

# PLAN OF SUBDIVISION

**EDITION**

**PS 810988C**

<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 FOL</p> <p>LAST PLAN REFERENCE: LOT U ON PS814736K</p> <p>POSTAL ADDRESS: CANVAS STREET (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 299 700 (approx. centre of land in plan) N 5 810 780 ZONE: 55</p>	<p>Council Name: Wyndham City Council</p> <p>SPEAR Reference Number: S116405S</p>
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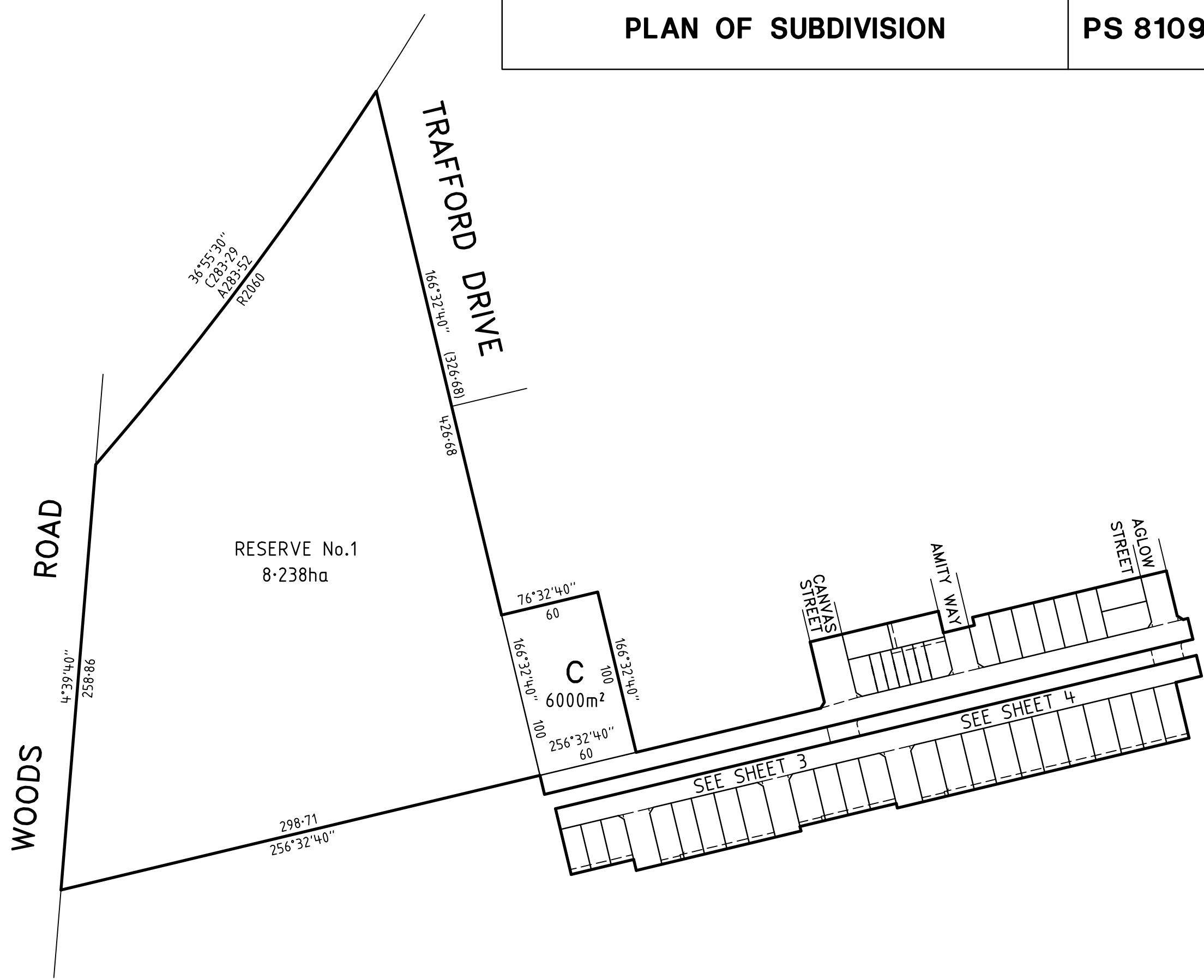
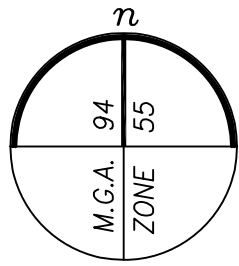
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL	<p><b>STAGING</b> This <del>is</del>/is not a staged subdivision Planning Permit No. <b>WYP8879/15</b></p> <p><b>DEPTH LIMITATION DOES NOT APPLY</b></p> <p>LOTS 1 TO 600 (BOTH INCLUSIVE), A &amp; B HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOT C &amp; RESERVE No.1) - 3.058ha</p> <p>EASEMENTS E-4 &amp; E-5 ON PS814736K 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 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	PARTY WALL	SEE DIAG.	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN

