

PLAN OF SUBDIVISION

EDITION

PS 810994H

<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 10842 FOL 954 VOL 12036 FOL 101</p> <p>LAST PLAN REFERENCE: LOT 2 ON PS701124Y LOT R ON PS814800D</p> <p>POSTAL ADDRESS: LUDO CIRCUIT (at time of subdivision) TRUGANINA 3029</p> <p>MGA 94 CO-ORDINATES: E 299 800 ZONE: 55 (approx. centre of land in plan) N 5 811 250</p>	<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS4515/18 Planning Permit Reference: WYP8879/15 SPEAR Reference Number: S116406M</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: 10/07/2018</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 been satisfied</p> <p>Digitally signed by: Danielle Kos for Wyndham City Council on 06/08/2019</p>
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VESTING OF ROADS AND/OR RESERVES


NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	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 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED - 4.019ha</p>
<p>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.</p> <p>GROUND FOR REMOVAL OF EASEMENT: AGREEMENT BY ALL INTERESTED PARTIES</p>		

EASEMENT INFORMATION

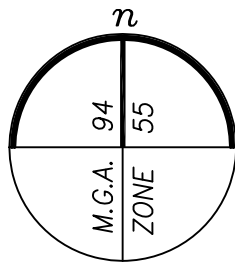
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

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

<p>ALBRIGHT – 7B 61 LOTS</p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™</p>  <p>Formerly Bosco Jonson</p>	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 01/11/18 REFERENCE 30865073</p> <p>VERSION C DRAWING 3086507AC</p> <p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 13/02/2019, SPEAR Ref: S116406M</p>
<p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 12 SHEETS</p>	

PLAN OF SUBDIVISION

PS 810994H



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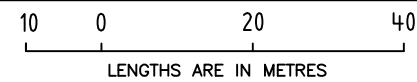
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 01/11/18

REFERENCE 30865073

VERSION C

DRAWING 3086507AC



SCALE 1:1000

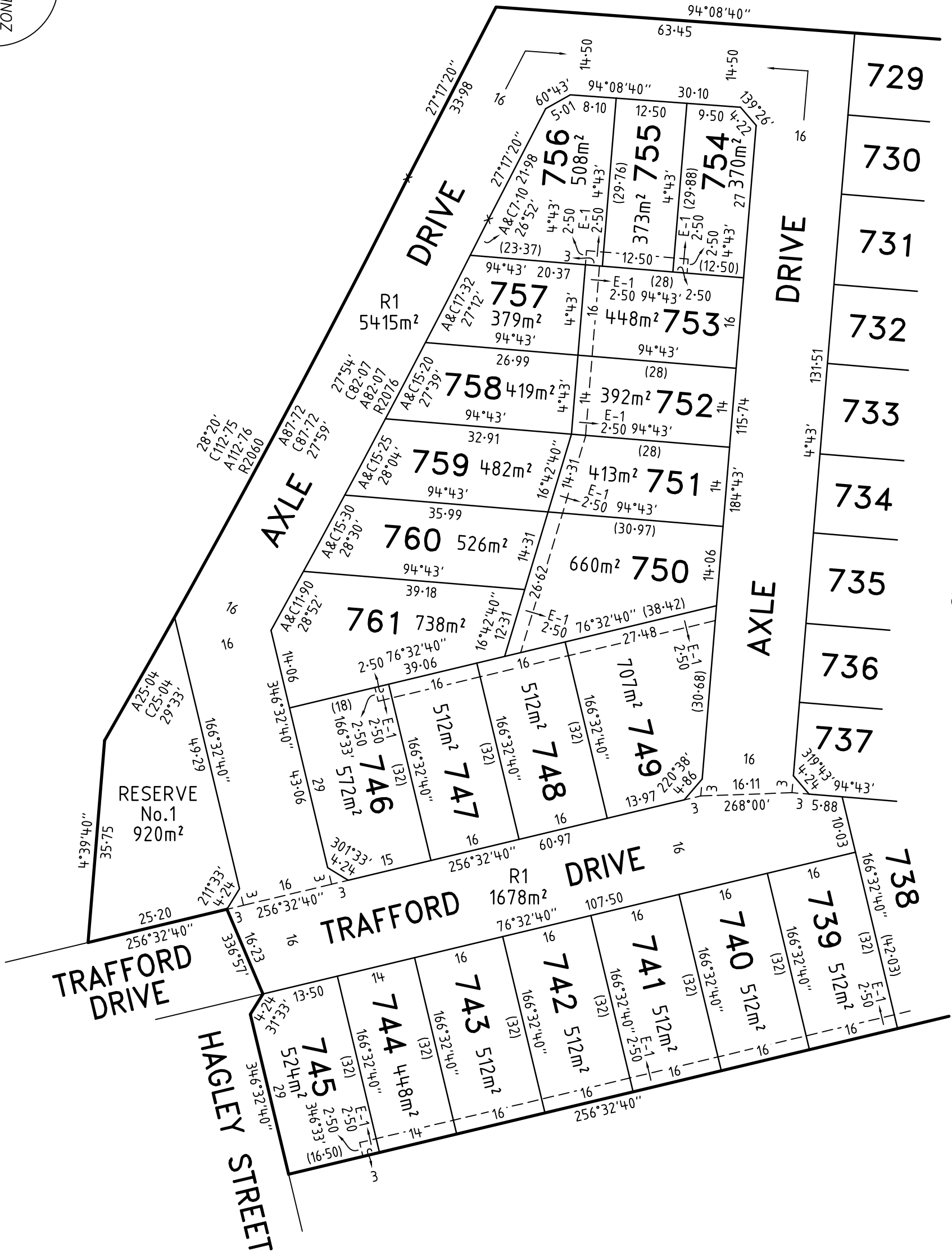
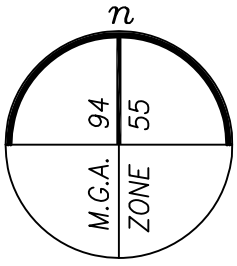
ORIGINAL SHEET SIZE A3
 SHEET 2

