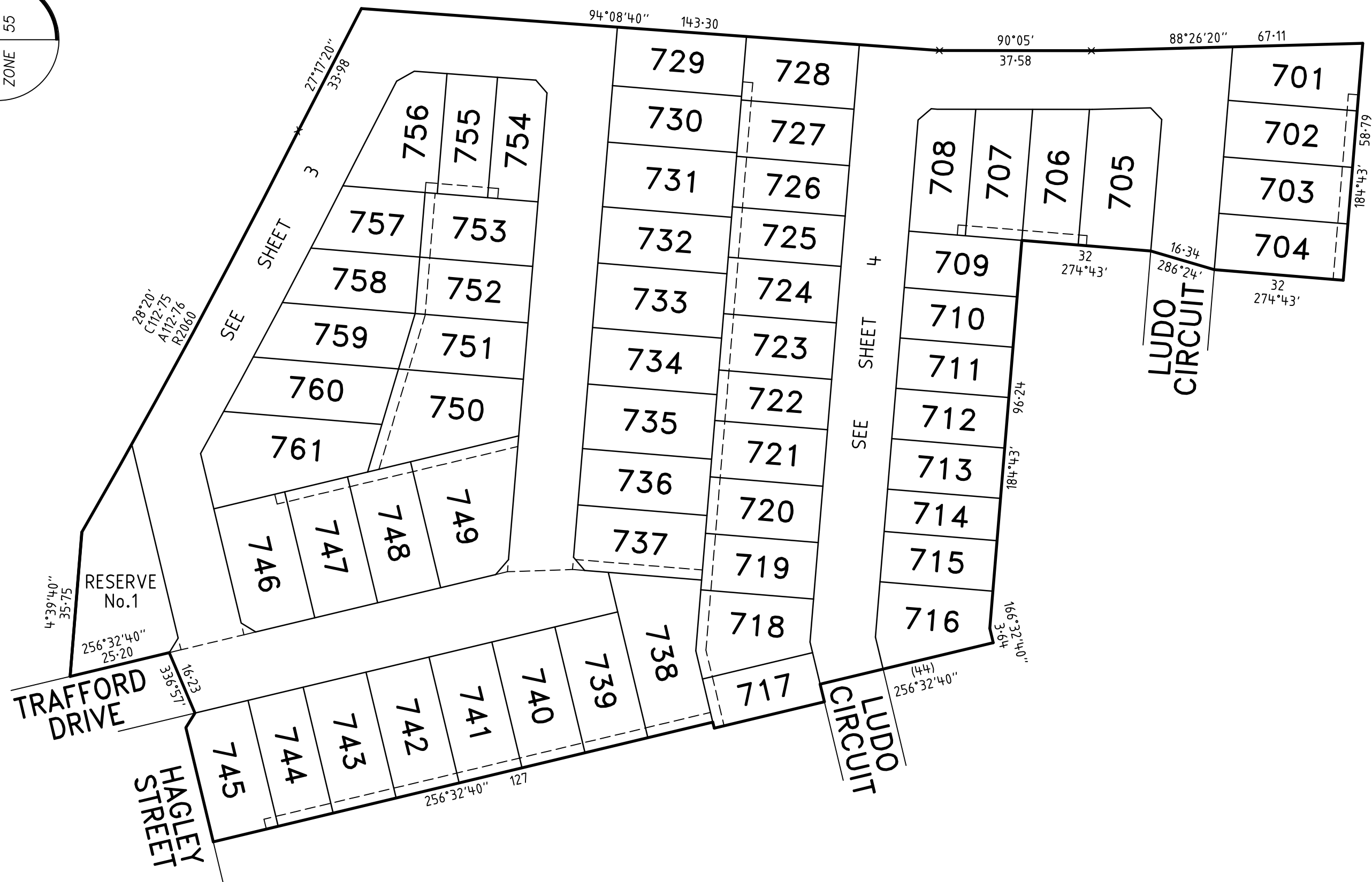
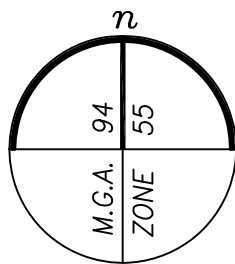


