

PLAN OF SUBDIVISION

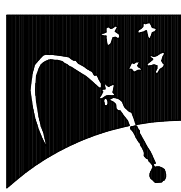
EDITION

PS 738884R

<p>LOCATION OF LAND</p> <p>PARISH: MICKLEHAM</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: —</p> <p>CROWN PORTION: 16 & 18 (PARTS)</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT F ON PS738883T</p> <p>POSTAL ADDRESS: WHITELEAF DRIVE (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 CO-ORDINATES: E 314 950 N 5 842 750 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>SPEAR Reference Number: S085621J</p>
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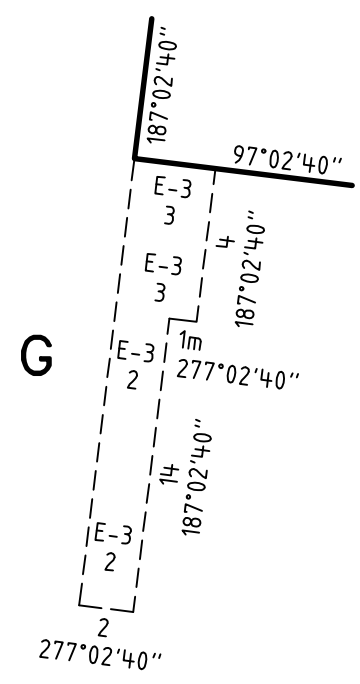
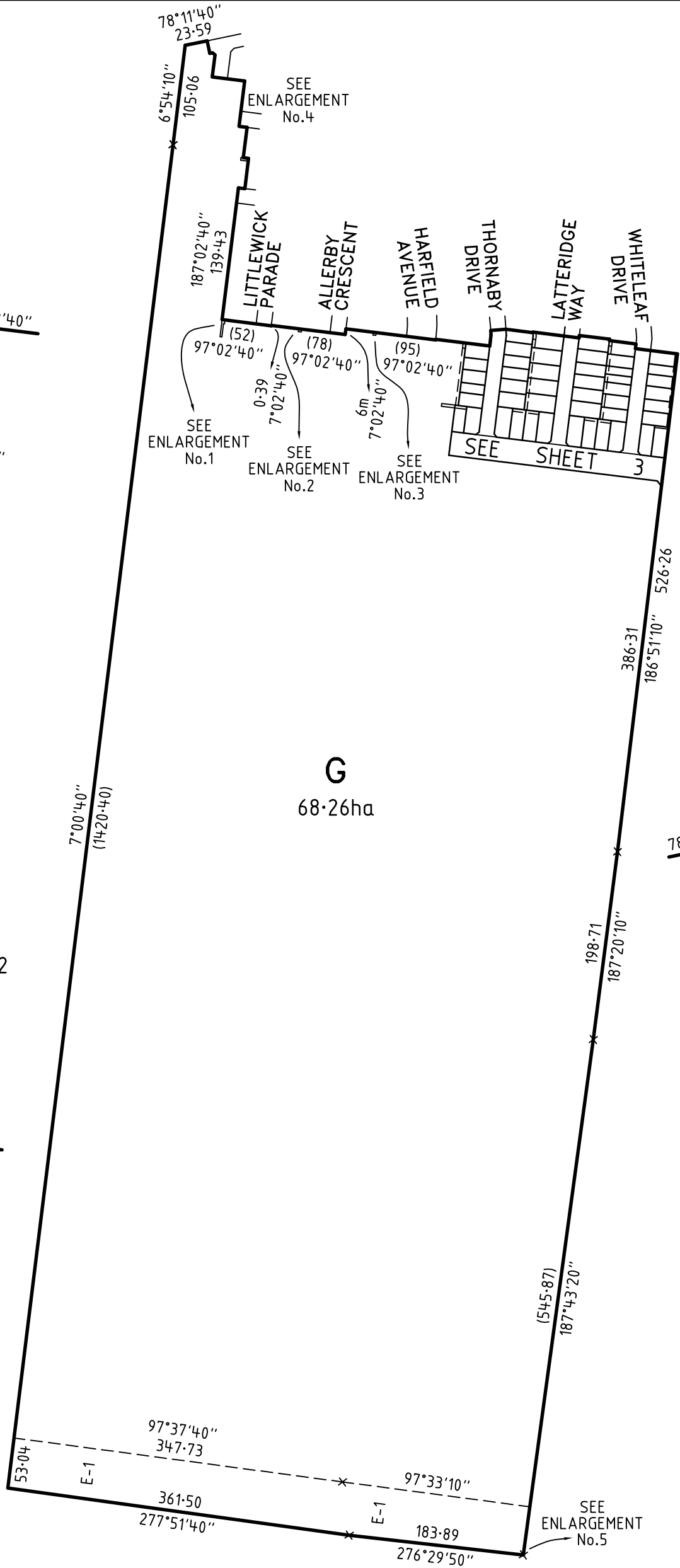
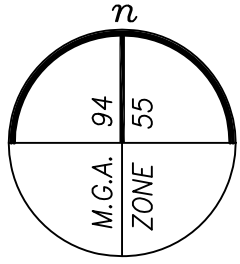
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	This is /is not a staged subdivision Planning Permit No. P18497
ROAD R1	HUME CITY COUNCIL	DEPTH LIMITATION	DOES NOT APPLY
<p>OTHER PURPOSE OF PLAN: TO REMOVE THOSE PARTS OF EASEMENT E-7 ON PS738883T NOW CONTAINED IN THORNABY DRIVE, LATTERIDGE WAY & WHITELEAF DRIVE ON THIS PLAN.</p> <p>GROUND FOR REMOVAL OF EASEMENTS: AGREEMENT BY ALL INTERESTED PARTIES</p>		<p>└ LOTS 1 TO 400 AND A TO F (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOT G) - 3.038ha</p> <p>EASEMENTS E-2 AND E-6 HAVE BEEN OMITTED FROM THIS PLAN</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	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-4 E-4	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	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.	PS738883T PS738883T	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION

