

PLAN OF SUBDIVISION

EDITION

PS 810968J


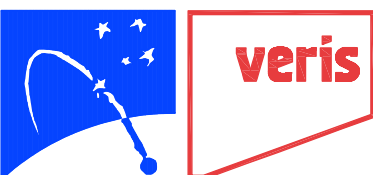
<p>LOCATION OF LAND</p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 18 (PART)</p> <p>TITLE REFERENCE: VOL 11920 FOL 955</p> <p>LAST PLAN REFERENCE: LOT E ON PS738883T</p> <p>POSTAL ADDRESS: LATTERIDGE WAY (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 CO-ORDINATES: E 315 200 N 5 843 340 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008464 Planning Permit Reference: P20817 SPEAR Reference Number: S115289A</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied</p> <p>Digitally signed by: Patrick Mora for Hume City Council on 04/04/2018</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	
ROAD R1 RESERVE No.1	HUME CITY COUNCIL HUME CITY COUNCIL	This is /is not a staged subdivision Planning Permit No. P20817	
		DEPTH LIMITATION DOES NOT APPLY	LAND SUBDIVIDED - 2995m ²

EASEMENT INFORMATION

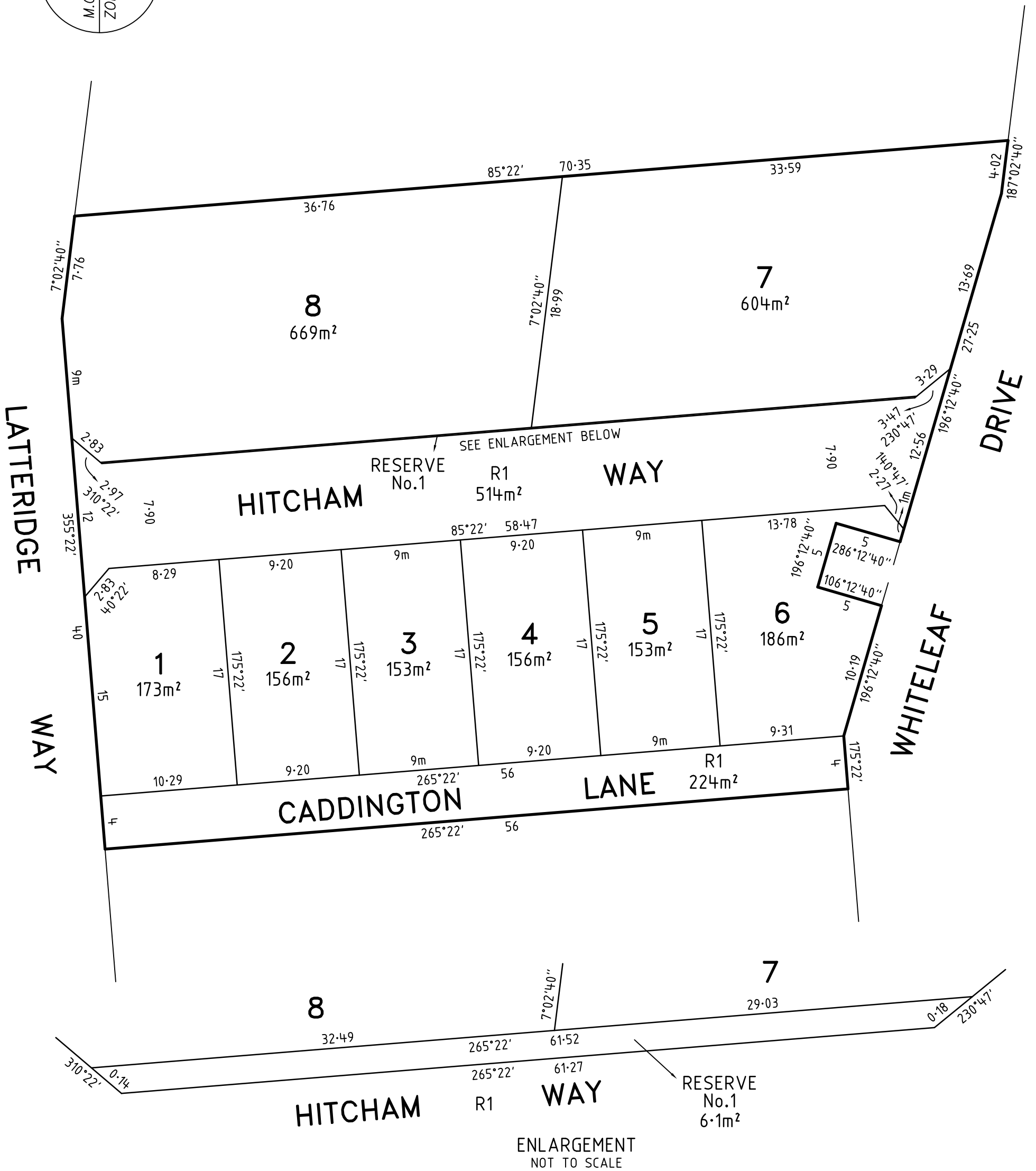
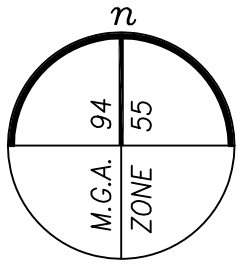
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

