

PLAN OF SUBDIVISION	Stage No. 8	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: S7 on PS 649691Y Stage 6

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-8	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 700 (Both Inclusive) and S2 to S8 (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 8.

Estate: TRILLIUM
 Development No.: 7A
 No. of Lots: 30
 Area: 1.262 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-3	Drainage	See Diag.	This Plan	Hume City Council
E-3	Sewerage	See Diag.	This Plan	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 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, SOUTHBANK
 PH. (03) 9697 8000, FAX (03) 9697 8099

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

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REF 36182/Stg.7A VERSION 5

DATE / /20

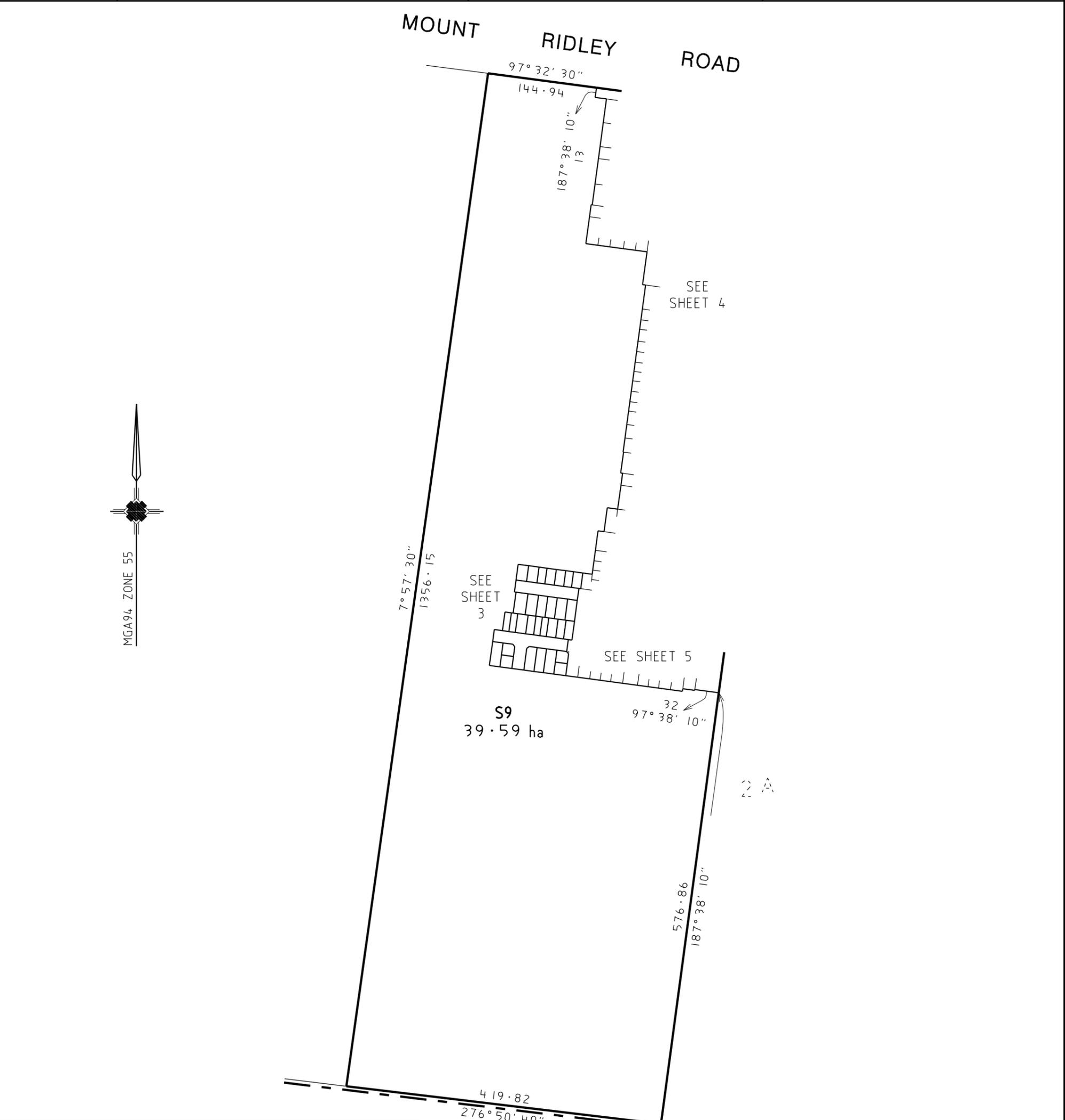
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.
8

