

# PLAN OF SUBDIVISION


**EDITION**

**PS 746087Y**

<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 FOL</p> <p>LAST PLAN REFERENCE: LOT H ON PS746086B</p> <p>POSTAL ADDRESS: HARFIELD AVENUE (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 CO-ORDINATES: E 314 850 N 5 843 100 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008113 Planning Permit Reference: P18497 &amp; P19705 SPEAR Reference Number: S096509V</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>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</p> <p>Digitally signed by: Michelle Hutchings for Hume City Council on 08/06/2017</p>
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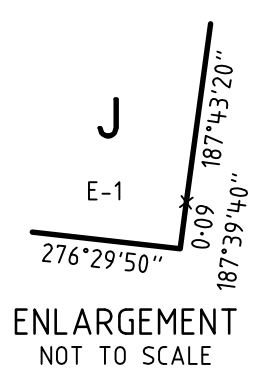
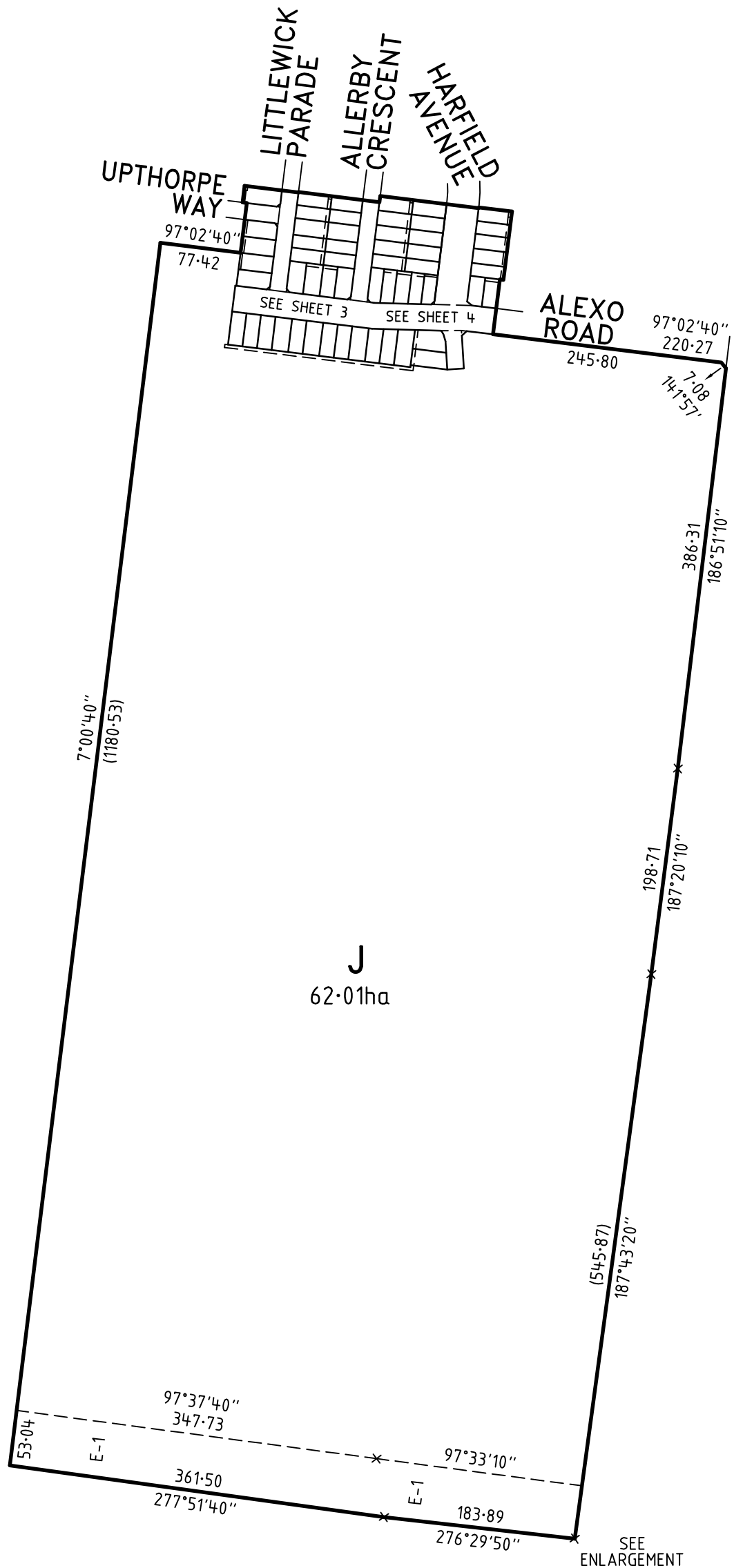
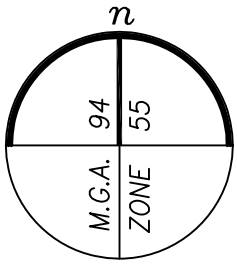
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1	HUME CITY COUNCIL	This <del>is</del> /is not a staged subdivision Planning Permit No. <b>P18497 &amp; P19705</b>	
		DEPTH LIMITATION	DOES NOT APPLY
		SURVEY	This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. <b>74</b>
OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT E-9 ON PS746086B NOW CONTAINED IN UPTHORPE WAY AND LITTLEWICK PARADE ON THIS PLAN.		<p>└ LOTS 1 TO 600 AND A TO I (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOT J) - 3.817ha</p> <p>EASEMENTS E-2, E-5, E-6 &amp; E-8 HAVE BEEN OMITTED FROM THIS PLAN.</p>	
<p>OTHER PURPOSE OF PLAN:</p> <p>TO REMOVE THAT PART OF EASEMENT E-9 ON PS746086B NOW CONTAINED IN UPTHORPE WAY AND LITTLEWICK PARADE ON THIS PLAN.</p> <p>AGREEMENT BY ALL INTERESTED PARTIES</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.	PS738884R PS738884R	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS738883T PS738883T	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-9 E-9	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS746086B PS746086B	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-10 E-10	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-11	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION

<b>WARATAH - 6</b>	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
<b>55 LOTS AND BALANCE LOT J</b>	DATE 02/02/17	REFERENCE 30232063	ORIGINAL SHEET SIZE A3
<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 J	DRAWING 3023206AJ	SHEET 1 OF 11 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (J), 03/02/2017		

PLAN OF SUBDIVISION

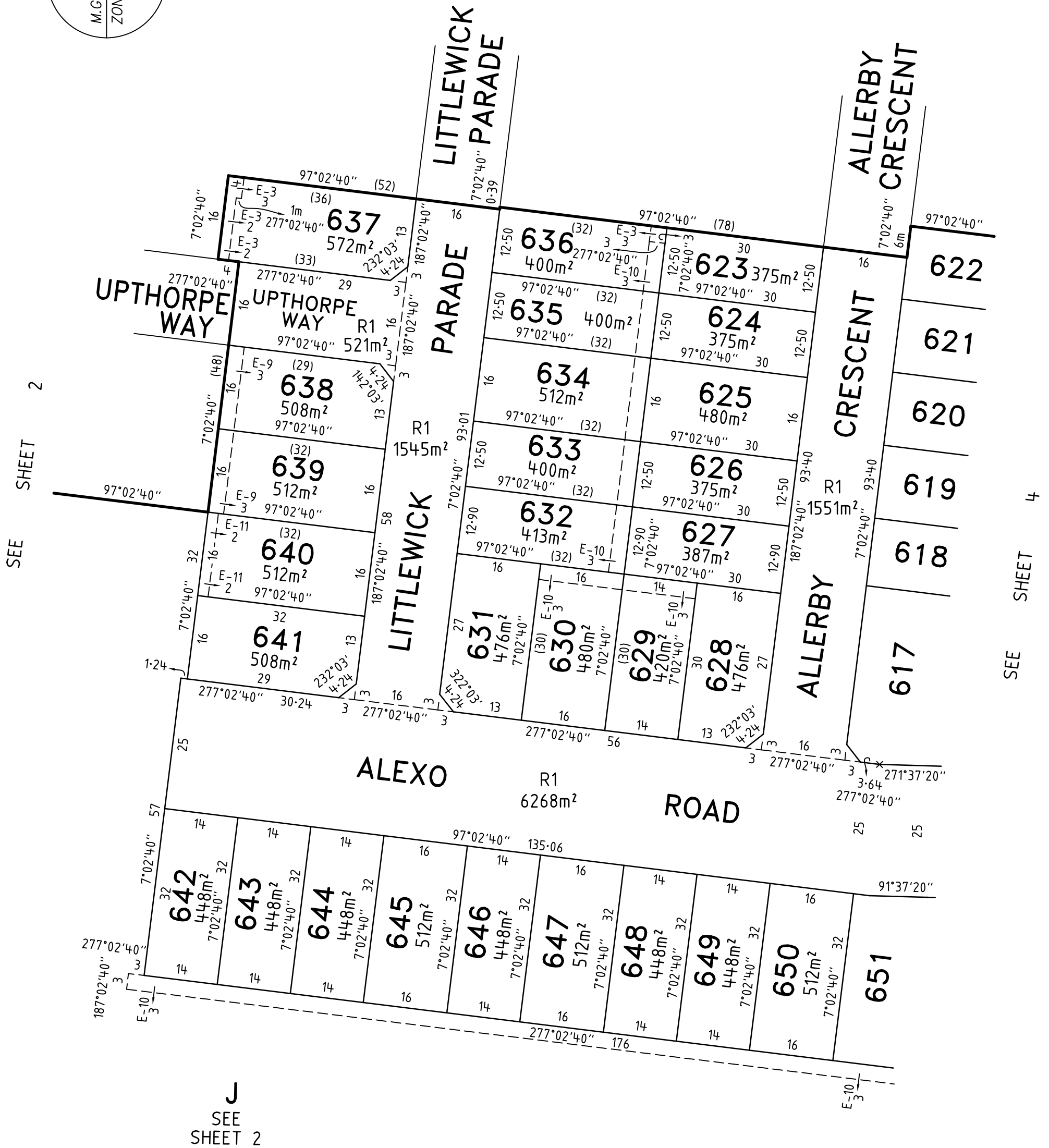
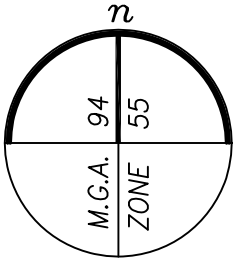
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	DATE 02/02/17 VERSION J	REFERENCE 30232063 DRAWING 3023206AJ	ORIGINAL SHEET SIZE A3 SHEET 2	
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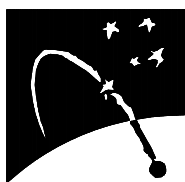
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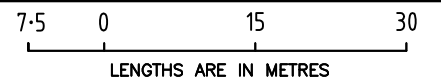
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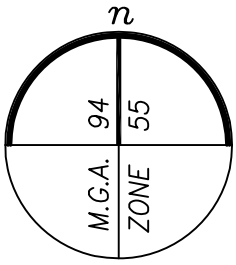
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PLAN OF SUBDIVISION

PS 746087Y



SEE SHEET 3

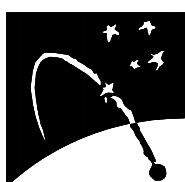


SEE SHEET 2

SEE SHEET 2

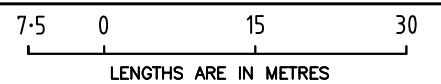
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SHEET 4

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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
601	602, 603
602	601, 603
603	601, 602, 604