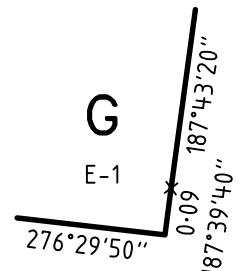
WARATAH - 4	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
47 LOTS AND BALANCE LOT G	DATE 14/09/17	REFERENCE 30232043	ORIGINAL SHEET SIZE A3
<p>Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	VERSION H	DRAWING 3023204AH	SHEET 1 OF 10 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (H), 14/09/2017, SPEAR Ref: S085621J		

PLAN OF SUBDIVISION

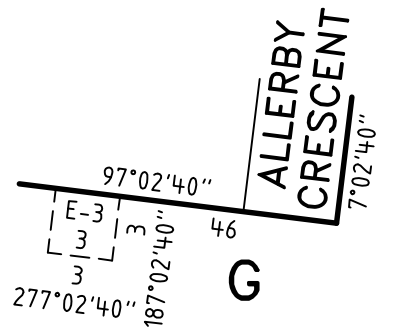
PS 738884R



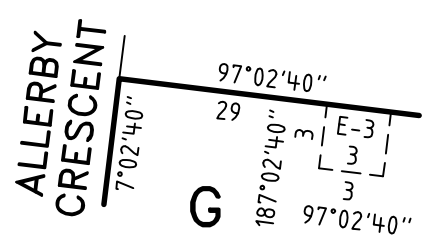
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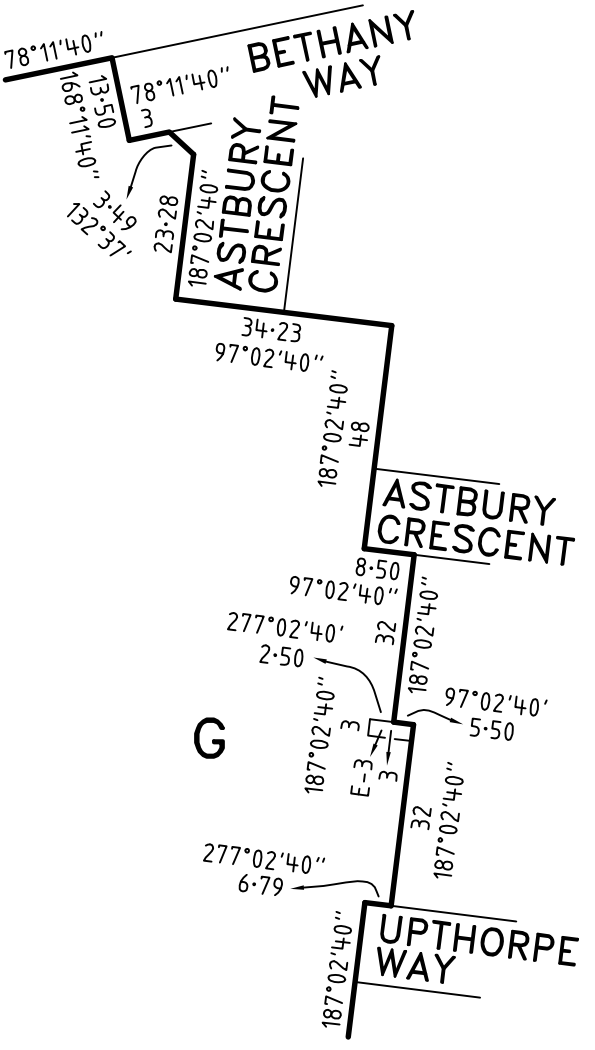
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ENLARGEMENT No.2
NOT TO SCALE



