

PLAN OF SUBDIVISION

EDITION

PS 823287M

LOCATION OF LAND

PARISH: TRUGANINA
 TOWNSHIP: -
 SECTION: 15
 CROWN ALLOTMENT: 4 (PART)
 CROWN PORTION: -
 TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT B ON PS814720B

POSTAL ADDRESS: PLAYFIELD DRIVE
 (at time of subdivision) TRUGANINA 3029

MGA 94 CO-ORDINATES: E 299 985 ZONE: 55
 (approx. centre of land in plan) N 5 811 065

Council Name: Wyndham City Council
 SPEAR Reference Number: S126010E

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1	WYNDHAM CITY COUNCIL	THIS IS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. WYP8879/15	
		SURVEY	THIS PLAN IS TO BE BASED ON SURVEY VIDE BP 3161X THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 111, 158 & 164 IN PROCLAIMED SURVEY AREA NO.
		DEPTH LIMITATION	DOES NOT APPLY LOTS 1 TO 461 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED - 3204m 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
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION

ALBRIGHT - 4A

6 LOTS

LICENSED SURVEYOR **ADRIAN A. THOMAS**

Level 3, 1 Southbank Boulevard
 Southbank, Victoria 3006
 03) 7019 8400
 www.veris.com.au



DEVELOP WITH CONFIDENCE™ Formerly **Bosco Jonson**

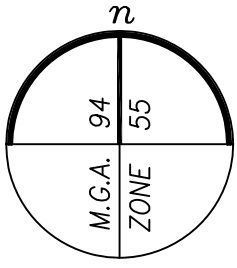
DATE 01/07/19 REFERENCE 330865-ST4A
 VERSION J DRAWING 330865-ST4A-AJ

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 3 SHEETS

Digitally signed by: Adrian A Thomas, Licensed Surveyor,
 Surveyor's Plan Version (J),
 26/08/2019, SPEAR Ref: S126010E

PLAN OF SUBDIVISION

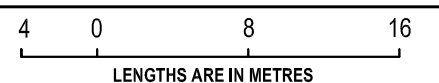
PS 823287M



ALBRIGHT - 4A

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:400



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DATE 01/07/19
VERSION J

REFERENCE 330865-ST4A
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ORIGINAL SHEET SIZE A3
SHEET 2

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CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
462	463, 466
463	462, 465
464	465
465	463, 464, 466
466	462, 465, 467
467	466

Restriction:

The burdened land cannot be used except in accordance with the provisions recorded in MCP and;

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) Subdivide or cause to subdivide or allow to be subdivided the lot prior to 1 January 2037.

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