PLAN OF SUBDIVISION			EDITION		PS 810994H	
LOCATION OF LAND			Council Name: Wyndham City Council			
PARISH: TRUGANINA			SPEAR Reference Number: S116406M			
TOWNSHIP: —						
SECTION: 15						
CROWN ALLOTMENT: 4 (PART)						
CROWN PORTION: —						
TITLE REFERENCE: VOL 10842 FOL 954 VOL 12036 FOL 101						
LAST PLAN REFERENCE: LOT 2 ON PS701124Y LOT R ON PS814800D						
POSTAL ADDRESS: LUDO CIRCUIT (at time of subdivision) TRUGANINA 3029						
MGA 94 CO-ORDINATES: E 299 800 (approx. centre of land in plan) N 5 811 250			ZONE: 55			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING		
ROAD R1 RESERVE No.1		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL		This <del>is</del> /is not a staged subdivision Planning Permit No. WYP8879/15		
				DEPTH LIMITATION DOES NOT APPLY		
				LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED - 4.019ha		
OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF POWERLINE EASEMENT E-1 ON PS701124Y NOW CONTAINED IN LOTS 726, 727 AND 728 ON THIS PLAN.						
GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT BY ALL INTERESTED PARTIES						
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		
ALBRIGHT – 7B		LICENSED SURVEYOR ADRIAN A. THOMAS				
61 LOTS						
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au		DATE 01/11/18 VERSION C		REFERENCE 30865073 DRAWING 3086507AC		
DEVELOP WITH CONFIDENCE™		Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 13/02/2019, SPEAR Ref: S116406M		ORIGINAL SHEET SIZE A3 SHEET 1 OF 12 SHEETS		

PLAN OF SUBDIVISION

PS 810994H



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ALBRIGHT - 7B

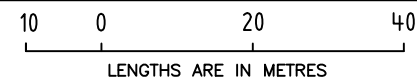
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 01/11/18

REFERENCE 30865073

VERSION C

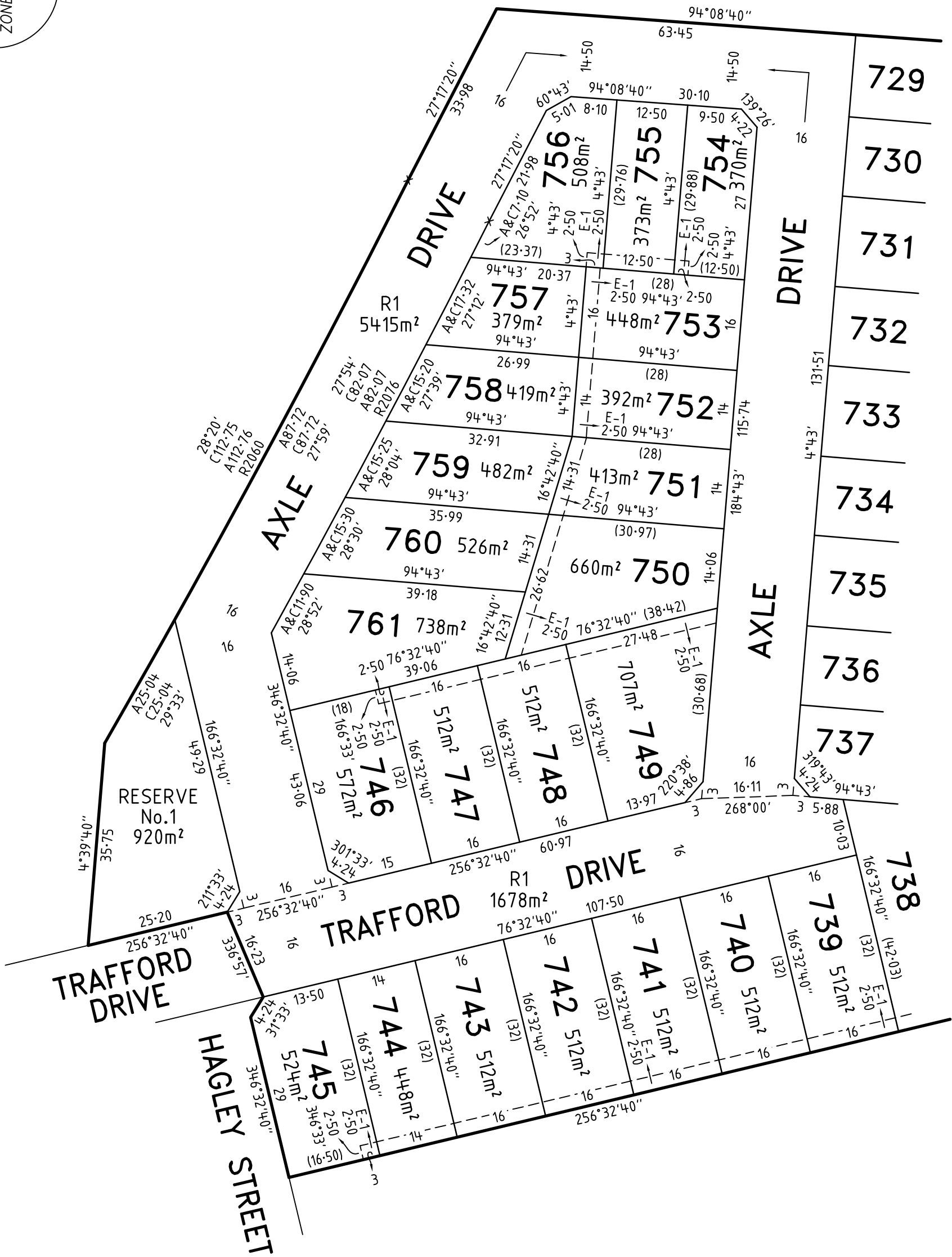
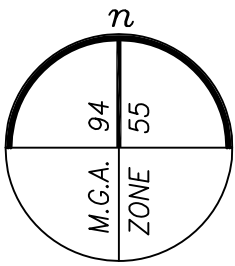
DRAWING 3086507AC



