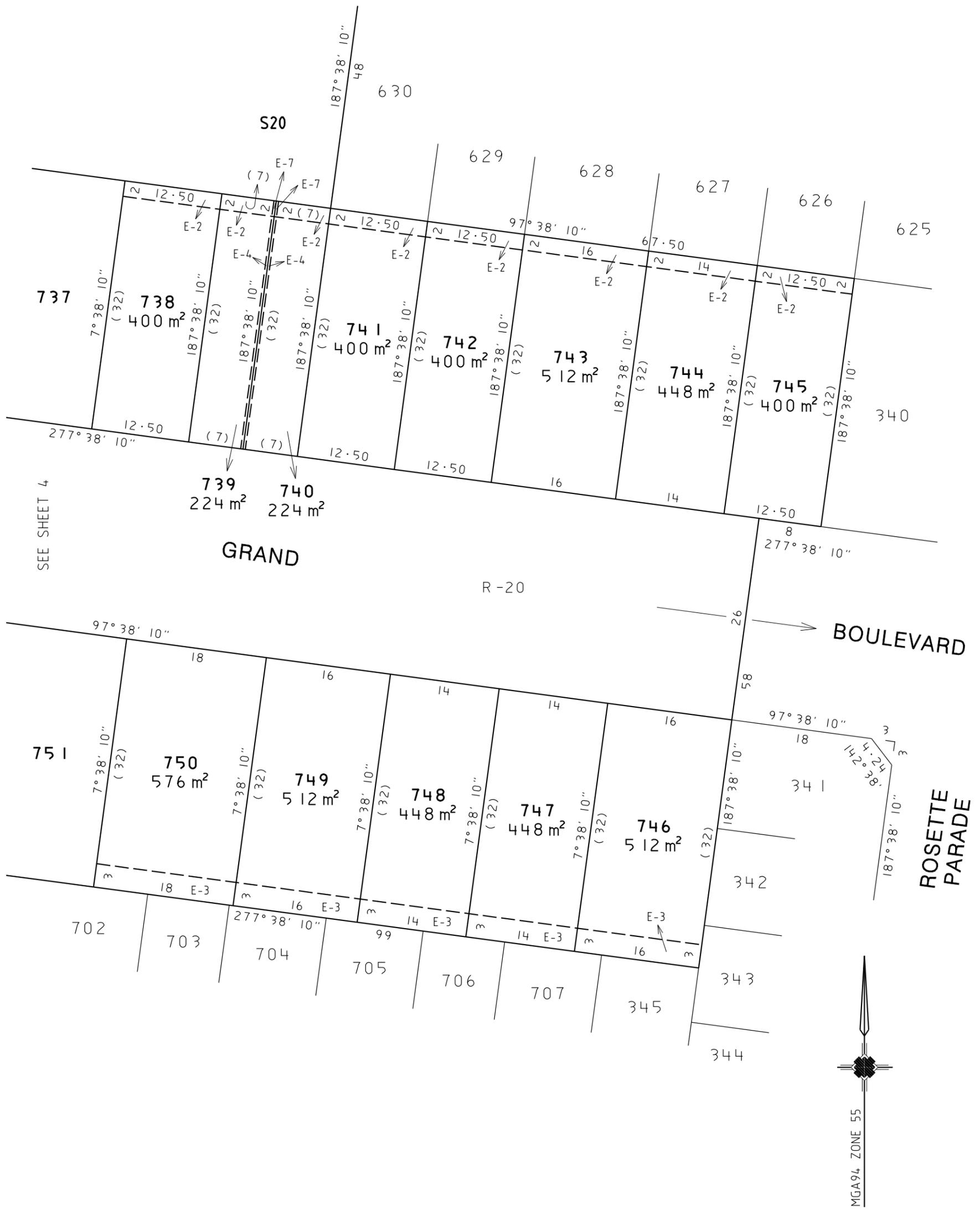


ORIGINAL  
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 1:500

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 REF 36182/Stg.7B VERSION 5

Plan Number  
**PS 649691Y/S20**

SEE SHEET 3



SEE SHEET 4

GRAND

R-20

BOULEVARD

ROSETTE  
PARADE



SHEET 5

