

PLAN OF SUBDIVISION

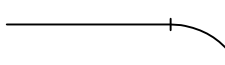
EDITION

PS 738854B

LOCATION OF LAND	
PARISH:	MICKLEHAM
TOWNSHIP:	—
SECTION:	—
CROWN ALLOTMENT:	—
CROWN PORTION:	16 & 18 (PARTS)
TITLE REFERENCE:	VOL 9829 FOL 356
LAST PLAN REFERENCE:	LOT 1 ON LP212494E
POSTAL ADDRESS: (at time of subdivision)	425 DONNYBROOK ROAD MICKLEHAM, 3064
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 314 970 N 5 842 810 Zone: 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2 RESERVE No.3	HUME CITY COUNCIL ROADS CORPORATION HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	This is /is not a staged subdivision Planning Permit No. P18497
		DEPTH LIMITATION DOES NOT APPLY
		LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOTS A AND B) - 9.184ha 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 E-2	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
E-5 E-5	DRAINAGE DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	HUME CITY COUNCIL MELBOURNE WATER CORPORATION
E-6 E-6 E-6	DRAINAGE SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION MELBOURNE WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	ROADS CORPORATION
E-8 E-8	DRAINAGE DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	MELBOURNE WATER CORPORATION ROADS CORPORATION

WARATAH – 1

70 LOTS AND LOTS A, B & AA

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 08/02/17

REFERENCE 30232013

ORIGINAL SHEET SIZE A3

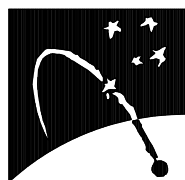
VERSION U

DRAWING 3023201AU

SHEET 1 OF 13 SHEETS

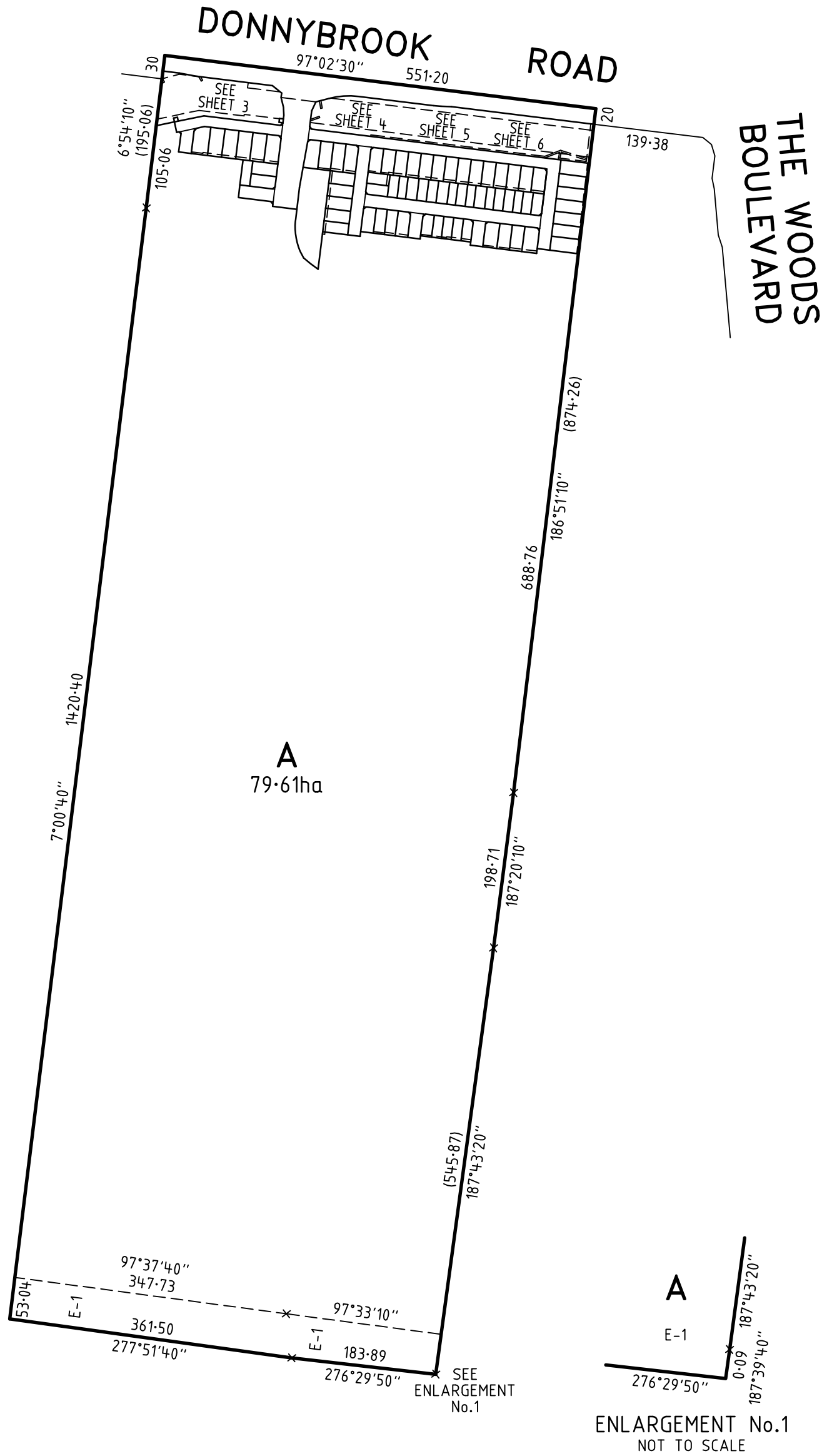
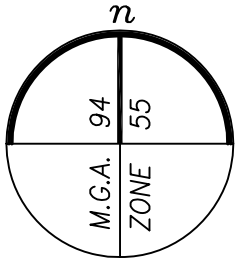
Bosco Jonson Pty Ltd

