

PLAN OF SUBDIVISION

EDITION

PS 805193Y

LOCATION OF LAND
 PARISH: MICKLEHAM
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: -
 CROWN PORTION: 16 & 18 (PARTS)
 TITLE REFERENCE: VOL FOL
 LAST PLAN REFERENCE: LOT K ON PS805186V
 POSTAL ADDRESS: REALM VISTA
 (at time of subdivision) MICKLEHAM, 3064
 MGA 94 E 314 910 Zone: 55
 CO-ORDINATES: N 5 842 840
 (approx. centre of land in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HUME CITY COUNCIL

STAGING This ~~is~~/is not a staged subdivision
 Planning Permit No. P19705

DEPTH LIMITATION DOES NOT APPLY

└ LOTS 1 TO 800 AND A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
 LAND SUBDIVIDED (EXCLUDING LOT L) - 3.016ha
 EASEMENTS E-2 TO E-9 (BOTH INCLUSIVE) 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-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 - 8

39 LOTS AND BALANCE LOT L

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 31/07/17

REFERENCE 30232083

ORIGINAL SHEET SIZE A3

VERSION D

DRAWING 3023208AD

SHEET 1 OF 9 SHEETS

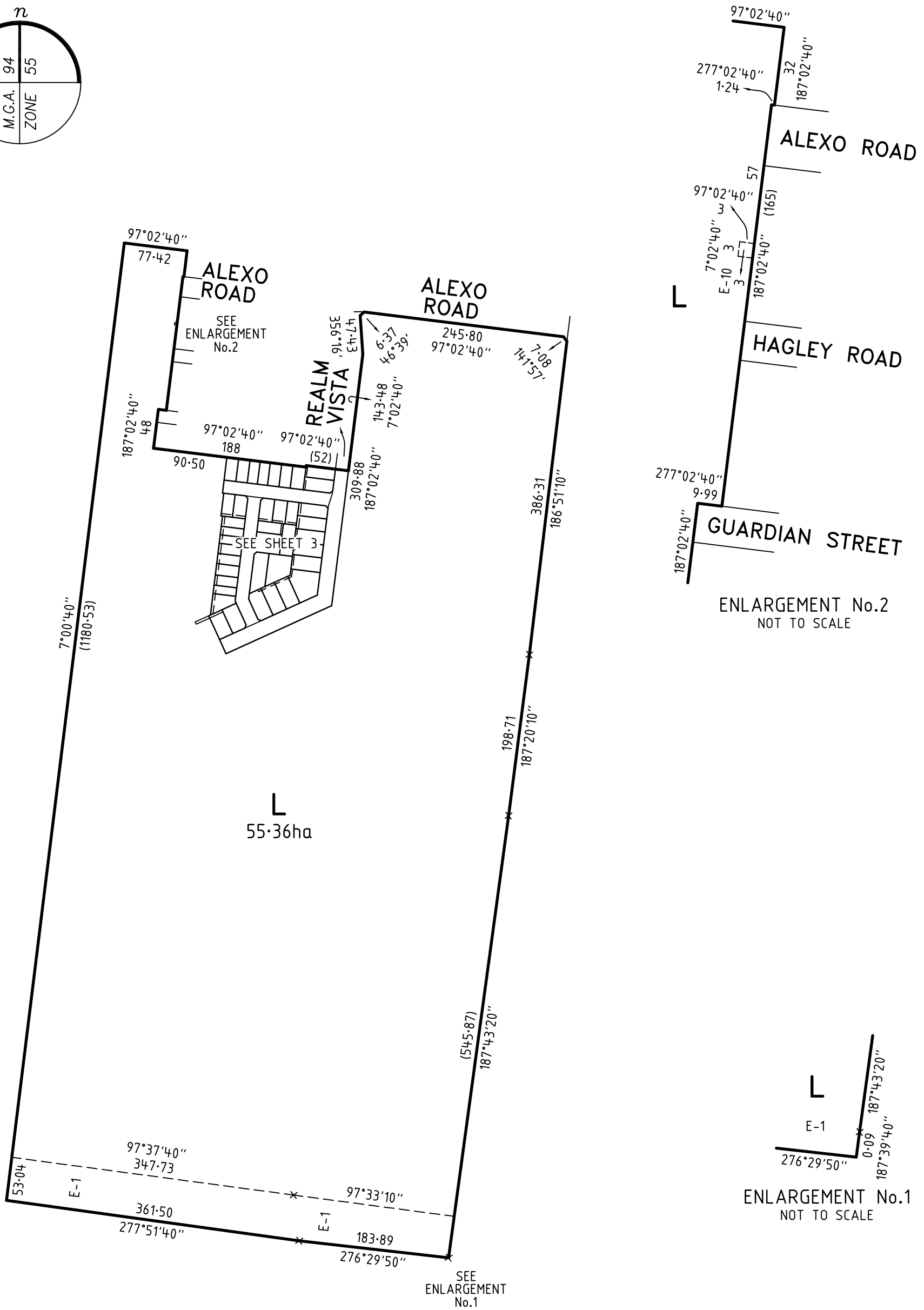
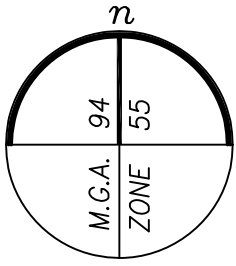
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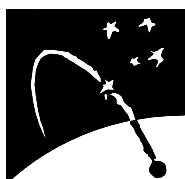


