

PLAN OF SUBDIVISION

EDITION

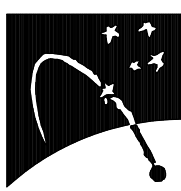
PS 805186V

<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 J ON PS746087Y</p> <p>POSTAL ADDRESS: REALM VISTA (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 CO-ORDINATES: E 314 870 N 5 843 020 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: s008197 Planning Permit Reference: P19705 SPEAR Reference Number: S100747J</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</p> <p>Digitally signed by: Michelle Hutchings for Hume City Council on 10/07/2017</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	DEPTH LIMITATION
ROAD R1	HUME CITY COUNCIL	This is is not a staged subdivision Planning Permit No. P19705	DOES NOT APPLY
<p>└ LOTS 1 TO 700 AND A TO J (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOT K) - 3.638ha</p> <p>EASEMENTS E-2 TO E-9 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p>			

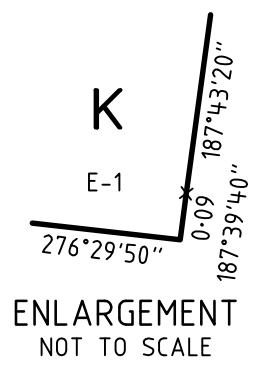
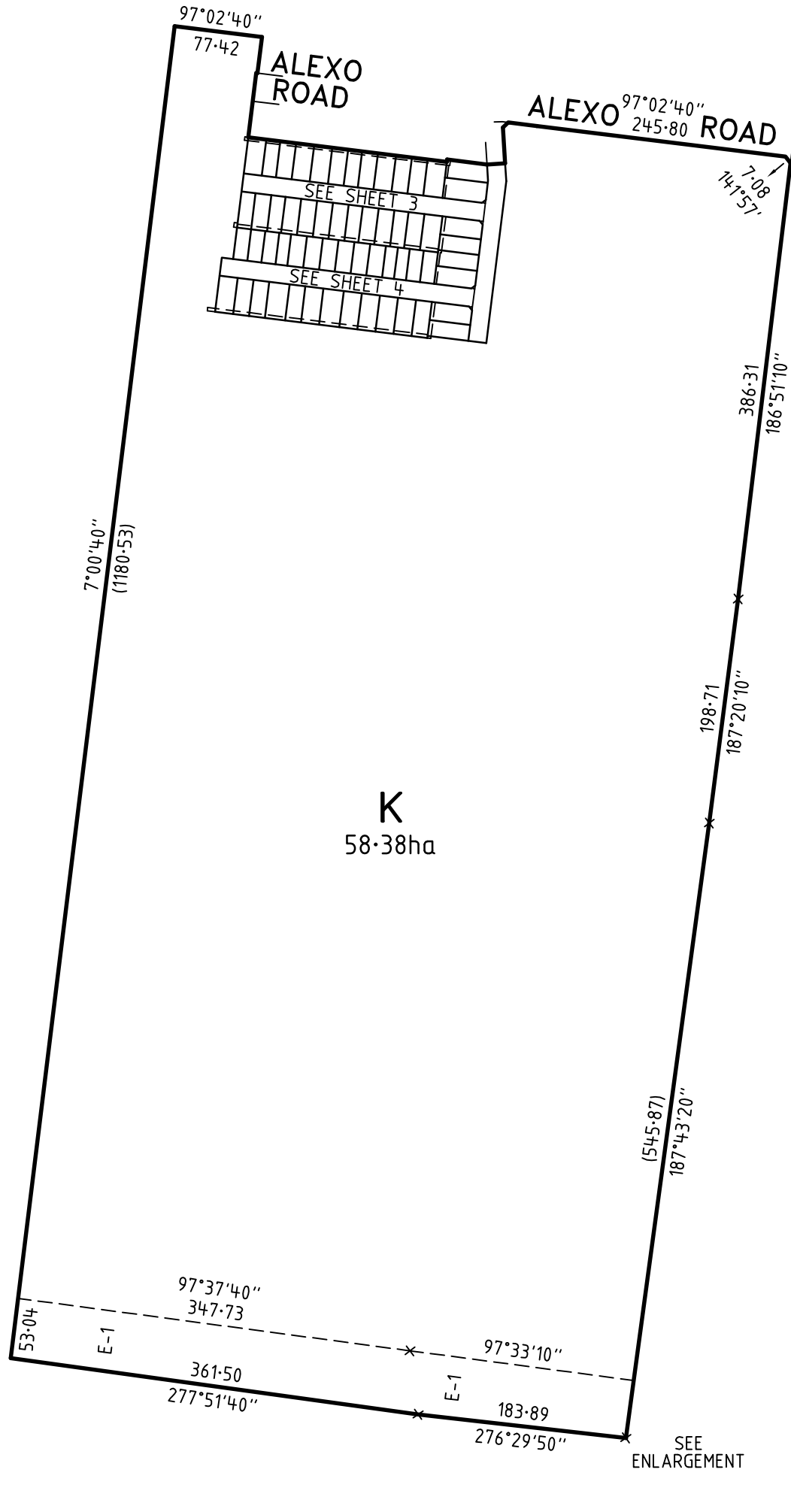
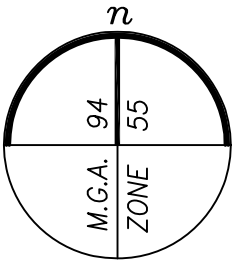
EASEMENT INFORMATION				
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	D724903	STATE ELECTRICITY COMMISSION OF VICTORIA
E-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.	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-12	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION

WARATAH – 7	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
59 LOTS AND BALANCE LOT K	DATE 05/12/16	REFERENCE 30232073	ORIGINAL SHEET SIZE A3
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	VERSION B	DRAWING 3023207AB	SHEET 1 OF 11 SHEETS
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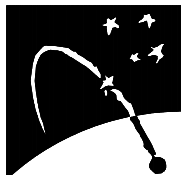
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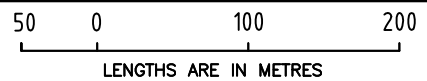
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:5000



DATE 05/12/16
VERSION B

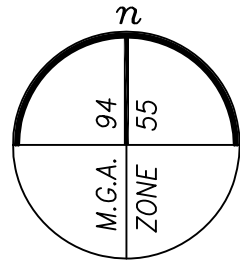
REFERENCE 30232073
DRAWING 3023207AB

ORIGINAL SHEET SIZE A3

SHEET 2

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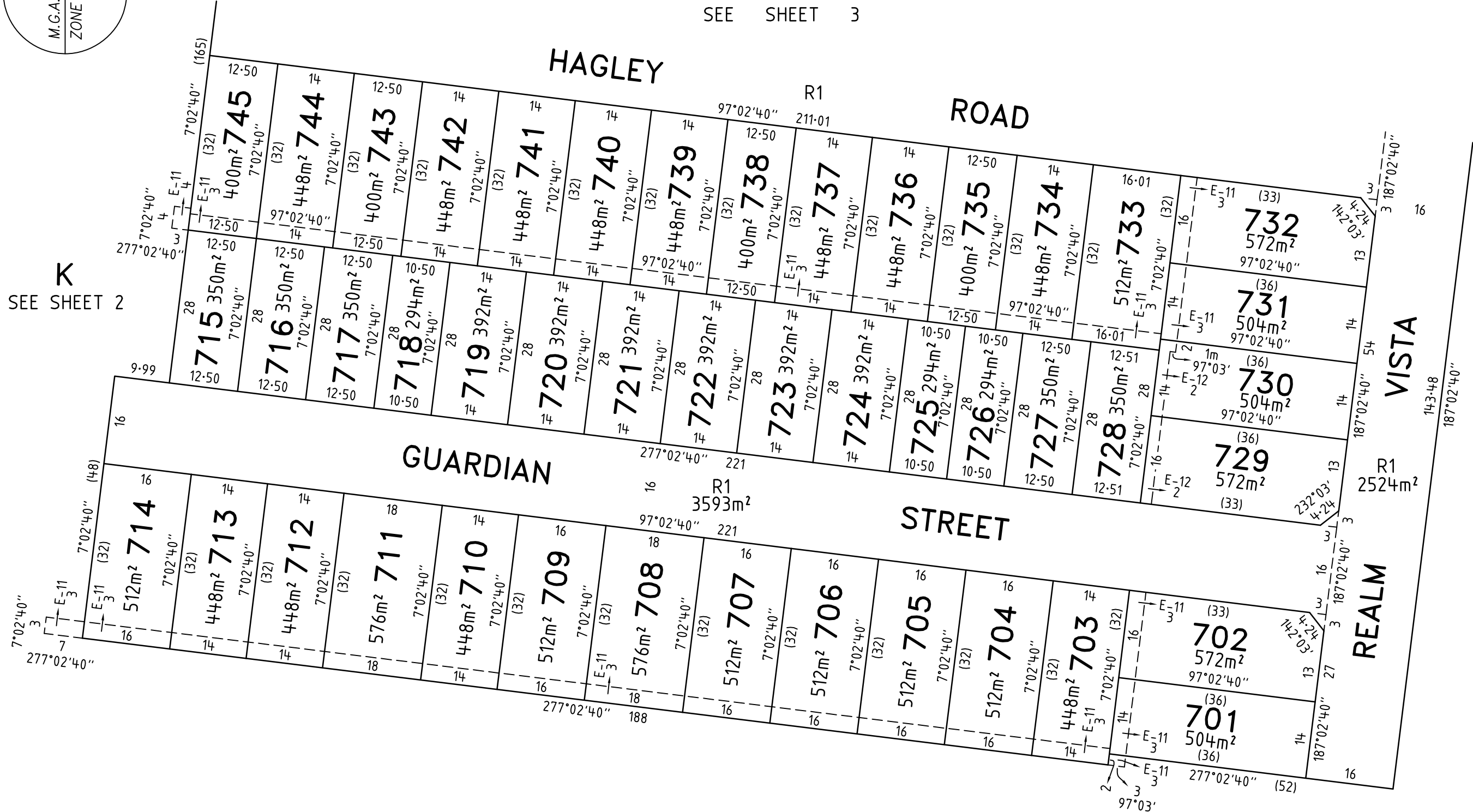
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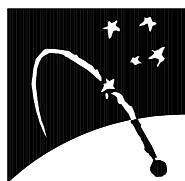
SEE SHEET 3