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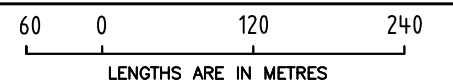
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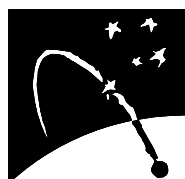
WARATAH - 1

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:6000



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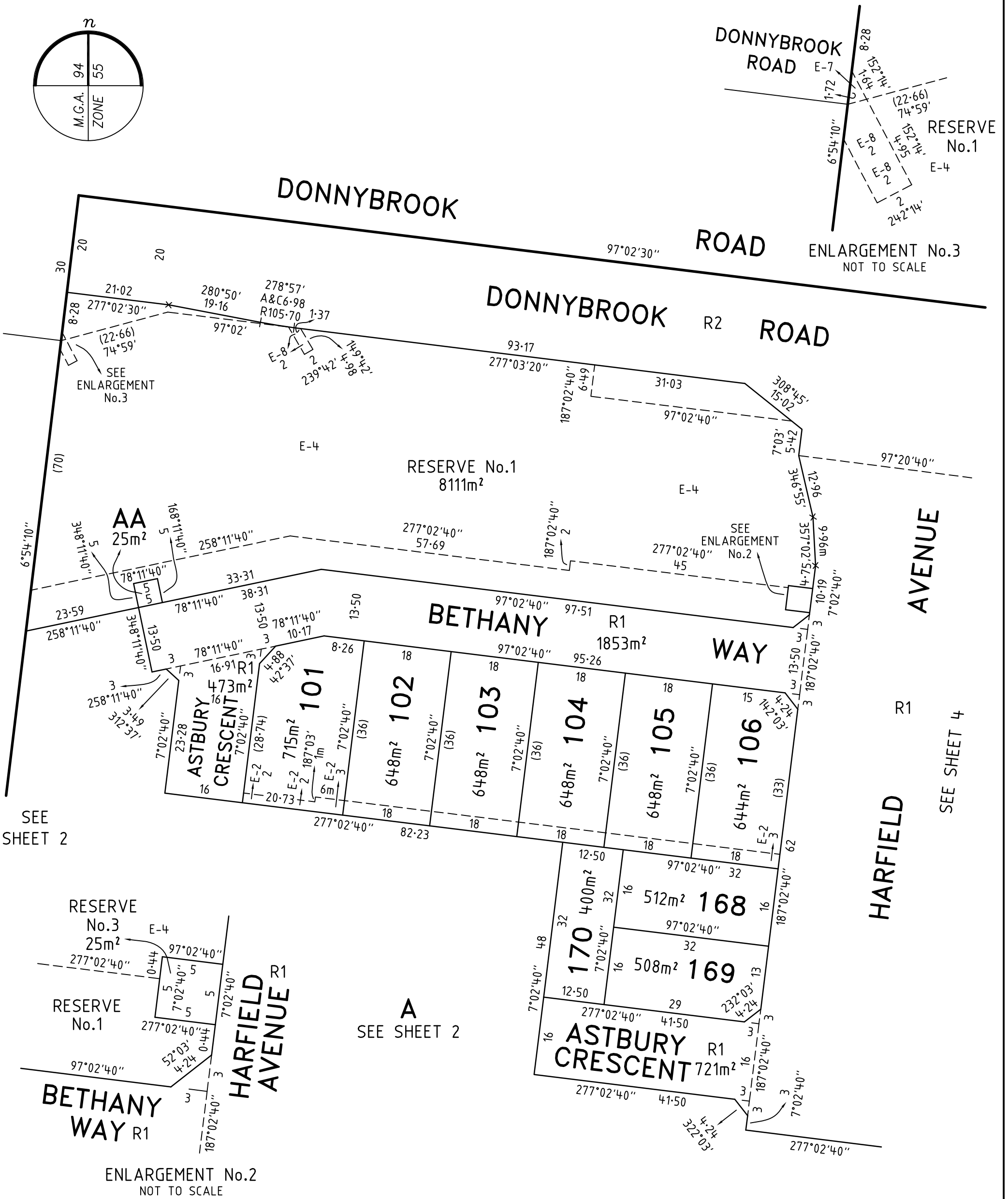
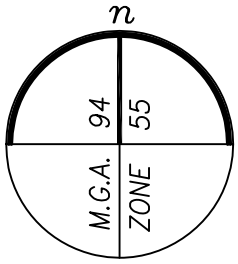
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REFERENCE 30232013
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PLAN OF SUBDIVISION

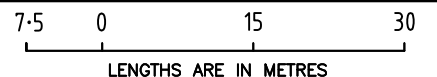
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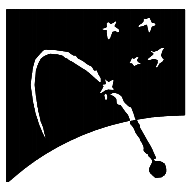
WARATAH - 1