ENLARGEMENT No.2
NOT TO SCALE

ENLARGEMENT No.1
NOT TO SCALE

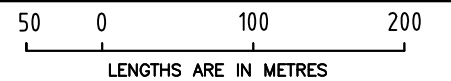
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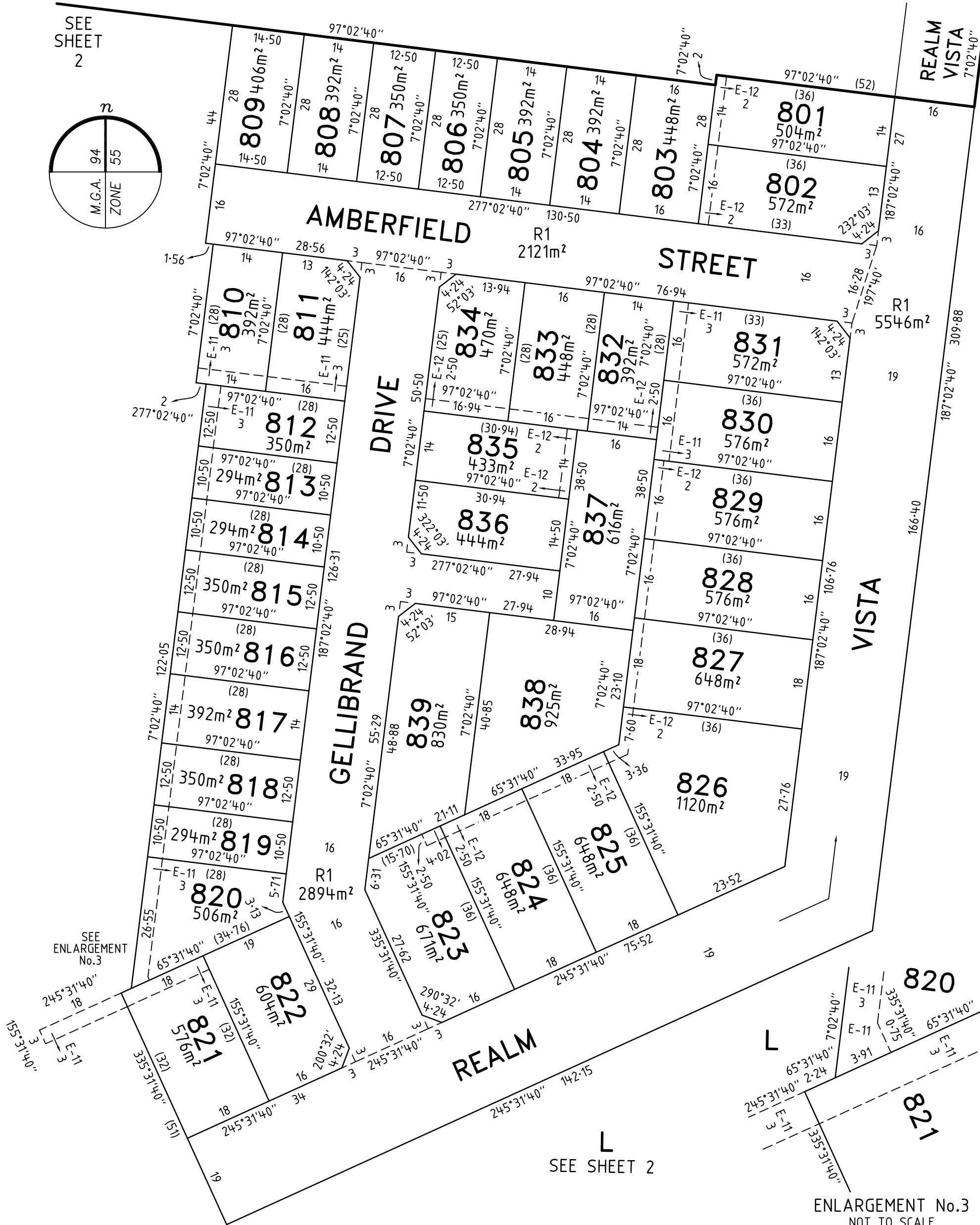
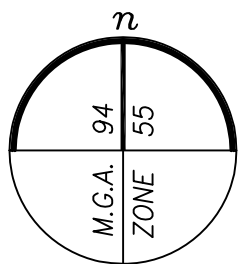
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SHEET 2