SCALE  
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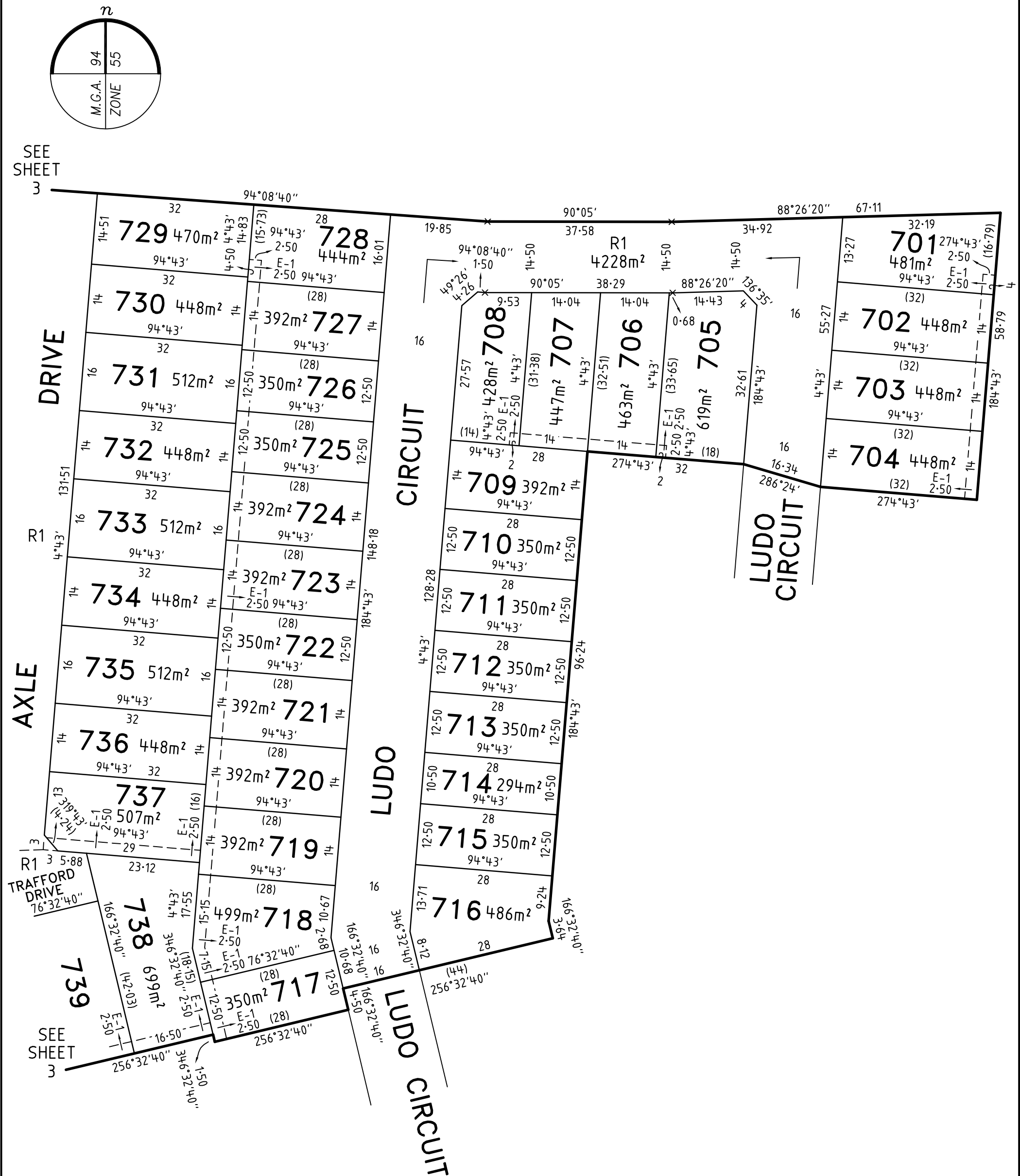
ORIGINAL SHEET SIZE A3  
SHEET 2

