

# PLAN OF SUBDIVISION

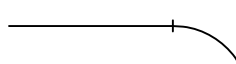
**EDITION**

**PS 810932G**

<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 L ON PS805193Y</p> <p>POSTAL ADDRESS: REALM VISTA (at time of subdivision) MICKLEHAM, 3064</p> <p>MGA 94 CO-ORDINATES: E 314 920 N 5 842 590 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Hume City Council</p> <p>SPEAR Reference Number: S107168S</p>
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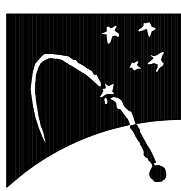
**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	This <del>is</del> is not a staged subdivision Planning Permit No. P19705
		DEPTH LIMITATION DOES NOT APPLY
<p>TANGENT POINTS ARE SHOWN THUS: </p> <p>┌ LOTS 1 TO 900 AND A TO L (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LAND SUBDIVIDED (EXCLUDING LOT M) - 3.707ha</p> <p>EASEMENTS E-3 TO E-9 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p>		

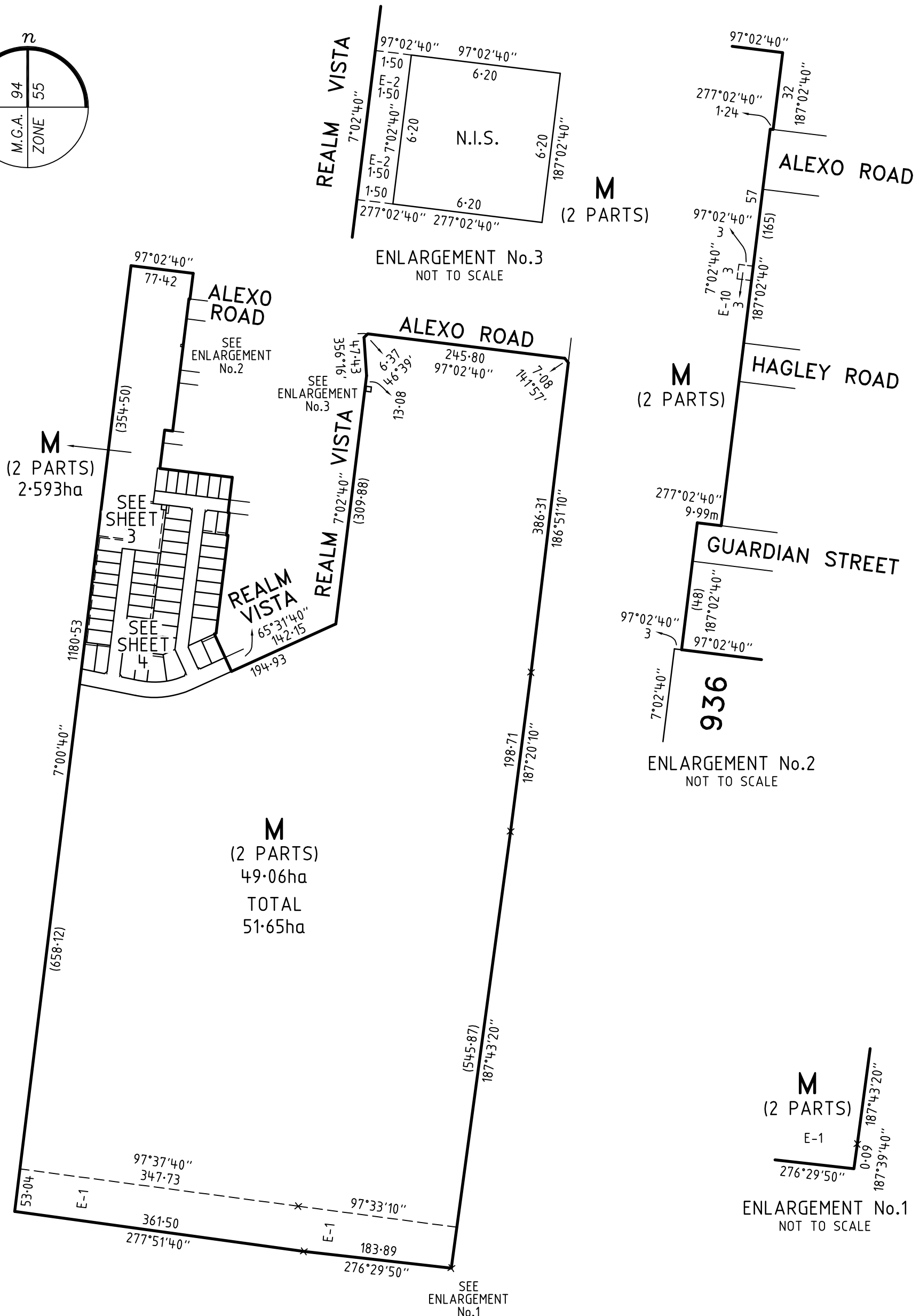
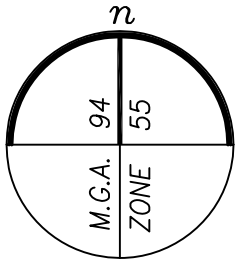
**EASEMENT INFORMATION**

