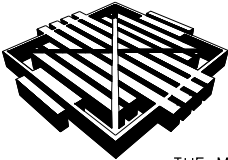
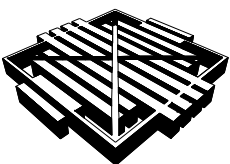
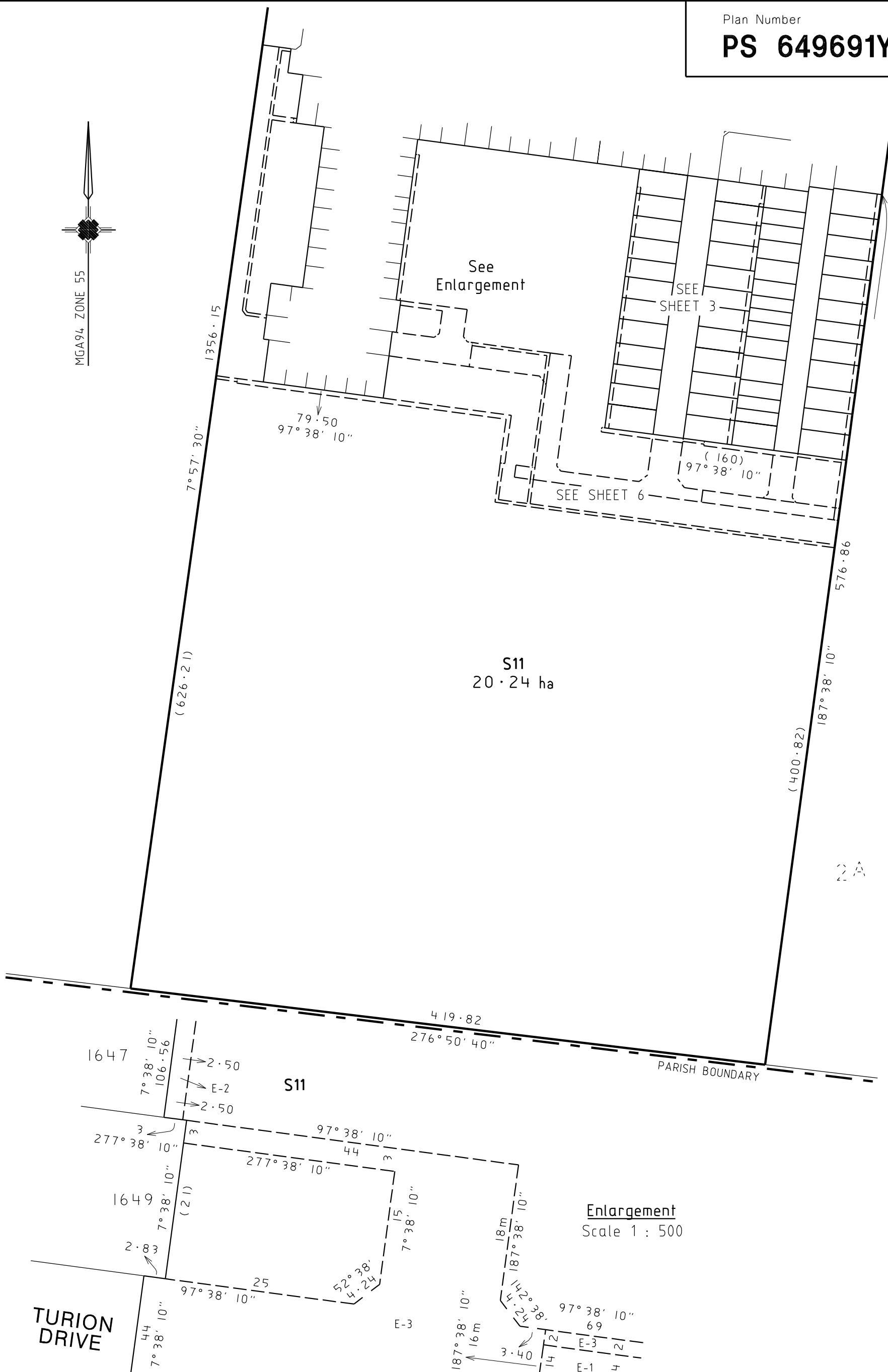
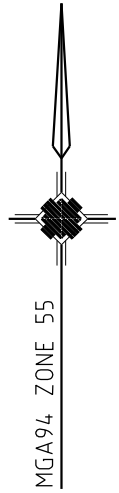


PLAN OF SUBDIVISION			LV use only EDITION		Plan Number PS 649691Y/S10	
<div>Location of Land</div> <div>Parish: Mickleham</div> <div>Township: _____</div> <div>Section: _____</div> <div>Crown Allotment: _____</div> <div>Crown Portion: 2B (Part)</div> <div>Title Reference: Vol. Fol.</div> <div>Last Plan Reference: Lot S21 PS 649691Y Stage 21</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>			
Vesting of Roads and/or Reserves			NOTATIONS			
Identifier	Council/Body/Person		<div>Lots 1 to 900 (Both Inclusive) and S2 to S10 (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 10.</div> <div>Estate: TRILLIUM</div> <div>Development No.: 9</div> <div>No. of Lots: 51</div> <div>Area: 2.765 ha</div> <div>Melways: 386 B2</div>			
Roads R-10	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.	This Plan & PS 649691Y Stage 21		Yarra Valley Water Corporation	
E-1 & E-3	Drainage	See Diag.	This Plan & PS 649691Y Stage 21		Hume City Council	
E-8 & E-9	Drainage	See Diag.	This Plan		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.9		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS	
		JONATHAN TREVOR NEATE, VERSION 9				

