

PLAN OF SUBDIVISION

EDITION

PS 801174A

<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 L ON PS801168U</p> <p>POSTAL ADDRESS: PLAYFIELD DRIVE (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 299 970 (approx. centre of land in plan) N 5 811 190</p> <p>ZONE: 55</p>	<p>Council Name: Wyndham City Council</p> <p>SPEAR Reference Number: S092617J</p>
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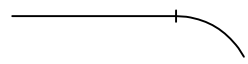
VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL

STAGING This ~~is~~ is not a staged subdivision
Planning Permit No. WYP8879/15

DEPTH LIMITATION DOES NOT APPLY

TANGENT POINTS ARE SHOWN THUS: 

LOTS A TO L AND 1 TO 200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

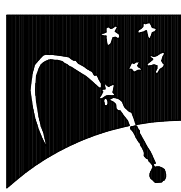
EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN

LAND SUBDIVIDED - 3.969ha

EASEMENT INFORMATION

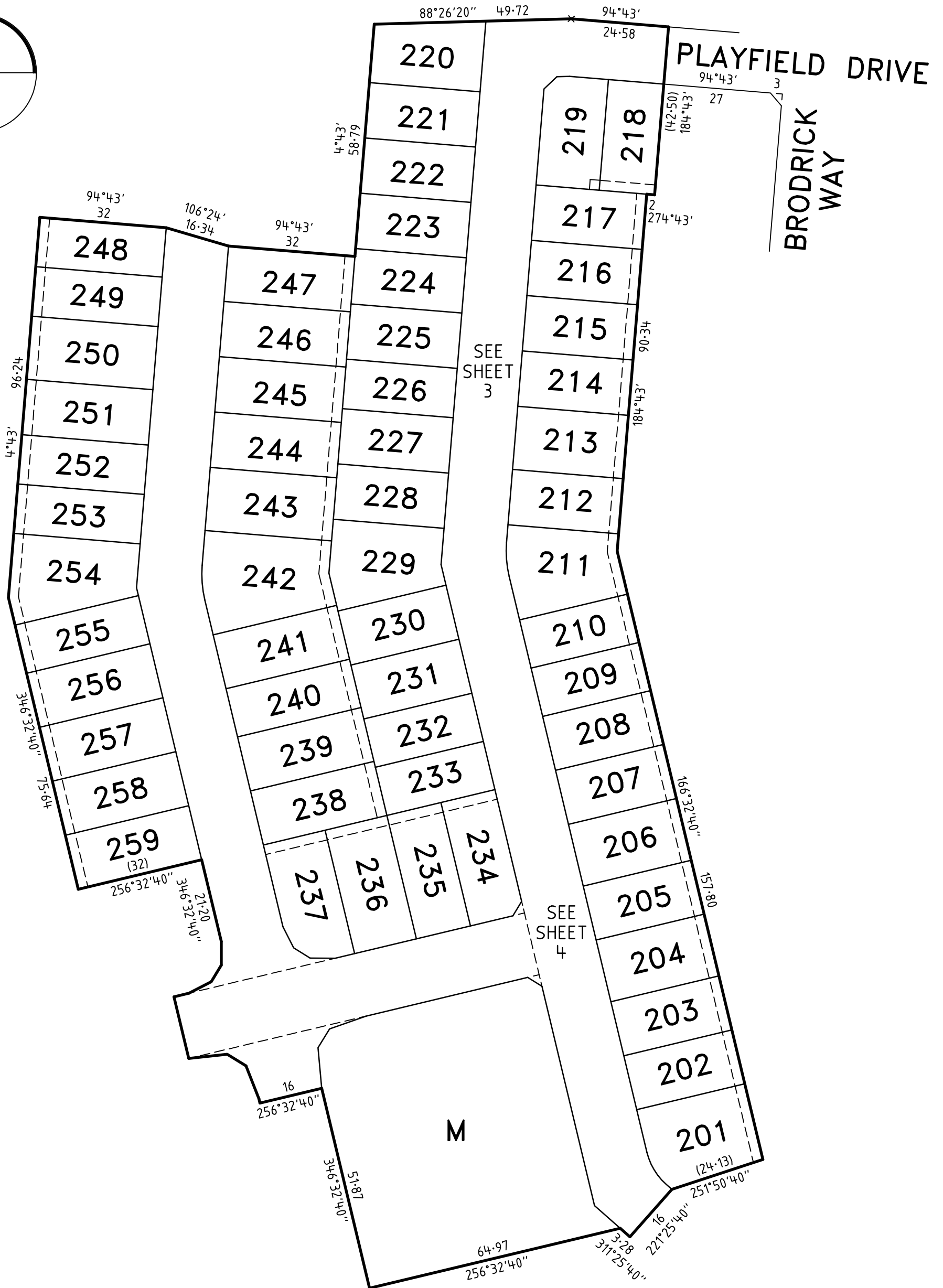
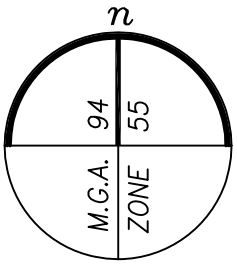
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-2	SEWERAGE	SEE DIAG.	PS801168U	CITY WEST WATER CORPORATION
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION

