

PLAN OF SUBDIVISION	Stage No. 2	LRS use only EDITION	Plan Number PS 649691Y
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Location of Land

Parish: Mickleham
 Township: _____
 Section: _____
 Crown Allotment: _____
 Crown Portion: 2B (Part)
 Title Reference: Vol. Fol.
 Last Plan Reference: S2 on PS 649691Y Stage 1
 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 N 5 840 300 in plan)

Council Certificate and Endorsement

Council Name: Hume City Council Ref: _____

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /20
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.
OPEN SPACE
 (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
 (ii) The requirement has been satisfied.
 (iii) The requirement is to be satisfied in Stage.....

Council Delegate
 Council Seal
 Date / /20
 Re-certified under section 11(7) of the Subdivision Act 1988
 Council Delegate
 Council Seal
 Date / /20

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-2	Hume City Council

Notations

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

Depth Limitation : Does not apply.

THIS IS A SPEAR PLAN

Lots 1 to 200 (Both Inclusive) and S2 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 2.

E-4, Party Wall Easements, have been exaggerated in the diagrams herein for clarity purposes.

Estate: TRILLIUM
 Development No.: 2A
 No. of Lots: 43
 Area: 2.274 ha
 Melways: 366 B12

Survey This plan is ~~is not~~ 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

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	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
E-3	Drainage	See Diag.	This Plan	Hume City Council
E-4	Party Wall	0.15	This Plan	The relevant abutting lot on this plan

LRS use only

Statement of Compliance/
 Exemption Statement

Received
 Date / /20

LRS use only

PLAN REGISTERED
 TIME
 DATE / /20

 Assistant Registrar of Titles

SHEET 1 OF 8 SHEETS

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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE _____

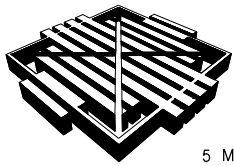
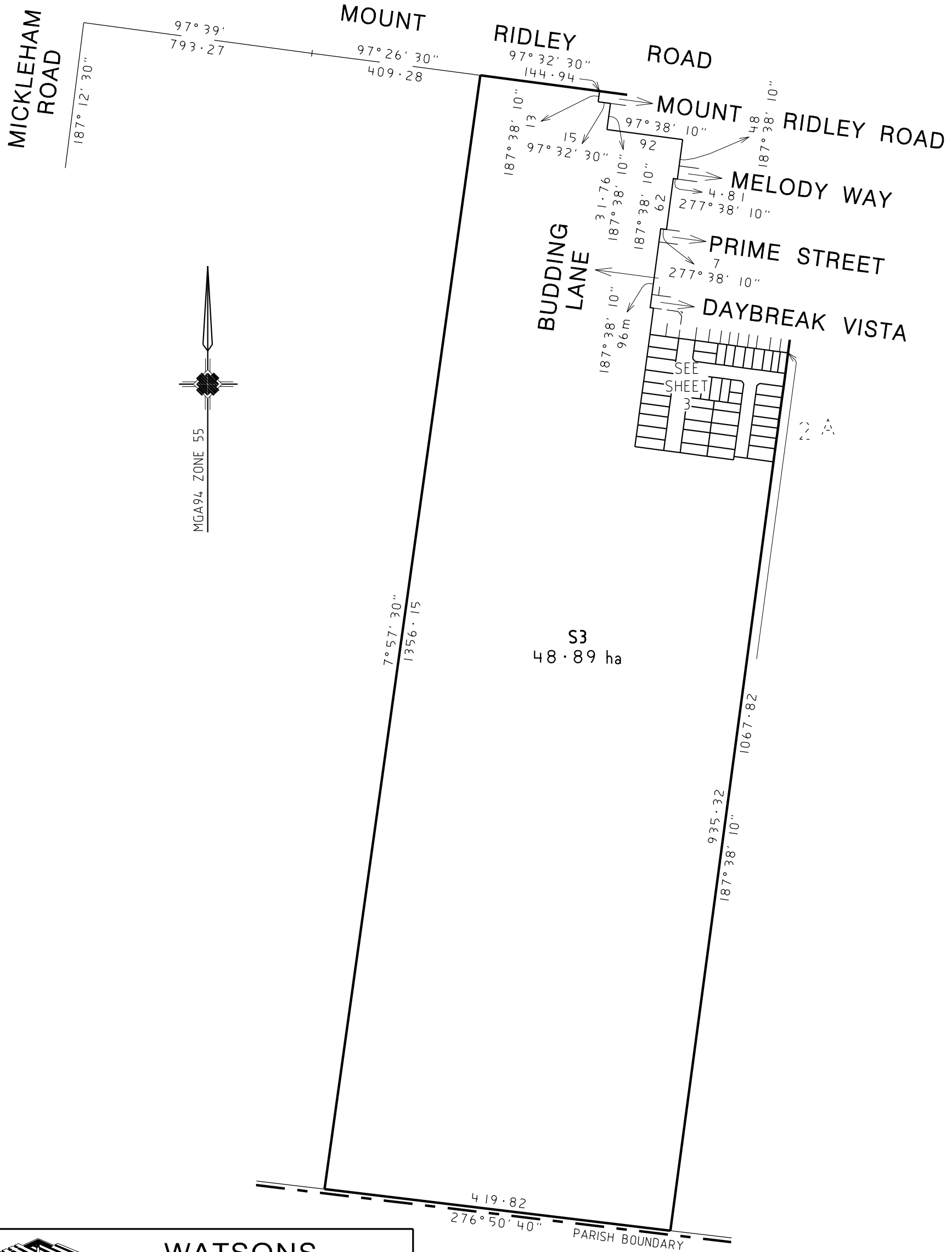
REF 36182/Stg.2A VERSION 10

