

PLAN OF SUBDIVISION

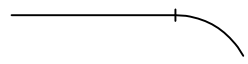
EDITION

PS 805111E

<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 T ON PS814736K</p> <p>POSTAL ADDRESS: WOODS ROAD (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 299 800 (approx. centre of land in plan) N 5 810 710 ZONE: 55</p>	<p>Council Name: Wyndham City Council</p> <p>SPEAR Reference Number: S115333B</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>LOTS 1 TO 800 (BOTH INCLUSIVE) & C HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED - 8.177ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </p>
<p>EASEMENTS E-4 & E-5 IN LOT W ON PS823269P NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004</p>		

EASEMENT INFORMATION

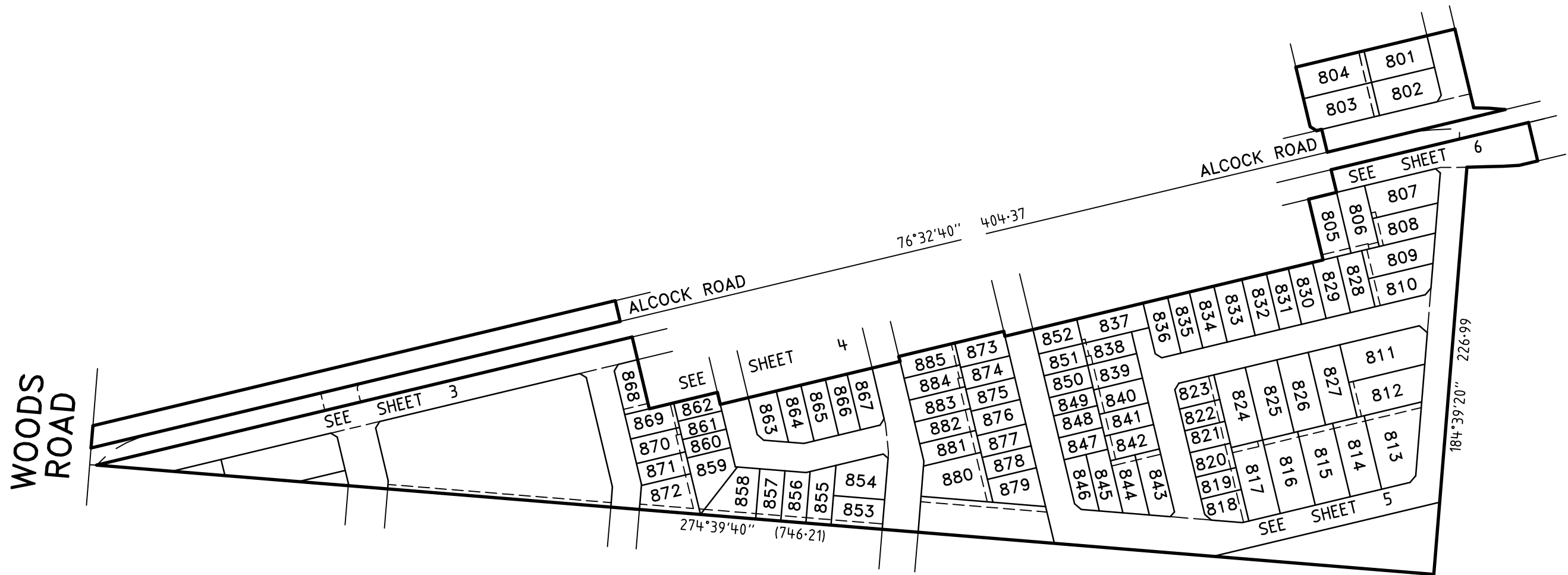
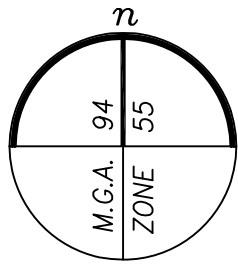
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION

<p>ALBRIGHT – 8B</p> <p>85 LOTS & 3 SUPERLOTS</p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™  Formerly Bosco Jonson</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 03/06/19 REFERENCE 30865083</p> <p>VERSION S DRAWING 3086508AS</p> <p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (S), 05/06/2019, SPEAR Ref: S115333B</p>
<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 14 SHEETS</p>	

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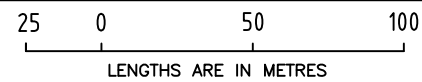