<p>ALBRIGHT – 2</p> <p>59 LOTS AND LOT M</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p>	
	<p>DATE 13/11/17 REFERENCE 30865023</p> <p>VERSION K DRAWING 3086502AK</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 10 SHEETS</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>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (K), 14/11/2017, SPEAR Ref: S092617J</p>	

PLAN OF SUBDIVISION

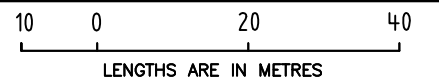
PS 801174A



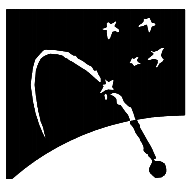
ALBRIGHT - 2

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:1000



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 VERSION K

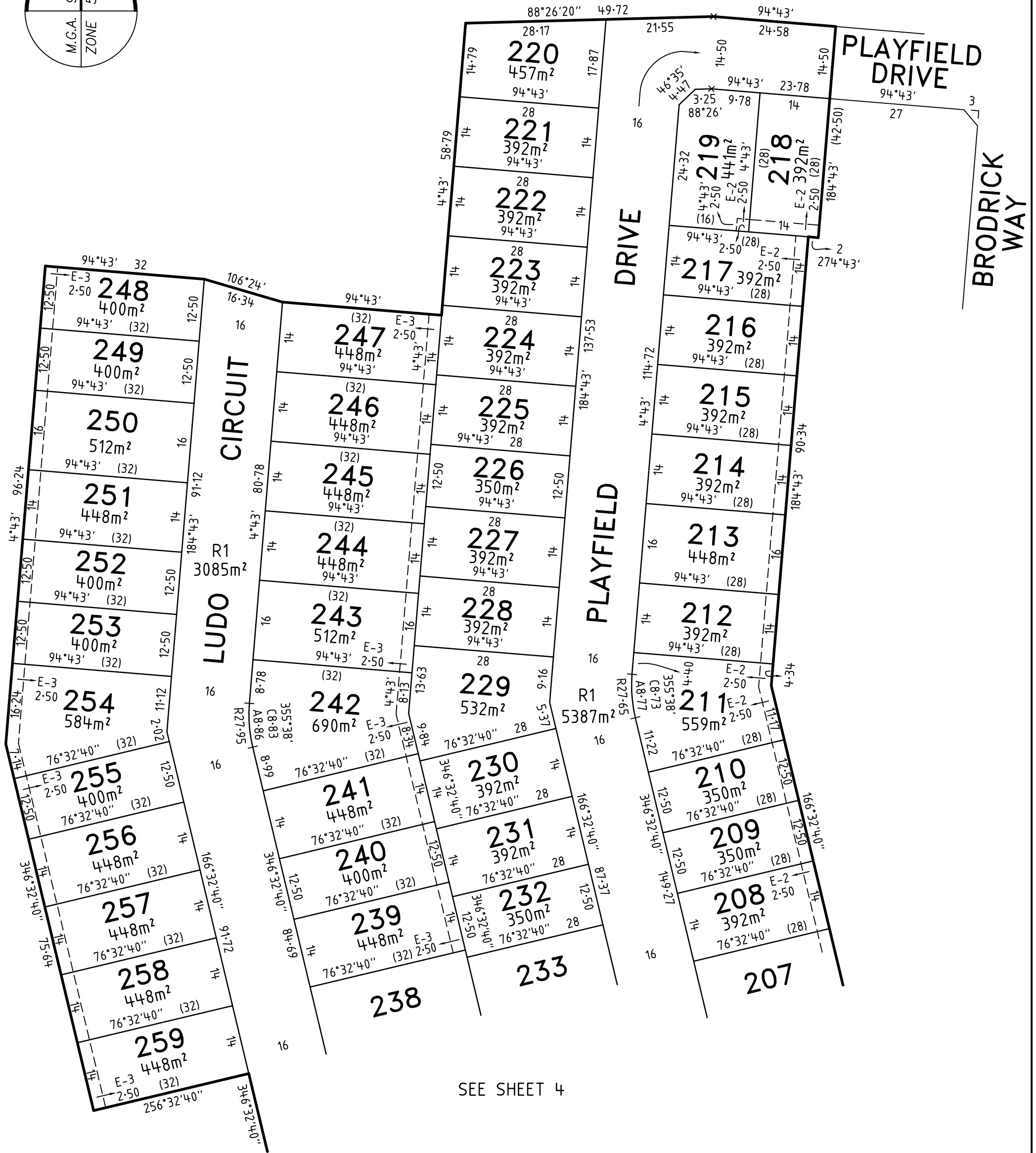
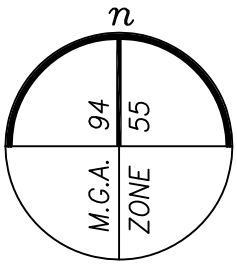
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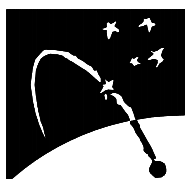
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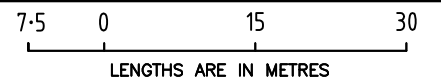