<p><b>ALBRIGHT – 6</b></p> <p><b>40 LOTS &amp; BALANCE LOT C</b></p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™ <b>veris</b> Formerly <b>Bosco Jonson</b></p>	<p>LICENSED SURVEYOR <b>ADRIAN A. THOMAS</b></p> <p>DATE <b>23/04/19</b> REFERENCE <b>30865063</b></p> <p>VERSION <b>J</b> DRAWING <b>3086506AJ</b></p> <p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 12 SHEETS</p> <p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 07/05/2019, SPEAR Ref: S116405S</p>
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PS 810988C



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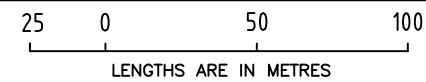


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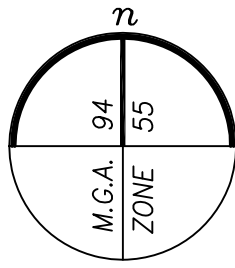
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SHEET 2

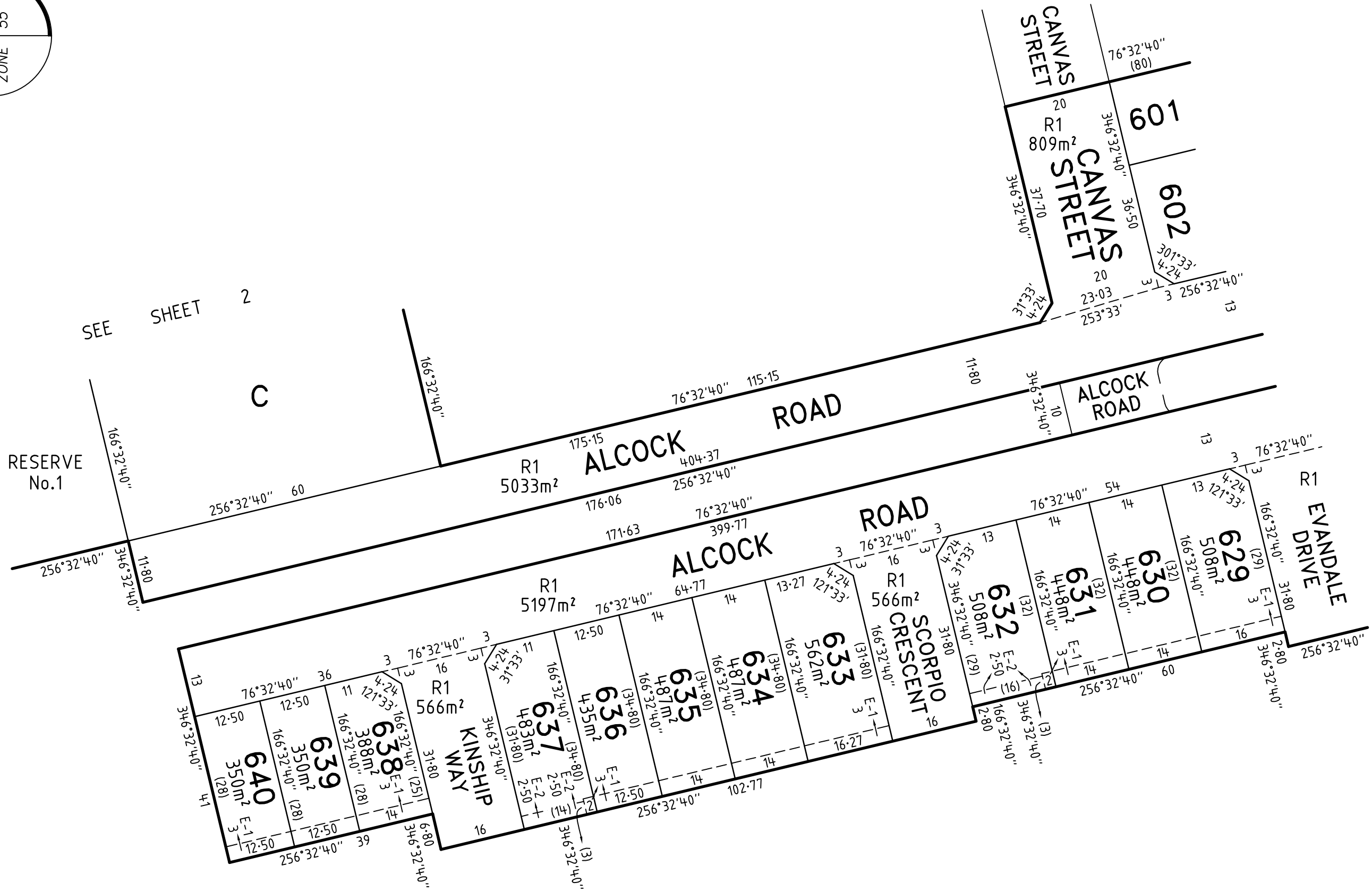
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4 SHEET SEE



