

<b>PLAN OF SUBDIVISION</b>	Stage No. <b>3</b>	LRS use only <b>EDITION</b>	Plan Number <b>PS 649691Y</b>
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Location of Land

Parish: Mickleham  
 Township: \_\_\_\_\_  
 Section: \_\_\_\_\_  
 Crown Allotment: \_\_\_\_\_  
 Crown Portion: 2B (Part)

Title Reference: Vol. Fol.

Last Plan Reference: S3 on PS 649691Y Stage 2

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-3	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 243 (Both Inclusive), S2 and S3 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 3.

Estate: TRILLIUM  
 Development No.: 2B  
 No. of Lots: 38  
 Area: 2.174 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-1 & E-3	Drainage	See Diag.	This Plan	Hume City Council
E-3	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
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 9 SHEETS



**WATSONS**  
 URBAN DEVELOPMENT  
 CONSULTANTS & MANAGERS

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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.2B VERSION 10

.....  
 DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

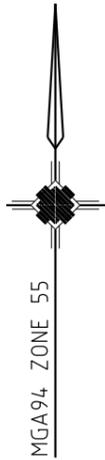
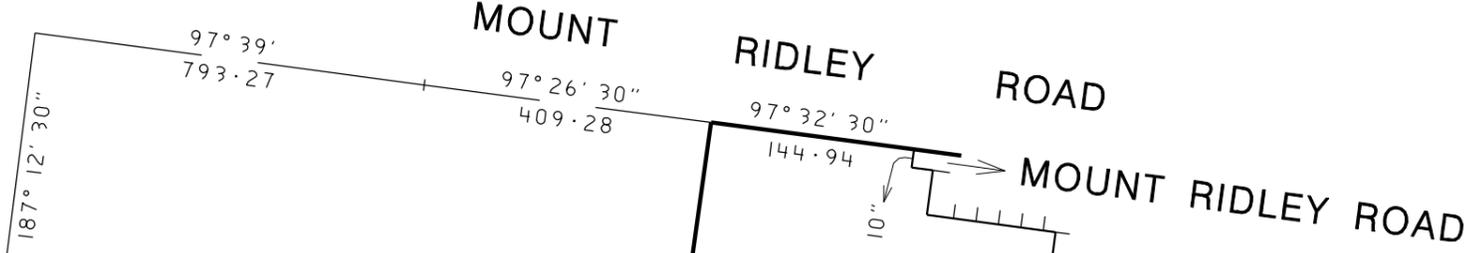
Stage No.