LICENSED SURVEYOR ADRIAN A. THOMAS

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SCALE
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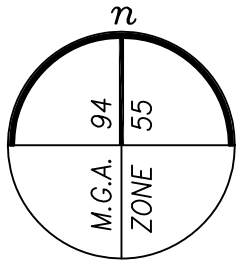


ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PS 801174A



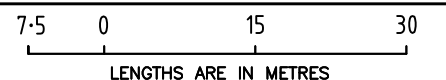
SEE SHEET 3



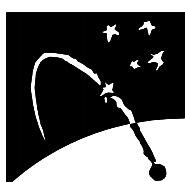
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:750



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SHEET 4

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CREATION OF RESTRICTION

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

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

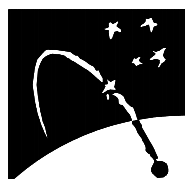
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	201, 203
203	202, 204
204	203, 205
205	204, 206
206	205, 207
207	206, 208
208	207, 209
209	208, 210
210	209, 211
211	210, 212
212	211, 213
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216, 218, 219
218	217, 219
219	217, 218
220	221
221	220, 222
222	221, 223
223	222, 224
224	223, 225, 247
225	224, 226, 246, 247
226	225, 227, 245, 246
227	226, 228, 244, 245
228	227, 229, 243, 244
229	228, 230, 241, 242, 243
230	229, 231, 240, 241

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
231	230, 232, 239, 240
232	231, 233, 238, 239
233	232, 234, 235, 238
234	233, 235
235	233, 234, 236
236	235, 237, 238
237	236, 238
238	232, 233, 236, 237, 239
239	231, 232, 238, 240
240	230, 231, 239, 241
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243	228, 229, 242, 244
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246	225, 226, 245, 247
247	224, 225, 246
248	249
249	248, 250
250	249, 251
251	250, 252
252	251, 253
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255	254, 256
256	255, 257
257	256, 258
258	257, 259
259	258