SEE SHEET 2  
C

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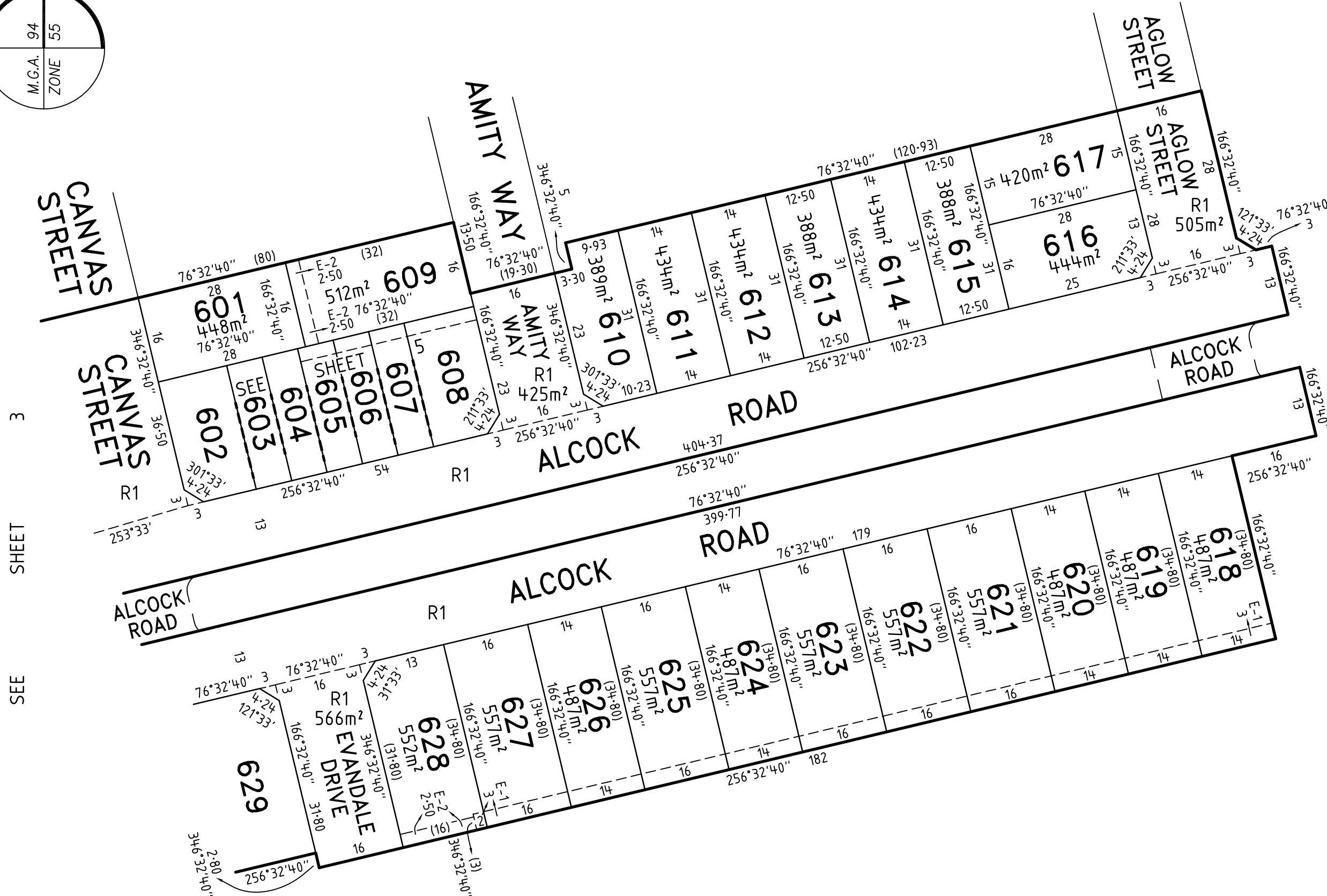
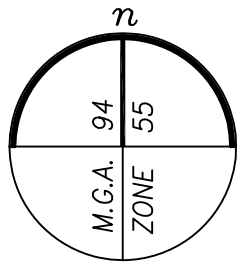
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7.5 0 15 30  
LENGTHS ARE IN METRES  
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SHEET 3

