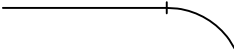

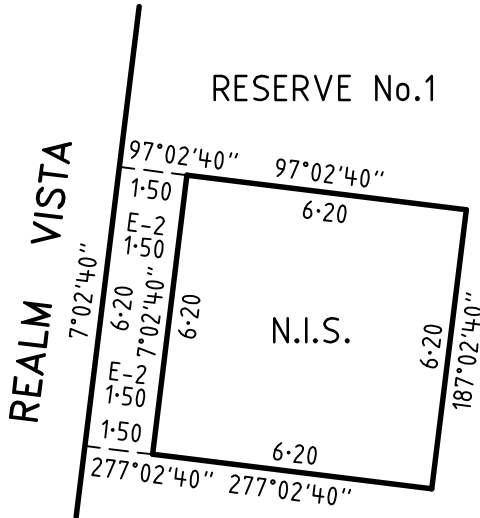
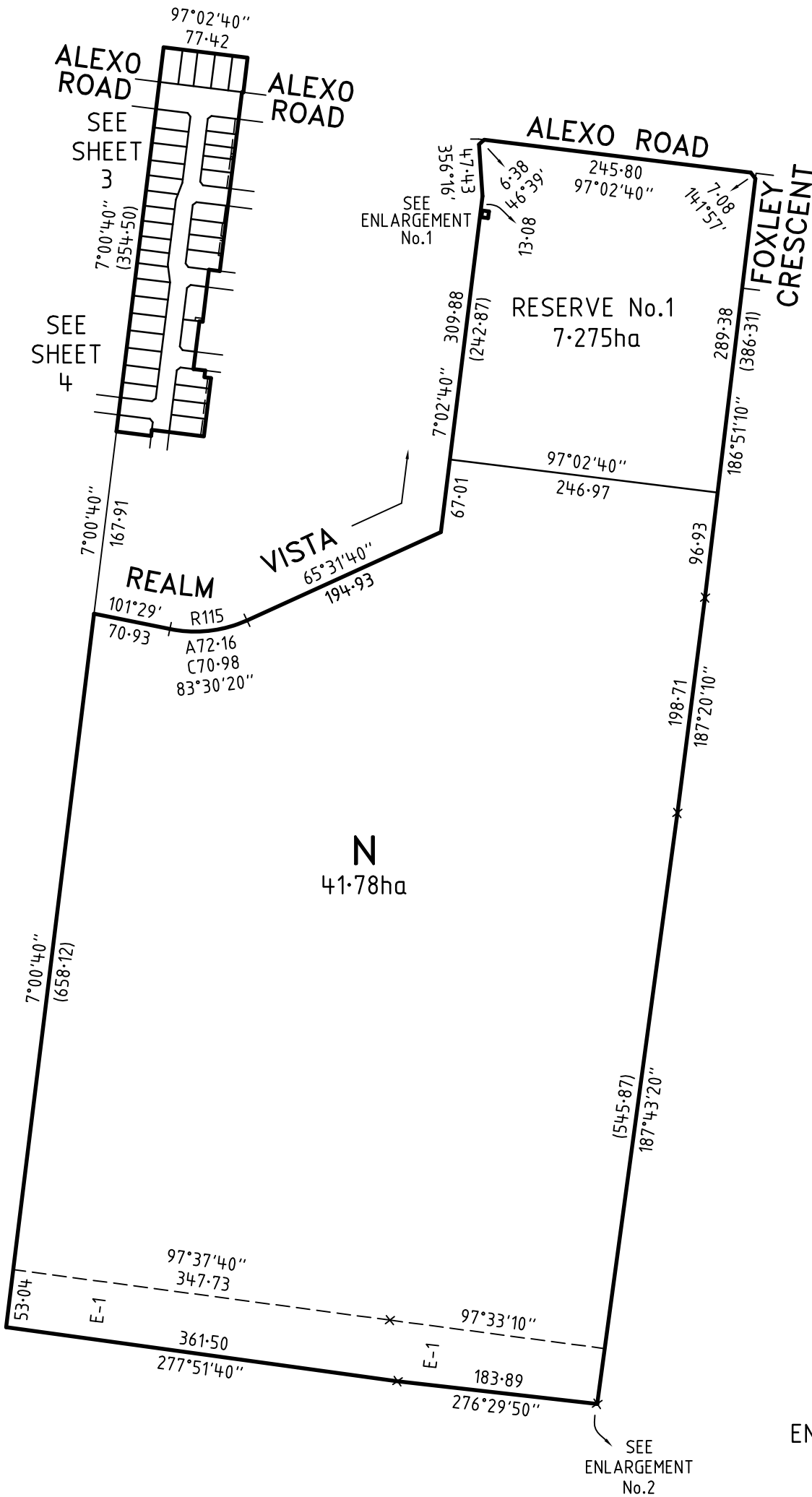
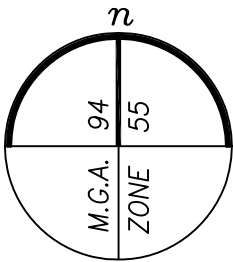