Plan Number
PS 649691Y

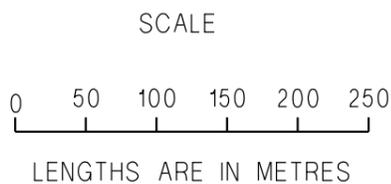


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ORIGINAL
SCALE | SHEET
1:5000 | SIZE
A3



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SHEET 2

DATE / /20
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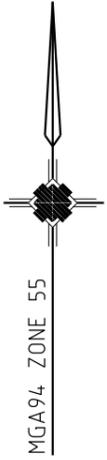
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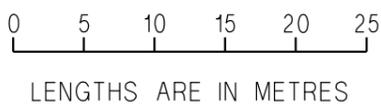
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ORIGINAL
SCALE SHEET
1:500 A3

SCALE



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SHEET 3

DATE / /20

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PLAN OF SUBDIVISION

Stage No.

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PS 649691Y



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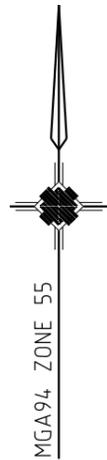
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97° 32' 30"
144.94
MOUNT RIDLEY ROAD
MOUNT RIDLEY ROAD
97° 32' 30"
15

SEE SHEET 2

Continued
Below Left

213
214
215
216
217
218
219
220
244
245
246
247
250
339
340
341
342
343



MELODY WAY

PRIME STREET

BUDDING LANE

DAYBREAK VISTA

NEBULA CRESCENT

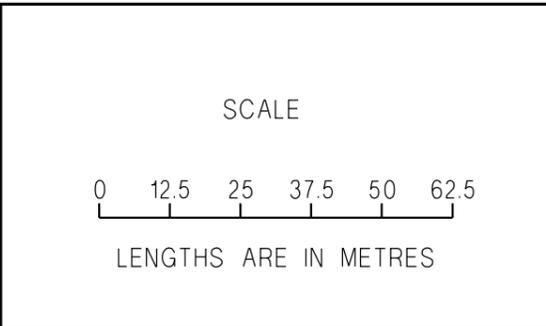
GRAND BOULEVARD

ABLOOM VIEW

SEE SHEET 3

Continued
Above Right

ORIGINAL SCALE	SHEET SIZE
1:1250	A3



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SHEET 4

DATE / /20

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ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

