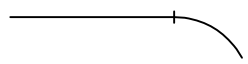


# PLAN OF SUBDIVISION

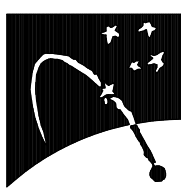
**EDITION**

**PS 738883T**

<p><b>LOCATION OF LAND</b></p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: —</p> <p>CROWN PORTION: 16 &amp; 18 (PARTS)</p> <p>TITLE REFERENCE: VOL 11891 FOL 258</p> <p>LAST PLAN REFERENCE: LOT D ON PS738882V</p> <p>POSTAL ADDRESS: HARFIELD AVENUE (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 CO-ORDINATES: E 314 950 N 5 842 800 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>SPEAR Reference Number: S078384M</p>
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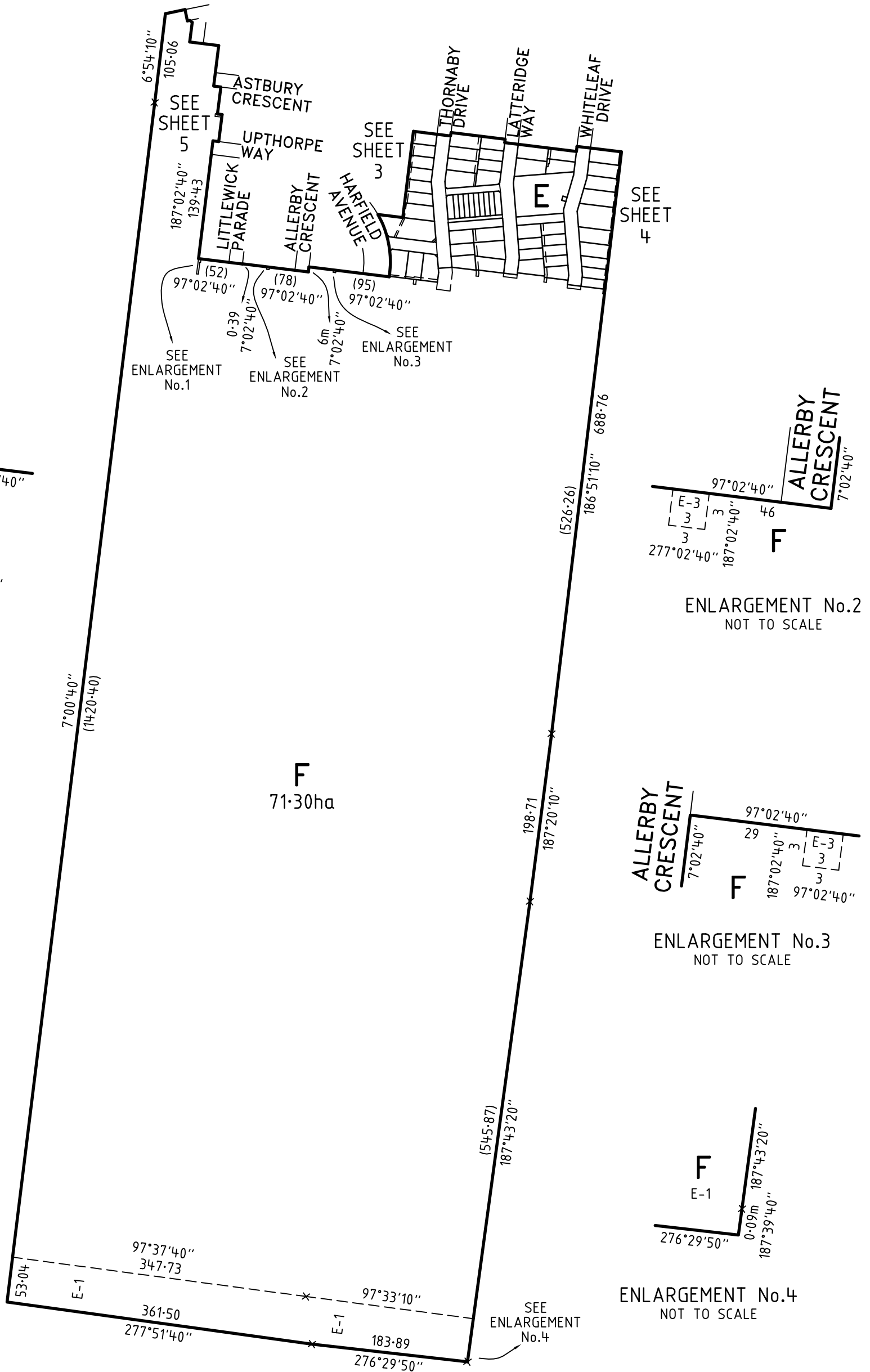
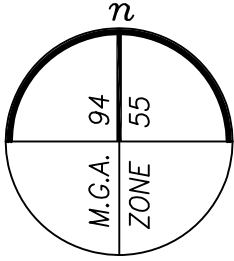
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	<b>STAGING</b>	This <del>is</del> /is not a staged subdivision Planning Permit No. <b>P18497</b>
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4 RESERVE No.5	HUME CITY COUNCIL HUME CITY COUNCIL HUME CITY COUNCIL HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	<b>DEPTH LIMITATION</b>	<b>DOES NOT APPLY</b>
		LOTS 1 TO 300 AND A TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN LAND SUBDIVIDED (EXCLUDING LOTS E & F) - 4.014ha	
		TANGENT POINTS ARE SHOWN THUS: 	
<p><b>OTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENT E-3 ON PS738882V NOW CONTAINED IN AILSWORTH WAY ON THIS PLAN.</p> <p><b>GROUNDS FOR REMOVAL OF EASEMENTS:</b> AGREEMENT BY ALL INTERESTED PARTIES</p>		EASEMENTS E-2, E-4 AND E-6 HAVE BEEN OMITTED FROM THIS PLAN	

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-3 E-3	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS738882V PS738882V	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

