

PLAN OF SUBDIVISION

EDITION

PS 746086B

<p>LOCATION OF LAND</p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: —</p> <p>CROWN PORTION: 16 & 18 (PARTS)</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT G ON PS738884R</p> <p>POSTAL ADDRESS: ASTBURY CRESCENT (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 E 314 950 Zone: 55 CO-ORDINATES: N 5 842 770 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008022 Planning Permit Reference: P18497 SPEAR Reference Number: S092051P</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Michelle Hutchings for Hume City Council on 13/01/2017</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1	HUME CITY COUNCIL	This is is not a staged subdivision Planning Permit No. P18497
		DEPTH LIMITATION DOES NOT APPLY

└ LOTS 1 TO 500 AND A TO I (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LAND SUBDIVIDED (EXCLUDING LOT J) - 2.431ha

EASEMENTS E-2, E-5 & E-6 HAVE BEEN OMITTED FROM THIS PLAN

OTHER PURPOSE OF PLAN:
TO REMOVE THAT PART OF EASEMENT E-3 ON PS738884R NOW CONTAINED IN UPTHORPE WAY ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENT:
AGREEMENT BY ALL INTERESTED PARTIES

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	TRANSMISSION OF ELECTRICITY	SEE DIAG.	D724903	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS738882V PS738882V	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS738884R PS738884R	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS738883T PS738883T	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9 E-9	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

WARATAH – 5
43 LOTS AND BALANCE LOT J

LICENSED SURVEYOR ANDREW J. REAY

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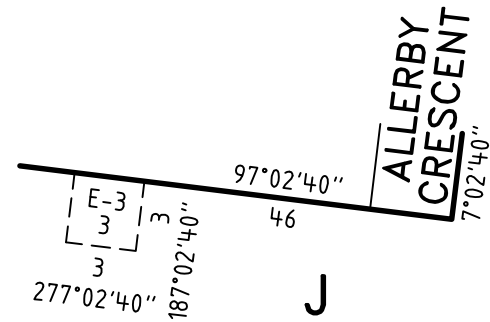
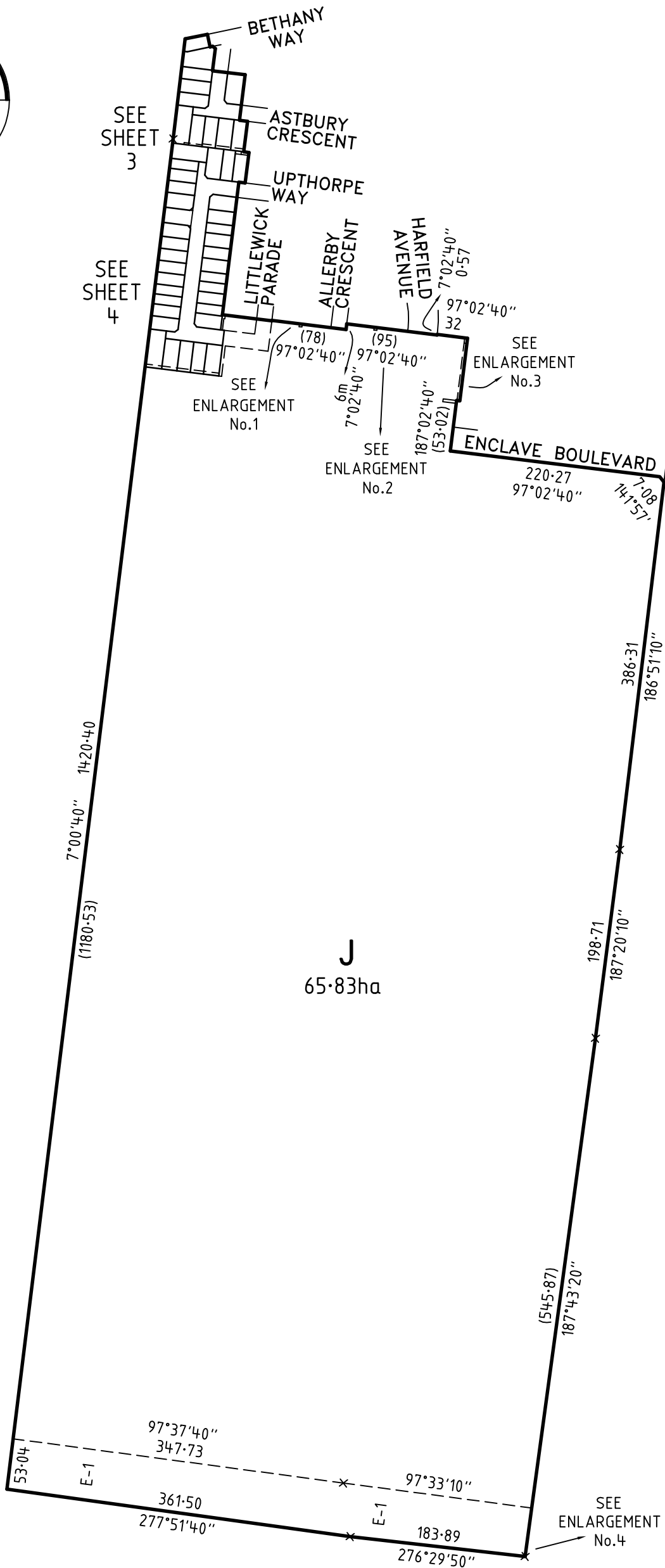
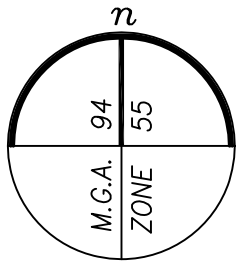
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VERSION D DRAWING 3023205BD

