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<b>PLAN OF SUBDIVISION</b>	<b>EDITION</b>	<b>PS 805110G</b>
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<p><b>LOCATION OF LAND</b></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 11968 FOL 777</p> <p>LAST PLAN REFERENCE: LOT K ON PS807599H</p> <p>POSTAL ADDRESS: BRIGHTLY BOULEVARD (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 E 299 880 ZONE: 55 CO-ORDINATES: N 5 810 960 (approx. centre of land in plan)</p>	<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS4074/17 Planning Permit Reference: WYP8879/15 SPEAR Reference Number: S101468H</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: 08/09/2017</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 05/11/2018</p>
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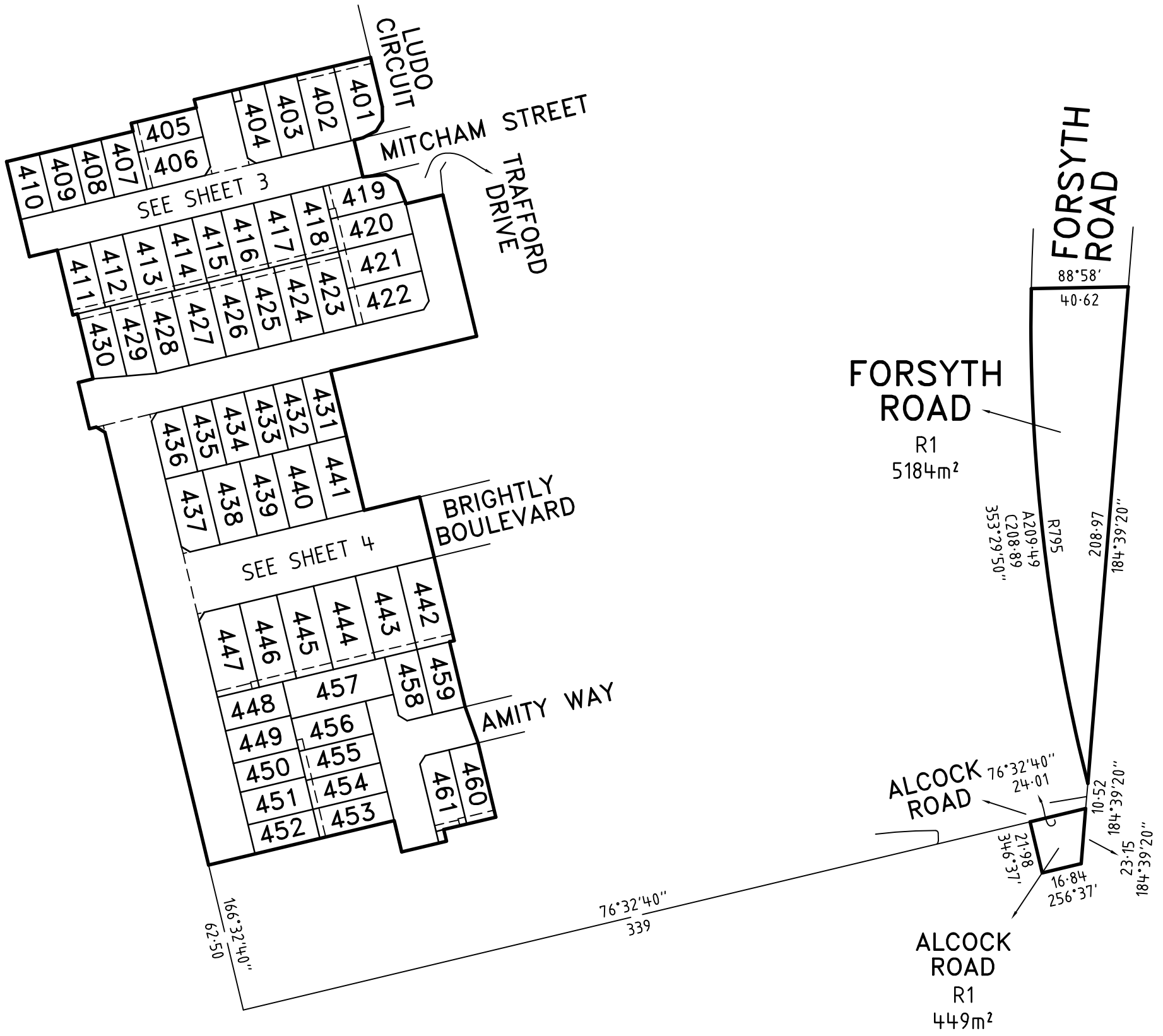
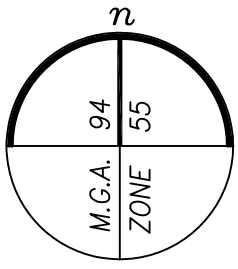
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<b>STAGING</b>	
ROAD R1 RESERVE No.1 RESERVE No.2	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD	This <del>is</del> is not a staged subdivision Planning Permit No. WYP8879/15	
		<b>DEPTH LIMITATION</b>	<b>DOES NOT APPLY</b>
		LAND SUBDIVIDED - 4.666ha	
		LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN	
<p>EASEMENTS SHOWN ON PS807599H NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.</p>			