PLAN OF SUBDIVISION

PS 805193Y

SEE SHEET 2

SEE SHEET 2



SEE ENLARGEMENT No.3

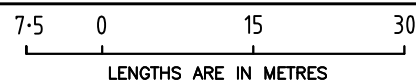
SEE SHEET 2

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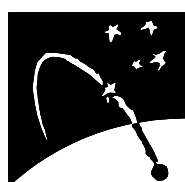
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SHEET 3

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
801	802, 803
802	801, 803
803	801, 802, 804
804	803, 805
805	804, 806
806	805, 807
807	806, 808
808	807, 809
809	808
810	811, 812
811	810, 812
812	810, 811, 813
813	812, 814
814	813, 815
815	814, 816
816	815, 817
817	816, 818
818	817, 819
819	818, 820
820	819, 821, 822

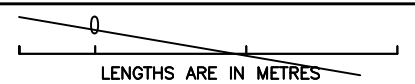
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
821	820, 822
822	820, 821
823	824, 839
824	823, 825, 838, 839
825	824, 826, 838
826	825, 827, 838
827	826, 828, 837, 838
828	827, 829, 837
829	828, 830, 837
830	829, 831, 832, 837
831	830, 832
832	830, 831, 833, 837
833	832, 834, 835, 837
834	833, 835
835	833, 834, 836, 837
836	835, 837
837	827, 828, 829, 830, 832, 833, 835, 836, 838
838	824, 825, 826, 827, 837, 839
839	823, 824, 838

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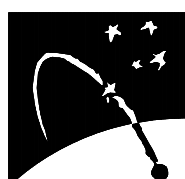
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 SHEET 4

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.

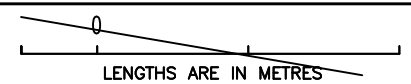
The foregoing restriction shall not apply during any period that the lot is being used as a display home.