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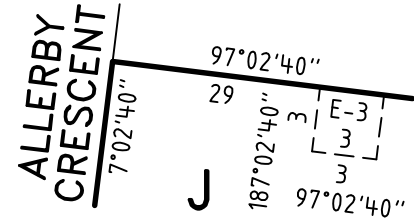
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PLAN OF SUBDIVISION

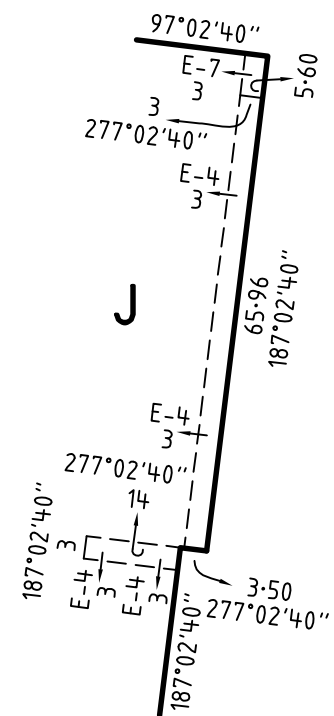
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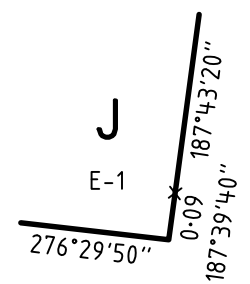
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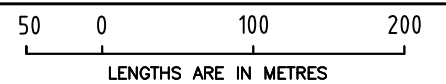


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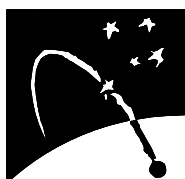
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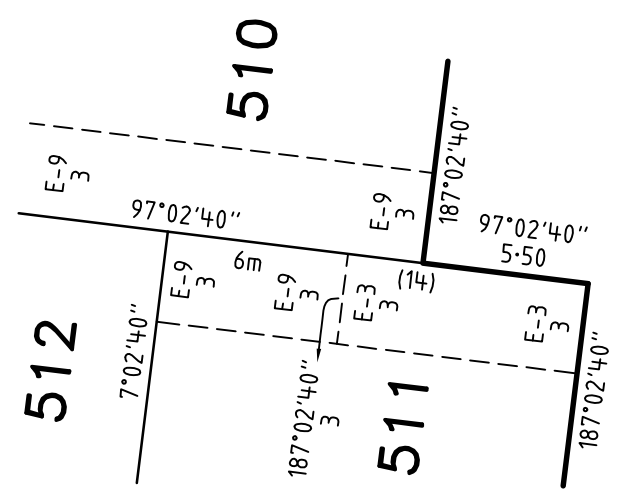
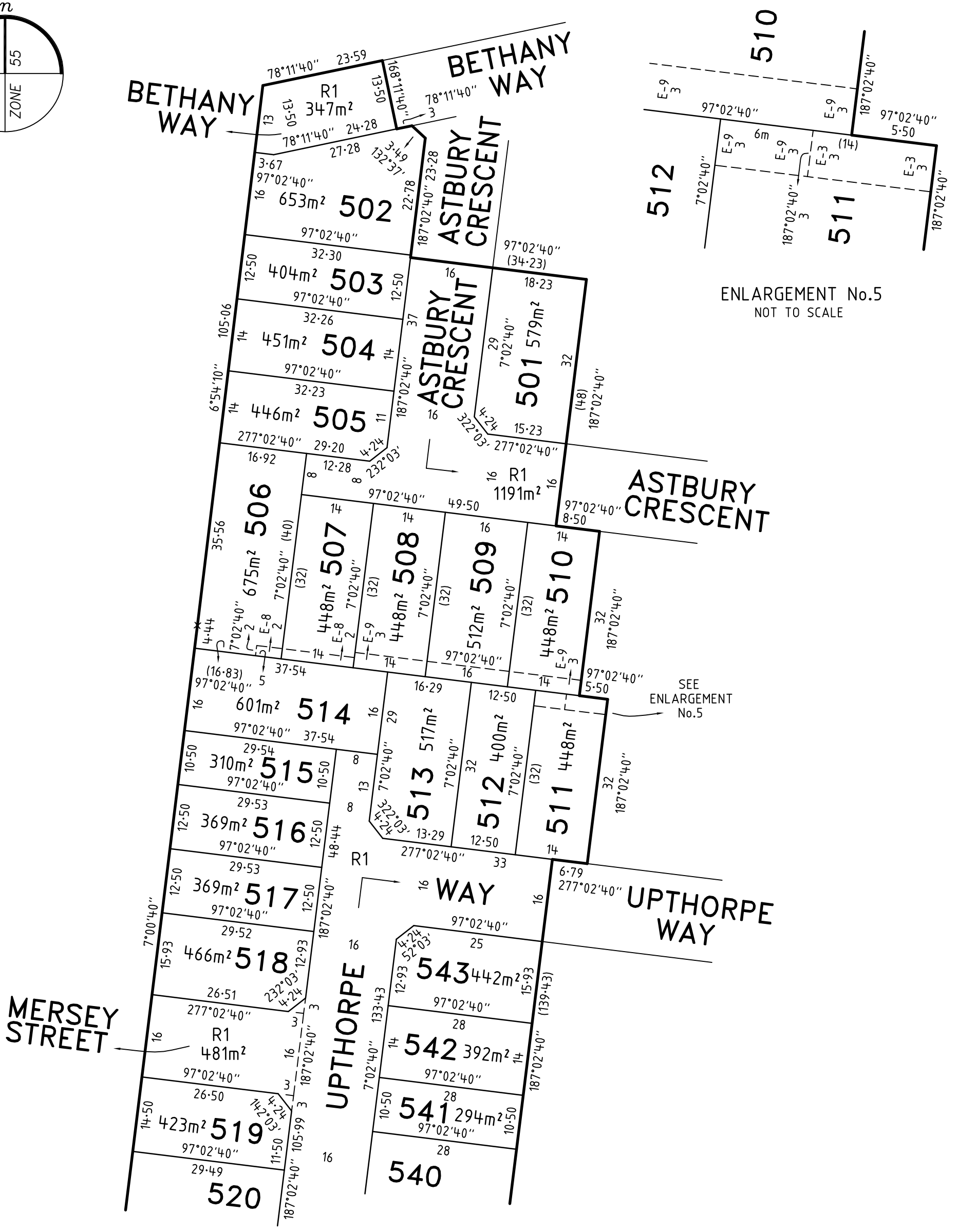
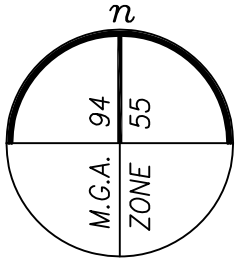
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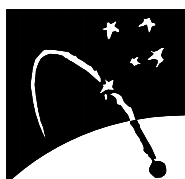
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NOT TO SCALE