CONTINUED ON SHEET 6

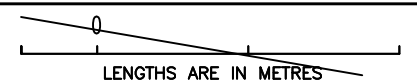
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 13/11/17
 VERSION K

REFERENCE 30865023
 DRAWING 3086502AK

ORIGINAL SHEET SIZE A3

SHEET 5

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CREATION OF RESTRICTION (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:

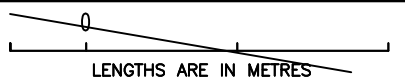
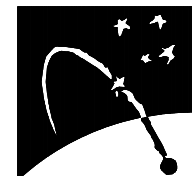
- (i) Build or cause to be built or allow to be built or allow to remain standing more than one private dwelling-house (which expression shall include a house, apartment, unit or flat) prior to 1 January 2037;
- (ii) Build or cause to be built or allow to be built or allow to remain standing a dwelling-house 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.

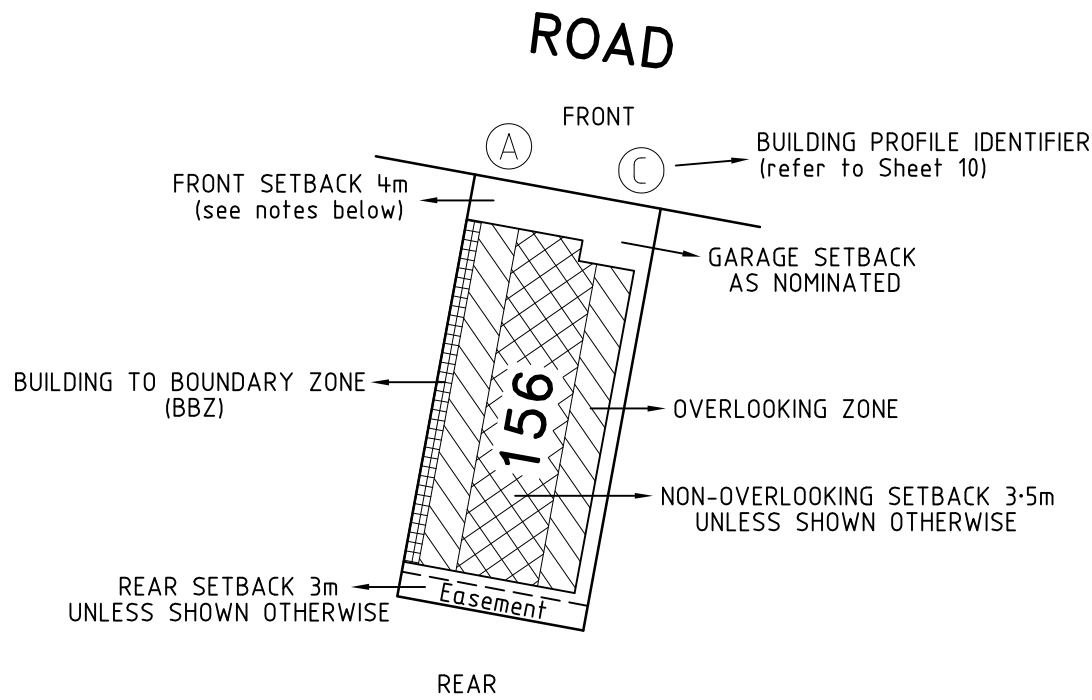
- (v) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 1 January 2037.

<p>ALBRIGHT - 2</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p>	<p>SCALE</p>	 <p>LENGTHS ARE IN METRES</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>DATE 13/11/17 REFERENCE 30865023 VERSION K DRAWING 3086502AK</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (K), 14/11/2017, SPEAR Ref: S092617J</p>		<p>ORIGINAL SHEET SIZE A3 SHEET 6</p>