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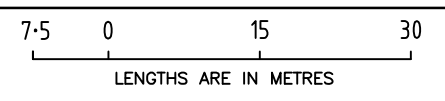


3 SHEET SEE

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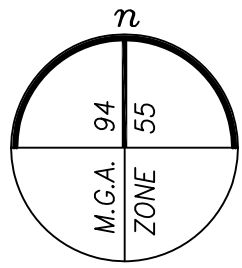
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SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

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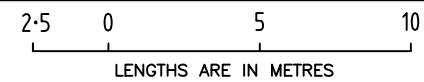
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CREATION OF RESTRICTION A

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
601	602, 603, 604, 605, 609
609	601, 605, 606, 607, 608
610	611
611	610, 612
612	611, 613
613	612, 614
614	613, 615
615	614, 616, 617
616	615, 617
617	615, 616
618	619
619	618, 620
620	619, 621
621	620, 622
622	621, 623
623	622, 624
624	623, 625
625	624, 626
626	625, 627
627	626, 628
628	627
629	630
630	629, 631
631	630, 632
632	631
633	634
634	633, 635
635	634, 636
636	635, 637
637	636
638	639
639	638, 640
640	639

CONTINUED ON SHEET 7

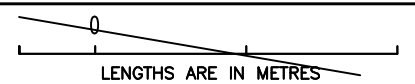
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**CREATION OF RESTRICTION A (CONTINUED)**

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](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) 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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**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
603	601, 602, 604
604	601, 603, 605
605	601, 604, 606, 609
606	605, 607, 609
607	606, 608, 609

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.