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SCALE 1:750



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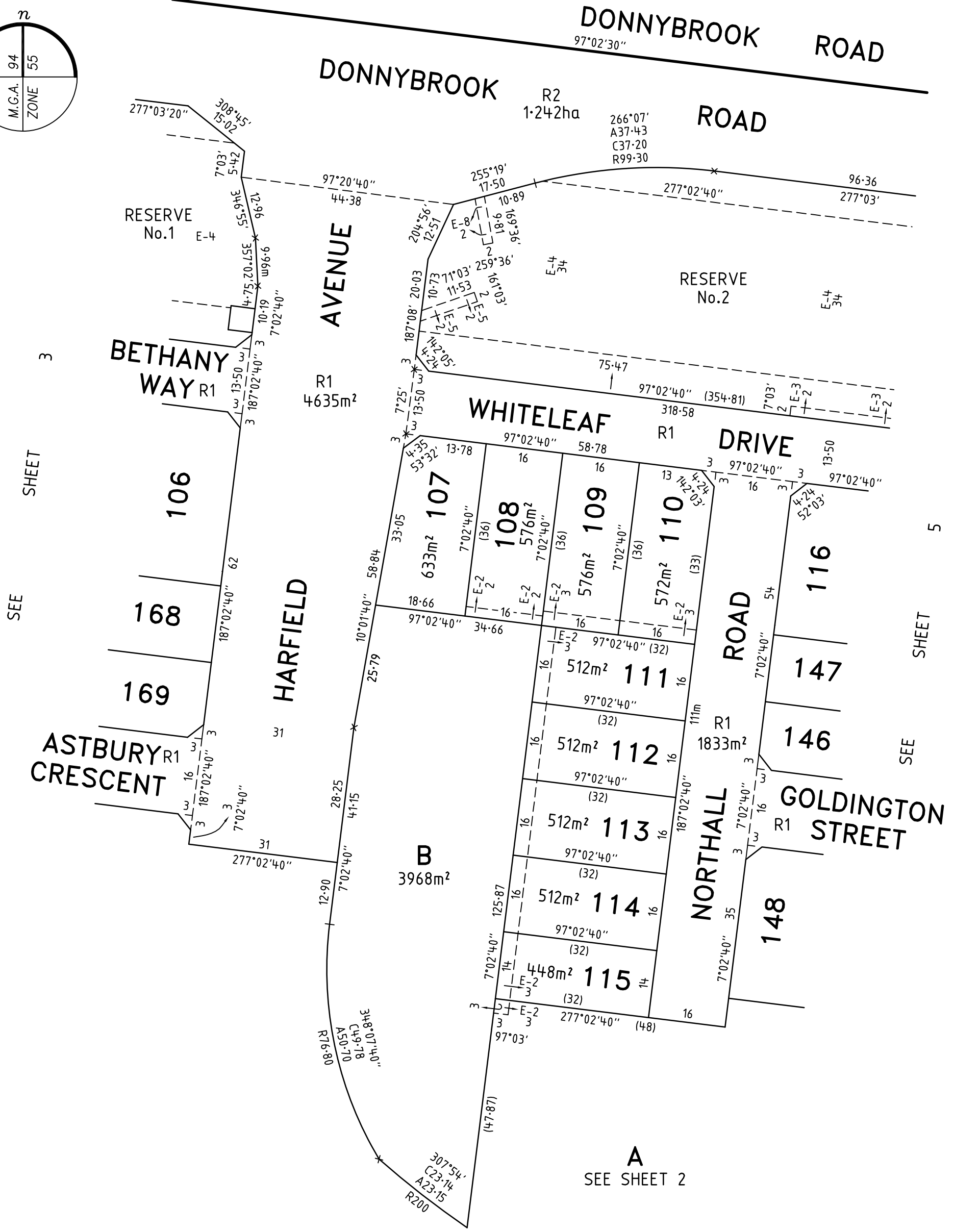
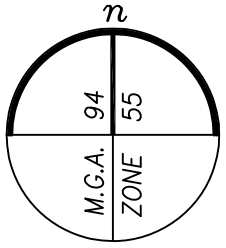
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ORIGINAL SHEET SIZE A3
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PLAN OF SUBDIVISION

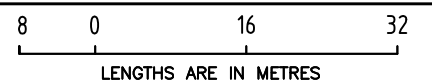
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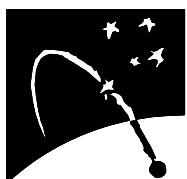
WARATAH - 1

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:800



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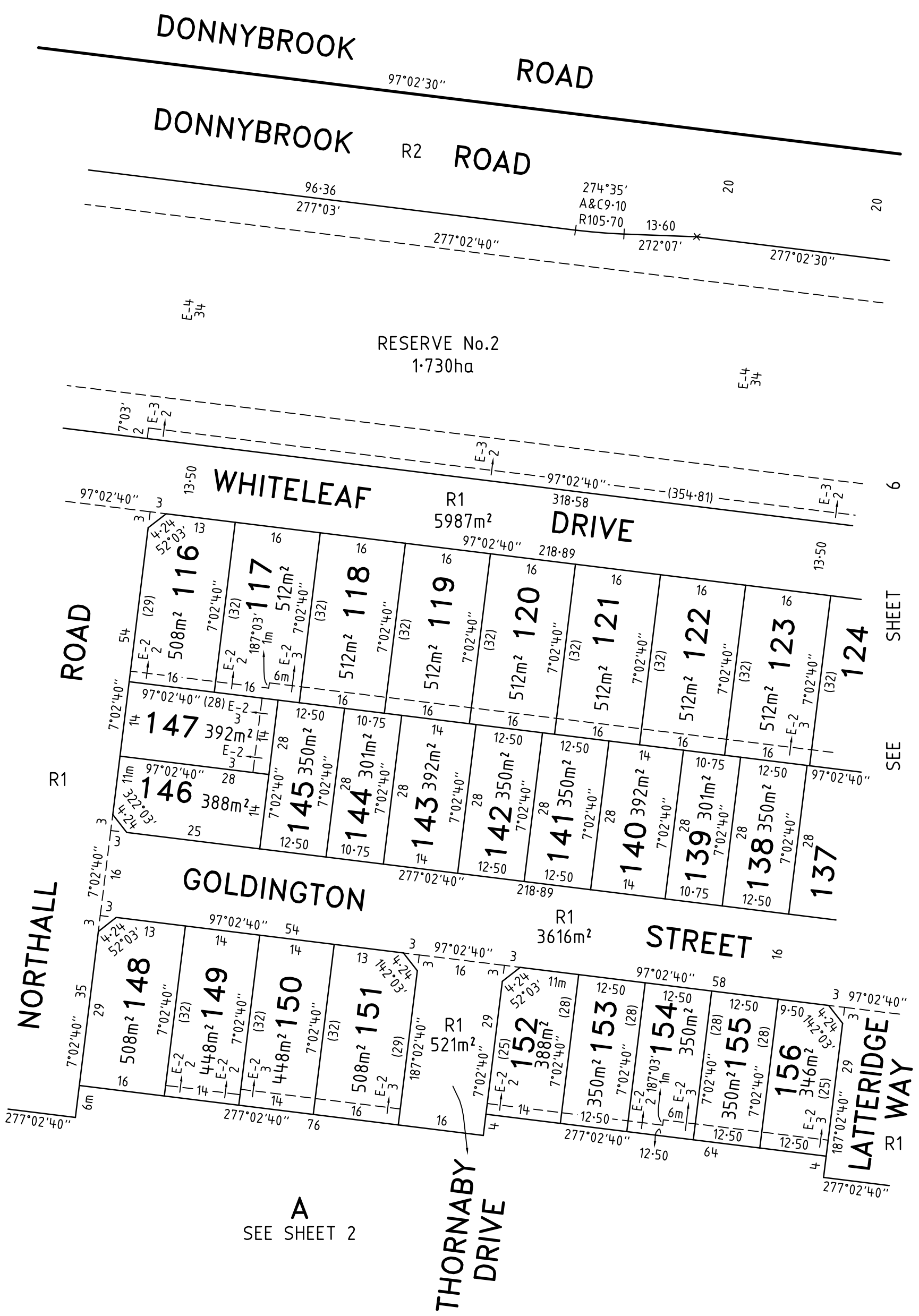
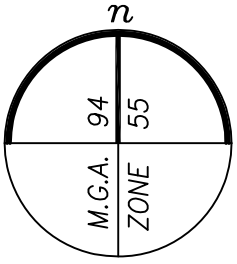
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 VERSION U