<b>WARATAH - 3</b>		LICENSED SURVEYOR GREGORY STUART WILLIAMS	
<b>56 LOTS &amp; BALANCE LOTS E &amp; F</b>		DATE 12/07/17	REFERENCE 30232033
<p><b>Bosco Jonson Pty Ltd</b> 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</p> 		VERSION M	DRAWING 3023203AM
		Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (M), 13/07/2017, SPEAR Ref: S078384M	
		ORIGINAL SHEET SIZE A3	
		SHEET 1 OF 14 SHEETS	

# PLAN OF SUBDIVISION

PS 738883T



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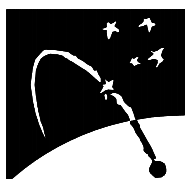
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NOT TO SCALE

ENLARGEMENT No.3  
NOT TO SCALE

ENLARGEMENT No.4  
NOT TO SCALE

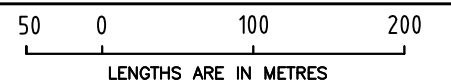
WARATAH - 3

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1:5000



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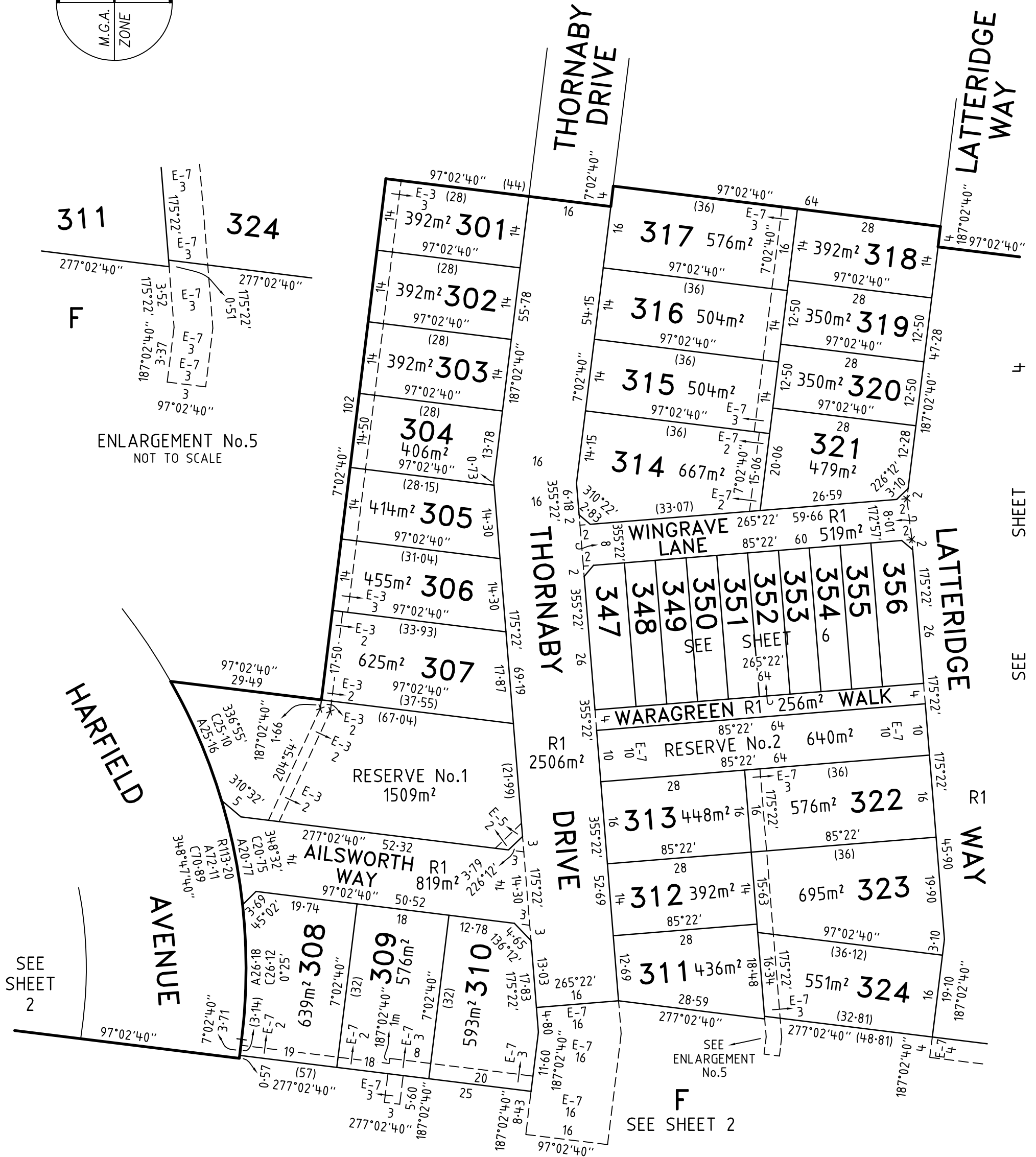
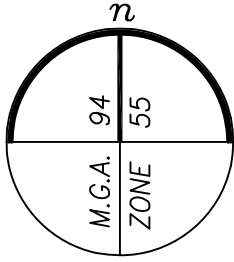
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SHEET 2

