

PLAN OF SUBDIVISION

PS 805110G

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:

**PLAN / DOCUMENT AS REQUIRED UNDER CONDITION OF PERMIT
PLANNING AND ENVIRONMENT ACT 1987
WYNDHAM PLANNING SCHEME**

**Permit No: WYP8879/15.09
Condition No: 6
Sheet: 1 of 7
Approved by: Jason Mayall
WYNDHAM CITY COUNCIL
Date: 20 April 2017**

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402
402	401, 403
403	402, 404
404	403
405	406, 407
406	405, 407
407	405, 406, 408
408	407, 409
409	408, 410
410	409
411	412, 430
412	411, 413, 429, 430
413	412, 414, 427, 428, 429
414	413, 415, 427
415	414, 416, 426, 427
416	415, 417, 425, 426
417	416, 418, 424, 425
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419	418, 420
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421	420, 422, 423
422	421, 423
423	418, 421, 422, 424
424	417, 423, 425
425	416, 417, 424, 426
426	415, 416, 425, 427
427	413, 414, 415, 426, 428
428	413, 427, 429
429	412, 413, 428, 430
430	411, 412, 429
431	432, 441

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
432	431, 433, 440, 441
433	432, 434, 439, 440
434	433, 435, 438, 439
435	434, 436, 437, 438
436	435, 437
437	435, 436, 438
438	434, 435, 437, 439
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442	443, 459
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461	460

CONTINUED

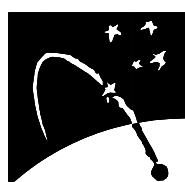
ALBRIGHT - 4

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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DATE 22/03/17
VERSION G

REFERENCE 30865043
DRAWING 3086504AG

ORIGINAL SHEET SIZE A3

SHEET 5

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30/03/2017

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.

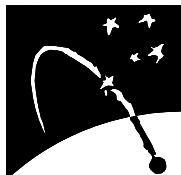

- (iv) Build or cause to be built or allow to be built or allow to remain any fencing:
 - (A) Along a front street boundary; or
 - (B) Between the front street boundary and the building line; or
 - (C) Upon a side or rear boundary of a lot except a fence:
 - a. Which is constructed of timber palings 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.

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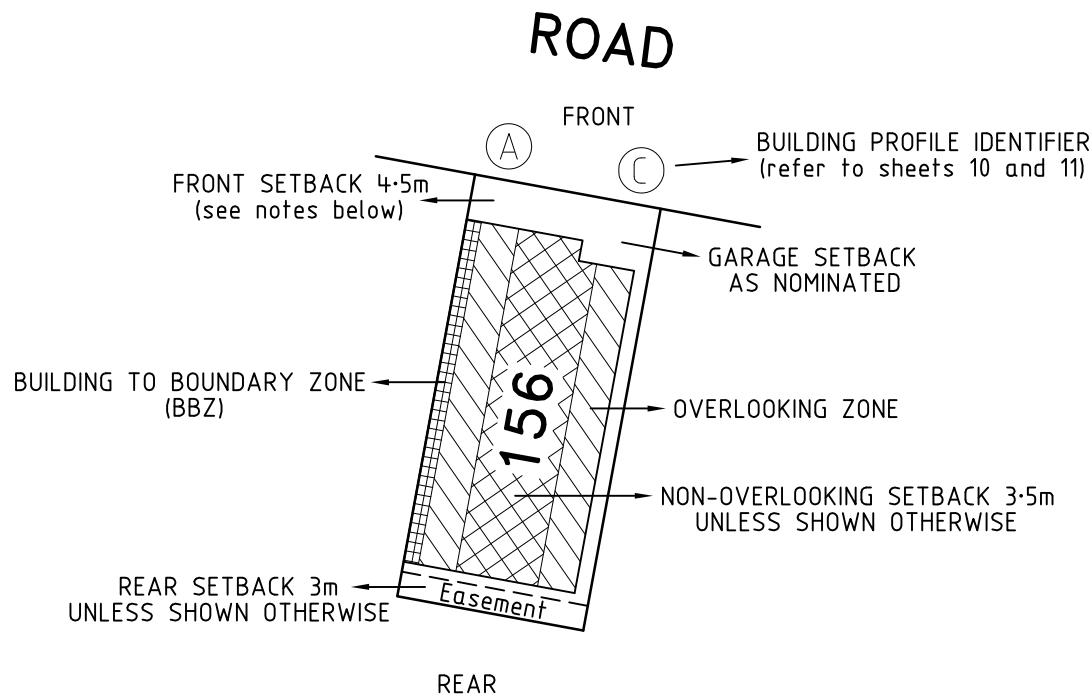
**Permit No: WYP8879/15.09
Condition No: 6
Sheet: 2 of 7
Approved by: Jason Mayall
WYNDHAM CITY COUNCIL
Date: 20 April 2017**

