

<b>PLAN OF SUBDIVISION</b>	Stage No. <b>18</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: S9 on PS 649691Y Stage 8

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

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-18	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 524 (Both Inclusive) and S2 to S17 (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 18.

Estate: TRILLIUM  
 Development No.: 5B  
 No. of Lots: 27  
 Area: 1.759 ha  
 Melways: 366 A12

**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	Drainage	See Diag.	This Plan	Hume City Council
E-2	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
E-3	Drainage	See Diag.	This Plan & PS 649691Y Stage 8	Hume City Council
E-3	Sewerage	See Diag.	This Plan & PS 649691Y Stage 8	Yarra Valley Water Corporation

**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

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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.5B VERSION 6

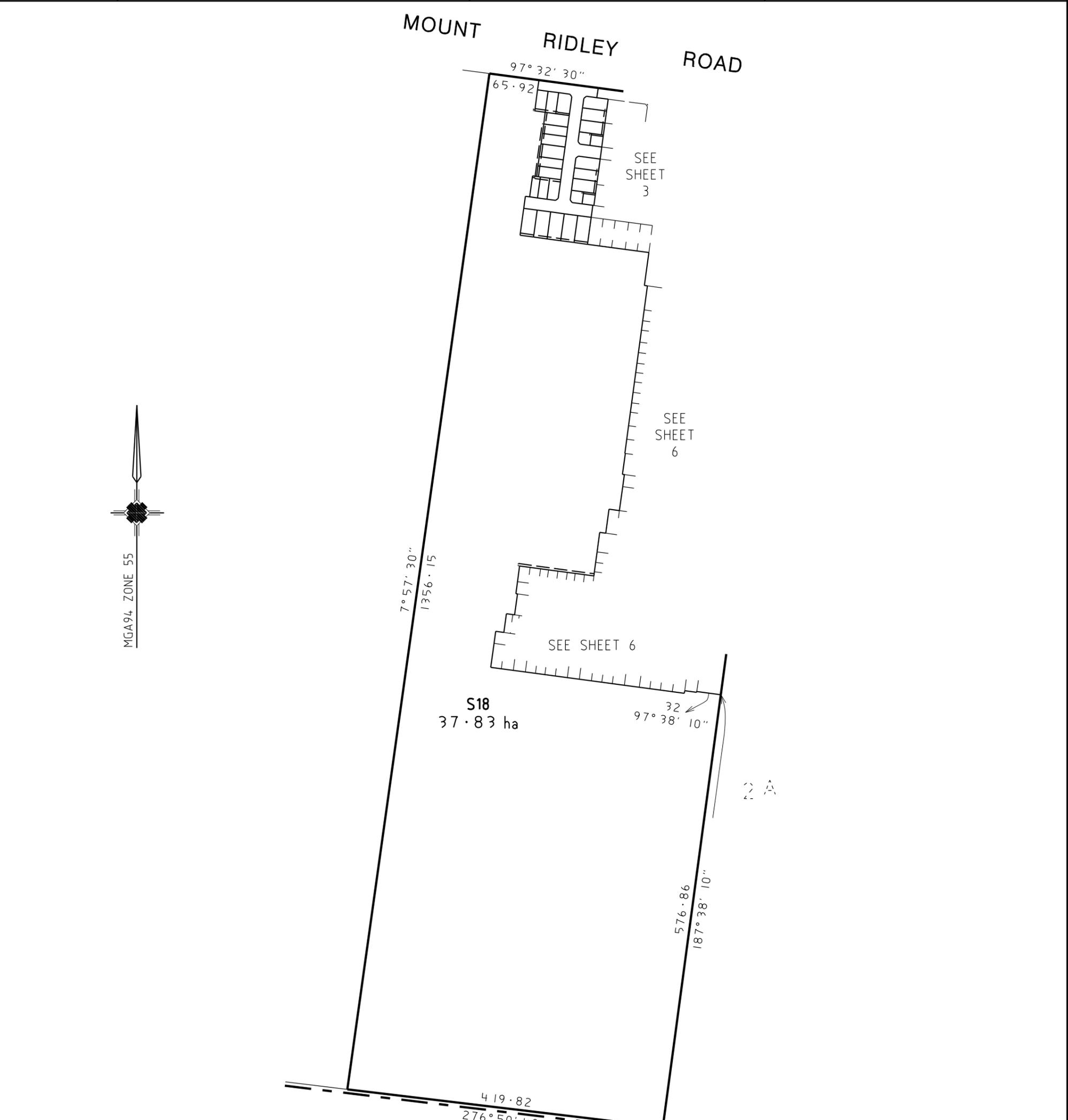
.....  
 DATE / /20  
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