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DATE 03/06/19
 VERSION S

REFERENCE 30865083
 DRAWING 3086508AS



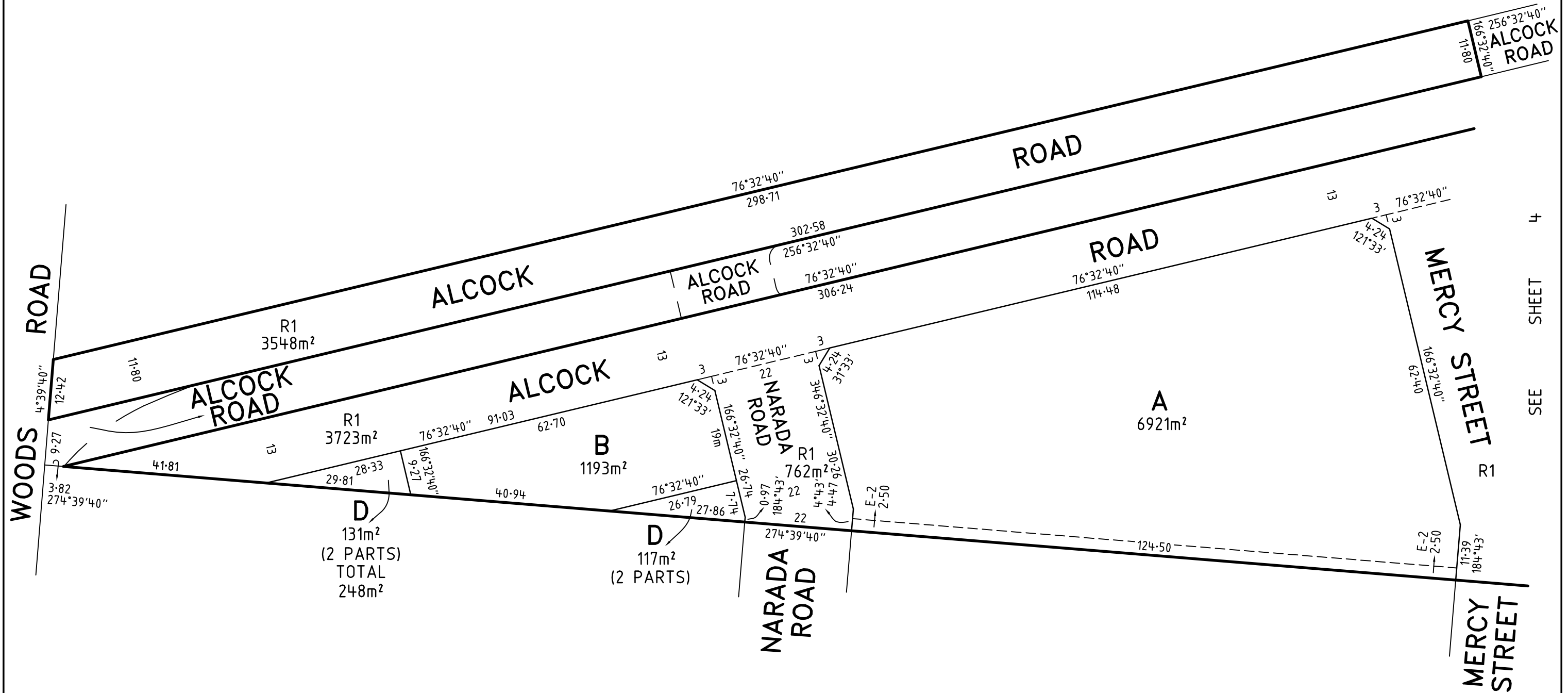
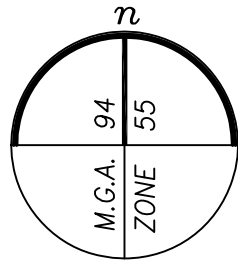
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 SHEET 2

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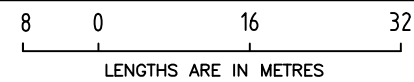