EASEMENT INFORMATION				
<b>LEGEND:</b> 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><b>ALBRIGHT - 4</b></p> <p><b>61 LOTS</b></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 style="text-align: right;">Formerly <b>Bosco Jonson</b></p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 29/08/18      REFERENCE 30865043</p> <p>VERSION M      DRAWING 3086504AM</p> <p>Digitally signed by: Adrian A Thomas (Veris Australia Pty Ltd), Surveyor's Plan Version (M), 17/09/2018, SPEAR Ref: S101468H</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 10 SHEETS</p>
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# PLAN OF SUBDIVISION

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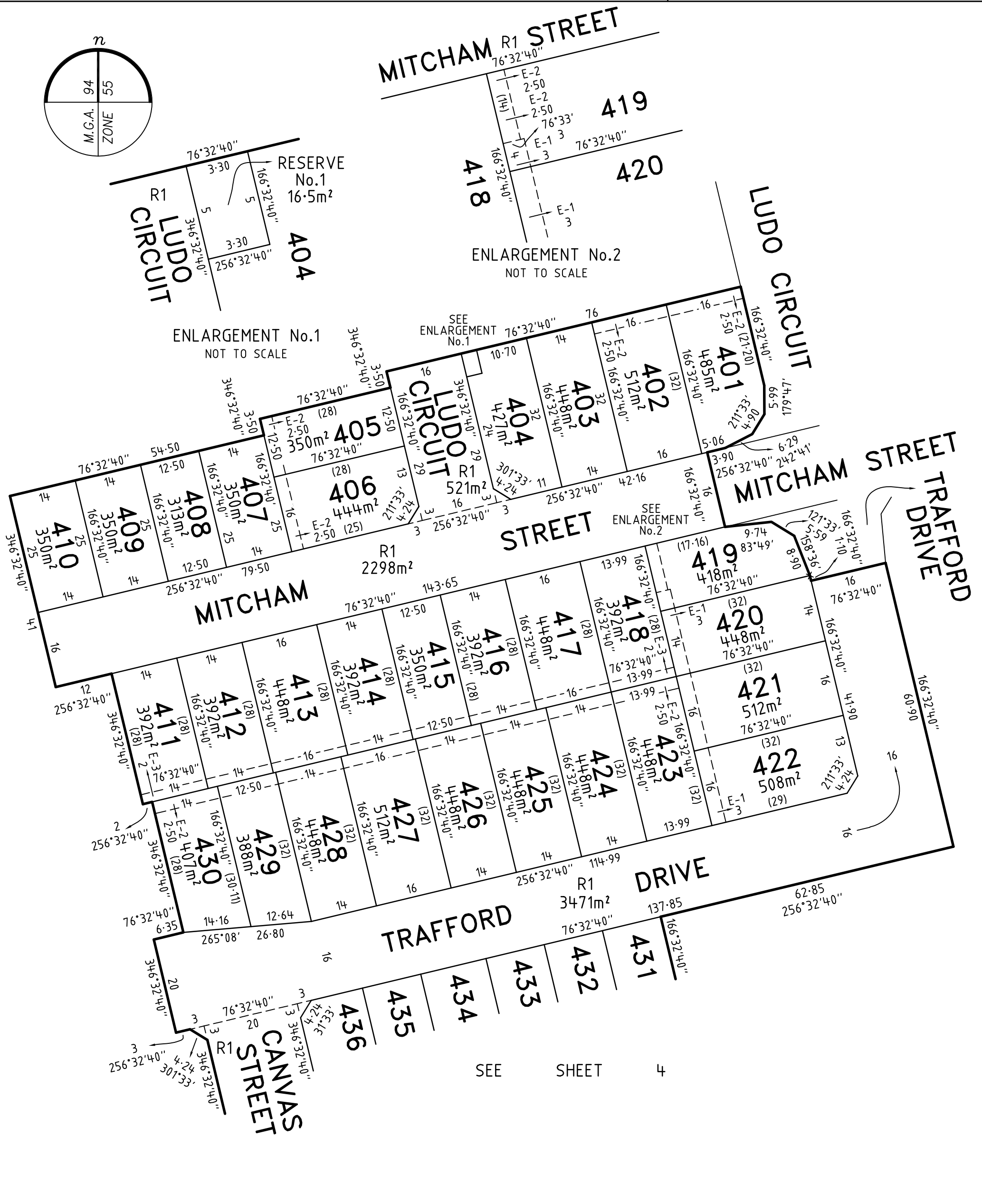
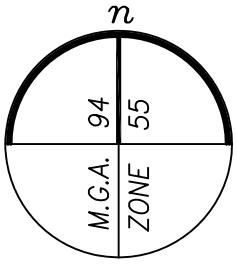


