

PLAN OF SUBDIVISION

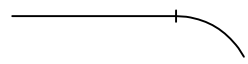
EDITION

PS 801168U

<p>LOCATION OF LAND</p> <p>PARISH: TRUGANINA</p> <p>TOWNSHIP: —</p> <p>SECTION: 15</p> <p>CROWN ALLOTMENT: 4 (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL 11898 FOL 125</p> <p>LAST PLAN REFERENCE: LOT E ON PS805103D</p> <p>POSTAL ADDRESS: DOHERTYS ROAD (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 300 050 ZONE: 55 (approx. centre of land in plan) N 5 811 200</p>	<p>Council Name: Wyndham City Council</p> <p>SPEAR Reference Number: S091159E</p>
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VESTING OF ROADS AND/OR RESERVES

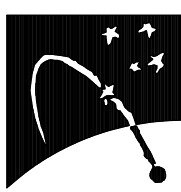
NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD	<p>STAGING This is/is not a staged subdivision Planning Permit No. WYP8879/15</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> <p>LOTS A TO K AND 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>LAND SUBDIVIDED (EXCLUDING LOT L) - 5.118ha</p>
<p>EASEMENTS SHOWN ON PS805103D NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.</p>		

EASEMENT INFORMATION

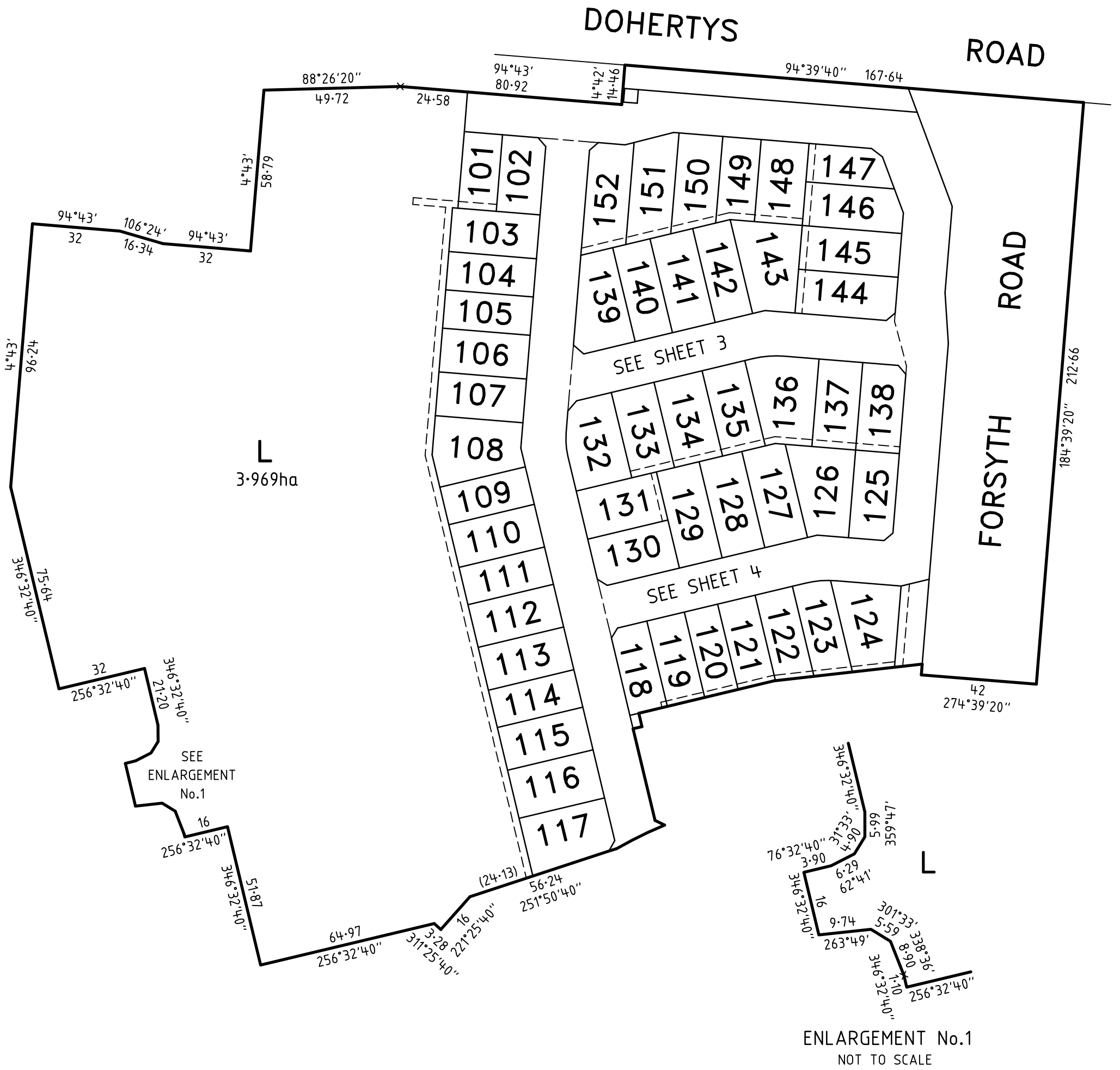
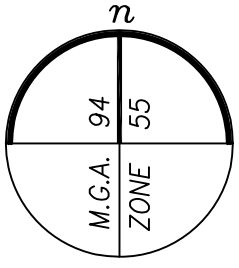
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION

<p>ALBRIGHT – 1</p> <p>52 LOTS AND LOTS L & AA</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 09/10/17 REFERENCE 30865013</p> <p>VERSION S DRAWING 3086501AS</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (S), 11/10/2017, SPEAR Ref: S091159E</p>
<p>Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 10 SHEETS</p>

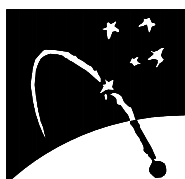
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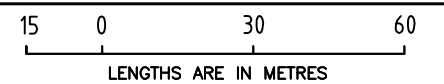
ALBRIGHT - 1

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:1500



DATE 09/10/17
 VERSION S

REFERENCE 30865013
 DRAWING 3086501AS

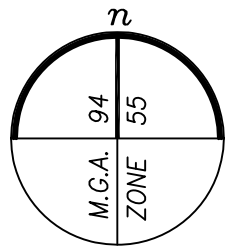
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SHEET 2

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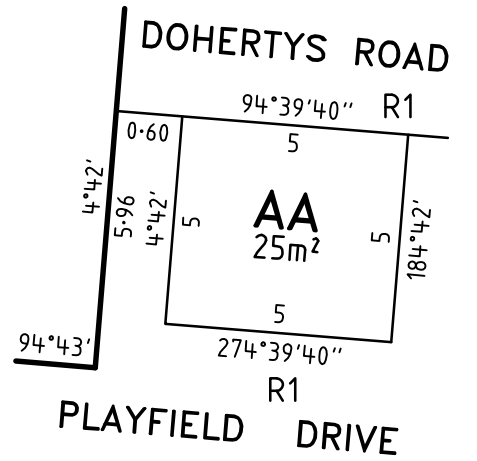
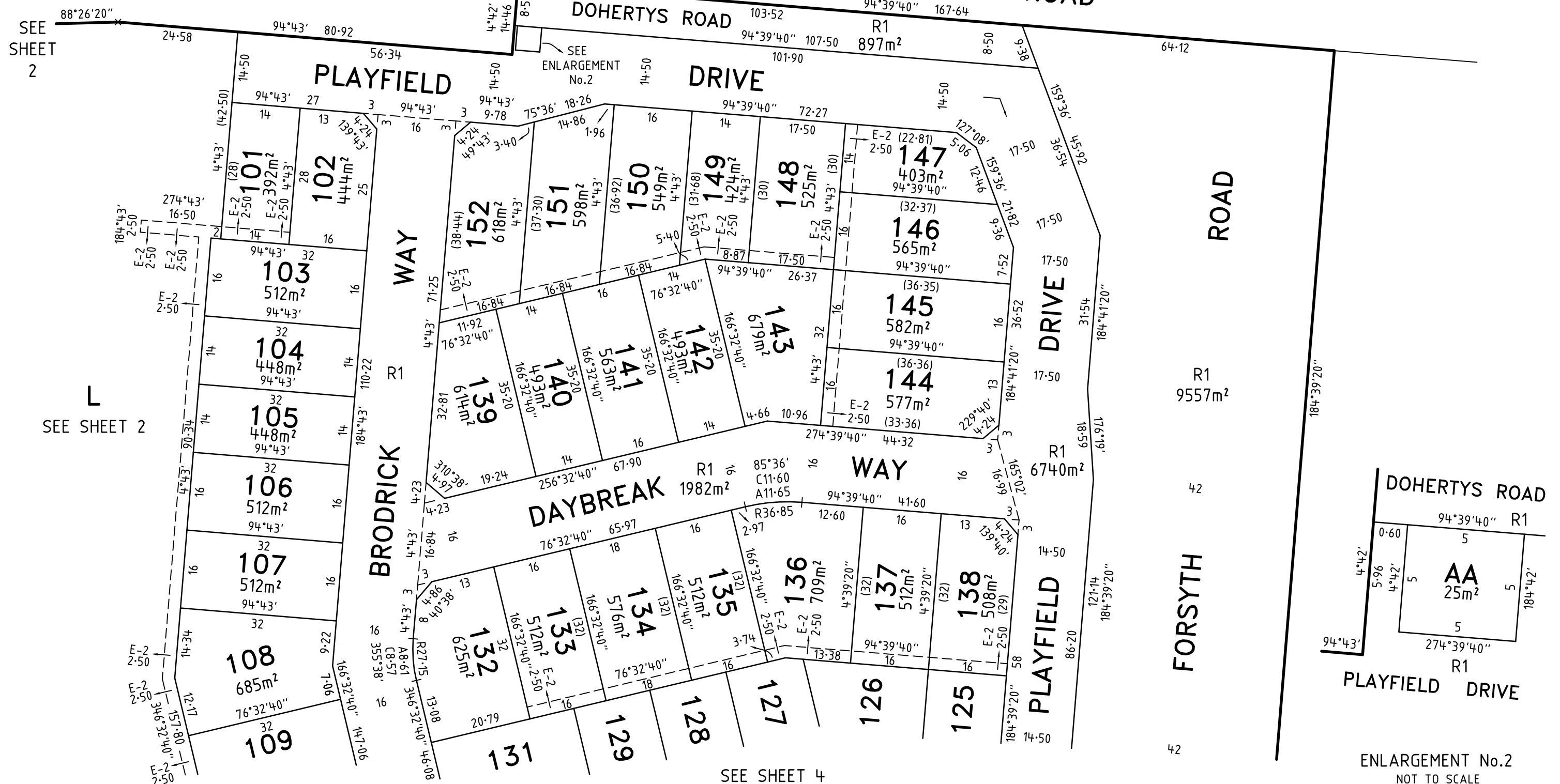
PS 801168U



SEE SHEET 2

SEE SHEET 2

DOHERTYS ROAD

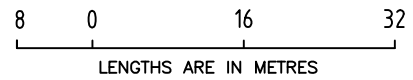


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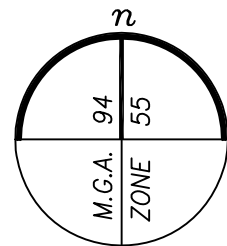
ALBRIGHT - 1	
LICENSED SURVEYOR ADRIAN A. THOMAS	
DATE 09/10/17	REFERENCE 30865013
VERSION S	DRAWING 3086501AS