**3**

Plan Number

**PS 649691Y**

MICKLEHAM ROAD



SEE SHEET 6

SEE SHEET 3

**S4**  
46.71 ha

2A

419.82  
276° 50' 40"  
PARISH BOUNDARY



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ORIGINAL SCALE  
1:5000

SCALE



LENGTHS ARE IN METRES

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SHEET 2

DATE / /20

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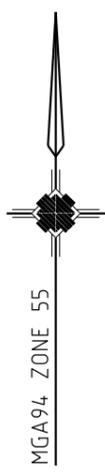
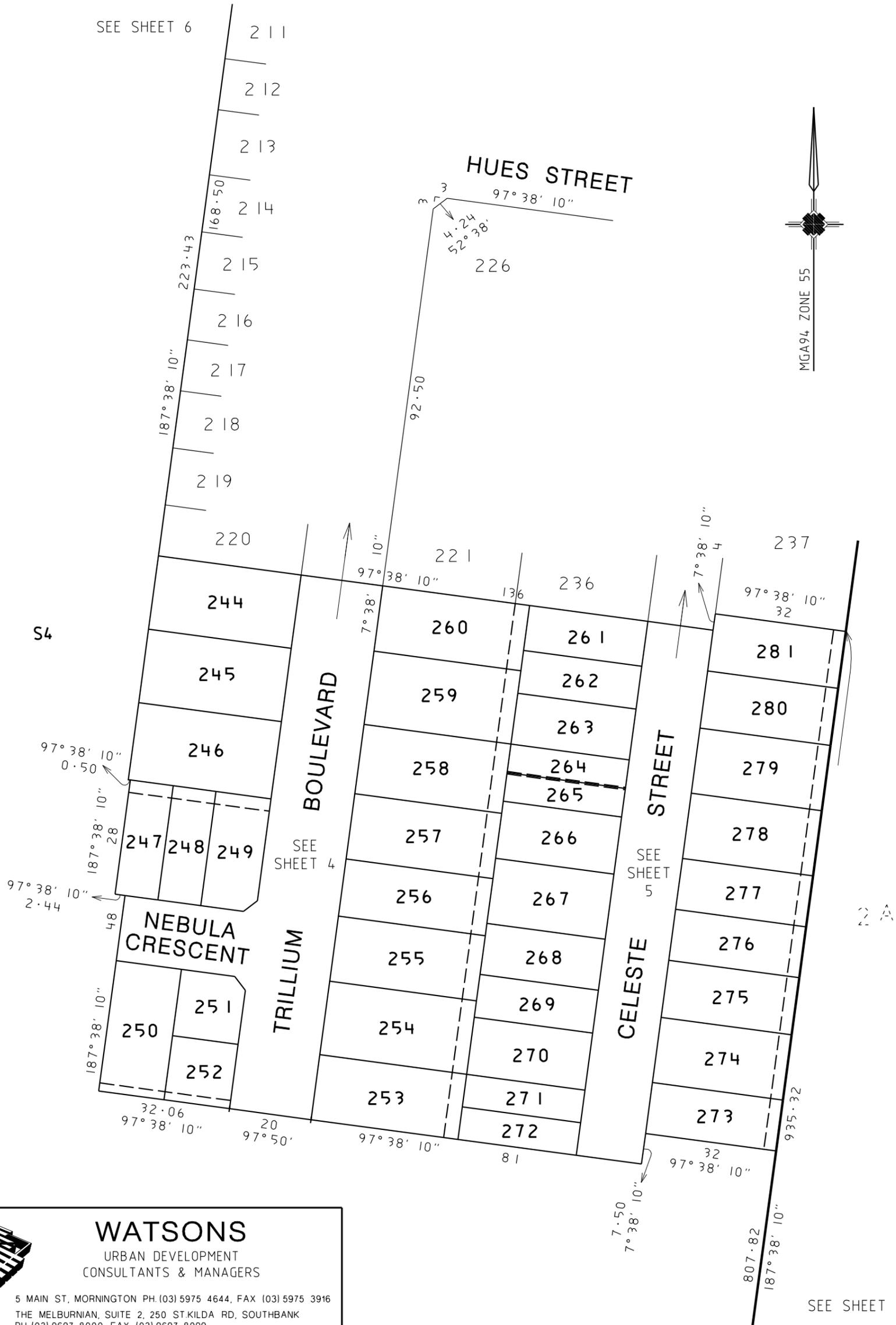
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Stage No.

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**PS 649691Y**



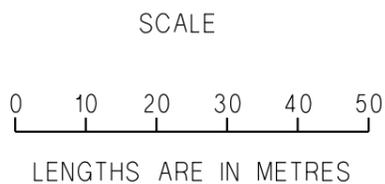
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ORIGINAL SCALE 1:1000  
SHEET SIZE A3



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DATE / /20  
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ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

Stage No.  
**3**

Plan Number  
**PS 649691Y**

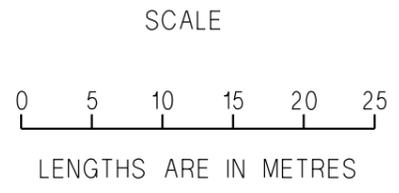


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1:500 A3



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SHEET 4  
DATE / /20  
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ORIGINAL SHEET SIZE A3