WARATAH – 3A	LICENSED SURVEYOR GREGORY STUART WILLIAMS
8 LOTS	DATE 21/03/18 REFERENCE 30651033
  <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400 www.bosjon.com.au www.veris.com.au</p>	VERSION D DRAWING 3065103AD ORIGINAL SHEET SIZE A3
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (D), 29/03/2018, SPEAR Ref: S115289A SHEET 1 OF 7 SHEETS

PLAN OF SUBDIVISION

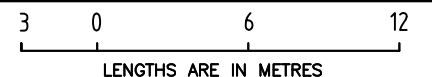
PS 810968J



WARATAH - 3A

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:300



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DATE 21/03/18
VERSION D

REFERENCE 30651033
DRAWING 3065103AD

ORIGINAL SHEET SIZE A3

SHEET 2

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Surveyor's Plan Version (D),
29/03/2018, SPEAR Ref: S115289A

Digitally signed by:
Hume City Council,
04/04/2018,
SPEAR Ref: S115289A

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
7	8
8	7

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 built 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 the Building Envelopes incorporated into the Building Envelope Schedule or as amended from time to time to the satisfaction of the Hume City Council, a copy of which can be obtained from the website at www.waratah.villawoodproperties.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; and
 - (D) any building or construction works are carried out in accordance with the approved plans.
- (iii) Build or cause to be built or allow to be built or allow to remain 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.

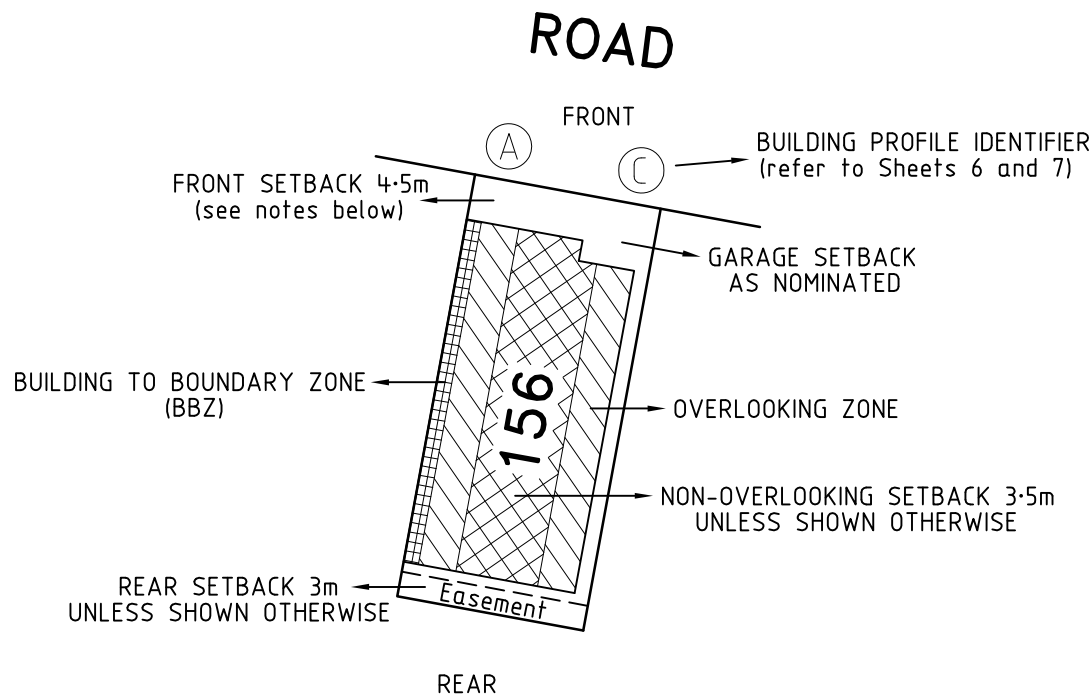
The foregoing restriction shall not apply during any period that the lot is being used as a display home.
- (v) Subdivide or cause to subdivide or allow to be subdivided the lot.