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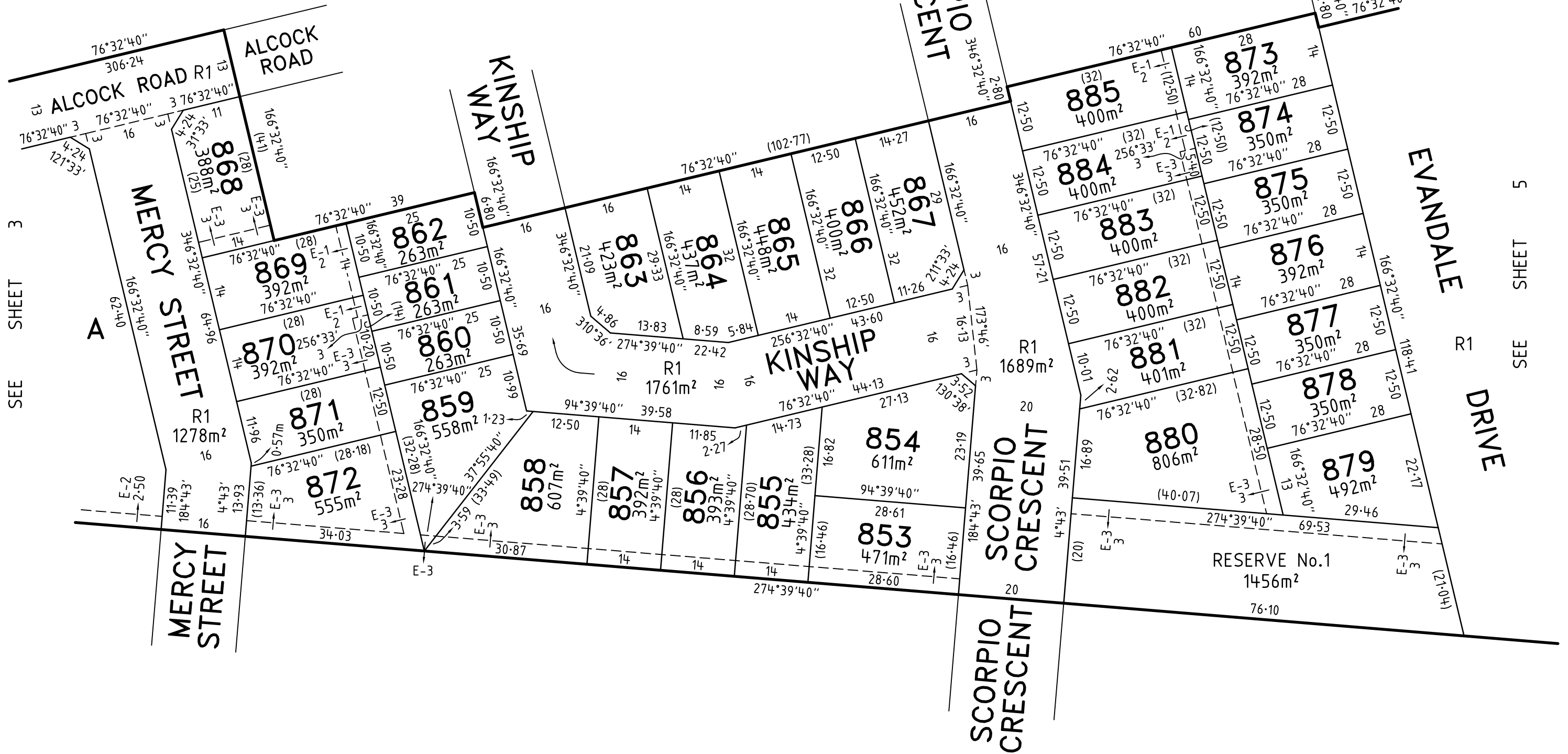
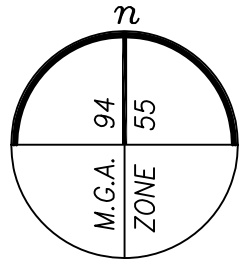
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ORIGINAL SHEET SIZE A3
SHEET 3

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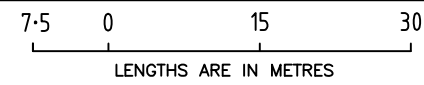
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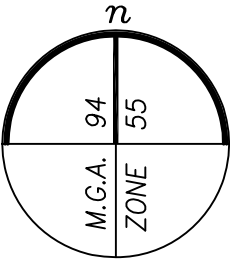
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SHEET 4

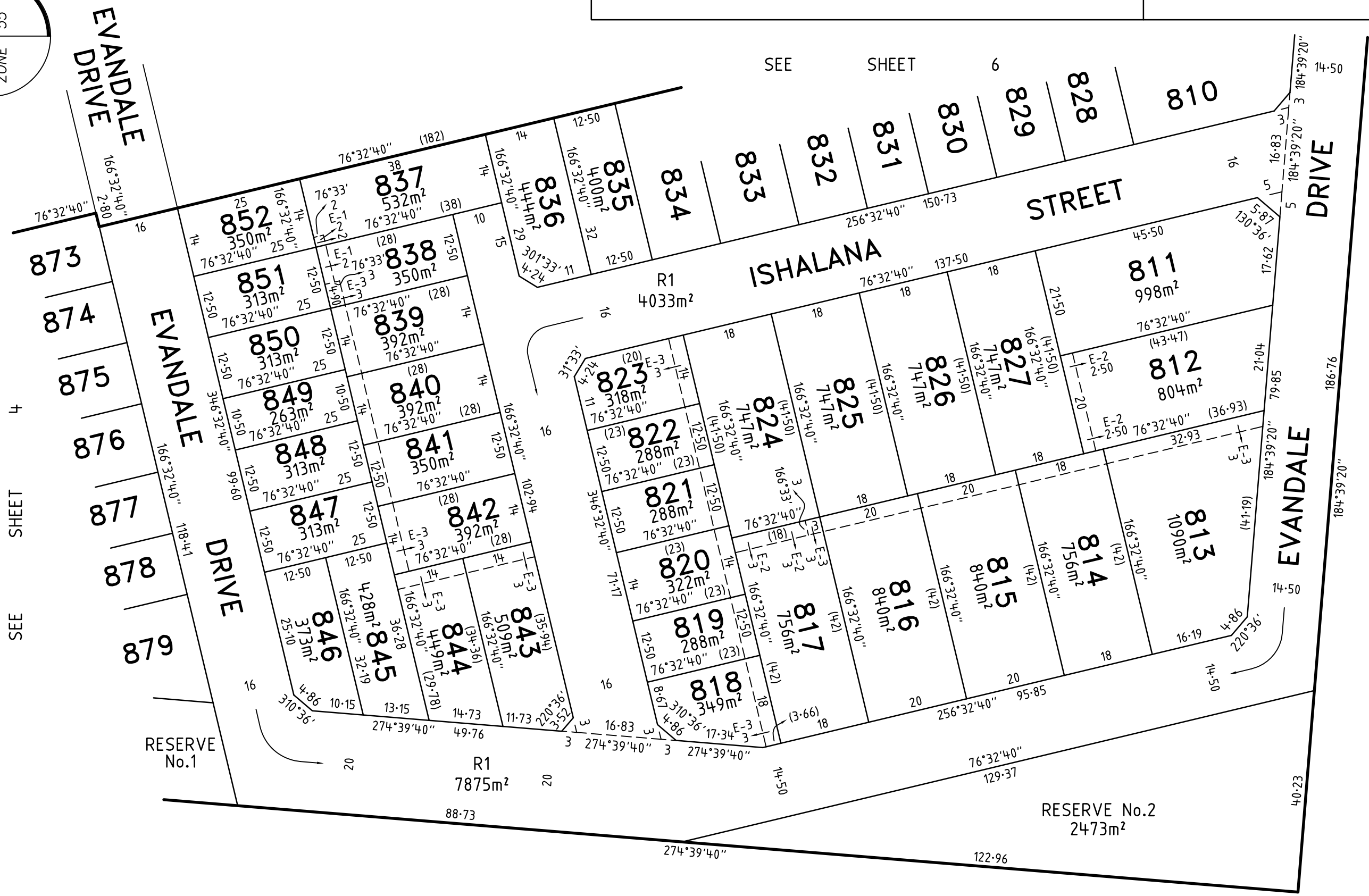
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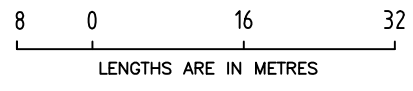