LENGTHS ARE IN METRES

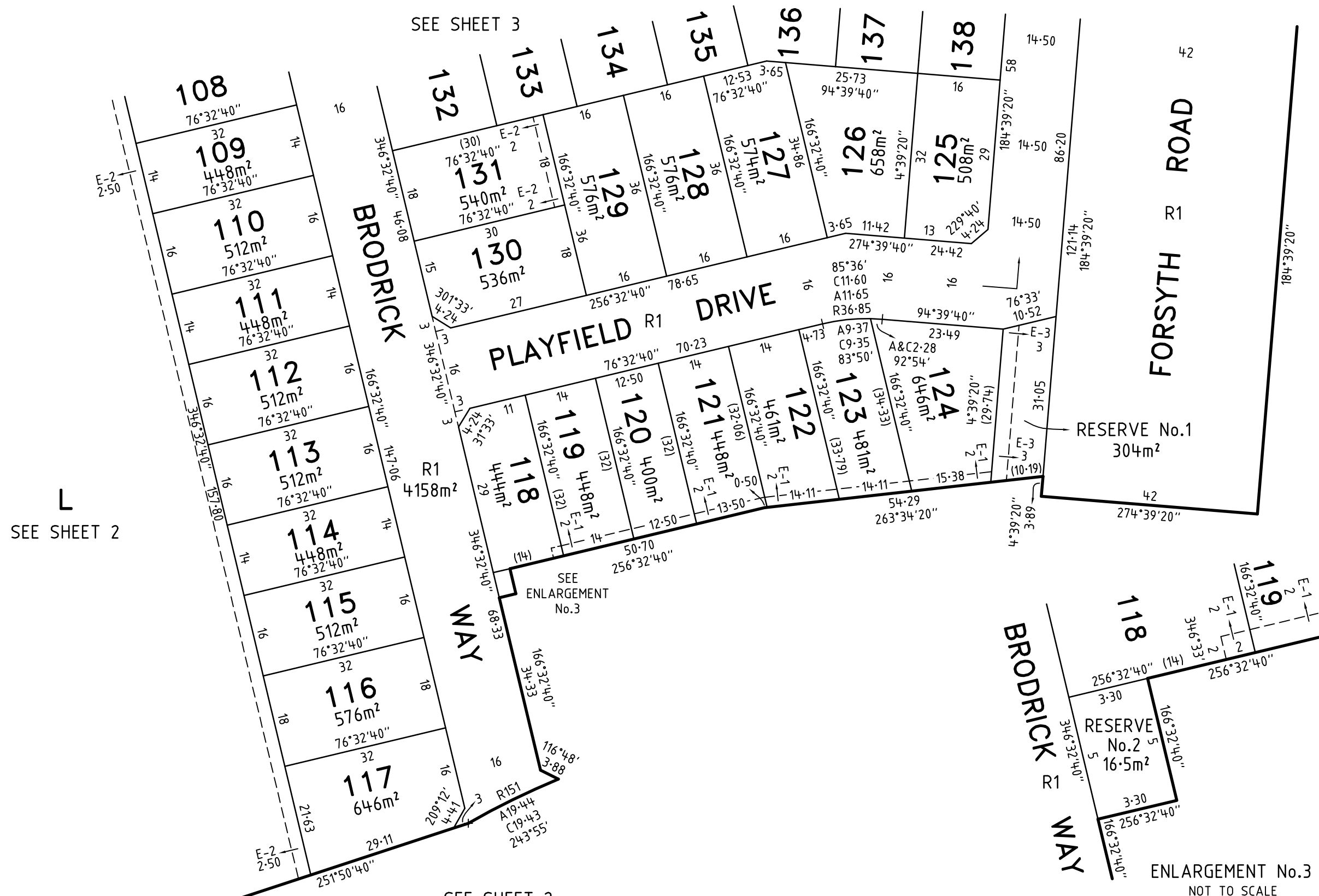
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SCALE 1:800	ORIGINAL SHEET SIZE A3
	SHEET 3

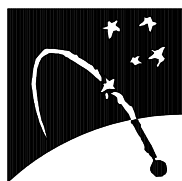


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PS 801168U

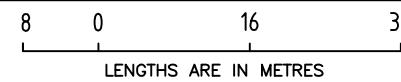


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ALBRIGHT - 1
 LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 09/10/17 REFERENCE 30865013
 VERSION S DRAWING 3086501AS



SCALE
 1:800

ORIGINAL SHEET SIZE A3
 SHEET 4

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PLAN OF SUBDIVISION

PS 801168U

CREATION OF RESTRICTION A

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

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

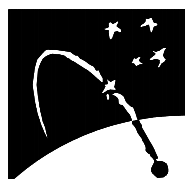
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 103
102	101, 103
103	101, 102, 104
104	103, 105
105	104, 106
106	105, 107
107	106, 108
108	107, 109
109	108, 110
110	109, 111
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116
118	119
119	118, 120
120	119, 121
121	120, 122
122	121, 123
123	122, 124
124	123
125	126, 138
126	125, 127, 136, 137