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PLAN OF SUBDIVISION

PS 810994H

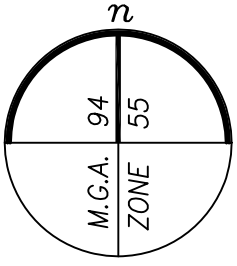


SEE SHEET 4

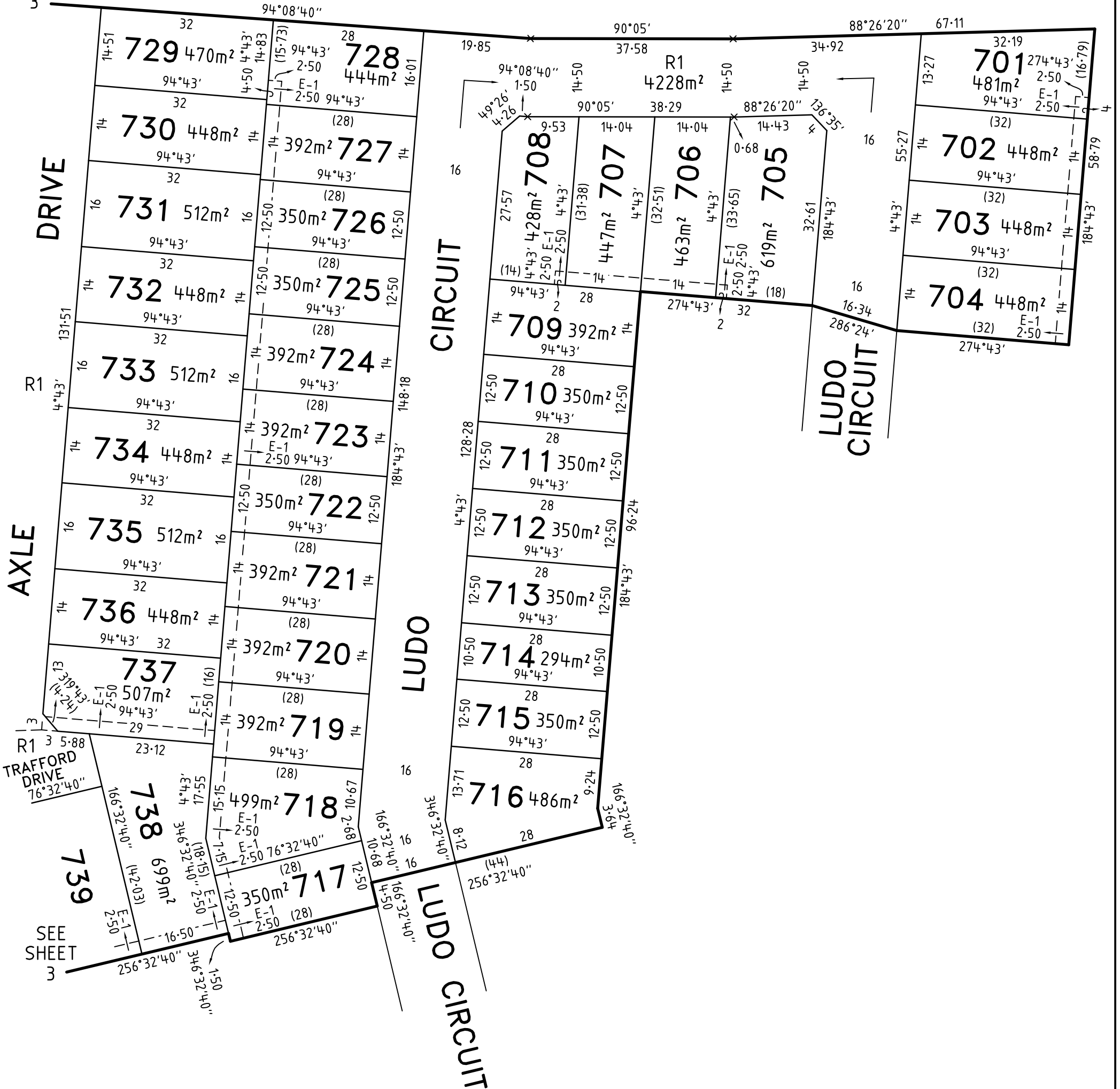
ALBRIGHT - 7B Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au Formerly Bosco Jonson	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:750	LENGTHS ARE IN METRES
	DATE 01/11/18 VERSION [REFERENCE 30865073 DRAWING 3086507AC	ORIGINAL SHEET SIZE A3 SHEET 3
	Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 13/02/2019, SPEAR Ref: S116406M		Digitally signed by: Wyndham City Council, 06/08/2019, SPEAR Ref: S116406M

PLAN OF SUBDIVISION

PS 810994H



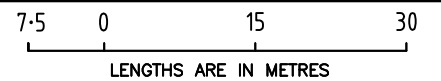
SEE SHEET 3



ALBRIGHT - 7B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE 1:750



ORIGINAL SHEET SIZE A3

SHEET 4

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PLAN OF SUBDIVISION

PS 810994H

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

ALBRIGHT – 7B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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SHEET 5

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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; 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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		VERSION C	DRAWING 3086507AC	SHEET 6
		Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 13/02/2019, SPEAR Ref: S116406M		Digitally signed by: Wyndham City Council, 06/08/2019, SPEAR Ref: S116406M

PLAN OF SUBDIVISION

PS 810994H

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:

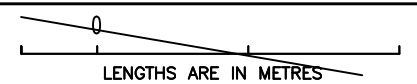
BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
714	713, 715

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.