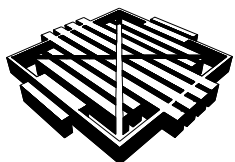
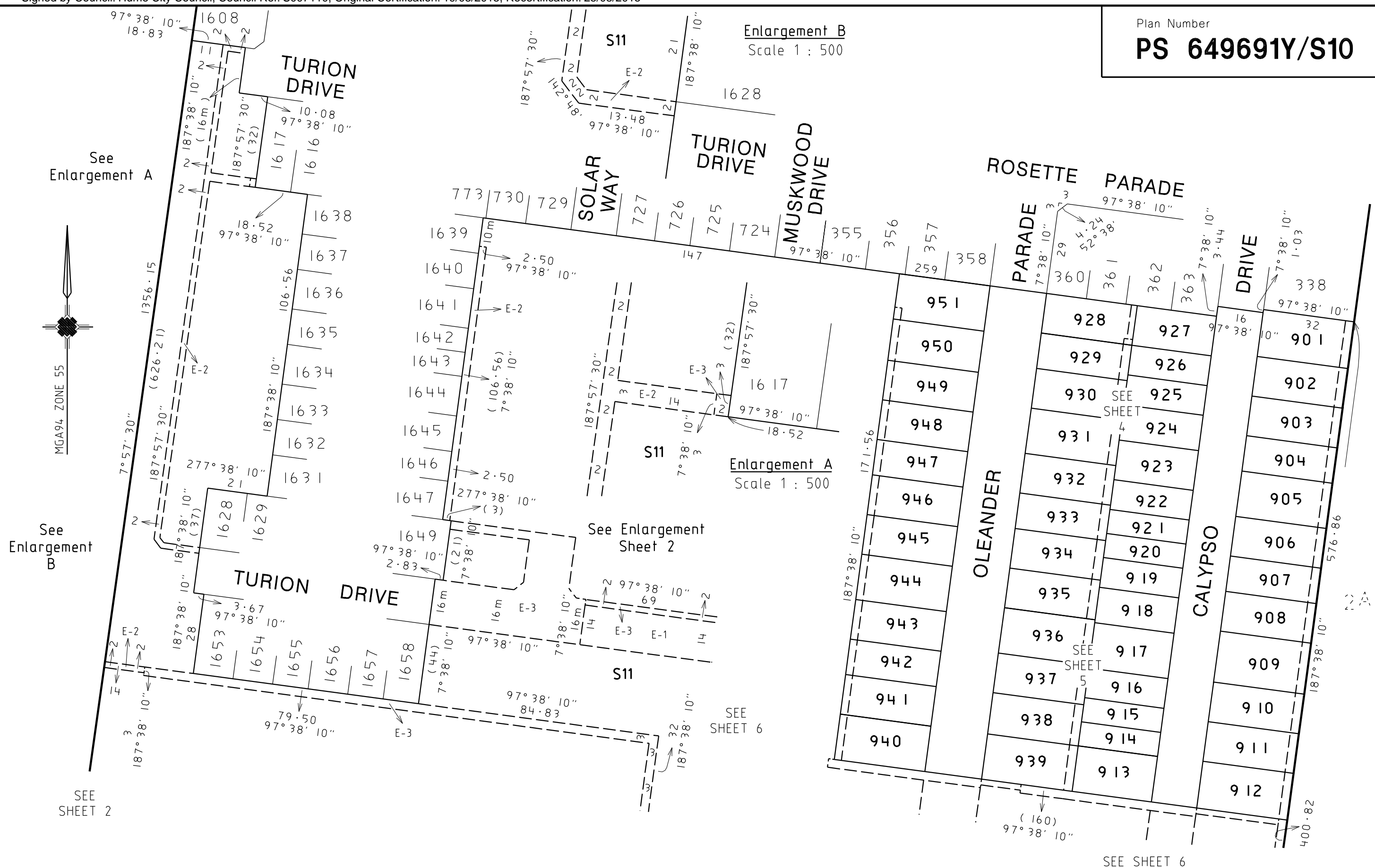
PS 649691Y/S10



URBAN DEVELOPMENT
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5 MAIN ST, MORNINGTON PH. (03) 5975 4644,
FAX (03) 5975 3916
RNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
7 8000, FAX (03) 9697 8099