<p>ALBRIGHT - 4</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>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 22/03/17 REFERENCE 30865043 VERSION G DRAWING 3086504AG</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (G), 30/03/2017</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 6</p>
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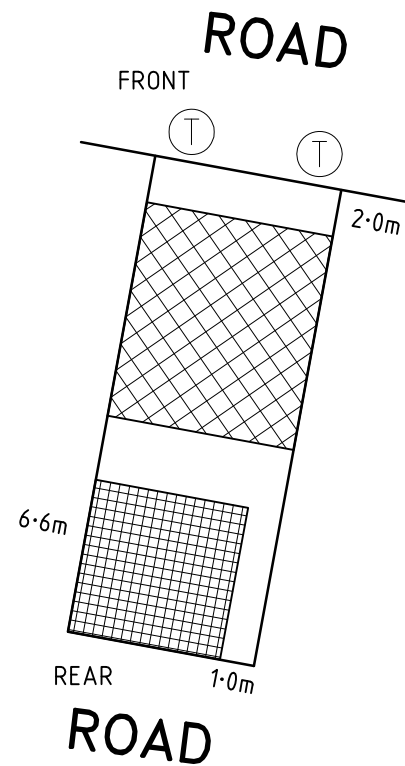
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS805110G

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.

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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

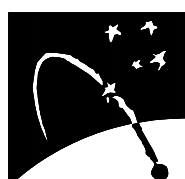
Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

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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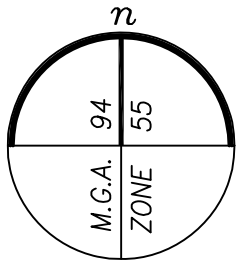
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SHEET 7