REFERENCE 30232013
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ORIGINAL SHEET SIZE A3
 SHEET 4

PLAN OF SUBDIVISION

PS 738854B



SEE SHEET 4

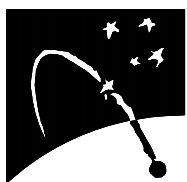
SEE SHEET 6

A
SEE SHEET 2

THORNABY DRIVE

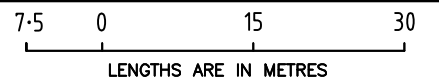
WARATAH - 1

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SCALE 1:750



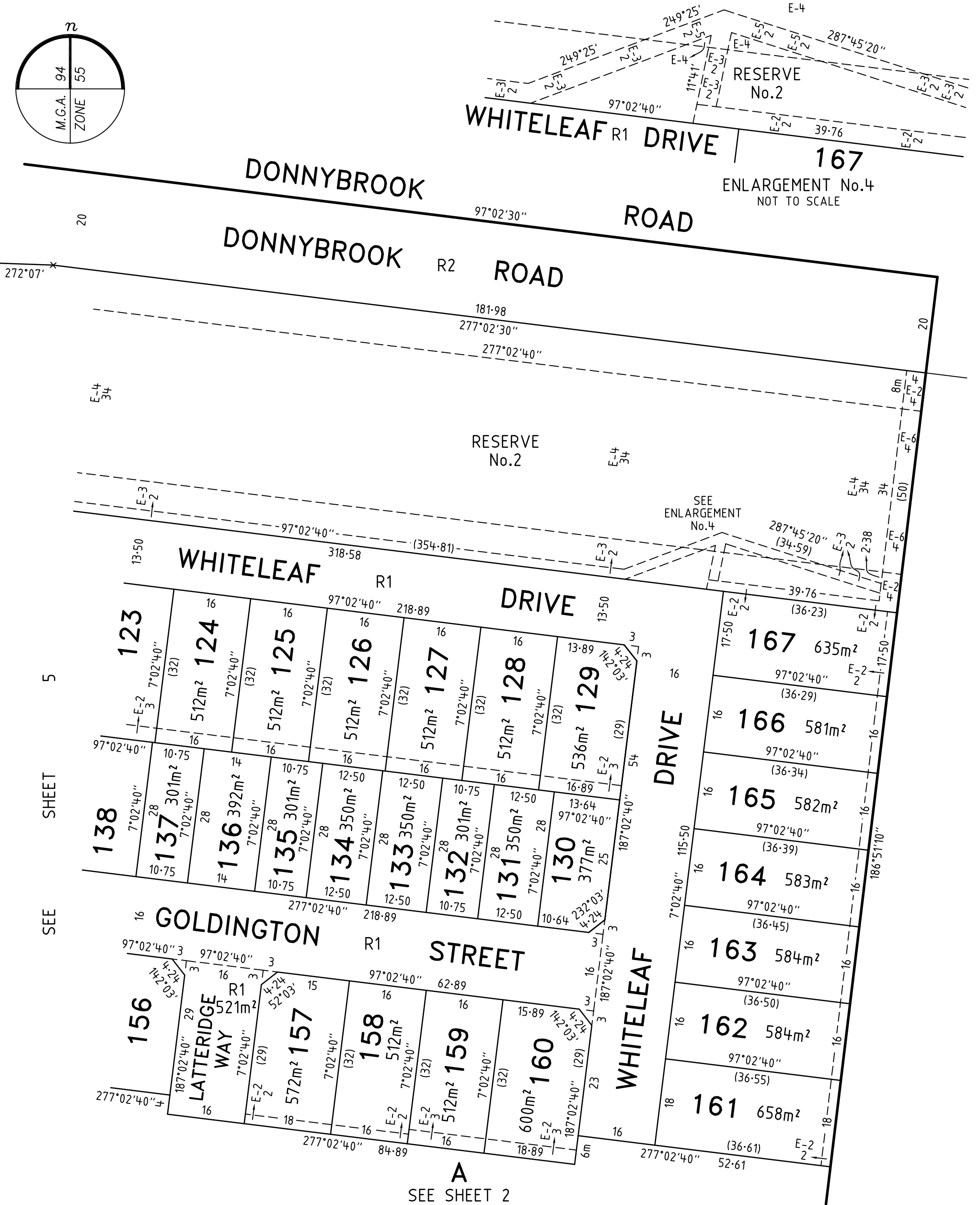
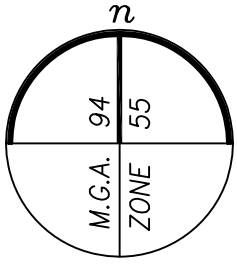
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ORIGINAL SHEET SIZE A3
 SHEET 5