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13/02/2019, SPEAR Ref: S116406M



PLAN OF SUBDIVISION

PS 810994H



ALBRIGHT — 7B		LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:750	<div><div>7.501530</div><div>LENGTHS ARE IN METRES</div></div>
<div><div>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au</div><div>DEVELOP WITH _____ CONFIDENCE™</div><div>Formerly <b>Bosco Jonson</b></div><div><div>veris</div></div></div>	DATE 01/11/18		REFERENCE 30865073	ORIGINAL SHEET SIZE A3
	VERSION C		DRAWING 3086507AC	SHEET 4
	Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 13/02/2019, SPEAR Ref: S116406M			

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
701	702
702	701, 703
703	702, 704
704	703
705	706
706	705, 707
707	706, 708, 709
708	707, 709
709	707, 708, 710
710	709, 711
711	710, 712
712	711, 713
713	712, 714
715	714, 716
716	715
717	718, 738
718	717, 719, 738
719	718, 720, 737, 738
720	719, 721, 736, 737
721	720, 722, 735, 736
722	721, 723, 734, 735
723	722, 724, 733, 734
724	723, 725, 732, 733
725	724, 726, 731, 732
726	725, 727, 731
727	726, 728, 730, 731
728	727, 729, 730
729	728, 730
730	727, 728, 729, 731
731	725, 726, 727, 730, 732

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
732	724, 725, 731, 733
733	723, 724, 732, 734
734	722, 723, 733, 735
735	721, 722, 734, 736
736	720, 721, 735, 737
737	719, 720, 736, 738
738	717, 718, 719, 737, 739
739	738, 740
740	739, 741
741	740, 742
742	741, 743
743	742, 744
744	743, 745
745	744
746	747, 761
747	746, 748, 761
748	747, 749, 750, 761
749	748, 750
750	748, 749, 751, 760, 761
751	750, 752, 759
752	751, 753, 758
753	752, 754, 755, 756, 757
754	753, 755
755	753, 754, 756
756	753, 755, 757
757	753, 756, 758
758	752, 757, 759
759	751, 758, 760
760	750, 759, 761
761	746, 747, 748, 750, 760

CONTINUED ON SHEET 6



# PLAN OF SUBDIVISION

PS 810994H

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.

The foregoing restriction shall not apply during any period that the lot is being used as a display home.

ALBRIGHT - 7B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE

LENGTHS ARE IN METRES

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PO Box 5075 03) 9699 1400  
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DATE	01/11/18
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VERSION [

REFERENCE 30865073

DRAWING 3086507AC

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Surveyor's Plan Version (C),  
13/02/2019, SPEAR Ref: S116406M

ORIGINAL SHEET SIZE A3

SHEET 6

CREATION OF RESTRICTION B

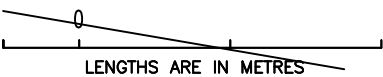

The following restriction is to be created upon registration of this plan.