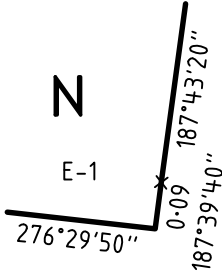
PLAN OF SUBDIVISION				EDITION		PS 810989A	
<div>LOCATION OF LAND</div> <div>PARISH: MICKLEHAM</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 16 & 18 (PARTS)</div> <div>TITLE REFERENCE: VOL 12038 FOL 209</div> <div>LAST PLAN REFERENCE: LOT M ON PS810932G</div> <div>POSTAL ADDRESS: ALEXO ROAD (at time of subdivision) MICKLEHAM, 3064</div> <div>MGA 94 CO-ORDINATES: E 314 920 (approx. centre of land in plan) N 5 842 590</div> <div>ZONE: 55</div>				<div>Council Name: Hume City Council</div> <div>Council Reference Number: S008431 Planning Permit Reference: P18497 & P19705 SPEAR Reference Number: S112915J</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 06/03/2018</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 11/06/2019</div> <div>Statement of Compliance issued: 05/07/2019</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan at Statement of Compliance</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING		THIS IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P18497 & P19705	
ROAD R1 RESERVE No.1		HUME CITY COUNCIL HUME CITY COUNCIL		DEPTH LIMITATION		DOES NOT APPLY	
				LOTS 1 TO 1000 AND A TO M (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.			
				EASEMENTS E-3 TO E-9 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.			
				LAND SUBDIVIDED (EXCLUDING LOT N AND RESERVE No.1) - 2.593ha			
				TANGENT POINTS ARE SHOWN THUS: 			
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	TRANSMISSION OF ELECTRICITY	SEE DIAG	D724903	STATE ELECTRICITY COMMISSION OF VICTORIA			
E-2	POWERLINE	SEE DIAG	PS805186V - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD			
E-10 E-10	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS746087Y PS746087Y	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION			
E-11 E-11	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS805186V PS805186V	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION			
E-12 E-12	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION			
E-13	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL			
E-14 E-14	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS810932G PS810932G	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION			
WARATAH - 10		LICENSED SURVEYOR GREGORY STUART WILLIAMS					
39 LOTS, RESERVE No.1 & BALANCE LOT N							
<div>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</div> <div>DEVELOP WITH CONFIDENCE™</div> <div>Formerly Bosco Jonson</div> <div></div>		DATE 06/05/19		REFERENCE 30232103		ORIGINAL SHEET SIZE A3	
		VERSION F		DRAWING 3023210AF		SHEET 1 OF 12 SHEETS	
		Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 06/05/2019, SPEAR Ref: S112915J					

PLAN OF SUBDIVISION

PS 810989A



ENLARGEMENT No.1
NOT TO SCALE



ENLARGEMENT No.2
NOT TO SCALE

WARATAH - 10

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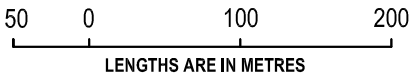


LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 06/05/19
VERSION F

Digitally signed by: Gregory S Williams, Licensed Surveyor,
Surveyor's Plan Version (F),
06/05/2019, SPEAR Ref: S112915J

SCALE
1:5000

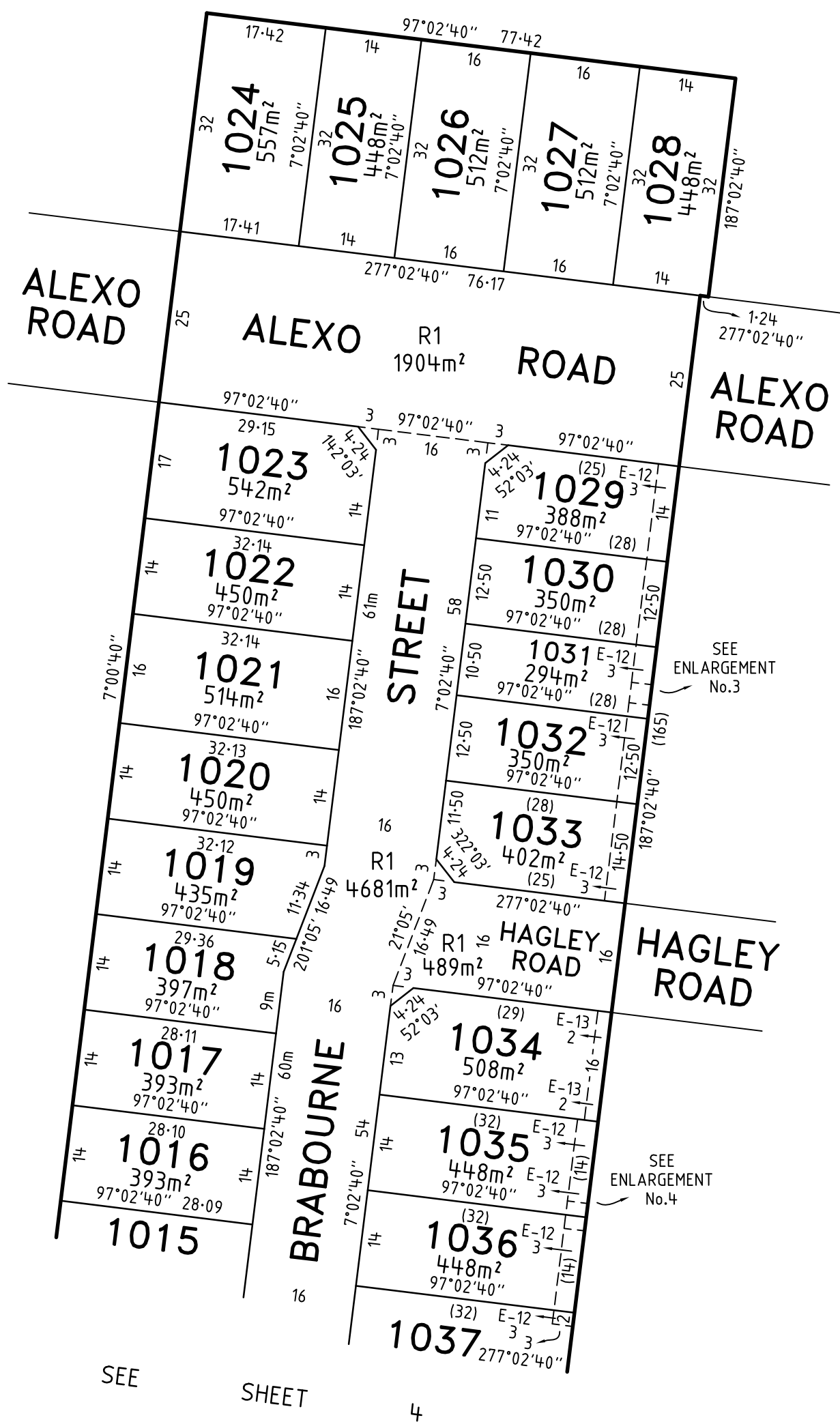
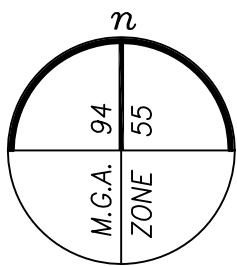