<p>WARATAH – 3A</p> <p>Bosco Jonson Pty Ltd A Veris Company</p> <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400</p>   <p>www.bosjon.com.au www.veris.com.au</p>	<p>LICENSED SURVEYOR GREGORY STUART WILLIAMS</p> <p>DATE 21/03/18 REFERENCE 30651033</p> <p>VERSION D DRAWING 3065103AD</p> <p>Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (D), 29/03/2018, SPEAR Ref: S115289A</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 3</p> <p>Digitally signed by: Hume City Council, 04/04/2018, SPEAR Ref: S115289A</p>
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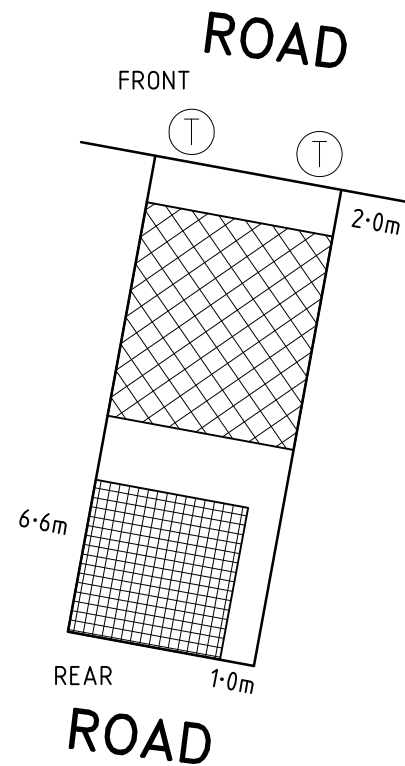
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS810968J

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.
- 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.

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



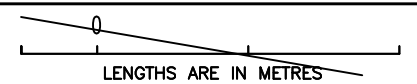
Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

WARATAH - 3A

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SCALE



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ORIGINAL SHEET SIZE A3

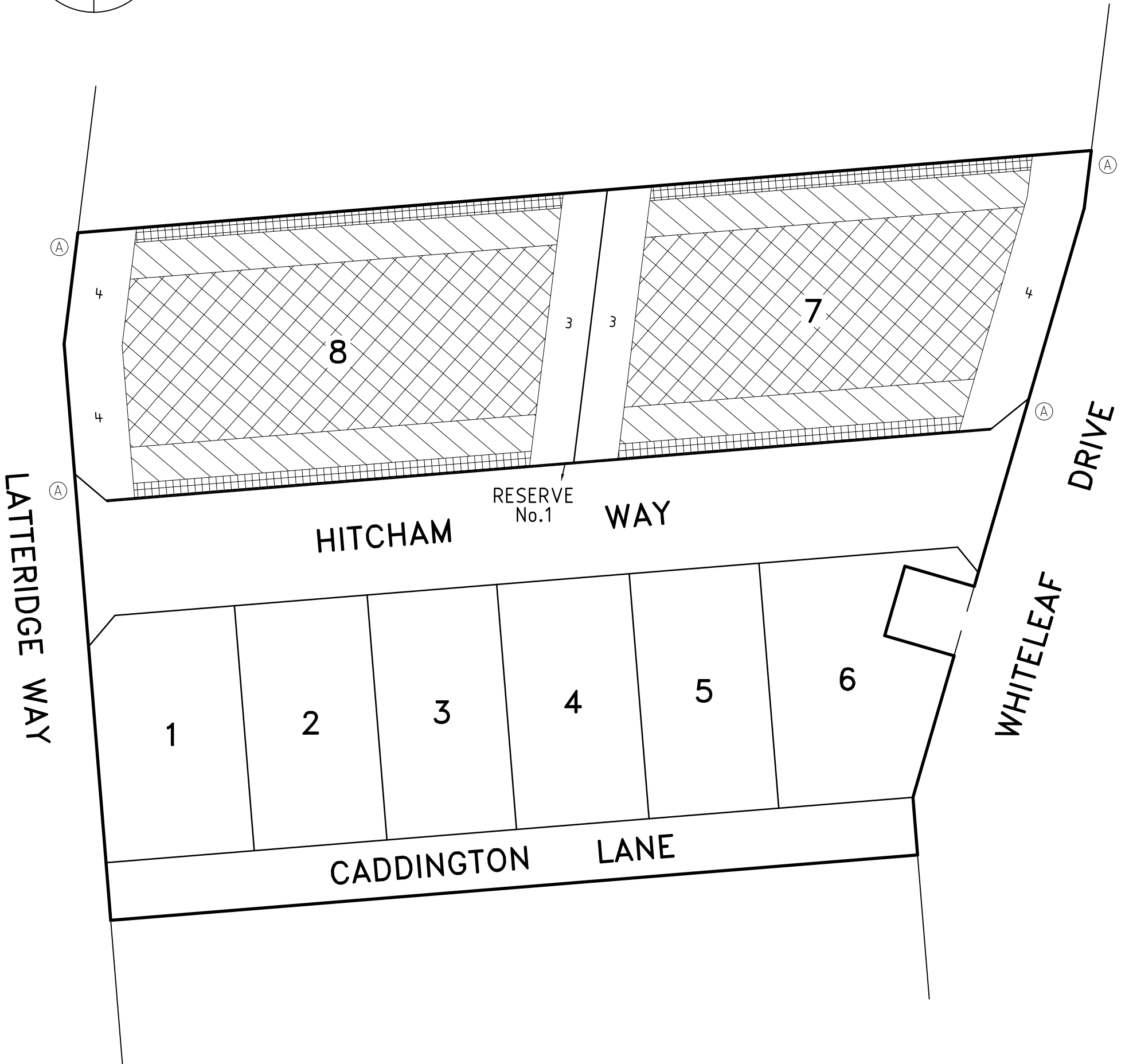
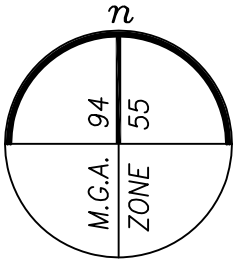
SHEET 4