PLAN OF SUBDIVISION

PS 738854B

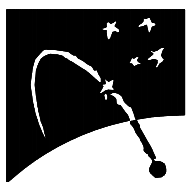


SEE SHEET 5

A
SEE SHEET 2

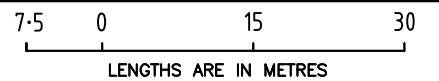
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SHEET 6

PLAN OF SUBDIVISION

PS 738854B

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
101	102
102	101, 103
103	102, 104
104	103, 105, 170
105	104, 106, 168, 170
106	105, 168
107	108
108	107, 109
109	108, 110, 111
110	109, 111
111	109, 110, 112
112	111, 113
113	112, 114
114	113, 115
115	114
116	117, 147
117	116, 118, 145, 147
118	117, 119, 144, 145
119	118, 120, 143, 144
120	119, 121, 141, 142, 143
121	120, 122, 140, 141
122	121, 123, 139, 140
123	122, 124, 137, 138, 139
124	123, 125, 136, 137
125	124, 126, 135, 136
126	125, 127, 133, 134, 135
127	126, 128, 132, 133
128	127, 129, 131, 132
129	128, 130, 131
130	129, 131
131	128, 129, 130, 132
132	127, 128, 131, 133
133	126, 127, 132, 134
134	126, 133, 135
135	125, 126, 134, 136

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
136	124, 125, 135, 137
137	123, 124, 136, 138
138	123, 137, 139
139	122, 123, 138, 140
140	121, 122, 139, 141
141	120, 121, 140, 142
142	120, 141, 143
143	119, 120, 142, 144
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145	117, 118, 144, 146, 147
146	145, 147
147	116, 117, 145, 146
148	149
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151	150
152	153
153	152, 154
154	153, 155
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156	155
157	158
158	157, 159
159	158, 160
160	159
161	162
162	161, 163
163	162, 164
164	163, 165
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166	165, 167
167	166
168	105, 106, 169, 170
169	168, 170
170	104, 105, 168, 169

CONTINUED

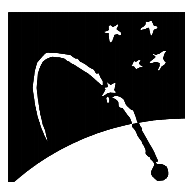
WARATAH - 1

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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ORIGINAL SHEET SIZE A3
 SHEET 7


CREATION OF RESTRICTION A (CONTINUED)

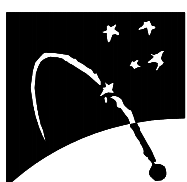
The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (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);
- (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 2025 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 the Building Envelopes incorporated into the Building Envelope Schedule or as amended from time to time to the satisfaction of the Hume City Council, 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; and
 - (D) any building or construction works are carried out in accordance with the approved plans.
- (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.

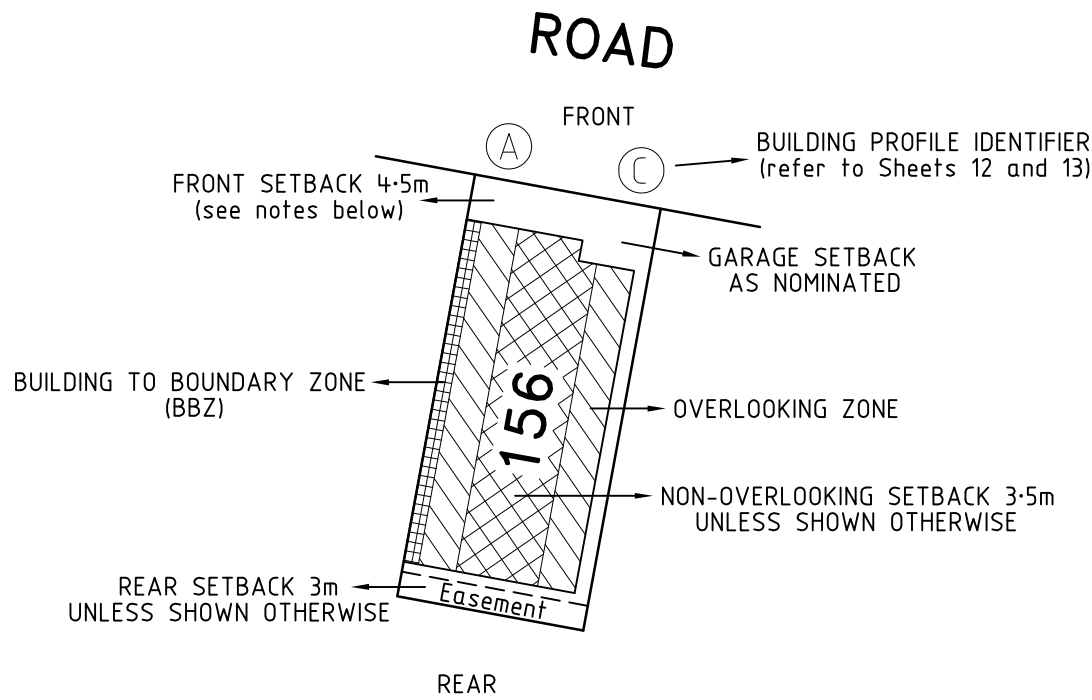
WARATAH - 1 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 
	DATE 08/02/17 VERSION U	REFERENCE 30232013 DRAWING 3023201AU	ORIGINAL SHEET SIZE A3 SHEET 8