K
SEE SHEET 2

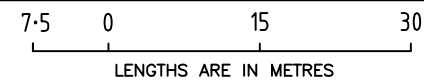
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 LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 05/12/16 REFERENCE 30232073
 VERSION B DRAWING 3023207AB



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ORIGINAL SHEET SIZE A3
 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
701	702, 703
702	701, 703
703	701, 702, 704
704	703, 705
705	704, 706
706	705, 707
707	706, 708
708	707, 709
709	708, 710
710	709, 711
711	710, 712
712	711, 713
713	712, 714
714	713
715	716, 745
716	715, 717, 744
717	716, 718, 743, 744
718	717, 719, 742, 743
719	718, 720, 741, 742
720	719, 721, 740, 741
721	720, 722, 739, 740
722	721, 723, 738, 739
723	722, 724, 737, 738
724	723, 725, 736, 737
725	724, 726, 735, 736
726	725, 727, 734, 735
727	726, 728, 733, 734
728	727, 729, 730, 733
729	728, 730
730	728, 729, 731, 733

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
731	730, 732, 733
732	731, 733
733	727, 728, 730, 731, 732, 734
734	726, 727, 733, 735
735	725, 726, 734, 736
736	724, 725, 735, 737
737	723, 724, 736, 738
738	722, 723, 737, 739
739	721, 722, 738, 740
740	720, 721, 739, 741
741	719, 720, 740, 742
742	718, 719, 741, 743
743	717, 718, 742, 744
744	716, 717, 743, 745
745	715, 744
746	747
747	746, 748
748	747, 749,
749	748, 750
750	749, 751
751	750, 752
752	751, 753
753	752, 754
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755	754, 756
756	755, 757
757	756, 758, 759
758	757, 759
759	757, 758

CONTINUED

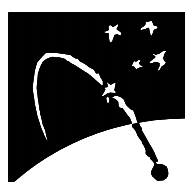
WARATAH - 7

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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DATE 05/12/16
 VERSION B

REFERENCE 30232073
 DRAWING 3023207AB

ORIGINAL SHEET SIZE A3
 SHEET 5

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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) 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.

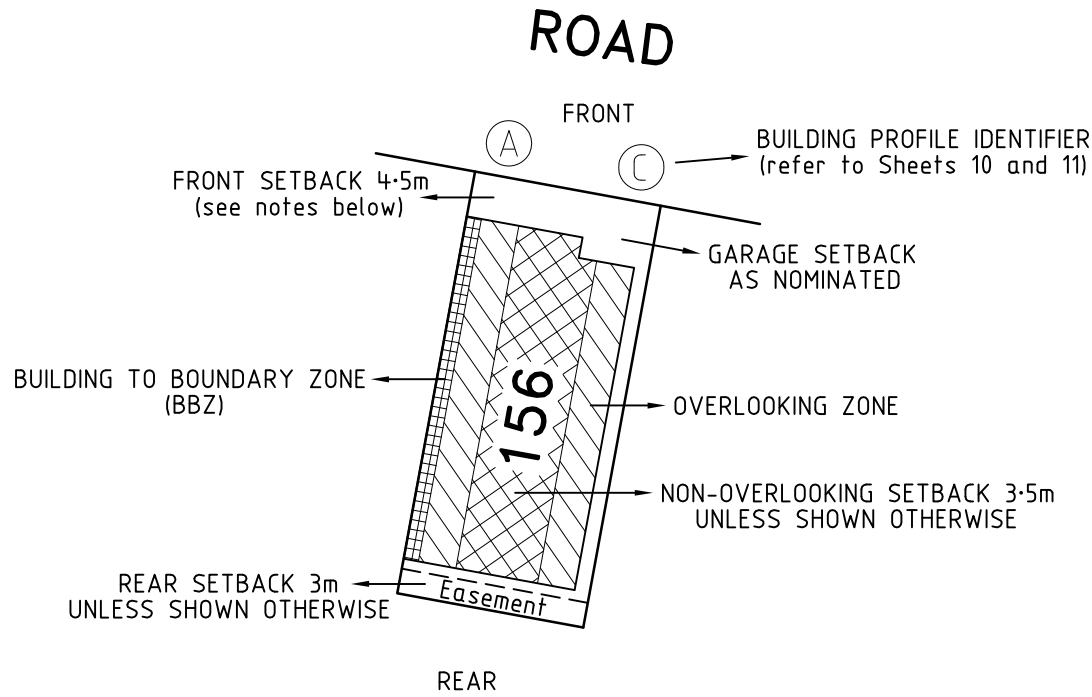
- (v) Subdivide or cause to subdivide or allow to be subdivided the lot.