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
127	126, 128, 135, 136
128	127, 129, 134, 135
129	128, 130, 131, 133, 134
130	129, 131
131	129, 130, 132, 133
132	131, 133
133	129, 131, 132, 134
134	128, 129, 133, 135
135	127, 128, 134, 136
136	126, 127, 135, 137
137	126, 136, 138
138	125, 137
139	140, 152
140	139, 141, 151, 152
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143	142, 144, 145, 148, 149
144	143, 145
145	143, 144, 146
146	145, 147, 148
147	146, 148
148	143, 146, 147, 149
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151	140, 141, 150, 152
152	139, 140, 151

CONTINUED ON SHEET 6

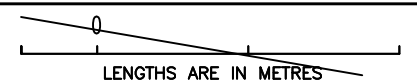
ALBRIGHT - 1

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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 09/10/17
 VERSION S

REFERENCE 30865013
 DRAWING 3086501AS

ORIGINAL SHEET SIZE A3

SHEET 5

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CREATION OF RESTRICTION A (CONTINUED)

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:


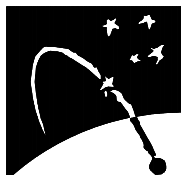
- (i) Build or cause to be built or allow to be built or allow to remain standing more than one private dwelling-house (which expression shall include a house, apartment, unit or flat) prior to 1 January 2037;
- (ii) Build or cause to be built or allow to be built or allow to remain standing a dwelling-house 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 2027 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 and Building Envelopes that deal with all siting and other matters that would otherwise be regulated by Part 4 of the Building Regulations 2006 (or any superceding regulation), a copy of which can be obtained from the website at www.albright-truganina.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.

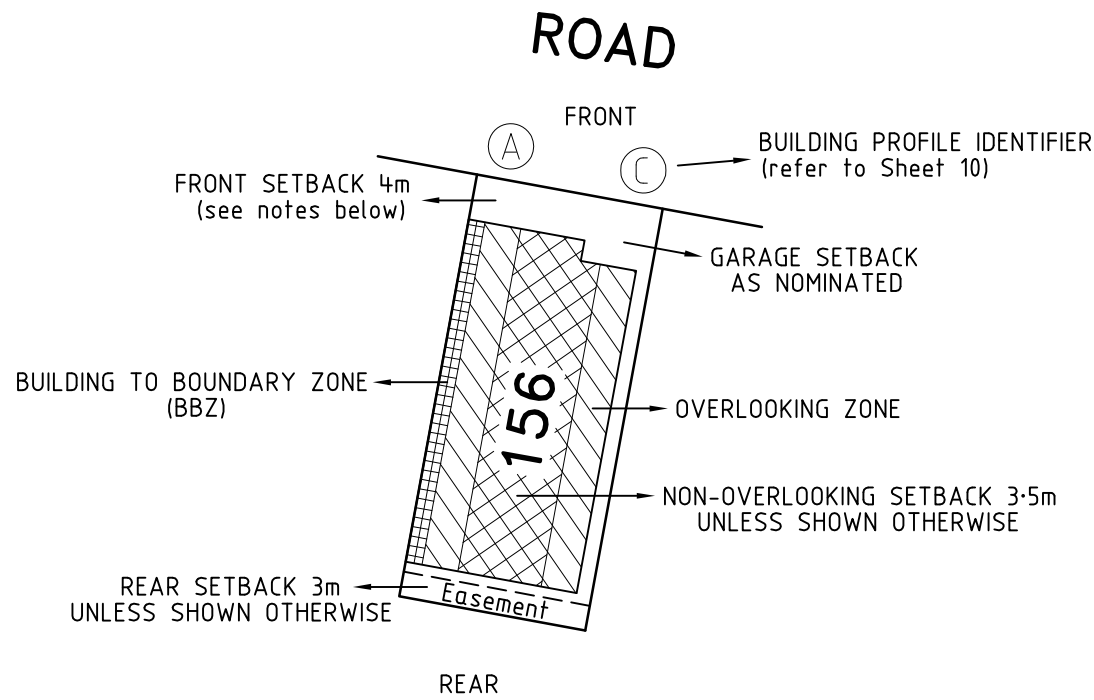
- (v) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 1 January 2037.

