

PLAN OF SUBDIVISION	LV use only EDITION	Plan Number PS 649691Y/S26
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Location of Land

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

Title Reference: Vol. 11596 Fol. 288

Last Plan Reference: Lot S22 PS 649691Y

Postal Address: 535A Mount Ridley Road
(at time of subdivision) Mickleham 3064

MGA Co-ordinates: E 313 650 Zone: 55
(of approx. centre of land in plan) N 5 840 100 GDA 94

Council Name: Hume City Council

Council Reference Number: S007897
Planning Permit Reference: P15448
SPEAR Reference Number: S084355J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 10/02/2017

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied
has been made and the requirement has been satisfied for: this plan at Statement of Compliance (Document updated 19/12/2017)

Digitally signed by: Antonino Magazzu for Hume City Council on 04/12/2017

Statement Of Compliance issued: 19/12/2017

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Road R-26 Reserve No.17	Hume City Council Jemena Electricity Networks (Vic) Ltd

NOTATIONS

Lots 1 to 1700 (Both Inclusive) and S2 to S26 (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 26.

Lots 1701 to 1748 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 7 & 8.

Estate: TRILLIUM
Development No.: 17
No. of Lots: 48
Area: 2.738 ha
Melways: 386 A1

NOTATIONS

Depth Limitation : Does not apply.

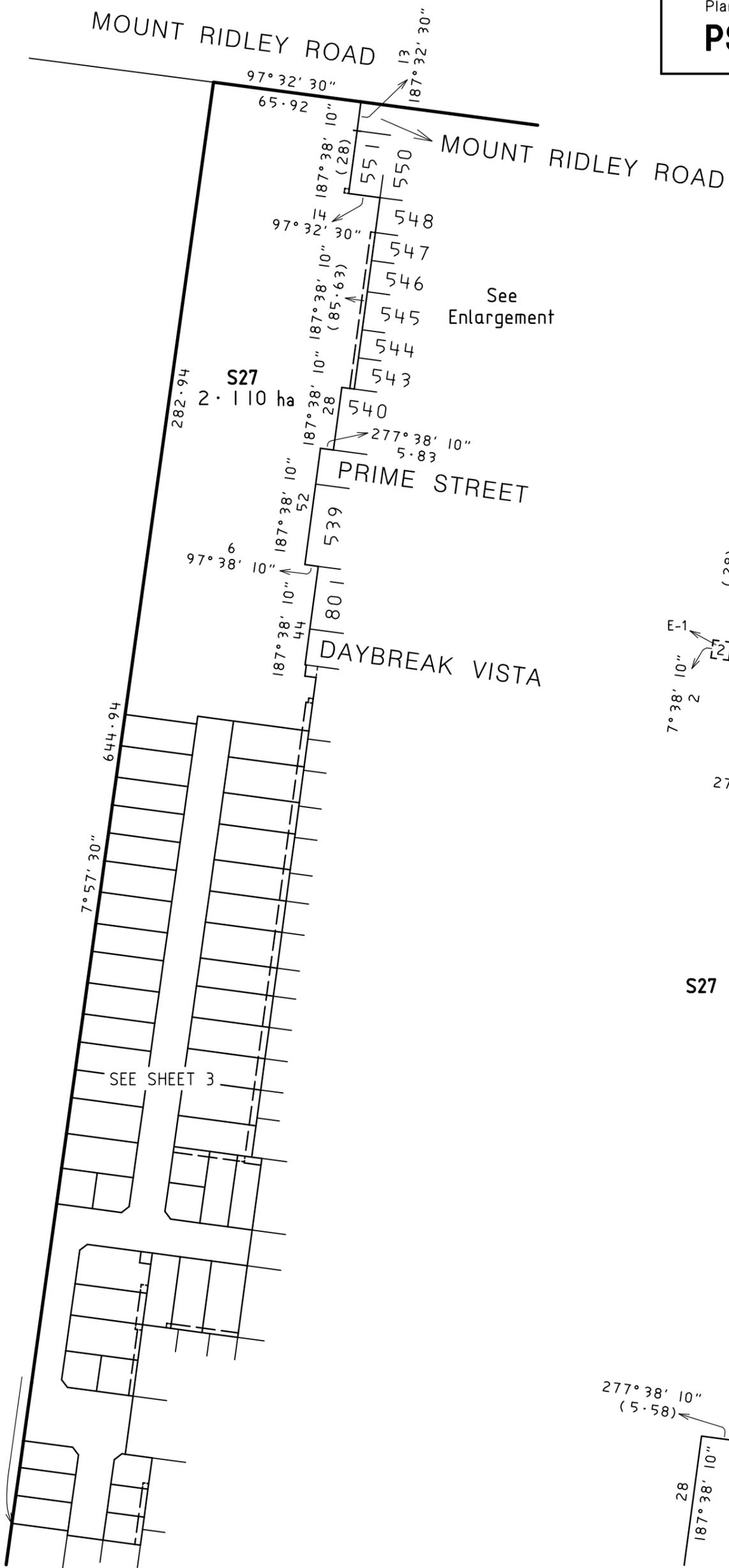
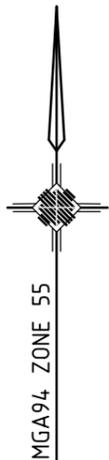
Survey This plan is ~~is not~~ based on survey, refer BP 2632P.
This survey has been connected to Mickleham permanent marks no(s) PM3 & PM4 in Proclaimed Survey Area No.74.