ENLARGEMENT No.3
NOT TO SCALE

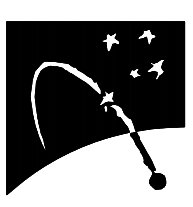


ENLARGEMENT No.4
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G
68.26ha

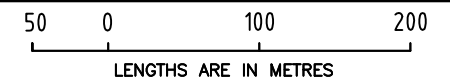
WARATAH - 4

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
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DATE 14/09/17

REFERENCE 30232043

VERSION H

DRAWING 3023204AH

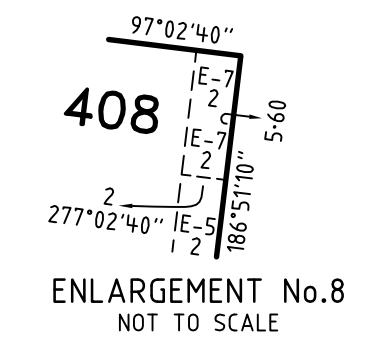
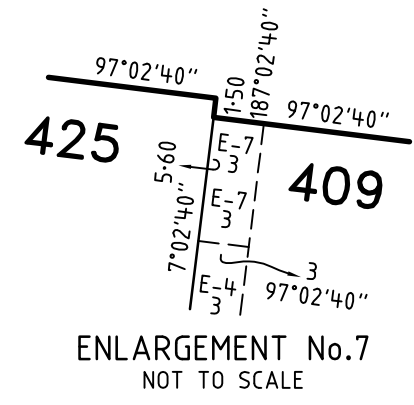
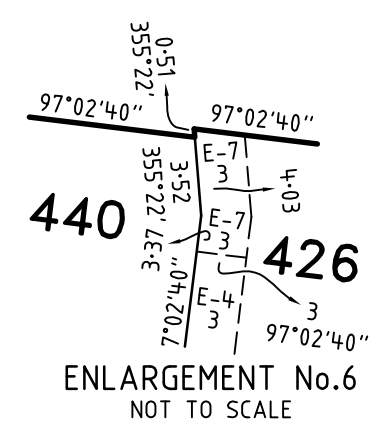
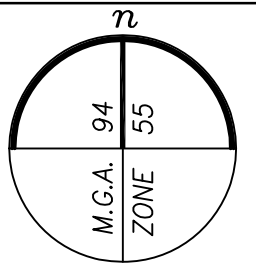
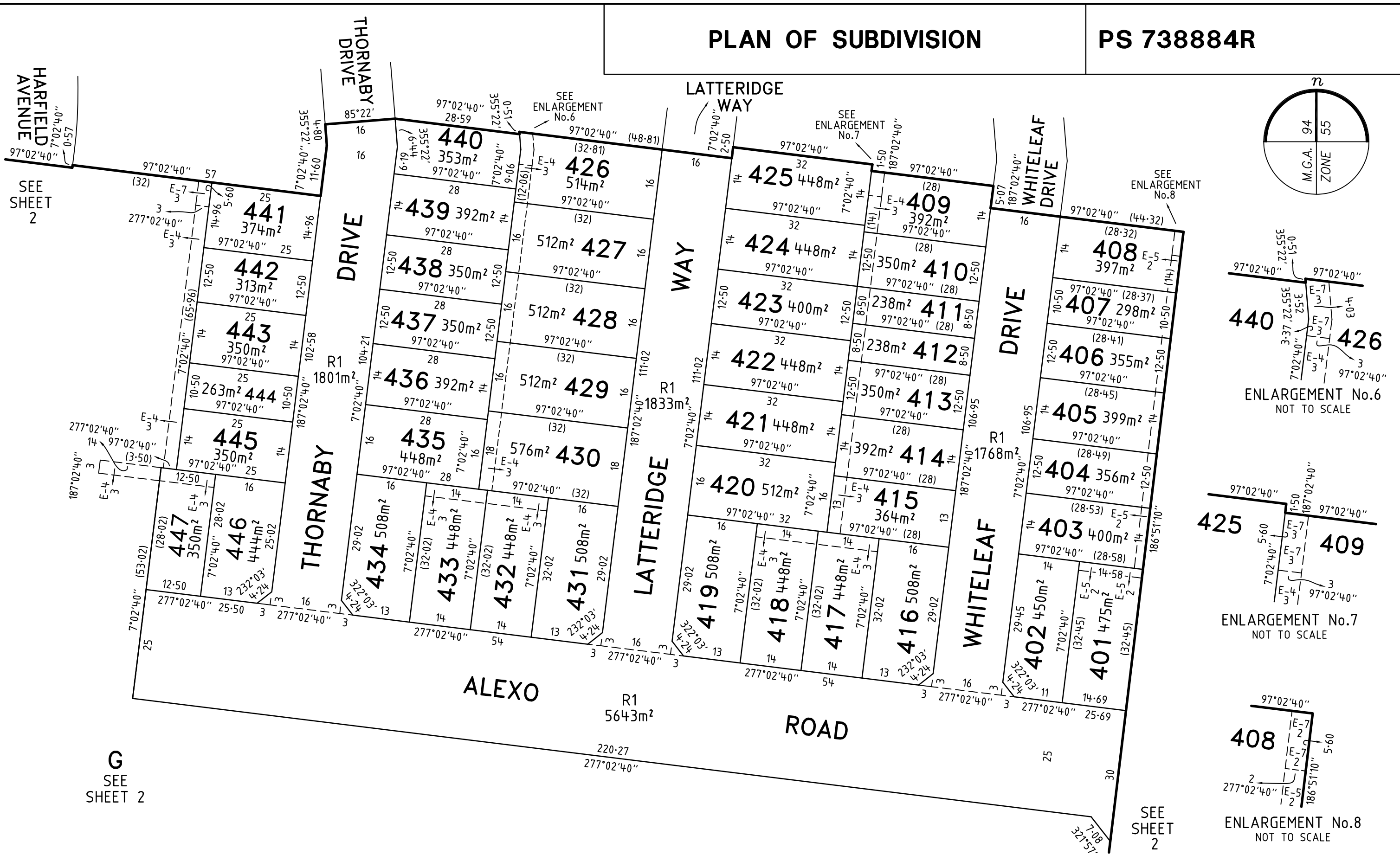
ORIGINAL SHEET SIZE A3