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

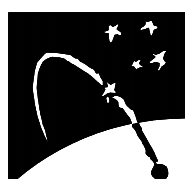
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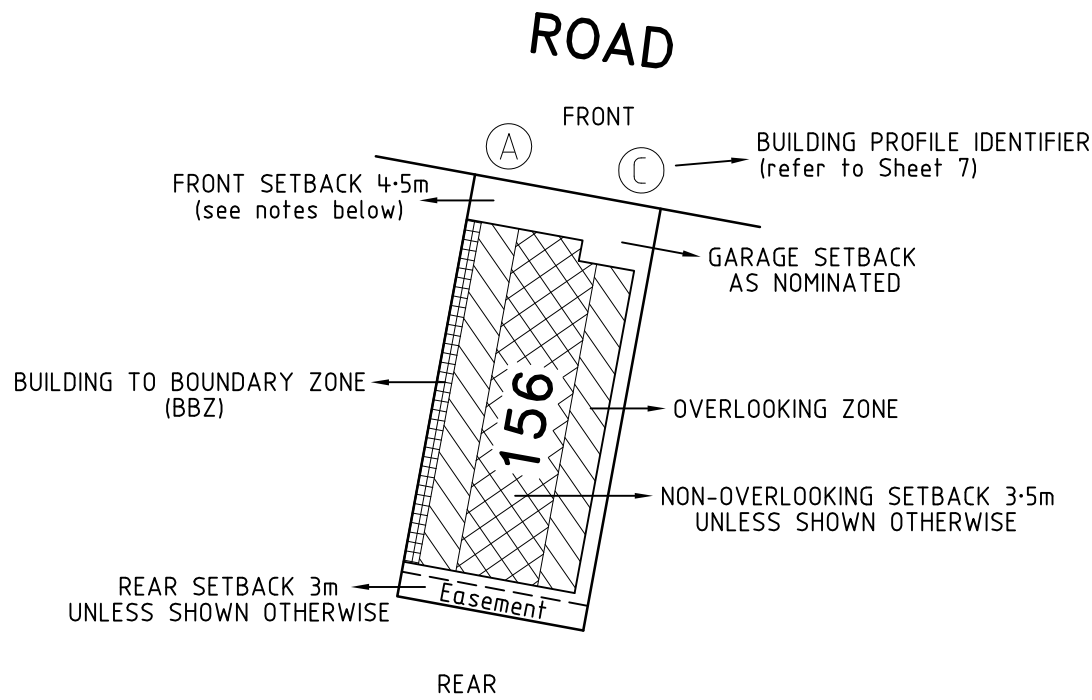
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ORIGINAL SHEET SIZE A3
 SHEET 5

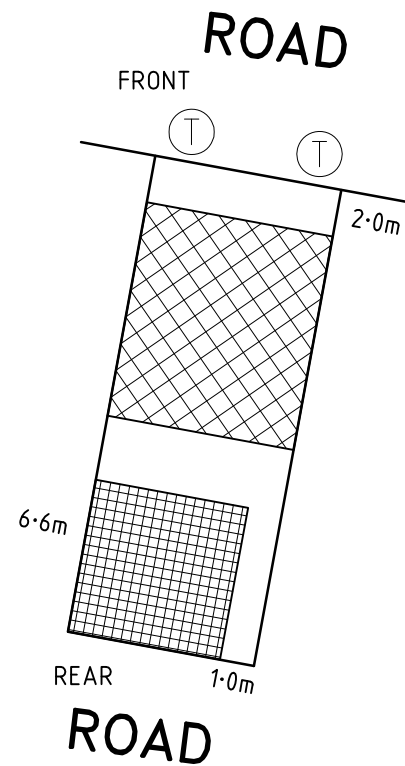
BUILDING ENVELOPE SCHEDULE
See Plan of Subdivision PS805193Y

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

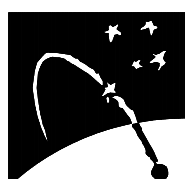
 Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

 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.