ALBRIGHT – 1	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE	 <p>LENGTHS ARE IN METRES</p>
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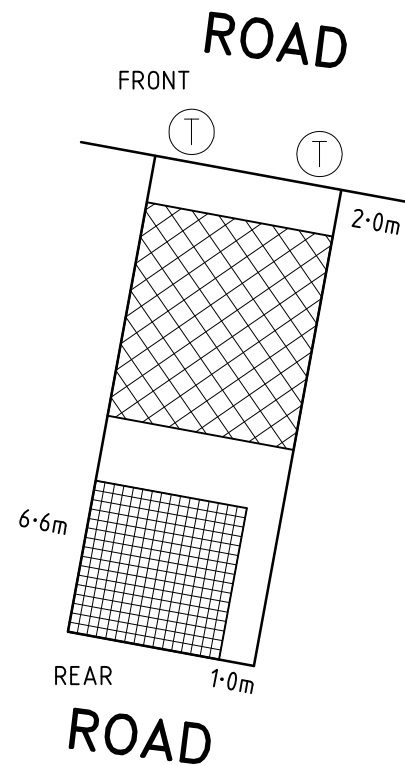
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS801168U

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 200mm of the boundary.
- The BBZ shall be applicable to one side boundary only, one side boundary must be kept clear of buildings. Terrace style lots are exempt from this requirement.
- 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, 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 story home and heights of up to 9.0m for a two-story home.
- Where the minimum front setback is less than 3.0m porches, 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 story home and heights of up to 9.0m for a two-story home.


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

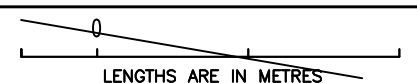
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

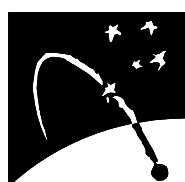
ALBRIGHT - 1

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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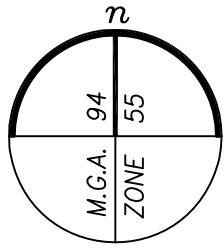


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VERSION S DRAWING 3086501AS

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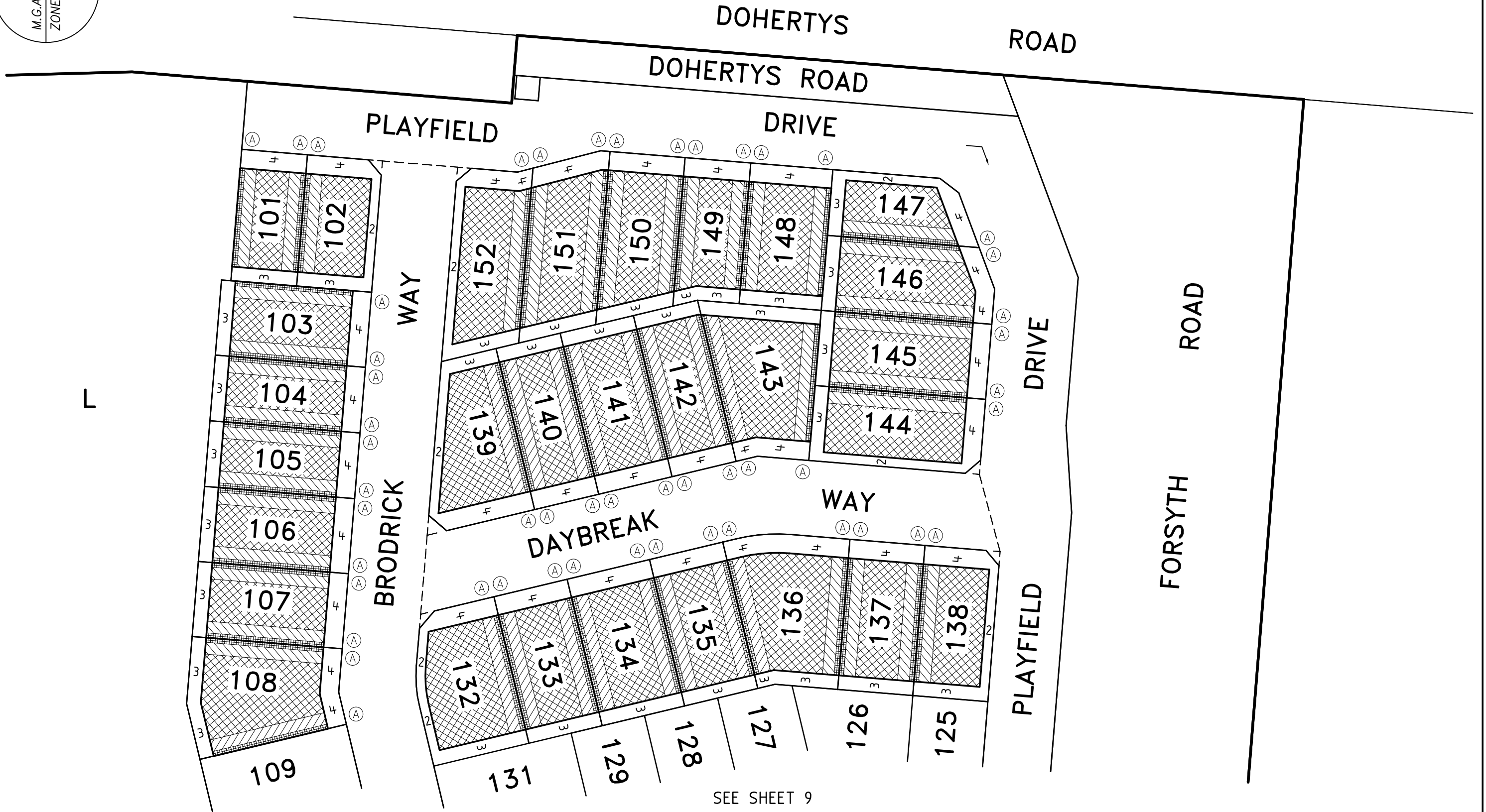
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SHEET 7