ORIGINAL SHEET SIZE A3

SHEET 2

Digitally signed by:
Hume City Council,
11/06/2019,
SPEAR Ref: S112915J

PS 810989A



1030
97°02'40"
E-12
3

1031
277°02'40"
E-10
3

1032
97°02'40"
E-12
3

187°02'40"

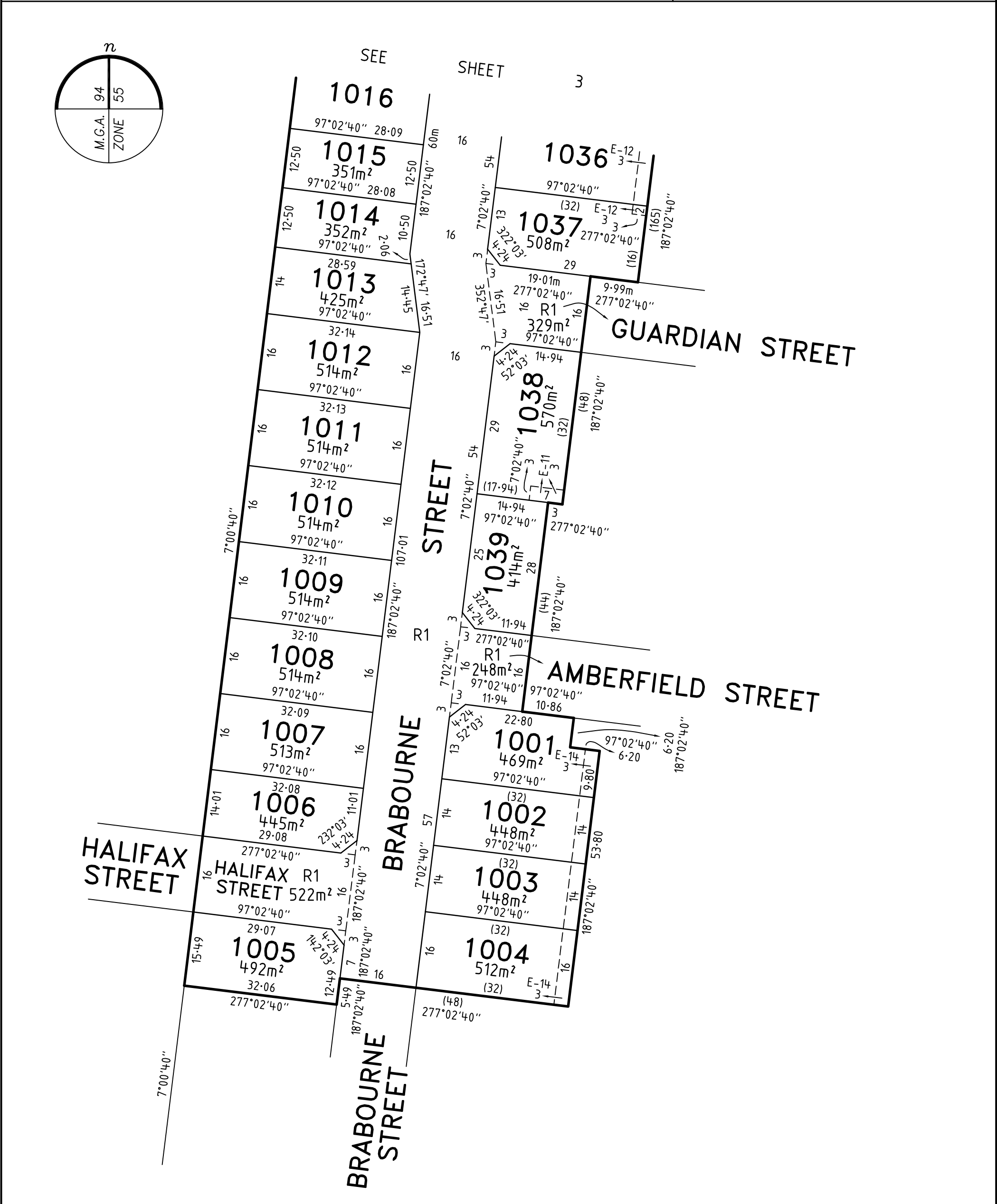
ENLARGEMENT No.3
NOT TO SCALE

7.5 0 15 30

LENGTHS ARE IN METRES



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Hume City Council,
11/06/2019,
SPEAR Ref: S112915J



