

PLAN OF SUBDIVISION

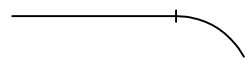
EDITION

PS 801176V

<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 262</p> <p>LAST PLAN REFERENCE: LOT G ON PS805146J</p> <p>POSTAL ADDRESS: FORSYTH ROAD (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 300 050 (approx. centre of land in plan) N 5 811 000 ZONE: 55</p>	<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS3924/16 Planning Permit Reference: WYP8879/15 SPEAR Reference Number: S095560H</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 24/05/2017</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Annette Susan Monk for Wyndham City Council on 14/08/2018</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 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>TANGENT POINTS ARE SHOWN THUS: </p> <p>LOTS 1 TO 300 AND A TO I (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>LAND SUBDIVIDED (EXCLUDING LOT J) - 4.958ha</p> <p>EASEMENT E-2 IN LOT G ON PS805146J NO LONGER AFFECTS VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004</p>

EASEMENT INFORMATION

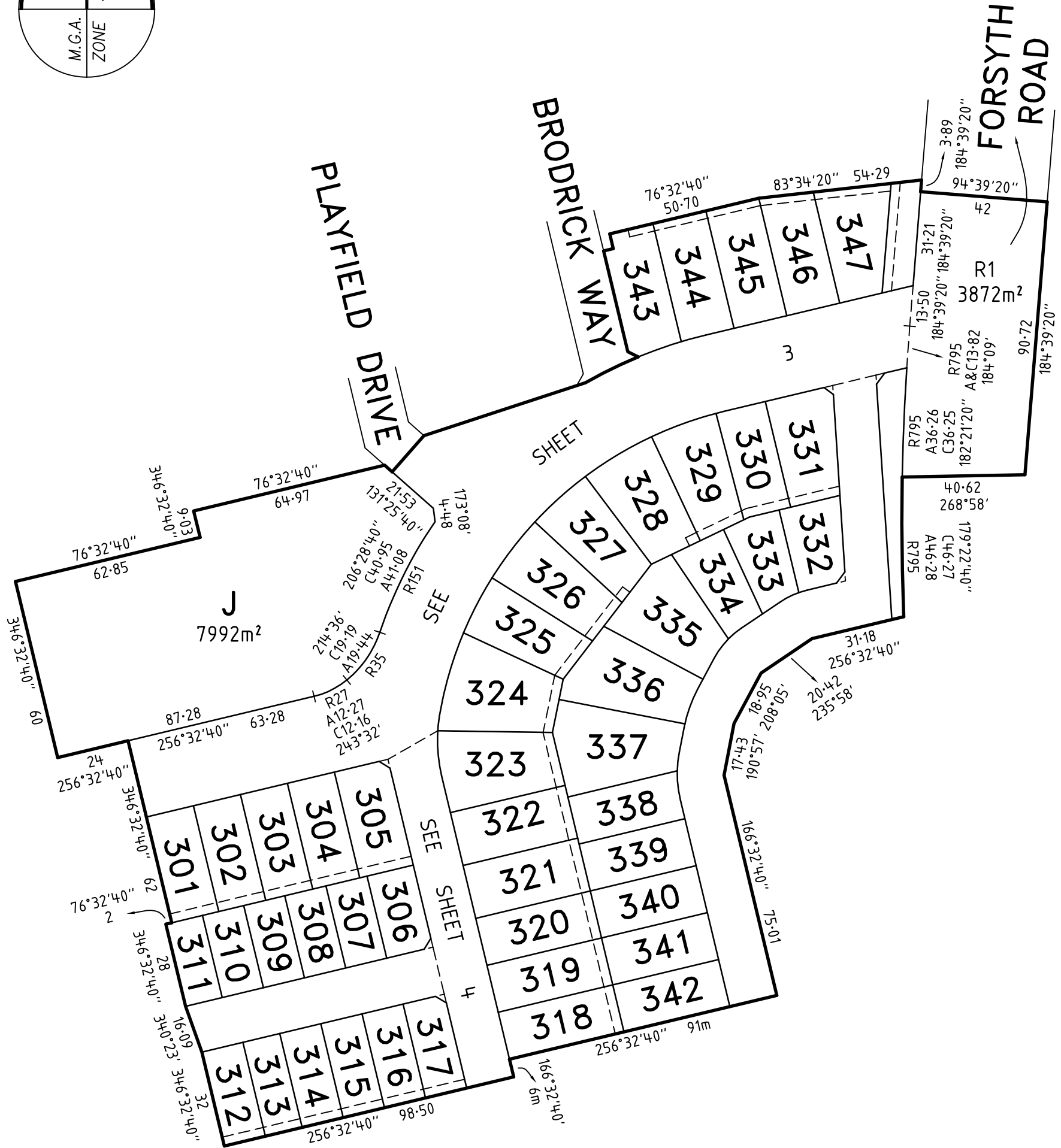
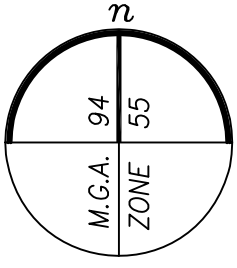
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION

<p>ALBRIGHT – 3</p> <p>47 LOTS AND BALANCE LOT J</p> <p>Bosco Jonson Pty Ltd A Veris Company</p> <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400</p> <p> </p> <p>www.bosjon.com.au www.veris.com.au</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 23/09/17 REFERENCE 30865033</p> <p>VERSION M DRAWING 3086503AM</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (M), 02/03/2018, SPEAR Ref: S095560H</p> <p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 10 SHEETS</p>
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PS 801176V



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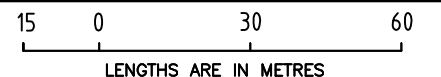


LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 23/09/17
VERSION M

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SCALE
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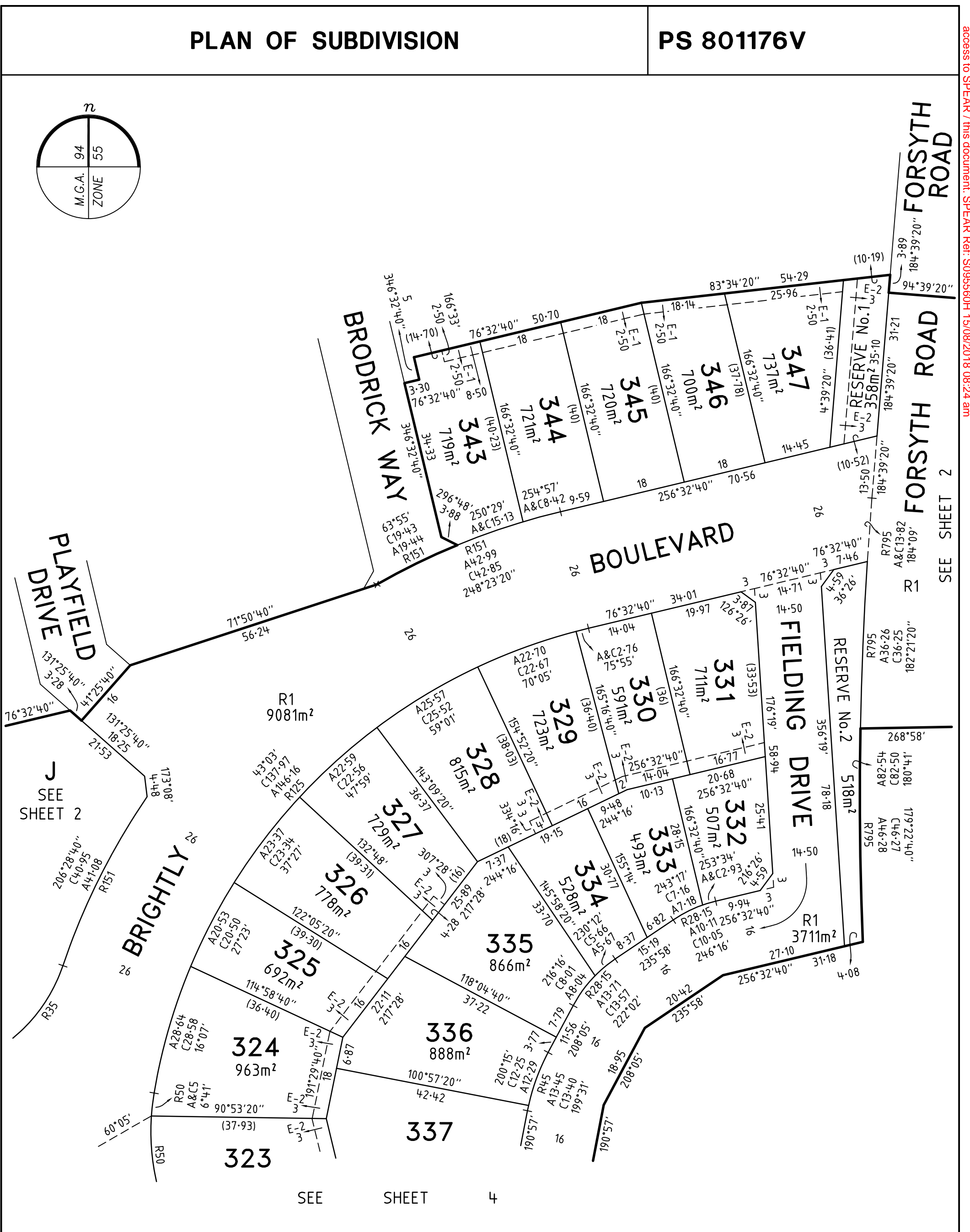
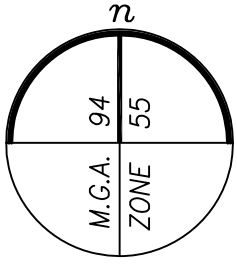
ORIGINAL SHEET SIZE A3