Stage No.  
**18**

Plan Number  
**PS 649691Y**

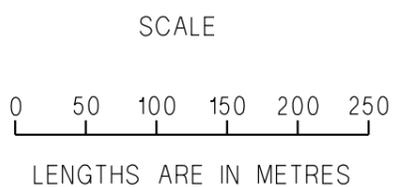


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ORIGINAL  
SCALE | SHEET  
1:5000 | SIZE  
A3



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SHEET 2

DATE / /20  
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# PLAN OF SUBDIVISION

Stage No.  
**18**

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**PS 649691Y**



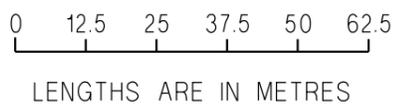
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1:1250

SCALE



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SHEET 3

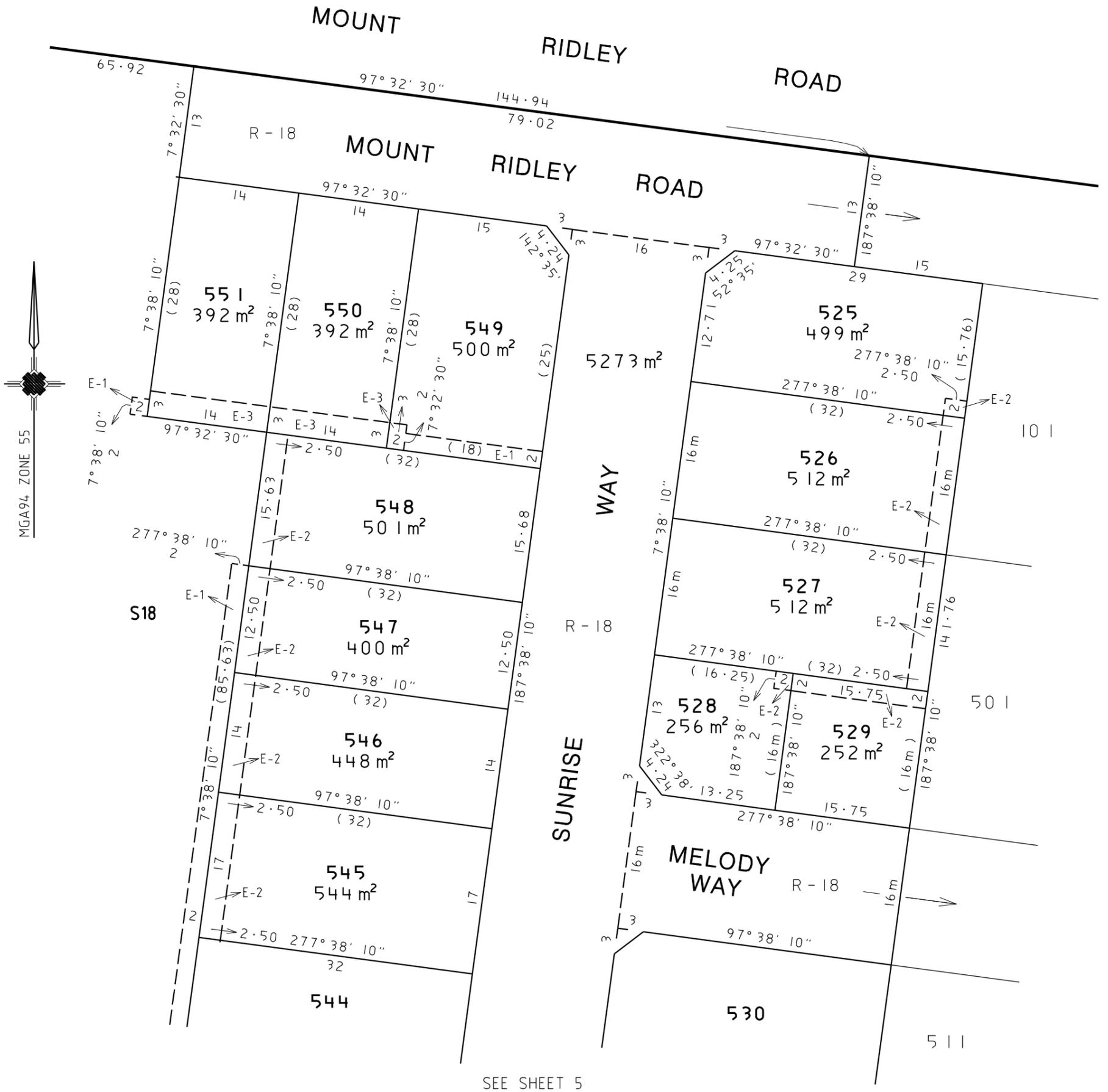
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# PLAN OF SUBDIVISION