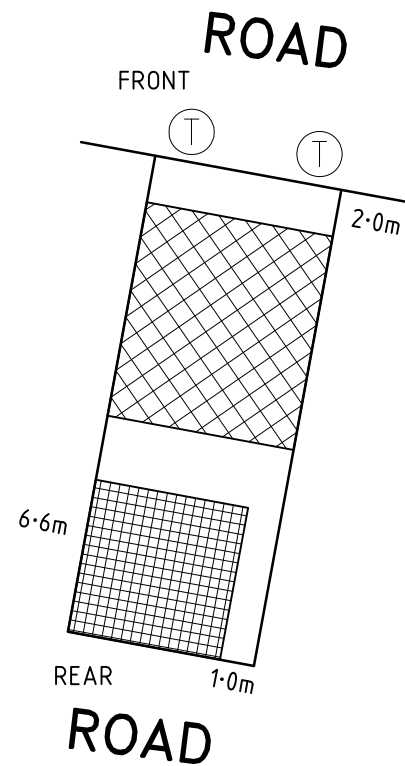
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS738854B

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

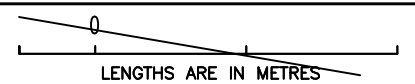
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

WARATAH - 1

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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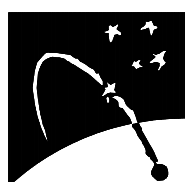
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SHEET 9

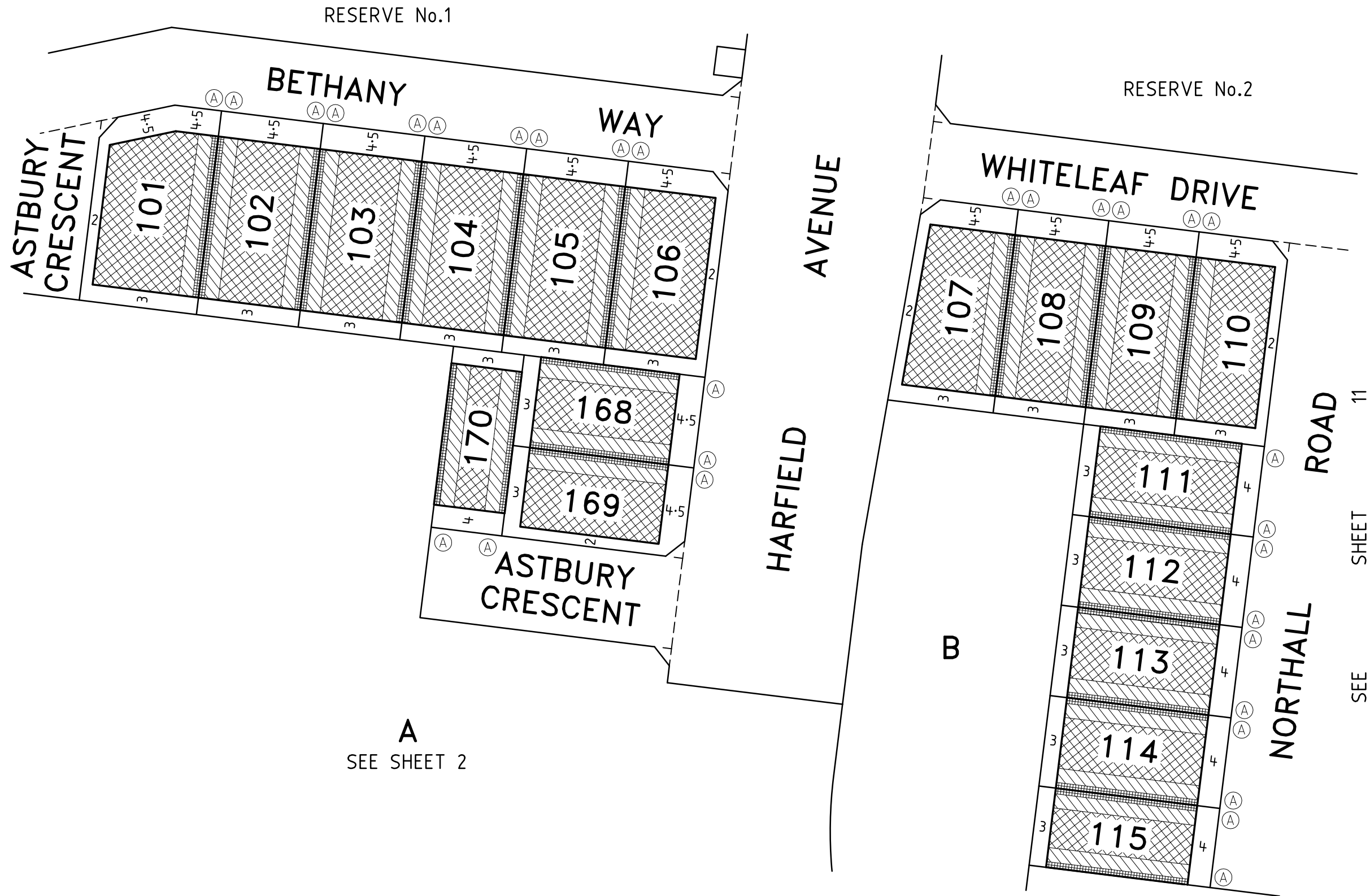
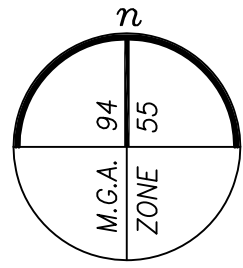
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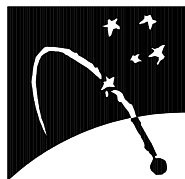
PLAN OF SUBDIVISION