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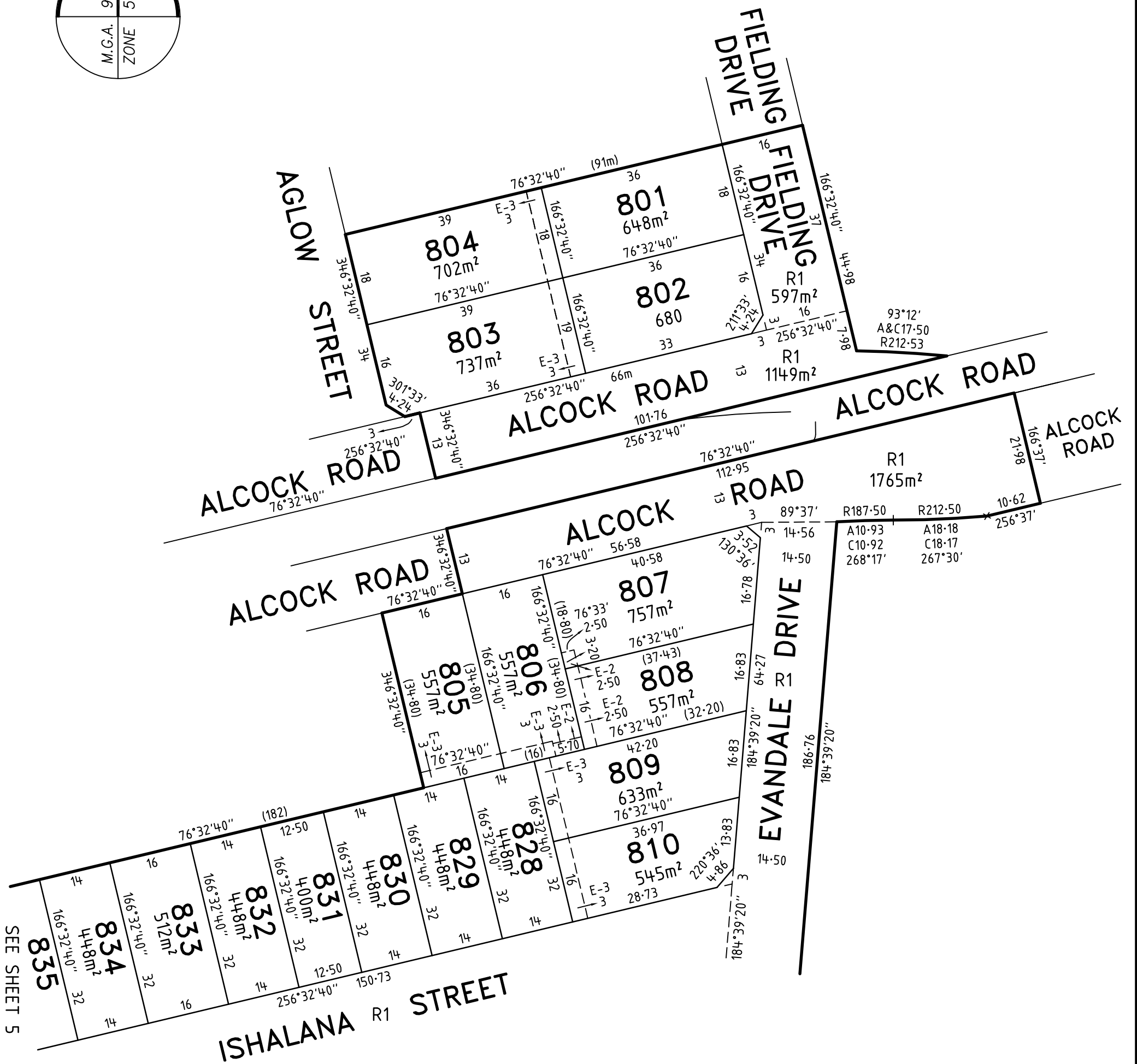
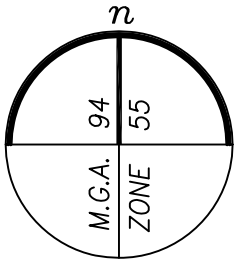
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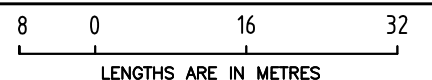
SEE SHEET 5

