

PLAN OF SUBDIVISION

EDITION

PS 807657V

<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 FOL</p> <p>LAST PLAN REFERENCE: LOT P ON PS807647Y</p> <p>POSTAL ADDRESS: LUDO CIRCUIT (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 299 740 (approx. centre of land in plan) N 5 811 080 ZONE: 55</p>	<p>Council Name: Wyndham City Council</p> <p>SPEAR Reference Number: S107296V</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL	<p>STAGING This is/is not a staged subdivision Planning Permit No. WYP8879/15</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED - 4.542ha</p>

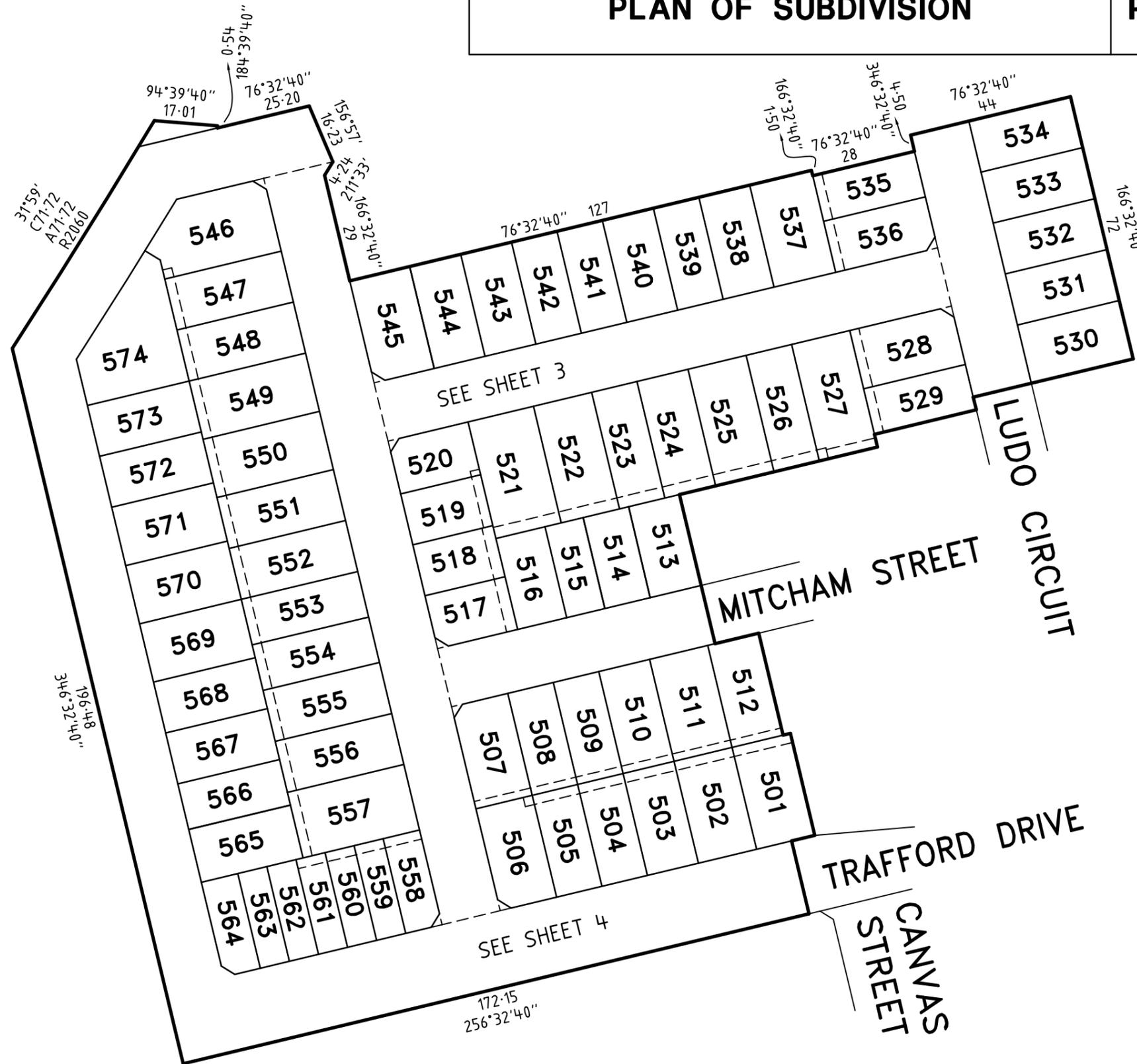
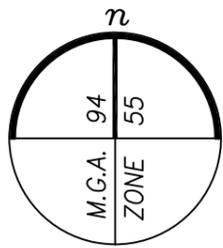
EASEMENT INFORMATION