604	603, 605
605	604, 606
606	605, 607
607	606
608	609, 622
609	608, 610, 621
610	609, 611, 620
611	610, 612, 619
612	611, 613, 614, 615, 618
613	612, 614
614	612, 613, 615
615	612, 614, 616, 618
616	615, 617, 618
617	616, 618
618	612, 615, 616, 617, 619
619	611, 618, 620
620	610, 619, 621
621	609, 620, 622
622	608, 621
623	624, 636
624	623, 625, 635
625	624, 626, 634
626	625, 627, 633
627	626, 628, 629, 632
628	627, 629

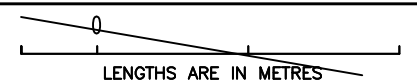
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
629	627, 628, 630
630	629, 631, 632
631	630, 632
632	627, 630, 631, 633
633	626, 632, 634
634	625, 633, 635
635	624, 634, 636
636	623, 635
637	636
638	639
639	638, 640
640	639, 641
641	640
642	643
643	642, 644
644	643, 645
645	644, 646
646	645, 647
647	646, 648
648	647, 649
649	648, 650
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653	652, 654, 655
654	653, 655
655	653, 654

CONTINUED

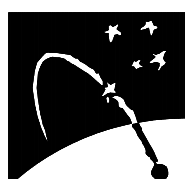
**WARATAH – 6**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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**CREATION OF RESTRICTION A (CONTINUED)**

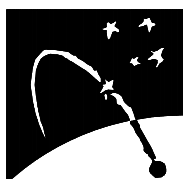
The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (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.