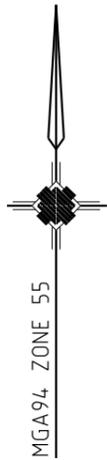
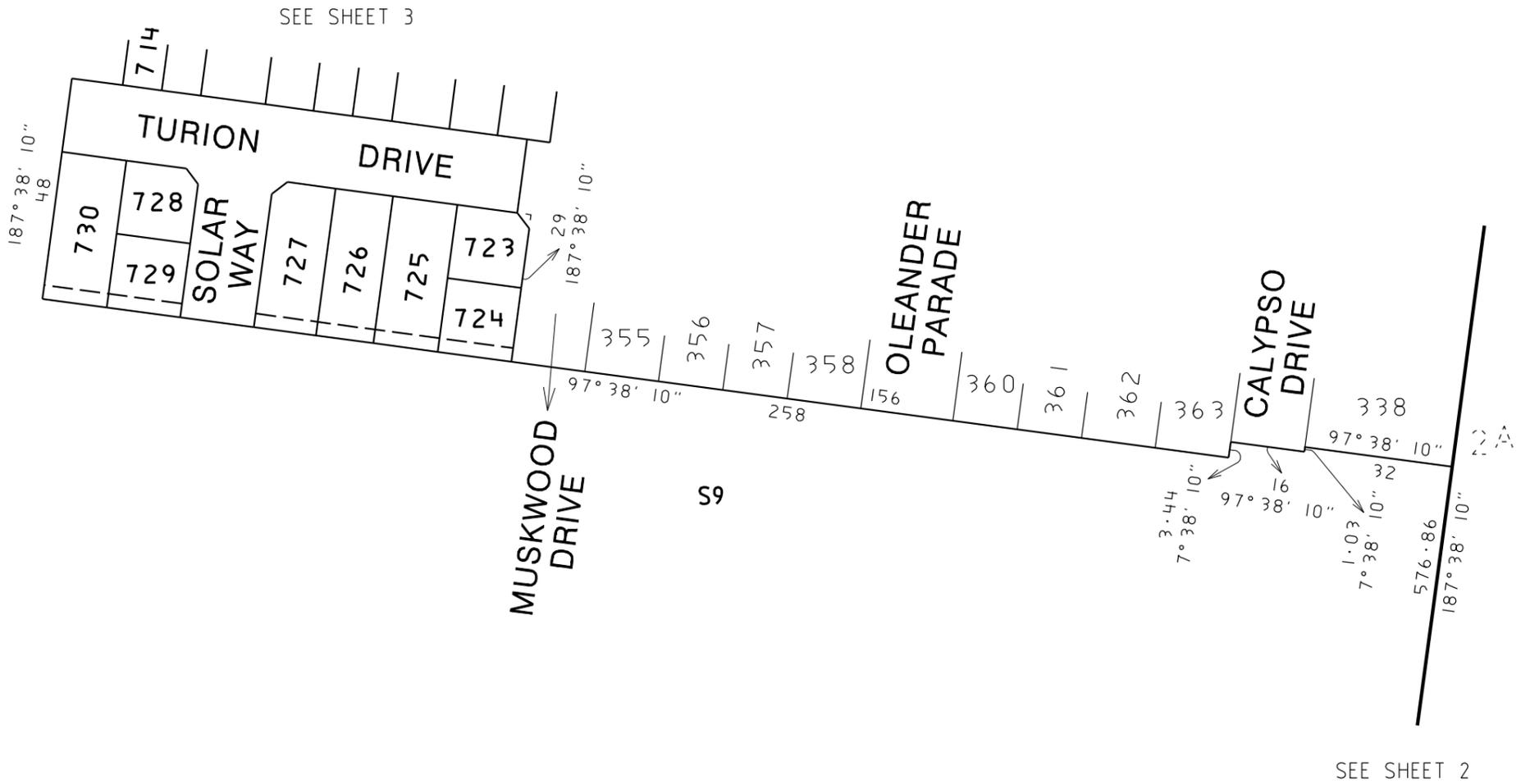
Stage No.
8

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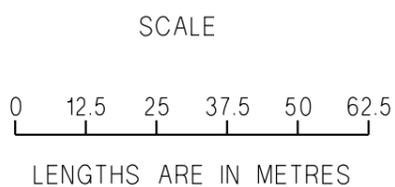


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ORIGINAL SCALE 1:1250
SHEET SIZE A3



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SHEET 5

DATE / /20

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OWNERS CORPORATION SCHEDULE	Stage No. 8	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), 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) and Common Property No.1 from Previous Stages and Lots 701 to 730 (Both Inclusive) and S9.

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	726	10	10			
			727	10	10			
201 to 243 (Stage 2)	430	430	728	10	10			
			729	10	10			
244 to 281 (Stage 3)	380	380	730	10	10			
			S9	6140	1			
301 to 338 (Stage 4)	380	380						
339 to 364 (Stage 17)	260	260						
501 to 524 (Stage 6)	240	240						
701	10	10						
702	10	10						
703	10	10						
704	10	10						
705	10	10						
706	10	10						
707	10	10						
708	10	10						
709	10	10						
710	10	10						
711	10	10						
712	10	10						
713	10	10						
714	10	10						
715	10	10						
716	10	10						
717	10	10						
718	10	10						
719	10	10						
720	10	10						
721	10	10						
722	10	10						
723	10	10						
724	10	10						
725	10	10						
Total			Total	8650	2511	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>	<p>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG</p> <p>SIGNATURE <u>DIGITALLY SIGNED</u> DATE</p> <p>REF 36182/Stg.7A VERSION 5</p>	<p>SHEET 6</p> <hr/> <p>DATE / /20</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>
	<p>Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (5) SPEAR Ref: S041052P 15/01/2014</p>	

PLAN OF SUBDIVISION

Stage No.