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 E-1	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL

<p>ALBRIGHT – 5</p> <p>74 LOTS</p> <p>16 Eastern Road South Melbourne Victoria 3205 PO Box 5075 Australia 03) 9699 1400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™</p>  <p>Formerly Bosco Jonson</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 22/05/18 REFERENCE 30865053</p> <p>VERSION R DRAWING 3086505AR</p> <p>Digitally signed by: Adrian A Thomas (Veris Australia Pty Ltd), Surveyor's Plan Version (R), 23/05/2018, SPEAR Ref: S107296V</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 12 SHEETS</p>
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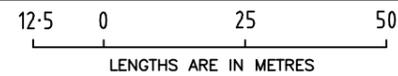
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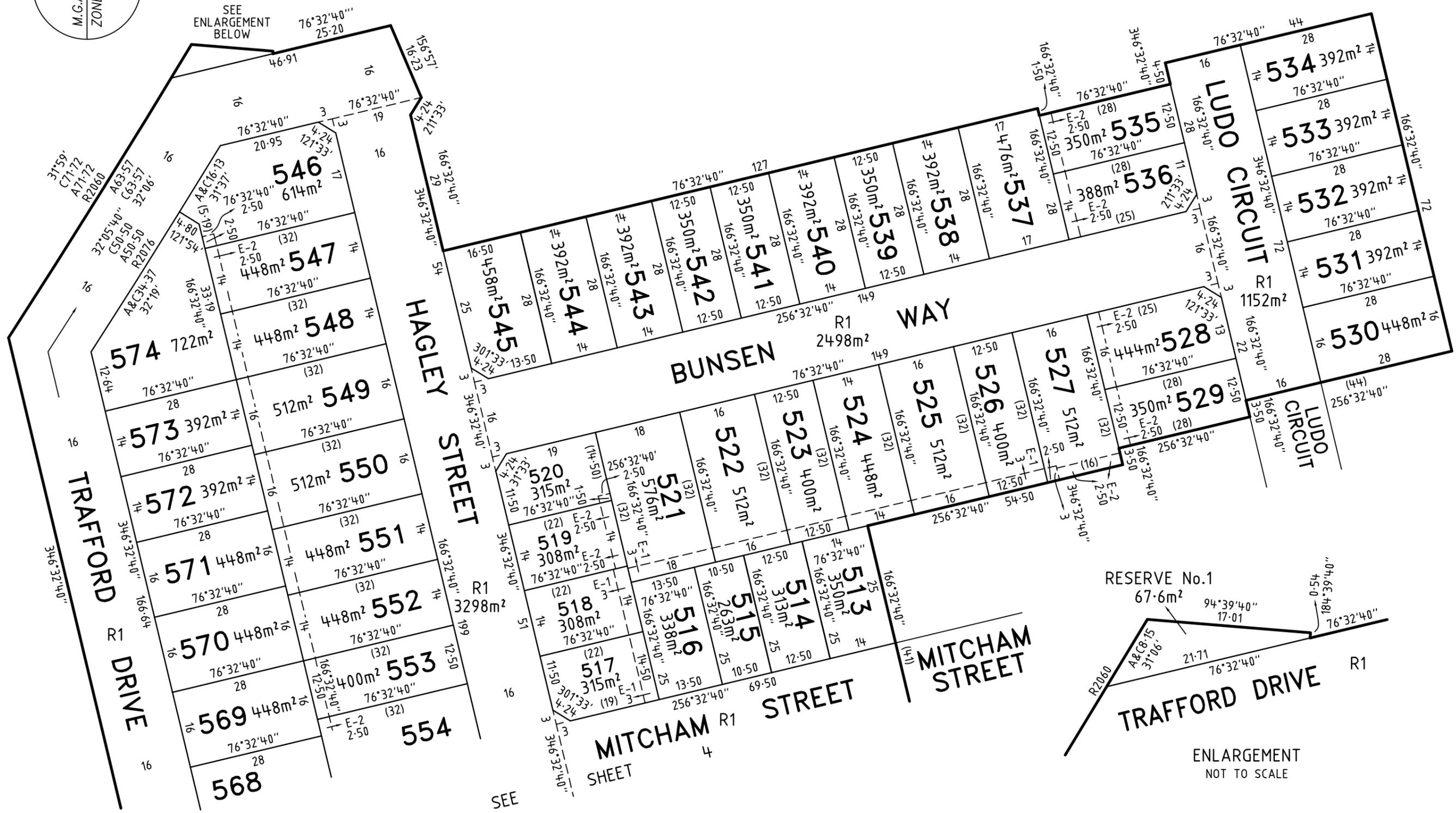
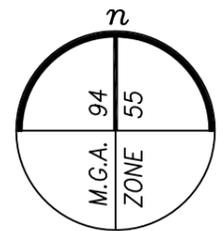
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SHEET 3