WARATAH - 10	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:750	<div><div>7.501530</div><div>LENGTHS ARE IN METRES</div></div>
	DATE 06/05/19	REFERENCE 30232103		
	VERSION F	DRAWING 3023210AF		ORIGINAL SHEET SIZE A3
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 06/05/2019, SPEAR Ref: S112915J		Digitally signed by: Hume City Council, 11/06/2019, SPEAR Ref: S112915J	

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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
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003
1005	1004
1006	1007
1007	1006, 1008
1008	1007, 1009
1009	1008, 1010
1010	1009, 1011
1011	1010, 1012
1012	1011, 1013
1013	1012, 1014
1014	1013, 1015
1015	1014, 1016
1016	1015, 1017
1017	1016, 1018
1018	1017, 1019
1019	1018, 1020

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1020	1019, 1021
1021	1020, 1022
1022	1021, 1023
1023	1022
1024	1025
1025	1024, 1026
1026	1025, 1027
1027	1026, 1028
1028	1027
1029	1030
1030	1029, 1031
1032	1031, 1033
1033	1032
1034	1035
1035	1034, 1036
1036	1035, 1037
1037	1036
1038	1039
1039	1038

CONTINUED ON SHEET 6

PLAN OF SUBDIVISION

PS 810989A

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 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 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.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;
- (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.

WARATAH - 10

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE

LENGTHS ARE IN METRES

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DATE	06/05/19	REFERENCE	30232103
VERSION	F	DRAWING	3023210AF

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Surveyor's Plan Version (F),
06/05/2019, SPEAR Ref: S112915J

Digitally signed by:
Hume City Council,
11/06/2019,
SPEAR Ref: S112915J

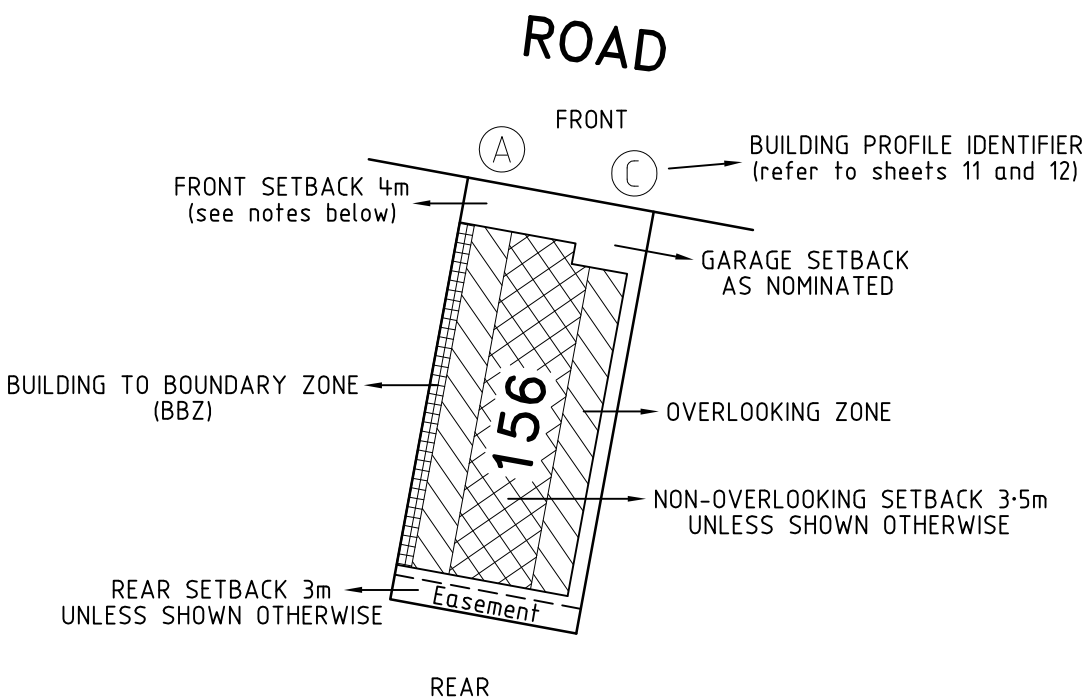
PLAN OF SUBDIVISION			PS 810989A					
CREATION OF RESTRICTION B								
The following restriction is to be created upon registration of this plan.								
DESCRIPTION OF RESTRICTION:								
Table of land burdened and land benefited:								
<table><tr><td>BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE</td><td>BENEFITING LOTS ON THIS PLAN</td></tr><tr><td>1031</td><td>1030, 1032</td></tr></table>		BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	1031	1030, 1032			
BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN							
1031	1030, 1032							
<p>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.</p>								
WARATAH - 10		LICENSED SURVEYOR	GREGORY STUART WILLIAMS	SCALE				
<div>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</div> <div>DEVELOP WITH CONFIDENCE™</div> <div>Formerly Bosco Jonson</div> <div></div>		DATE	06/05/19	REFERENCE	30232103			
		VERSION	F	DRAWING	3023210AF	ORIGINAL SHEET SIZE A3		
		Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 06/05/2019, SPEAR Ref: S112915J		Digitally signed by: Hume City Council, 11/06/2019, SPEAR Ref: S112915J				