SHEET 2

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14/09/2017, SPEAR Ref: S085621J

PLAN OF SUBDIVISION

PS 738884R



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WARATAH - 4
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DATE 14/09/17 REFERENCE 30232043
 VERSION H DRAWING 3023204AH

8 0 16 32
 LENGTHS ARE IN METRES

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SCALE 1:800 ORIGINAL SHEET SIZE A3
 SHEET 3

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of this plan.

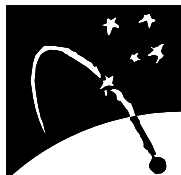

DESCRIPTION OF RESTRICTION:

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402, 403
402	401, 403
403	401, 402, 404
404	403, 405
405	404, 406
406	405, 407
408	407
409	410, 424, 425
410	409, 411, 424
413	412, 414, 421, 422
414	413, 415, 420, 421
415	414, 416, 417, 420
416	415, 417
417	415, 416, 418, 420
418	417, 419, 420
419	418, 420
420	414, 415, 417, 418, 419, 421
421	413, 414, 420, 422
422	412, 413, 421, 423
423	411, 412, 422, 424
424	409, 410, 423, 425

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
425	409, 424
426	427, 439, 440
427	426, 428, 438, 439
428	427, 429, 437, 438
429	428, 430, 436, 437
430	429, 431, 432, 433, 435, 436
431	430, 432
432	430, 431, 433
433	430, 432, 434, 435
434	433, 435
435	430, 433, 434, 436
436	429, 430, 435, 437
437	428, 429, 436, 438
438	427, 428, 437, 439
439	426, 427, 438, 440
440	426, 439
441	442
442	441, 443
443	442, 444
445	444, 446, 447
446	445, 447
447	445, 446

CONTINUED

WARATAH - 4 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 14/09/17 VERSION H	REFERENCE 30232043 DRAWING 3023204AH
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CREATION OF RESTRICTION A (CONTINUED)

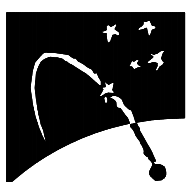
The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (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; 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.