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 DATE / /20
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.
2

Plan Number
PS 649691Y



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ORIGINAL SCALE
1:5000

SCALE



LENGTHS ARE IN METRES

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VERSION 10

SHEET 2

DATE / /20

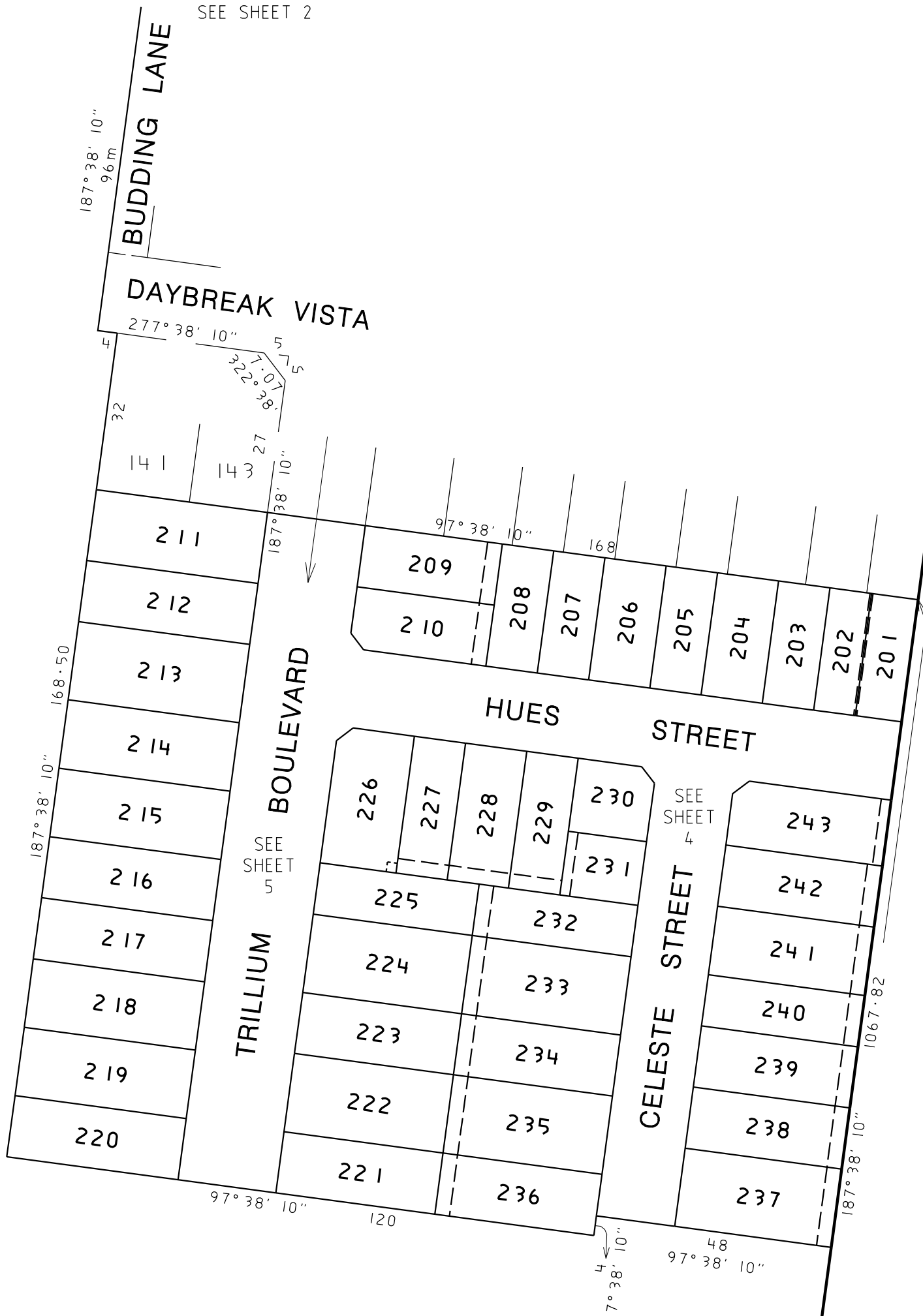
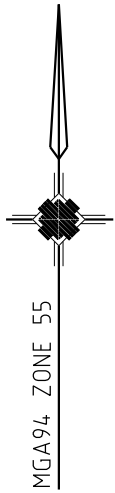
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ORIGINAL SHEET SIZE A3