<b>ALBRIGHT - 4</b>  16 Eastern Road   South Melbourne Victoria 3205   PO Box 5075 Australia   (03) 9699 1400 www.veris.com.au Formerly <b>Bosco Jonson</b>	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:2000	
	DATE 29/08/18      REFERENCE 30865043 VERSION M              DRAWING 3086504AM	ORIGINAL SHEET SIZE A3	
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SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
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SHEET 3	
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# PLAN OF SUBDIVISION

# PS 805110G

## 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
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
418	417, 419, 420, 423
419	418, 420
420	418, 419, 421
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
439	433, 434, 438, 440
440	432, 433, 439, 441
441	431, 432, 440
442	443, 459
443	442, 444, 457, 458
444	443, 445, 457
445	444, 446, 457
446	445, 447, 448, 457
447	446, 448
448	446, 447, 449, 457
449	448, 450, 456, 457
450	449, 451, 455, 456
451	450, 452, 454, 455
452	451, 453
453	452, 454
454	451, 453, 455
455	450, 451, 454, 456
456	449, 450, 455, 457
457	443, 444, 445, 446, 448, 449, 456, 458
458	443, 457, 459
459	442, 458
460	461
461	460

CONTINUED ON SHEET 6

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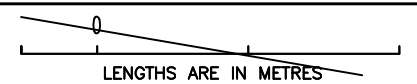


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DATE 29/08/18  
VERSION M

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SCALE



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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) Save and except for Lot 457, 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](http://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) Save and except for Lot 457, subdivide or cause to subdivide or allow to be subdivided the lot prior to 1 January 2037.

The registered proprietor or proprietors for the time being of Lot 457 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:

- (vi) 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);
- (vii) Subdivide or cause to subdivide or allow to be subdivided the lot.