WARATAH - 7 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	 LENGTHS ARE IN METRES
	DATE 05/12/16 VERSION B	REFERENCE 30232073 DRAWING 3023207AB	ORIGINAL SHEET SIZE A3 SHEET 6	
Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (B), 16/03/2017, SPEAR Ref: S100747J		Digitally signed by: Hume City Council, 10/07/2017, SPEAR Ref: S100747J		

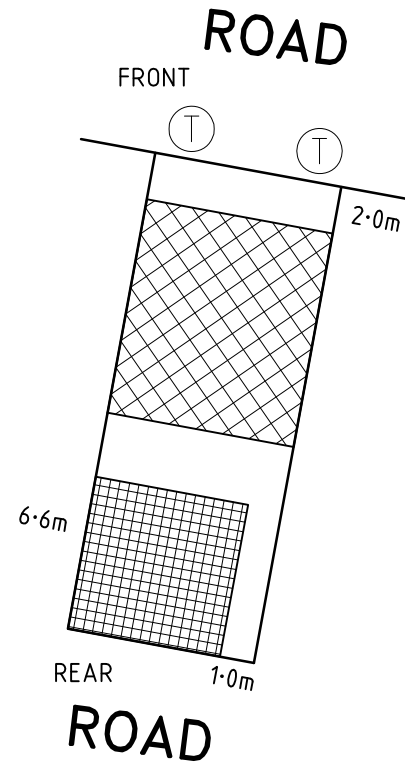
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS805186V

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

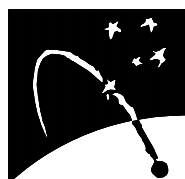
 Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

 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.