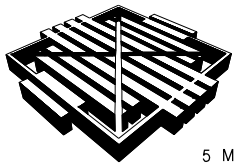
PLAN OF SUBDIVISION

Stage No.
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PS 649691Y



S3



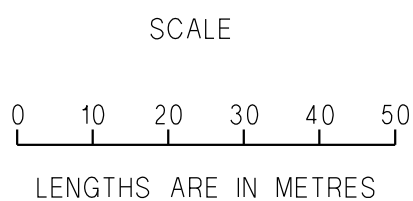
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SEE SHEET 2

ORIGINAL SCALE
1:1000



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SHEET 3

DATE / /20
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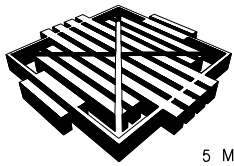
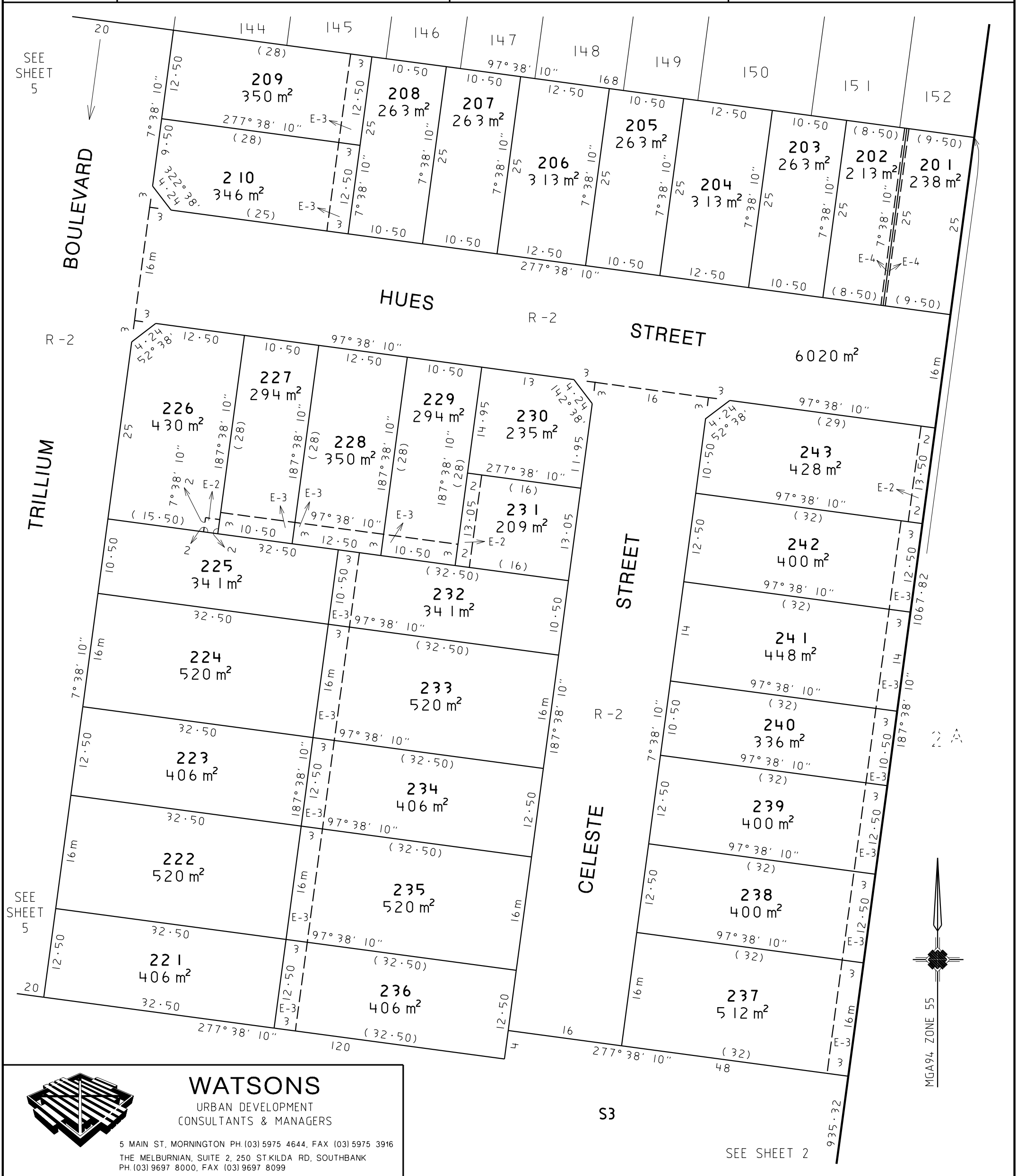
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WATSONS