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

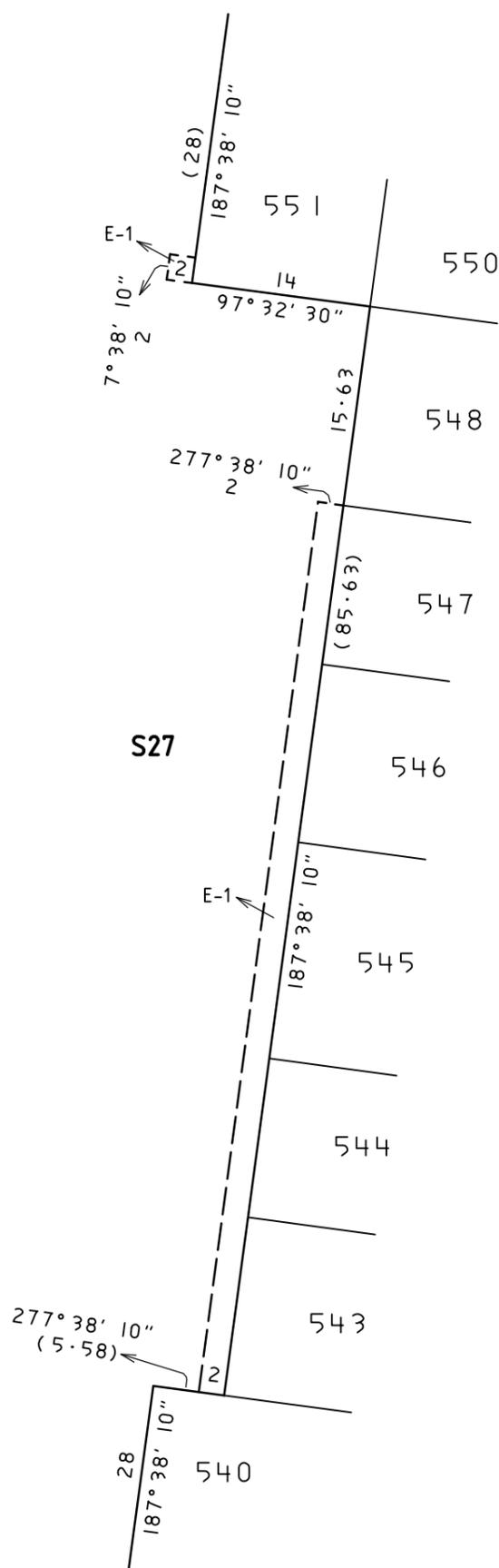
EASEMENT INFORMATION

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 & PS 649691Y Stages 9 & 18	Hume City Council
E-2 & E-3	Sewerage	See Diag.	This Plan & PS 649691Y Stages 9 & 21	Yarra Valley Water Corporation



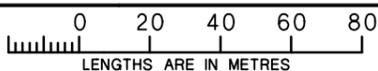
Enlargement
Scale 1 : 500



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SCALE
1:2000



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ORIGINAL SHEET
SIZE A3

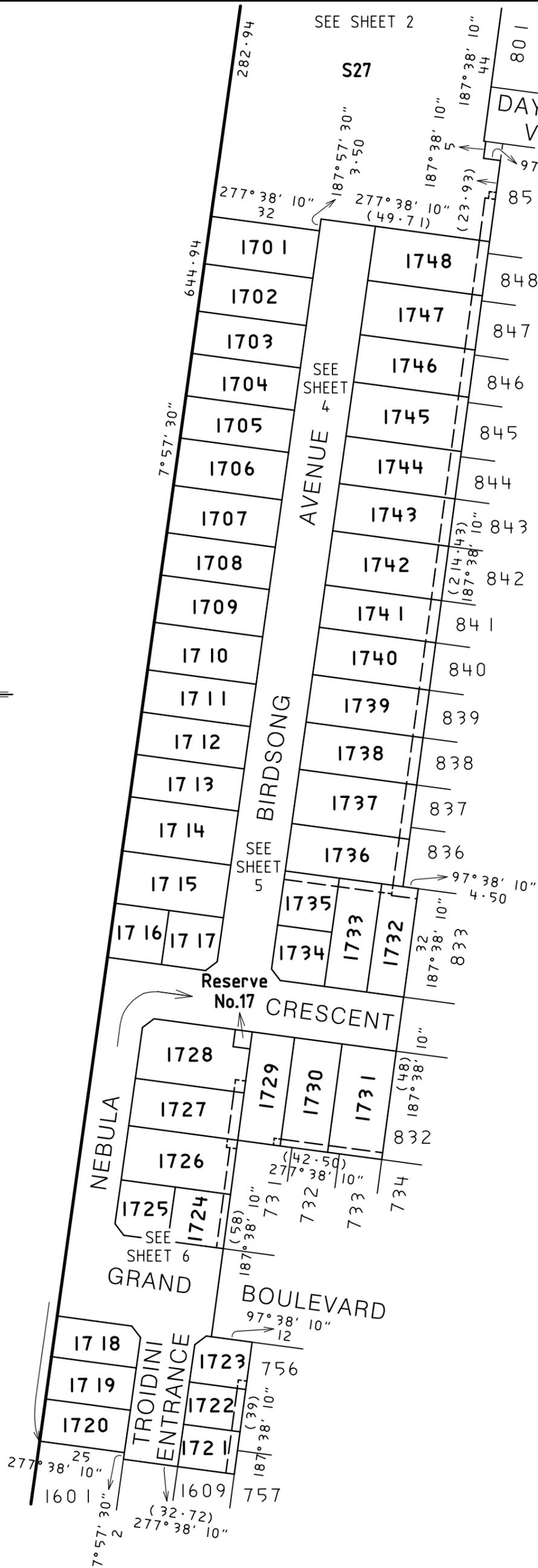
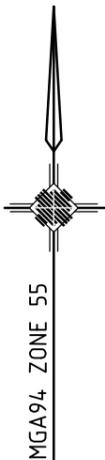
SHEET 2