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SEE SHEET 3

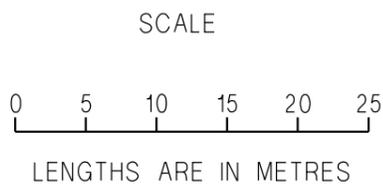


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ORIGINAL  
SCALE SHEET  
1:500 SIZE  
A3



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SHEET 4

DATE / /20  
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# PLAN OF SUBDIVISION

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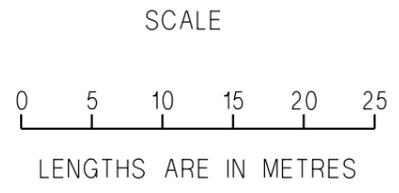


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ORIGINAL SCALE SHEET SIZE  
1:500 A3



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SHEET 5

DATE / /20

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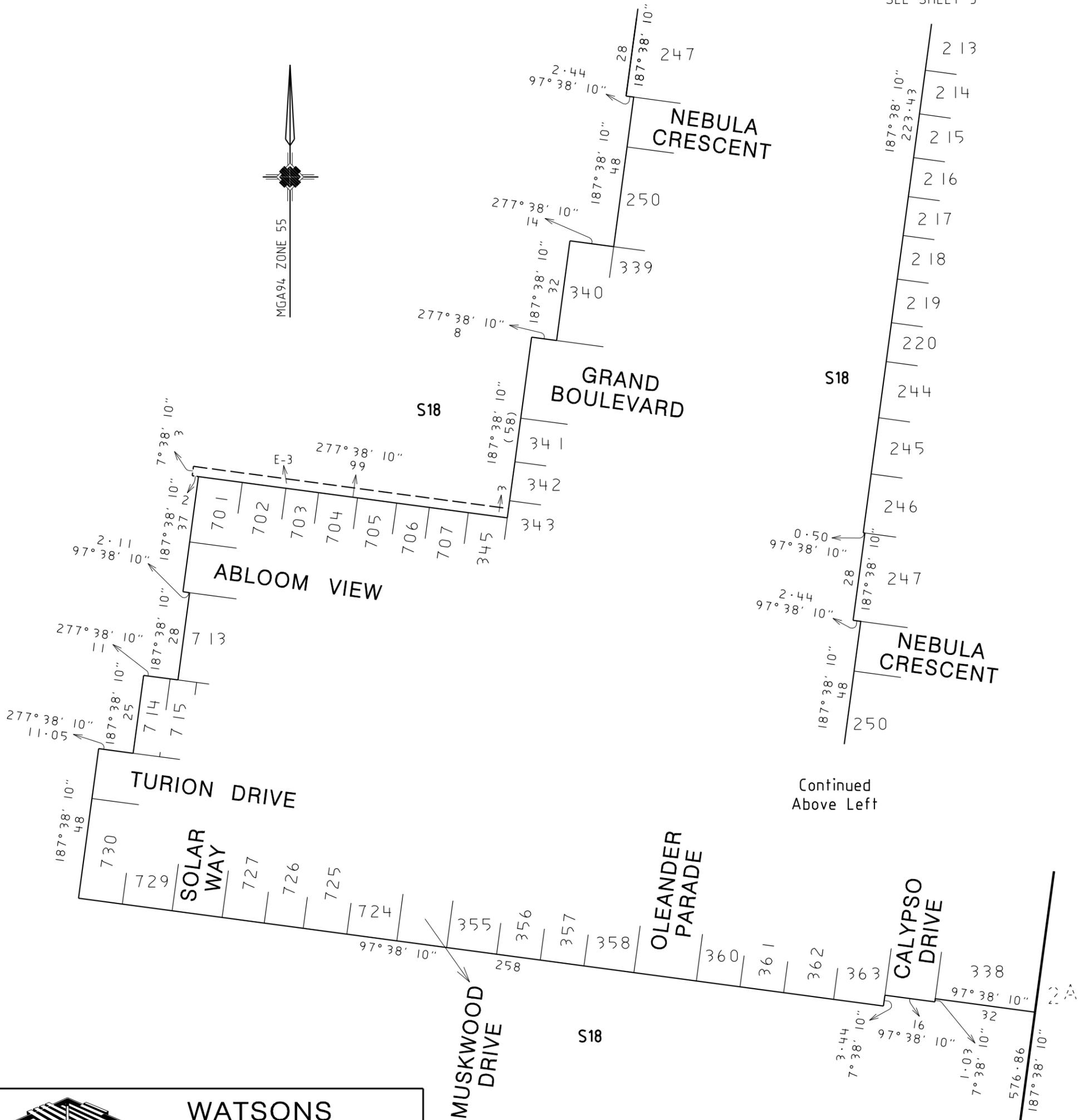
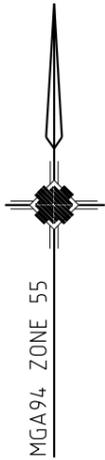
# PLAN OF SUBDIVISION

Stage No.  
**18**

Plan Number  
**PS 649691Y**

Continued  
Below Right

SEE SHEET 3



Continued  
Above Left

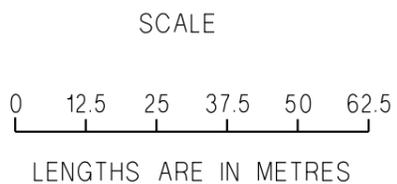


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SHEET 6

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	<b>OWNERS CORPORATION SCHEDULE</b>	Stage No. <b>18</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), 244 to 281 (Both Inclusive), 301 to 338 (Both Inclusive), 339 to 364 (Both Inclusive), 501 to 524 (Both Inclusive), 701 to 730 (Both Inclusive) and Common Property No.1 from Previous Stages and Lots 525 to 551 (Both Inclusive) and S18.

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	548	10	10				
			549	10	10				
201 to 243 (Stage 2)	430	430	550	10	10				
			551	10	10				
244 to 281 (Stage 3)	380	380	S18	5870	1				
301 to 338 (Stage 4)	380	380							
339 to 364 (Stage 17)	260	260							
501 to 524 (Stage 6)	240	240							
701 to 730 (Stage 8)	300	300							
525	10	10							
526	10	10							
527	10	10							
528	10	10							
529	10	10							
530	10	10							
531	10	10							
532	10	10							
533	10	10							
534	10	10							
535	10	10							
536	10	10							
537	10	10							
538	10	10							
539	10	10							
540	10	10							
541	10	10							
542	10	10							
543	10	10							
544	10	10							
545	10	10							
546	10	10							
547	10	10							
<b>Total</b>			<b>Total</b>	8650	2781	<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.5B VERSION 6	SHEET 7 <hr/> DATE ____ / ____ /20____ COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
	Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (Version 6) SPEAR Ref: S043463T 26/05/2014	

**PLAN OF SUBDIVISION**

Stage No.

**18**

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 525 to 551 (both inclusive) on this plan.