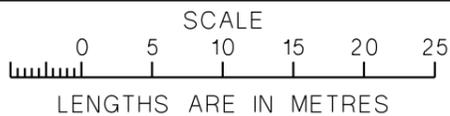
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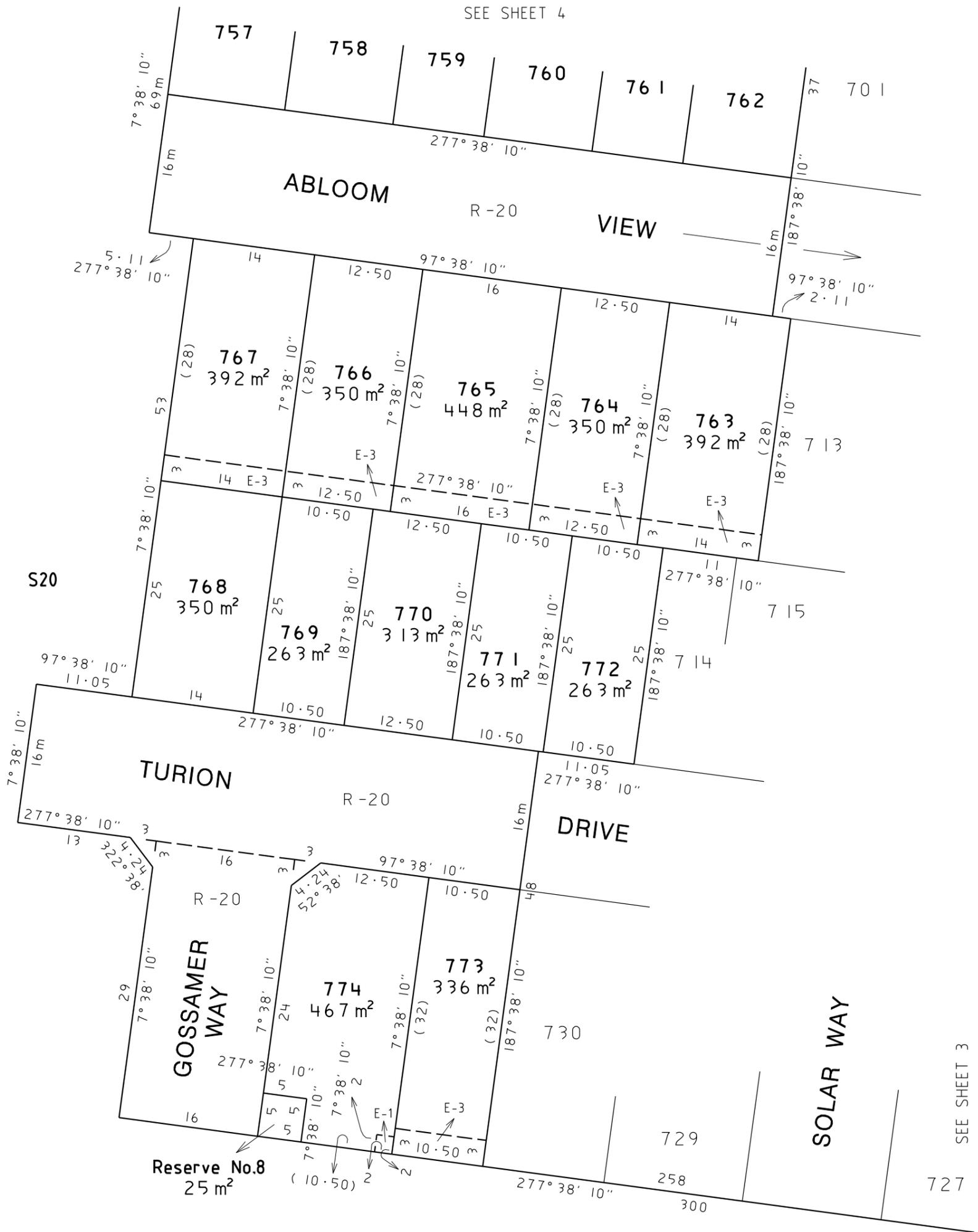
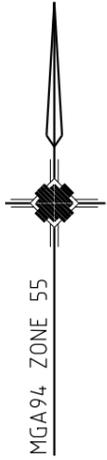


ORIGINAL  
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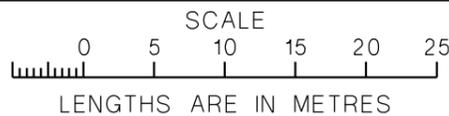
**PS 649691Y/S20**