0 25 50 75 100
LENGTHS ARE IN METRES

SHEET 2



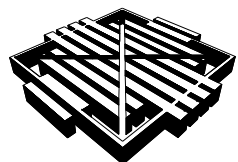
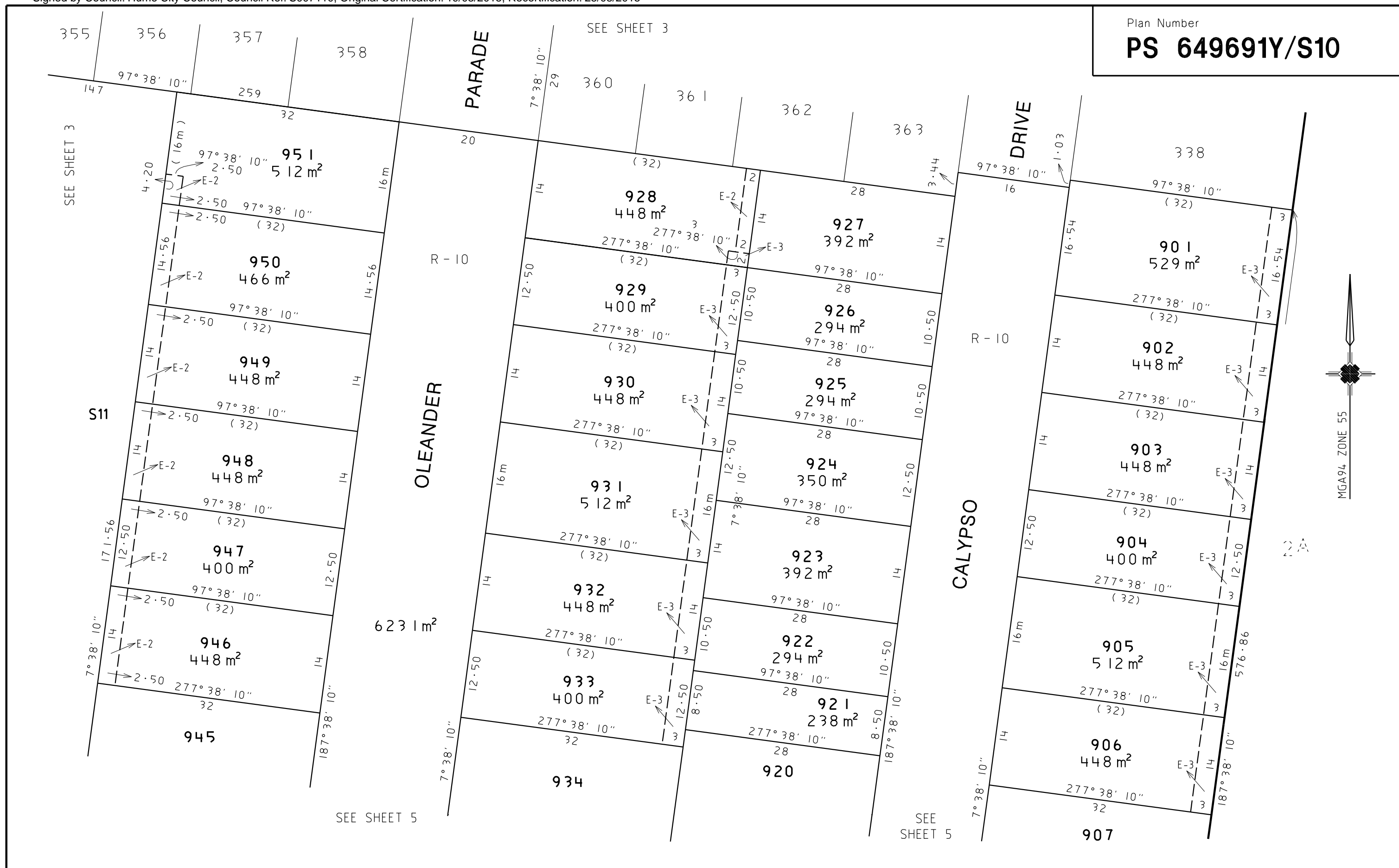
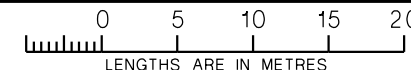
5 MAIN ST, MORNINGTON PH. (03) 5975 4644,
FAX (03) 5975 3916

THE MELBURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTHBANK
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SHEET 3

JONATHAN TREVOR NEATE, VERSION 9

Plan Number

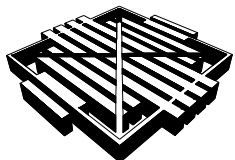
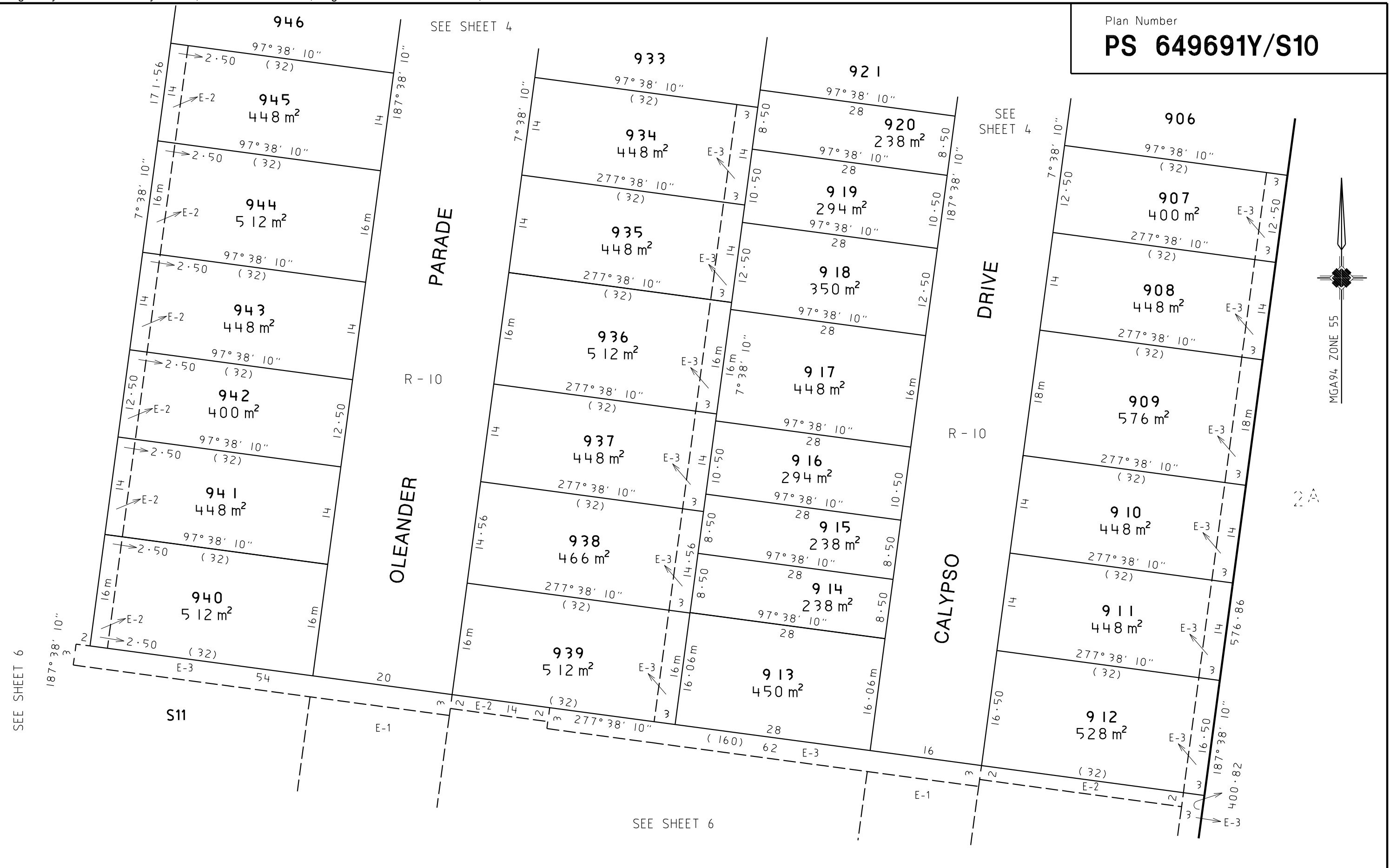
PS 649691Y/S10**WATSONS**URBAN DEVELOPMENT
CONSULTANTS & MANAGERS5 MAIN ST, MORNINGTON PH. (03) 5975 4644,
FAX (03) 5975 3916THE MELBURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTH BANK
PH. (03) 9697 8000, FAX (03) 9697 8099SCALE
1:500ORIGINAL SHEET
SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 9