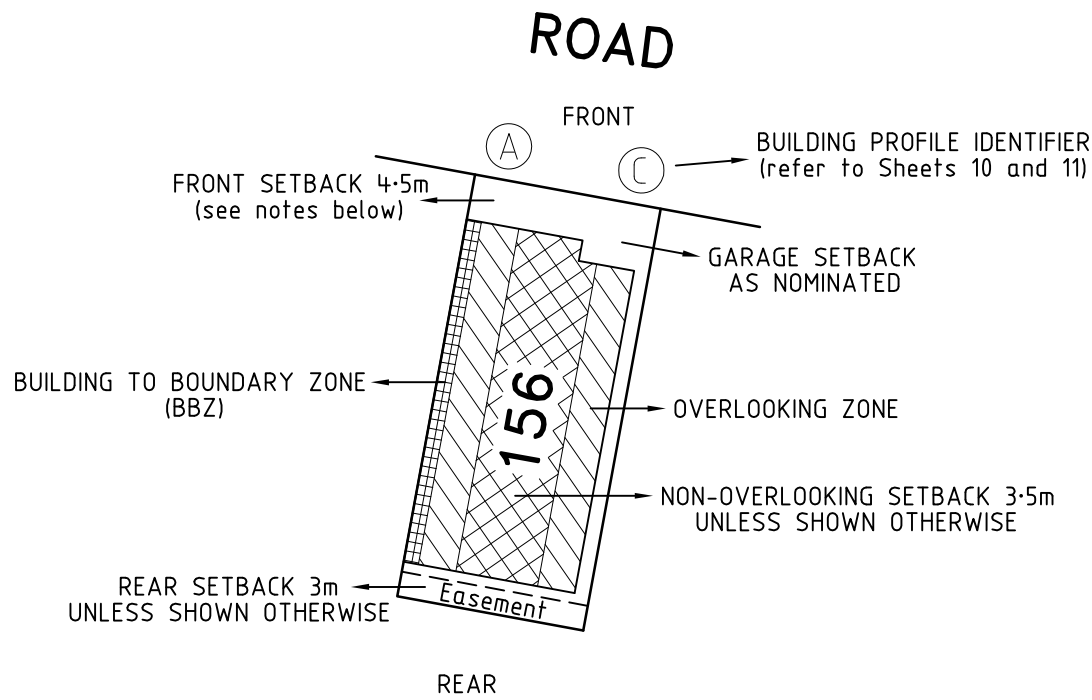
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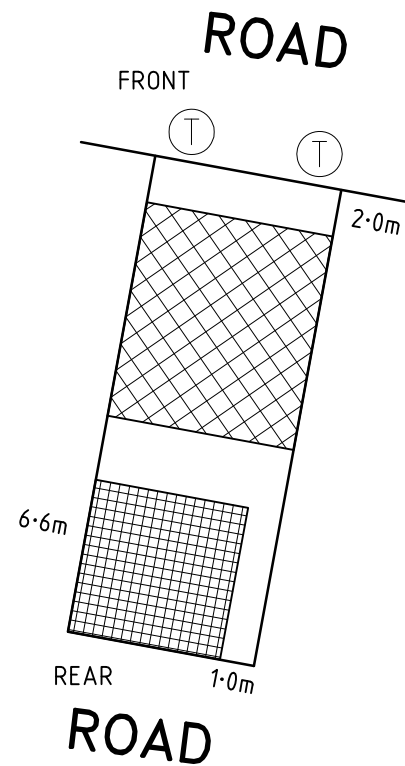
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS746087Y

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

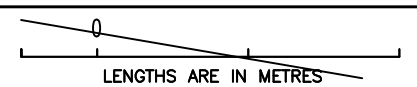
Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