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CONSULTANTS & MANAGERS

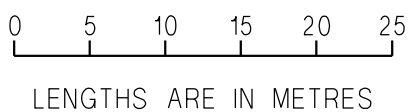
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S3

SEE SHEET 2

ORIGINAL
SCALE SHEET
1:500 A3

SCALE



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VERSION 10

SHEET 4

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

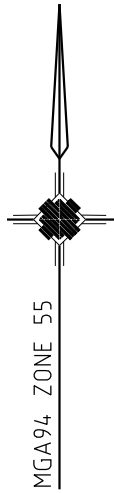
Stage No.

2

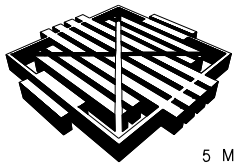
Plan Number

PS 649691Y

SEE SHEET 3



S3



WATSONS

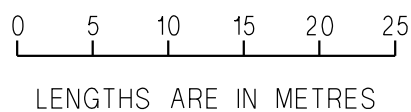
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

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ORIGINAL

SCALE SHEET
1:500 SIZE
A3

SCALE



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VERSION 10

SHEET 5

DATE / /20

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ORIGINAL SHEET SIZE A3

OWNERS CORPORATION SCHEDULE	Stage No. 2	Plan Number PS 649691Y
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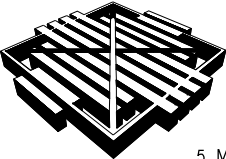
Owners Corporation: 1 *Plan no. P.S. 649691Y*

Land affected by Owners Corporation 1: Lots 101 to 152 (Both Inclusive) and Common Property No.1 from Previous Stage and Lots 201 to 243 (Both Inclusive) and S3.

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.

Lot Entitlement and Liability			Lot Entitlement and Liability			Lot Entitlement and Liability		
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101 to 152 (Stage 1)	520	520	237	10	10			
			238	10	10			
			239	10	10			
201	10	10	240	10	10			
202	10	10	241	10	10			
203	10	10	242	10	10			
204	10	10	243	10	10			
205	10	10	S3	7700	1			
206	10	10						
207	10	10						
208	10	10						
209	10	10						
210	10	10						
211	10	10						
212	10	10						
213	10	10						
214	10	10						
215	10	10						
216	10	10						
217	10	10						
218	10	10						
219	10	10						
220	10	10						
221	10	10						
222	10	10						
223	10	10						
224	10	10						
225	10	10						
226	10	10						
227	10	10						
228	10	10						
229	10	10						
230	10	10						
231	10	10						
232	10	10						
233	10	10						
234	10	10						
235	10	10						
236	10	10						
Total			Total	8650	951	Total		

 <p>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS</p> <p><small>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</small></p>	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE _____ REF 36182/Stg.2A VERSION 10	SHEET 6 <hr/> DATE ____ / ____ /20____ COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
	Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (10) SPEAR Ref: S019976B 31/10/2012	

PLAN OF SUBDIVISION

Stage No.