SEE
ENLARGEMENT
No.5

SEE SHEET 4

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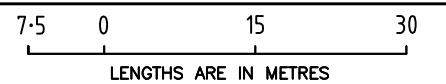


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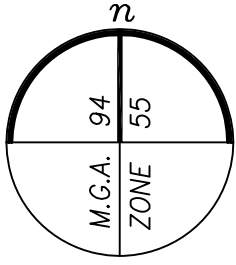
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SHEET 3

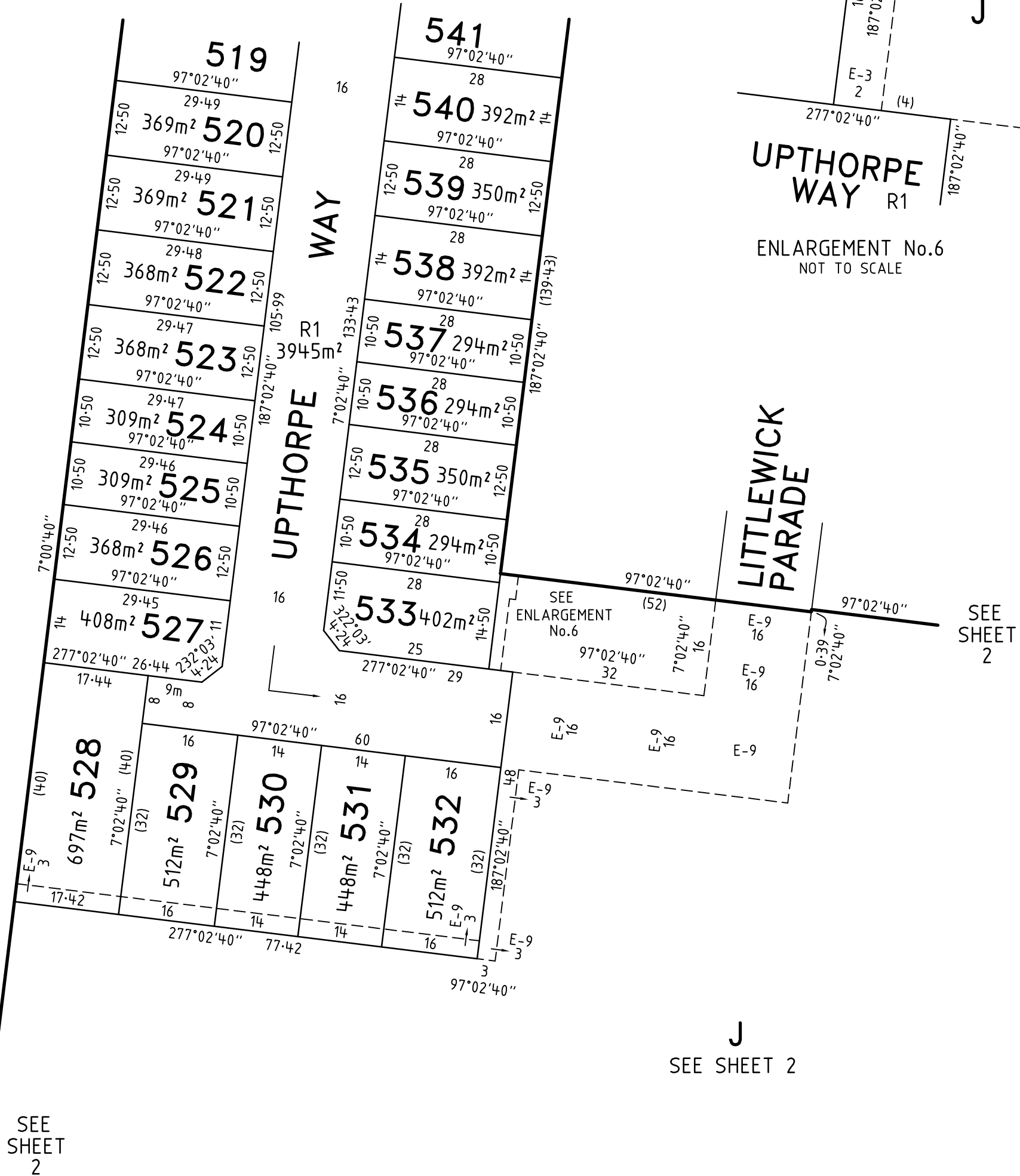
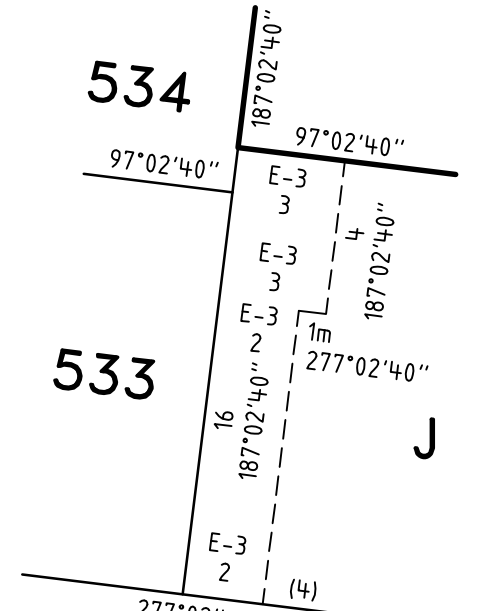
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SEE SHEET 3