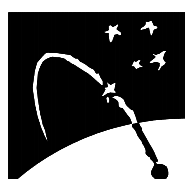
**WARATAH - 6**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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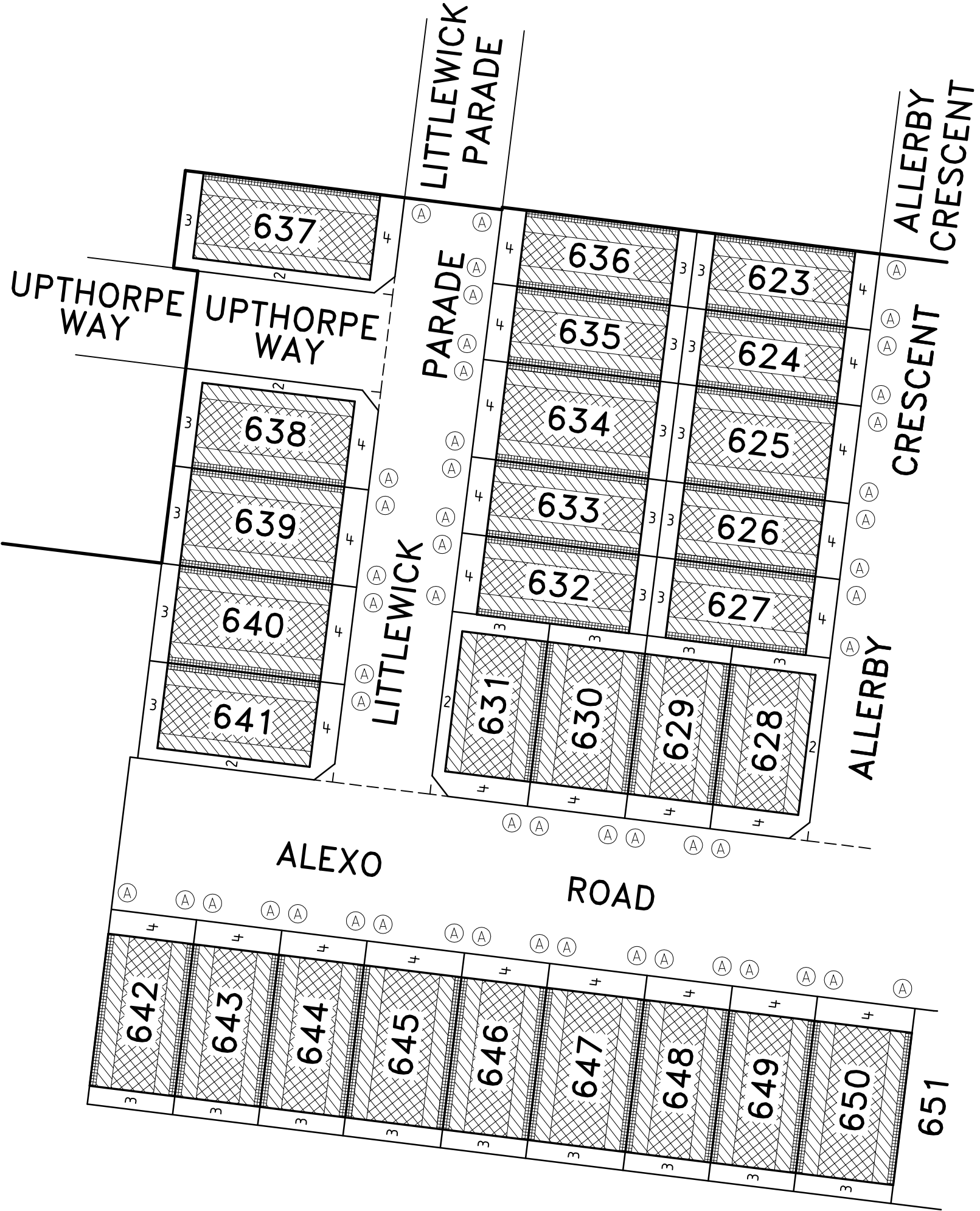
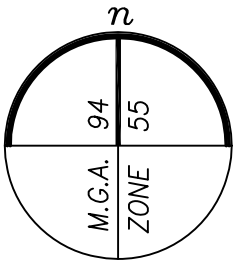
SHEET 7