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PLAN OF SUBDIVISION

PS 738883T



ENLARGEMENT No.5  
NOT TO SCALE

SEE SHEET 2

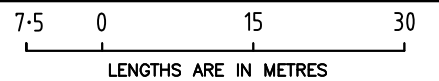
SEE SHEET 2

SEE SHEET 3

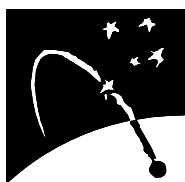
WARATAH - 3

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VERSION M

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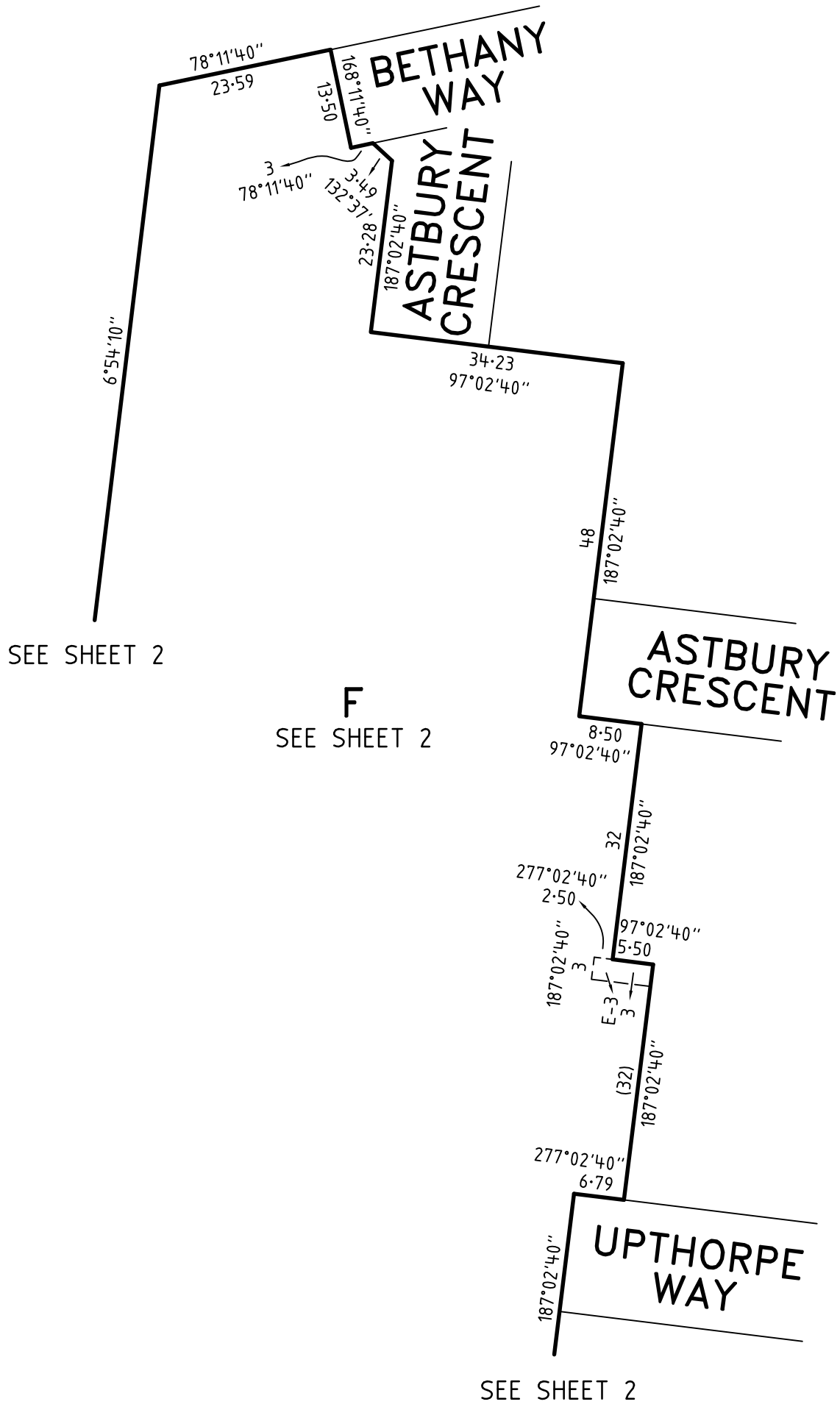
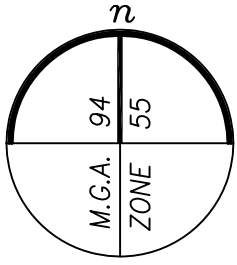
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SHEET 3

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PLAN OF SUBDIVISION

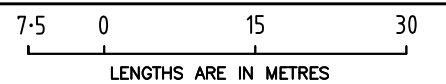
PS 738883T



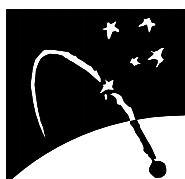
WARATAH - 3

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
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DATE 12/07/17  
 VERSION M

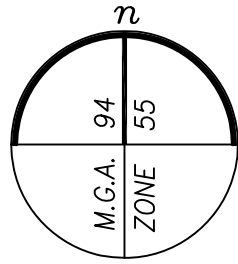
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ORIGINAL SHEET SIZE A3  
 SHEET 5