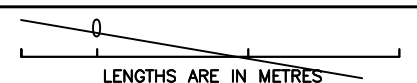
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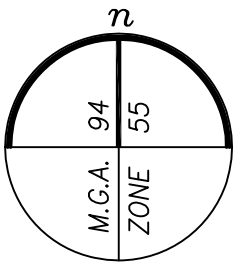
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ORIGINAL SHEET SIZE A3

SHEET 6

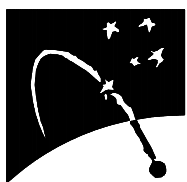
PLAN OF SUBDIVISION

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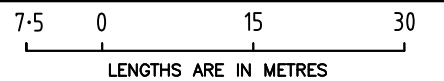
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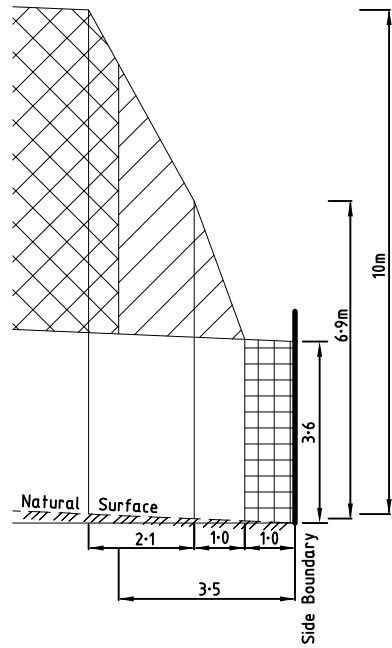


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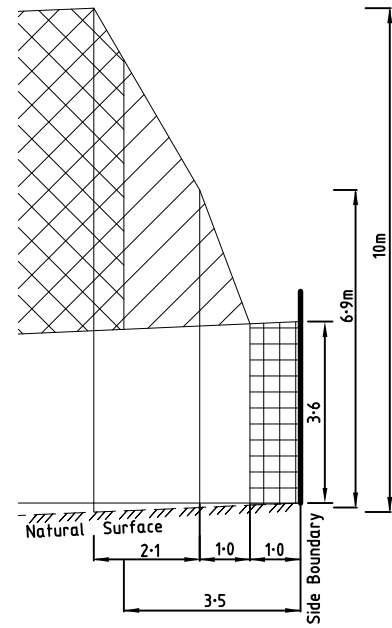
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ORIGINAL SHEET SIZE A3
 SHEET 7