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SEE SHEET 2

S27

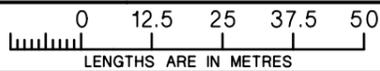
DAYBREAK VISTA



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SCALE
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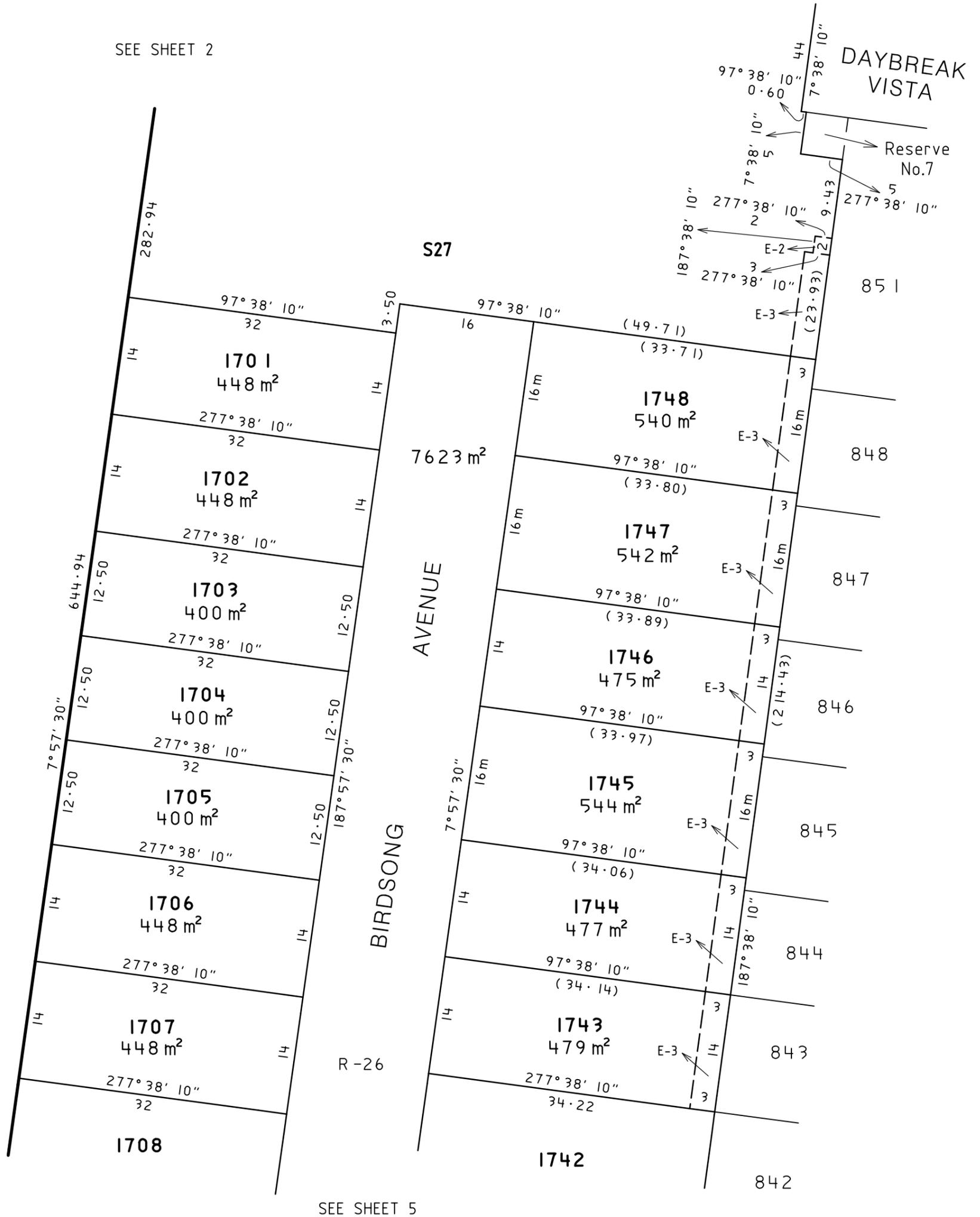
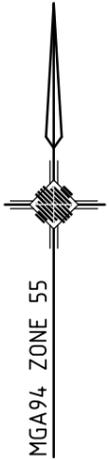
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SHEET 3