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 05/12/16

REFERENCE 30232073

VERSION B

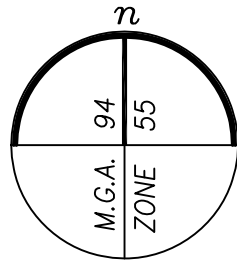
DRAWING 3023207AB

ORIGINAL SHEET SIZE A3

SHEET 7

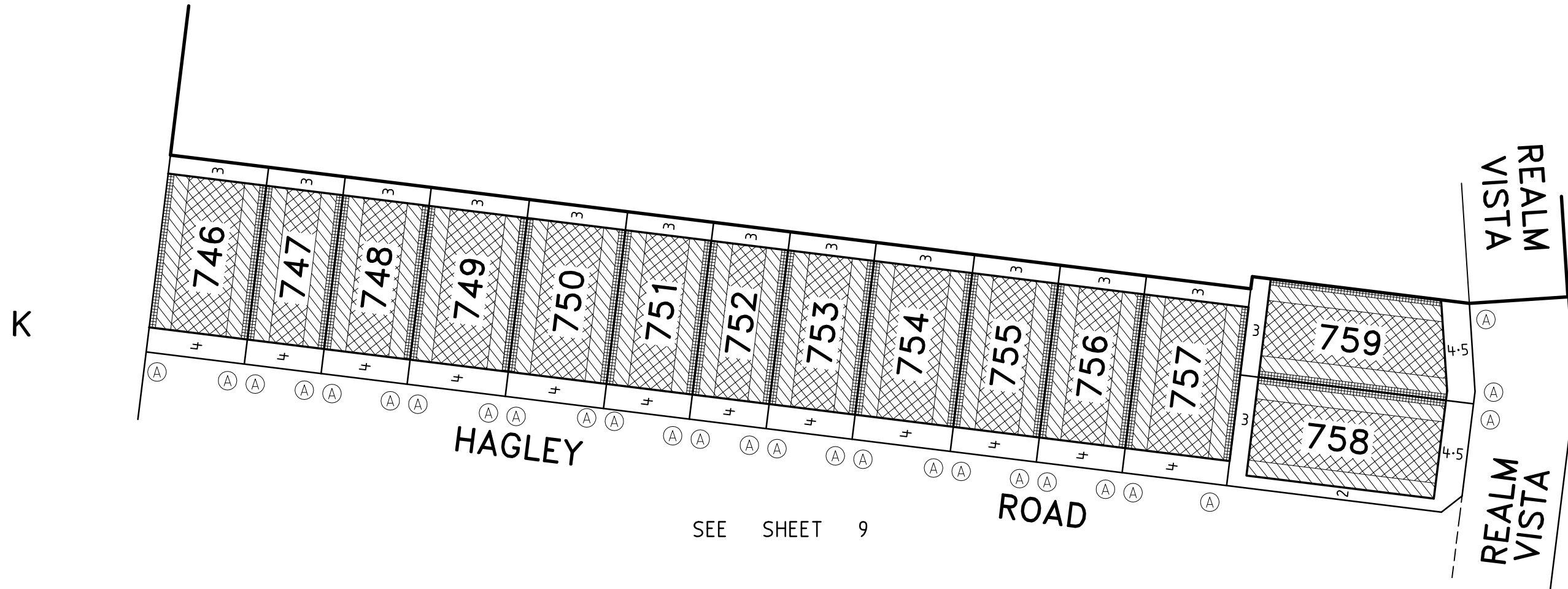
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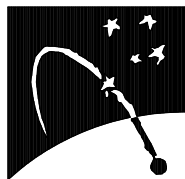


PLAN OF SUBDIVISION

PS 805186V



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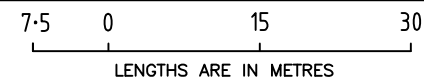
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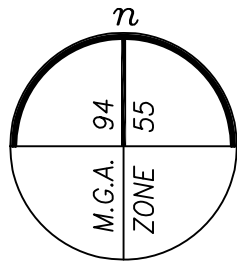


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ORIGINAL SHEET SIZE A3
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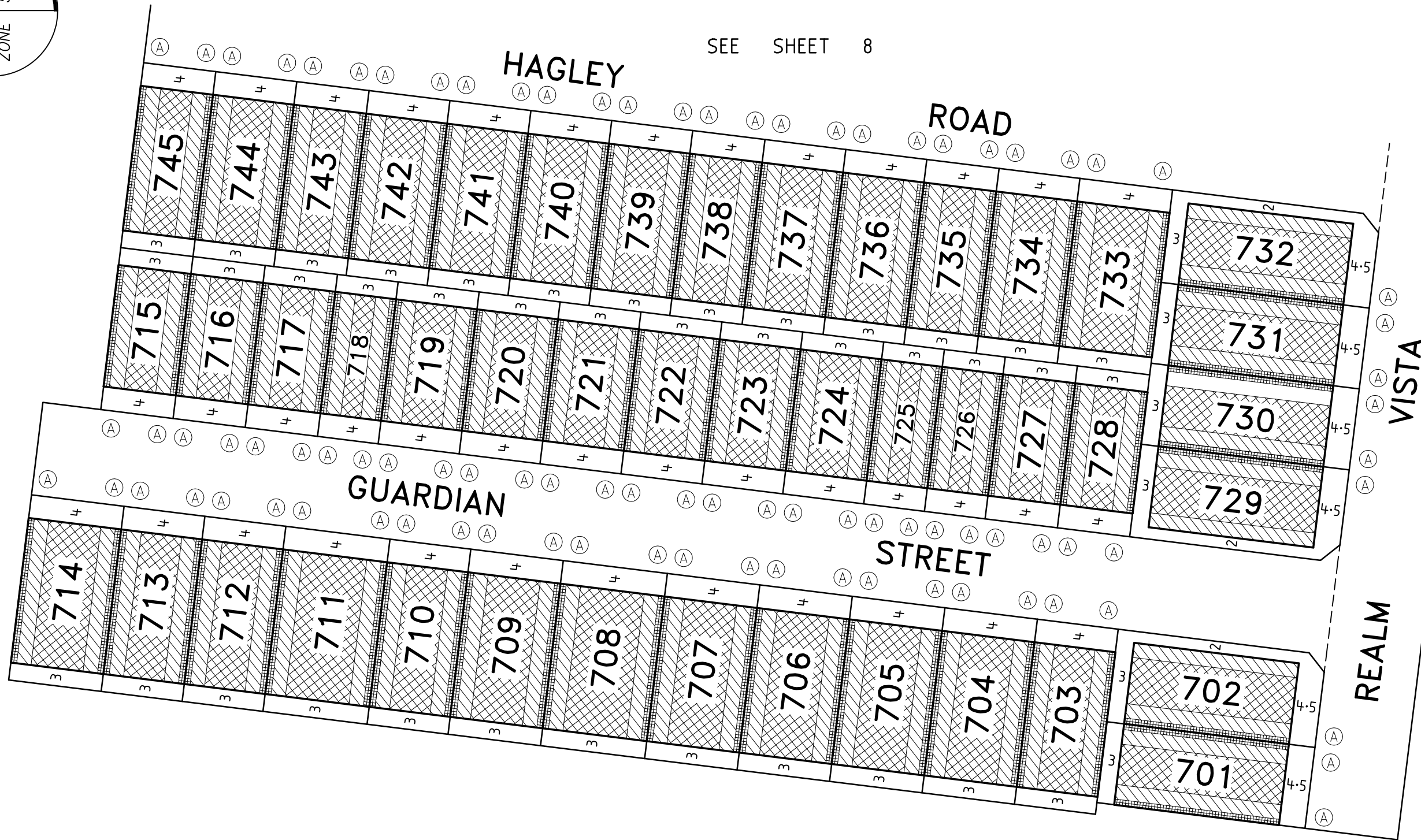
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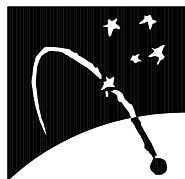
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SEE SHEET 8