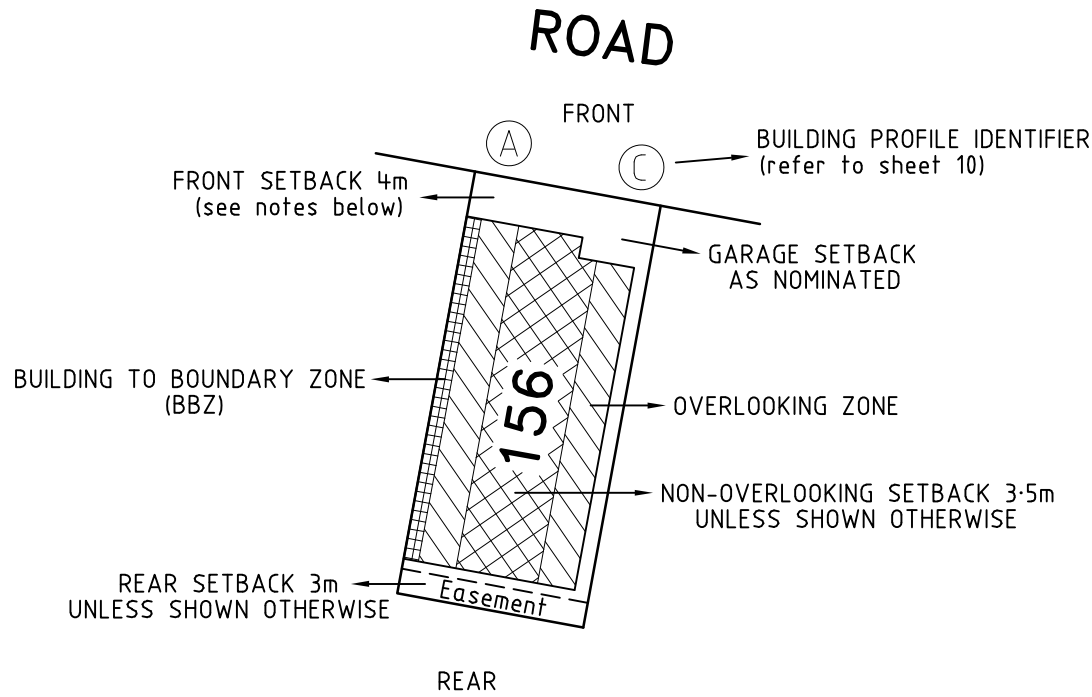
<b>ALBRIGHT - 4</b>		LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE	
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		VERSION M	DRAWING 3086504AM	SHEET 6
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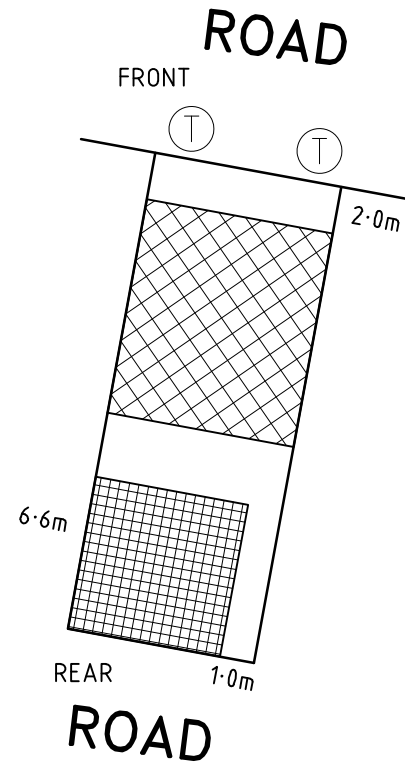
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS805110G

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.