BUILDING ENVELOPE SCHEDULE

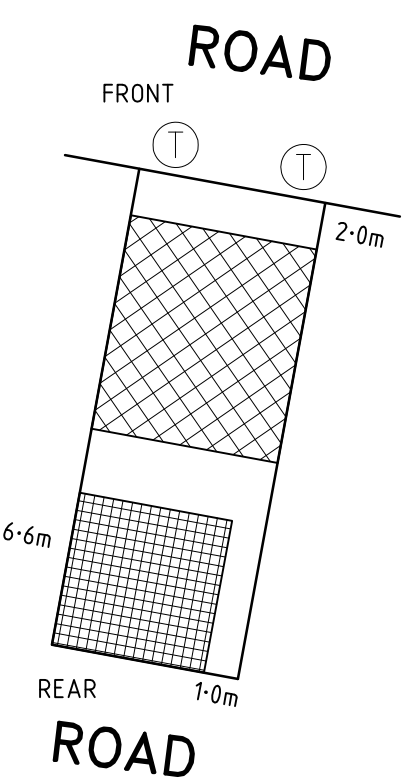
See Plan of Subdivision PS810989A

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

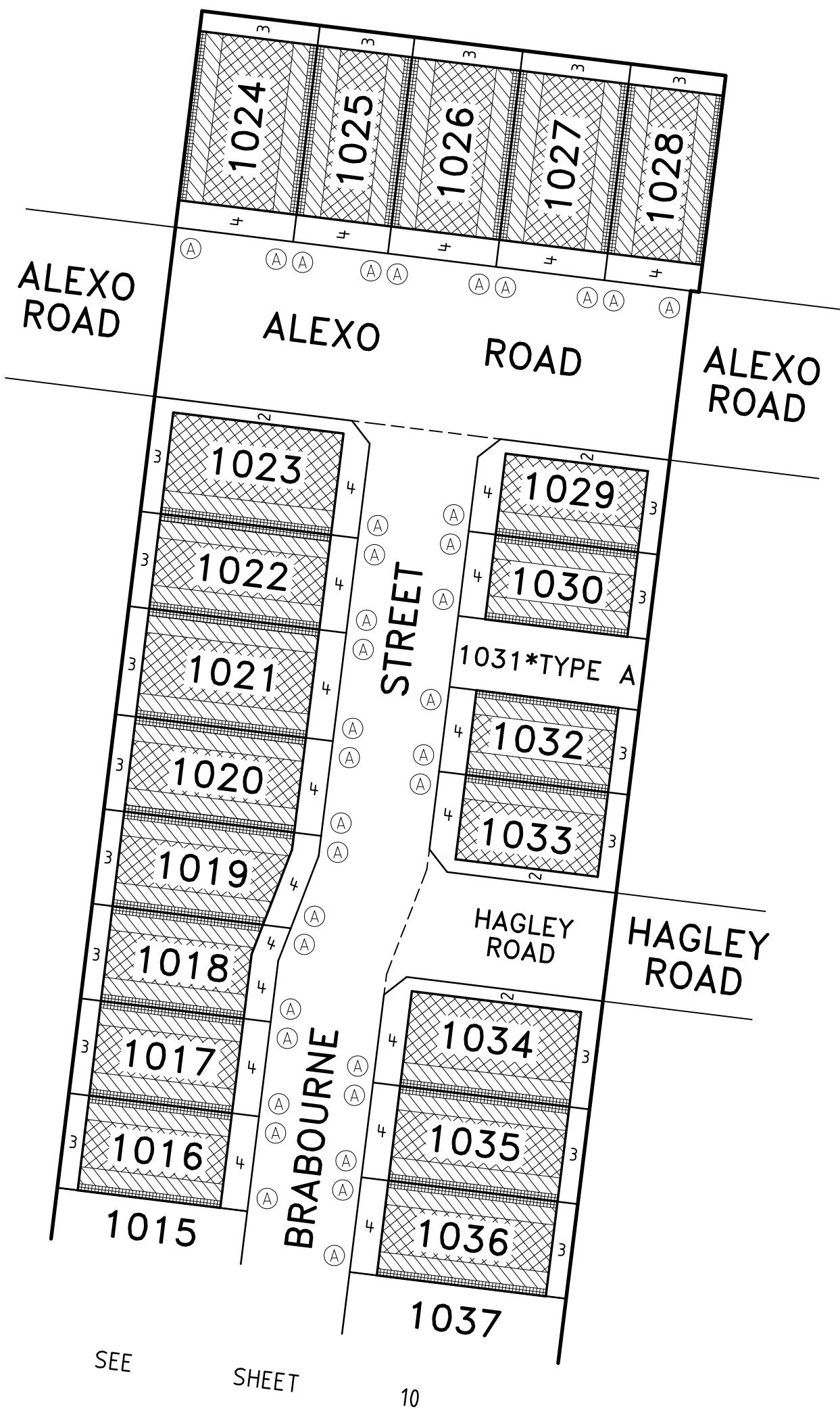
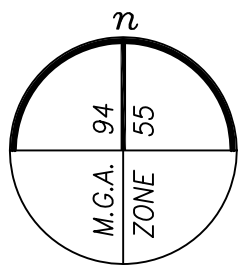
 Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

 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.