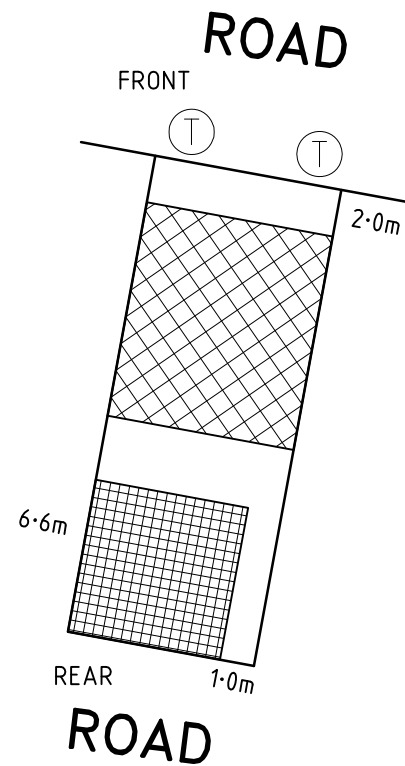
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS801174A

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

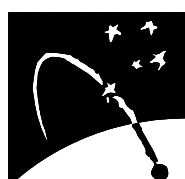
 Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

 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 Diagram" in this document.

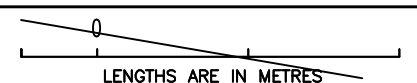
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



DATE 13/11/17

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VERSION K

DRAWING 3086502AK

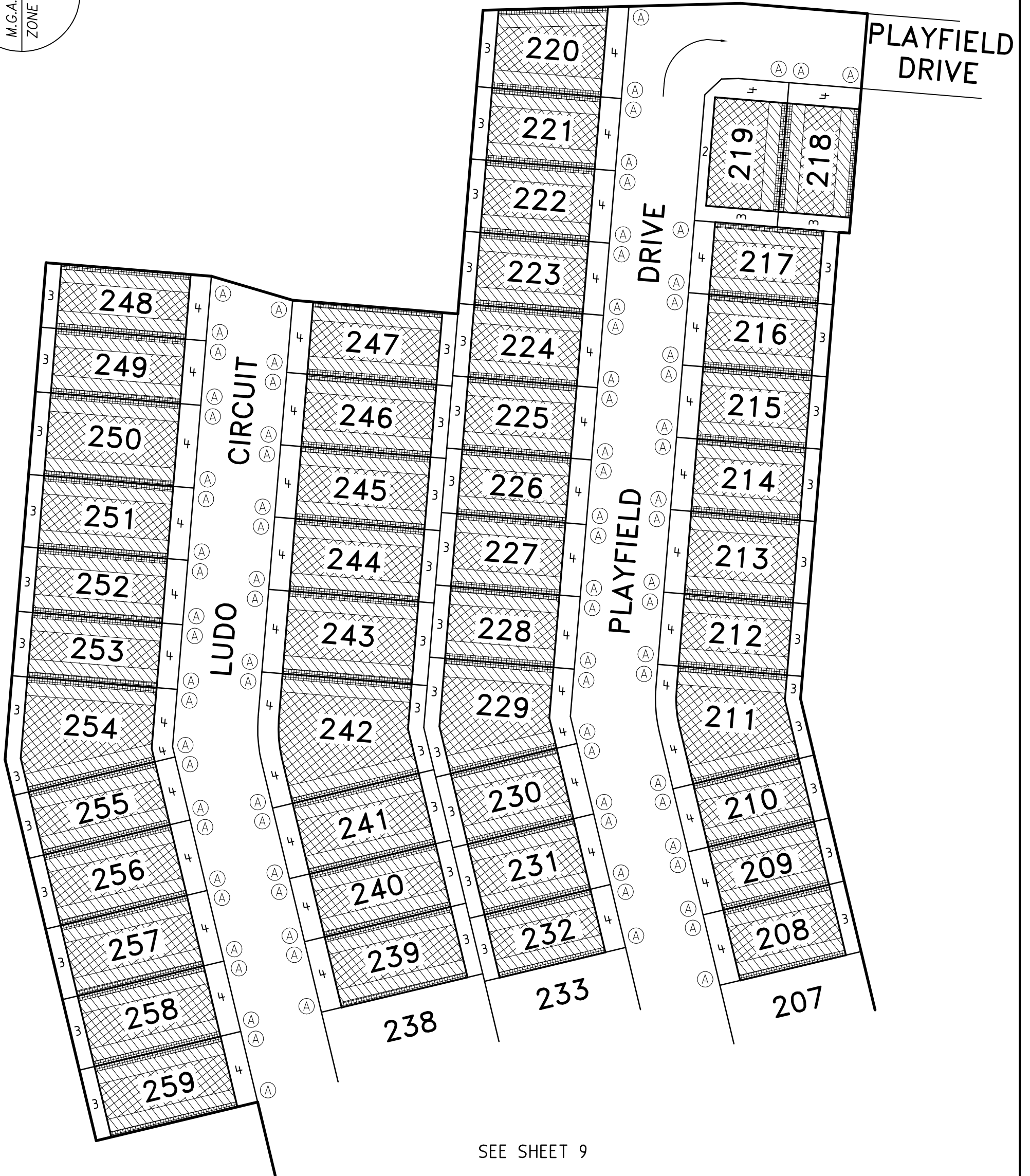
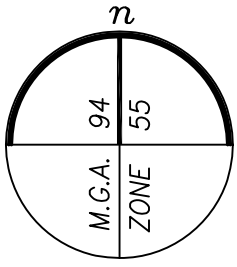
ORIGINAL SHEET SIZE A3