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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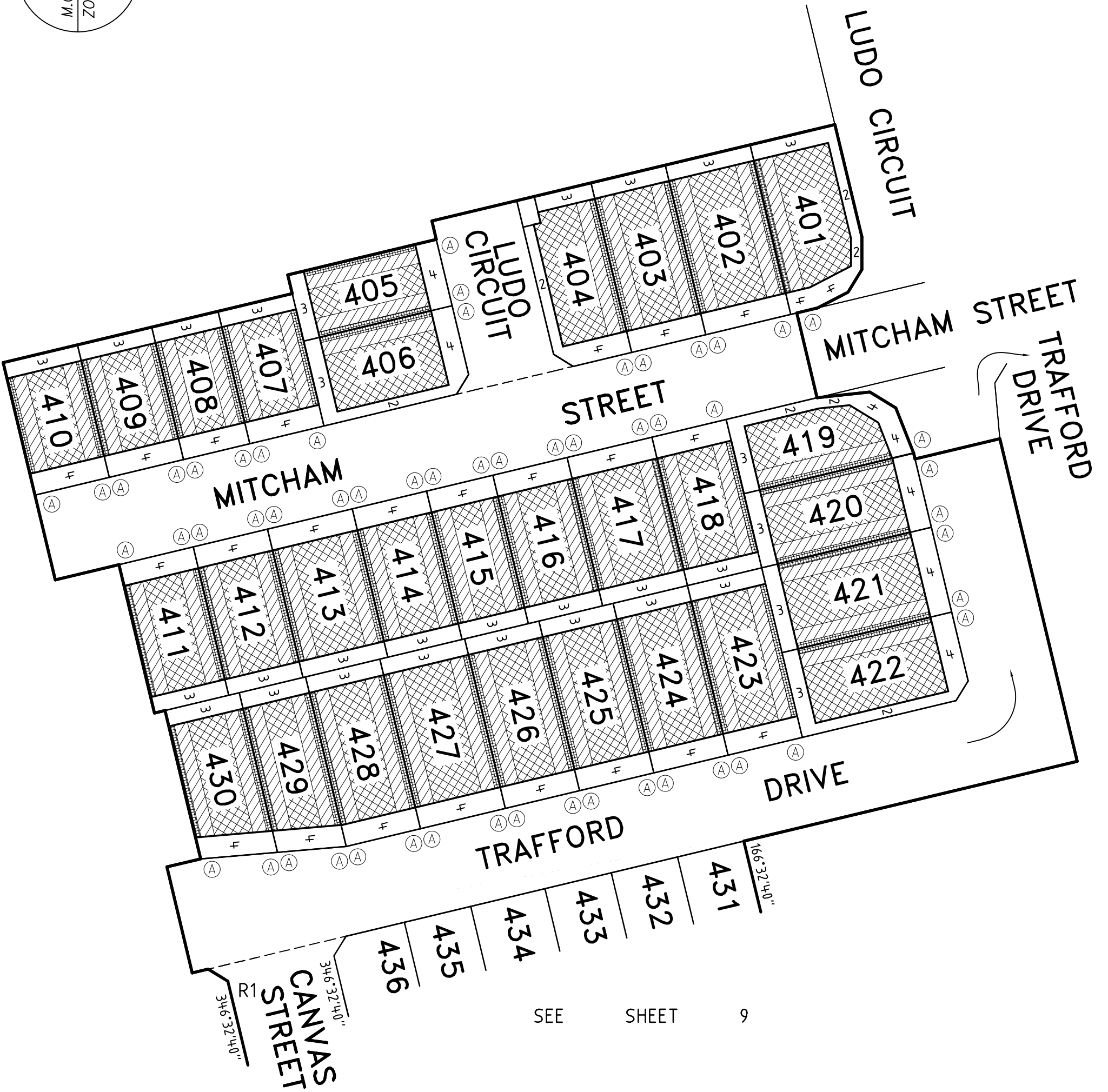
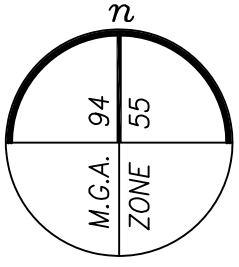
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PLAN OF SUBDIVISION