<b>LEGEND:</b> 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-2	POWERLINE	SEE DIAG.	PS805186V - SEC 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
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
E-13	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL

<b>WARATAH – 9</b>	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
<b>54 LOTS AND BALANCE LOT M</b>	DATE 14/07/17	REFERENCE 30232093	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 C	DRAWING 3023209AC	SHEET 1 OF 11 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (C), 20/07/2017, SPEAR Ref: S107168S		

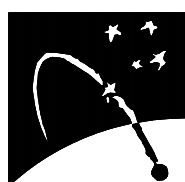
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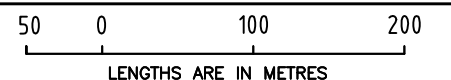
WARATAH - 9

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
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DATE 14/07/17

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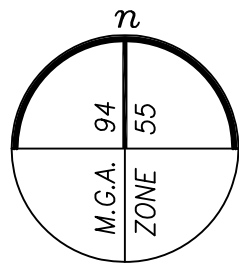
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SHEET 2

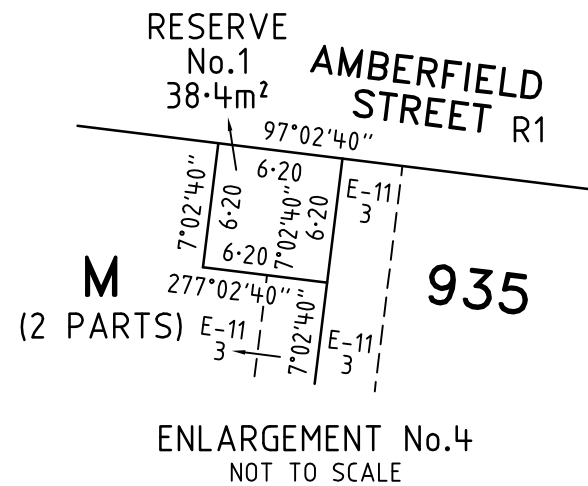
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PLAN OF SUBDIVISION