SHEET 2

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PLAN OF SUBDIVISION

PS 801176V



FORSYTH ROAD
 2 SHEET SEE

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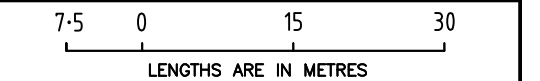
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DATE 23/09/17 REFERENCE 30865033
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ORIGINAL SHEET SIZE A3

SHEET 3

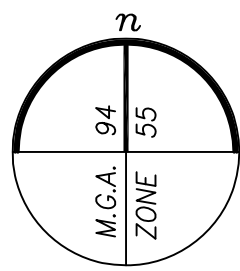
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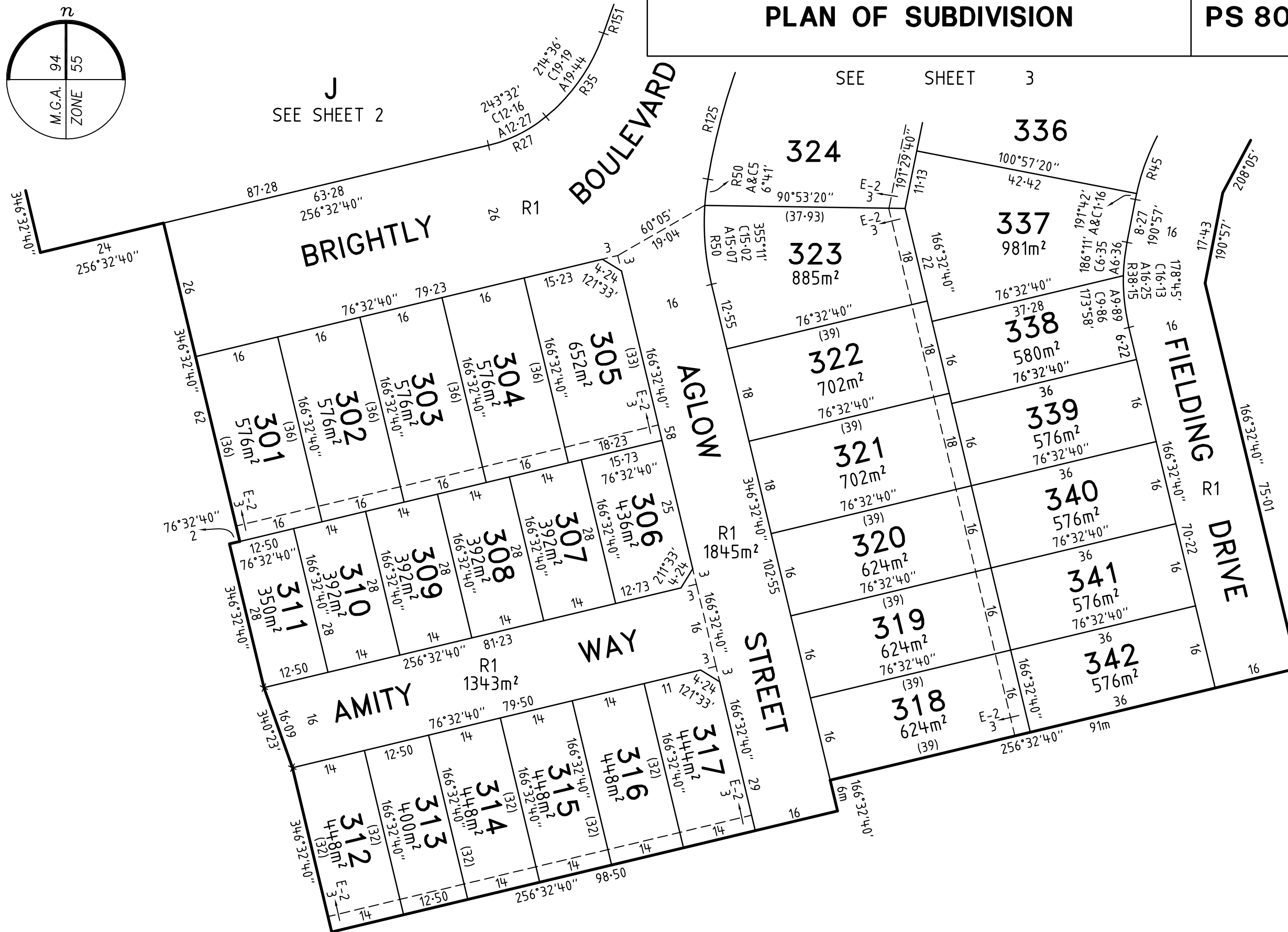
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PS 801176V

SEE SHEET 3



J
SEE SHEET 2



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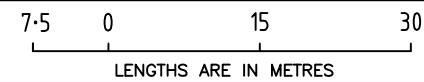
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DATE 23/09/17

VERSION M

REFERENCE 30865033

DRAWING 3086503AM



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SHEET 4

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PLAN OF SUBDIVISION

PS 801176V

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
301	302, 310, 311
302	301, 303, 309, 310
303	302, 304, 308, 309
304	303, 305, 307, 308
305	304, 306, 307
306	305, 307
307	304, 305, 306, 308
308	303, 304, 307, 309
309	302, 303, 308, 310
310	301, 302, 309, 311
311	301, 310
312	313
313	312, 314
314	313, 315
315	314, 316
316	315, 317
317	316
318	319, 342
319	318, 320, 341
320	319, 321, 340
321	320, 322, 338, 339
322	321, 323, 337, 338
323	322, 324, 337
324	323, 325, 336, 337

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
325	324, 326, 336
326	325, 327, 335, 336
327	326, 328, 335
328	327, 329, 334, 335
329	328, 330, 333, 334
330	329, 331, 332, 333
331	330, 332
332	330, 331, 333
333	329, 330, 332, 334
334	328, 329, 333, 335
335	326, 327, 328, 334, 336
336	324, 325, 326, 335, 337
337	322, 323, 324, 336, 338
338	321, 322, 337, 339
339	321, 338, 340
340	320, 339, 341
341	319, 340, 342
342	318, 341
343	344
344	343, 345
345	344, 346
346	345, 347
347	346

CONTINUED ON SHEET 6

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LICENSED SURVEYOR ADRIAN A. THOMAS

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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.




CREATION OF RESTRICTION B

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

LAND TO BENEFIT: Lots 301 to 347 (both inclusive) on this plan
 LAND TO BE BURDENED: Lots 328 to 331 and 343 to 347 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot must not construct a dwelling-house that is less than two storeys in height.