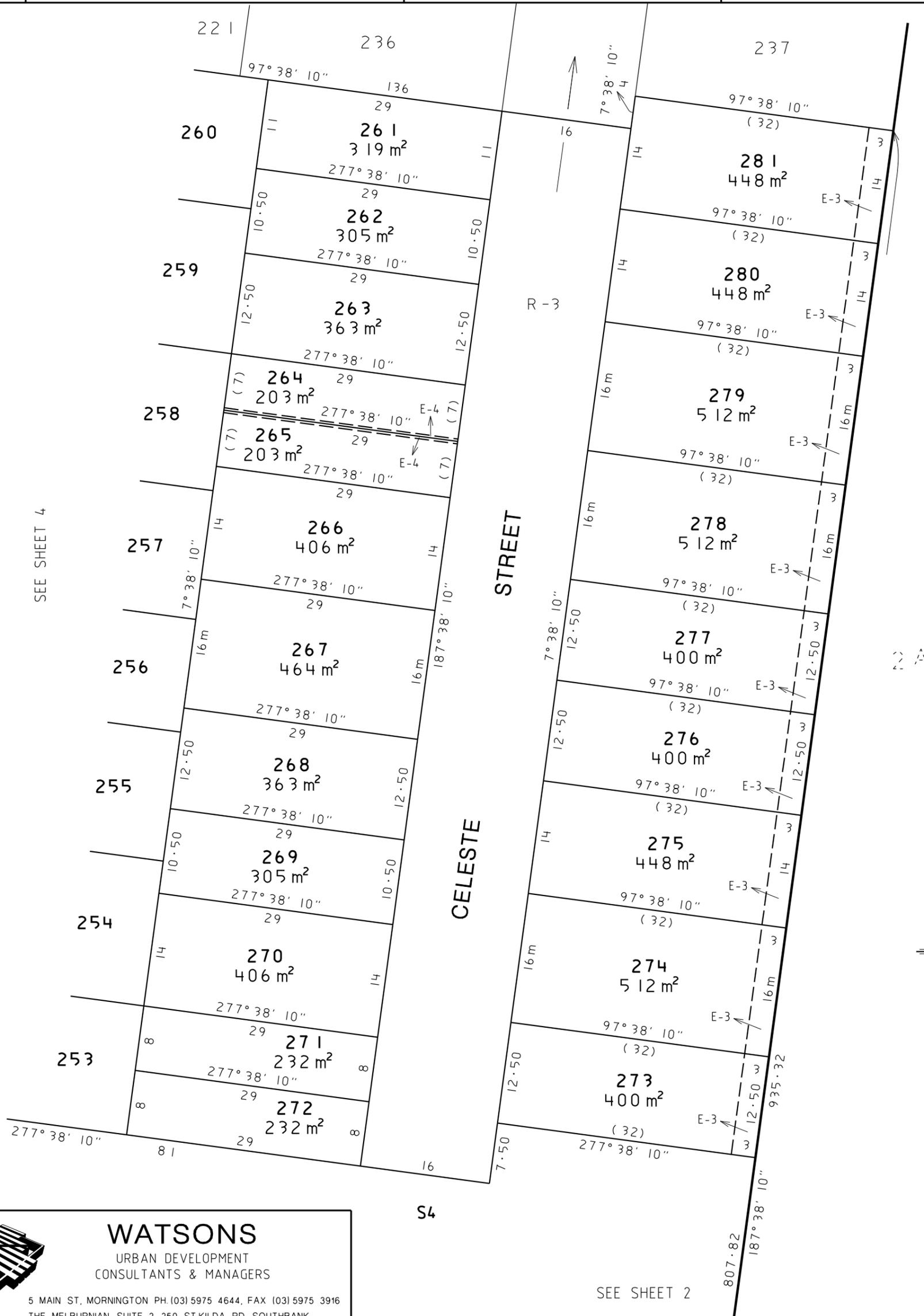
# PLAN OF SUBDIVISION

Stage No.