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SEE SHEET 3

SEE SHEET 2



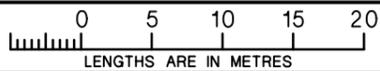
SEE SHEET 5



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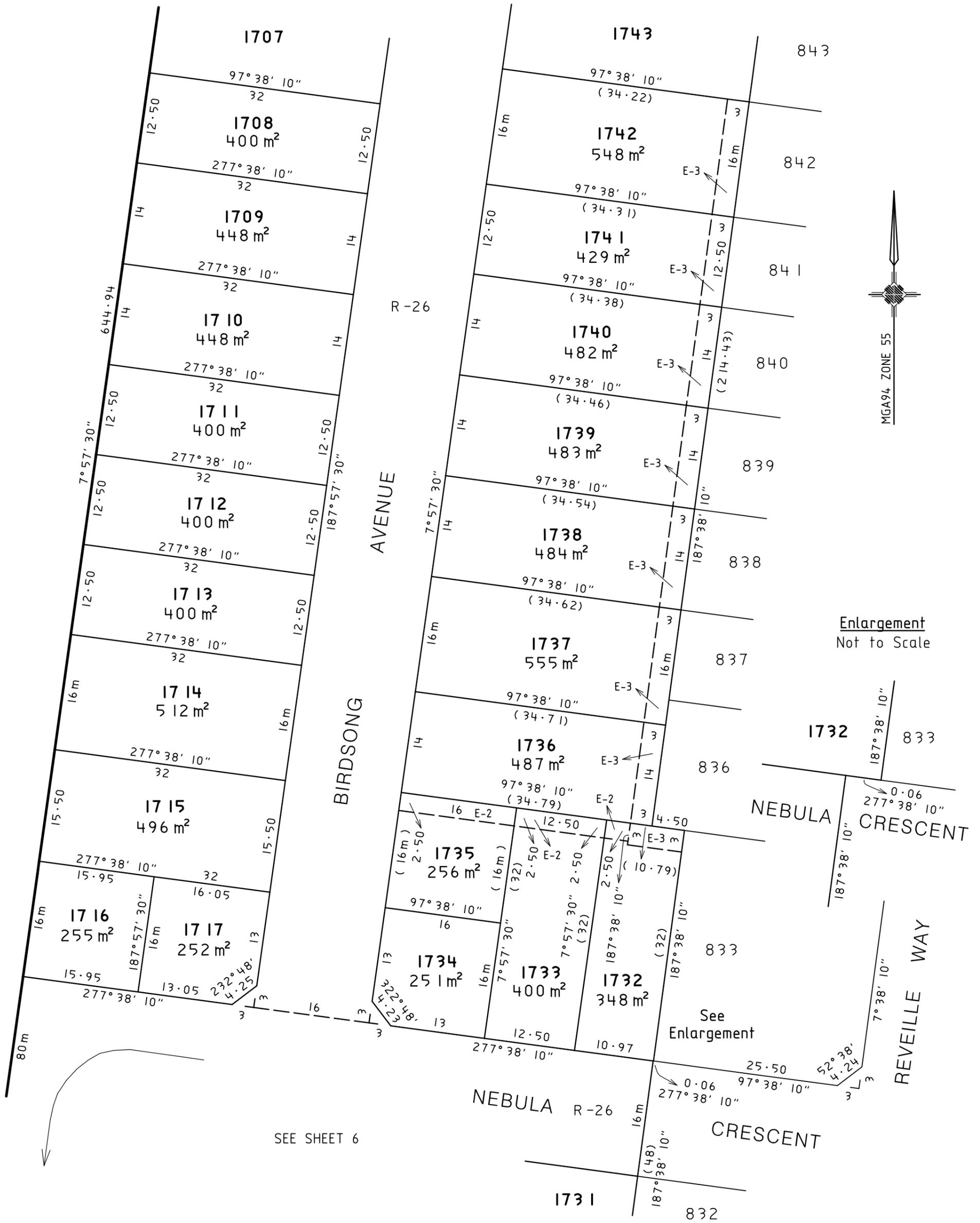


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SHEET 4

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Enlargement
Not to Scale

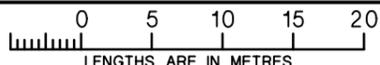
SEE SHEET 6



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SCALE
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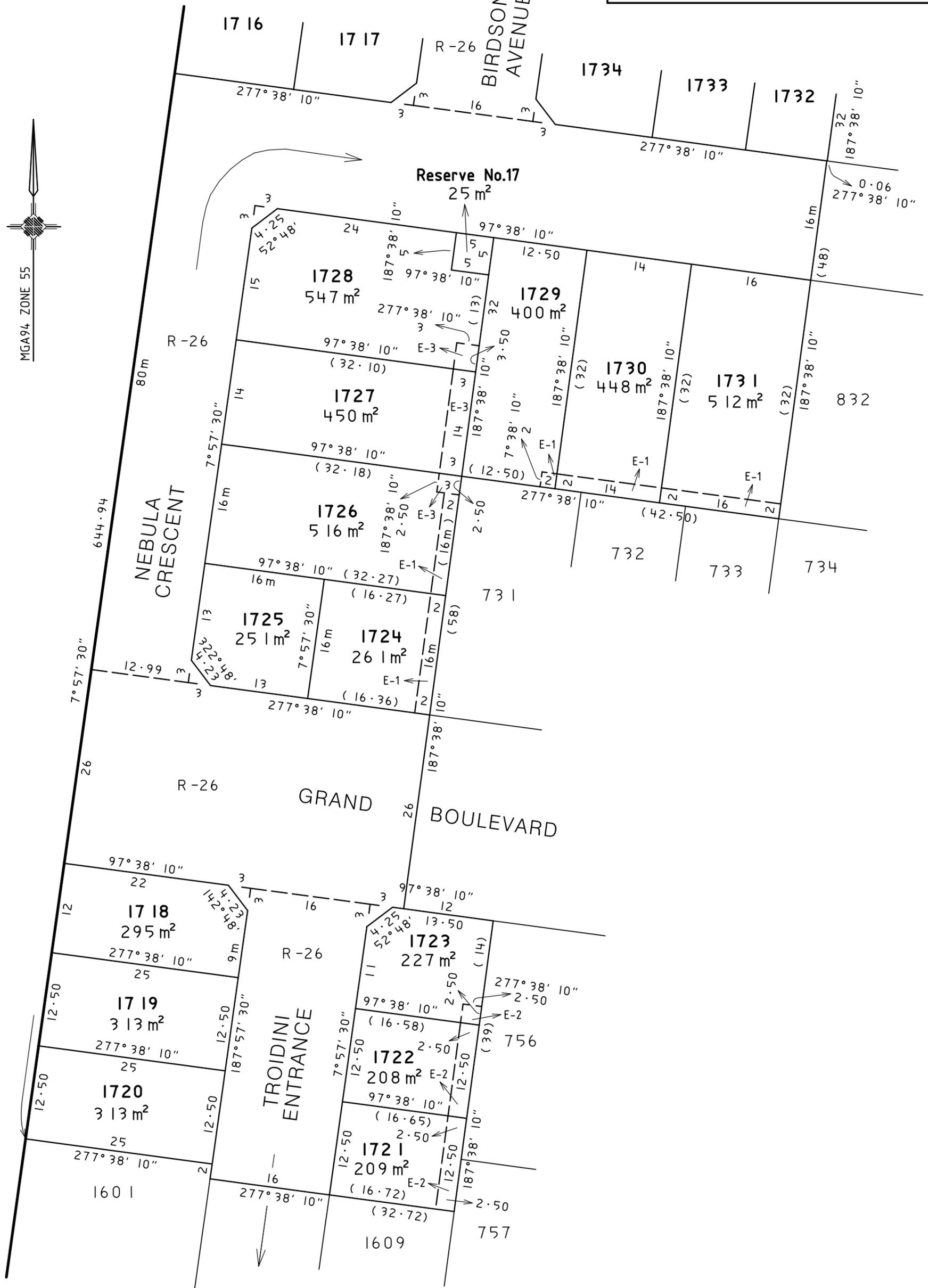
SHEET 5

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Plan Number

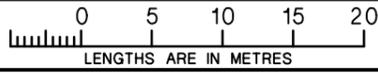
PS 649691Y/S26



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SHEET 6

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

Land to benefit: Lots 1701 to 1748 (both inclusive) on this plan.