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SEE SHEET 11

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WARATAH - 1

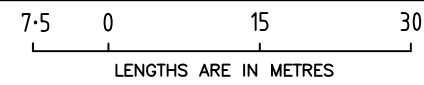
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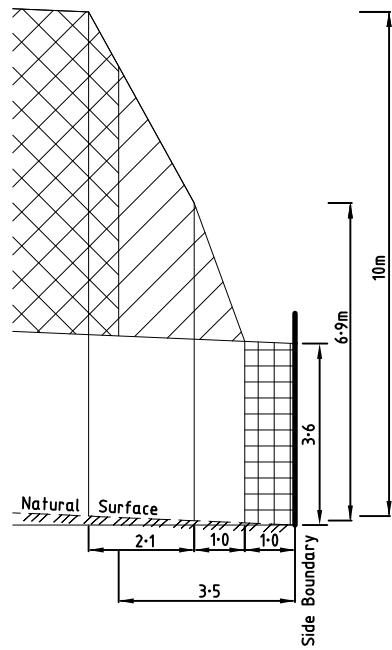
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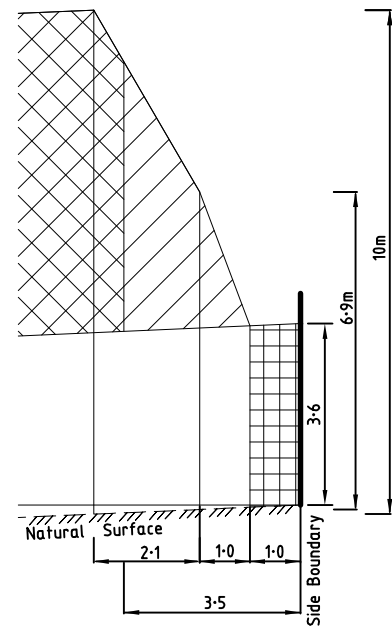
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ORIGINAL SHEET SIZE A3
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(A) Profile

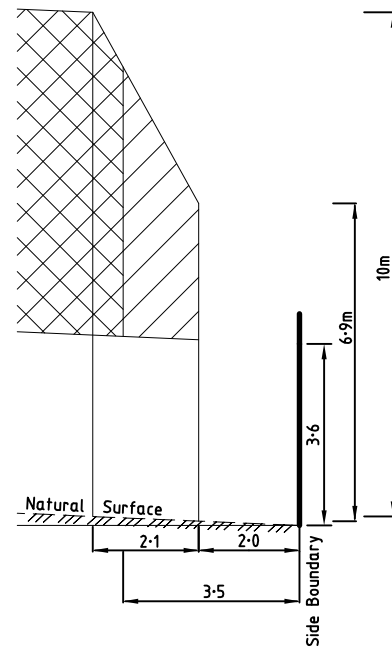


Natural surface rising from side boundary

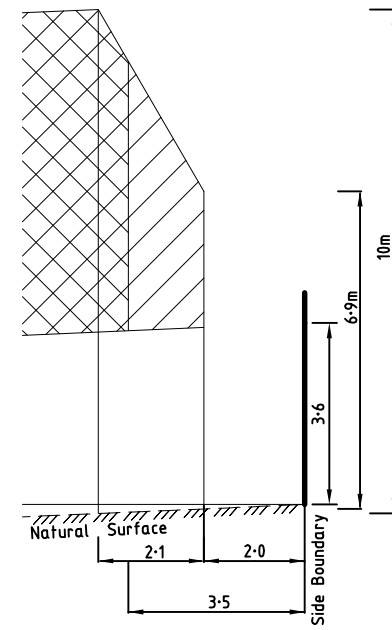


Natural surface falling from side boundary

(B) Profile



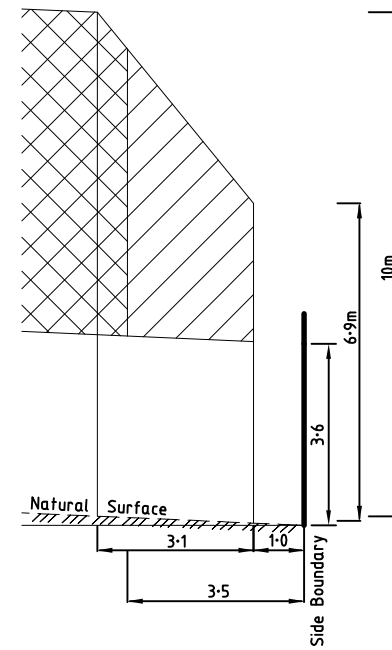
Natural surface rising from side boundary



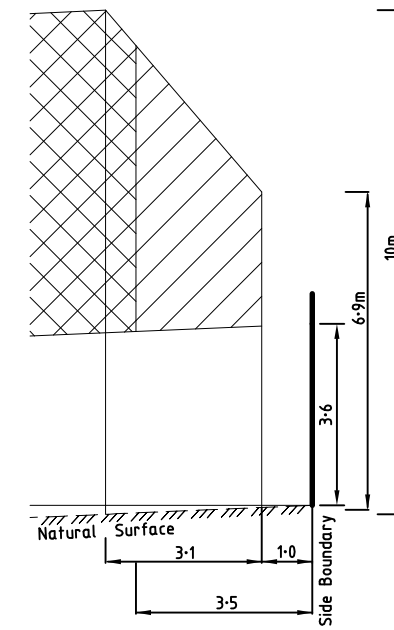
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

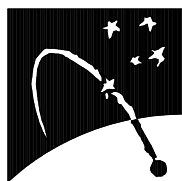


Natural surface rising from side boundary



Natural surface falling from side boundary

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WARATAH - 1

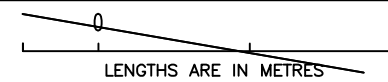
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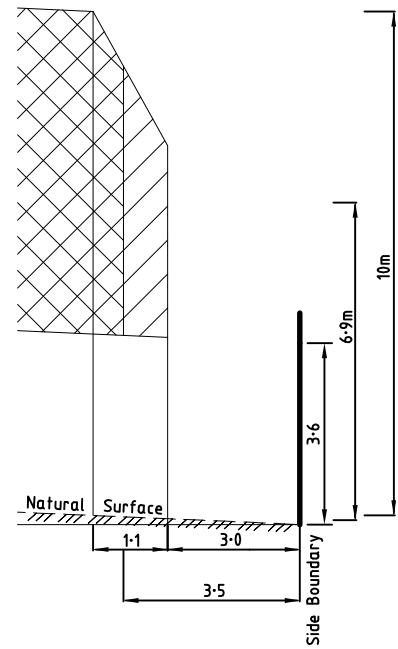