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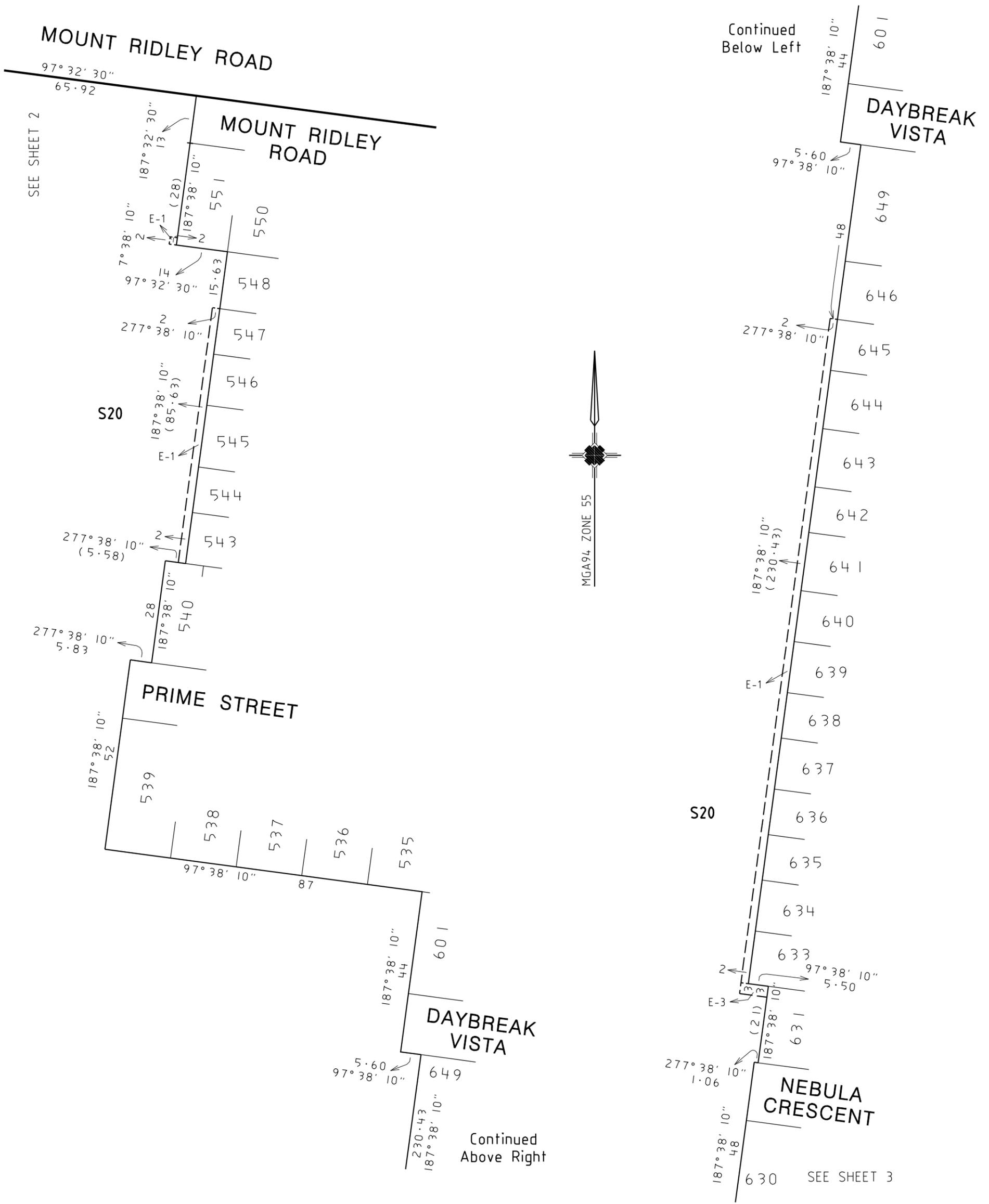
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REF 36182/Stg.7B VERSION 5

SHEET 6

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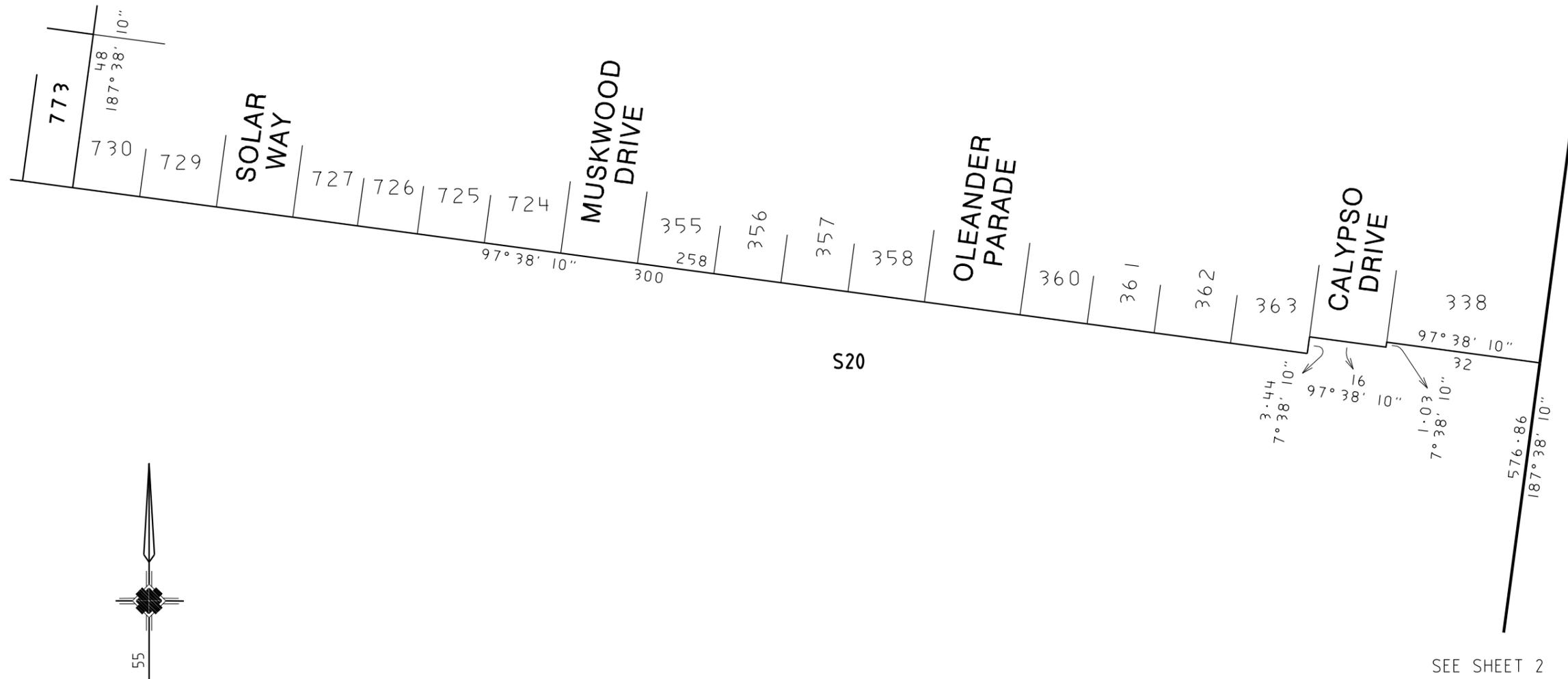
Plan Number