## 3

Plan Number

## PS 649691Y



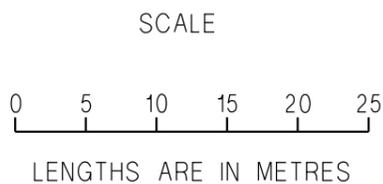
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SEE SHEET 2

ORIGINAL  
SCALE SHEET  
1:500 SIZE  
A3



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SHEET 5

DATE / /20  
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ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

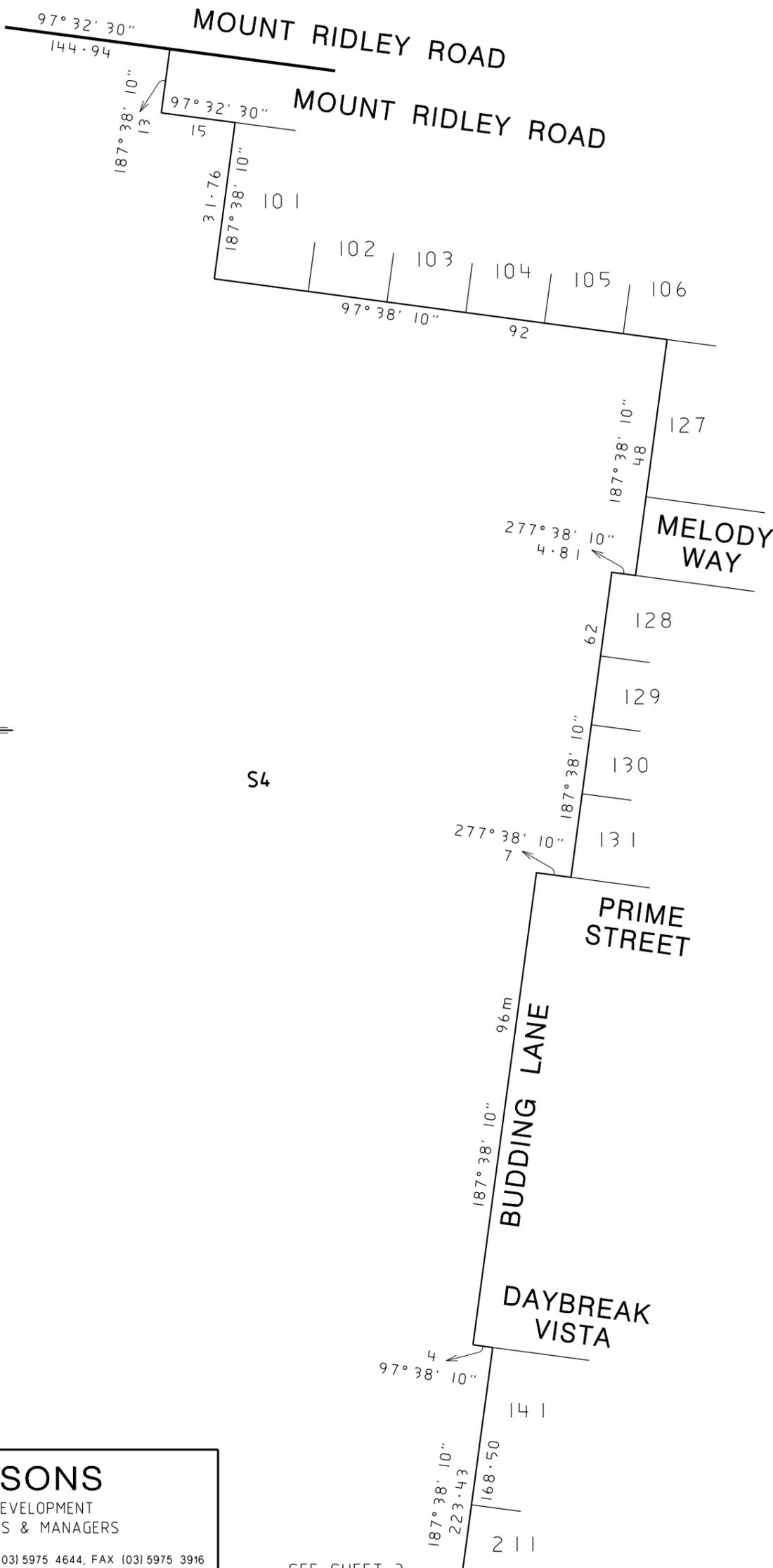
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**PS 649691Y**

SEE SHEET 2



S4

SEE SHEET 3



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1:1000

SCALE



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VERSION 10

SHEET 6

DATE / /20

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ORIGINAL SHEET SIZE A3

	<b>OWNERS CORPORATION SCHEDULE</b>	Stage No. <b>3</b>	Plan Number <b>PS 649691Y</b>
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*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) and Common Property No.1 from Previous Stages and Lots 244 to 281 (Both Inclusive) and S4.