SCALE

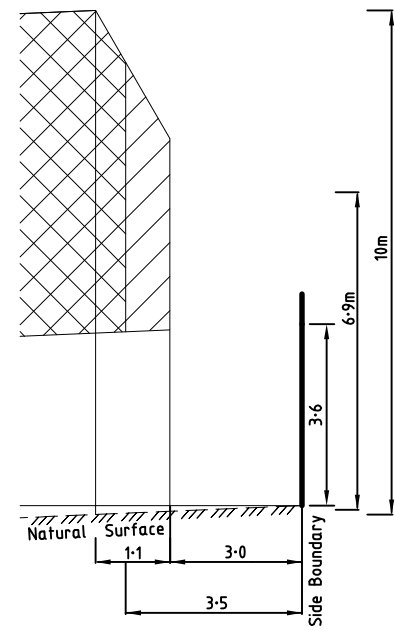
ORIGINAL SHEET SIZE A3

SHEET 12

D Profile

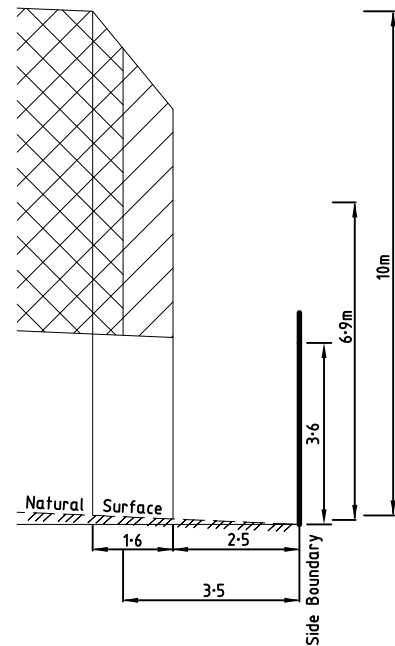


Natural surface rising from side boundary

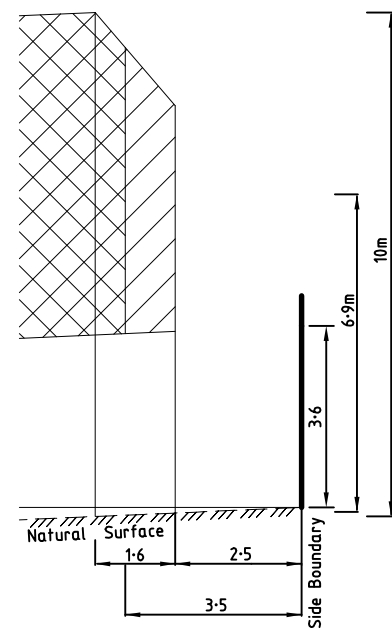


Natural surface falling from side boundary

E Profile



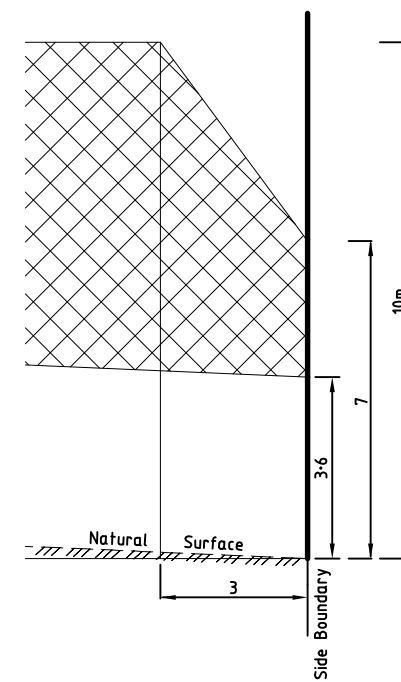
Natural surface rising from side boundary



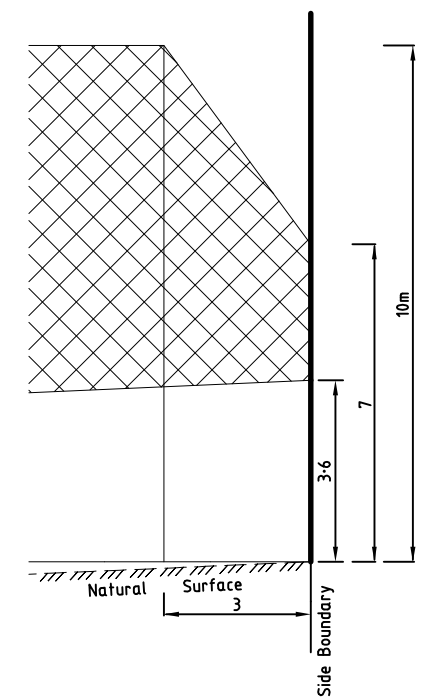
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

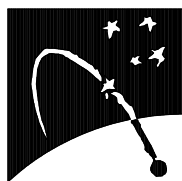


Natural surface rising from side boundary



Natural surface falling from side boundary

Bosco Jonson Pty Ltd
 A.B.N 15 169 138 827
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



WARATAH - 1

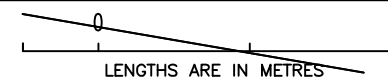
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 08/02/17

VERSION U

REFERENCE 30232013

DRAWING 3023201AU



SCALE

ORIGINAL SHEET SIZE A3

SHEET 13