UPTHORPE WAY R1

LITTLEWICK PARADE

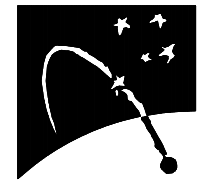
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SEE SHEET 2

J
SEE SHEET 2

SEE SHEET 2

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	DATE 12/01/17 VERSION D	REFERENCE 30232053 DRAWING 3023205BD	ORIGINAL SHEET SIZE A3 SHEET 4
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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	509
502	503
503	502, 504
504	503, 505
505	504, 506
506	505, 507, 514
507	506, 508, 514
508	507, 509, 513, 514
509	508, 510, 512, 513
510	509, 511, 512
511	510, 512
512	509, 510, 511, 513
513	508, 509, 512, 514
514	506, 507, 508, 513, 515
515	514, 516
516	515, 517
517	516, 518
518	517
519	520
520	519, 521

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
521	520, 522
522	521, 523
523	522, 524
524	523, 525
525	524, 526
526	525, 527
527	526, 528
528	527, 529
529	528, 530
530	529, 531
531	530, 532
532	531
533	534
535	534, 536
538	537, 539
539	538, 540
540	539, 541
542	541, 543
543	542

CONTINUED

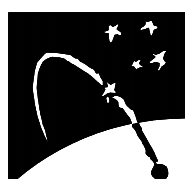
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LICENSED SURVEYOR ANDREW J. REAY

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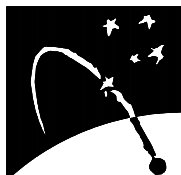
CREATION OF RESTRICTION A (CONTINUED)

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);
- (ii) Build or cause to be built or allow to be built or allow to remain built 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 2025 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 the Building Envelopes incorporated into the Building Envelope Schedule or as amended from time to time to the satisfaction of the Hume City Council, a copy of which can be obtained from the website at www.waratah.villawoodproperties.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; and
 - (D) any building or construction works are carried out in accordance with the approved plans.
- (iii) Build or cause to be built or allow to be built or allow to remain 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.

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	DATE 12/01/17 VERSION D	REFERENCE 30232053 DRAWING 3023205BD	ORIGINAL SHEET SIZE A3 SHEET 6
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PLAN OF SUBDIVISION

PS 746086B

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:

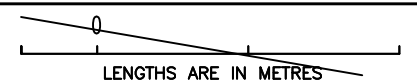
BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
534	533, 535
536	535, 537
537	536, 538
541	540, 542

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.