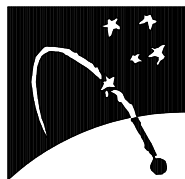
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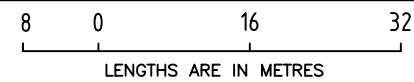
SEE SHEET 9

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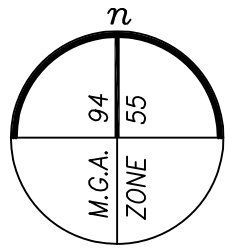
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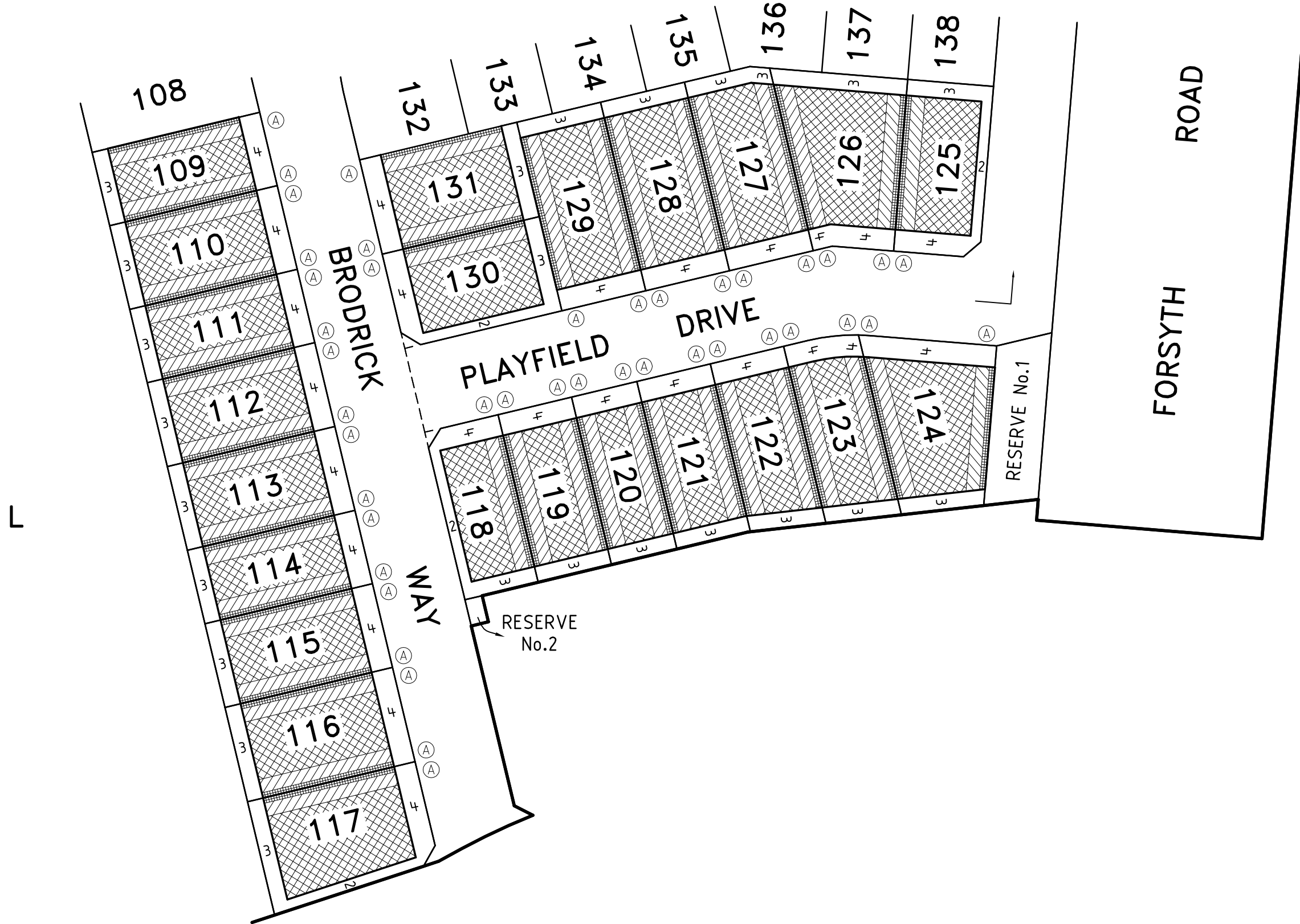
ORIGINAL SHEET SIZE A3
SHEET 8