**PS 649691Y/S20**

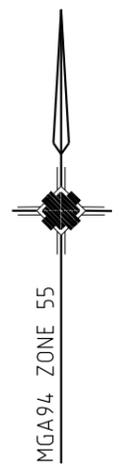


 <p><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS</p> <p>5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE 1:1000</p>	<p>SHEET 7</p> <p>ORIGINAL SHEET SIZE A3</p>
	<p>DIGITALLY SIGNED BY LICENSED SURVEYOR JONATHAN TREVOR NEATE REF 36182/Stg.7B VERSION 5</p>		

SEE SHEET 3



SEE SHEET 2

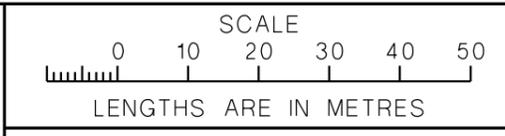


Signed by Council: Hume City Council, Council Ref: S007127, Original Certification: 25/06/2014, Recertification: 04/12/2014, S.O.C.: 24/12/2014



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ORIGINAL SCALE  
 1:1000

**DIGITALLY SIGNED BY LICENSED SURVEYOR**  
 JONATHAN TREVOR NEATE  
 REF 36182/Stg.7B      VERSION 5

SHEET 8

ORIGINAL SHEET SIZE A3

Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (5) SPEAR Ref: S048025S 28/11/2014



Plan Number

**PS 649691Y/S20**

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION A

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

Land to benefit: Lots 731 to 774 (both inclusive) on this plan.

Land to be burdened: Lots 731 to 774 (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.

SHEET 10

ORIGINAL SHEET SIZE A3

**WATSONS**URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS5 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

DIGITALLY SIGNED BY LICENSED SURVEYOR

JONATHAN TREVOR NEATE

REF 36182/Stg.7B      VERSION 5

Plan Number

**PS 649691Y/S20**

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
731	732
732	731, 733
733	732, 734
734	733, 735
735	734, 736
736	735, 737
737	736, 738
738	737, 739
739	738, 740
740	739, 741
741	740, 742
742	741, 743
743	742, 744
744	743, 745
745	744
746	747
747	746, 748
748	747, 749
749	748, 750
750	749, 751
751	750, 752
752	751, 753, 762

Burdened Lot No.	Benefiting Lots on This Plan
753	752, 754, 761, 762
754	753, 755, 759, 760
755	754, 756, 758, 759
756	755, 757, 758
757	756, 758
758	755, 756, 757, 759
759	754, 755, 758, 760
760	754, 759, 761
761	753, 760, 762
762	752, 753, 761
763	764, 772
764	763, 765, 771, 772
765	764, 766, 770, 771
766	765, 767, 769, 770
767	766, 768
768	767, 769
769	766, 768, 770
770	765, 766, 769, 771
771	764, 765, 770, 772
772	763, 764, 771
773	774
774	773

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 20.

This restriction shall expire 1 January 2022.