SEE SHEET 5

ALBRIGHT - 8B

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PLAN OF SUBDIVISION

PS 805111E

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
801	802, 804
802	801, 803
803	802, 804
804	801, 803
805	806, 828, 829
806	805, 807, 808, 809, 828
807	806, 808
808	806, 807, 809
809	806, 808, 810, 828
810	809, 828
811	812, 827
812	811, 813, 814, 827
813	812, 814
814	812, 813, 815, 827
815	814, 816, 826, 827
816	815, 817, 825, 826
817	816, 818, 819, 820, 824
818	817, 819
820	817, 819, 821, 824
823	822, 824
824	817, 820, 821, 822, 823, 825
825	816, 824, 826
826	815, 816, 825, 827
827	811, 812, 814, 815, 826
828	805, 806, 809, 810, 829
829	805, 828, 830
830	829, 830
831	830, 832
832	831, 833
833	832, 834
834	833, 835
835	834, 836
836	835, 837
837	836, 838, 852
838	837, 839, 851
839	838, 840, 849, 850
840	839, 841, 848, 849
841	840, 842, 847, 848
842	841, 843, 844, 845, 847

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
843	842, 844
844	842, 843, 845
845	842, 844, 846, 847
846	845, 847
847	841, 842, 845, 846, 848
848	840, 841, 847, 849
850	839, 849, 851
851	838, 850, 852
852	837, 851
853	854, 855
854	853, 855
855	853, 854, 856
856	855, 857
857	856, 858
858	857, 859
859	858, 860, 871, 872
863	864
864	863, 865
865	864, 866
866	865, 867
867	866
868	869
869	861, 862, 868, 870
870	860, 861, 869, 871
871	859, 860, 870, 872
872	859, 871
873	874, 884, 885
874	873, 875, 883, 884
875	874, 876, 882, 883
876	875, 877, 881, 882
877	876, 878, 880, 881
878	877, 879, 880
879	878, 880
880	877, 878, 879, 881
881	876, 877, 880, 882
882	875, 876, 881, 883
883	874, 875, 882, 884
884	873, 874, 883, 885
885	873, 884

CONTINUED

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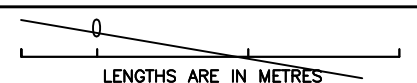
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VERSION S

REFERENCE 30865083
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SHEET 7

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) Build or cause to be built or allow to be built or allow to remain standing any buildings constructed on a lot containing a building envelope that does not conform to the relevant building envelope as shown in the attached Building Envelope Schedule, except with the written consent of the Responsible Authority.
- (vi) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 1 January 2037.

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	DATE 03/06/19 VERSION S	REFERENCE 30865083 DRAWING 3086508AS	ORIGINAL SHEET SIZE A3 SHEET 8
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PLAN OF SUBDIVISION

PS 805111E

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
819	817, 818, 820
821	820, 822, 824
822	821, 823, 824
849	839, 840, 878, 850

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
860	859, 861, 870, 871
861	860, 862, 869, 870
862	861, 869

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.

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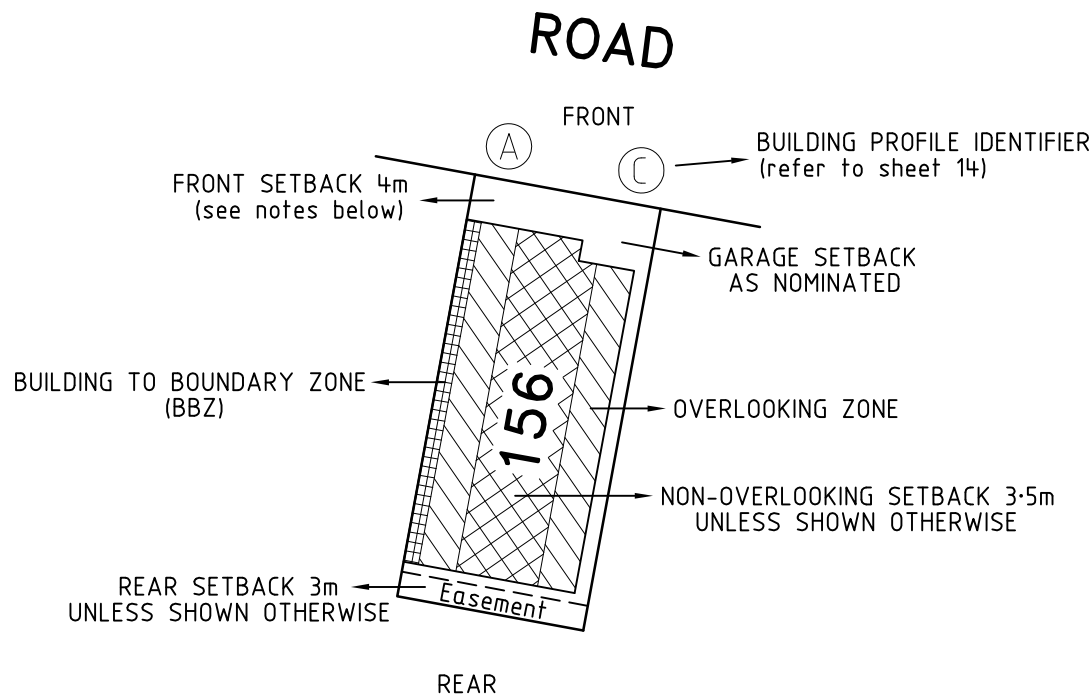
SHEET 9