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
714	713, 715

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.

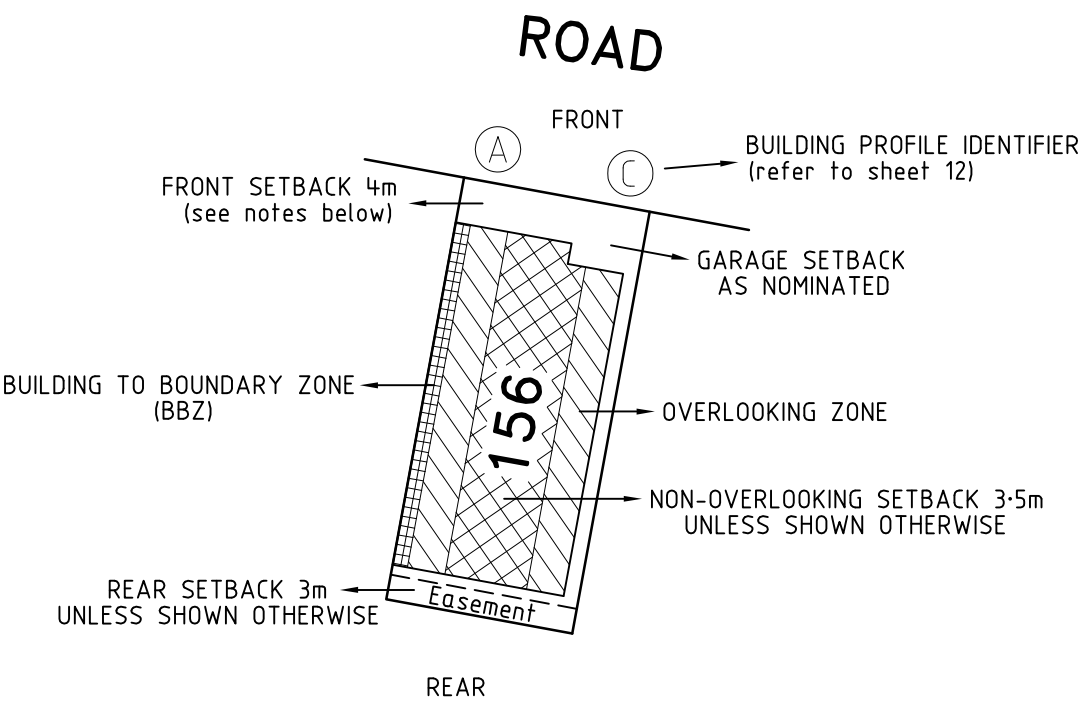
PLAN OF SUBDIVISION			PS 810994H																																																											
CREATION OF RESTRICTION C (Noise affected lots within DD010)																																																														
The following restriction is to be created upon registration of this plan:																																																														
DESCRIPTION OF RESTRICTION:																																																														
Table of land burdened and land benefited:																																																														
<table><tr><th>BURDENED LOT No.</th><th>BENEFITING LOTS ON THIS PLAN</th></tr><tr><td>729</td><td>728, 730</td></tr><tr><td>730</td><td>727, 728, 729, 731</td></tr><tr><td>731</td><td>725, 726, 727, 730, 732</td></tr><tr><td>732</td><td>724, 725, 731, 733</td></tr><tr><td>733</td><td>723, 724, 732, 734</td></tr><tr><td>735</td><td>721, 722, 734, 736</td></tr><tr><td>741</td><td>740, 742</td></tr><tr><td>742</td><td>741, 743</td></tr><tr><td>743</td><td>742, 744</td></tr><tr><td>744</td><td>743, 745</td></tr><tr><td>745</td><td>744</td></tr><tr><td>746</td><td>747, 761</td></tr><tr><td>747</td><td>746, 748, 761</td></tr><tr><td>748</td><td>747, 749, 750, 761</td></tr></table>		BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	729	728, 730	730	727, 728, 729, 731	731	725, 726, 727, 730, 732	732	724, 725, 731, 733	733	723, 724, 732, 734	735	721, 722, 734, 736	741	740, 742	742	741, 743	743	742, 744	744	743, 745	745	744	746	747, 761	747	746, 748, 761	748	747, 749, 750, 761	<table><tr><th>BURDENED LOT No.</th><th>BENEFITING LOTS ON THIS PLAN</th></tr><tr><td>749</td><td>748, 750</td></tr><tr><td>750</td><td>748, 749, 751, 760, 761</td></tr><tr><td>751</td><td>750, 752, 759</td></tr><tr><td>752</td><td>751, 753, 758</td></tr><tr><td>753</td><td>752, 754, 755, 756, 757</td></tr><tr><td>754</td><td>753, 755</td></tr><tr><td>755</td><td>753, 754, 756</td></tr><tr><td>756</td><td>753, 755, 757</td></tr><tr><td>757</td><td>753, 756, 758</td></tr><tr><td>758</td><td>752, 757, 759</td></tr><tr><td>759</td><td>751, 758, 760</td></tr><tr><td>760</td><td>750, 759, 761</td></tr><tr><td>761</td><td>746, 747, 748, 750, 760</td></tr></table>			BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	749	748, 750	750	748, 749, 751, 760, 761	751	750, 752, 759	752	751, 753, 758	753	752, 754, 755, 756, 757	754	753, 755	755	753, 754, 756	756	753, 755, 757	757	753, 756, 758	758	752, 757, 759	759	751, 758, 760	760	750, 759, 761	761	746, 747, 748, 750, 760
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The registered proprietor or proprietors for the time being of any lot on this plan must not construct any building for accommodation, a child care centre, a display home, a hospital, a hotel or a tavern unless the building is constructed in such a way as to ensure that internal bedroom noise levels will not exceed 65 dB LAmax and 40 dB LAeq,8h during the night period from 10pm to 6am.																																																														
ALBRIGHT – 7B		LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE																																																											
<div>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au</div> <div>DEVELOP WITH CONFIDENCE™</div> <div><div>Formerly <b>Bosco Jonson</b></div></div>		DATE 01/11/18	REFERENCE 30865073	ORIGINAL SHEET SIZE A3																																																										
		VERSION C	DRAWING 3086507AC	SHEET 8																																																										
		Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 13/02/2019, SPEAR Ref: S116406M																																																												