Plan Number

PS 649691Y/S10

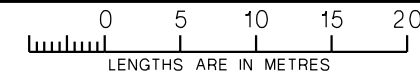


WATSON'S

URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
MAIN ST, MORNINGTON PH.(03) 5975 4644,
K (03) 5975 3916

THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH.(03) 9697 8000, FAX (03) 9697 8099

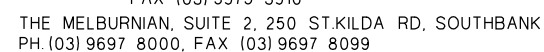
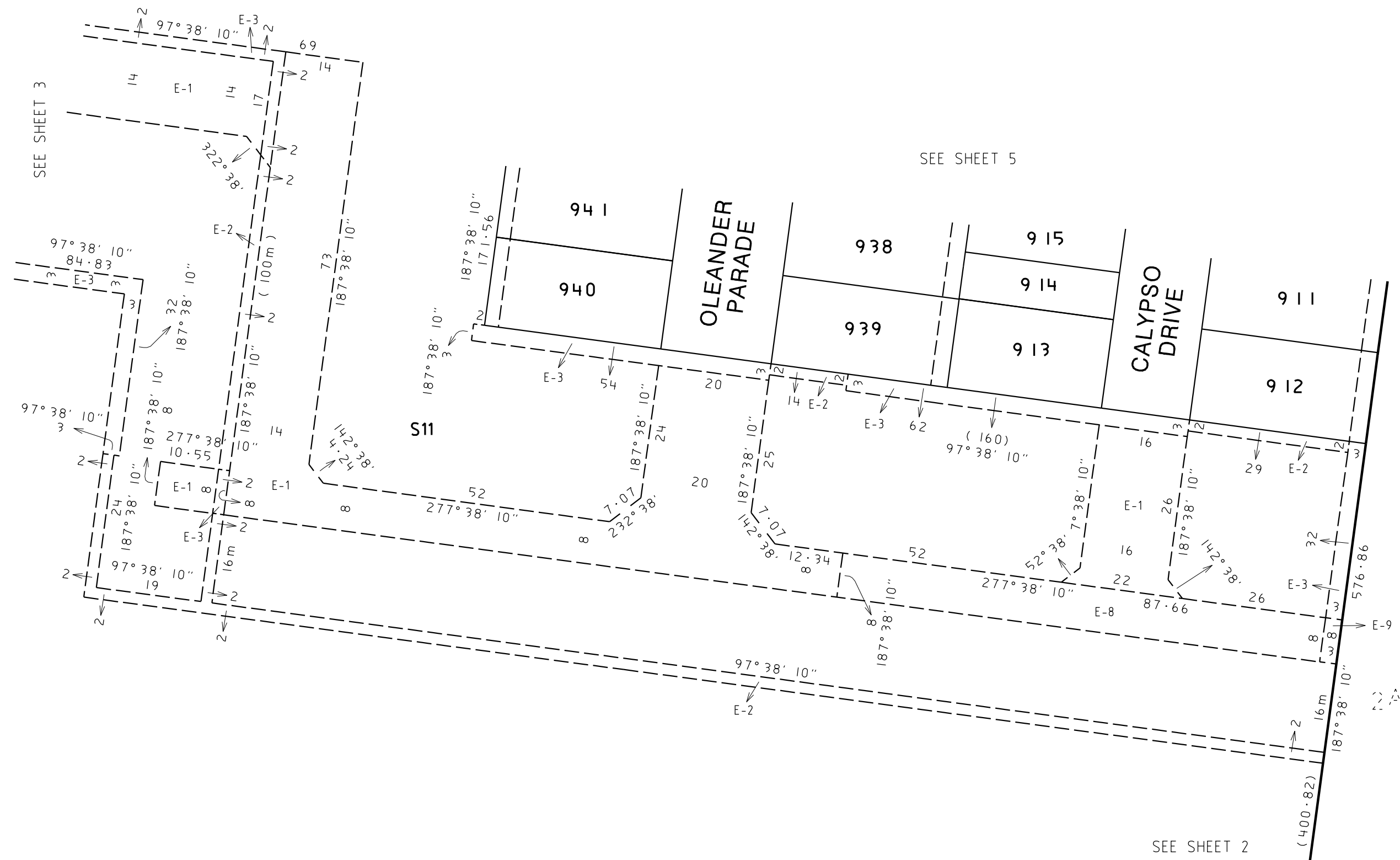
SCALE
1 : 500