ALBRIGHT – 7B

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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SHEET 7

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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:

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

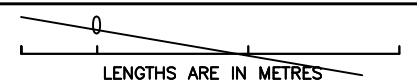
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
749	748, 750
750	748, 749, 751, 760, 761
751	750, 752, 759
752	751, 753, 758
753	752, 754, 755, 756, 757
754	753, 755
755	753, 754, 756
756	753, 755, 757
757	753, 756, 758
758	752, 757, 759
759	751, 758, 760
760	750, 759, 761
761	746, 747, 748, 750, 760

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

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ORIGINAL SHEET SIZE A3

SHEET 8

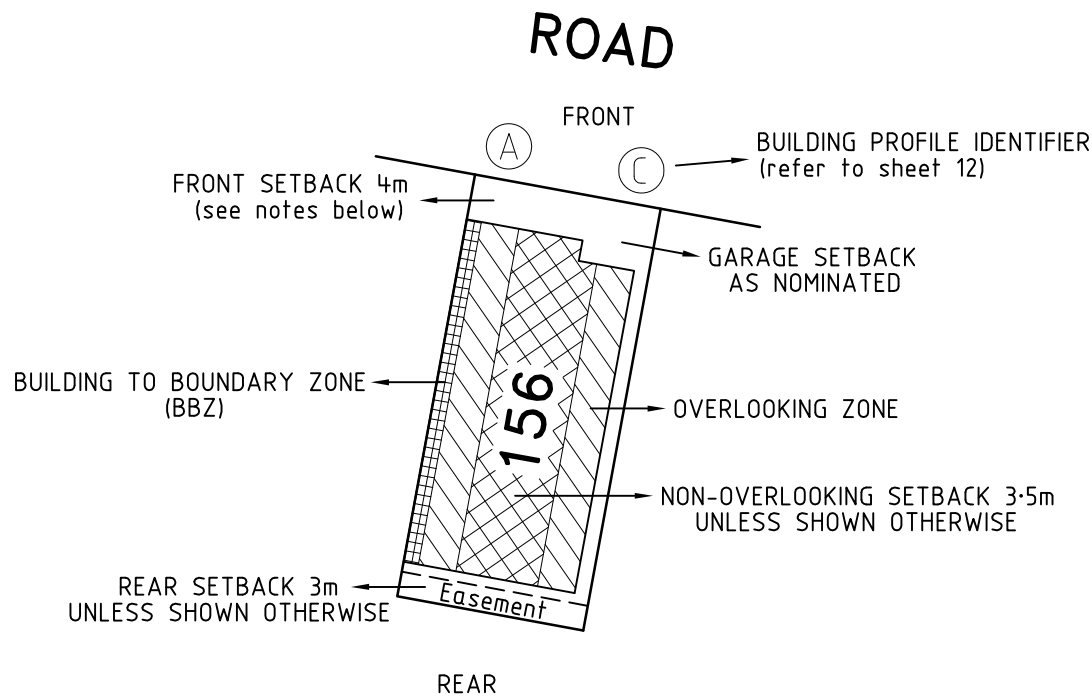
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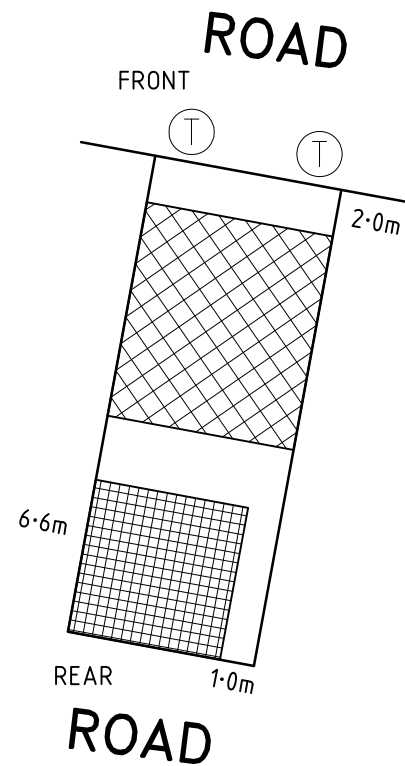
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS810994H

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

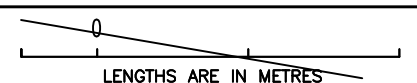
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