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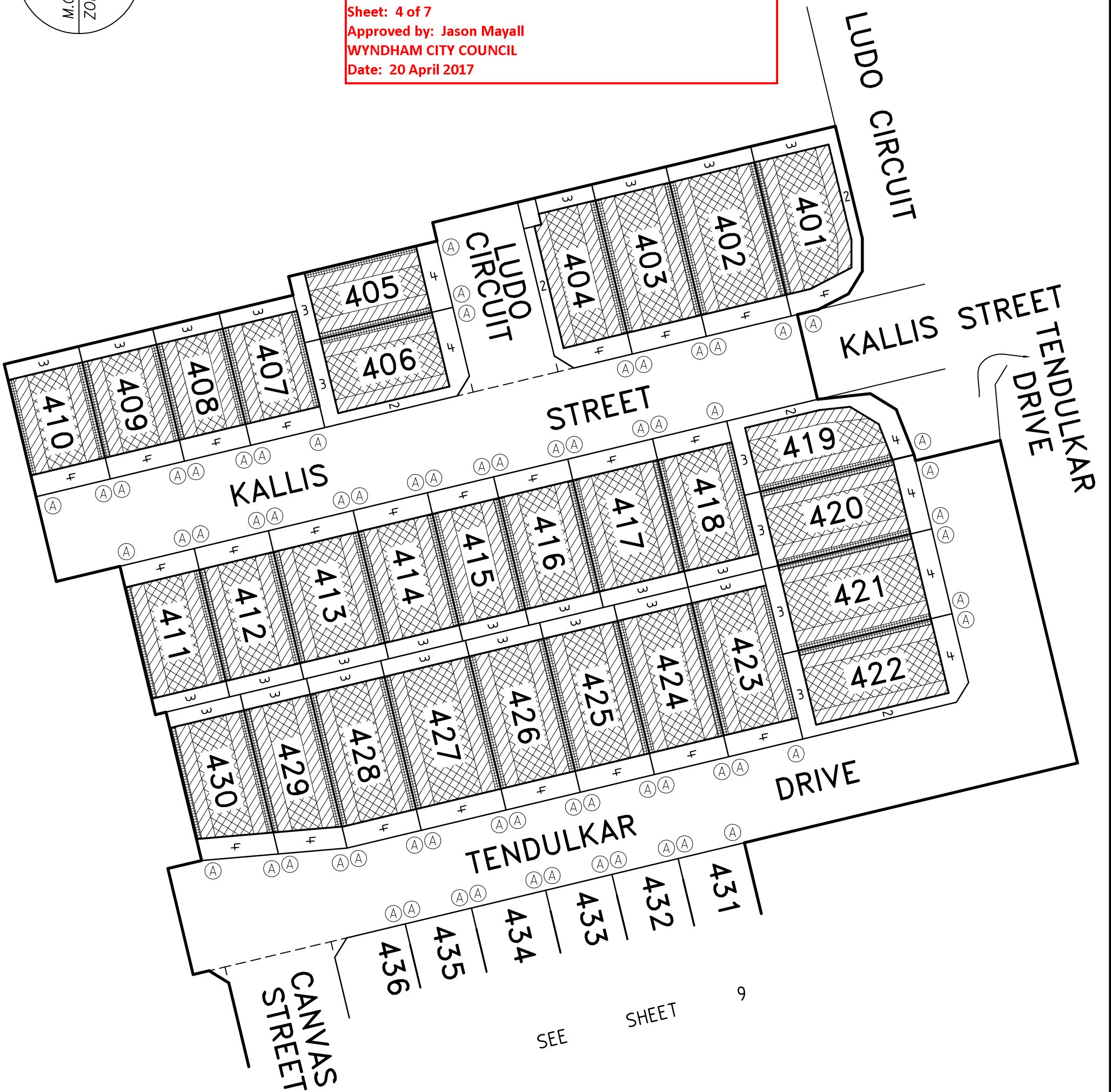
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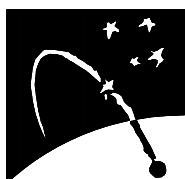
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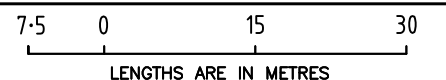
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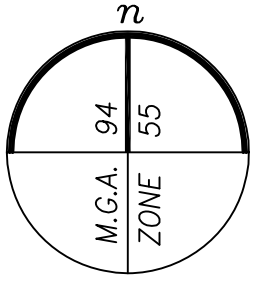
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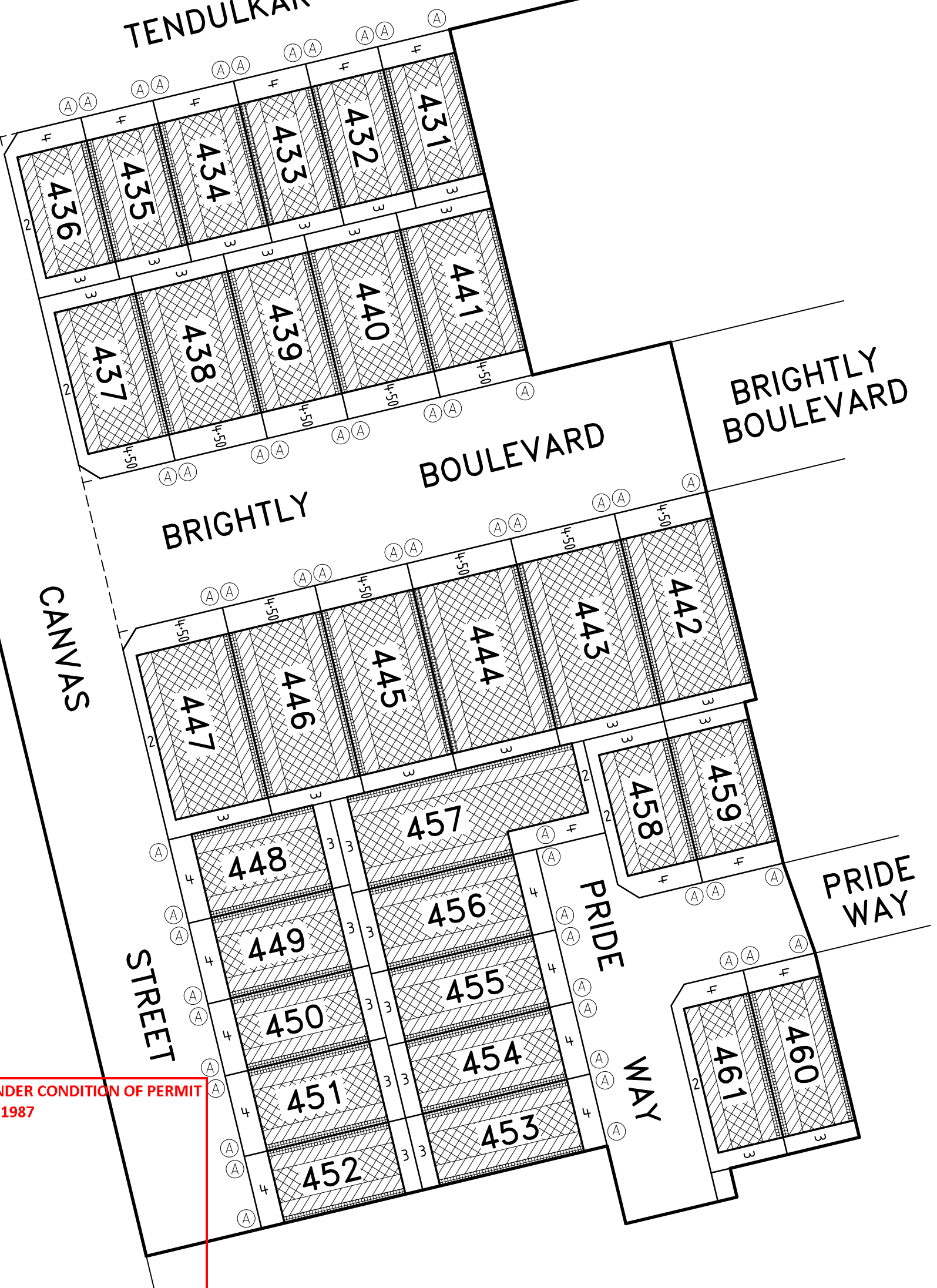
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SEE SHEET 8
TENDULKAR DRIVE