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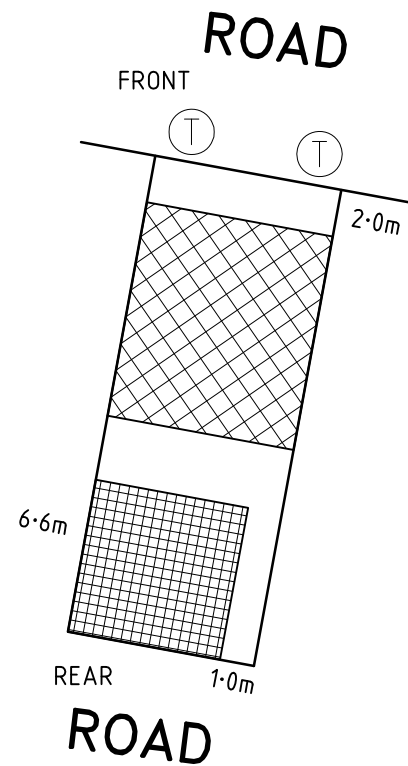
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS805111E

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 Diagrams" in this document.

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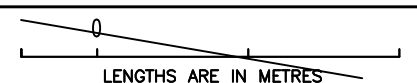
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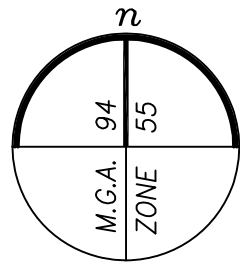
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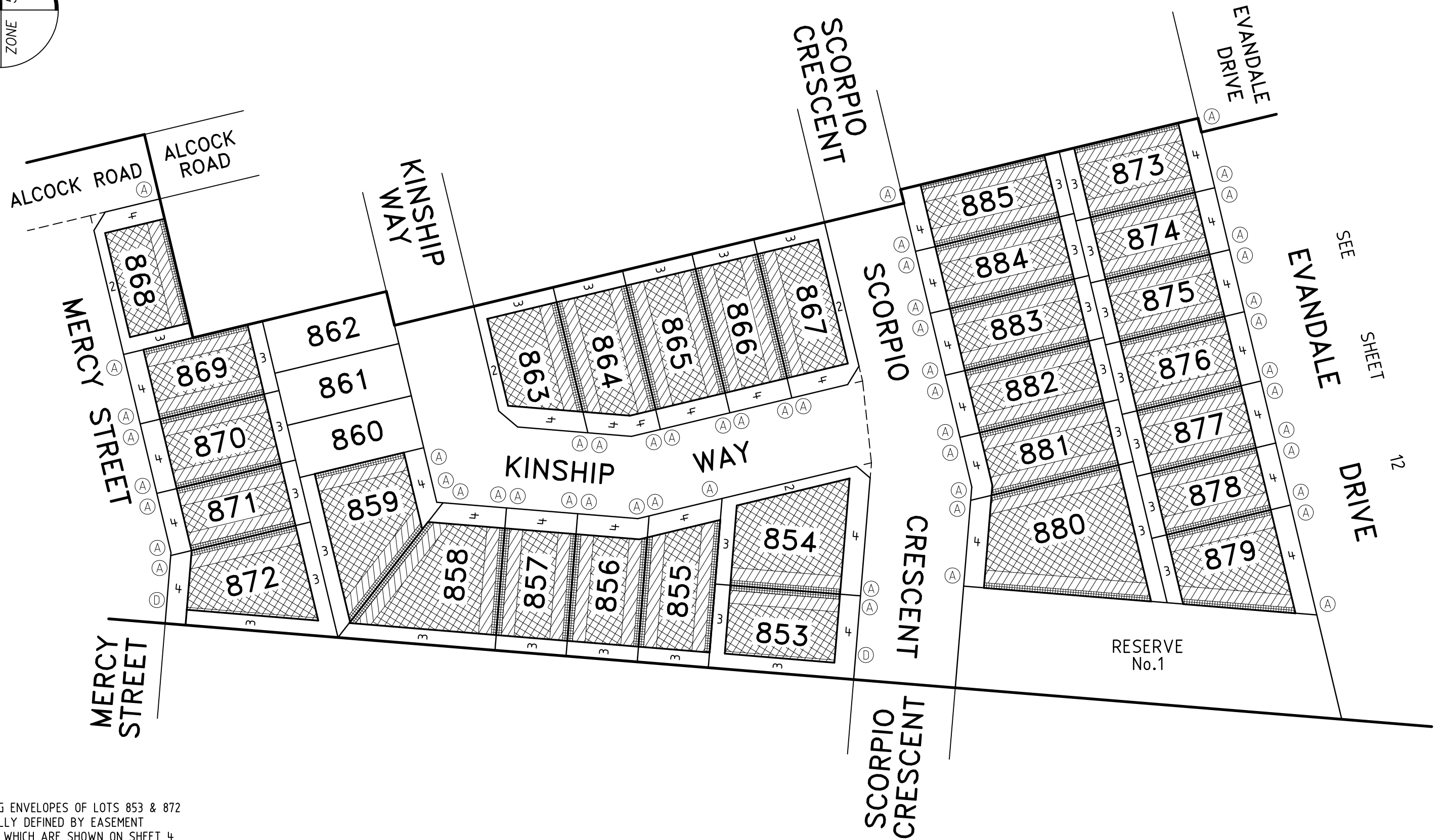
SHEET 10