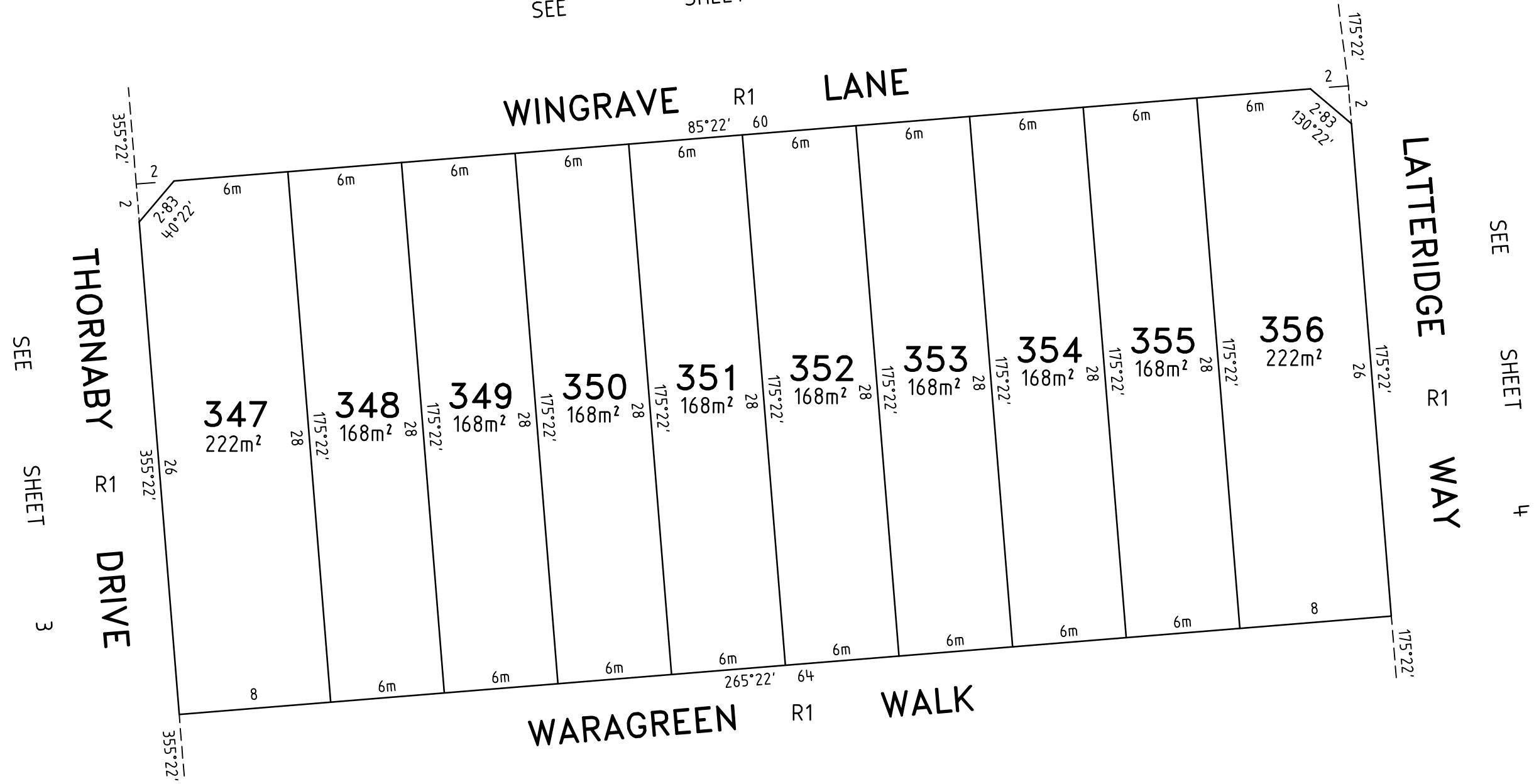
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PLAN OF SUBDIVISION

PS 738883T



SEE SHEET 3

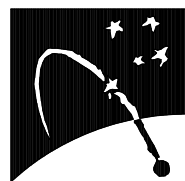


SEE SHEET 3

SEE SHEET 4

SEE SHEET 3

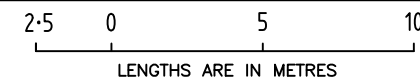
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**WARATAH - 3**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 12/07/17 REFERENCE 30232033  
 VERSION M DRAWING 3023203AM



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 1:250

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 SHEET 6

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# PLAN OF SUBDIVISION

**PS 738883T**

## 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
301	302
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307
307	306
308	309
309	308, 310
310	309
311	312, 323, 324
312	311, 313, 323
313	312, 322
314	315, 321
315	314, 316, 320, 321
316	315, 317, 319, 320
317	316, 318, 319
318	317, 319
319	316, 317, 318, 320
320	315, 316, 319, 321
321	314, 315, 320
322	313, 323
323	311, 312, 322, 324

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
324	311, 323
325	326, 336, 337
326	325, 327, 335, 336
327	326, 328, 334, 335
328	327, 333, 334
329	330, 332
330	329, 331, 332
331	330, 332
332	329, 330, 331
333	328, 334
334	327, 328, 333, 335
335	326, 327, 334, 336
336	325, 326, 335, 337
337	325, 336
338	339
339	338, 340
340	339, 341
341	340, 342
342	341
343	344
344	343, 345
345	344, 346
346	345

CONTINUED

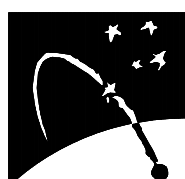
**WARATAH - 3**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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DATE 12/07/17  
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REFERENCE 30232033  
 DRAWING 3023203AM

ORIGINAL SHEET SIZE A3  
 SHEET 7

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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);
- (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](http://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.

<b>WARATAH - 3</b>  <b>Bosco Jonson Pty Ltd</b> 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	 LENGTHS ARE IN METRES
	DATE 12/07/17 VERSION M	REFERENCE 30232033 DRAWING 3023203AM	ORIGINAL SHEET SIZE A3 SHEET 8	
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# PLAN OF SUBDIVISION

# PS 738883T

## 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
347	348
348	347, 349
349	348, 350
350	349, 351
351	350, 352
352	351, 353
353	352, 354
354	353, 355
355	354, 356
356	355

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.

WARATAH - 3

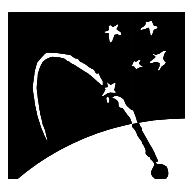
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VERSION M