PLAN OF SUBDIVISION

PS 807657V

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
501	502, 512
502	501, 503, 511
503	502, 504, 510
504	503, 505, 509
505	504, 506, 508
506	505, 507
507	506, 508
508	505, 507, 509
509	504, 508, 510
510	503, 509, 511
511	502, 510, 512
512	501, 511
513	514, 523, 524
514	513, 515, 522, 523
516	515, 517, 518, 521
517	516, 518
518	516, 517, 519, 521
519	518, 520, 521
520	519, 521
521	515, 516, 518, 519, 520, 522
522	514, 515, 521, 523
523	513, 514, 522, 524
524	513, 523, 525
525	524, 526
526	525, 527
527	526, 528, 529
528	527, 529
529	527, 528
530	531
531	530, 532
532	531, 533
533	532, 534
534	533

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
535	536, 537
536	535, 537
537	535, 536, 538
538	537, 539
539	538, 540
540	539, 541
541	540, 542
542	541, 543
543	542, 544
544	543, 545
545	544
546	547, 574
547	546, 548, 574
548	547, 549, 574
549	548, 550, 572, 573
550	549, 551, 571, 572
551	550, 552, 570, 571
552	551, 553, 570
553	552, 554, 569
554	553, 555, 568, 569
555	554, 556, 567, 568
556	555, 557, 566, 567
557	556, 558, 559, 560, 561
565	557, 561, 562, 563, 564
566	556, 557, 565, 567
567	555, 556, 566, 568
568	554, 555, 567, 569
569	553, 554, 568, 570
570	551, 552, 569, 571
571	550, 551, 570, 572
572	549, 550, 571, 573
573	549, 572, 574
574	546, 547, 548, 573

CONTINUED

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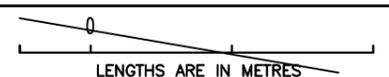
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DATE 22/05/18
VERSION R

REFERENCE 30865053
DRAWING 3086505AR

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SCALE



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SHEET 5

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) Build or cause to be built or allow to be built or allow to remain standing any buildings constructed on a lot containing a building envelope that does not conform to the relevant building envelope as shown in the attached Building Envelope Schedule, except with the written consent of the Responsible Authority.
- (vi) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 1 January 2037.

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	DATE 22/05/18 VERSION R	REFERENCE 30865053 DRAWING 3086505AR	ORIGINAL SHEET SIZE A3 SHEET 6
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CREATION OF RESTRICTION B

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

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
515	514, 516, 521, 522
558	557, 559
559	557, 558, 560
560	557, 559, 561
561	557, 560, 562, 565
562	561, 563, 565
563	562, 564, 565
564	563, 565

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a permit granted to construct a dwelling on the lot. This restriction shall cease to have effect after the issue of Certificate of Occupancy for the whole of the dwelling on the lot.

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SHEET 7

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CREATION OF RESTRICTION C

(Noise affected lots within DD010)

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
543	542, 544
544	543, 545
545	544
546	547, 574
547	546, 548, 574
548	547, 549, 574
549	548, 550, 572, 573
550	549, 551, 571, 572
551	550, 552, 570, 571
552	551, 553, 570
553	552, 554, 569
554	553, 555, 568, 569
567	555, 556, 566, 568
568	554, 555, 567, 569
569	553, 554, 568, 570
570	551, 552, 569, 571
571	550, 551, 570, 572
572	549, 550, 571, 573
573	549, 572, 574
574	546, 547, 548, 573

The registered proprietor or proprietors for the time being of any lot on this plan must not construct any building for accommodation, a child care centre, a display home, a hospital, a hotel or a tavern unless the building is constructed in such a way as to ensure that internal bedroom noise levels will not exceed 65 dB LAmax and 40 dB LAeq,8h during the night period from 10pm to 6am.