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		Lot		Liability	
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	
101 to 152 (Stage 1)	520	520	278	10	10				
			279	10	10				
201 to 243 (Stage 2)	430	430	280	10	10				
			281	10	10				
			S4	7320	1				
244	10	10							
245	10	10							
246	10	10							
247	10	10							
248	10	10							
249	10	10							
250	10	10							
251	10	10							
252	10	10							
253	10	10							
254	10	10							
255	10	10							
256	10	10							
257	10	10							
258	10	10							
259	10	10							
260	10	10							
261	10	10							
262	10	10							
263	10	10							
264	10	10							
265	10	10							
266	10	10							
267	10	10							
268	10	10							
269	10	10							
270	10	10							
271	10	10							
272	10	10							
273	10	10							
274	10	10							
275	10	10							
276	10	10							
277	10	10							
<b>Total</b>			<b>Total</b>	8650	1331	<b>Total</b>			

 <p><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; 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.2B VERSION 10	SHEET 7 <hr/> DATE ____ / ____ /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
	Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (Version 10) SPEAR Ref: S021497E 17/04/2013	

**PLAN OF SUBDIVISION**

Stage No.

**3**

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 244 to 281 (both inclusive) on this plan.

Land to be burdened: Lots 244 to 281 (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 8

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REF 36182/Stg.2B

VERSION 10

DATE / /20

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ORIGINAL SHEET SIZE A3

**WATSONS**URBAN DEVELOPMENT  
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**PLAN OF SUBDIVISION**

Stage No.

**3**

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
244	245
245	244, 246
246	245, 247, 248, 249
247	246, 248
248	246, 247, 249
249	246, 248
250	251, 252
251	250, 252
252	250, 251
253	254, 271, 272
254	253, 255, 269, 270
255	254, 256, 268, 269
256	255, 257, 267, 268
257	256, 258, 266, 267
258	257, 259, 264, 265, 266
259	258, 260, 262, 263
260	259, 261, 262
261	260, 262
262	259, 260, 261, 263

Burdened Lot No.	Benefiting Lots on This Plan
263	259, 262, 264
264	258, 263, 265
265	258, 264, 266
266	257, 258, 265, 267
267	256, 257, 266, 268
268	255, 256, 267, 269
269	254, 255, 268, 270
270	254, 269, 271
271	253, 270, 272
272	253, 271
273	274
274	273, 275
275	274, 276
276	275, 277
277	276, 278
278	277, 279
279	278, 280
280	279, 281
281	280

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 3.

This restriction shall expire 1 January 2022.

SHEET 9

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DATE

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VERSION 10

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ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

Stage No.