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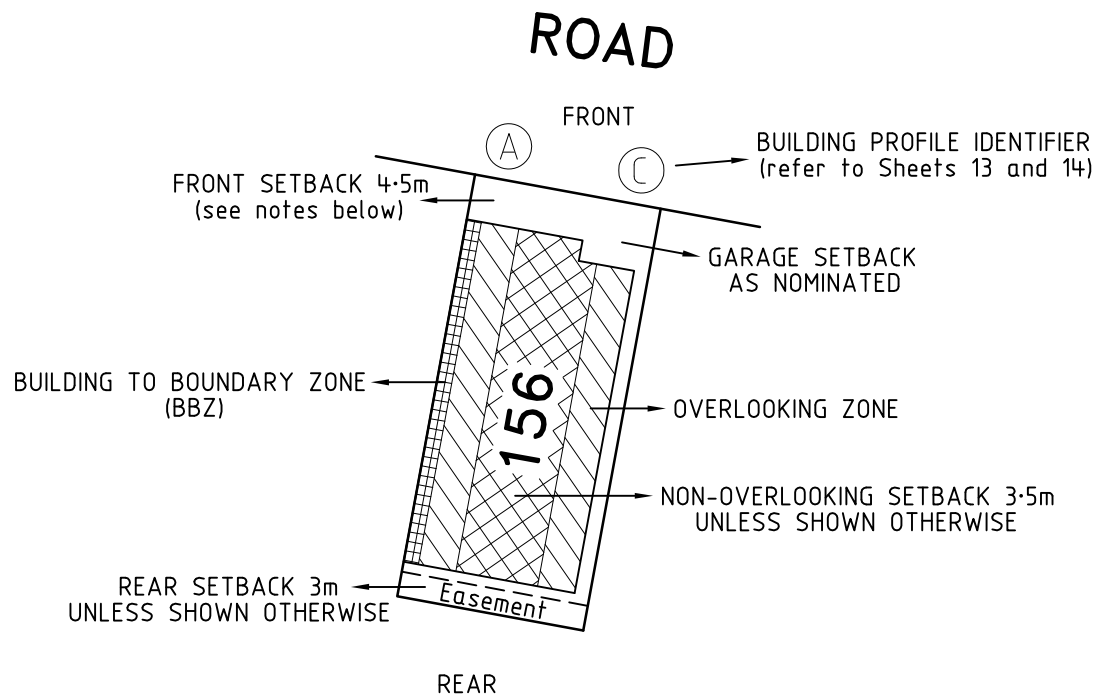
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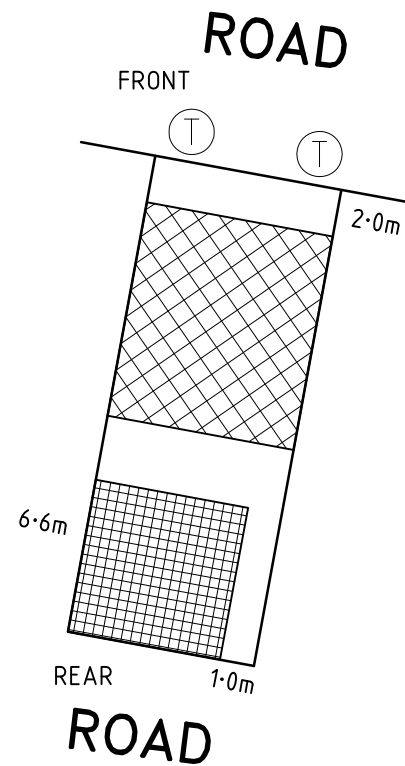
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS738883T

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

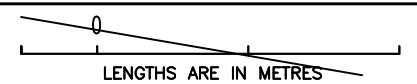
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

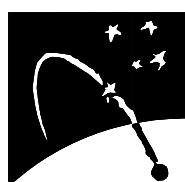
**WARATAH - 3**

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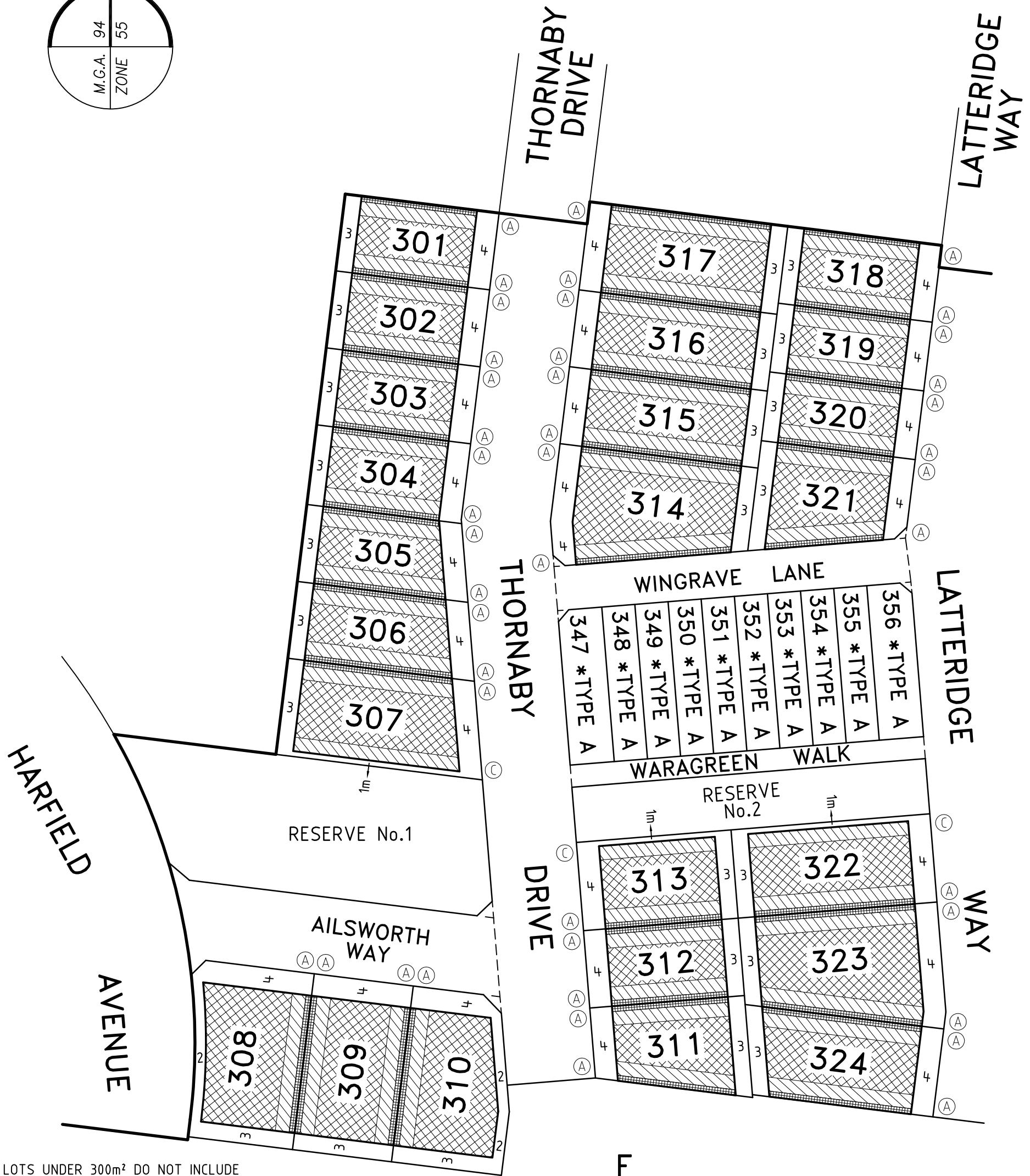
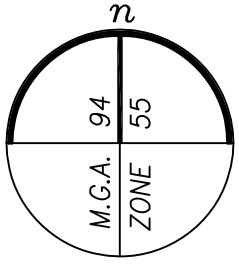
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VERSION M