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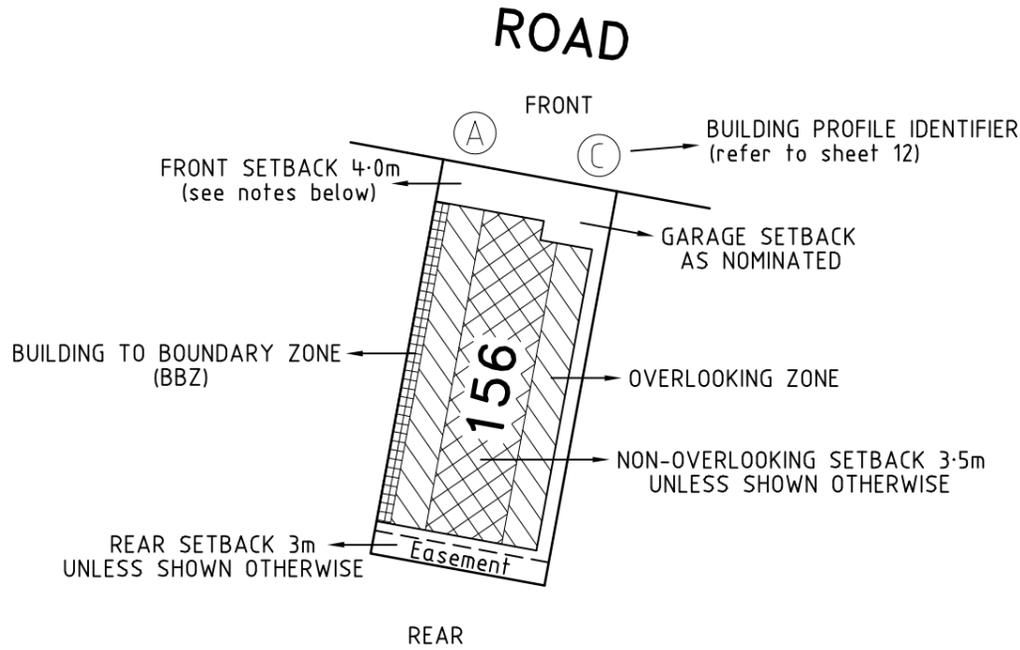
SHEET 8

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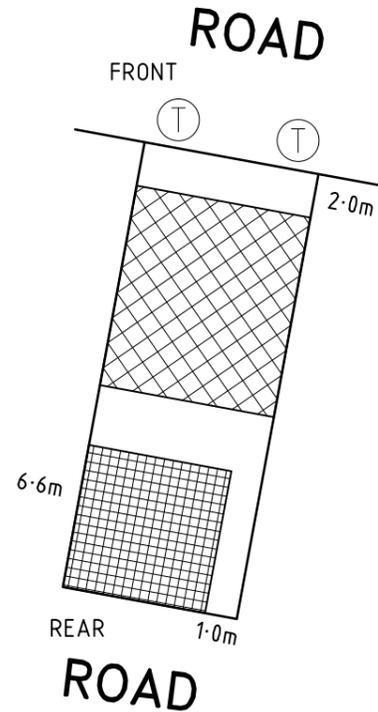
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS807657V

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.

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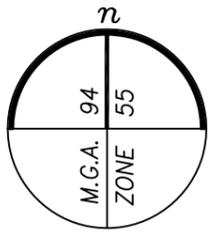
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SHEET 9