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PLAN OF SUBDIVISION

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SEE SHEET 12
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NOTE

THE BUILDING ENVELOPES OF LOTS 853 & 872 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

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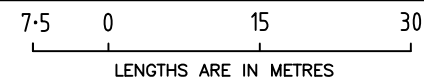


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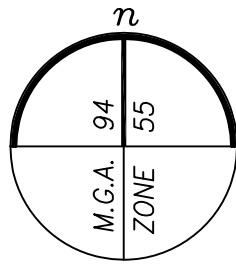
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SHEET 11

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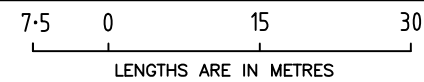


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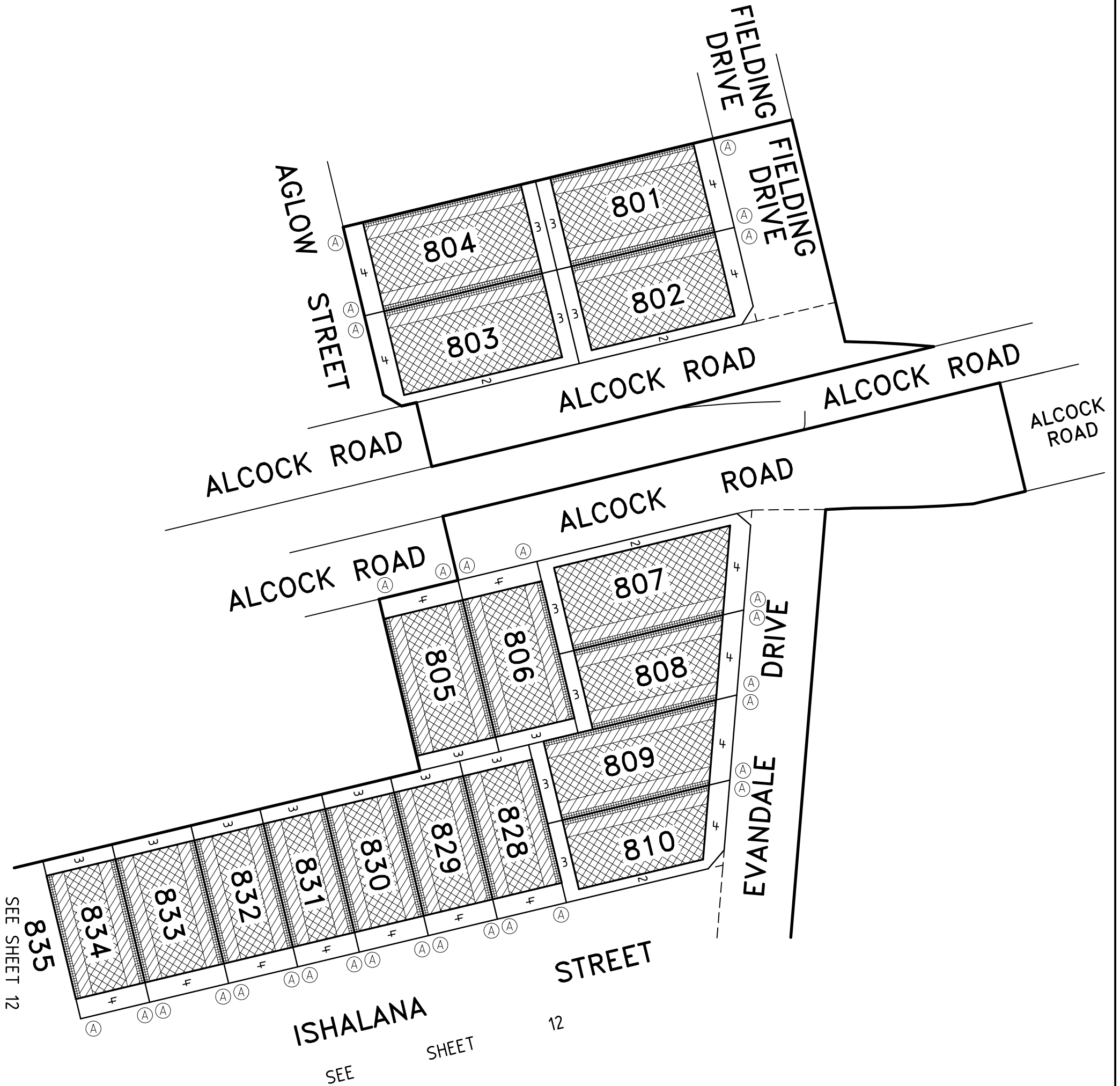
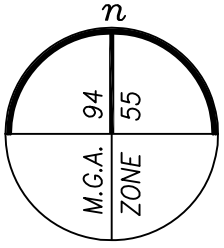
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PLAN OF SUBDIVISION