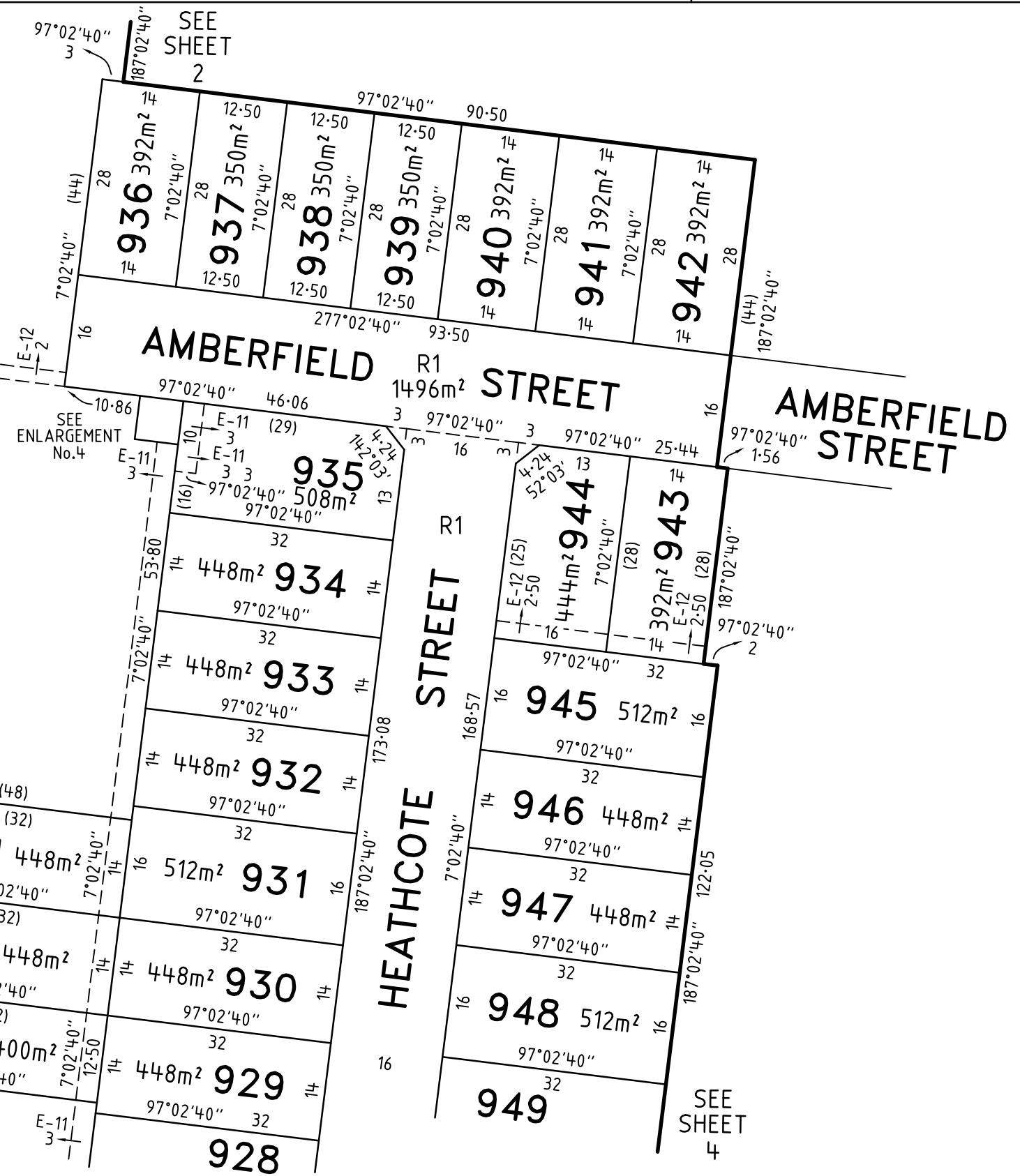
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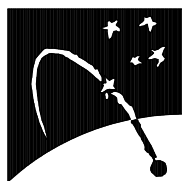
SEE SHEET 2



M  
(2 PARTS)  
SEE SHEET 2



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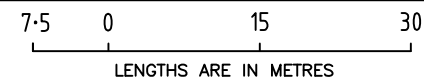
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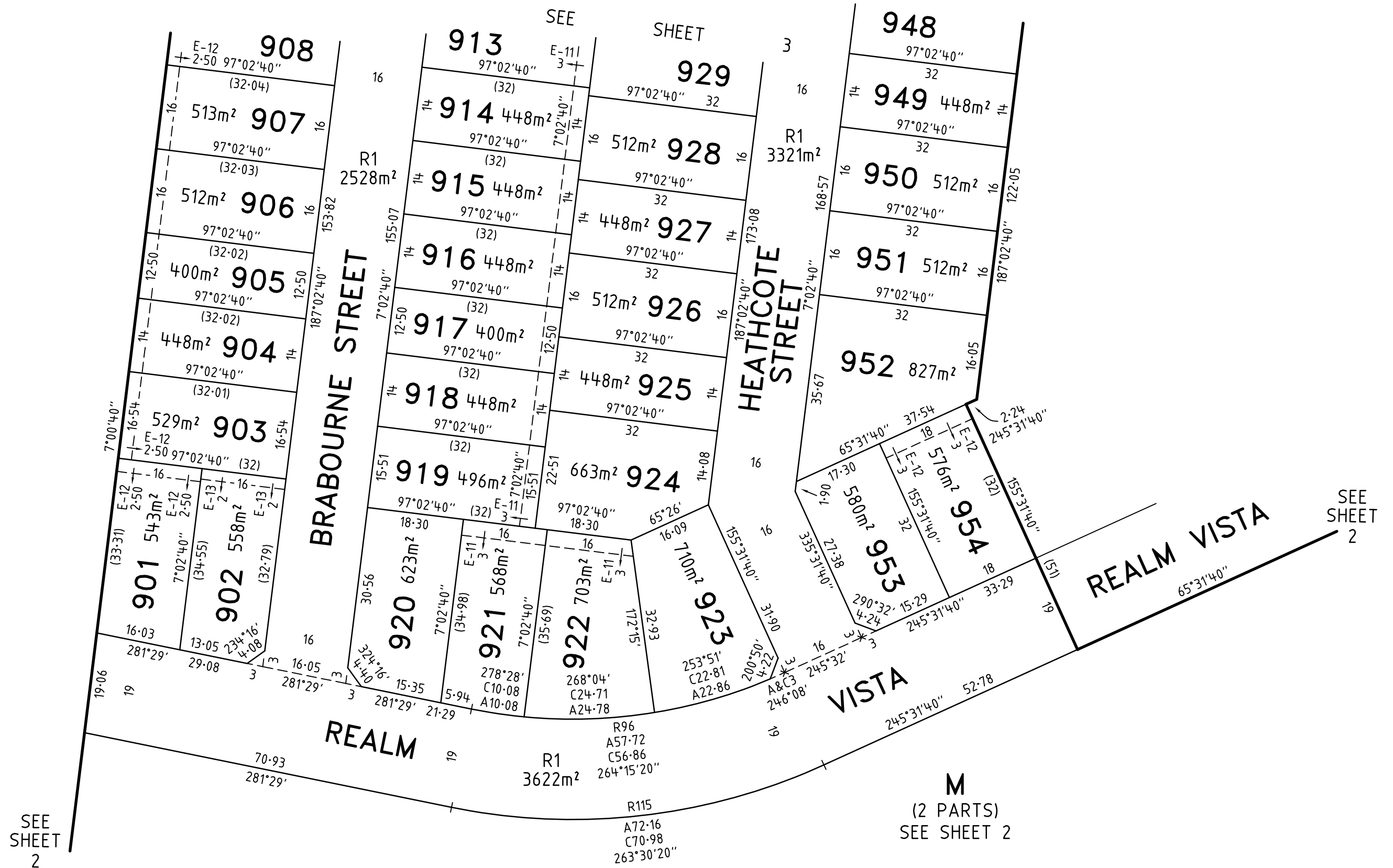
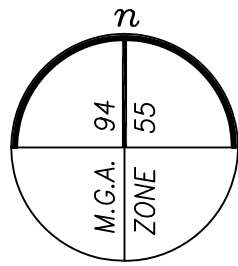
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ORIGINAL SHEET SIZE A3  
SHEET 3