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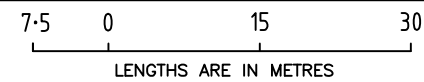
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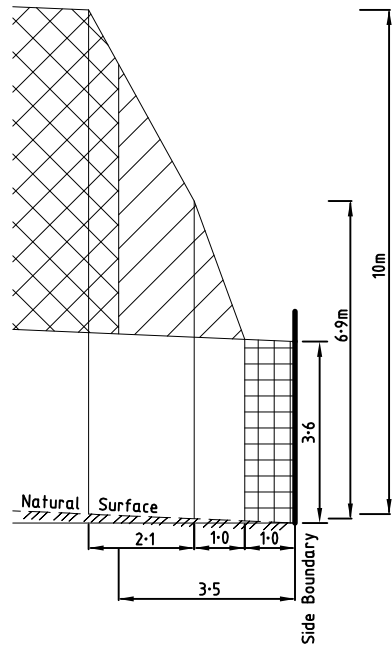
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ORIGINAL SHEET SIZE A3
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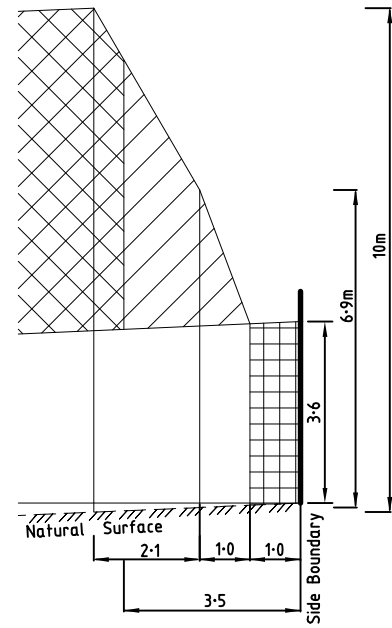
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(A) Profile