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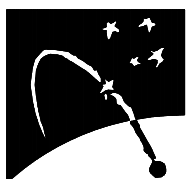


SEE SHEET 12

LOTS UNDER 300m<sup>2</sup> 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.

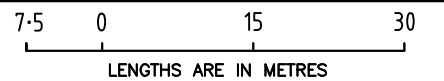
WARATAH - 3

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SCALE 1:750



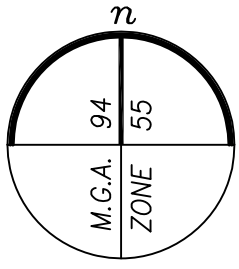
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REFERENCE 30232033  
 DRAWING 3023203AM

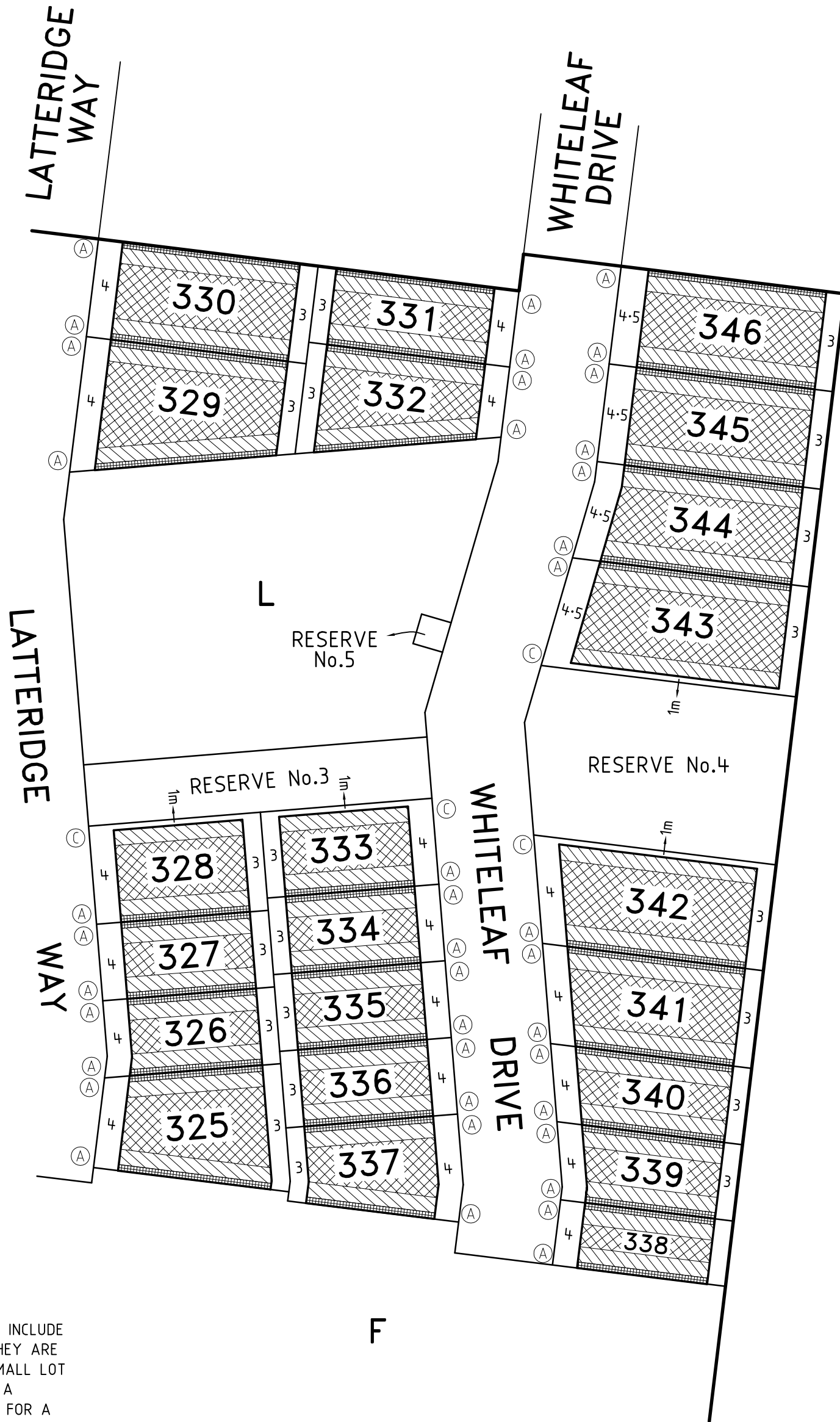
ORIGINAL SHEET SIZE A3

SHEET 11

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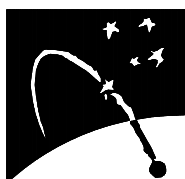
SEE SHEET 11



LOTS UNDER 300m<sup>2</sup> 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.