ORIGINAL SHEET
SIZE A3

SHEET 5

JONATHAN TREVOR NEATE, VERSION 9



JONATHAN TREVOR NEATE, VERSION 9

Plan Number

PS 649691Y/S10

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

Land to benefit: Lots 901 to 951 (both inclusive) on this plan.

Land to be burdened: Lots 901 to 951 (both inclusive) on this plan.

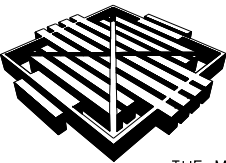
Description of Restriction:

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.



WATSONS

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PH.(03) 9697 8000, FAX (03) 9697 8099

JONATHAN TREVOR NEATE, VERSION 9

ORIGINAL SHEET
SIZE A3

SHEET 7

Plan Number

PS 649691Y/S10

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

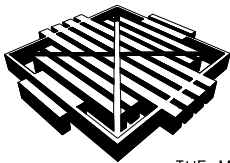
Burdened Lot No.	Benefiting Lots on This Plan
901	902
902	901, 903
903	902, 904
904	903, 905
905	904, 906
906	905, 907
907	906, 908
908	907, 909
909	908, 910
910	909, 911
911	910, 912
912	911
913	914, 939
914	913, 915, 938
915	914, 916, 937, 938
916	915, 917, 937
917	916, 918, 936, 937
918	917, 919, 935, 936
919	918, 920, 934, 935
920	919, 921, 933, 934
921	920, 922, 933
922	921, 923, 932, 933
923	922, 924, 931, 932
924	923, 925, 930, 931
925	924, 926, 929, 930
926	925, 927, 929

Burdened Lot No.	Benefiting Lots on This Plan
927	926, 928
928	927, 929
929	925, 926, 928, 930
930	924, 925, 929, 931
931	923, 924, 930, 932
932	922, 923, 931, 933
933	920, 921, 922, 932, 934
934	919, 920, 933, 935
935	918, 919, 934, 936
936	917, 918, 935, 937
937	915, 916, 917, 936, 938
938	914, 915, 937, 939
939	913, 938
940	941
941	940, 942
942	941, 943
943	942, 944
944	943, 945
945	944, 946
946	945, 947
947	946, 948
948	947, 949
949	948, 950
950	949, 951
951	950

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 10.

This restriction shall expire 1 January 2022.



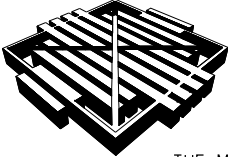
WATSONS

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

JONATHAN TREVOR NEATE, VERSION 9

ORIGINAL SHEET
SIZE A3

SHEET 8

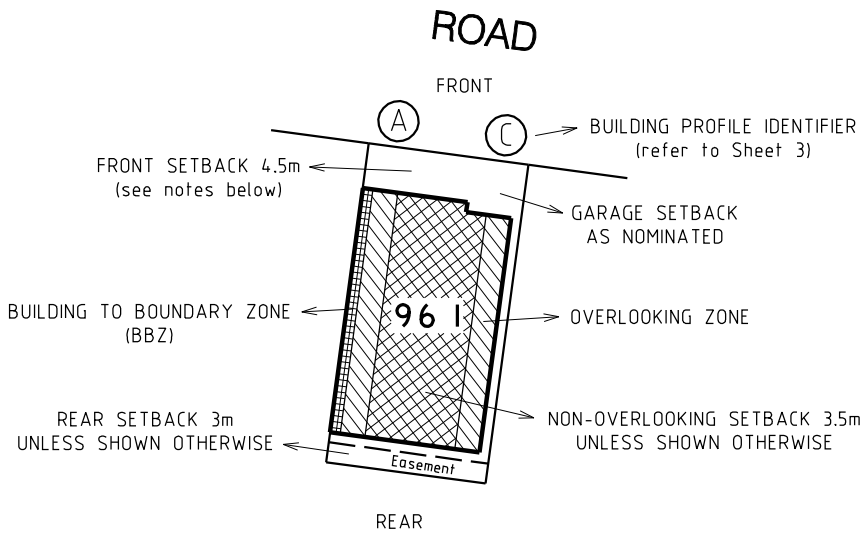
OWNERS CORPORATION SCHEDULE			LV use only EDITION			Plan Number PS 649691Y/S10			
Owners Corporation: 1						Plan no. P.S. 649691Y			
Land affected by Owners Corporation 1: Lots 101 to 152 (Both Inclusive), 201 to 243 (Both Inclusive), 244 to 281 (Both Inclusive), 301 to 338 (Both Inclusive), 339 to 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), 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 901 to 951 (Both Inclusive) and S11.									
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	910	10	10	949	10	10	
201 to 243 (Stage 2)	430	430	911	10	10	950	10	10	
			912	10	10	951	10	10	
			913	10	10	S11	2600	1	
244 to 281 (Stage 3)	380	380	914	10	10				
301 to 338 (Stage 4)	380	380	915	10	10				
			916	10	10				
			917	10	10				
339 to 364 (Stage 17)	260	260	918	10	10				
			919	10	10				
			920	10	10				
501 to 524 (Stage 6)	240	240	921	10	10				
			922	10	10				
			923	10	10				
525 to 551 (Stage 18)	270	270	924	10	10				
			925	10	10				
			926	10	10				
601 to 649 (Stage 7)	490	490	927	10	10				
			928	10	10				
			929	10	10				
701 to 730 (Stage 8)	300	300	930	10	10				
			931	10	10				
			932	10	10				
731 to 774 (Stage 20)	440	440	933	10	10				
			934	10	10				
			935	10	10				
801 to 851 (Stage 9)	510	510	936	10	10				
			937	10	10				
			938	10	10				
1601 to 1617, 1628 to 1649, 1653 to 1658 & S22 (Stage 21)	1320	451	939	10	10				
			940	10	10				
			941	10	10				
901	10	10	942	10	10				
902	10	10	943	10	10				
903	10	10	944	10	10				
904	10	10	945	10	10				
905	10	10	946	10	10				
906	10	10	947	10	10				
907	10	10	948	10	10				
908	10	10							
909	10	10							
Total			Total			Total	8650	5182	
<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.9			ORIGINAL SHEET SIZE A3		SHEET 1 OF 1 SHEETS	
			JONATHAN TREVOR NEATE, VERSION 9						