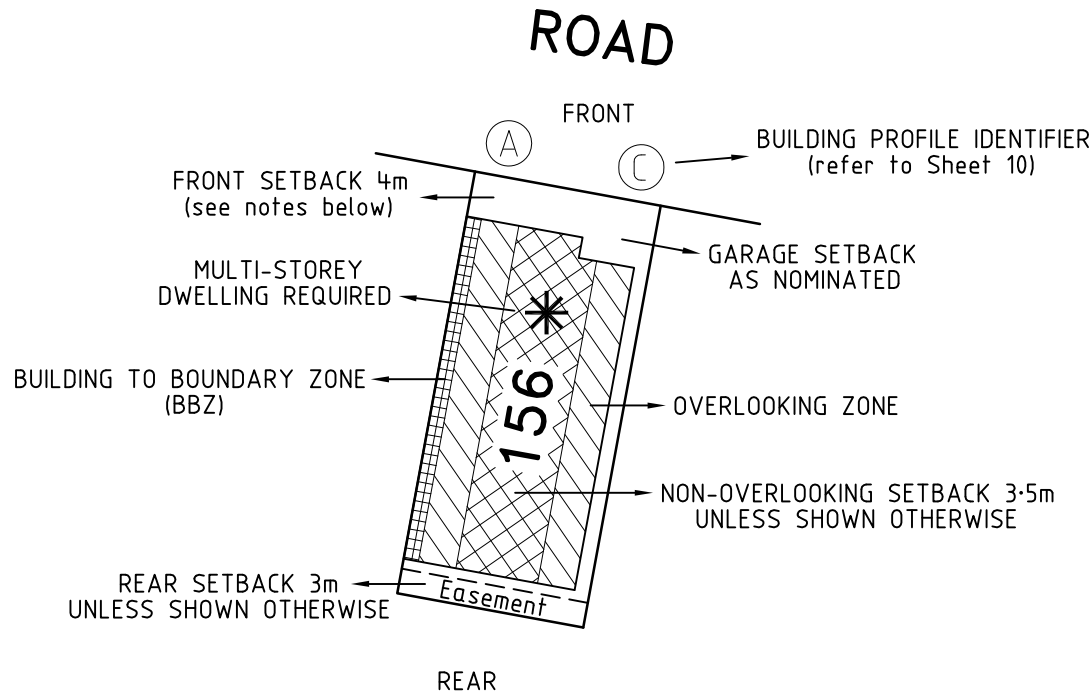
ALBRIGHT - 3		LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE	
Bosco Jonson Pty Ltd A Veris Company 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400   www.bosjon.com.au www.veris.com.au	DATE 23/09/17	REFERENCE 30865033	ORIGINAL SHEET SIZE A3	
	VERSION M	DRAWING 3086503AM	SHEET 6	
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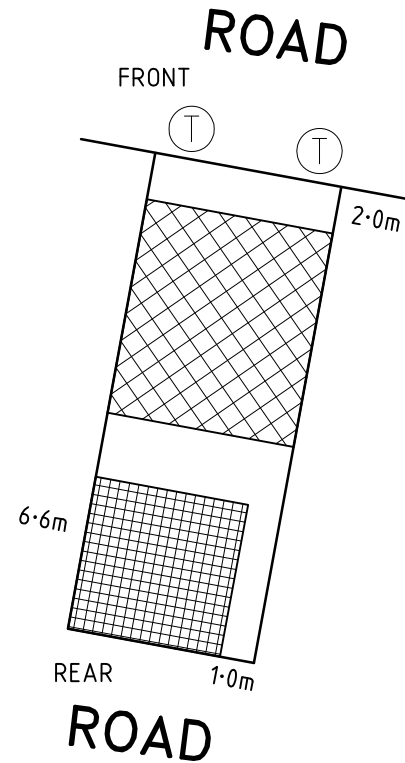
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS801176V