8

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 701 to 730 (both inclusive) on this plan.

Land to be burdened: Lots 701 to 730 (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 5

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PLAN OF SUBDIVISION

Stage No.

8

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
701	702
702	701, 703
703	702, 704
704	703, 705
705	704, 706
706	705, 707
707	706
708	709, 721, 722
709	708, 710, 720, 721
710	709, 711, 719, 720
711	710, 712, 717, 718, 719
712	711, 713, 716, 717
713	712, 715, 716
714	715
715	713, 714, 716

Burdened Lot No.	Benefiting Lots on This Plan
716	712, 713, 715, 717
717	711, 712, 716, 718
718	711, 717, 719
719	710, 711, 718, 720
720	709, 710, 719, 721
721	708, 709, 720, 722
722	708, 721
723	724, 725
724	723, 725
725	723, 724, 726
726	725, 727
727	726
728	729, 730
729	728, 730
730	728, 729

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 8.

This restriction shall expire 1 January 2022.

SHEET 8

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ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

8

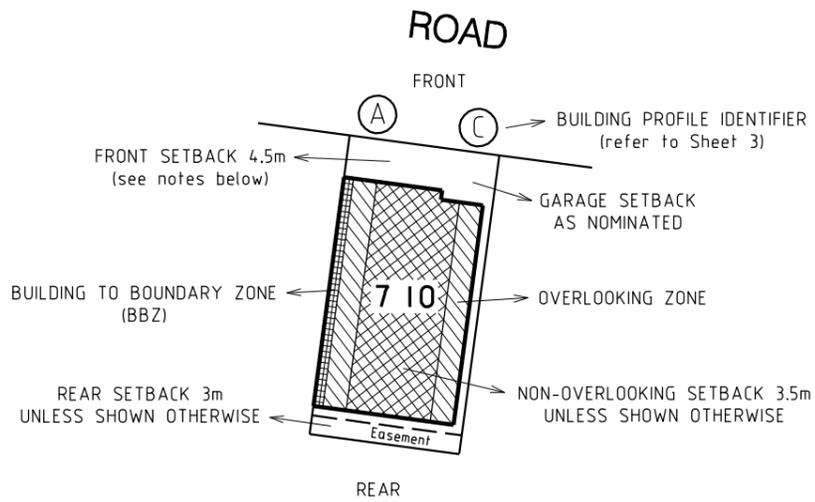
Plan Number

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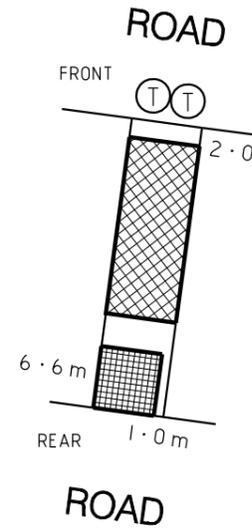
BUILDING ENVELOPE SCHEDULE See Plan of Subdivision PS 649691Y

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.
- 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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ORIGINAL SHEET SIZE A3