**3**

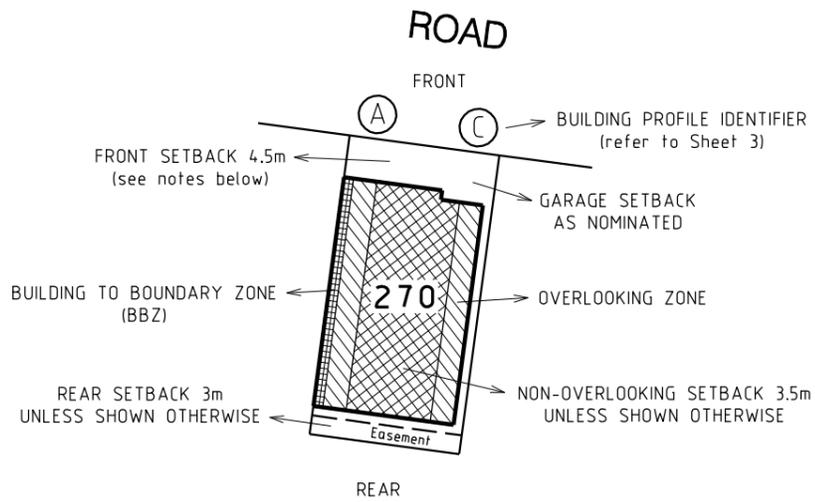
Plan Number

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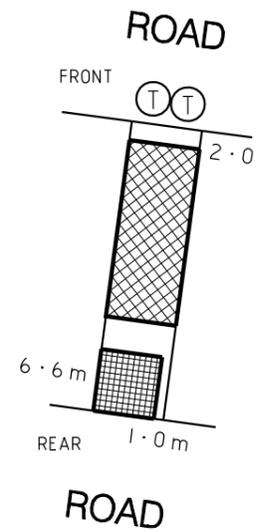
## BUILDING ENVELOPE SCHEDULE See Plan of Subdivision PS 649691Y

### 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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Stage No.

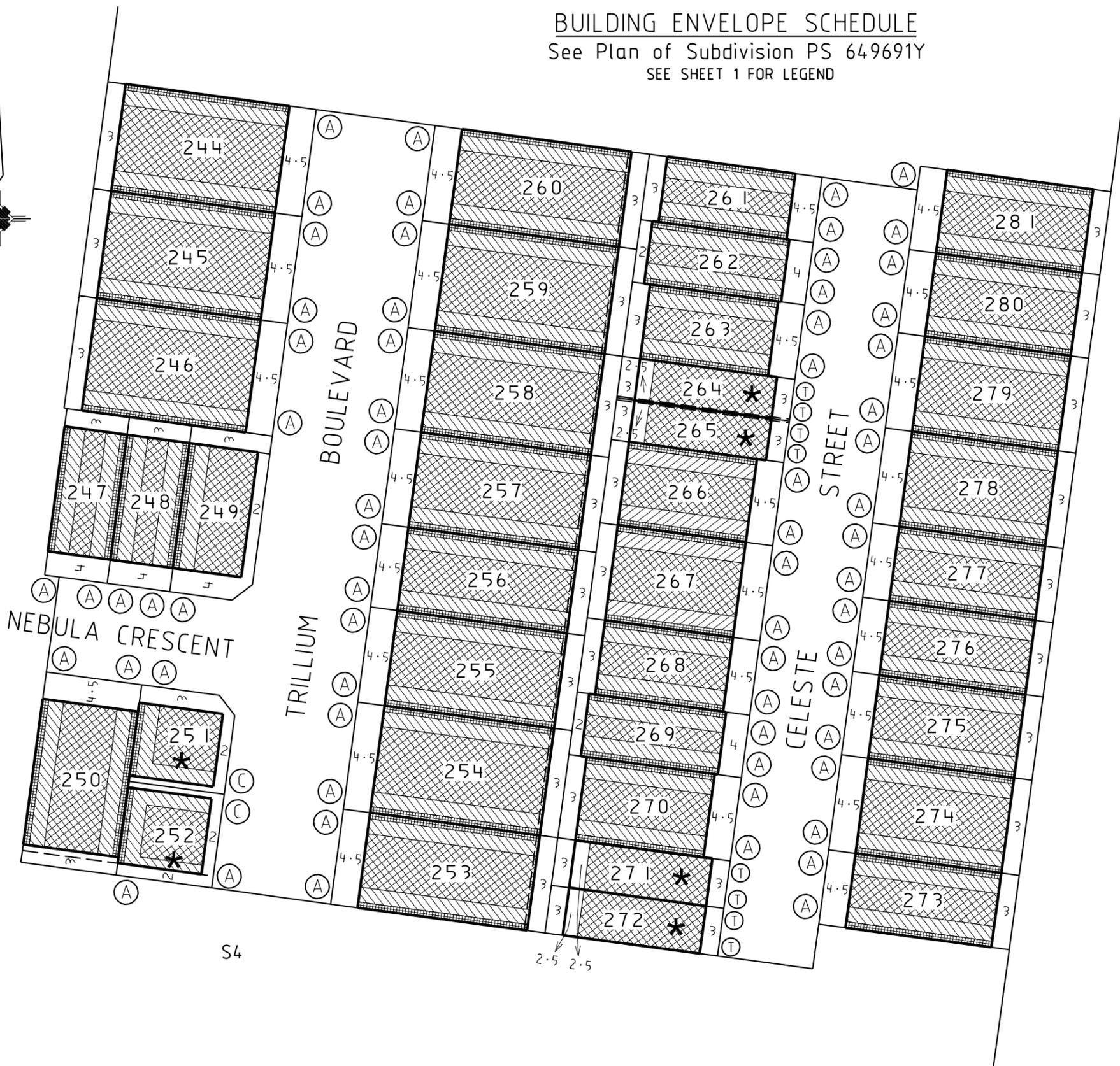
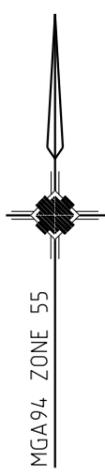
**3**