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT

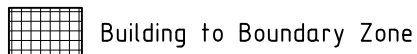


Notations

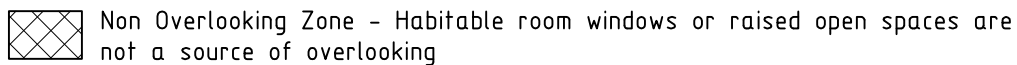
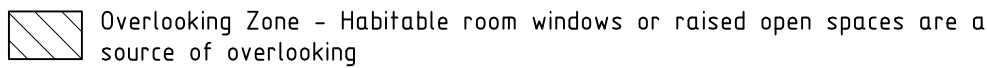
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 200mm of the boundary.
- The BBZ shall be applicable to one side 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 storey home and heights of up to 9.0m for a two-storey 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 storey home and heights of up to 9.0m for a two-storey home.

Refer "Diagrams and Plans" in this document for further definitions

Single Storey Building Envelope hatch types



Double Storey Building Envelope hatch types

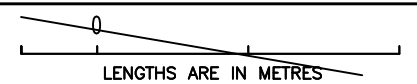


The registered proprietor or proprietors of the lot are required to build in accordance with the approved building envelopes shown hereon and in the "Profile Diagram" in this document.

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LICENSED SURVEYOR ADRIAN A. THOMAS

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DATE 23/09/17
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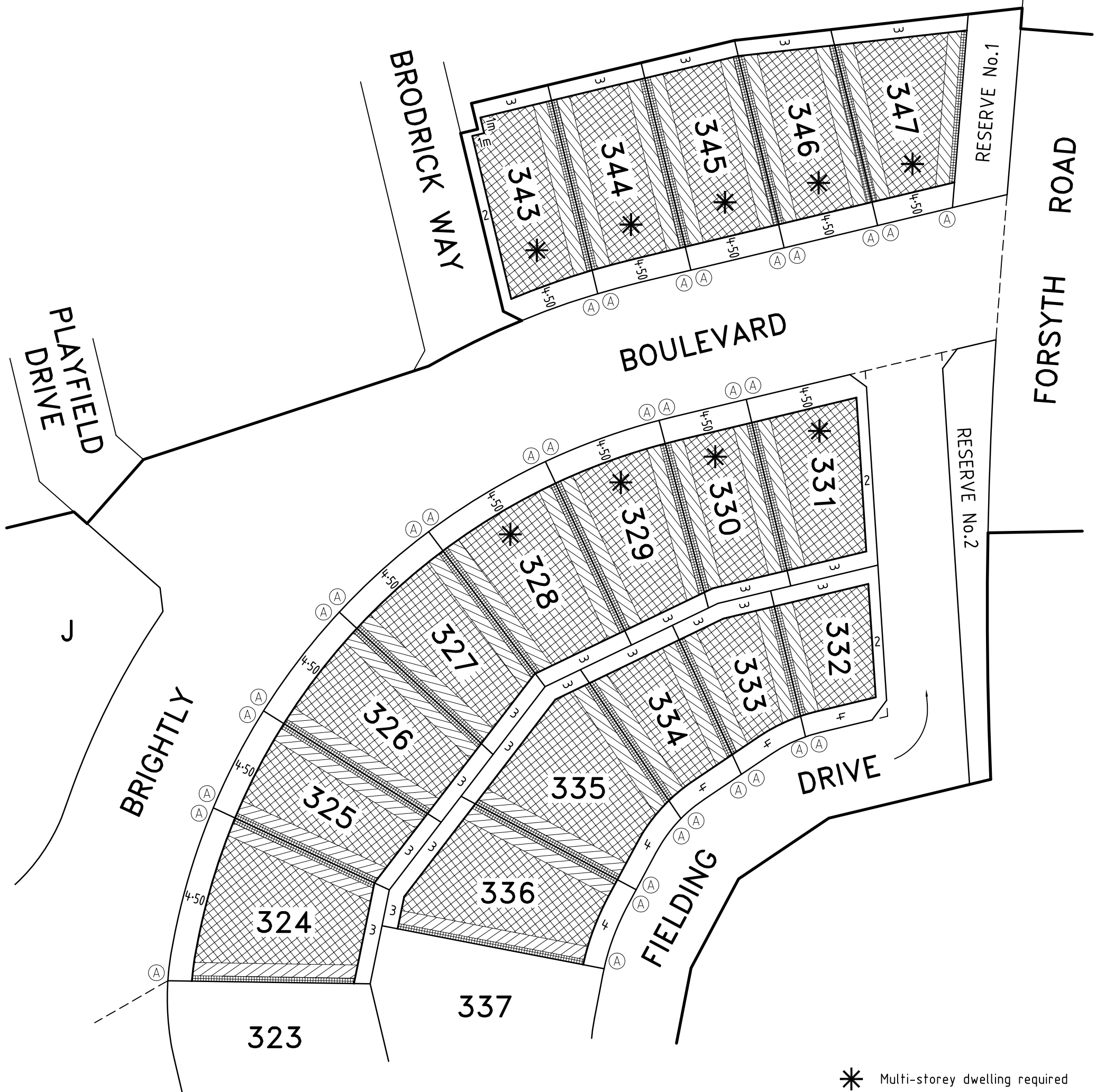
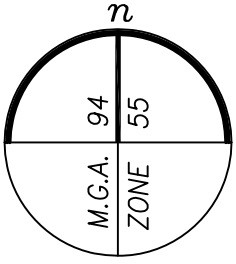
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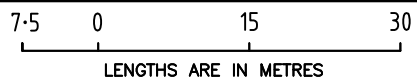
SHEET 7