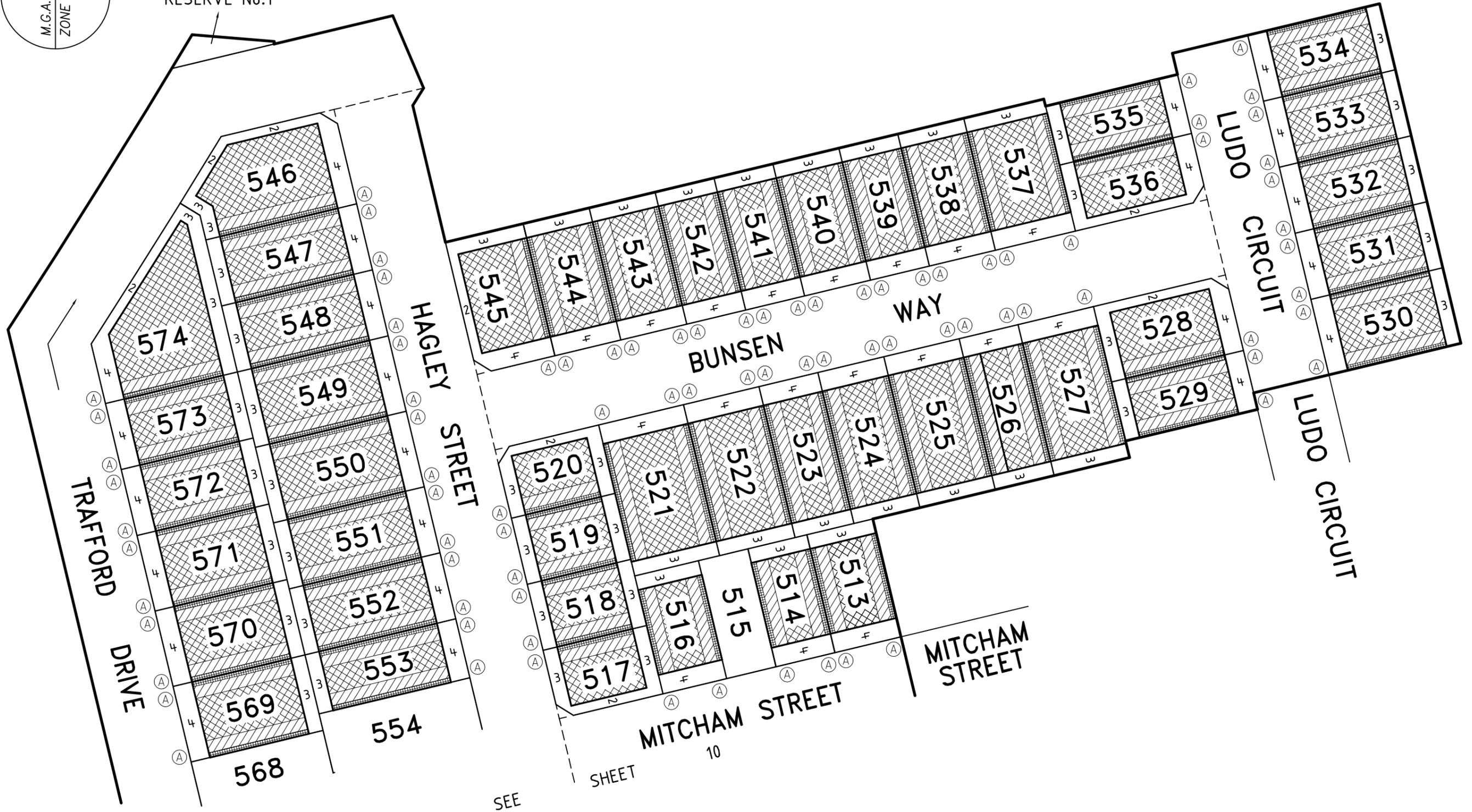
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RESERVE No.1



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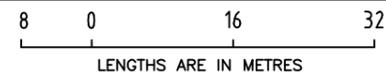
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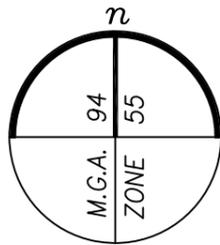
LENGTHS ARE IN METRES