2

Plan Number

PS 649691Y

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

Land to benefit: Lots 201 to 243 (both inclusive) on this plan.

Land to be burdened: Lots 201 to 243 (both inclusive) on this plan.

Description of Restriction:

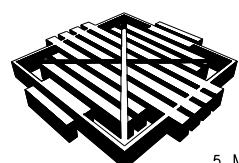
The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (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.

SHEET 7

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VERSION 10

DATE / /20

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ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

2

Plan Number

PS 649691Y

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
201	202
202	201, 203
203	202, 204
204	203, 205
205	204, 206
206	205, 207
207	206, 208
208	207, 209, 210
209	208, 210
210	208, 209
211	212
212	211, 213
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216, 218
218	217, 219
219	218, 220
220	219
221	222, 236
222	221, 223, 235

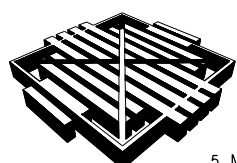
Burdened Lot No.	Benefiting Lots on This Plan
223	222, 224, 234
224	223, 225, 233
225	224, 226, 227, 228, 232
226	225, 227
227	225, 226, 228
228	225, 227, 229, 232
229	228, 230, 231, 232
230	229, 231
231	229, 230, 232
232	225, 228, 229, 231, 233
233	224, 232, 234
234	223, 233, 235
235	222, 234, 236
236	221, 235
237	238
238	237, 239
239	238, 240
240	239, 241
241	240, 242
242	241, 243
243	242

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 2.

This restriction shall expire 1 January 2022.

SHEET 8

**WATSONS**URBAN DEVELOPMENT
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ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

2

Plan Number

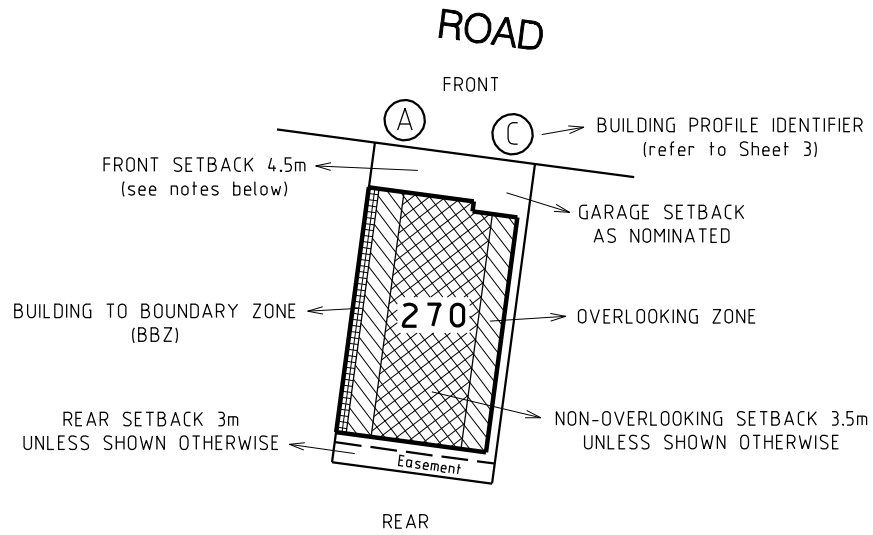
PS 649691Y

BUILDING ENVELOPE SCHEDULE

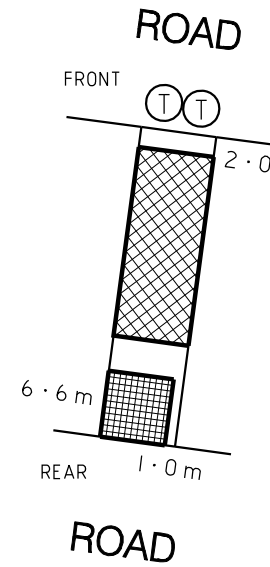
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