WARATAH - 5

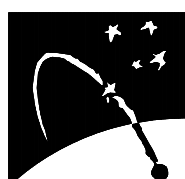
LICENSED SURVEYOR ANDREW J. REAY

SCALE



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SHEET 7

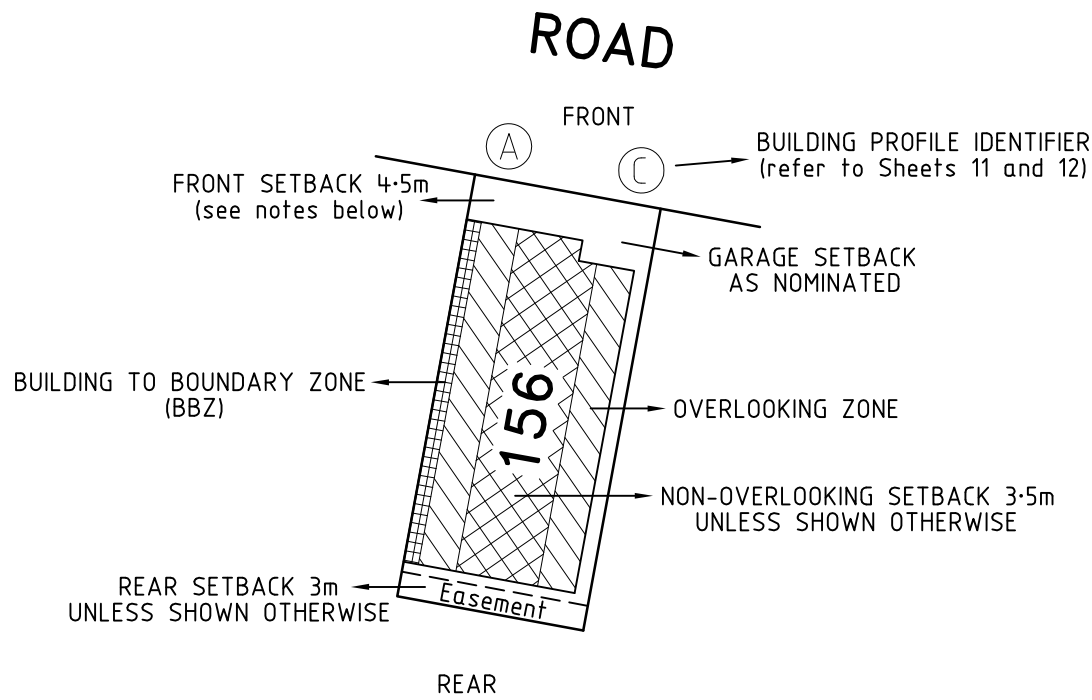
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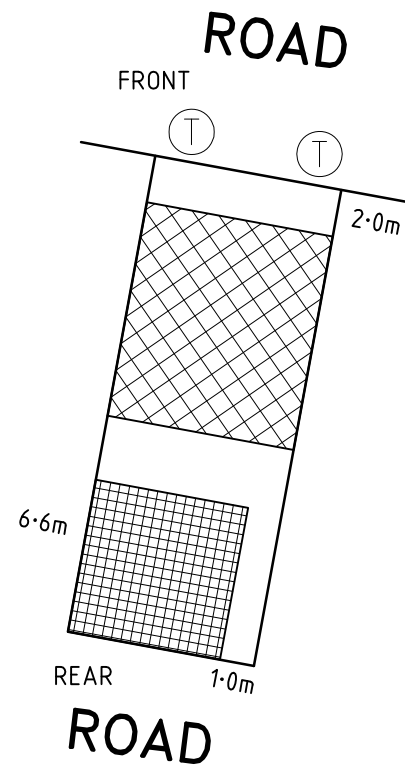
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS746086B

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.
- 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.


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

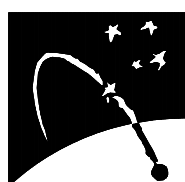
 Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

 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.