SHEET 7

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PLAN OF SUBDIVISION

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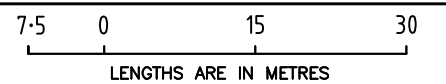


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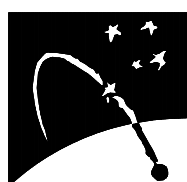
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
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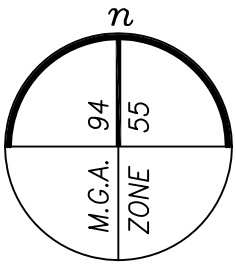
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SHEET 8

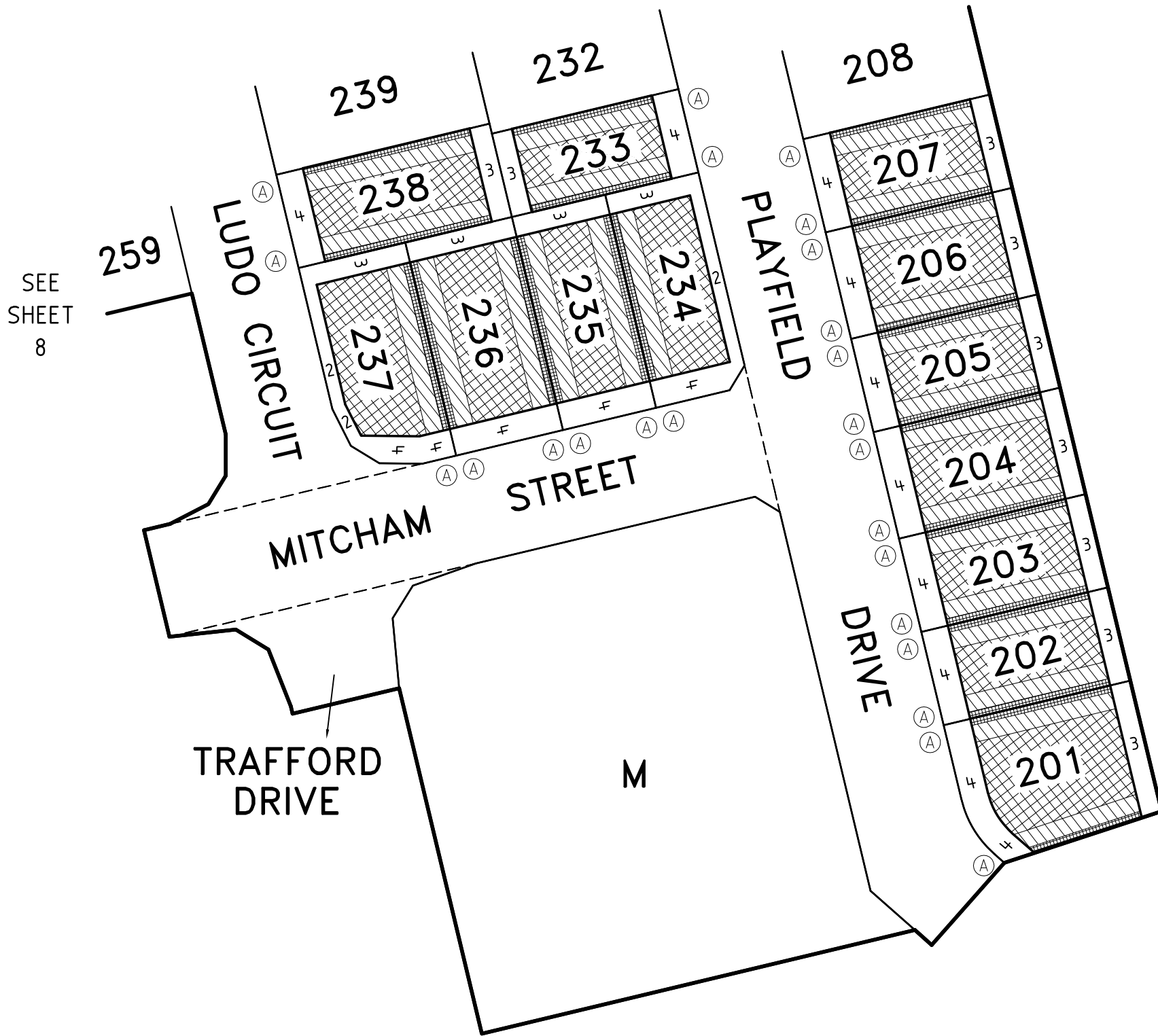
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SEE SHEET 8