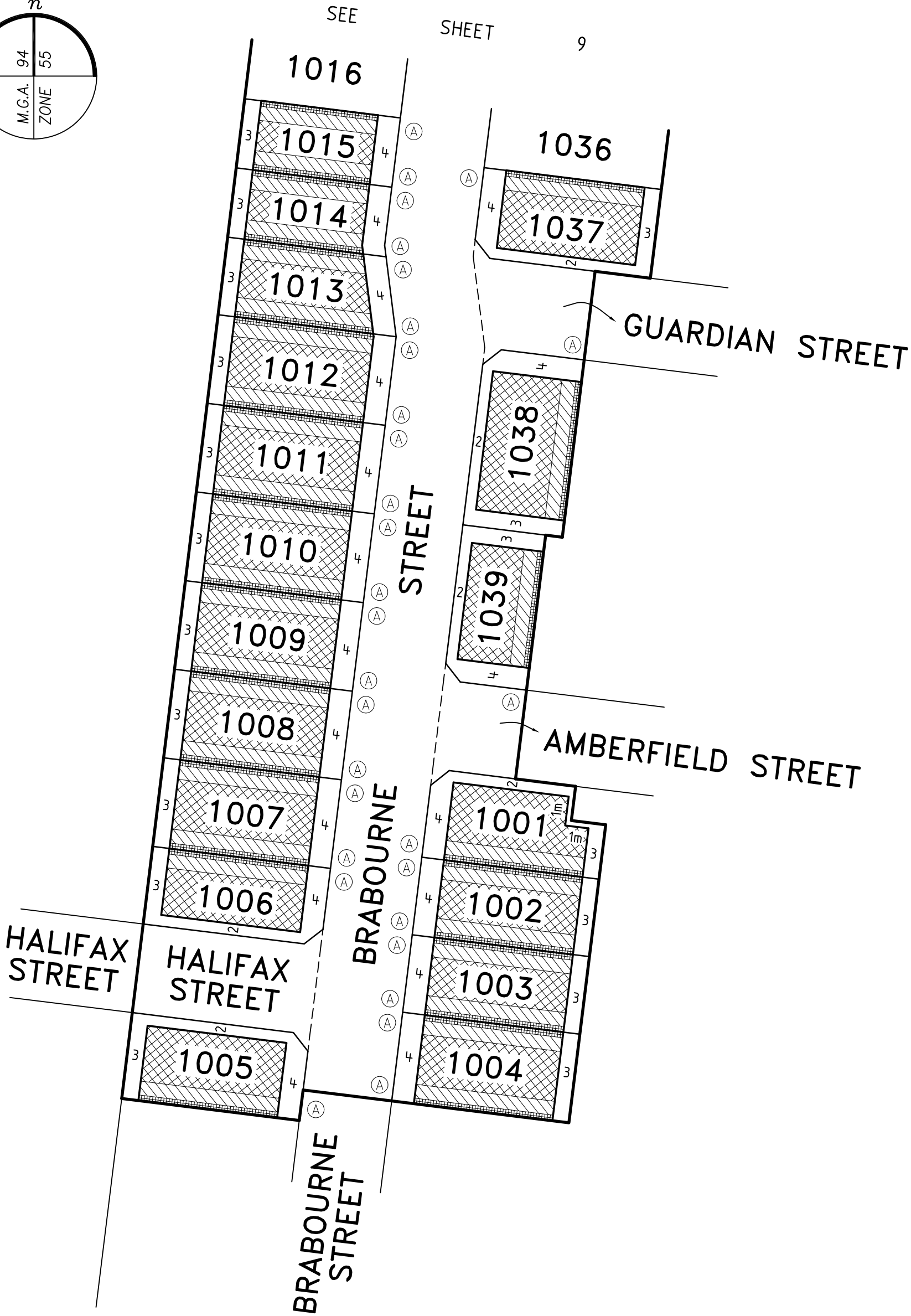
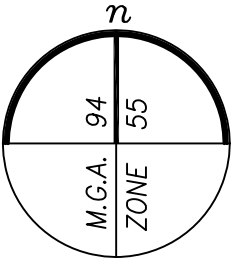
PLAN OF SUBDIVISION

PS 810989A



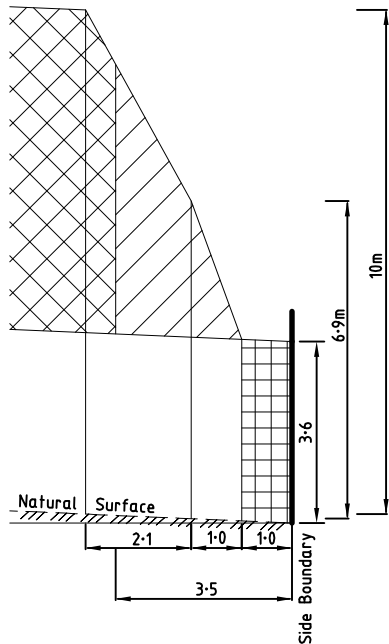
LOTS UNDER 300m² DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A LOTS.