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PLAN OF SUBDIVISION

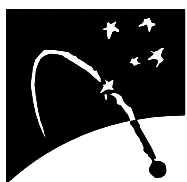
PS 746087Y



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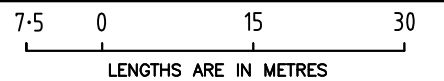
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SHEET 8

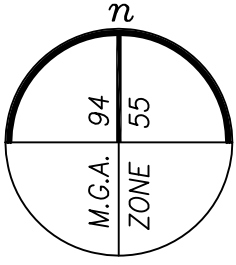
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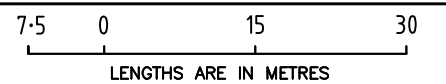
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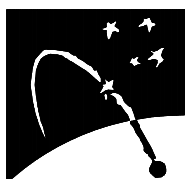
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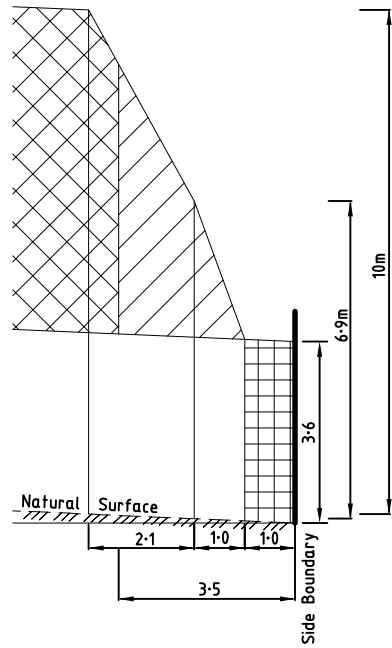
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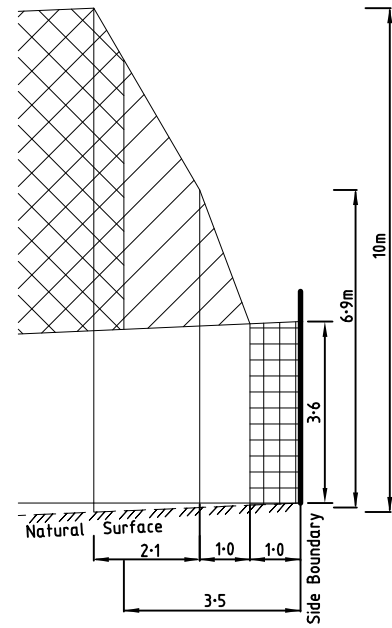
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(A) Profile