Land to be burdened: Lots 1701 to 1748 (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.



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SHEET 7

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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
1701	1702
1702	1701, 1703
1703	1702, 1704
1704	1703, 1705
1705	1704, 1706
1706	1705, 1707
1707	1706, 1708
1708	1707, 1709
1709	1708, 1710
1710	1709, 1711
1711	1710, 1712
1712	1711, 1713
1713	1712, 1714
1714	1713, 1715
1715	1714, 1716, 1717
1716	1715, 1717
1717	1715, 1716
1718	1719
1719	1718, 1720
1720	1719
1721	1722
1722	1721, 1723
1723	1722
1724	1725, 1726

Burdened Lot No.	Benefiting Lots on This Plan
1725	1724, 1726
1726	1724, 1725, 1727
1727	1726, 1728, 1729
1728	1727, 1729
1729	1727, 1728, 1730
1730	1729, 1731
1731	1730
1732	1733, 1736
1733	1732, 1734, 1735, 1736
1734	1733, 1735
1735	1733, 1734, 1736
1736	1732, 1733, 1735, 1737
1737	1736, 1738
1738	1737, 1739
1739	1738, 1740
1740	1739, 1741
1741	1740, 1742
1742	1741, 1743
1743	1742, 1744
1744	1743, 1745
1745	1744, 1746
1746	1745, 1747
1747	1746, 1748
1748	1747

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 26.

This restriction shall expire 1 January 2022.



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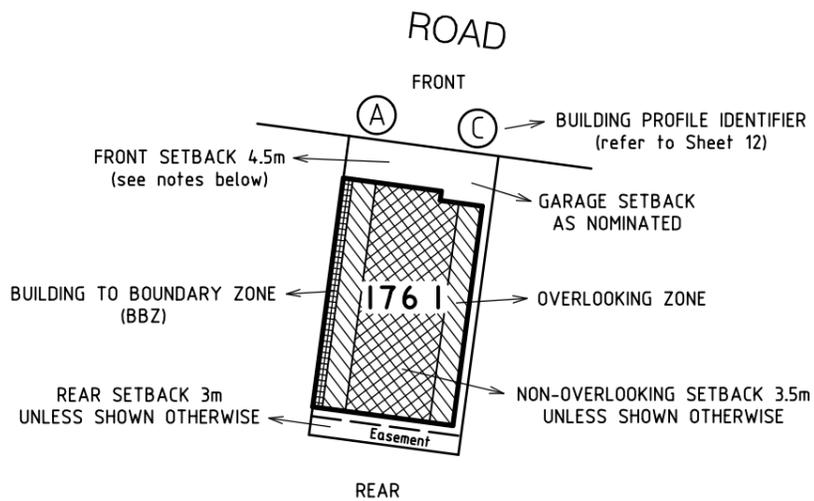
SHEET 8

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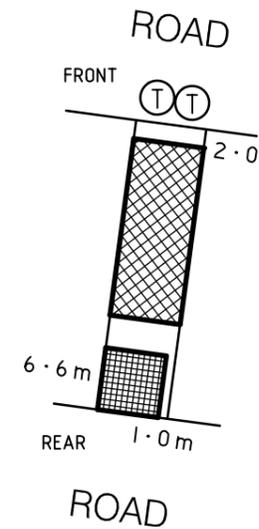
BUILDING ENVELOPE SCHEDULE

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

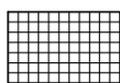
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary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

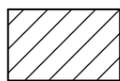
Refer "Diagrams and Plans" in this document for further definitions.