WARATAH - 10		LICENSED SURVEYOR	GREGORY STUART WILLIAMS	SCALE	1:750	7.5	0	15	30
<div>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</div> <div>DEVELOP WITH _____ CONFIDENCE™</div> <div>Formerly Bosco Jonson</div> <div></div>		DATE		06/05/19	REFERENCE	30232103	ORIGINAL SHEET SIZE A3		
		VERSION		F	DRAWING	3023210AF	SHEET 9		
		Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 06/05/2019, SPEAR Ref: S112915J				Digitally signed by: Hume City Council, 11/06/2019, SPEAR Ref: S112915J			

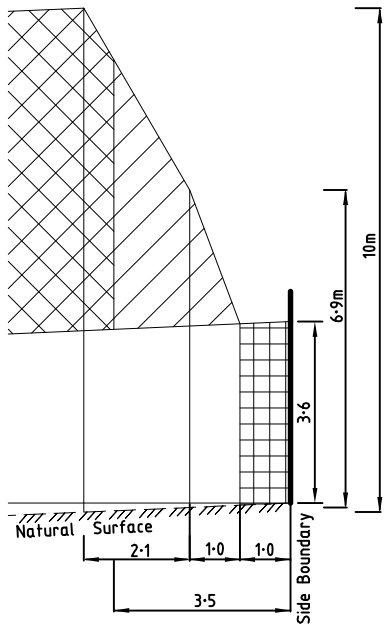


<div>WARATAH - 10</div> <div>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</div> <div>DEVELOP WITH CONFIDENCE™</div> <div>Formerly Bosco Jonson</div> <div></div>	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:750	<div><div>7.501530</div><div>LENGTHS ARE IN METRES</div></div>
	DATE 06/05/19	REFERENCE 30232103		
	VERSION F	DRAWING 3023210AF		ORIGINAL SHEET SIZE A3
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 06/05/2019, SPEAR Ref: S112915J		Digitally signed by: Hume City Council, 11/06/2019, SPEAR Ref: S112915J	

A Profile

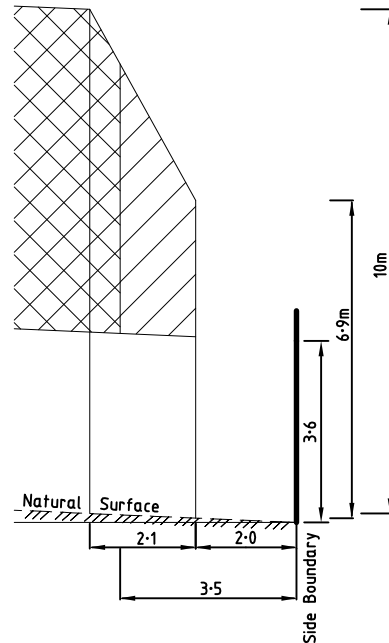


Natural surface rising from side boundary

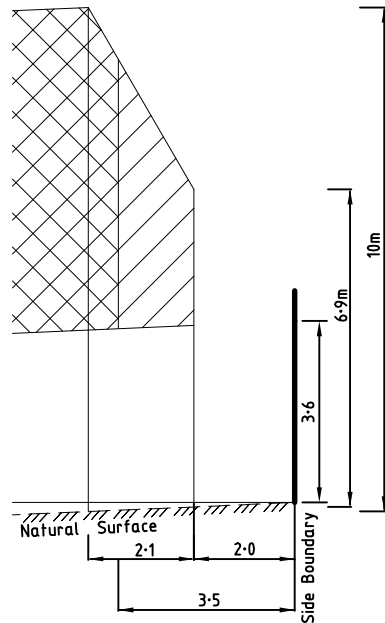


Natural surface falling from side boundary

B Profile



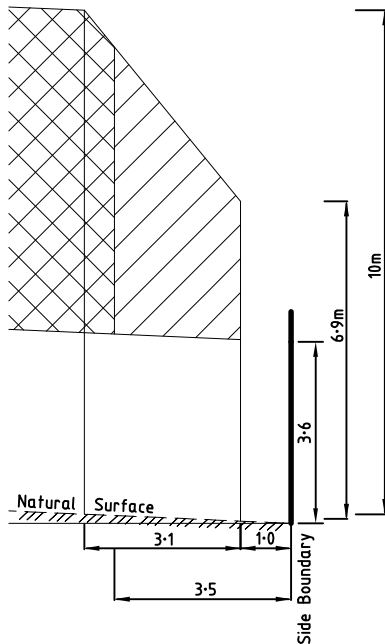
Natural surface rising from side boundary



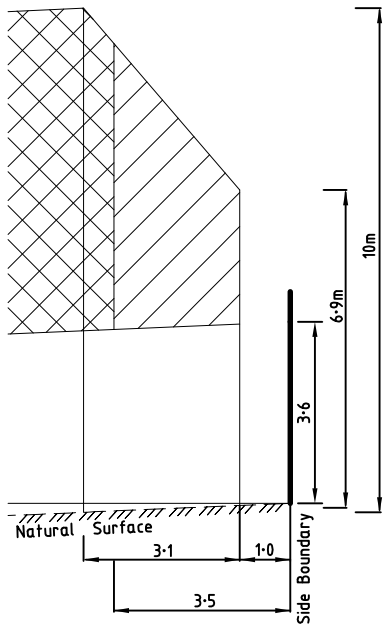
Natural surface falling from side boundary