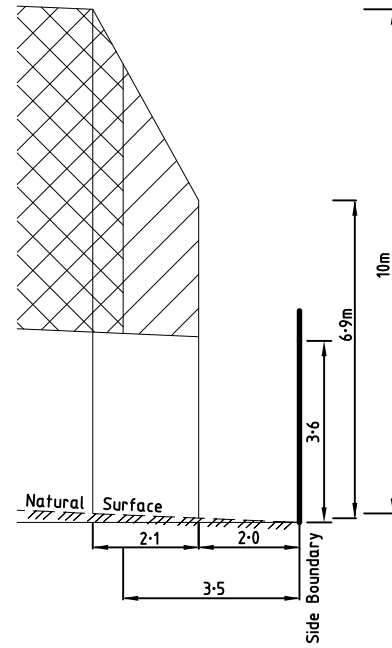


Natural surface rising from side boundary

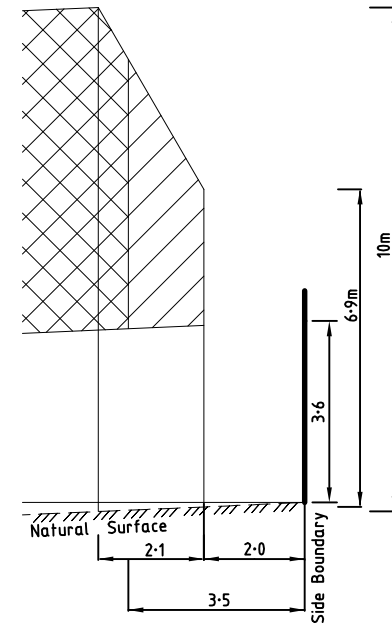


Natural surface falling from side boundary

(B) Profile



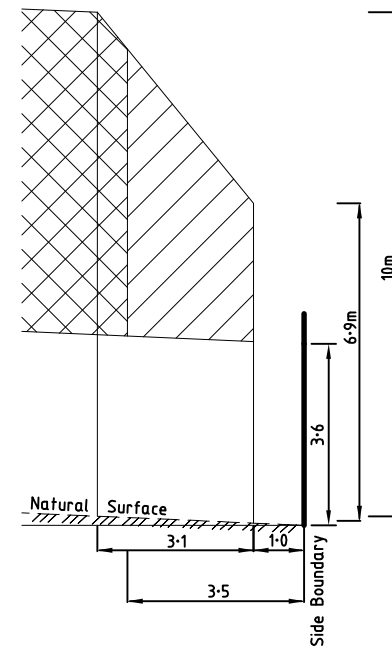
Natural surface rising from side boundary



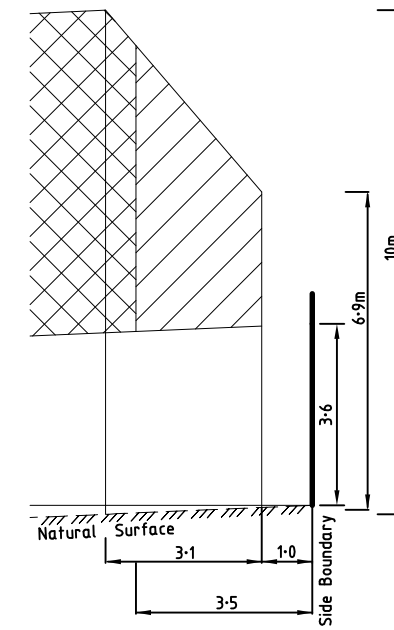
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

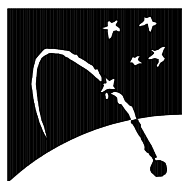


Natural surface rising from side boundary



Natural surface falling from side boundary

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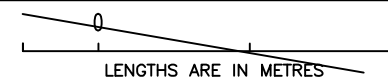
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 05/12/16

VERSION B

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DRAWING 3023207AB



LENGTHS ARE IN METRES

SCALE

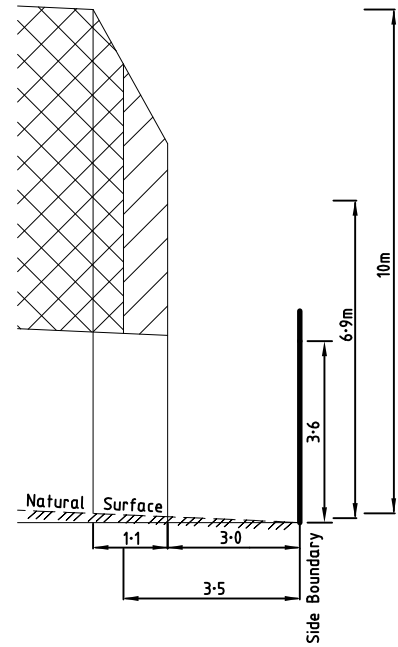
ORIGINAL SHEET SIZE A3

SHEET 10

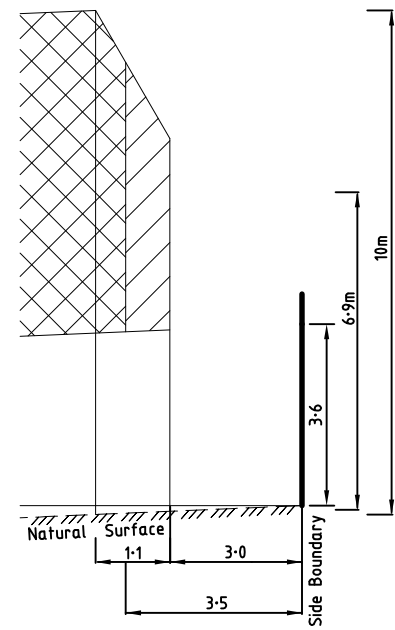
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D Profile