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	DATE 14/09/17 VERSION H	REFERENCE 30232043 DRAWING 3023204AH	ORIGINAL SHEET SIZE A3 SHEET 5
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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:

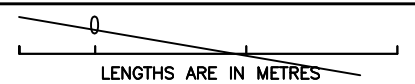
BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
407	406, 408
411	410, 412, 423
412	411, 413, 422, 423
444	443, 445

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.

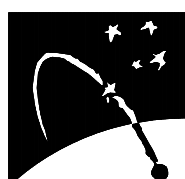
WARATAH - 4

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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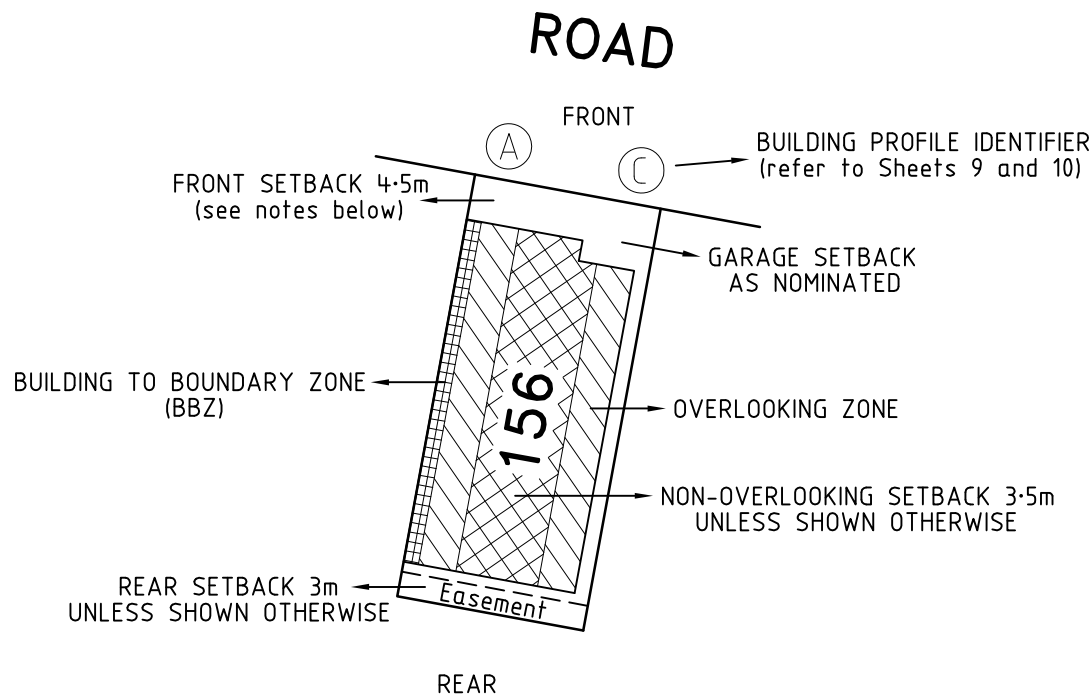
ORIGINAL SHEET SIZE A3
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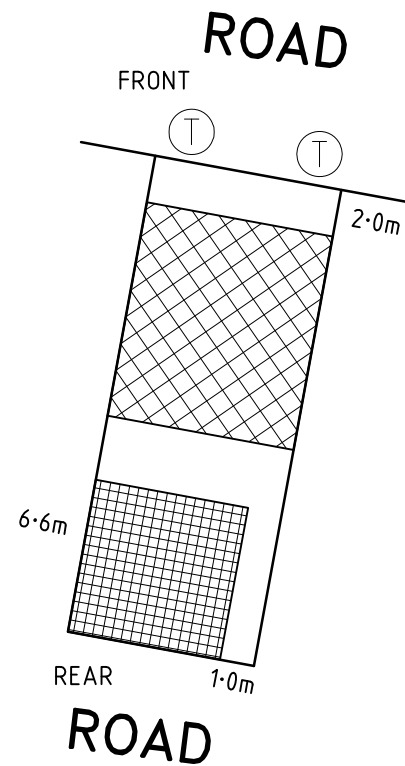
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS738884R