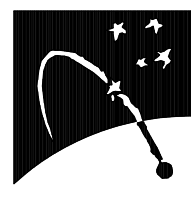
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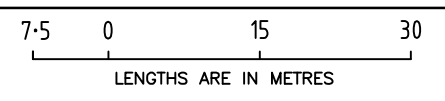


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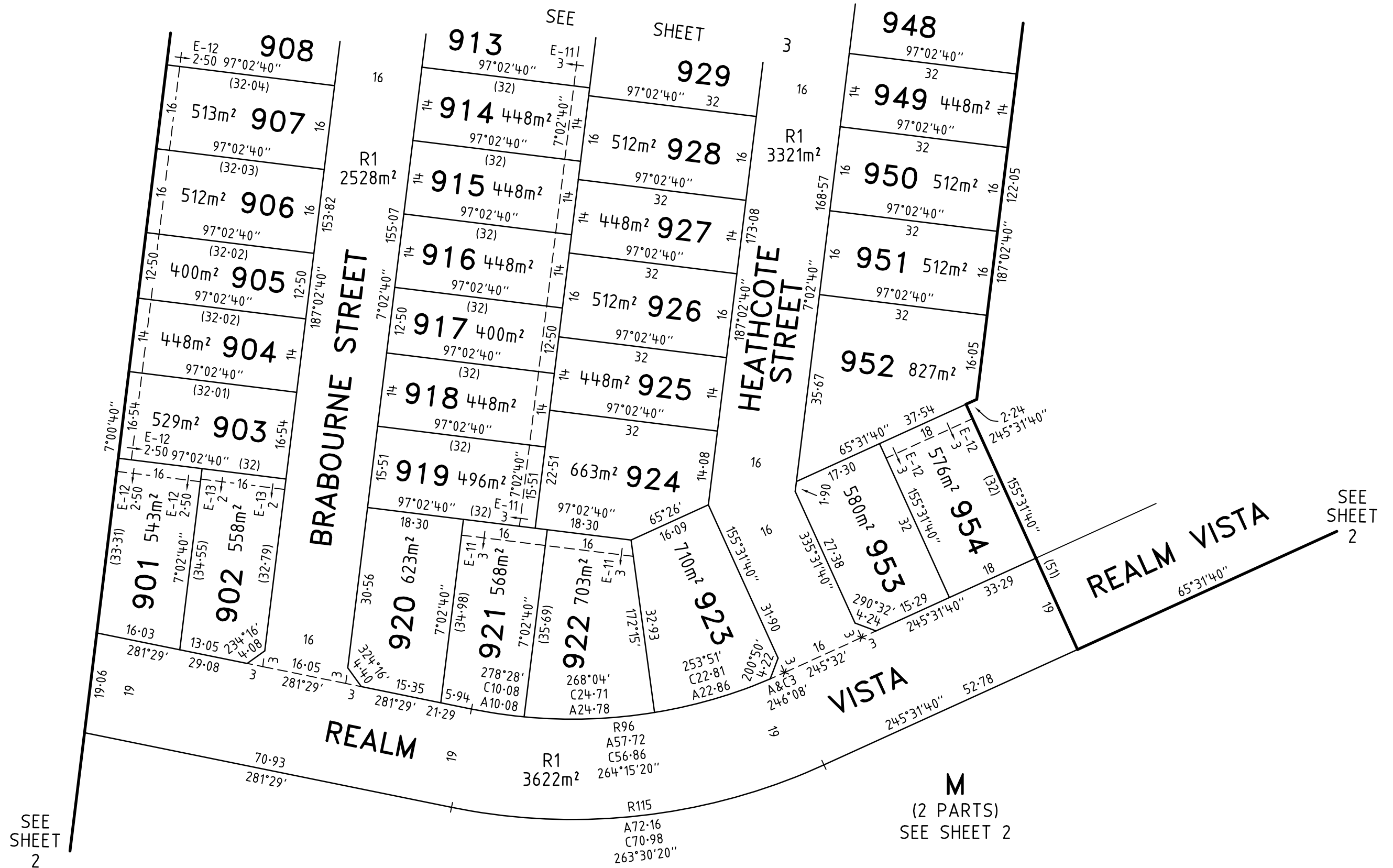
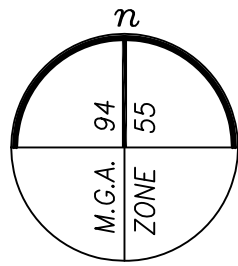
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SCALE 1:750 ORIGINAL SHEET SIZE A3  
 SHEET 4