(A) Profile

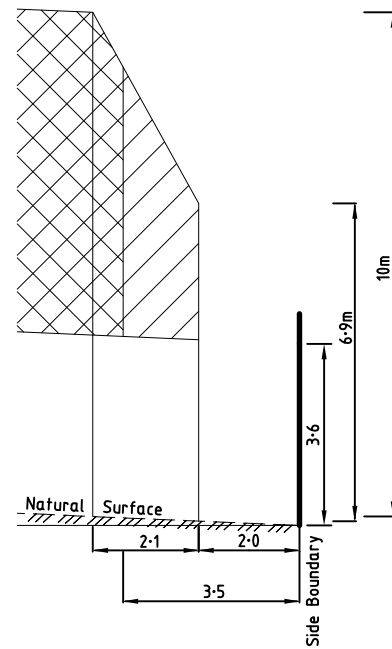


Natural surface rising from side boundary

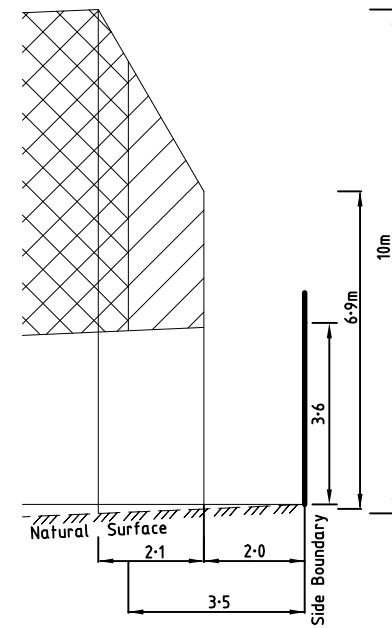


Natural surface falling from side boundary

(B) Profile



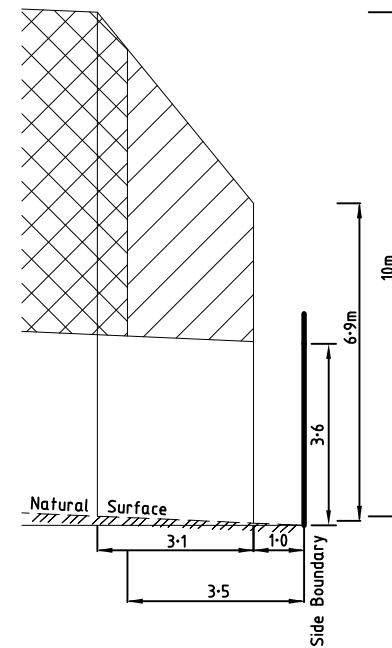
Natural surface rising from side boundary



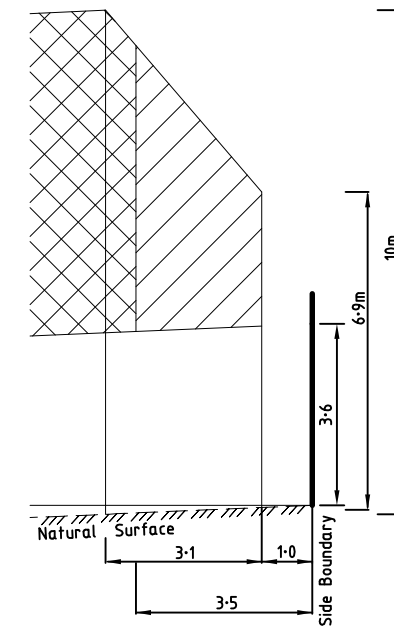
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

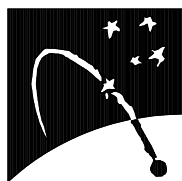


Natural surface rising from side boundary



Natural surface falling from side boundary

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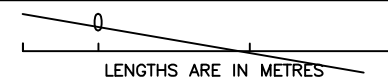
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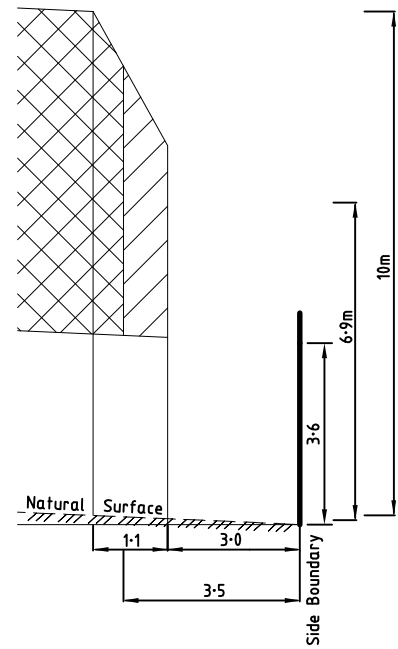


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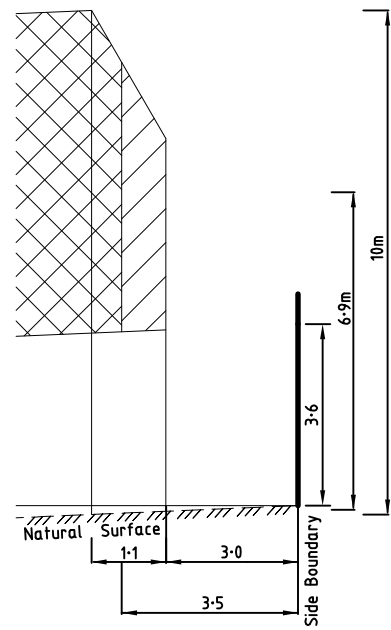
ORIGINAL SHEET SIZE A3