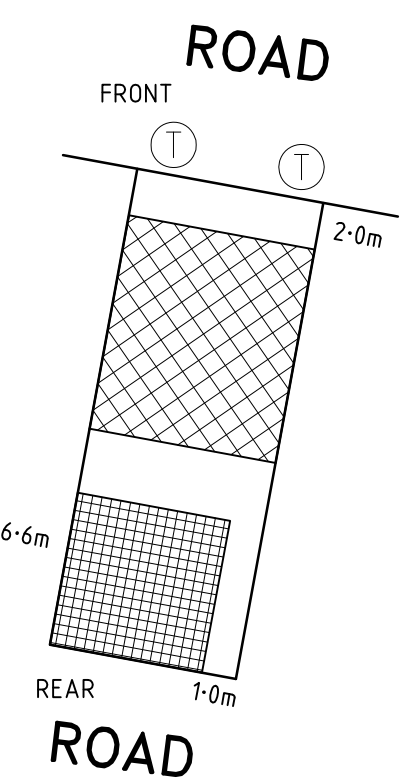
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS810994H

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.

ALBRIGHT – 7B

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DATE 01/11/18

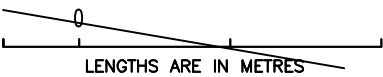
VERSION C

REFERENCE 30865073

DRAWING 3086507AC

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Surveyor's Plan Version (C),  
13/02/2019, SPEAR Ref: S116406M