Plan Number

**PS 649691Y**

## 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 RELEVANT AUTHORITY.



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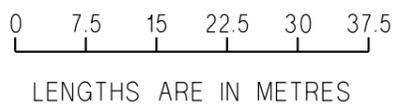
**Notations:**

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

ORIGINAL

SCALE

SCALE SHEET  
SIZE  
1:750 A3



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SHEET 2

DATE / /20

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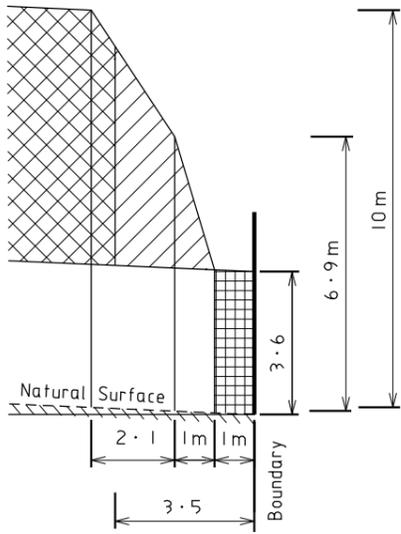
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Stage No.  
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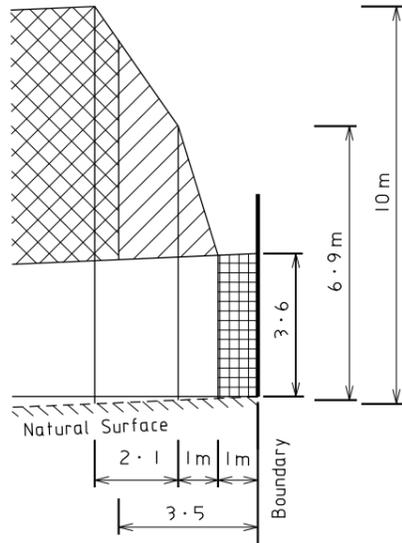
Plan Number  
**PS 649691Y**