ORIGINAL SHEET SIZE A3

SHEET 9

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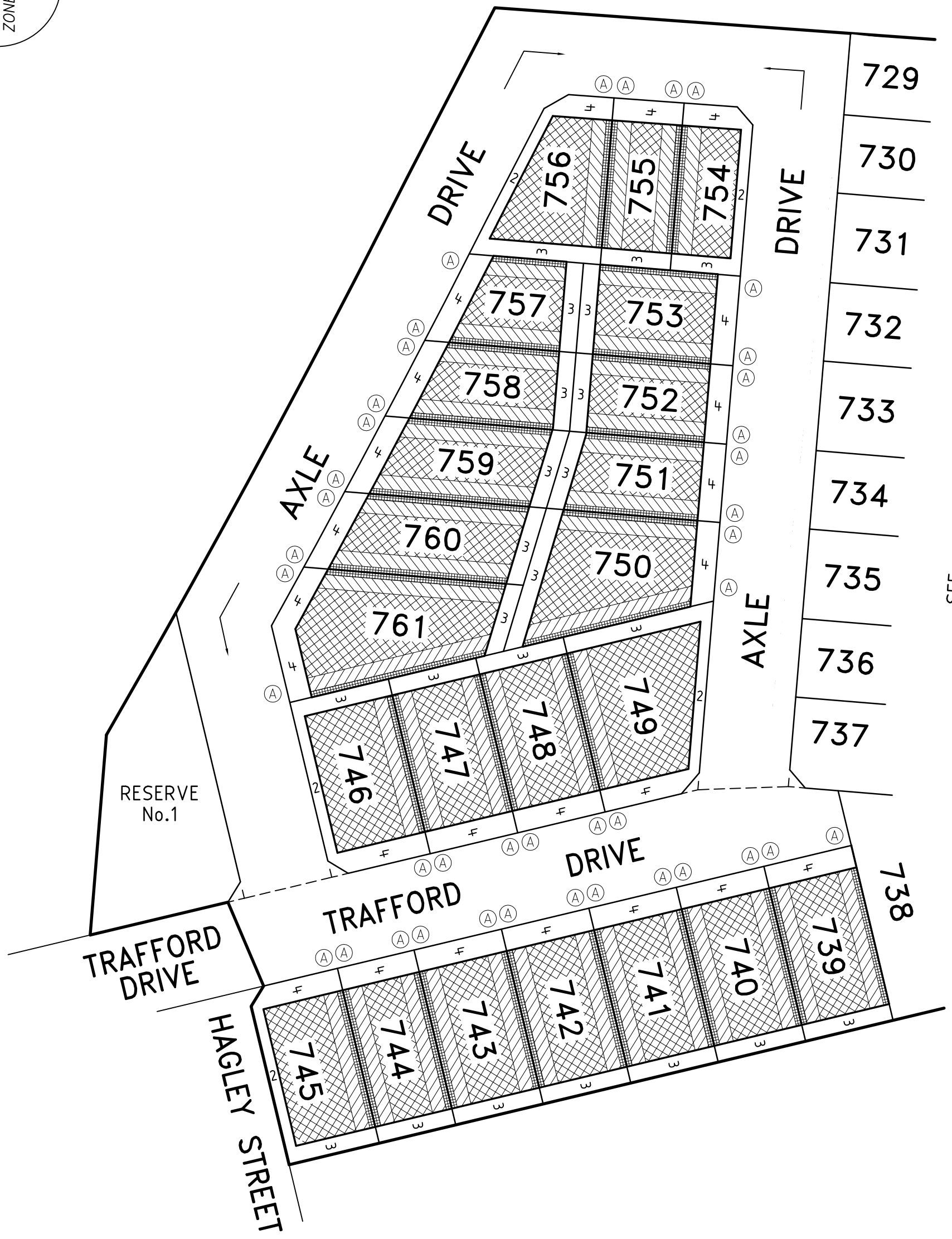
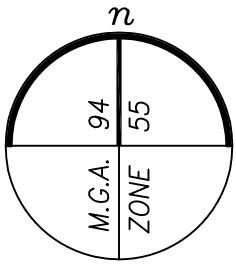
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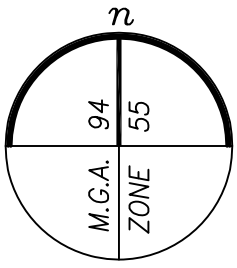