SCALE

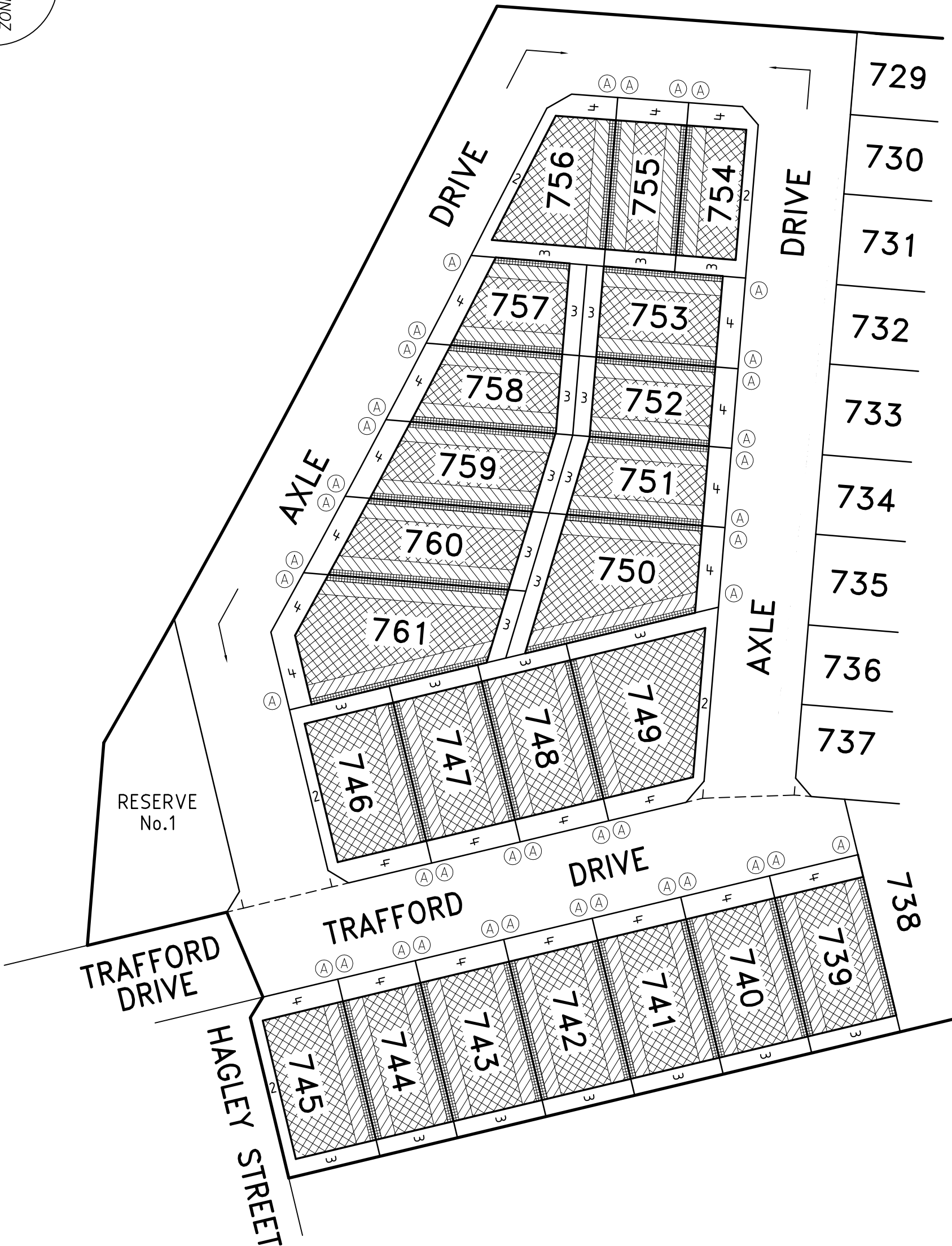
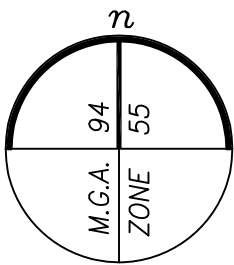


ORIGINAL SHEET SIZE A3

SHEET 9

PLAN OF SUBDIVISION

PS 810994H

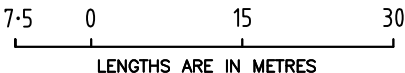


SEE SHEET 11

ALBRIGHT – 7B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
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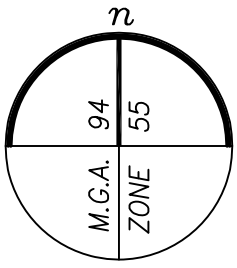
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ORIGINAL SHEET SIZE A3