Plan Number
PS 649691Y/S10

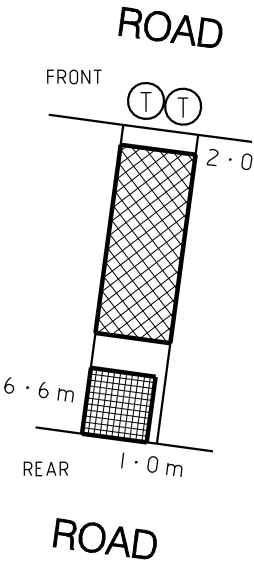
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

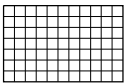
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary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

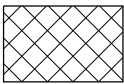


Building to Boundary Zone

Double Storey Building Envelope hatch types

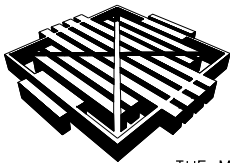


Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



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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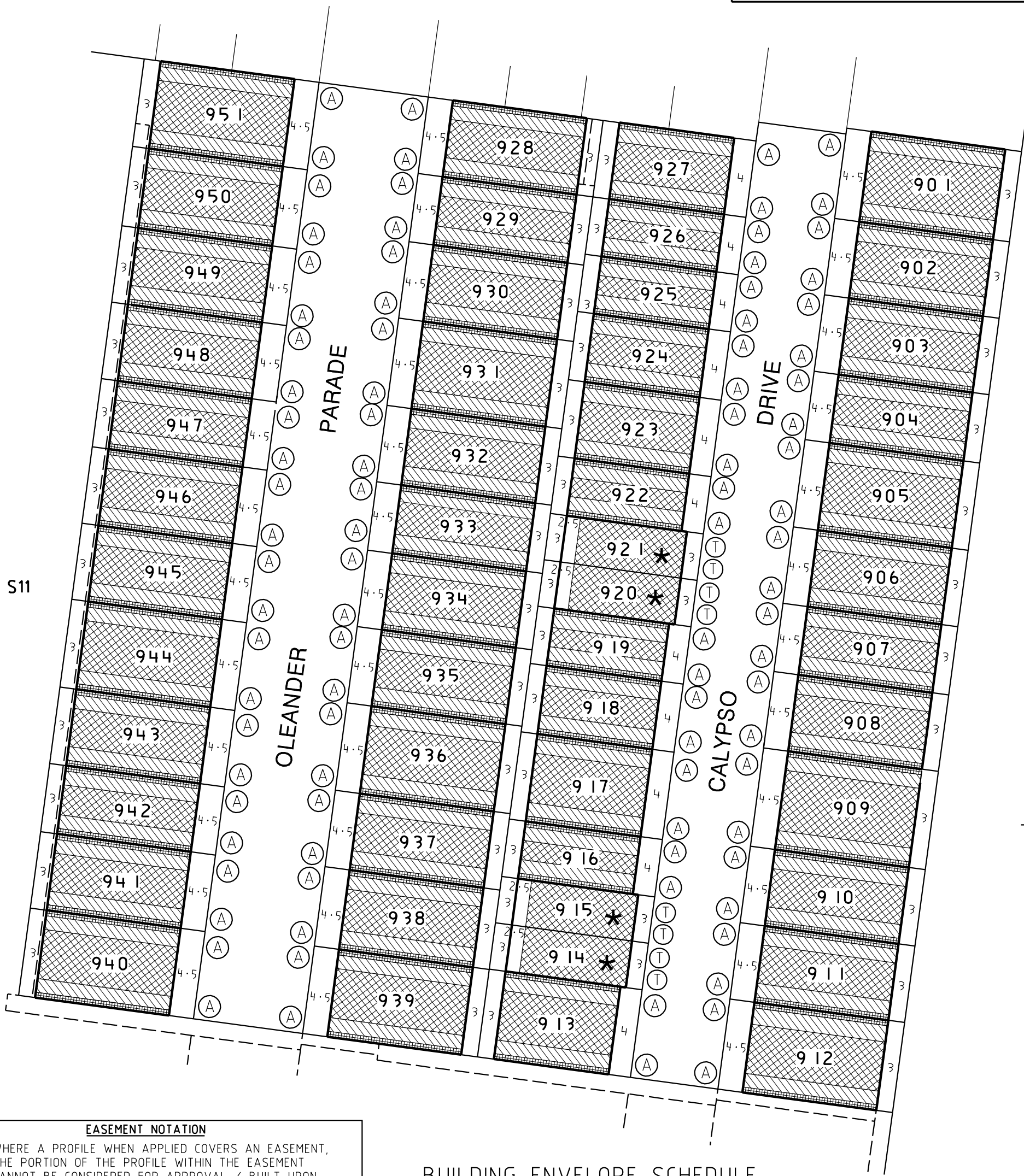
JONATHAN TREVOR NEATE, VERSION 9