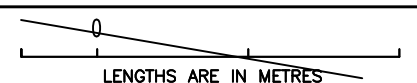
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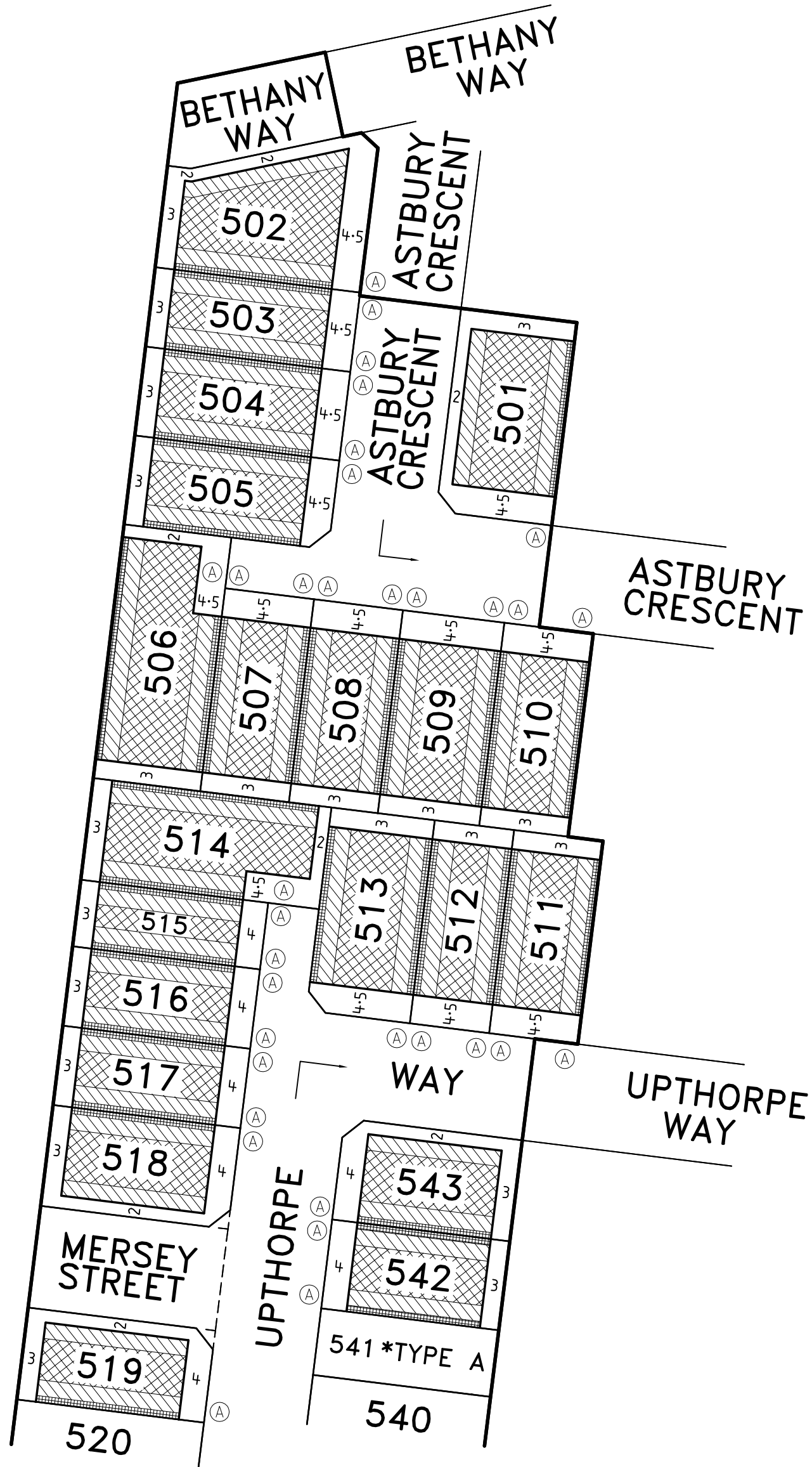
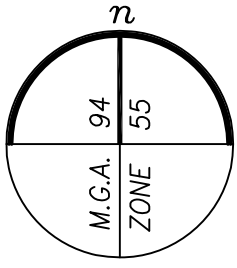
SHEET 8

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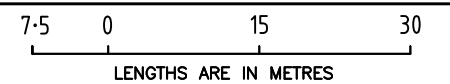


SEE SHEET 10

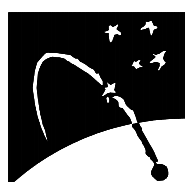
WARATAH - 5

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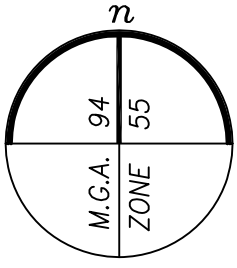
SHEET 9

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SEE SHEET 9

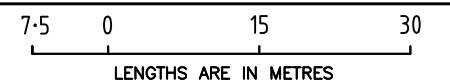


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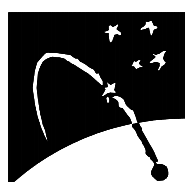
WARATAH - 5

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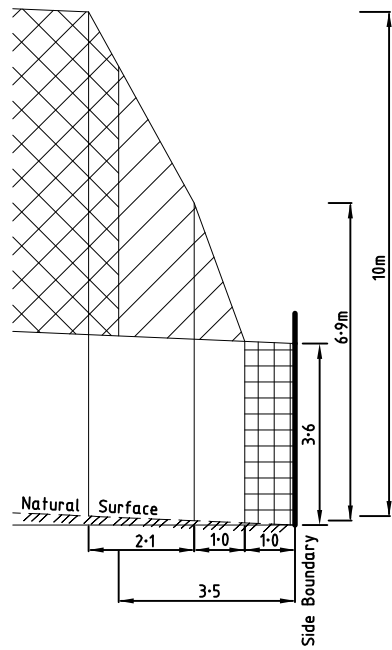
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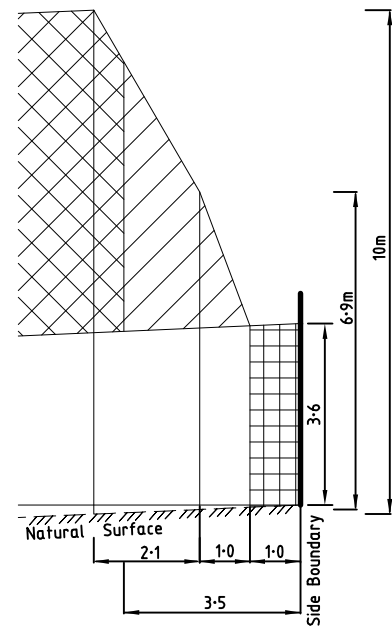
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(A) Profile