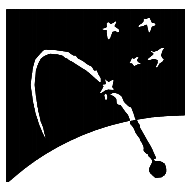


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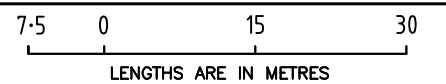
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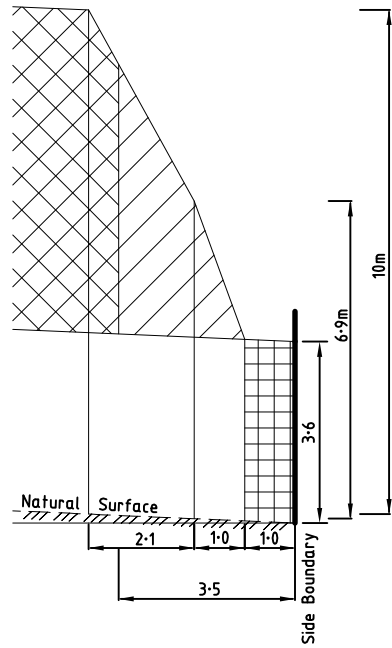
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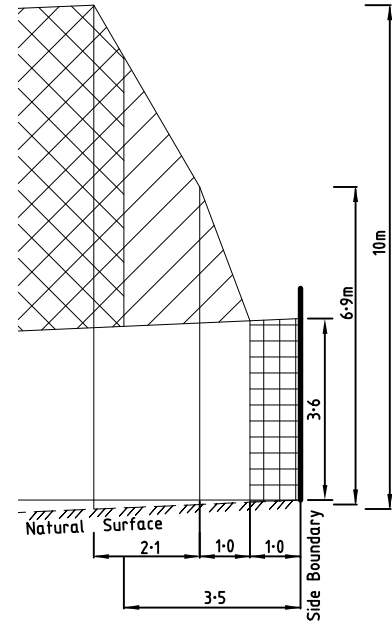
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(A) Profile