Land to be burdened: Lots 525 to 551 (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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SIGNATURE .....  
DATE

REF 36182/Stg.5B

VERSION 6

DATE / /20

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ORIGINAL SHEET SIZE A3

**PLAN OF SUBDIVISION**

Stage No.

**18**

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
525	526
526	525, 527
527	526, 528, 529
528	527, 529
529	527, 528
530	531
531	530, 532
532	531, 533, 534
533	532, 534
534	532, 533
535	536
536	535, 537
537	536, 538
538	537, 539

Burdened Lot No.	Benefiting Lots on This Plan
539	538
540	541, 543
541	540, 542, 543
542	541, 543
543	540, 541, 542, 544
544	543, 545
545	544, 546
546	545, 547
547	546, 548
548	547, 549, 550
549	548, 550
550	548, 549, 551
551	550

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 18.

This restriction shall expire 1 January 2022.

SHEET 9

**WATSONS**URBAN DEVELOPMENT  
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ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

Stage No.  
**18**

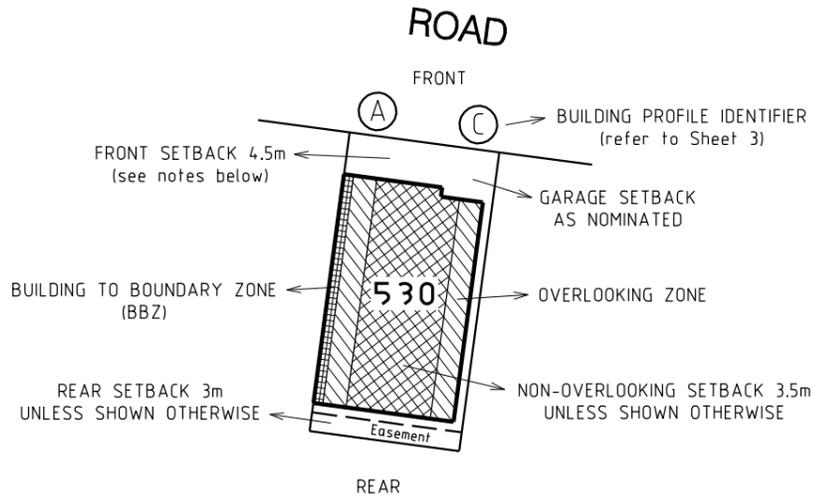
Plan Number  
**PS 649691Y**

## BUILDING ENVELOPE SCHEDULE

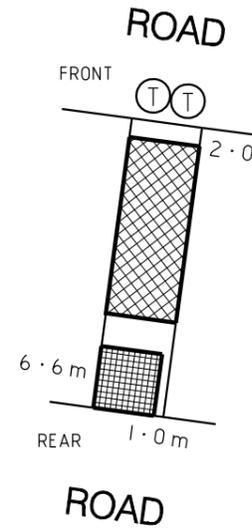
See Plan of Subdivision PS 649691Y

### 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.
- 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 3 SHEETS