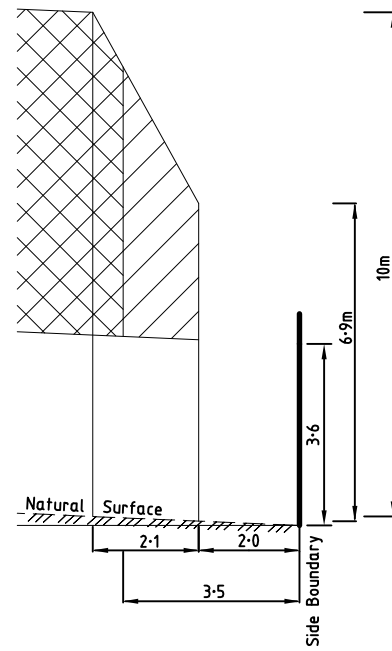


Natural surface rising from side boundary

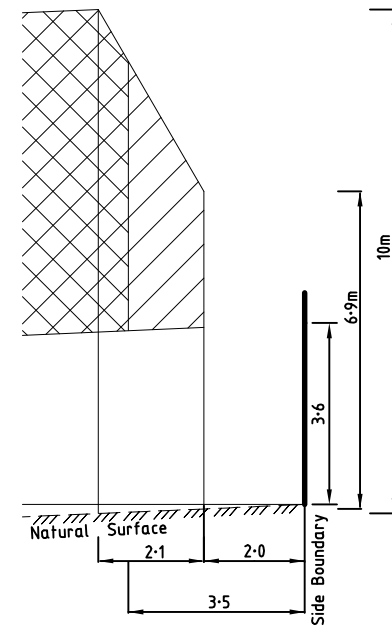


Natural surface falling from side boundary

(B) Profile



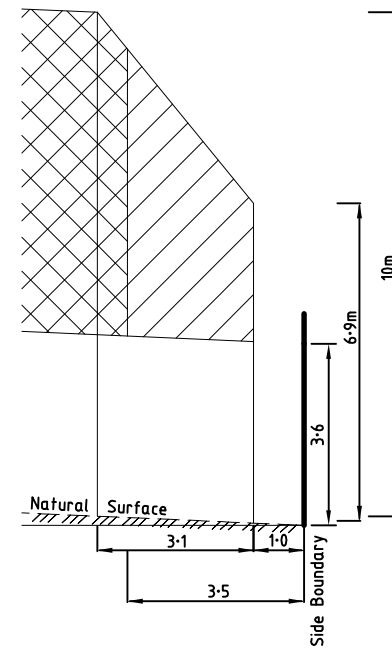
Natural surface rising from side boundary



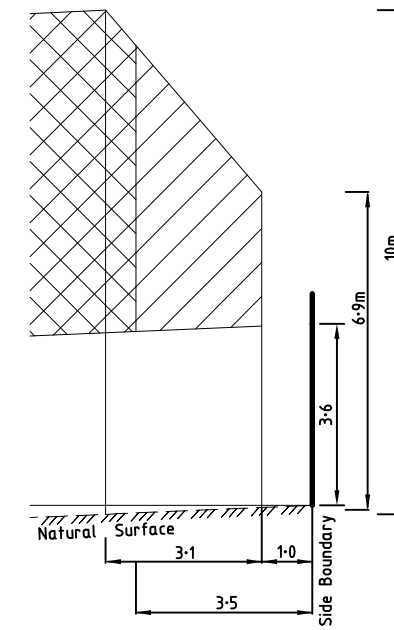
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

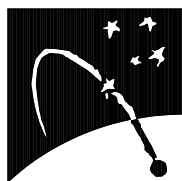


Natural surface rising from side boundary



Natural surface falling from side boundary

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



WARATAH - 5

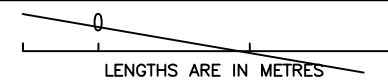
LICENSED SURVEYOR ANDREW J. REAY

DATE 12/01/17

REFERENCE 30232053

VERSION D

DRAWING 3023205BD



SCALE

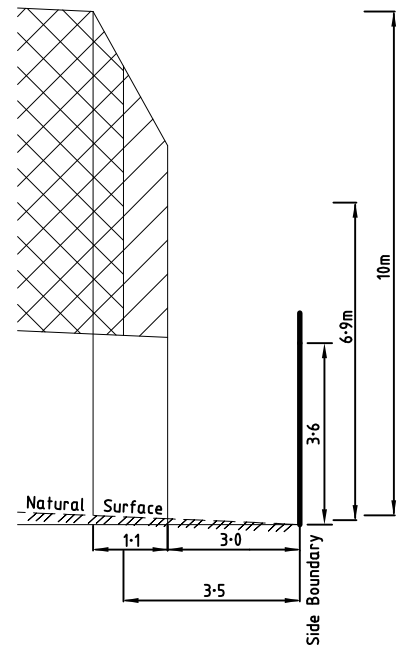
ORIGINAL SHEET SIZE A3

SHEET 11

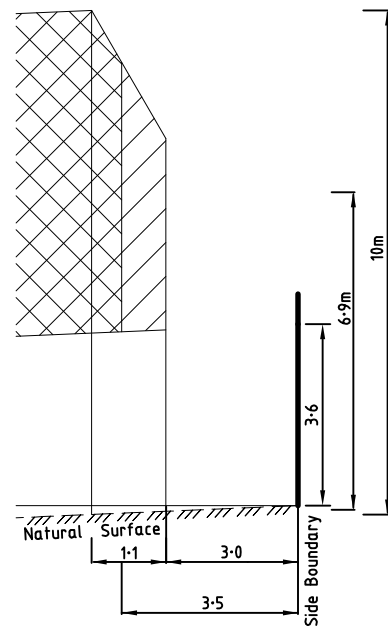
Digitally signed by: Andrew John Reay (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (D),
 12/01/2017