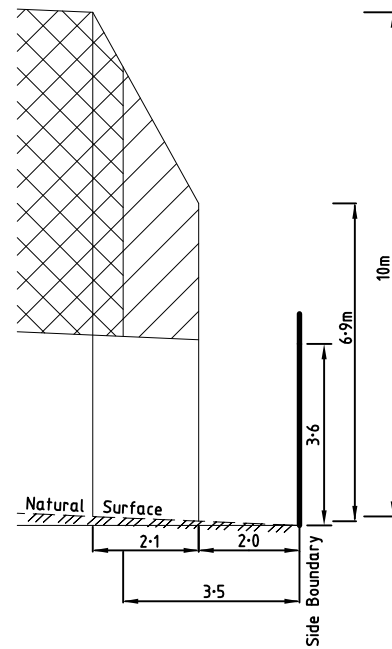


Natural surface rising from side boundary

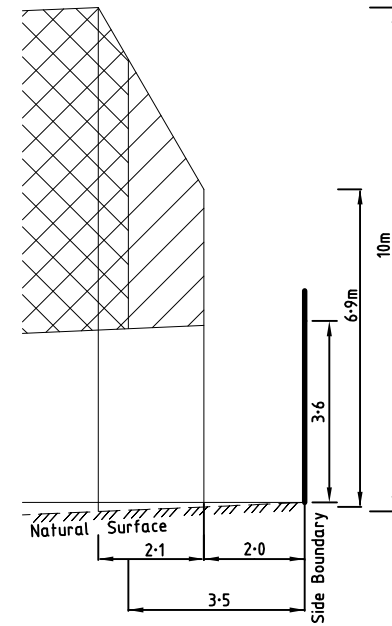


Natural surface falling from side boundary

(B) Profile



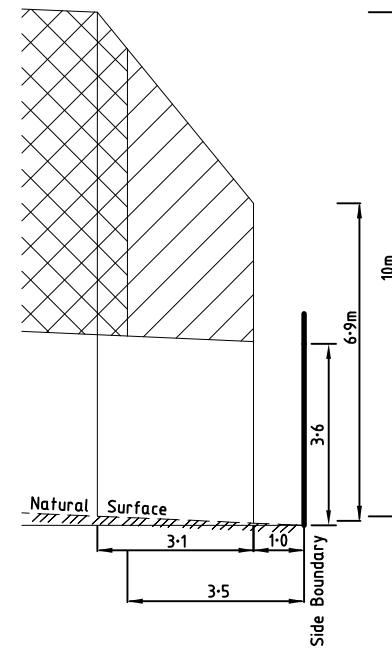
Natural surface rising from side boundary



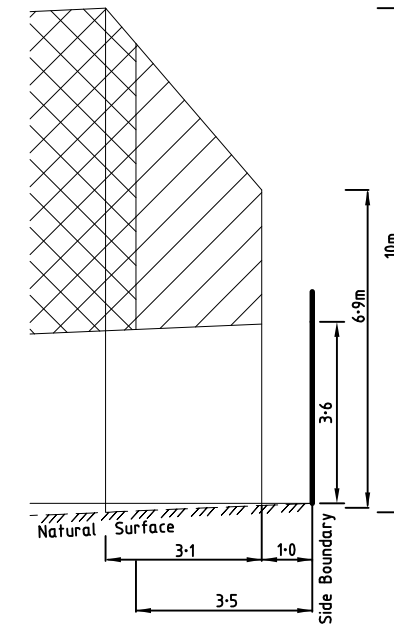
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile



Natural surface rising from side boundary

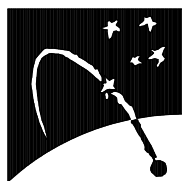


Natural surface falling from side boundary

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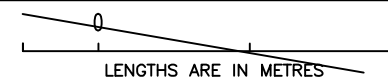
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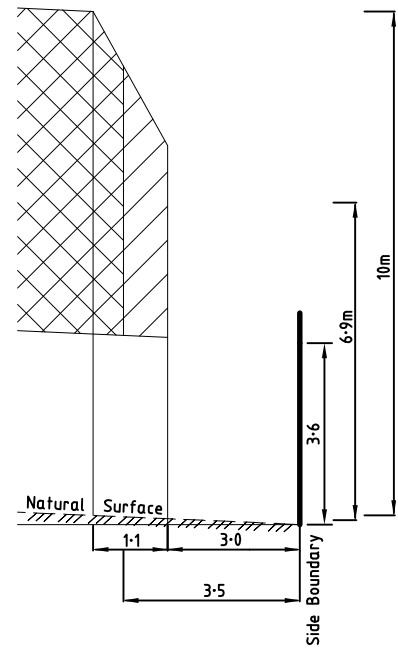
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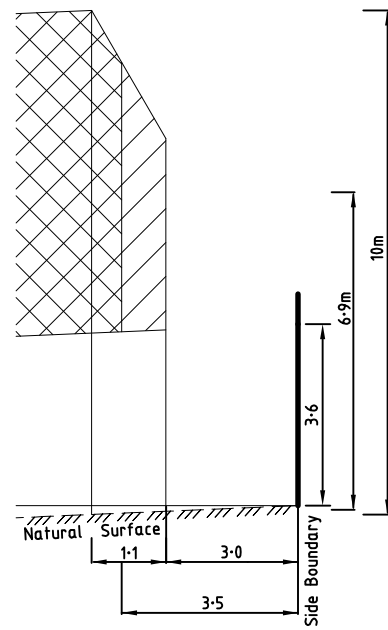
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D Profile