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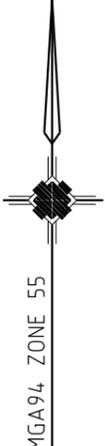
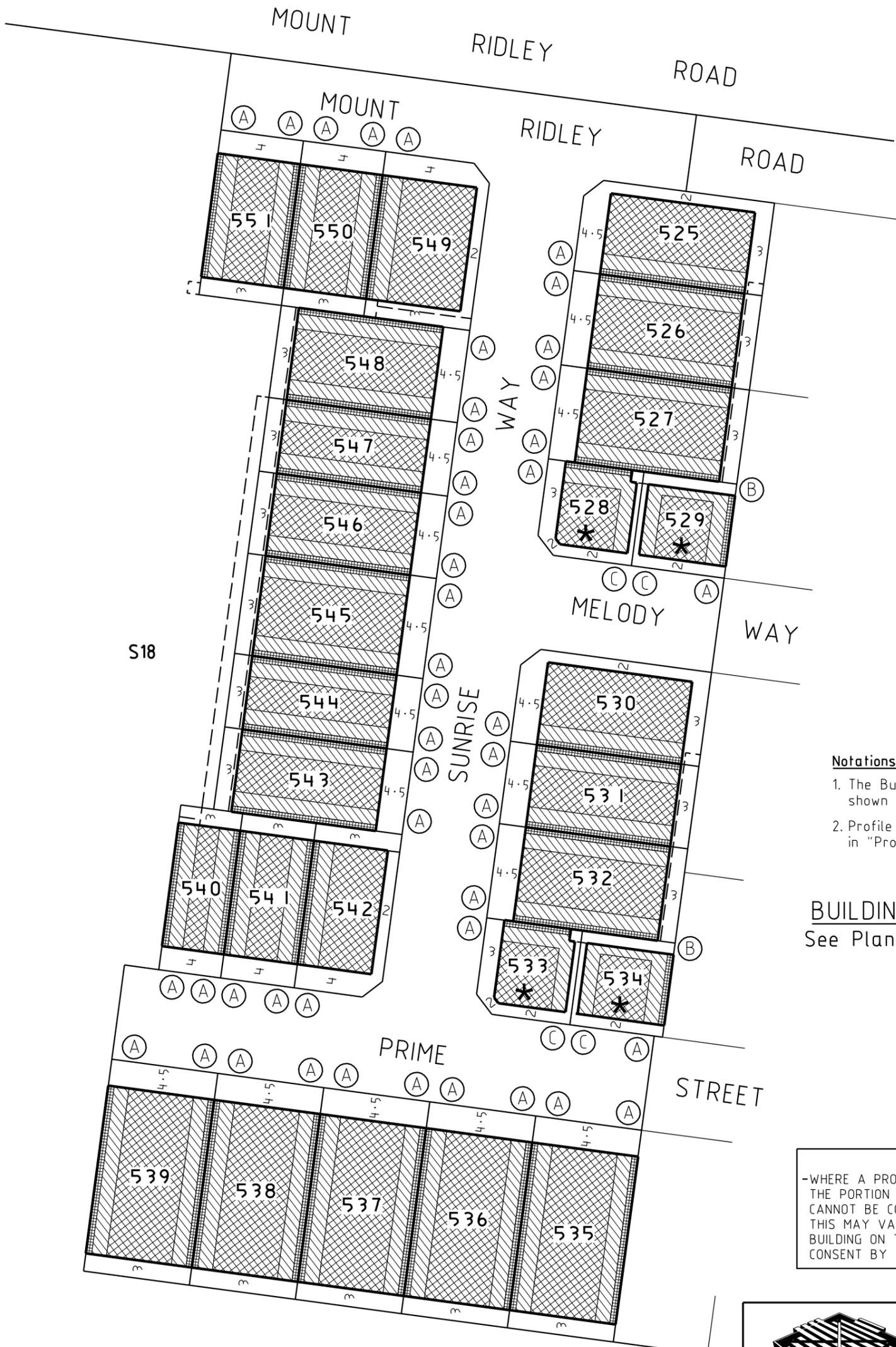
# PLAN OF SUBDIVISION

Stage No.

## 18

Plan Number

## PS 649691Y



**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

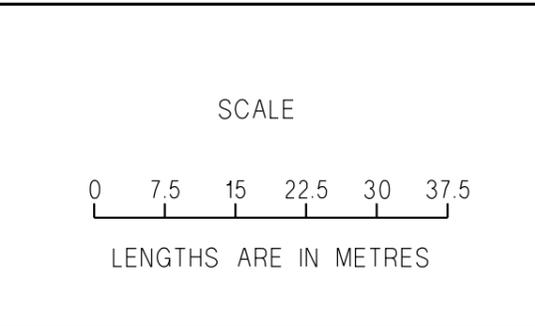
**EASEMENT NOTATION**  
-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE RELEVANT SERVICE AUTHORITY.