SHEET 10

## PS 810994H



SEE  
SHEET  
10 -



ALBRIGHT - 7B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:750

7.5      0                      15                      30

LENGTHS ARE IN METRES

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DATE 01/11/18  
VERSION [

REFERENCE	30865073
DRAWING	3086507AC

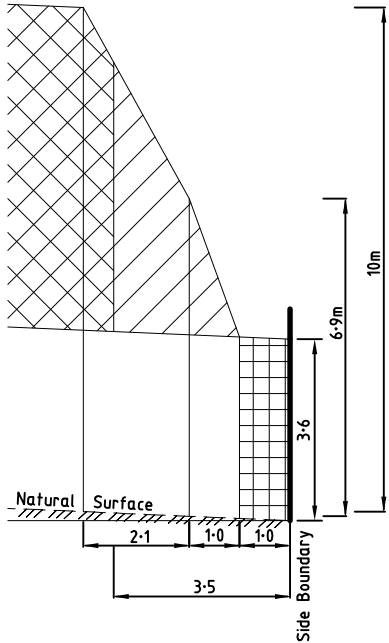
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13/02/2019, SPEAR Ref: S116406M

ORIGINAL SHEET SIZE A3

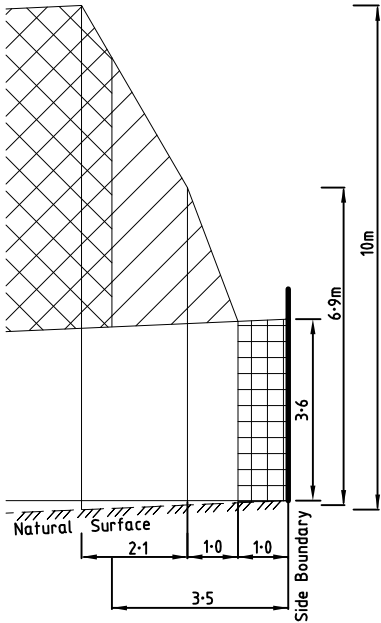
SHEET 11



A Profile

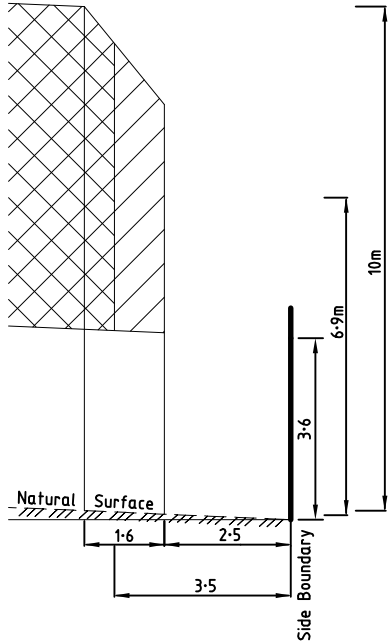


Natural surface rising from side boundary

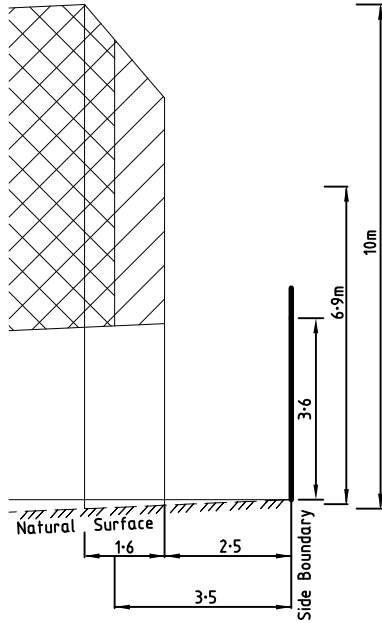


Natural surface falling from side boundary

E Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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ALBRIGHT – 7B

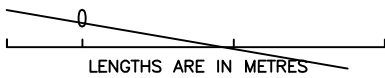
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DRAWING 3086507AC



SCALE

ORIGINAL SHEET SIZE A3

SHEET 12

Digitally signed by: Adrian A Thomas, Licensed Surveyor,  
Surveyor's Plan Version (C),  
13/02/2019, SPEAR Ref: S116406M