PLAN OF SUBDIVISION

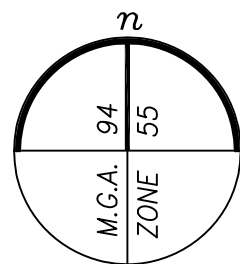
PS 801176V



* Multi-storey dwelling required

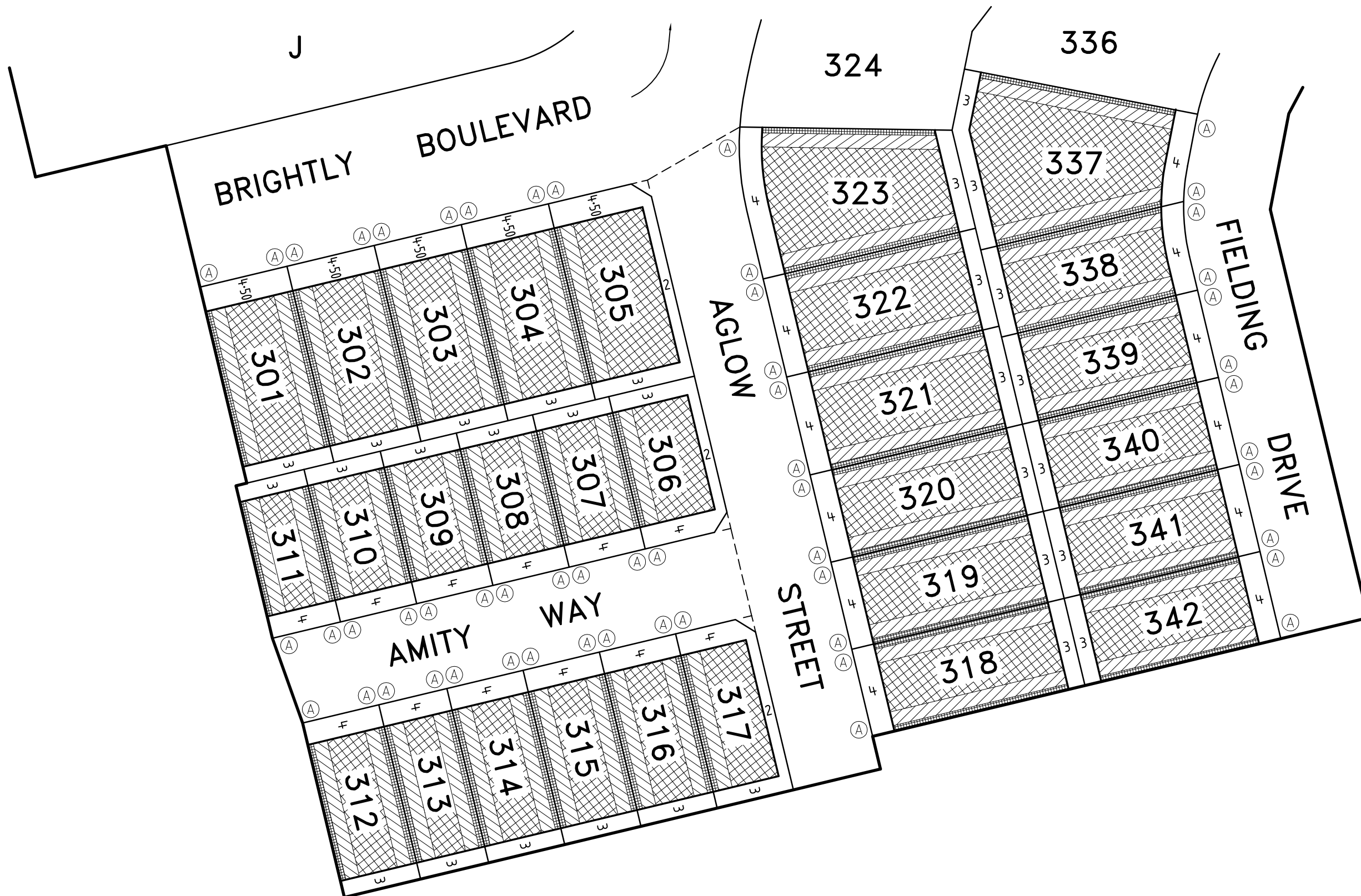
ALBRIGHT - 3 Bosco Jonson Pty Ltd A Veris Company 16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400   www.bosjon.com.au www.veris.com.au	LICENSED SURVEYOR ADRIAN A. THOMAS DATE 23/09/17 VERSION M	REFERENCE 30865033 DRAWING 3086503AM Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (M), 02/03/2018, SPEAR Ref: S095560H	SCALE 1:750  LENGTHS ARE IN METRES ORIGINAL SHEET SIZE A3 SHEET 8
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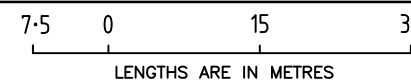