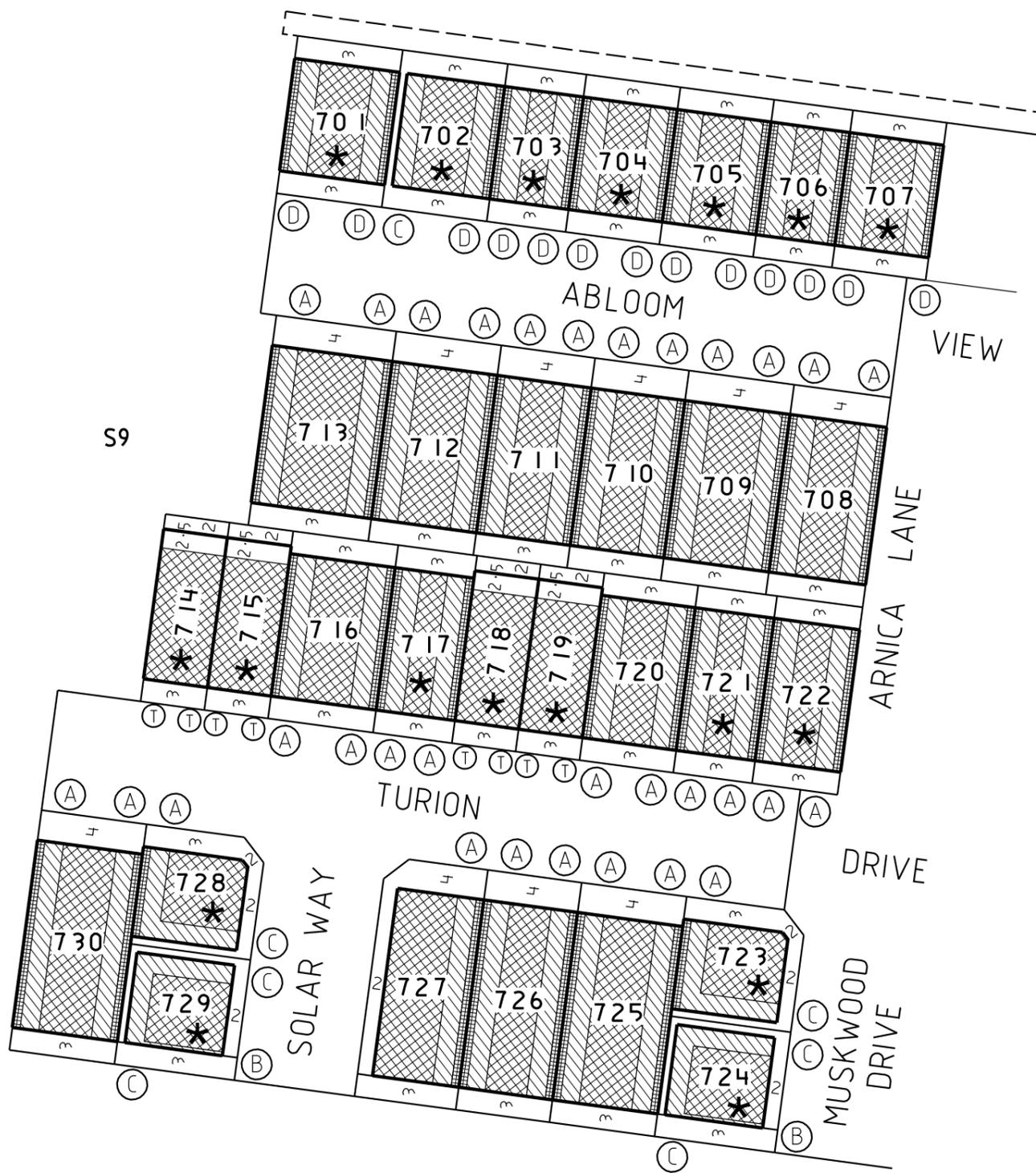
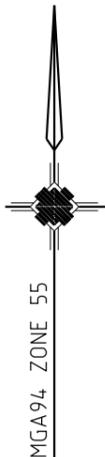
PLAN OF SUBDIVISION

Stage No.

8

Plan Number

PS 649691Y



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.

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

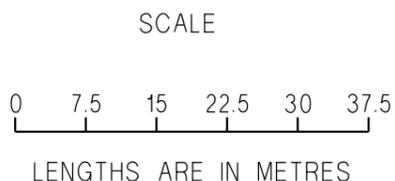
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BUILDING ENVELOPE SCHEDULE