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

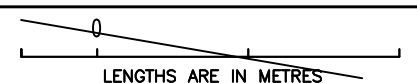
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

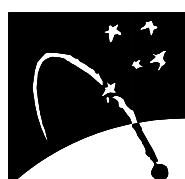
WARATAH - 4

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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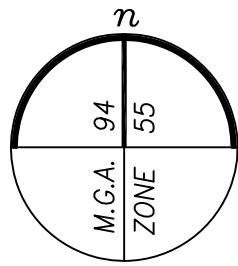
ORIGINAL SHEET SIZE A3

SHEET 7

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PLAN OF SUBDIVISION

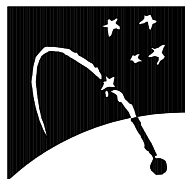
PS 738884R



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.

G

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WARATAH - 4

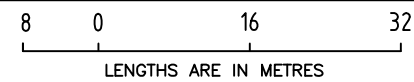
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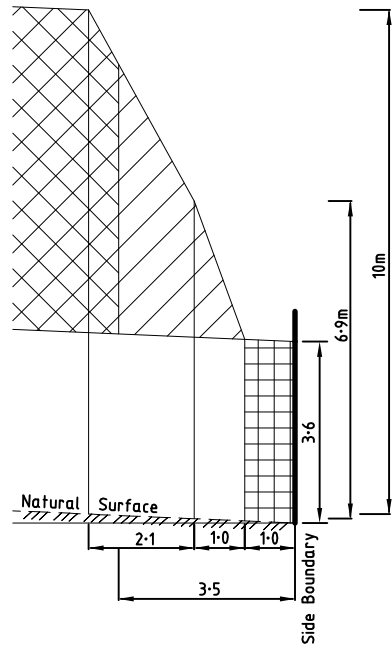


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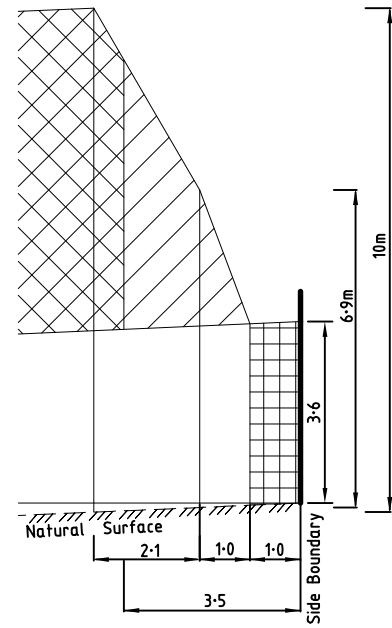
ORIGINAL SHEET SIZE A3
SHEET 8