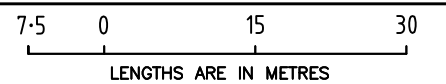


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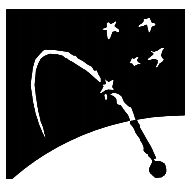
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
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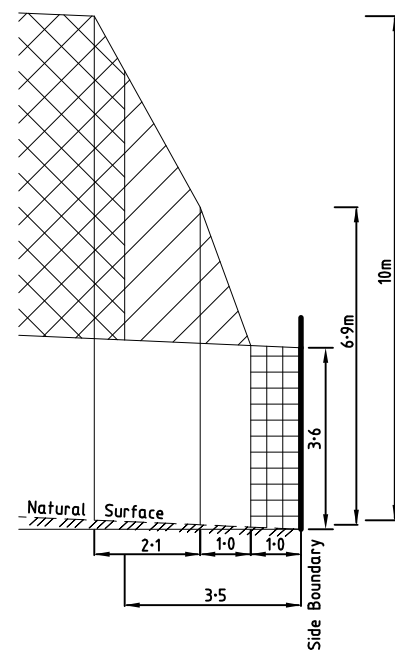
ORIGINAL SHEET SIZE A3

SHEET 9

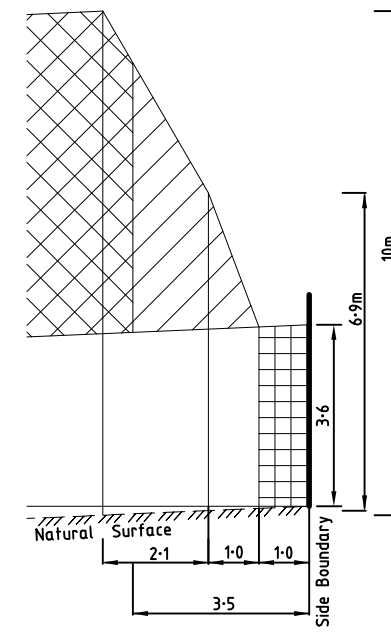
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PROFILE DIAGRAM

(A) Profile

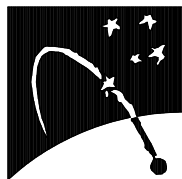


Natural surface rising from side boundary



Natural surface falling from side boundary

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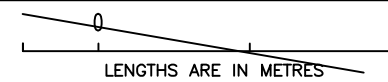
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SCALE

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