SHEET 8

D Profile



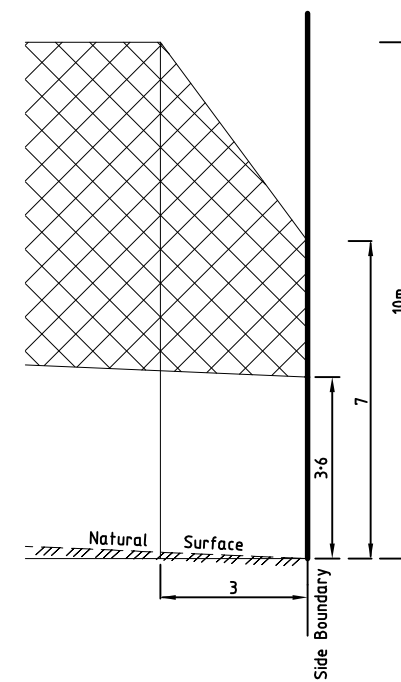
Natural surface rising from side boundary



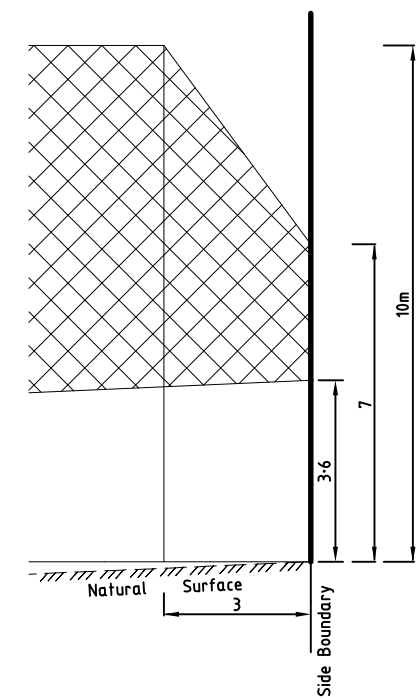
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

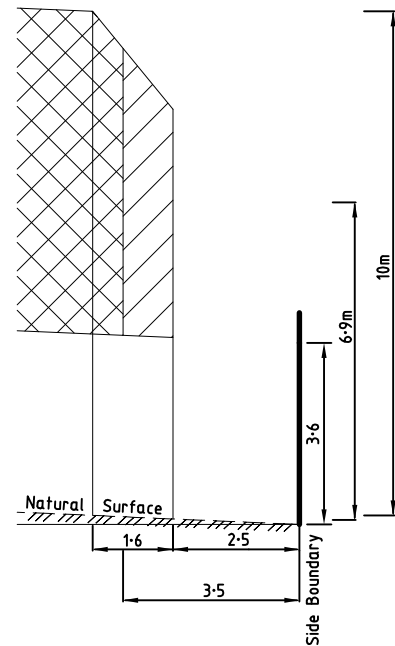


Natural surface rising from side boundary

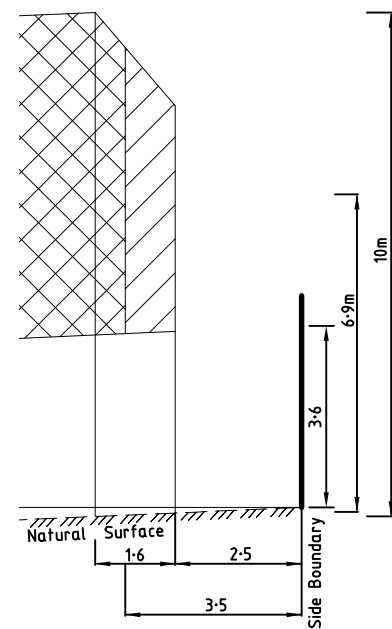


Natural surface falling from side boundary

E Profile

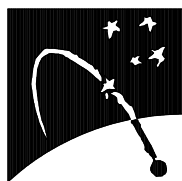


Natural surface rising from side boundary



Natural surface falling from side boundary

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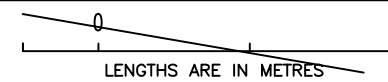
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SHEET 9