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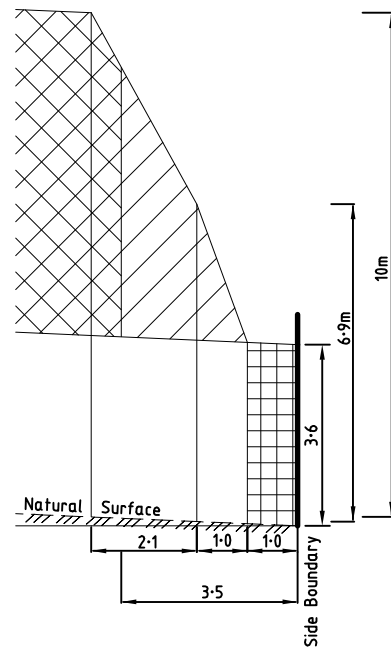
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SHEET 9

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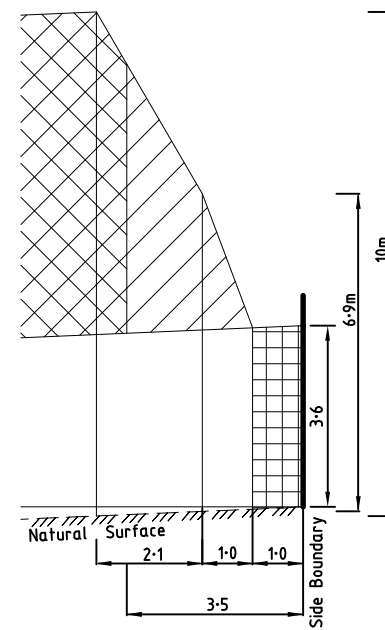
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PROFILE DIAGRAM

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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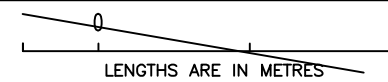
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LENGTHS ARE IN METRES

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SHEET 10

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