Digitally signed by:
 Hume City Council,
 13/01/2017,
 SPEAR Ref: S092051P

D Profile

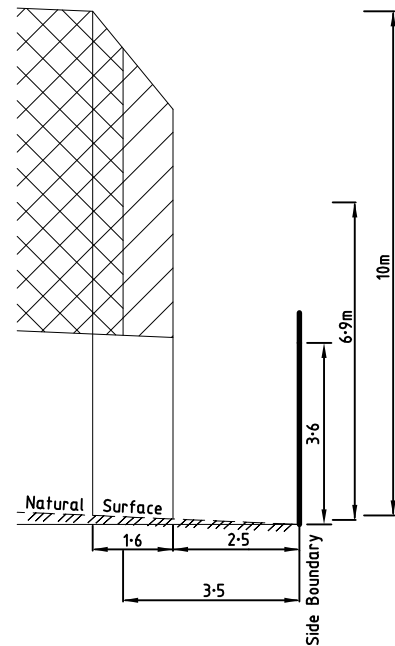


Natural surface rising from side boundary

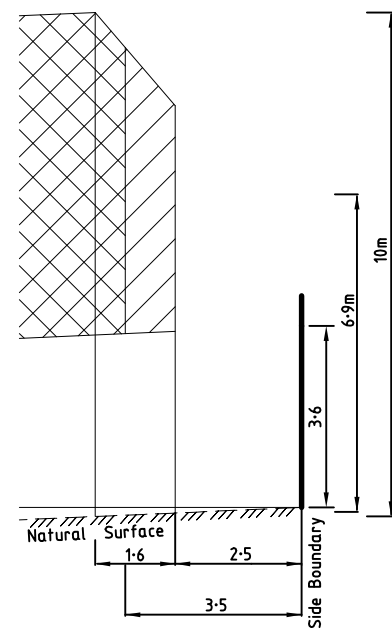


Natural surface falling from side boundary

E Profile



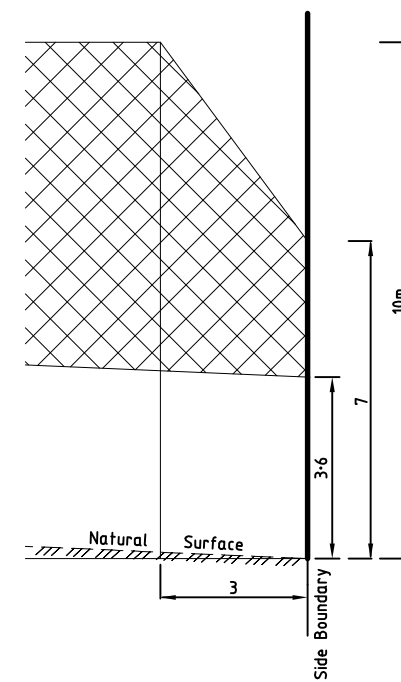
Natural surface rising from side boundary



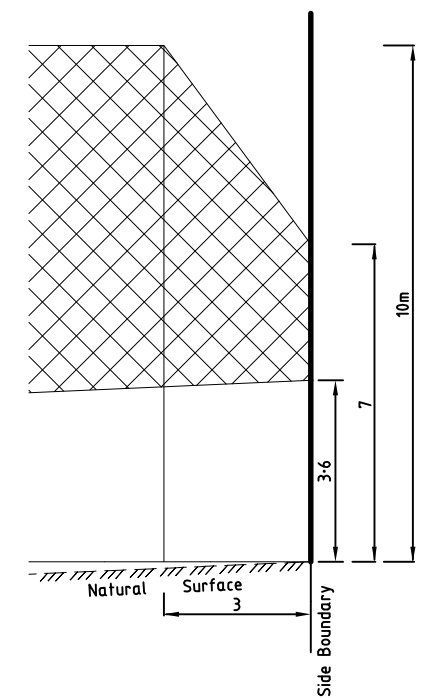
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

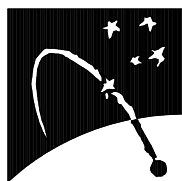


Natural surface rising from side boundary



Natural surface falling from side boundary

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WARATAH - 5

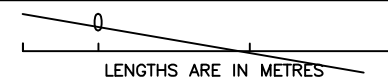
LICENSED SURVEYOR ANDREW J. REAY

DATE 12/01/17

REFERENCE 30232053

VERSION D

DRAWING 3023205BD



LENGTHS ARE IN METRES

SCALE

ORIGINAL SHEET SIZE A3

SHEET 12

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 SPEAR Ref: S092051P