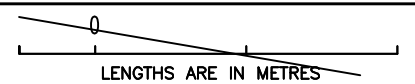
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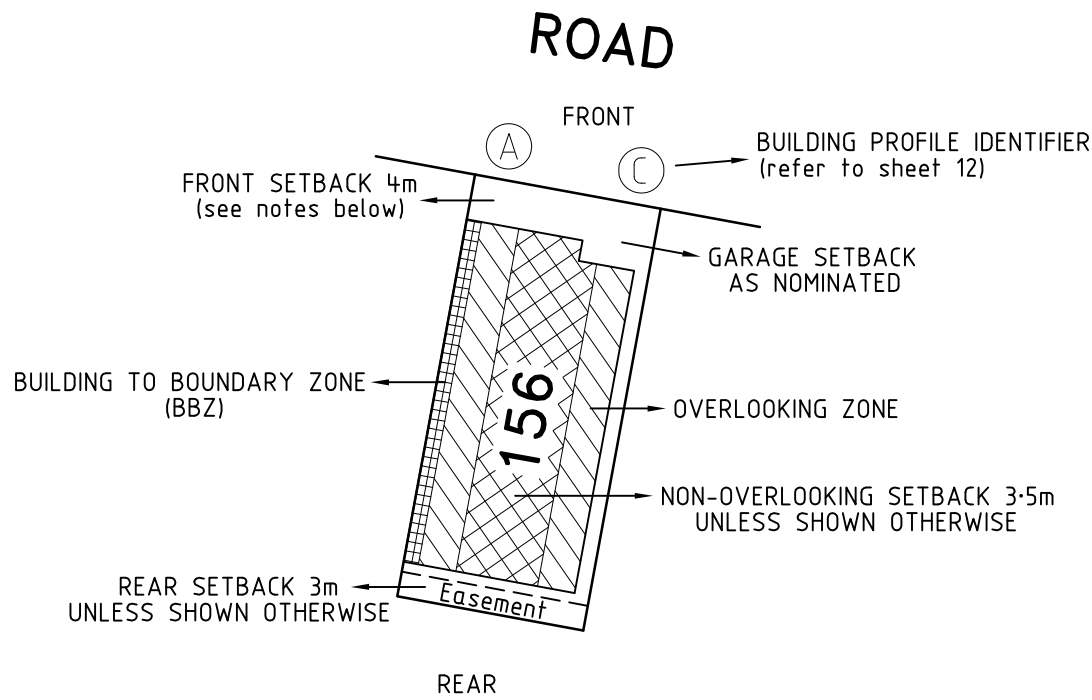
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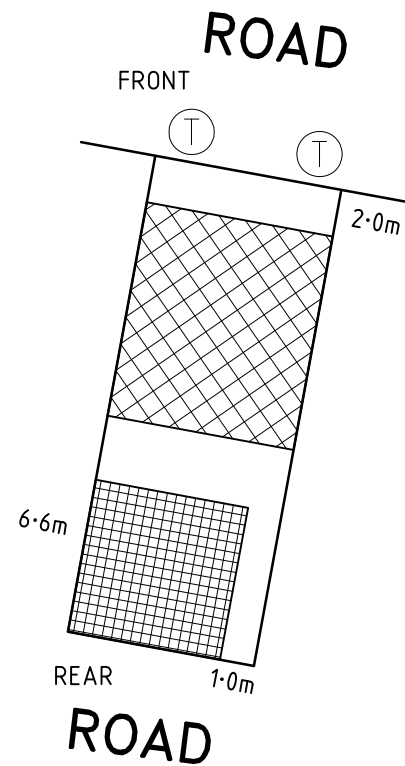
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS810988C