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SHEET SIZE A3



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SHEET 2

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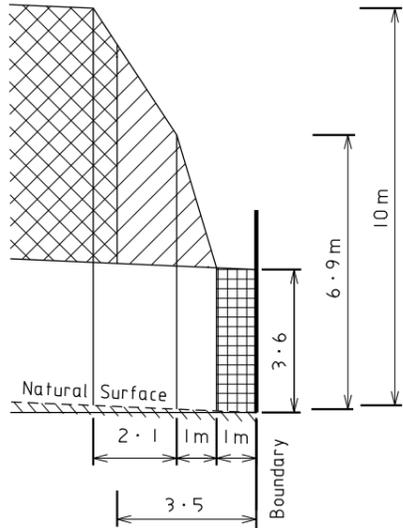
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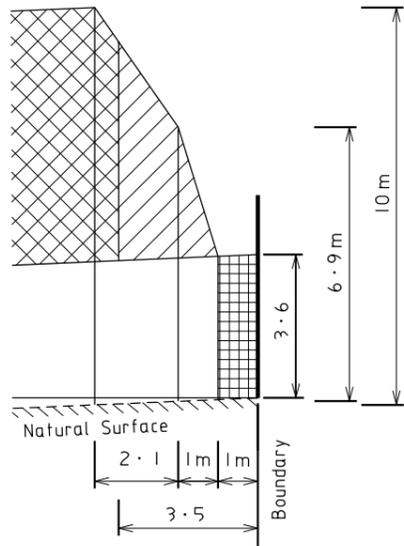
Plan Number  
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## PROFILE DIAGRAMS