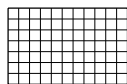
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary for a corner lot is 2m unless noted otherwise.
- Porches and verandahs can encroach into the front setback by up to 1.0m at heights of up to 4m 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 setback between 5.0m and 3.9m behind the front street building line 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



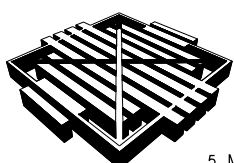
Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



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 3 SHEETS



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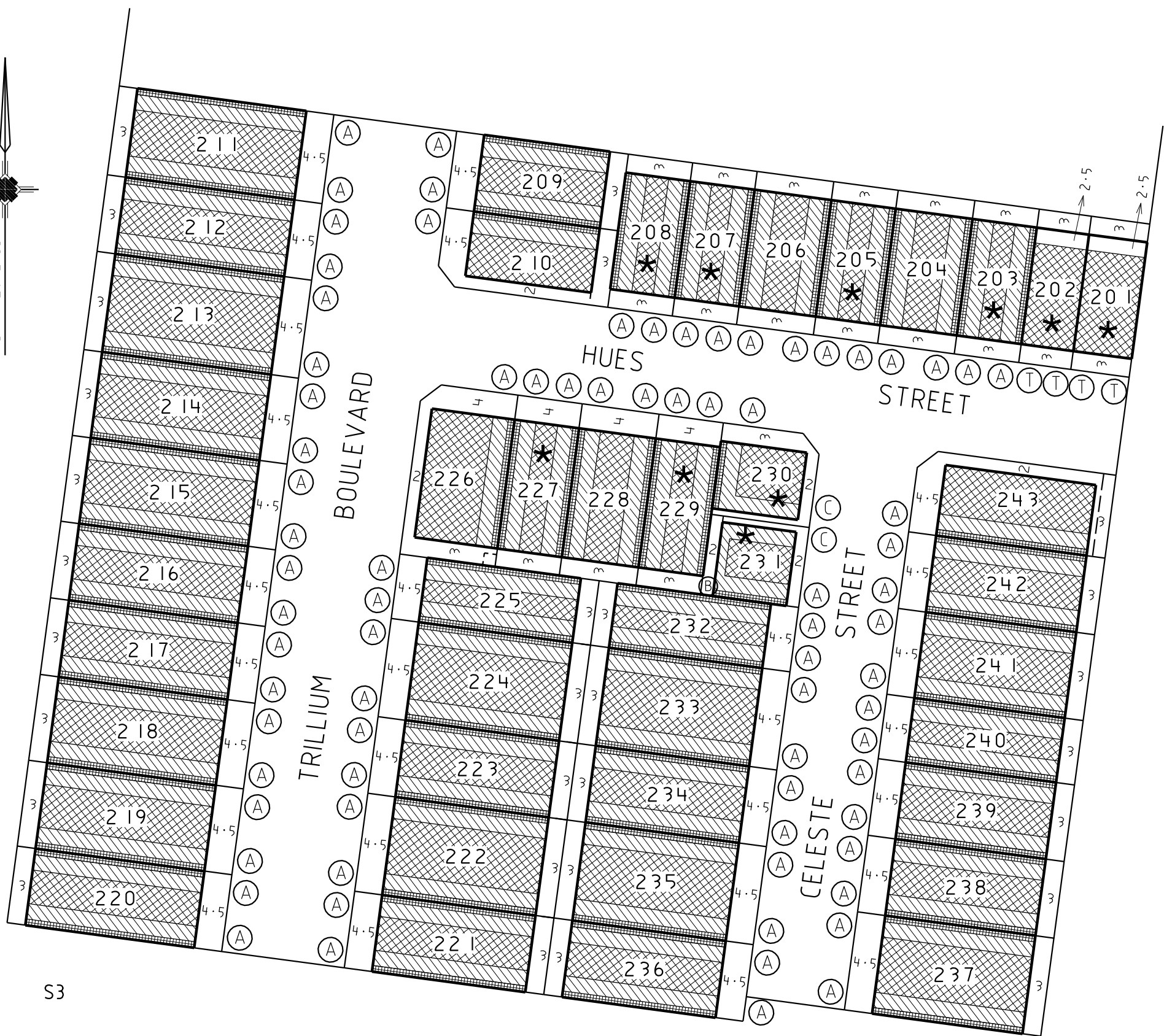
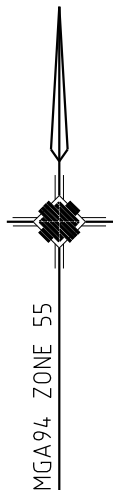
PLAN OF SUBDIVISION

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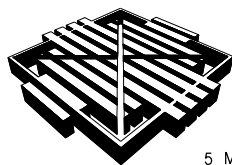


S3

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 RELEVANT AUTHORITY.