ORIGINAL SHEET
SIZE A3

SHEET 1 OF 3 SHEETS

Plan Number

PS 649691Y/S10



EASEMENT NOTATION

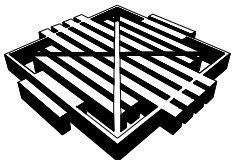
-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE HUME CITY COUNCIL.

BUILDING ENVELOPE SCHEDULE

See Plan of Subdivision PS 649691Y
SEE SHEET 1 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.



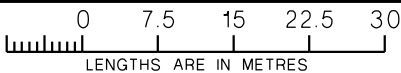
WATSONS

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PH.(03) 9697 8000, FAX (03) 9697 8099

SCALE
1:750



ORIGINAL SHEET
SIZE A3

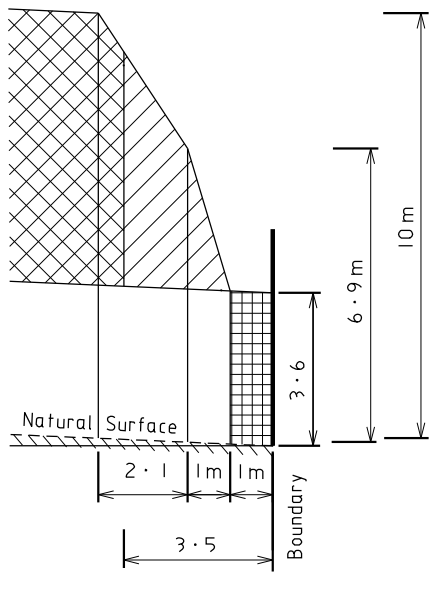
SHEET 2

JONATHAN TREVOR NEATE, VERSION 9

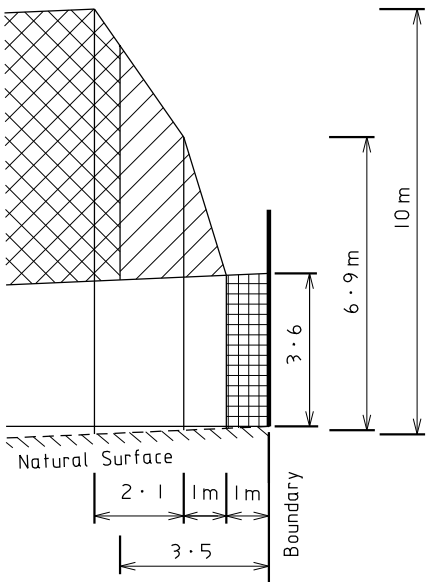
Plan Number
PS 649691Y/S10

PROFILE DIAGRAMS

A Profile

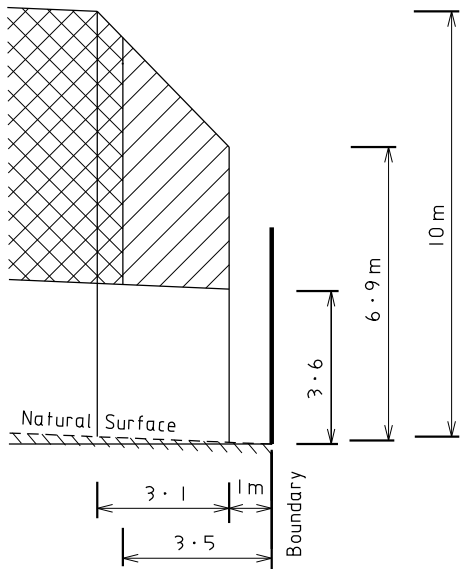


Natural surface rising from boundary



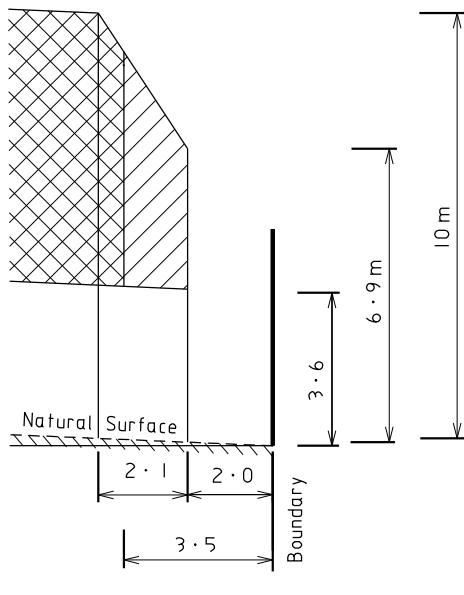