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

ORIGINAL
SCALE SHEET
1:750 SIZE
A3



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SHEET 2

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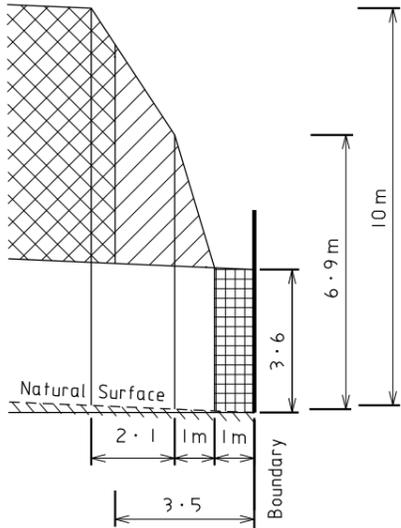
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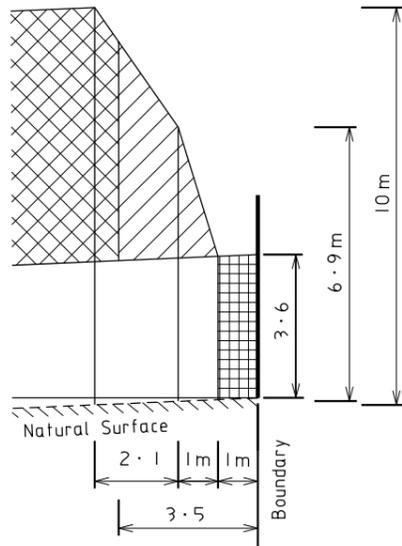
Plan Number
PS 649691Y