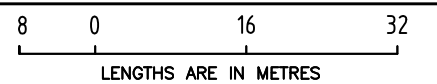
PS 805111E



ALBRIGHT - 8B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:800



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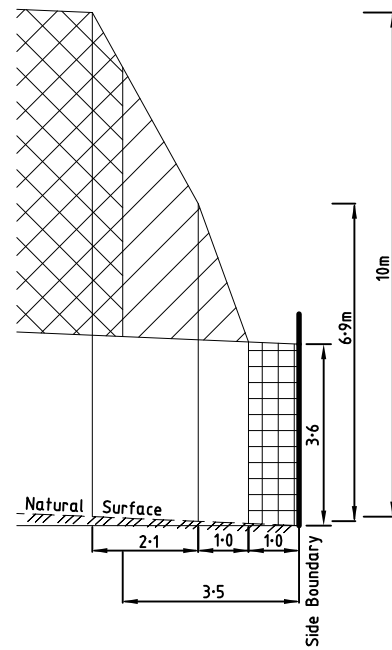
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DRAWING 3086508AS

ORIGINAL SHEET SIZE A3

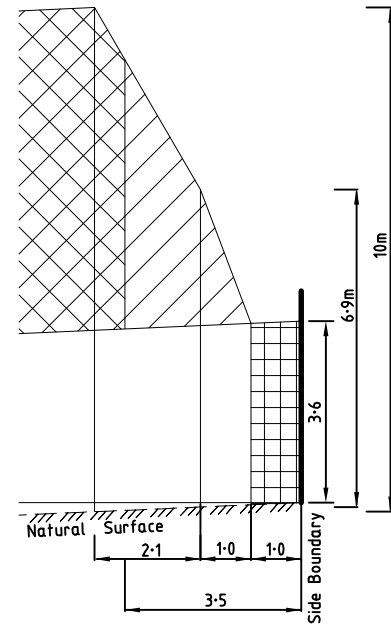
SHEET 13

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(A) Profile

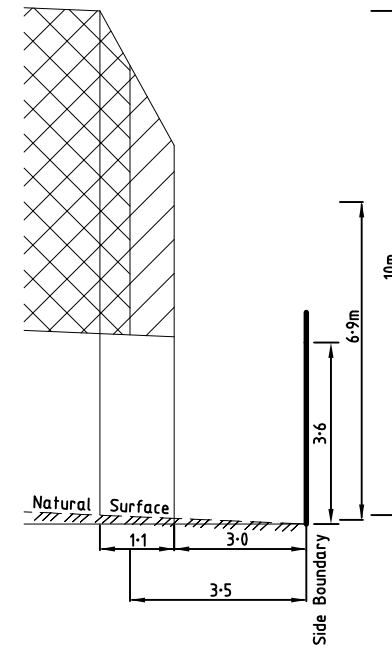


Natural surface rising from side boundary

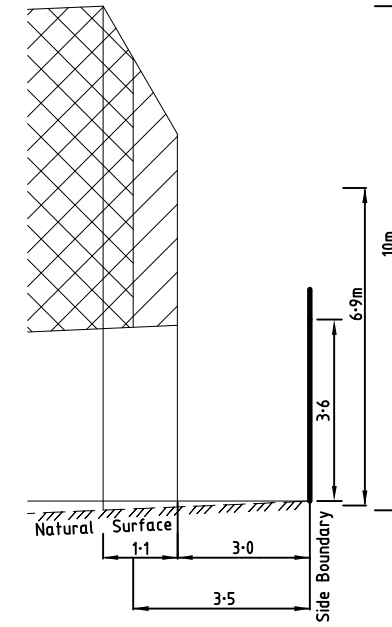


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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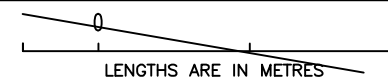


ALBRIGHT – 8B

LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 03/06/19
 VERSION S

REFERENCE 30865083
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LENGTHS ARE IN METRES

SCALE

ORIGINAL SHEET SIZE A3

SHEET 14

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