SHEET 11

ORIGINAL SHEET SIZE A3



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JONATHAN TREVOR NEATE

REF 36182/Stg.7B

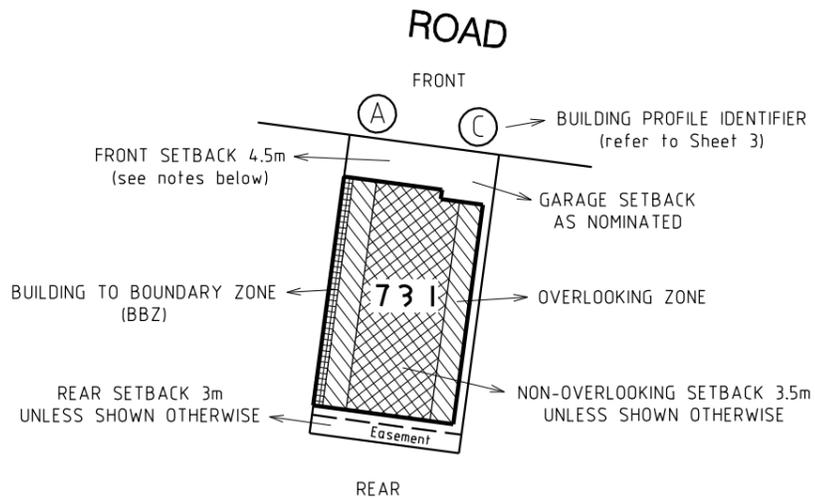
VERSION 5

Plan Number  
**PS 649691Y/S20**

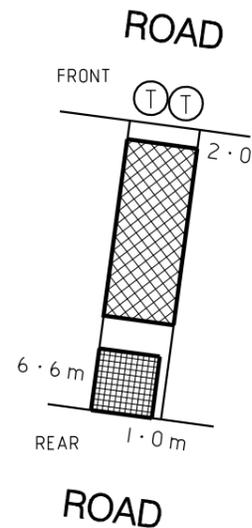
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



**Notations:**

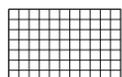
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary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

SHEET 1 OF 4 SHEETS  
ORIGINAL SHEET SIZE A3



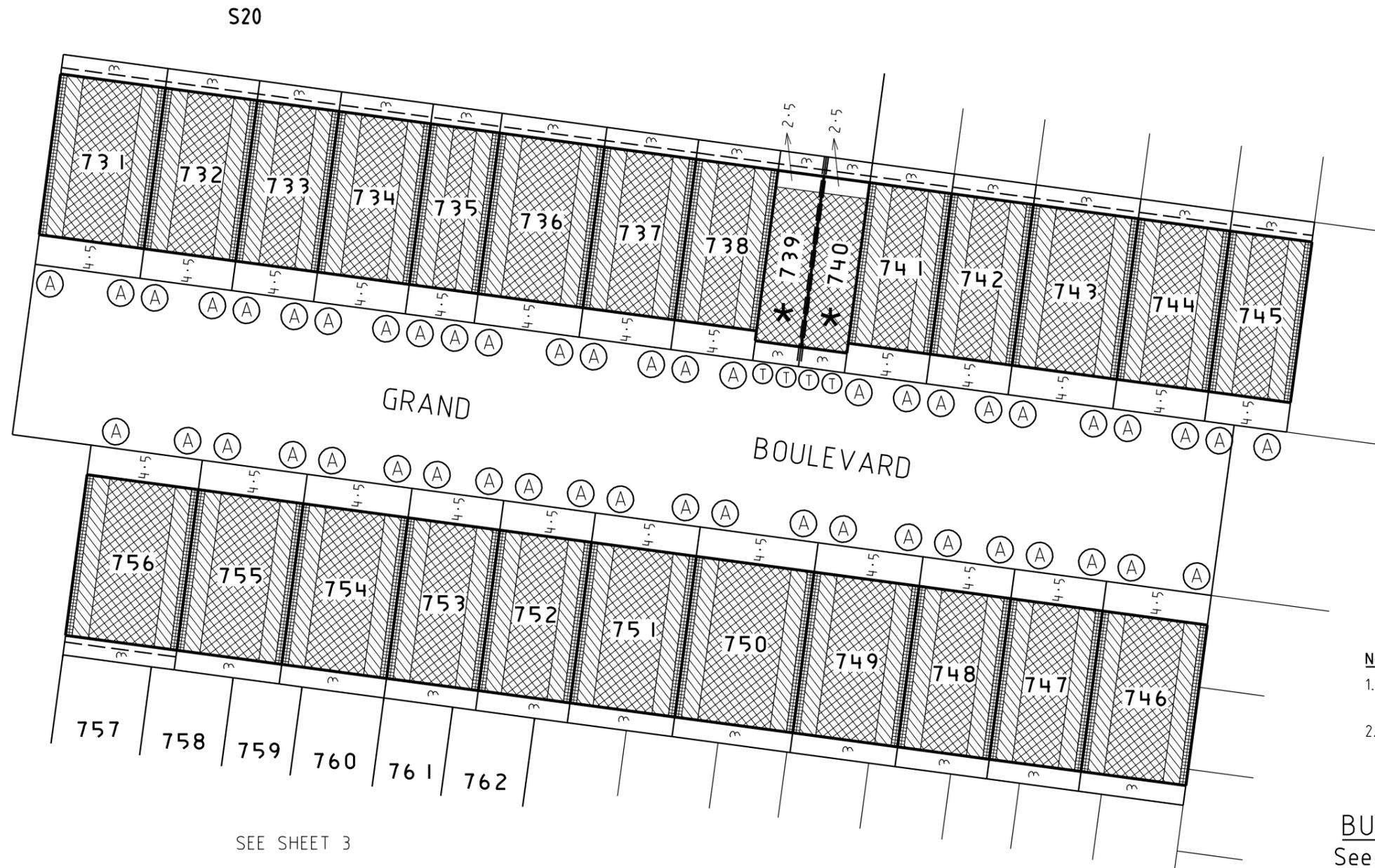
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JONATHAN TREVOR NEATE