PLAN OF SUBDIVISION

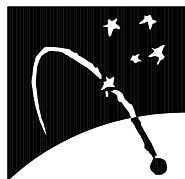
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SEE SHEET 8



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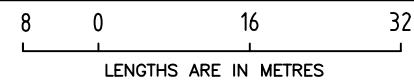
LICENSED SURVEYOR ADRIAN A. THOMAS

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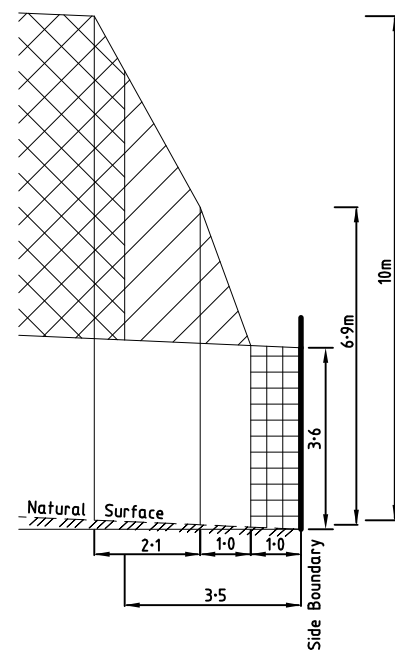
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ORIGINAL SHEET SIZE A3
SHEET 9

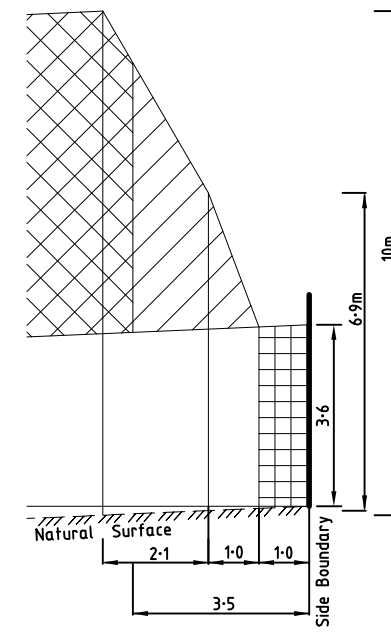
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PROFILE DIAGRAM

(A) Profile

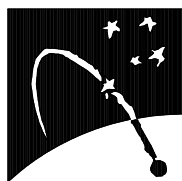


Natural surface rising from side boundary



Natural surface falling from side boundary

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ALBRIGHT - 1

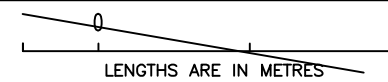
LICENSED SURVEYOR ADRIAN A. THOMAS

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SCALE

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