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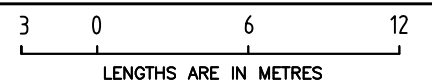


LOTS UNDER 300m² DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING.

WARATAH – 3A

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SCALE
1:300



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ORIGINAL SHEET SIZE A3
SHEET 5

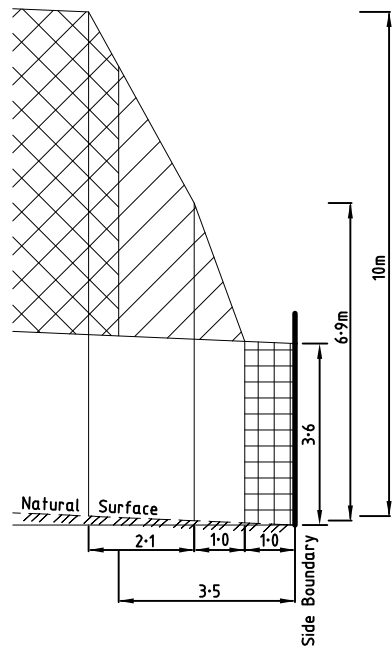
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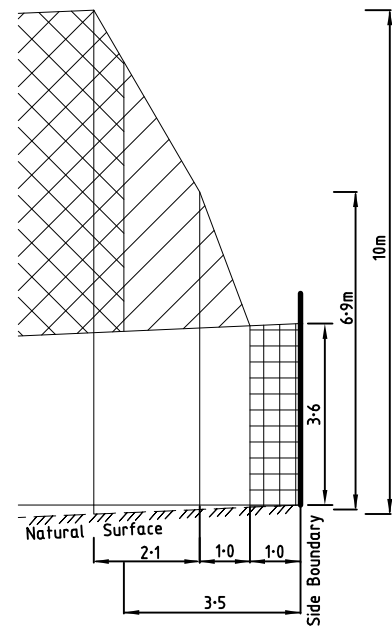
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(A) Profile