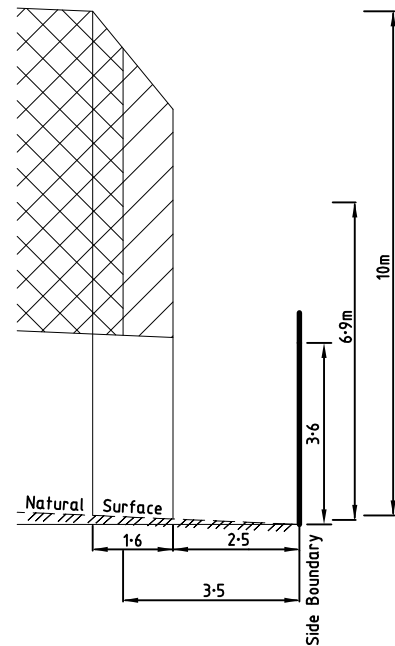


Natural surface rising from side boundary

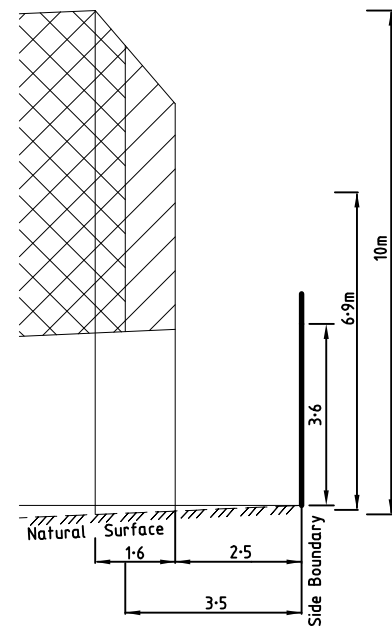


Natural surface falling from side boundary

E Profile



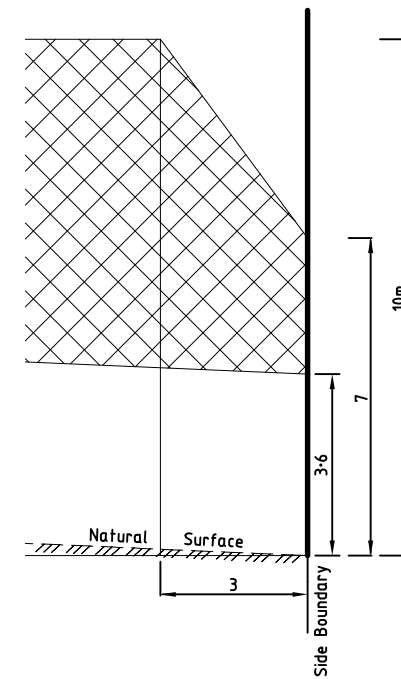
Natural surface rising from side boundary



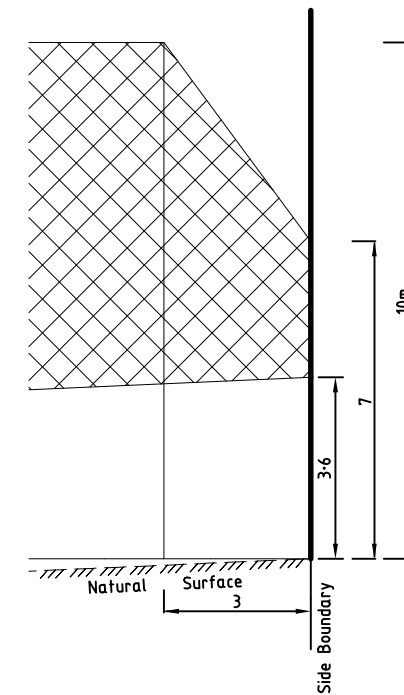
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile



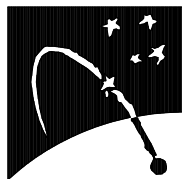
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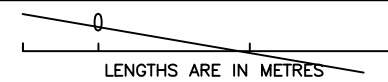
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LENGTHS ARE IN METRES

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