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



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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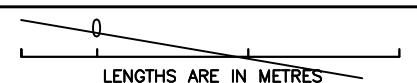
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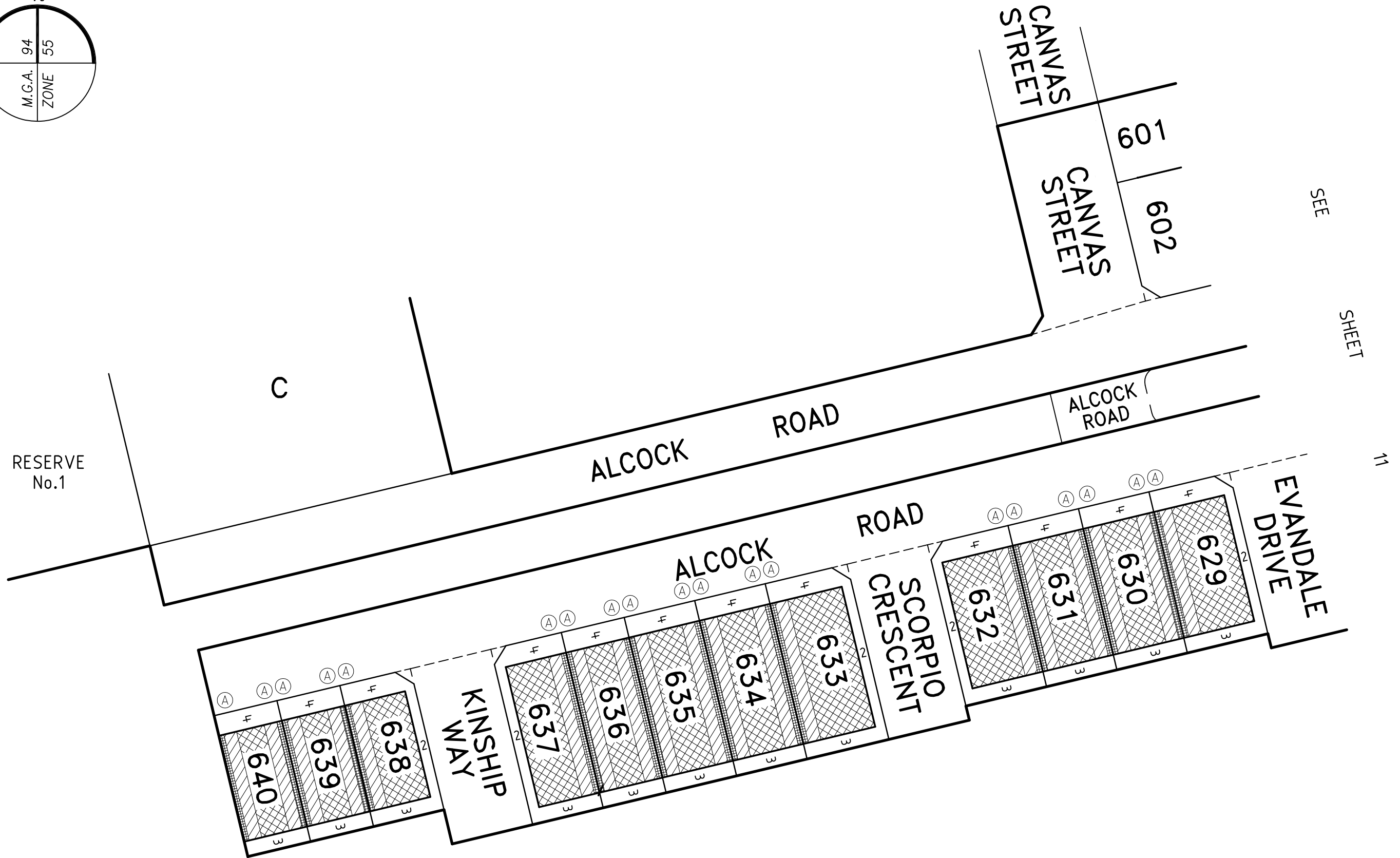
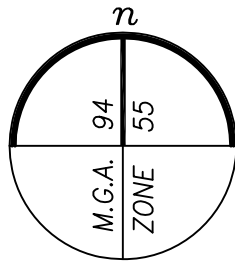
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SHEET 9