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



WATSONS

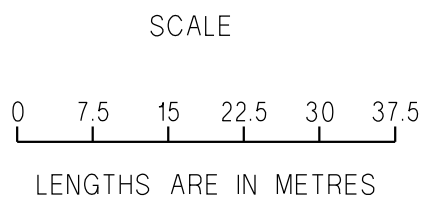
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Notations:

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

ORIGINAL SCALE SHEET SIZE
1:750 A3



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SHEET 2

DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

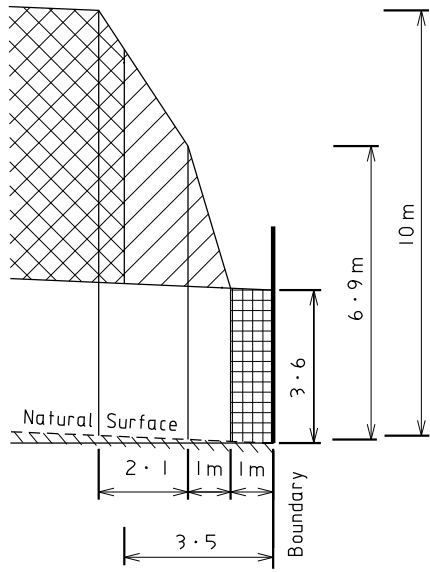
PLAN OF SUBDIVISION

Stage No.
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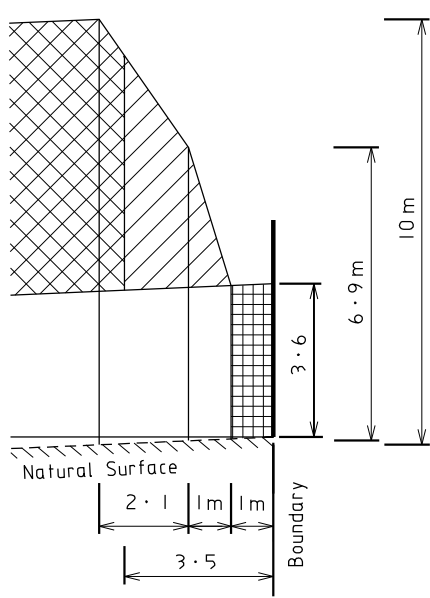
Plan Number
PS 649691Y