Natural surface falling from boundary

C Profile

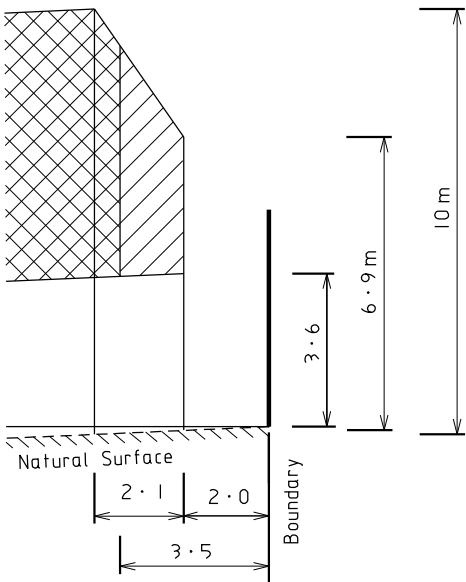


Natural surface rising from boundary

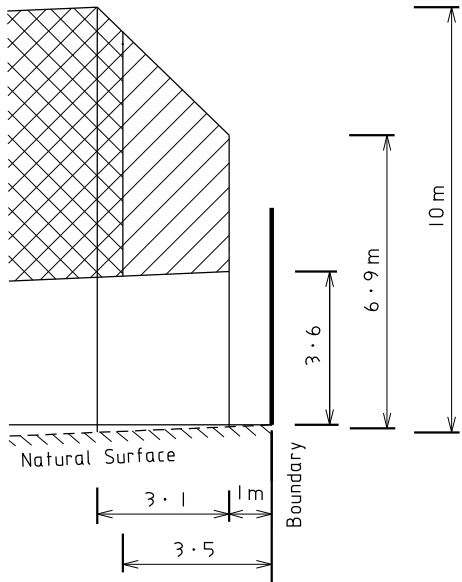
B Profile



Natural surface rising from boundary

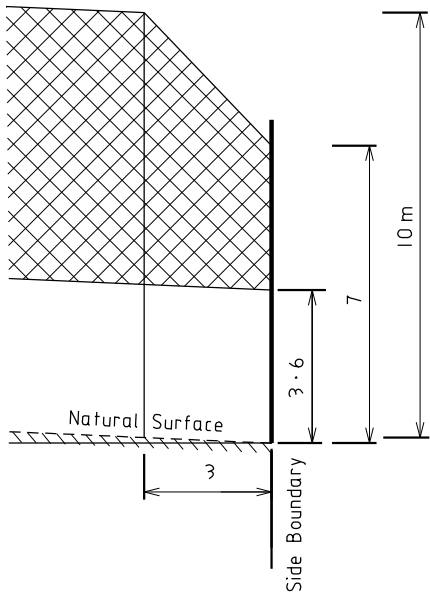


Natural surface falling from boundary

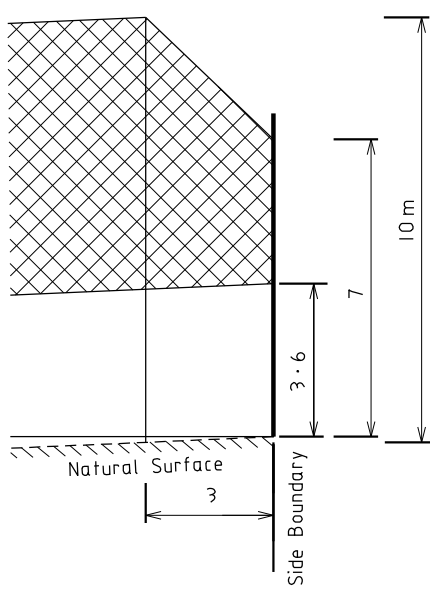


Natural surface falling from boundary

T Profile

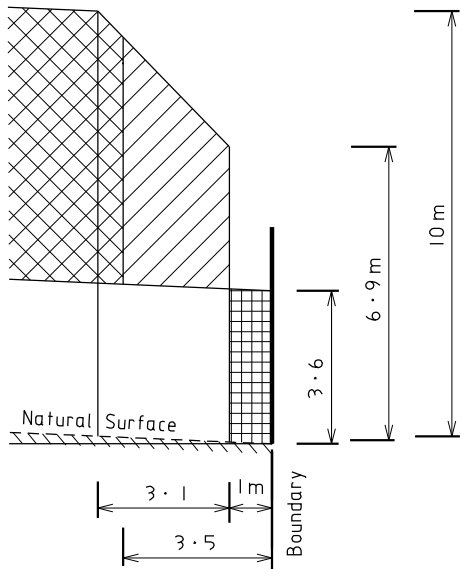


Natural surface rising from side boundary

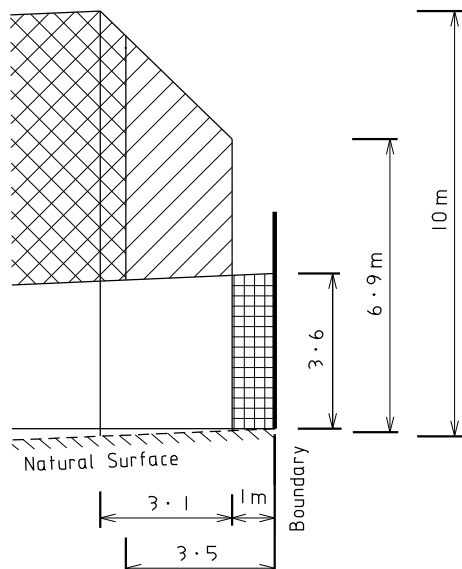


Natural surface falling from side boundary

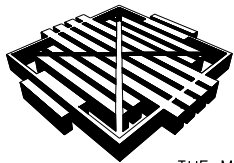
D Profile



Natural surface rising from boundary



Natural surface falling from boundary



WATSONS

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JONATHAN TREVOR NEATE, VERSION 9

ORIGINAL SHEET
SIZE A3

SHEET 3