REF 36182/Stg.7B      VERSION 5



S20

GRAND  
 BOULEVARD

- 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.

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

SEE SHEET 3

**EASEMENT NOTATION**

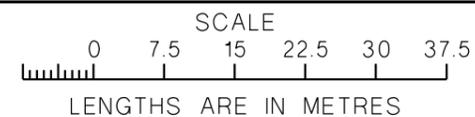
-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY HUME CITY COUNCIL.



**WATSONS**

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ORIGINAL  
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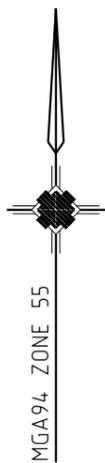
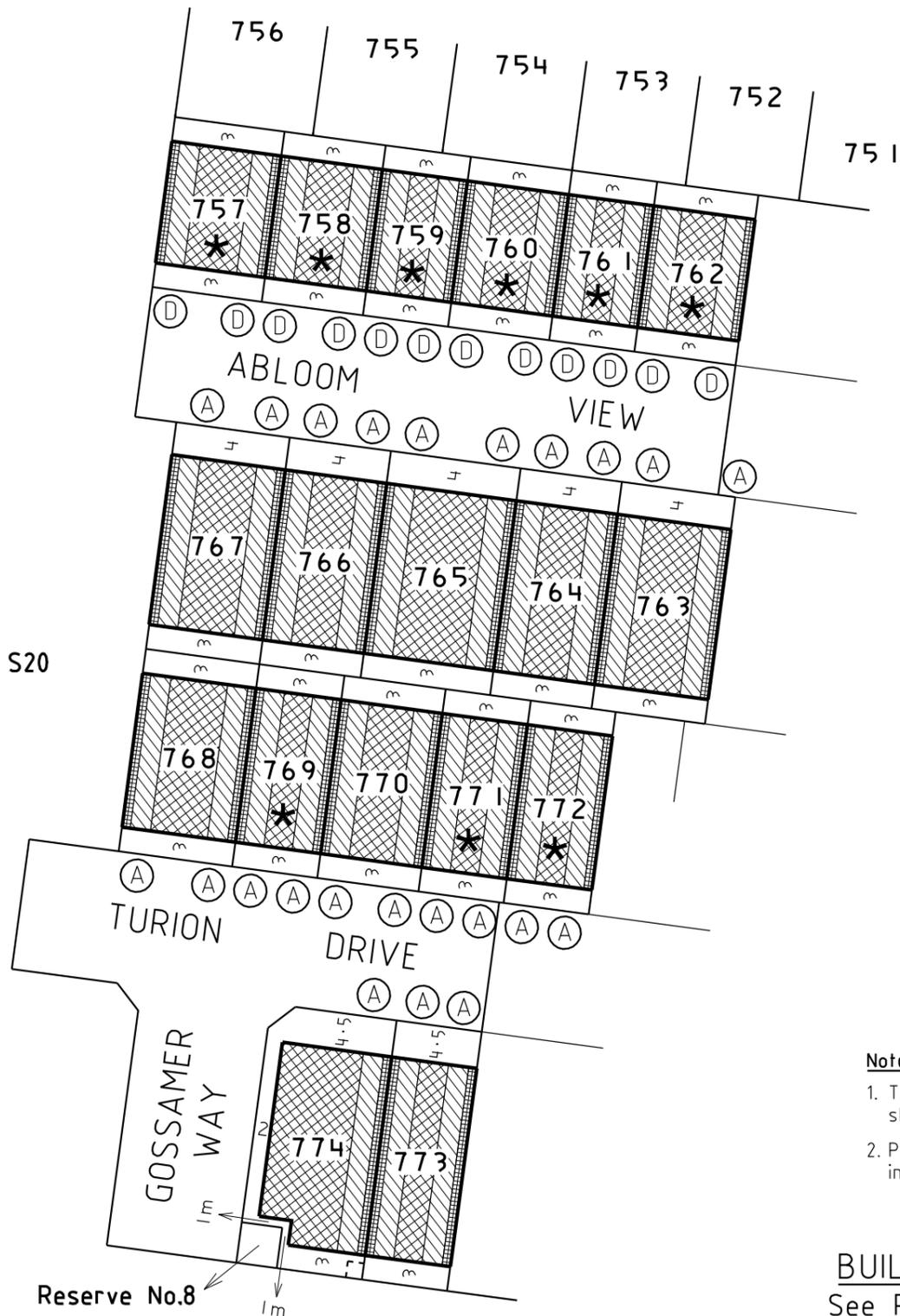
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 JONATHAN TREVOR NEATE  
 REF 36182/Stg.7B VERSION 5