SEE SHEET 11

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	DATE 01/11/18 VERSION C	REFERENCE 30865073 DRAWING 3086507AC	ORIGINAL SHEET SIZE A3 SHEET 10
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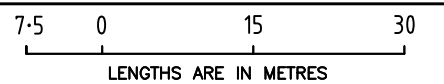
SEE SHEET 10



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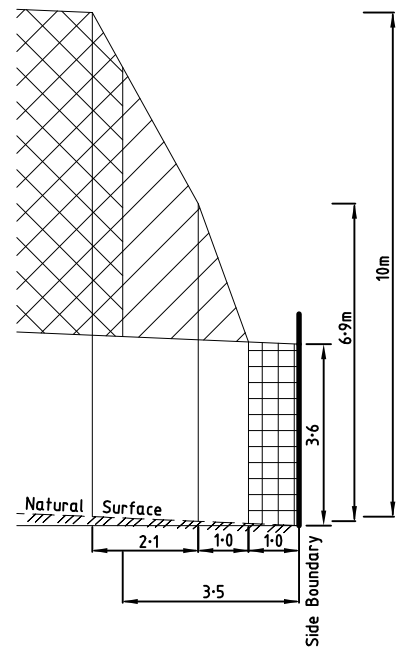
REFERENCE 30865073
DRAWING 3086507AC

ORIGINAL SHEET SIZE A3
SHEET 11

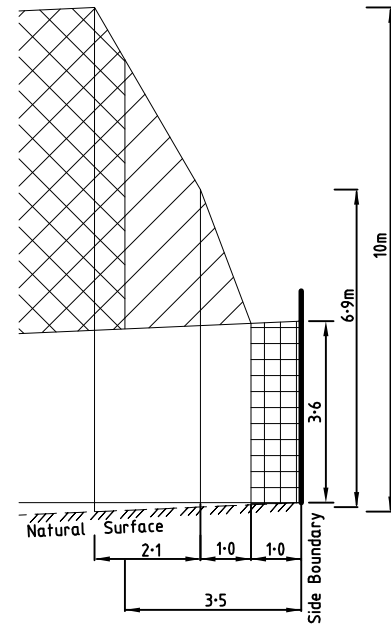
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(A) Profile

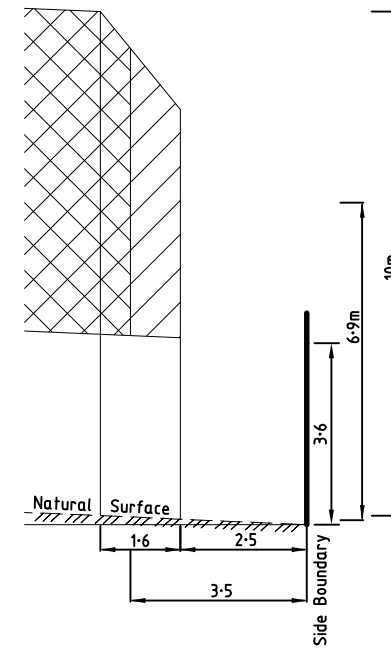


Natural surface rising from side boundary

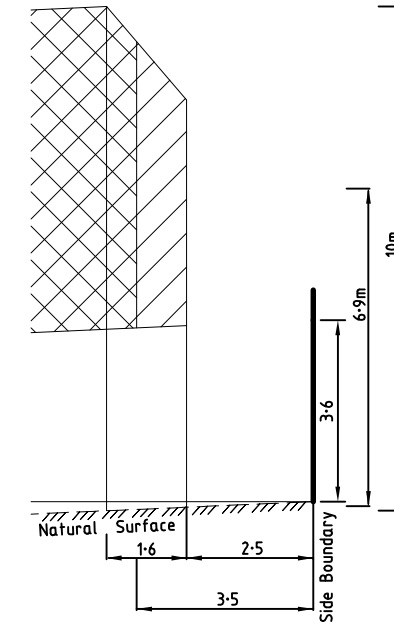


Natural surface falling from side boundary

(E) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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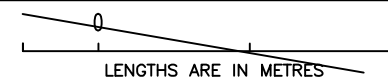
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LENGTHS ARE IN METRES

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