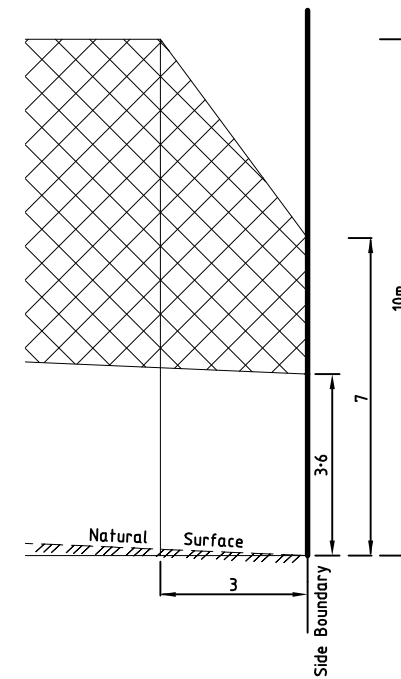
Natural surface rising from side boundary



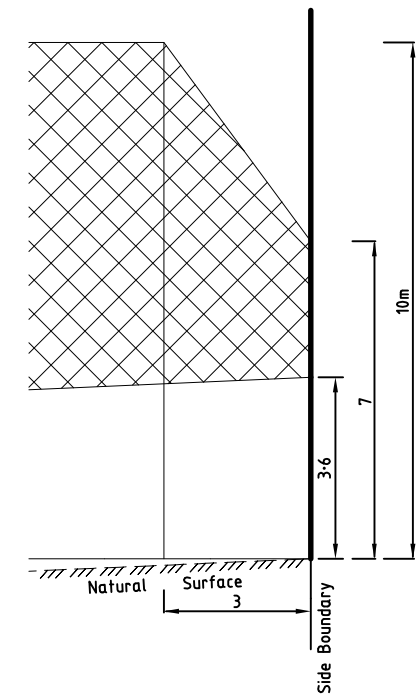
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

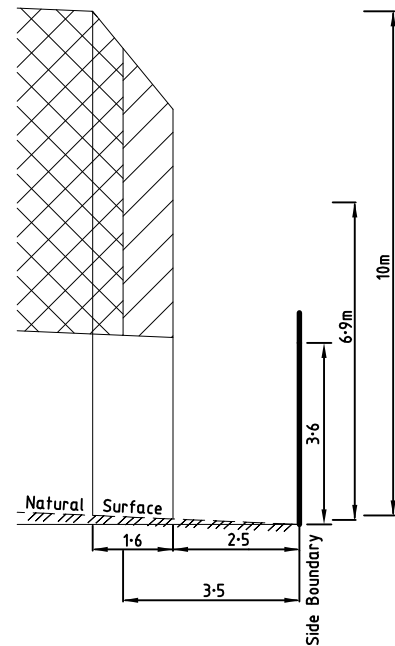


Natural surface rising from side boundary

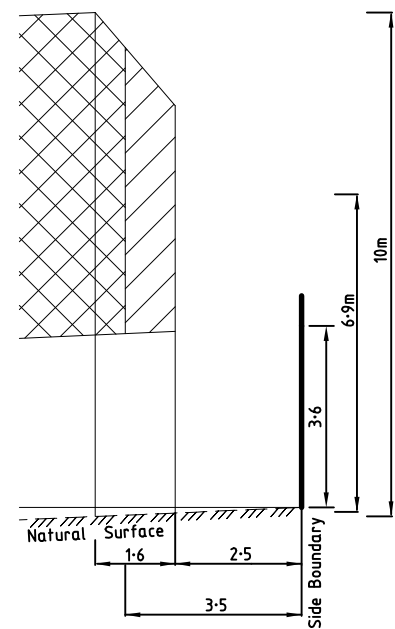


Natural surface falling from side boundary

E Profile

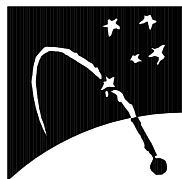


Natural surface rising from side boundary



Natural surface falling from side boundary

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 - 7

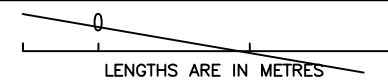
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 05/12/16

REFERENCE 30232073

VERSION B

DRAWING 3023207AB



LENGTHS ARE IN METRES

SCALE

ORIGINAL SHEET SIZE A3

SHEET 11

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (B),
 16/03/2017, SPEAR Ref: S100747J

Digitally signed by:
 Hume City Council,
 10/07/2017,
 SPEAR Ref: S100747J