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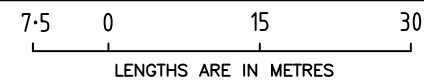
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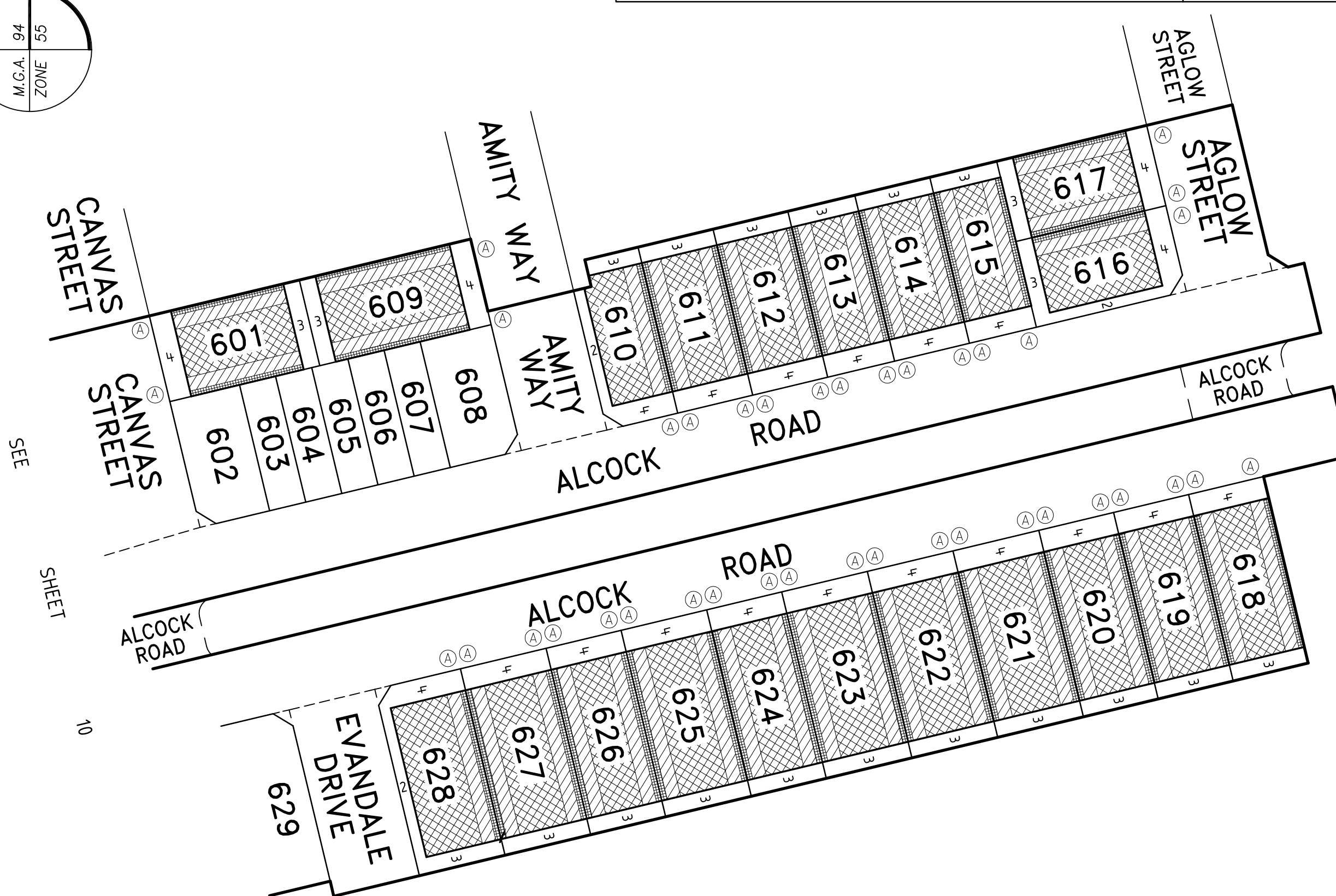
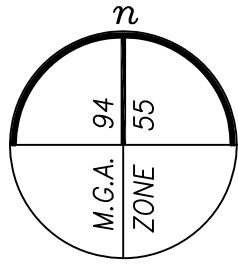
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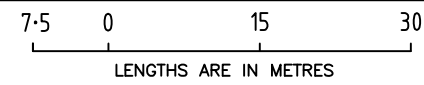


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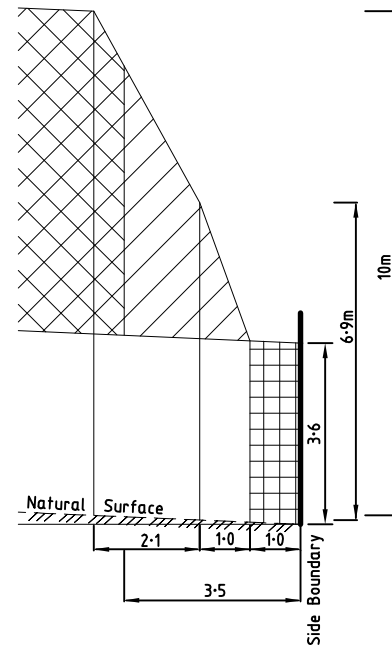
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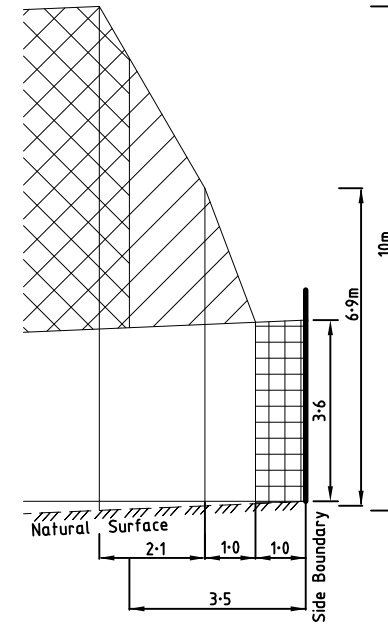
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PROFILE DIAGRAM

(A) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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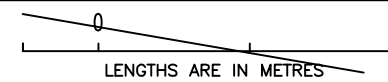


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LENGTHS ARE IN METRES

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