PROFILE DIAGRAMS

(A) Profile

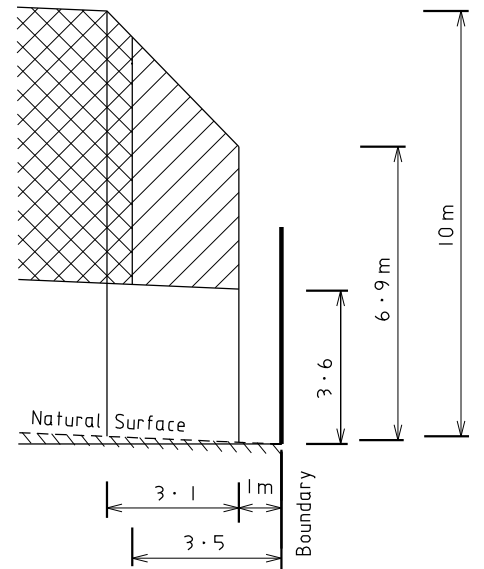


Natural surface rising from boundary



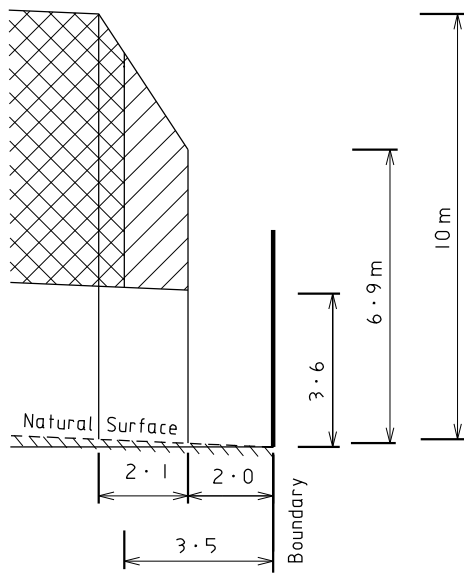
Natural surface falling from boundary

(C) Profile

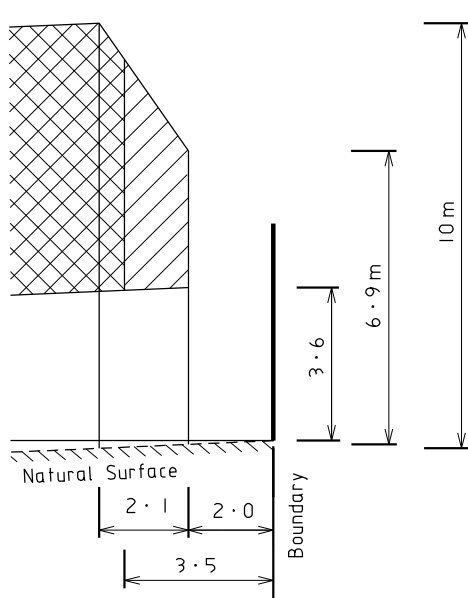


Natural surface rising from boundary

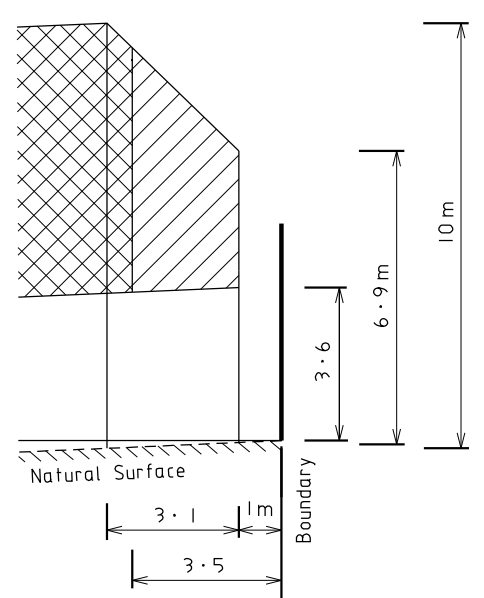
(B) Profile



Natural surface rising from boundary

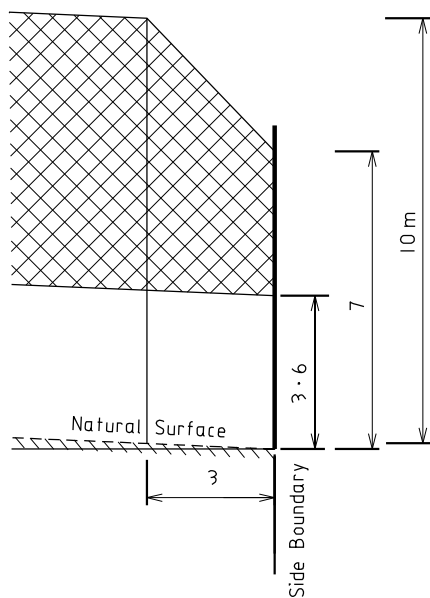


Natural surface falling from boundary

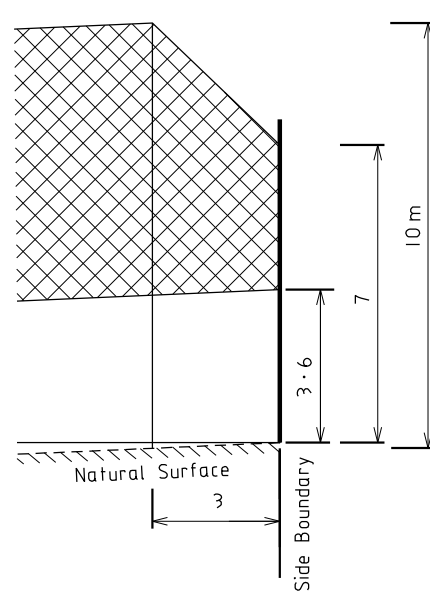


Natural surface falling from boundary

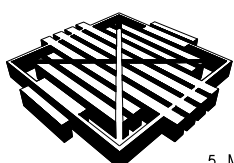
(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary



WATSONS

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SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.2A

VERSION 10

SHEET 3

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3