PROFILE DIAGRAMS

(A) Profile

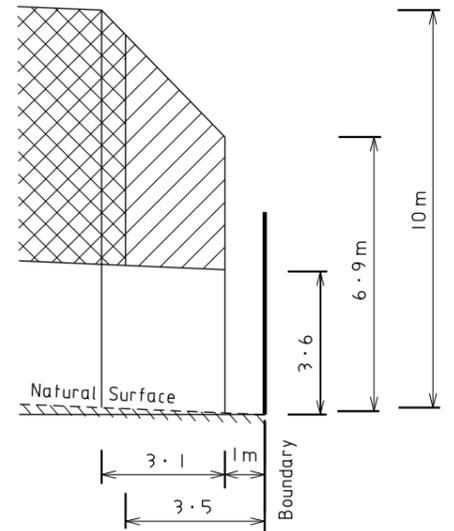


Natural surface rising from boundary



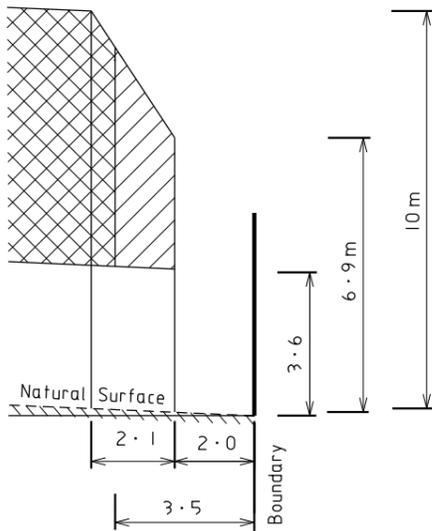
Natural surface falling from boundary

(C) Profile

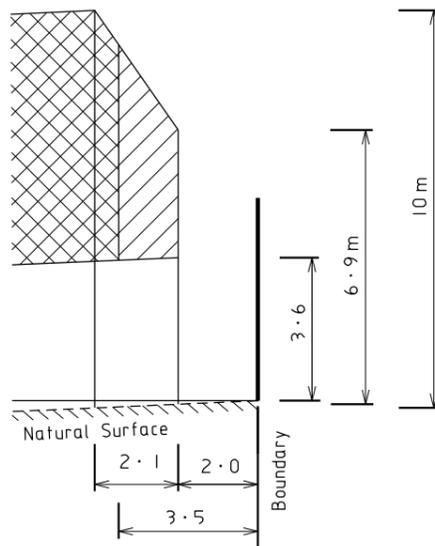


Natural surface rising from boundary

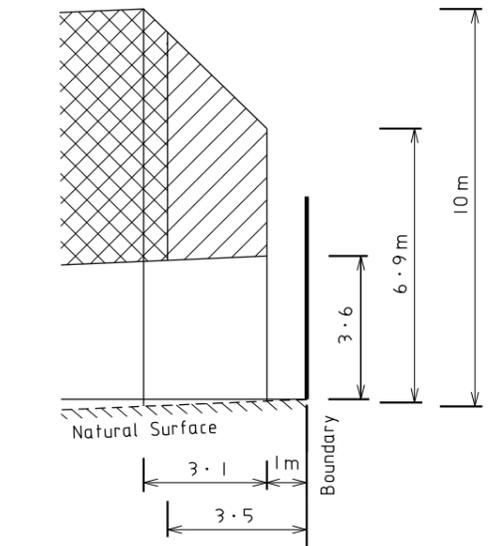
(B) Profile



Natural surface rising from boundary

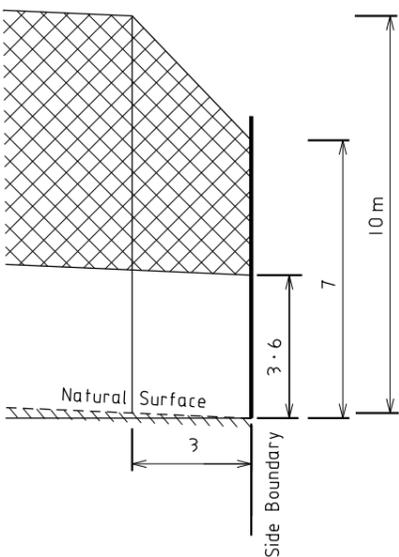


Natural surface falling from boundary

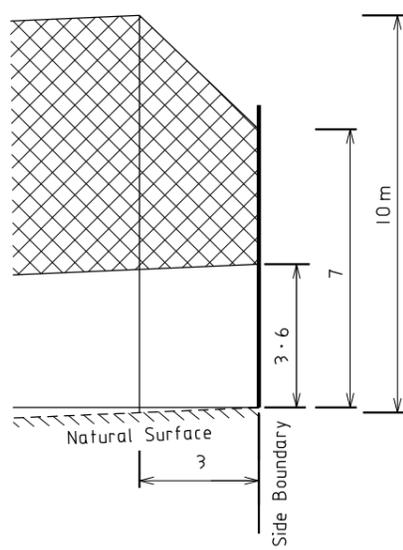


Natural surface falling from boundary

(T) Profile

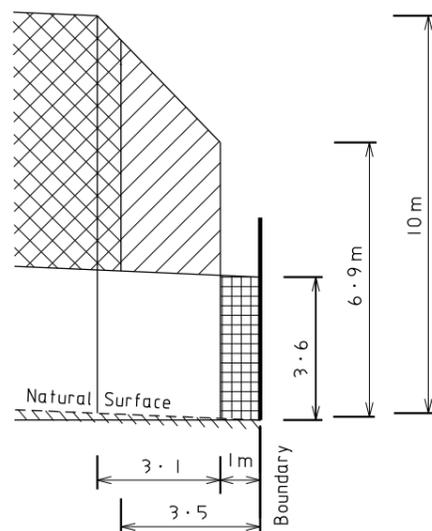


Natural surface rising from side boundary

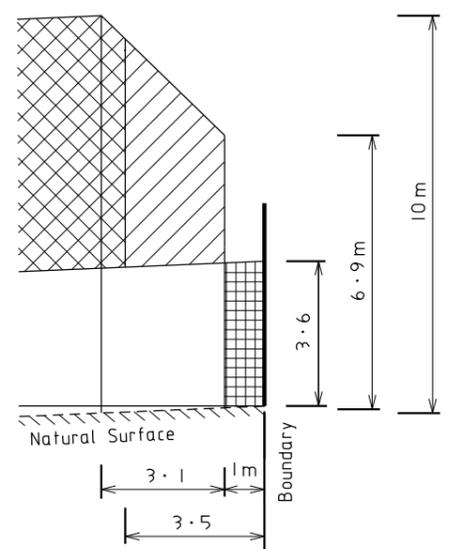


Natural surface falling from side boundary

(D) Profile



Natural surface rising from boundary



Natural surface falling from boundary

SHEET 3



WATSONS

URBAN DEVELOPMENT
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SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.7A

VERSION 5

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COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3