PS 805110G

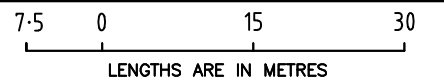


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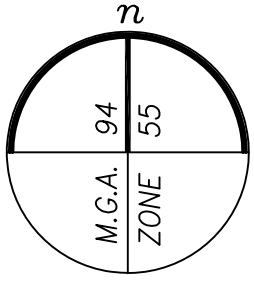
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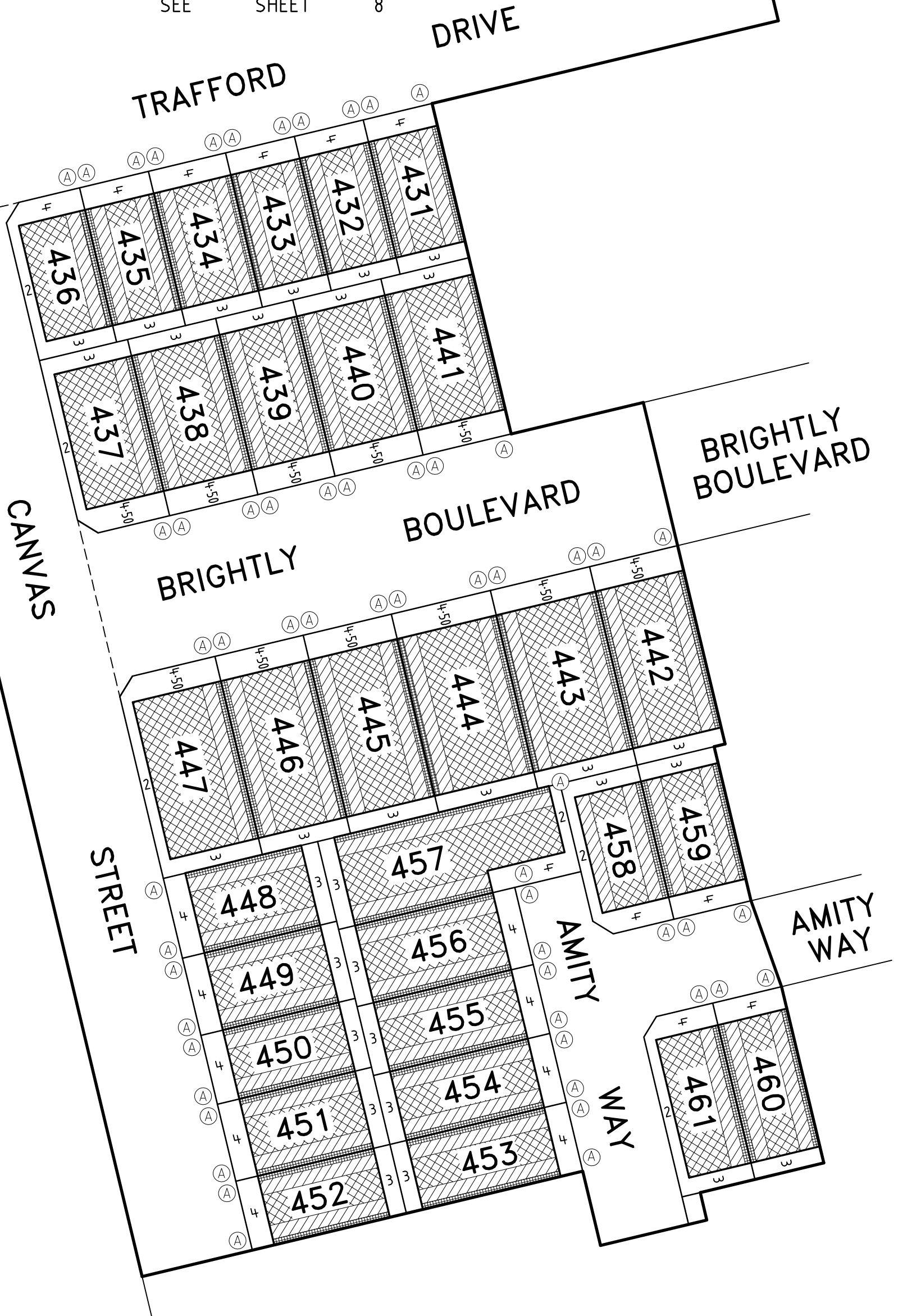


PLAN OF SUBDIVISION

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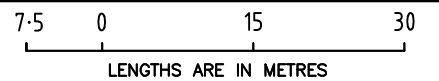
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SHEET 9

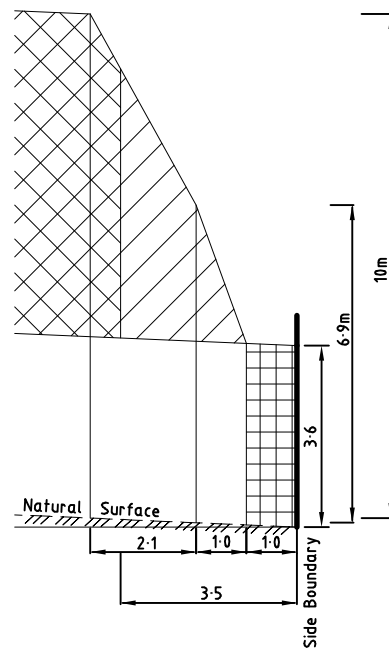
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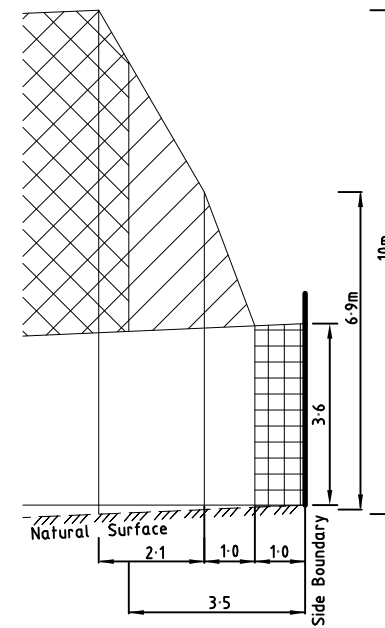
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PROFILE DIAGRAM

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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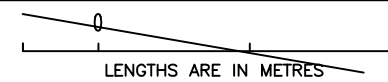
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