SCALE 1:800

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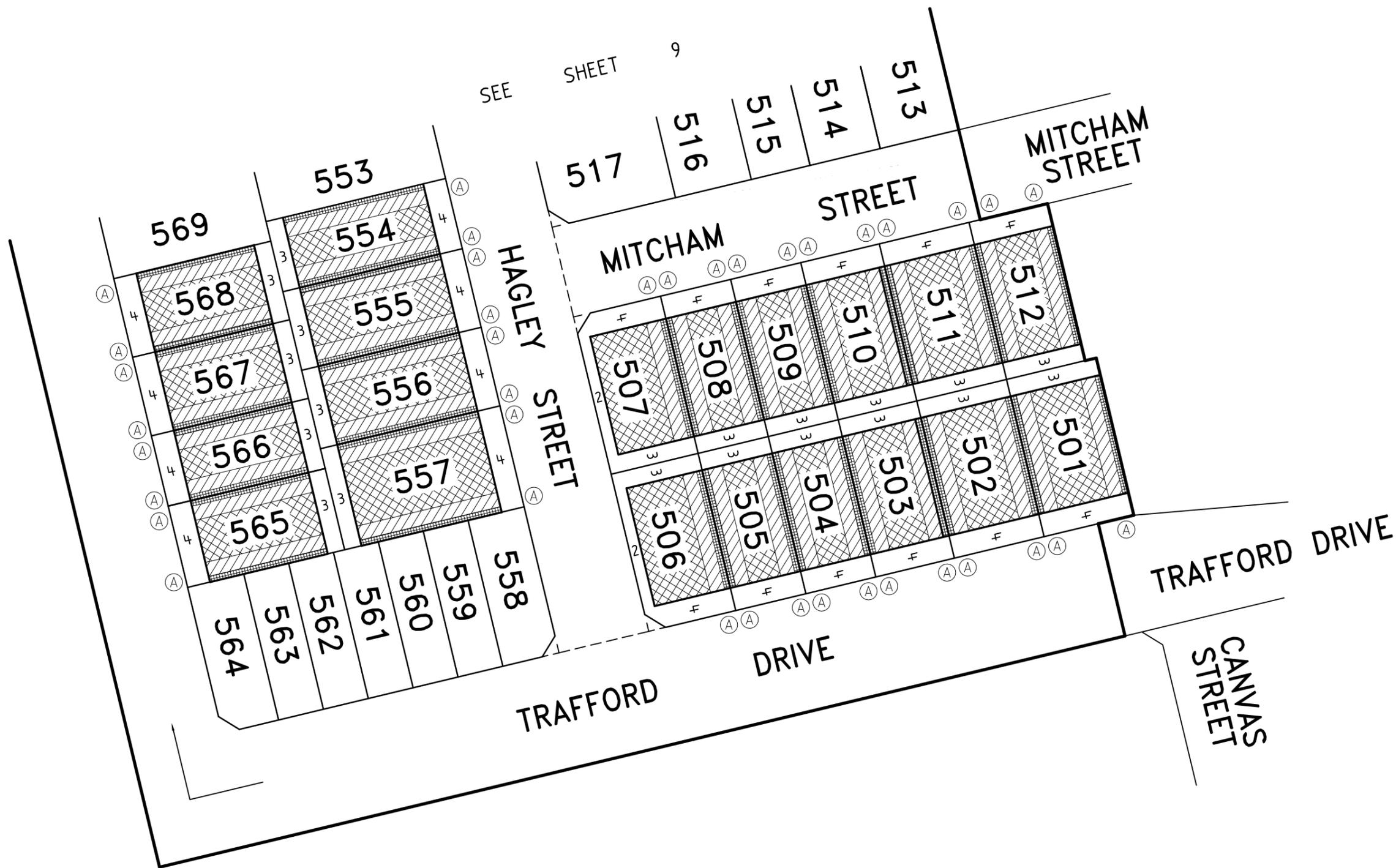
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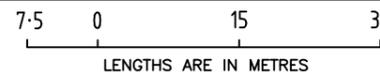
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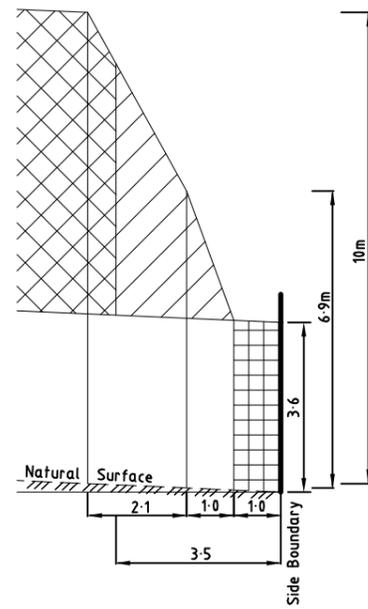
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SHEET 11

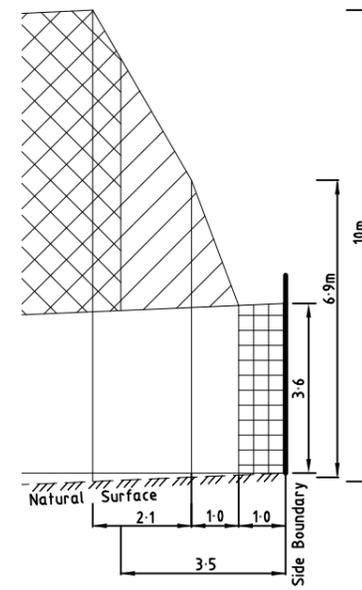
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PROFILE DIAGRAM

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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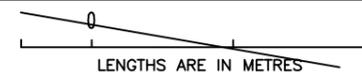
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