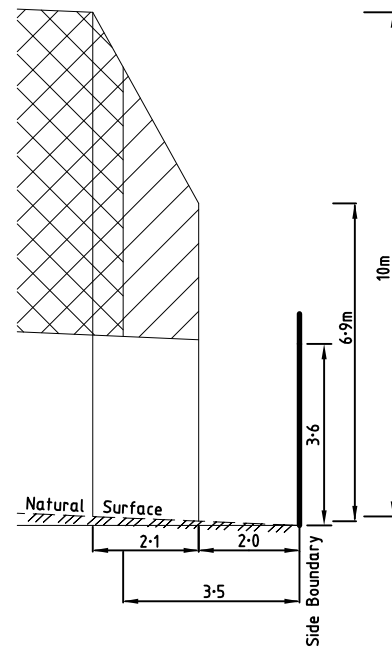


Natural surface rising from side boundary

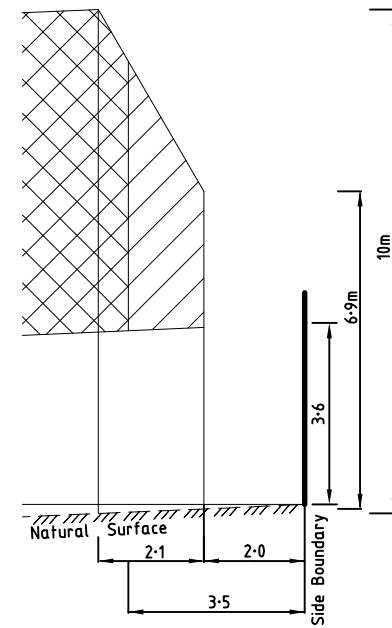


Natural surface falling from side boundary

(B) Profile



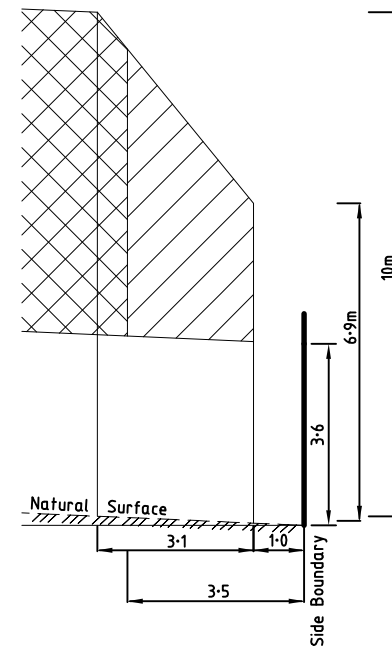
Natural surface rising from side boundary



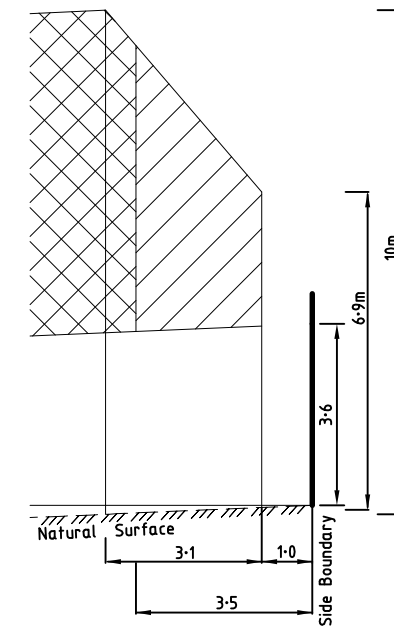
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

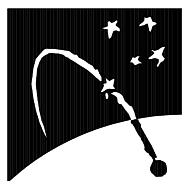


Natural surface rising from side boundary



Natural surface falling from side boundary

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**WARATAH - 6**

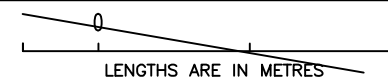
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LENGTHS ARE IN METRES

SCALE

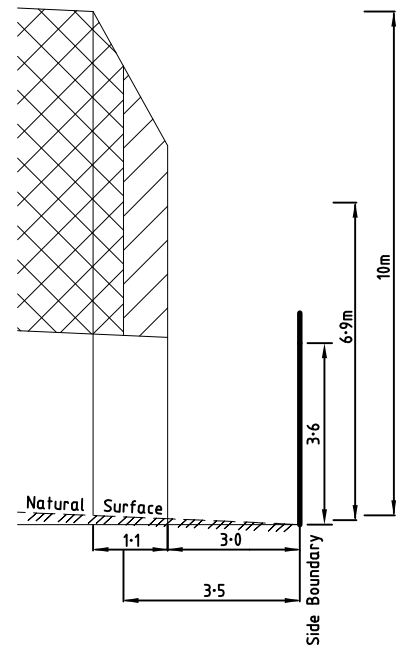
ORIGINAL SHEET SIZE A3

SHEET 10

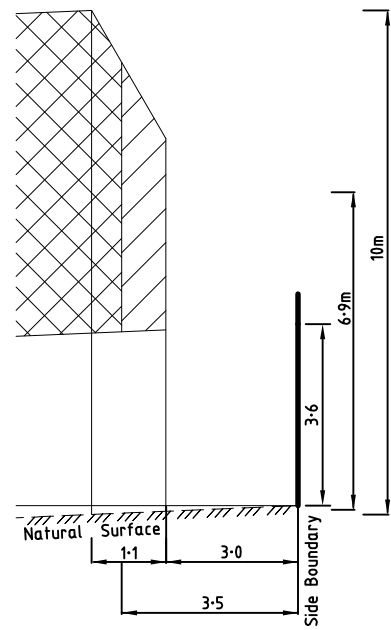
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 Surveyor's Plan Version (J),  
 03/02/2017