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(A) Profile

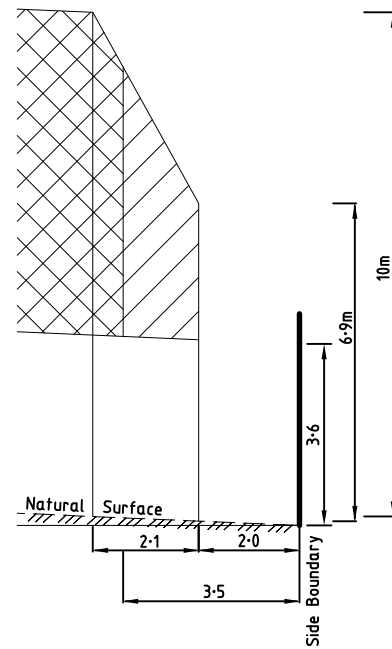


Natural surface rising from side boundary

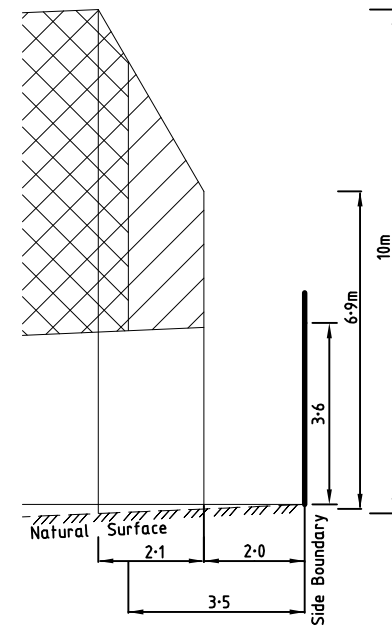


Natural surface falling from side boundary

(B) Profile



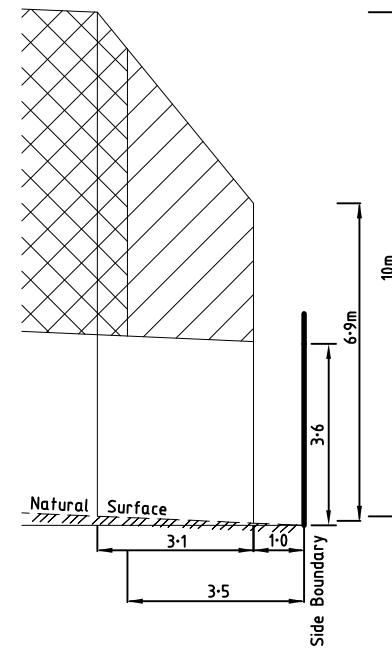
Natural surface rising from side boundary



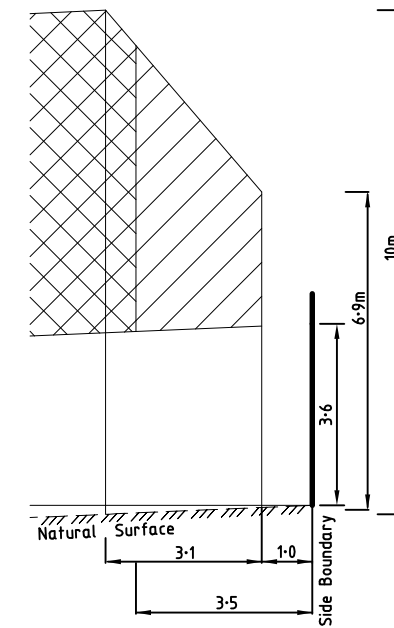
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

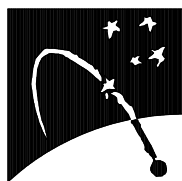


Natural surface rising from side boundary



Natural surface falling from side boundary

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WARATAH - 4

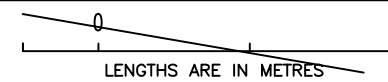
LICENSED SURVEYOR GREGORY STUART WILLIAMS

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DRAWING 3023204AH



LENGTHS ARE IN METRES

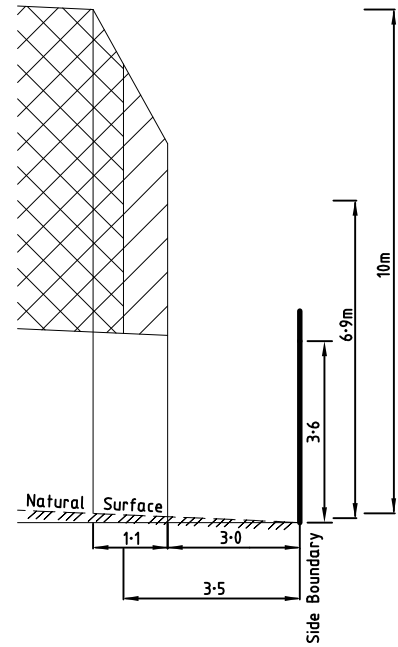
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ORIGINAL SHEET SIZE A3