SHEET 2

ORIGINAL SHEET SIZE A3

Plan Number  
**PS 649691Y/S20**

SEE SHEET 2



**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.

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

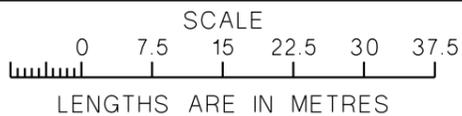
**EASEMENT NOTATION**  
 -WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY HUME CITY COUNCIL.

SHEET 3  
 ORIGINAL SHEET SIZE A3



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ORIGINAL  
 SCALE  
 1 : 750

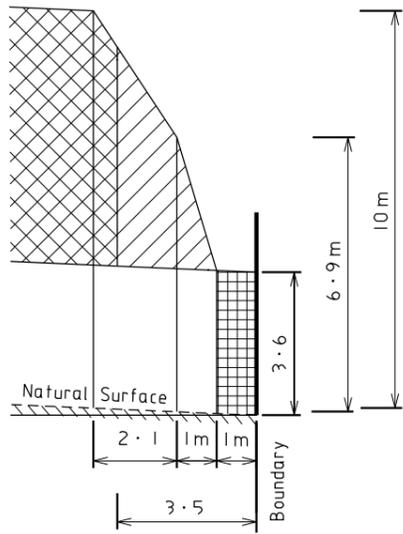
DIGITALLY SIGNED BY LICENSED SURVEYOR  
 JONATHAN TREVOR NEATE  
 REF 36182/Stg.7B VERSION 5