**(A)** Profile

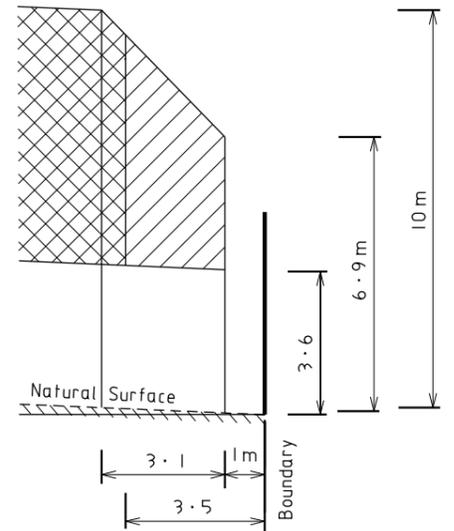


Natural surface rising from boundary



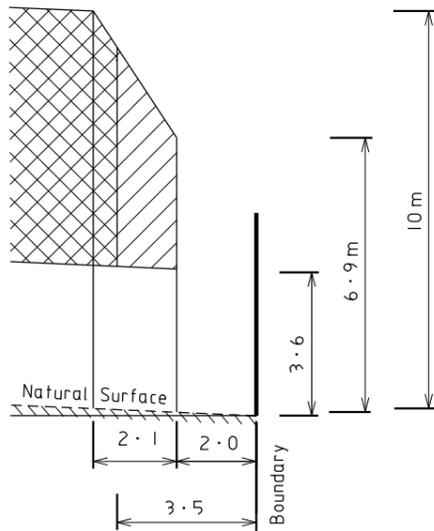
Natural surface falling from boundary

**(C)** Profile

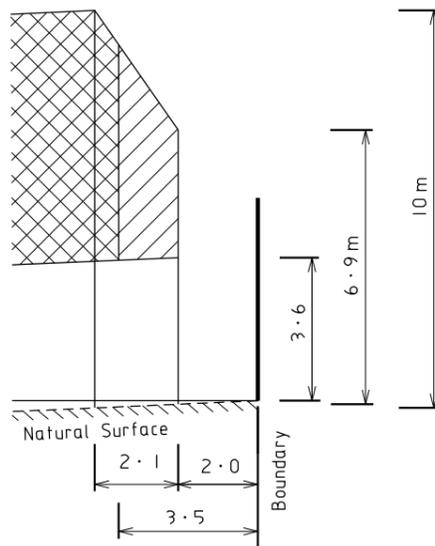


Natural surface rising from boundary

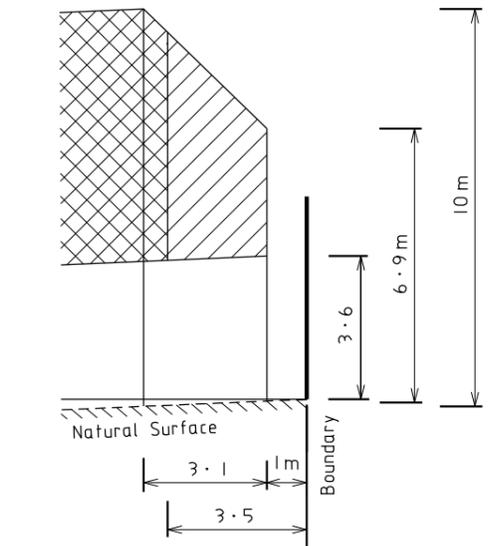
**(B)** Profile



Natural surface rising from boundary

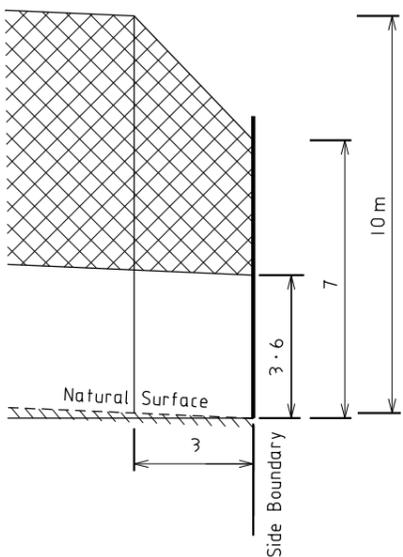


Natural surface falling from boundary

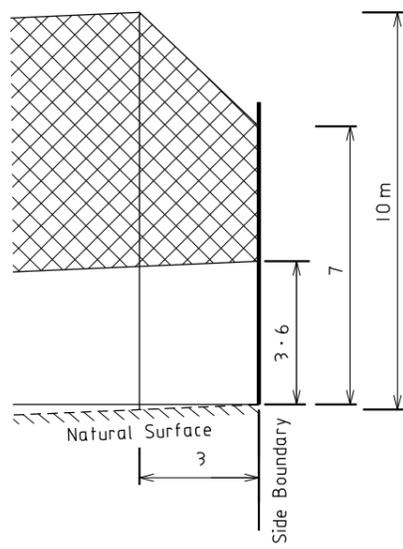


Natural surface falling from boundary

**(T)** Profile

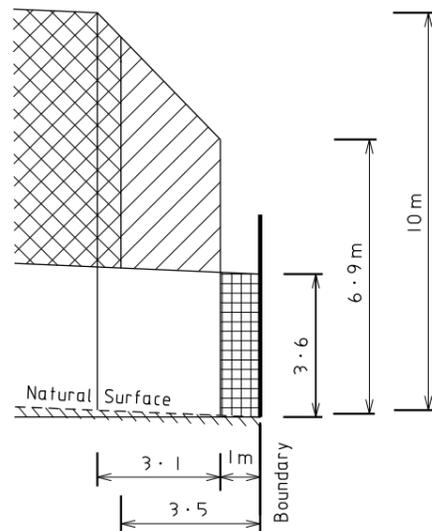


Natural surface rising from side boundary

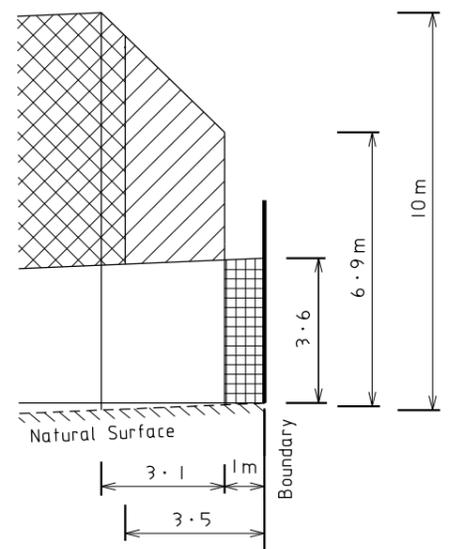


Natural surface falling from side boundary

**(D)** Profile



Natural surface rising from boundary



Natural surface falling from boundary

SHEET 3



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SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.5B

VERSION 6

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3