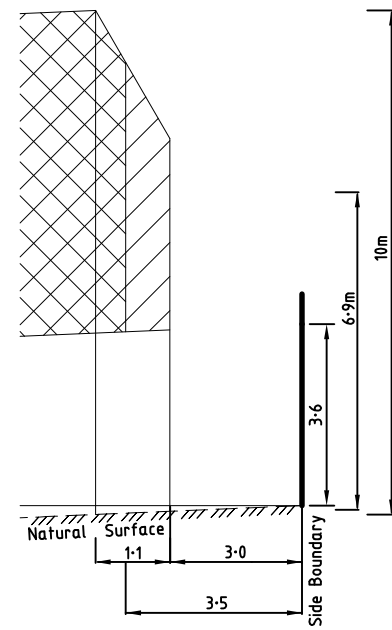
SHEET 9

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D Profile



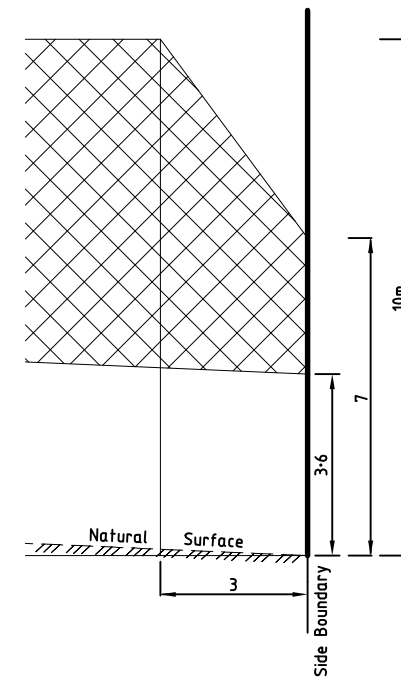
Natural surface rising from side boundary



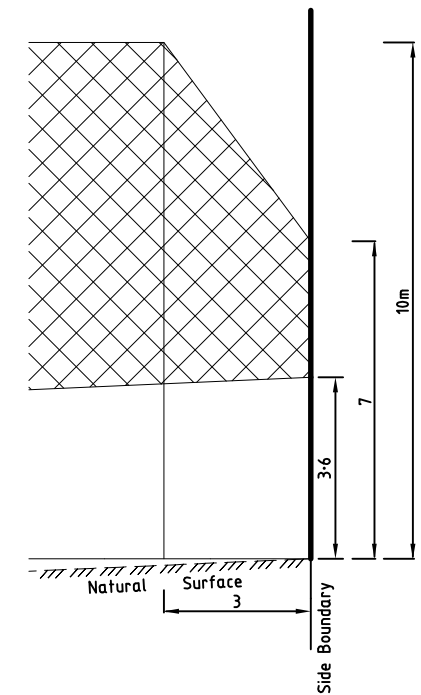
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

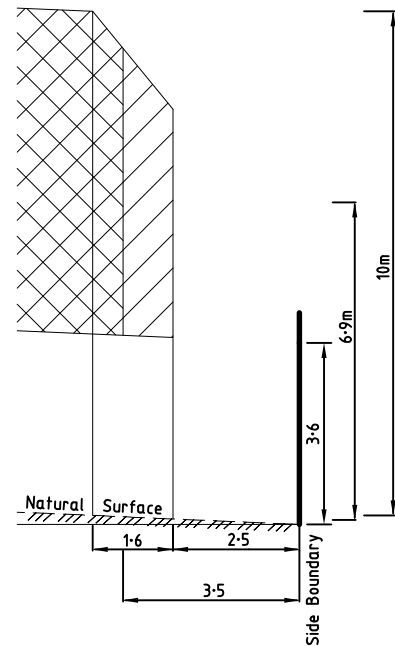


Natural surface rising from side boundary

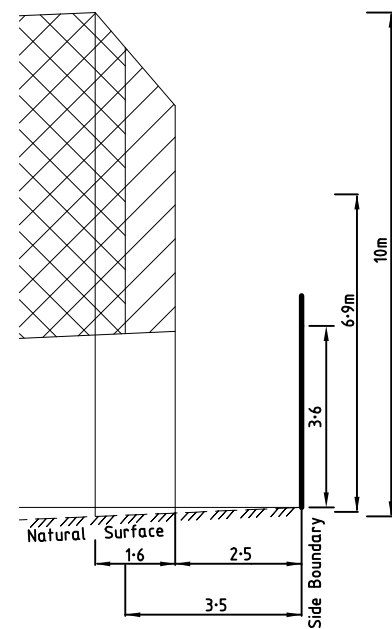


Natural surface falling from side boundary

E Profile

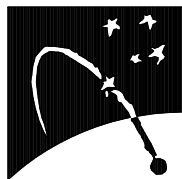


Natural surface rising from side boundary



Natural surface falling from side boundary

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WARATAH - 4

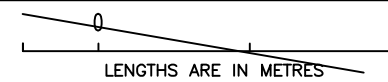
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 14/09/17

REFERENCE 30232043

VERSION H

DRAWING 3023204AH



SCALE

ORIGINAL SHEET SIZE A3

SHEET 10

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (H),
 14/09/2017, SPEAR Ref: S085621J