Plan Number

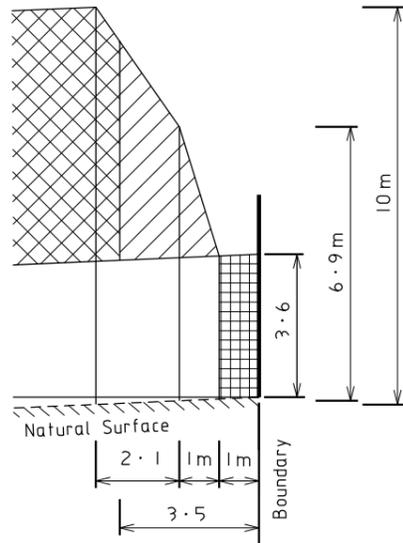
**PS 649691Y/S20**

PROFILE DIAGRAMS

**(A)** Profile

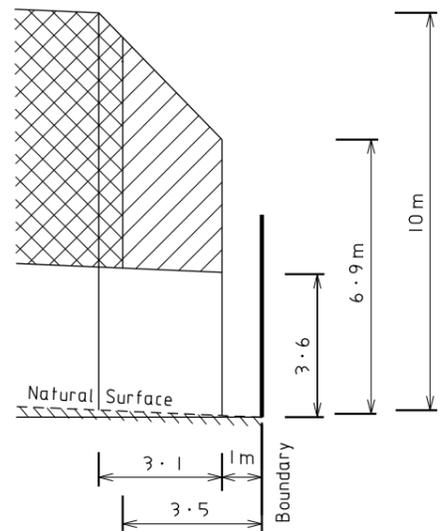


Natural surface rising from boundary



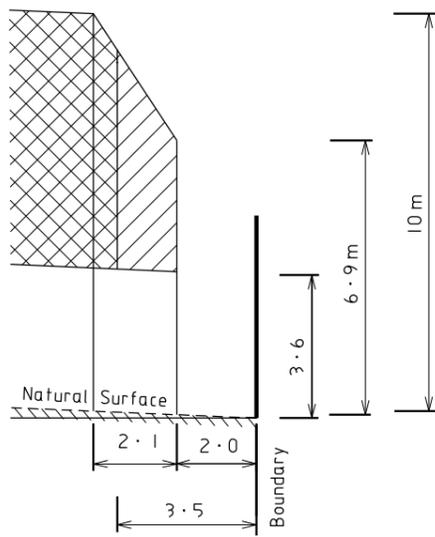
Natural surface falling from boundary

**(C)** Profile

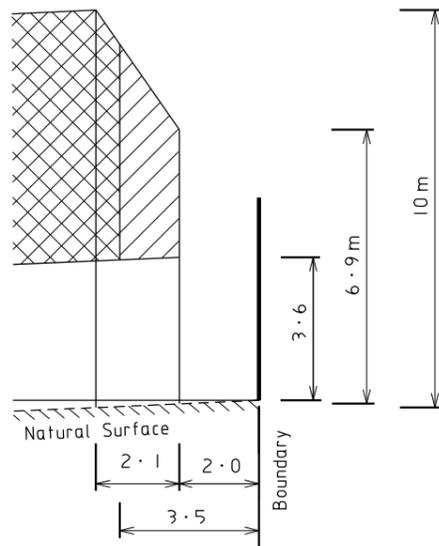


Natural surface rising from boundary

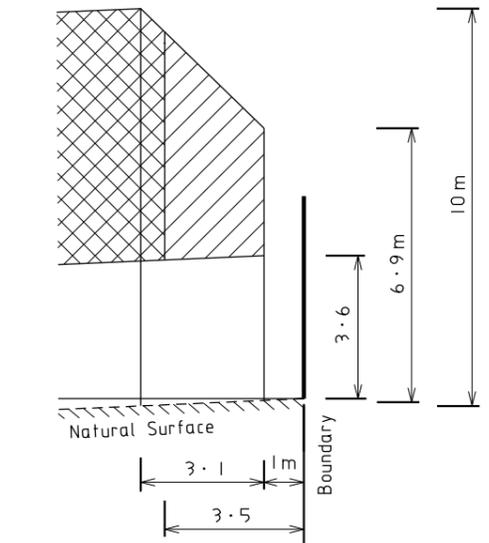
**(B)** Profile



Natural surface rising from boundary

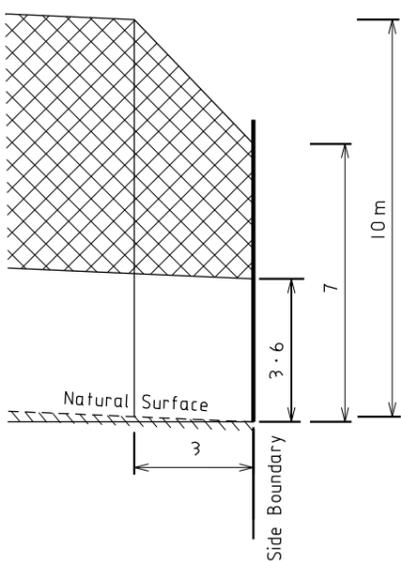


Natural surface falling from boundary

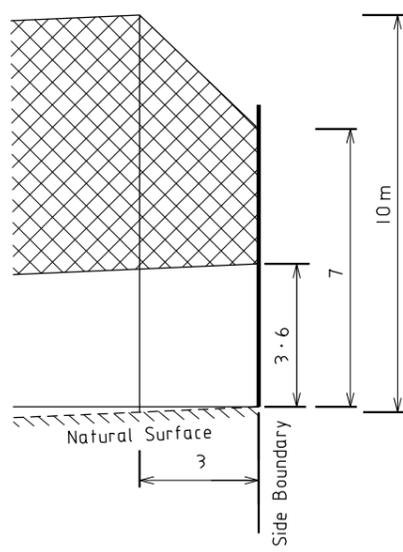


Natural surface falling from boundary

**(T)** Profile

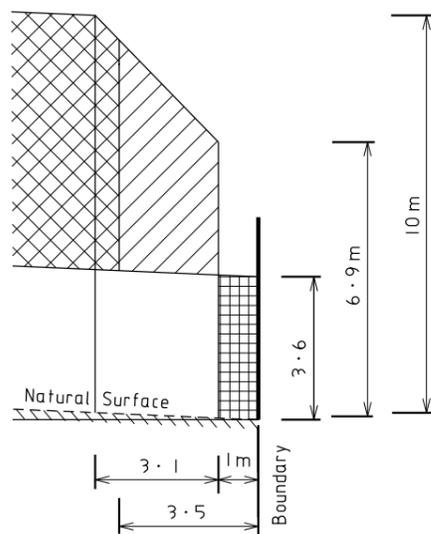


Natural surface rising from side boundary

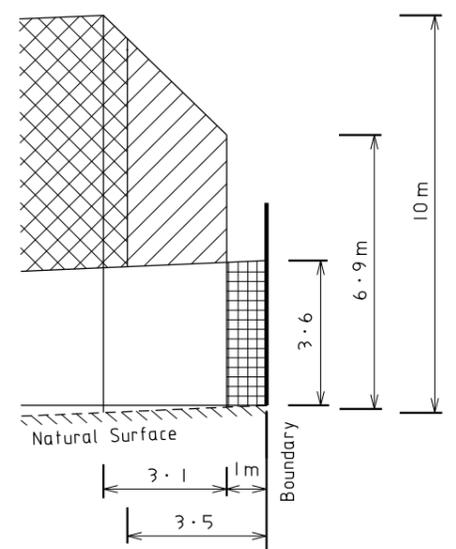


Natural surface falling from side boundary

**(D)** Profile



Natural surface rising from boundary



Natural surface falling from boundary

SHEET 4

ORIGINAL SHEET SIZE A3



**WATSONS**

URBAN DEVELOPMENT  
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REF 36182/Stg.7B

VERSION 5