PROFILE DIAGRAMS

C Profile

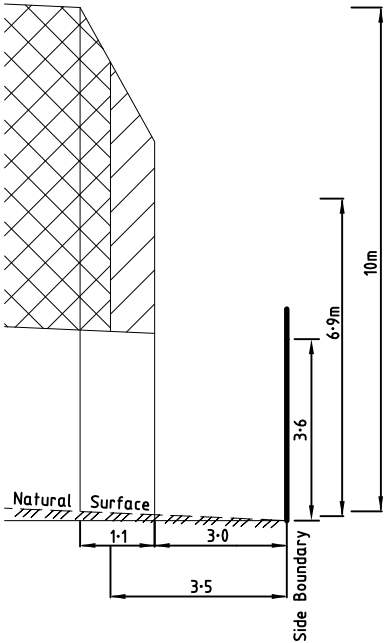


Natural surface rising from side boundary

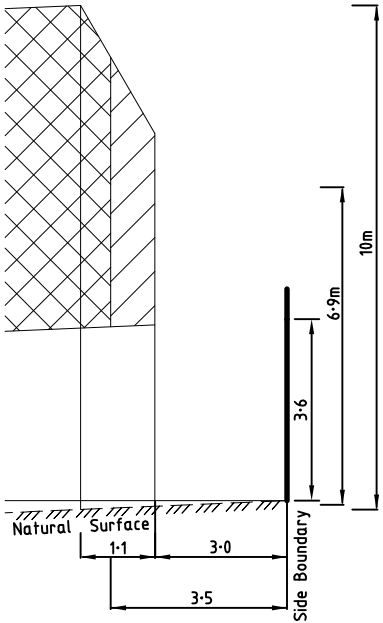


Natural surface falling from side boundary

D Profile

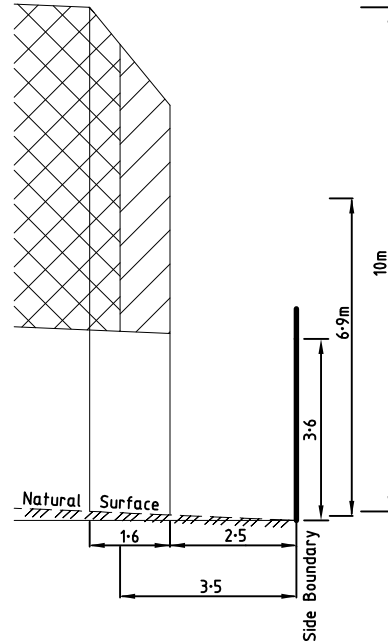


Natural surface rising from side boundary

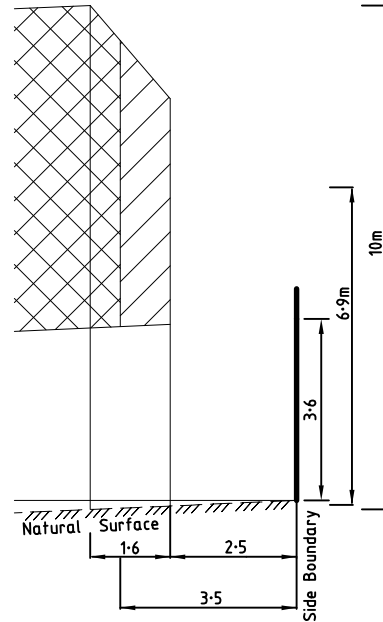


Natural surface falling from side boundary

E Profile



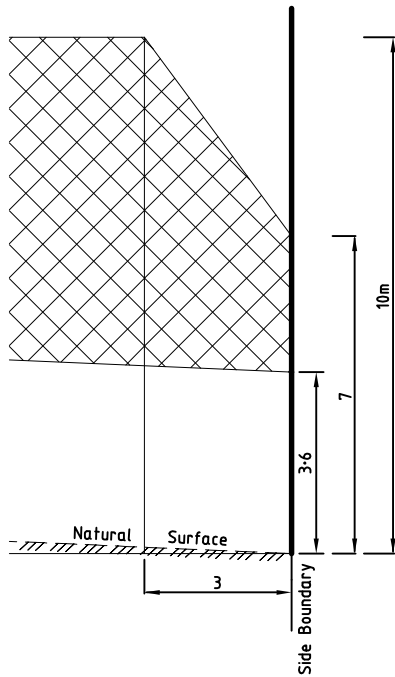
Natural surface rising from side boundary



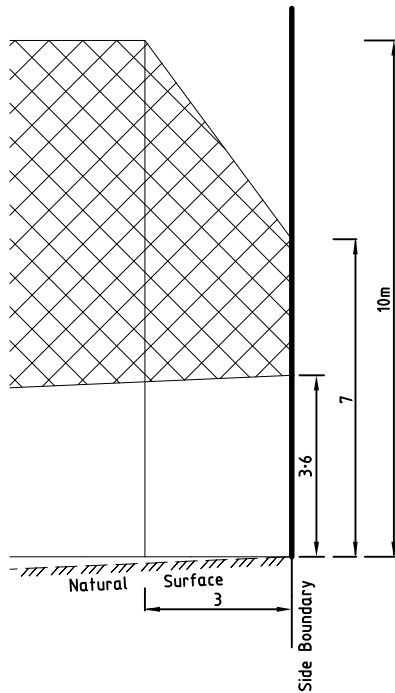
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 06/05/19
VERSION F

REFERENCE 30232103
DRAWING 3023210AF



SCALE

ORIGINAL SHEET SIZE A3

SHEET 12

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SPEAR Ref: S112915J