## PROFILE DIAGRAMS

**(A)** Profile

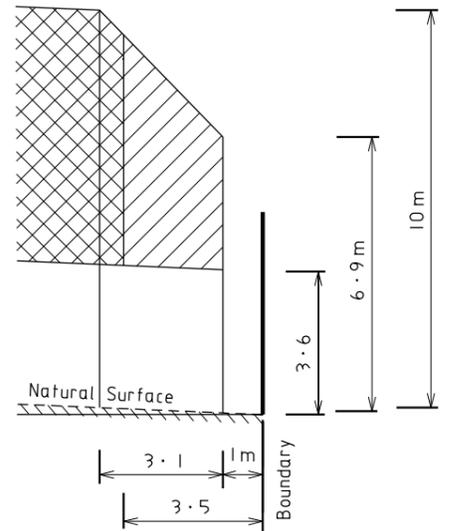


Natural surface rising from boundary



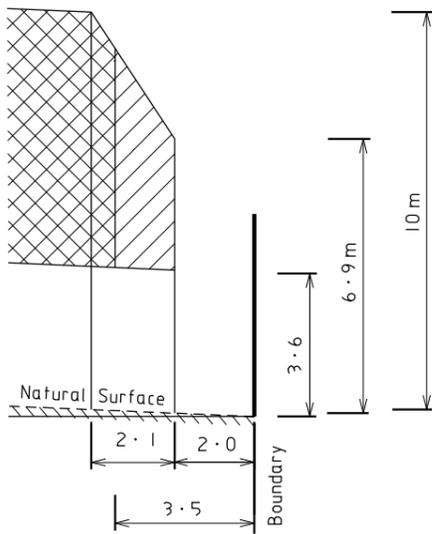
Natural surface falling from boundary

**(C)** Profile

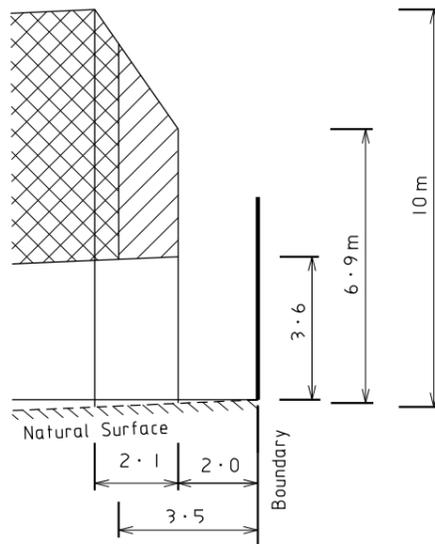


Natural surface rising from boundary

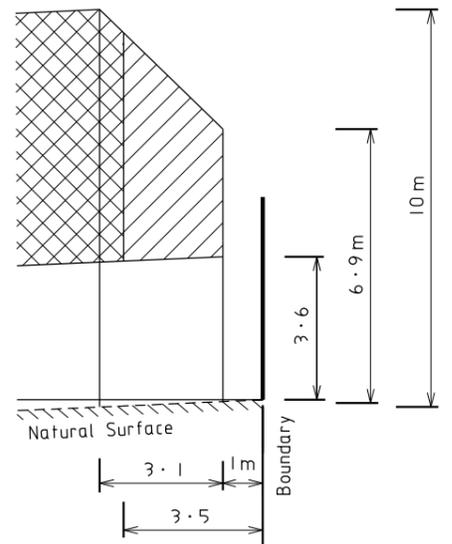
**(B)** Profile



Natural surface rising from boundary

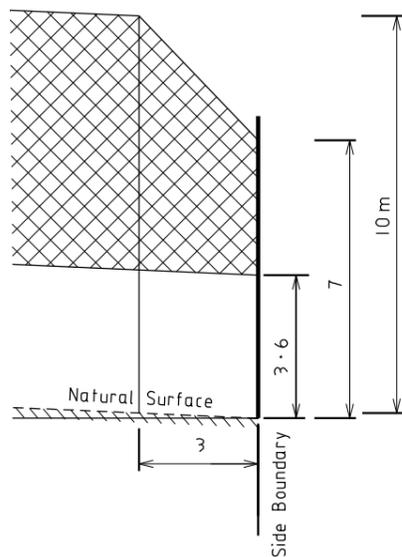


Natural surface falling from boundary

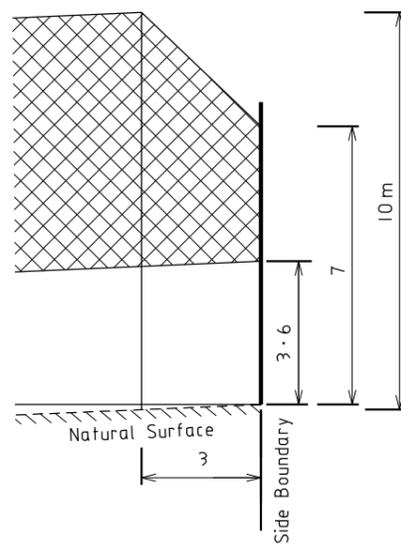


Natural surface falling from boundary

**(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.2B

VERSION 10

SHEET 3

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3