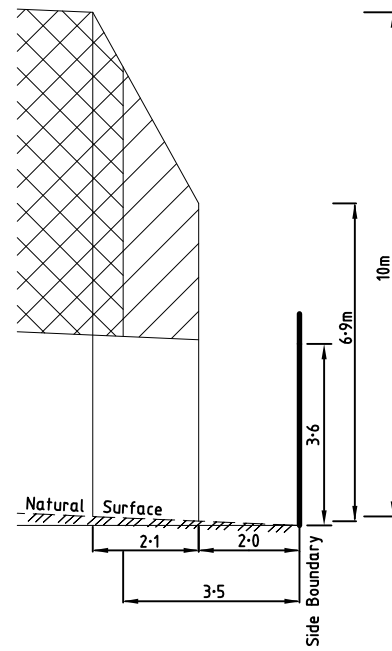


Natural surface rising from side boundary

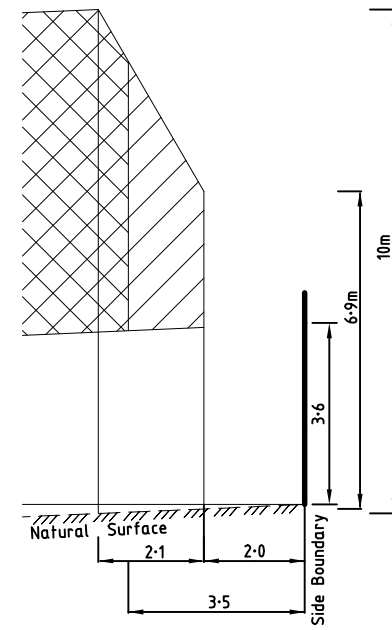


Natural surface falling from side boundary

(B) Profile



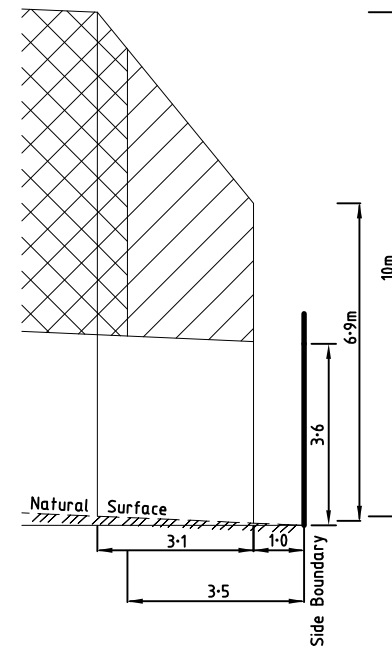
Natural surface rising from side boundary



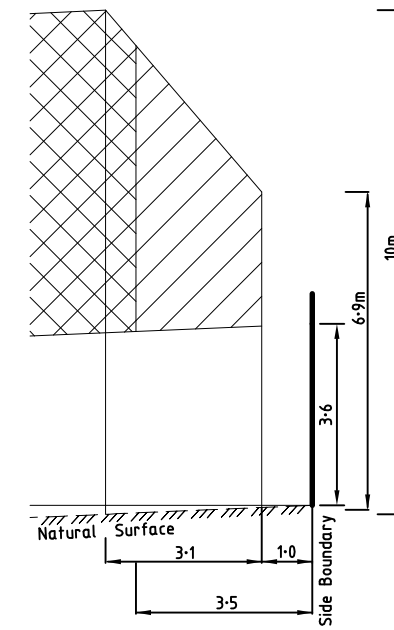
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