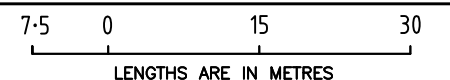
WARATAH - 3

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SCALE  
1:750



DATE 12/07/17  
 VERSION M

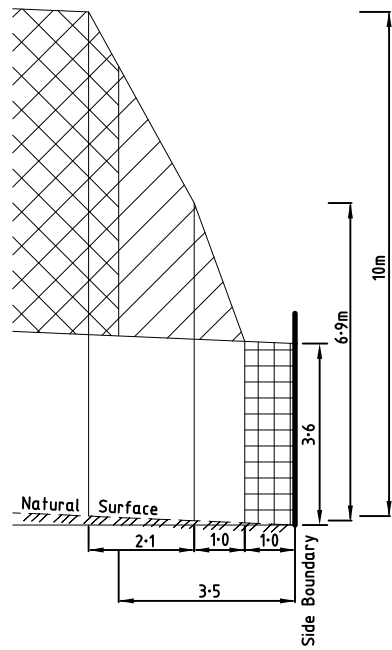
REFERENCE 30232033  
 DRAWING 3023203AM

ORIGINAL SHEET SIZE A3

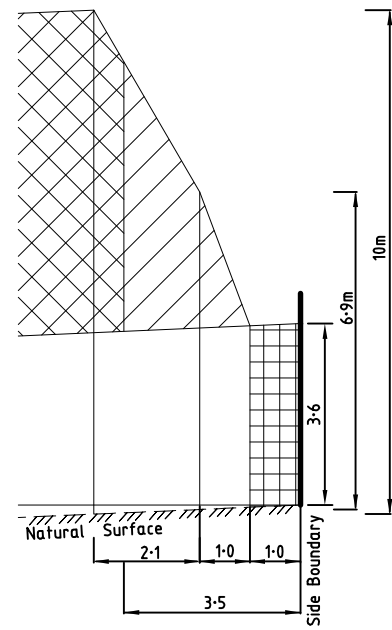
SHEET 12

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 13/07/2017, SPEAR Ref: S078384M

(A) Profile

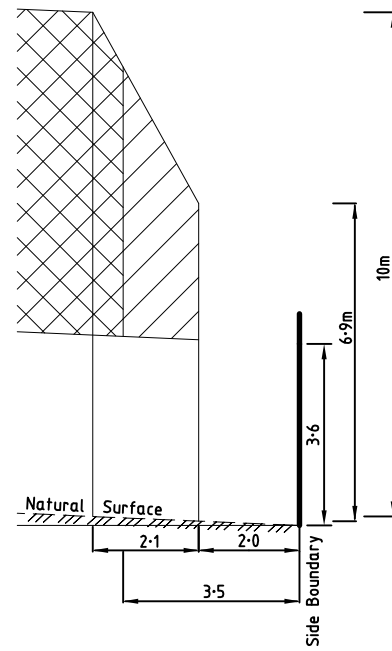


Natural surface rising from side boundary

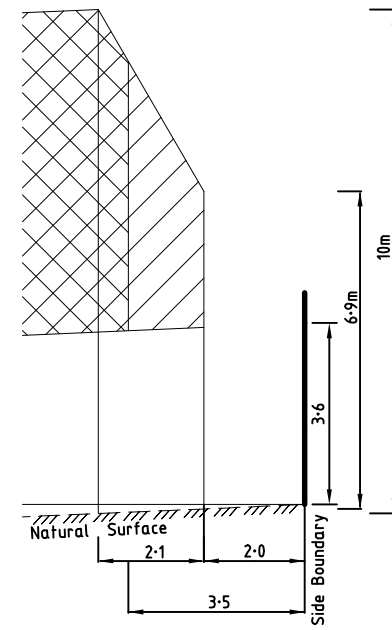


Natural surface falling from side boundary

(B) Profile



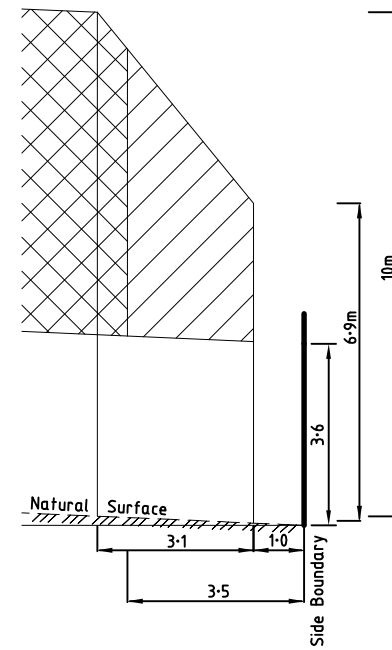
Natural surface rising from side boundary



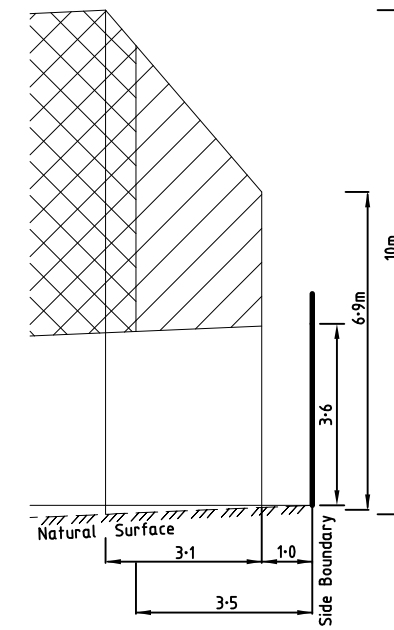
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

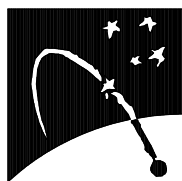


Natural surface rising from side boundary



Natural surface falling from side boundary

**Bosco Jonson Pty Ltd**  
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 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 - 3**

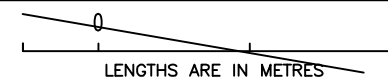
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 12/07/17