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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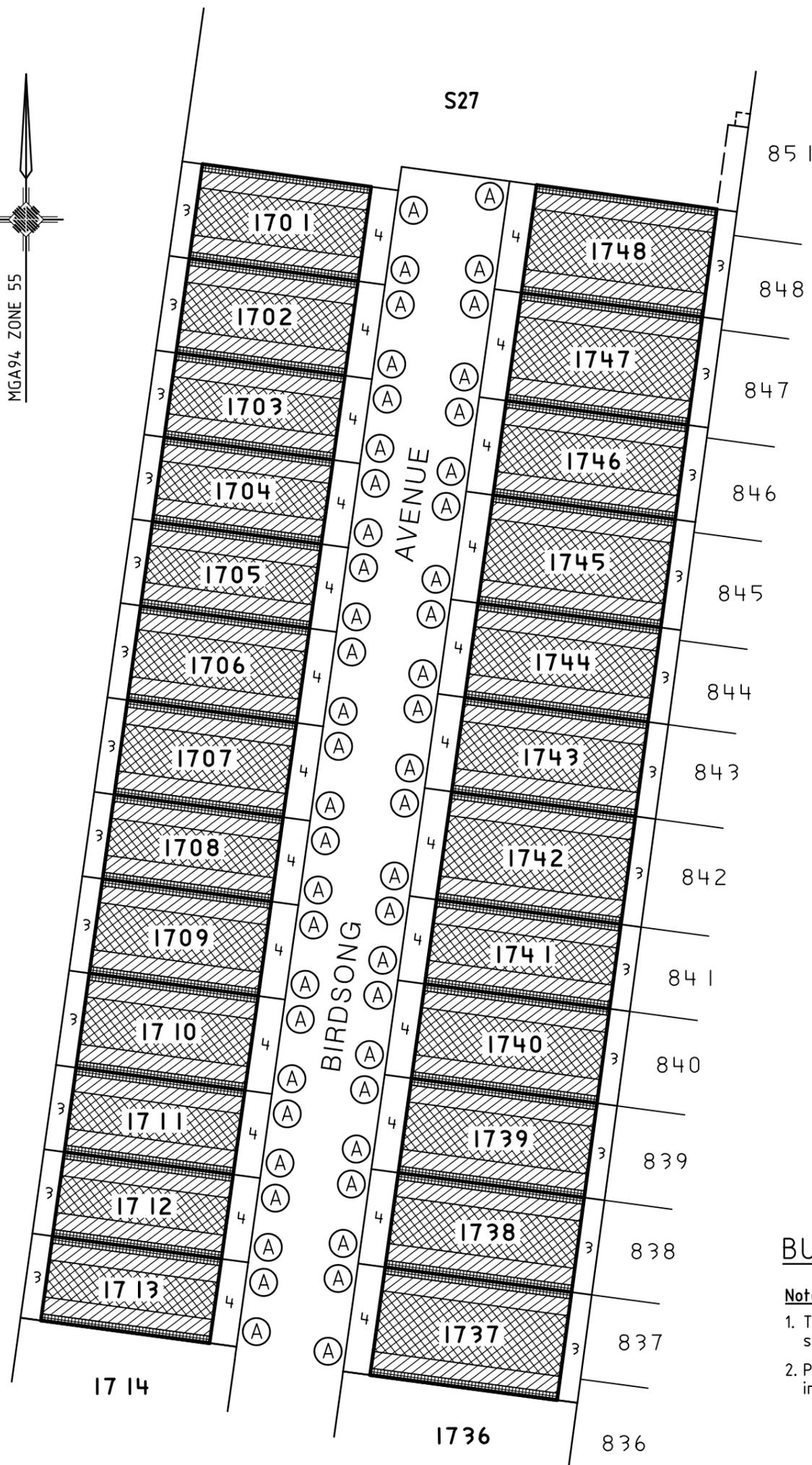
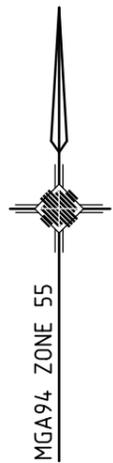
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SHEET 9

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BUILDING ENVELOPE SCHEDULE

SEE SHEET 9 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.

EASEMENT NOTATION

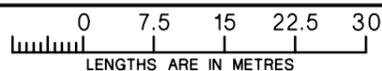
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SCALE
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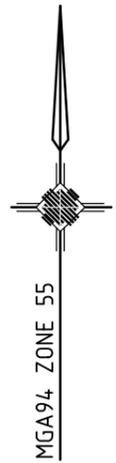
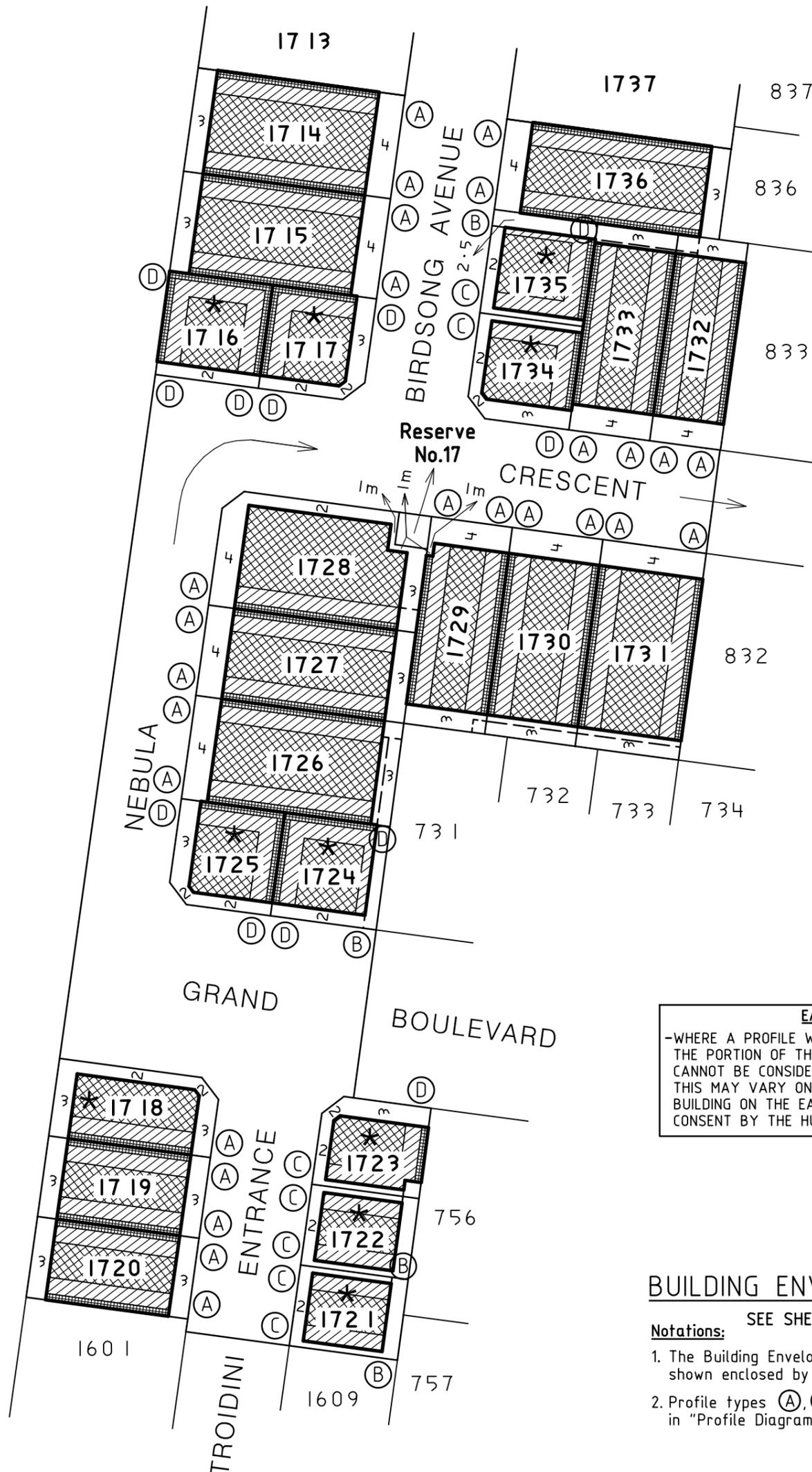
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SHEET 10