Digitally signed by:  
 Hume City Council,  
 08/06/2017,  
 SPEAR Ref: S096509V

D Profile



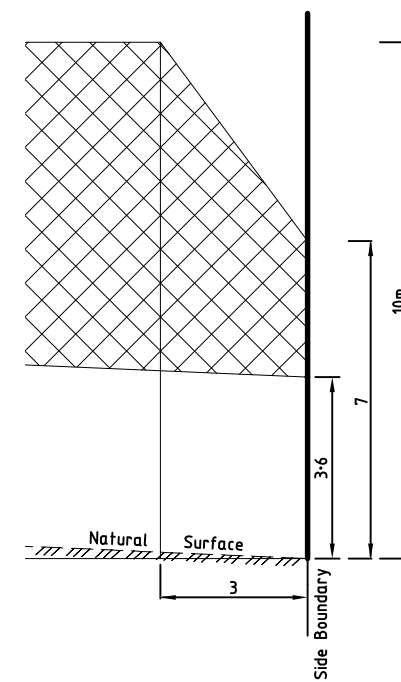
Natural surface rising from side boundary



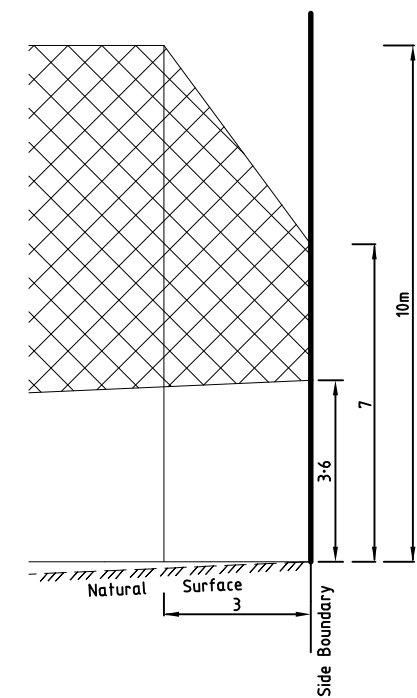
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

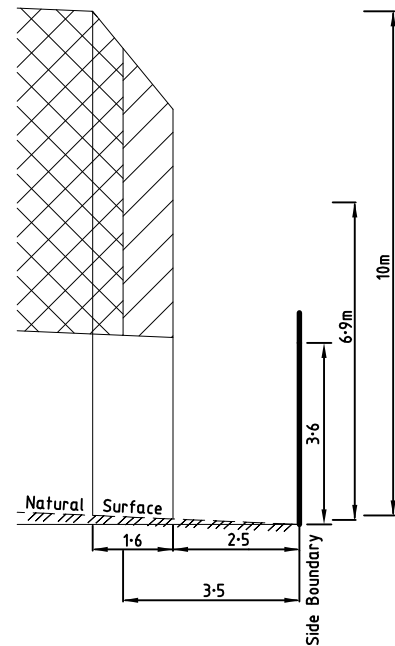


Natural surface rising from side boundary

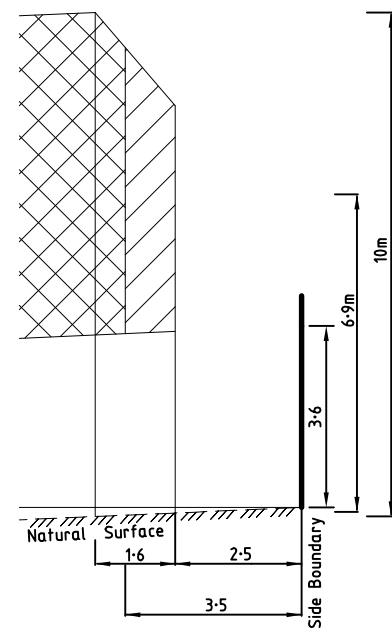


Natural surface falling from side boundary

E Profile

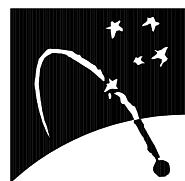


Natural surface rising from side boundary



Natural surface falling from side boundary

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**WARATAH - 6**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 02/02/17

REFERENCE 30232063

VERSION J

DRAWING 3023206AJ



SCALE

ORIGINAL SHEET SIZE A3

SHEET 11

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),  
 Surveyor's Plan Version (J),  
 03/02/2017

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 Hume City Council,  
 08/06/2017,  
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