VERSION M

REFERENCE 30232033

DRAWING 3023203AM



LENGTHS ARE IN METRES

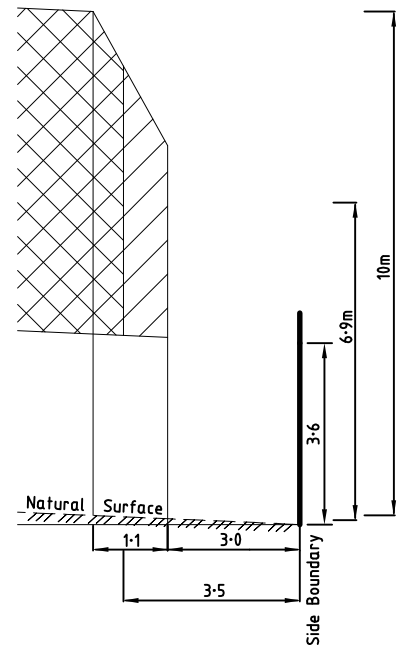
SCALE

ORIGINAL SHEET SIZE A3

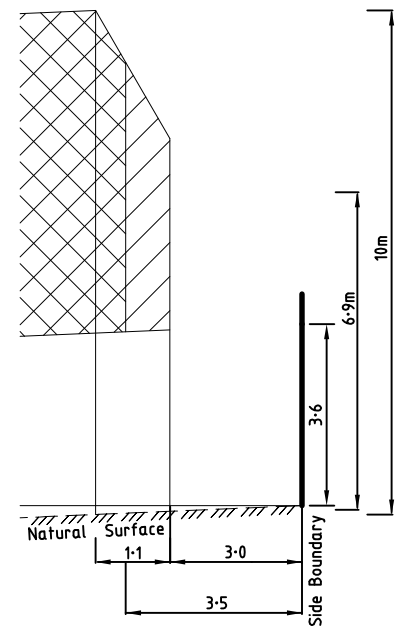
SHEET 13

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D Profile

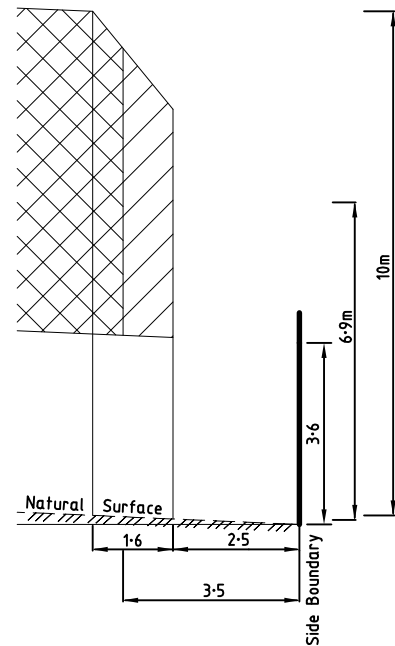


Natural surface rising from side boundary

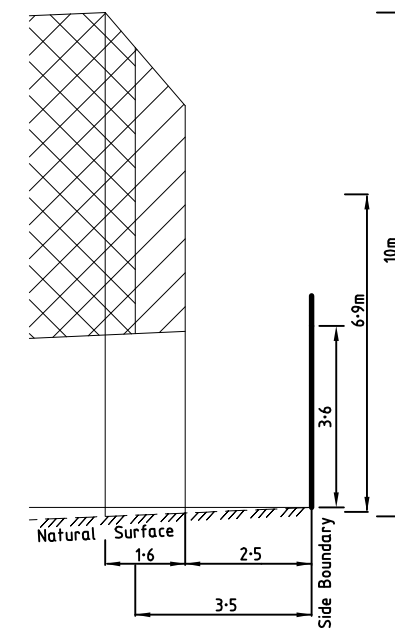


Natural surface falling from side boundary

E Profile



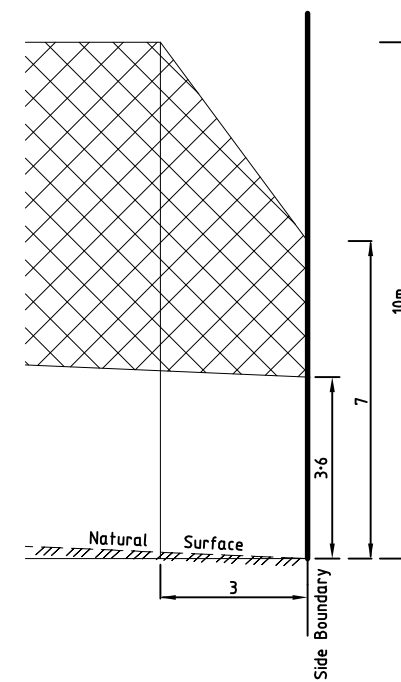
Natural surface rising from side boundary



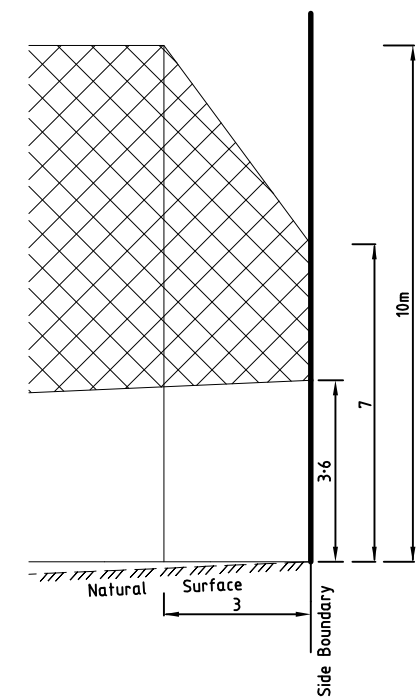
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

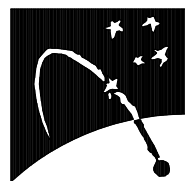


Natural surface rising from side boundary



Natural surface falling from side boundary

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**WARATAH - 3**

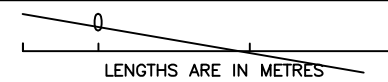
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DRAWING 3023203AM



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SCALE

ORIGINAL SHEET SIZE A3

SHEET 14

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