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SEE SHEET 10



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BUILDING ENVELOPE SCHEDULE

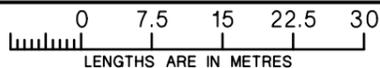
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SCALE
 1:750



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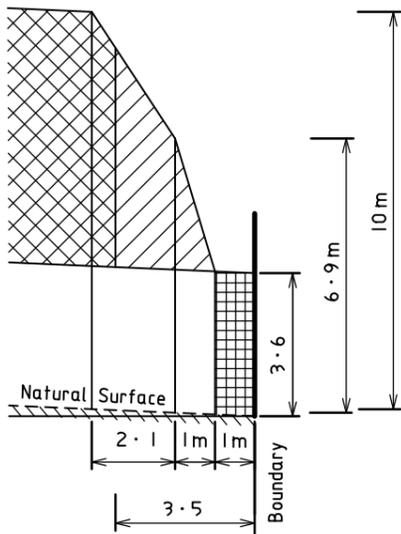
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SHEET 11

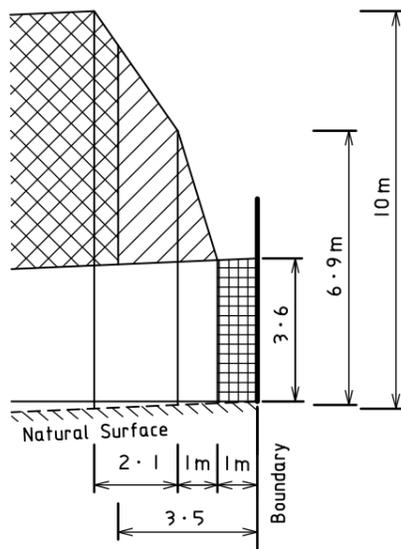
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PROFILE DIAGRAMS