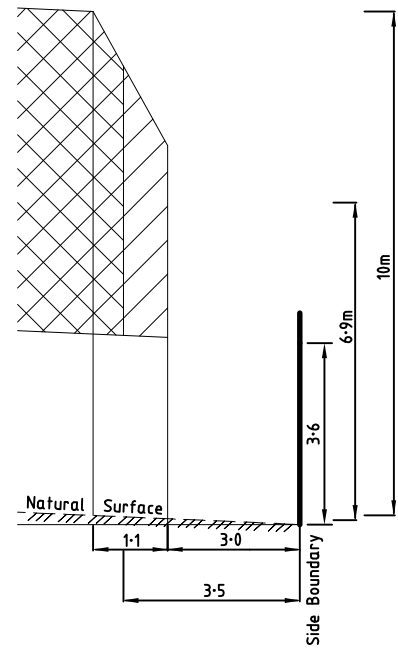


Natural surface rising from side boundary

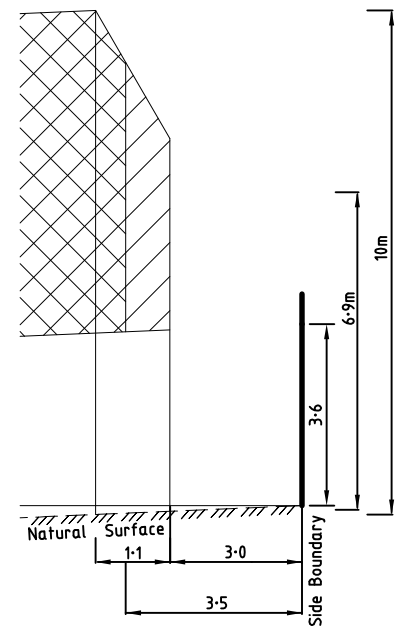


Natural surface falling from side boundary

D Profile

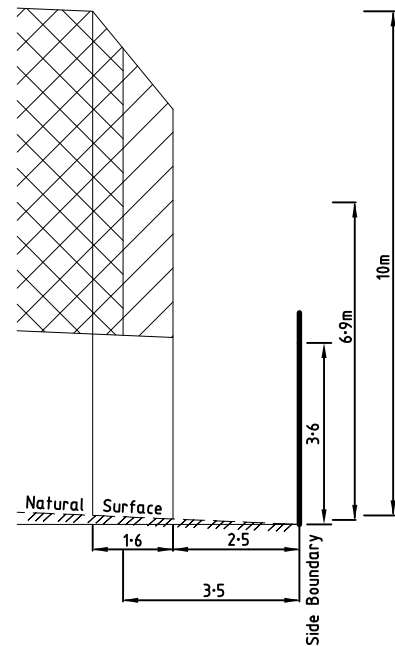


Natural surface rising from side boundary

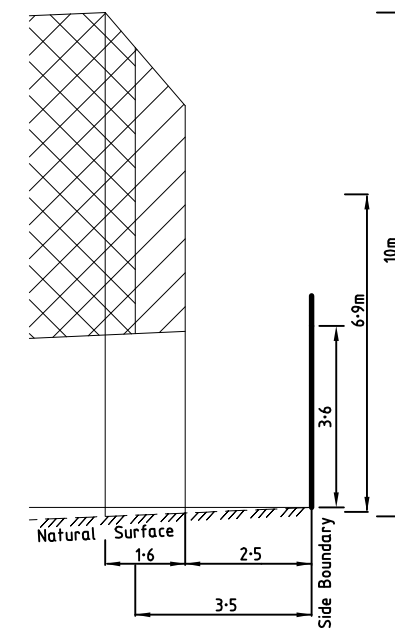


Natural surface falling from side boundary

E Profile



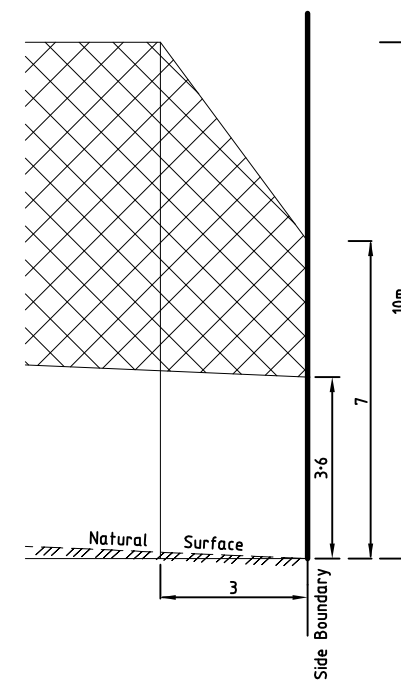
Natural surface rising from side boundary



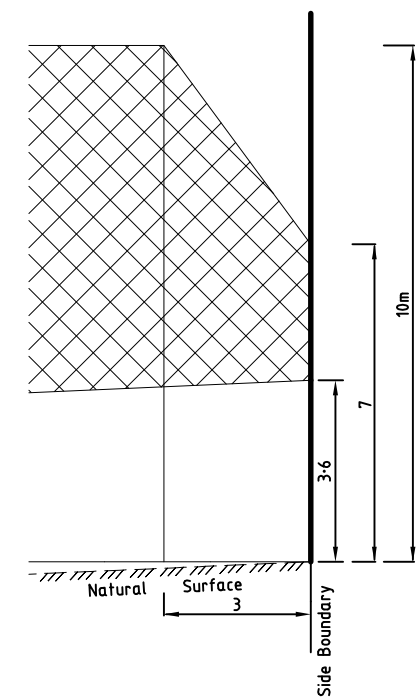
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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WARATAH – 3A

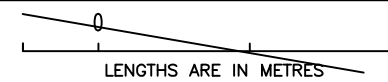
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LENGTHS ARE IN METRES

SCALE

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SHEET 7

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