(A) Profile

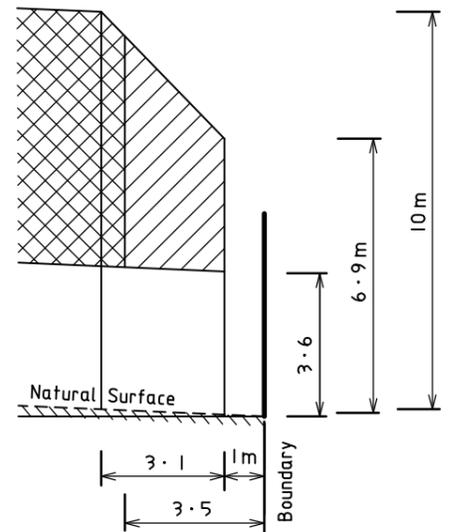


Natural surface rising from boundary



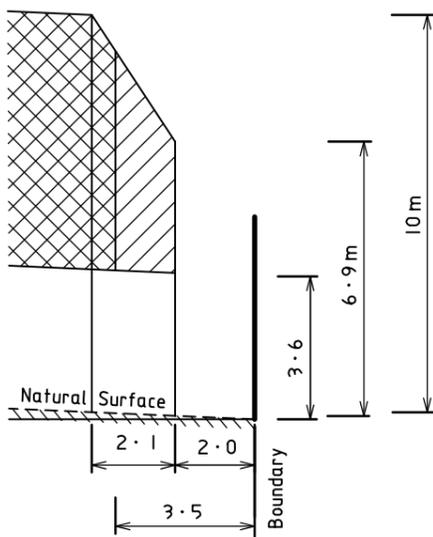
Natural surface falling from boundary

(C) Profile

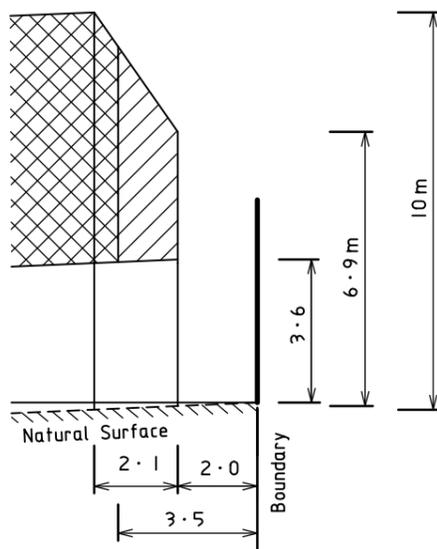


Natural surface rising from boundary

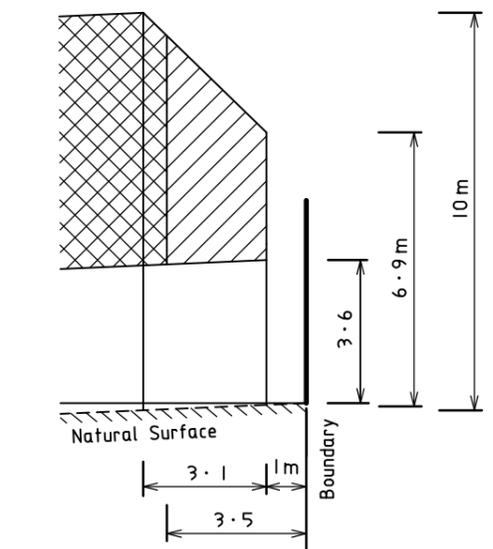
(B) Profile



Natural surface rising from boundary

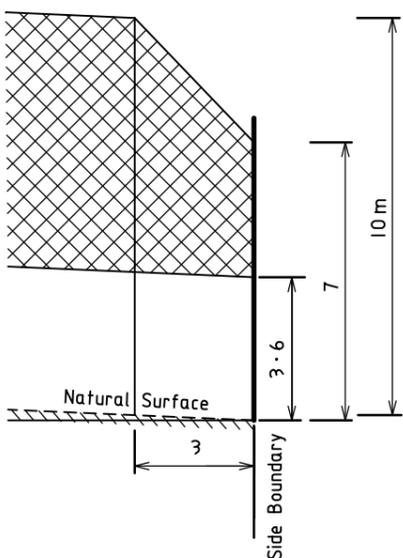


Natural surface falling from boundary

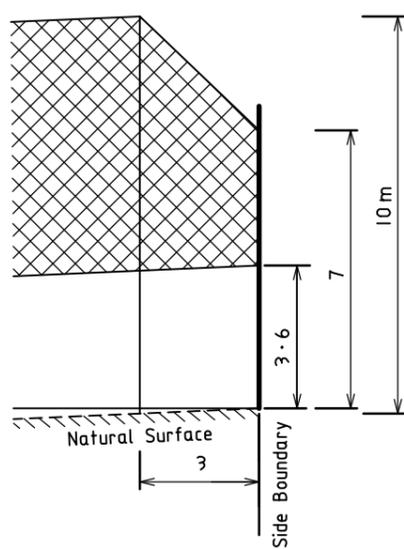


Natural surface falling from boundary

(T) Profile

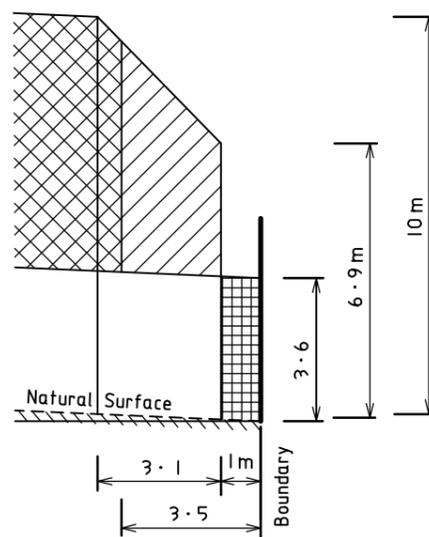


Natural surface rising from side boundary

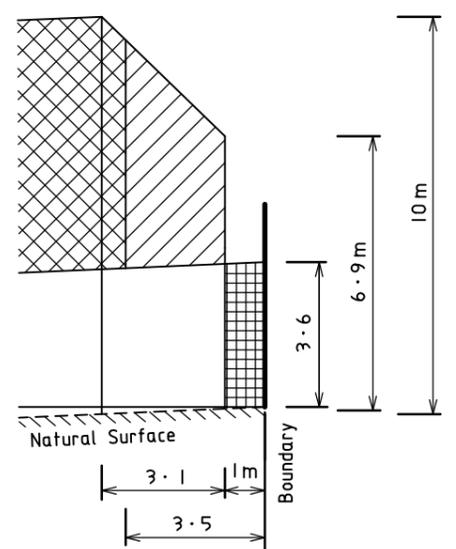


Natural surface falling from side boundary

(D) Profile



Natural surface rising from boundary



Natural surface falling from boundary



WATSONS

URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644,
FAX (03) 5975 3916
SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE
PH.(03) 9860 0300

Digitally signed by: Jonathan Trevor Neate (Watsons),
Surveyor's Plan Version (3),
10/11/2017, SPEAR Ref: S084355J

ORIGINAL SHEET
SIZE A3

SHEET 12

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Hume City Council,
04/12/2017,
SPEAR Ref: S084355J

OWNERS CORPORATION SCHEDULE

PS 649691Y/S26

Owners Corporation No. 1 Plan No. PS 649691Y/S26

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	850	481
Previous stages	8940	7802
Overall Total	9790	8283

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1701	10	10									
1702	10	10									
1703	10	10									
1704	10	10									
1705	10	10									
1706	10	10									
1707	10	10									
1708	10	10									
1709	10	10									
1710	10	10									
1711	10	10									
1712	10	10									
1713	10	10									
1714	10	10									
1715	10	10									
1716	10	10									
1717	10	10									
1718	10	10									
1719	10	10									
1720	10	10									
1721	10	10									
1722	10	10									
1723	10	10									
1724	10	10									
1725	10	10									
1726	10	10									
1727	10	10									
1728	10	10									
1729	10	10									
1730	10	10									
1731	10	10									
1732	10	10									
1733	10	10									
1734	10	10									
1735	10	10									
1736	10	10									
1737	10	10									
1738	10	10									
1739	10	10									
1740	10	10									
1741	10	10									
1742	10	10									
1743	10	10									
1744	10	10									
1745	10	10									
1746	10	10									
1747	10	10									
1748	10	10									
S27	370	1									

 <p>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE PH. (03) 9860 0300</p>	SURVEYORS FILE REFERENCE: 36182/Stg.17		SHEET 1
	Digitally signed by: Jonathan Trevor Neate (Watsons), Surveyor's Plan Version (3), 10/11/2017, SPEAR Ref: S084355J		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Hume City Council, 04/12/2017, SPEAR Ref: S084355J	