PLAN OF SUBDIVISION

PS 810932G



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**WARATAH - 9**  
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 VERSION C DRAWING 3023209AC

7.5 0 15 30  
 LENGTHS ARE IN METRES

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SCALE 1:750 ORIGINAL SHEET SIZE A3  
 SHEET 4

# PLAN OF SUBDIVISION

**PS 810932G**

## 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
901	902, 903
902	901, 903
903	901, 902, 904
904	903, 905
905	904, 906
906	905, 907
907	906, 908
908	907, 909
909	908, 910
910	909
911	912, 931
912	911, 913, 930
913	912, 914, 929
914	913, 915, 928, 929
915	914, 916, 927, 928
916	915, 917, 926, 927
917	916, 918, 925, 926
918	917, 919, 924, 925
919	918, 920, 921, 924
920	919, 921
921	919, 920, 922, 924
922	921, 923, 924
923	922, 924
924	918, 919, 921, 922, 923, 925
925	917, 918, 924, 926
926	916, 917, 925, 927
927	915, 916, 926, 928

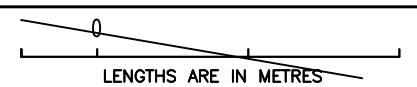
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
928	914, 915, 927, 929
929	913, 914, 928, 930
930	912, 929, 931
931	911, 930, 932
932	931, 933
933	932, 934
934	933, 935
935	934
936	937
937	936, 938
938	937, 939
939	938, 940
940	939, 941
941	940, 942
942	941
943	944, 945
944	943, 945
945	943, 944, 946
946	945, 947
947	946, 948
948	947, 949
949	948, 950
950	949, 951
951	950, 952
952	951, 953, 954
953	952, 954
954	952, 953

CONTINUED

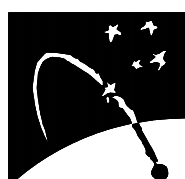
**WARATAH - 9**

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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VERSION C

DRAWING 3023209AC

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](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;
- (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.

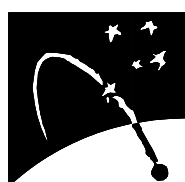
- (iv) Build or cause to be built or allow to be built or allow to remain any fencing:
  - (A) Along a front street boundary; or
  - (B) Between the front street boundary and the building line; or
  - (C) Upon a side or rear boundary of a lot except a fence:
    - a. Which is constructed of timber palings 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.

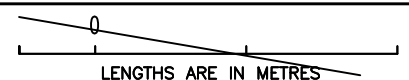
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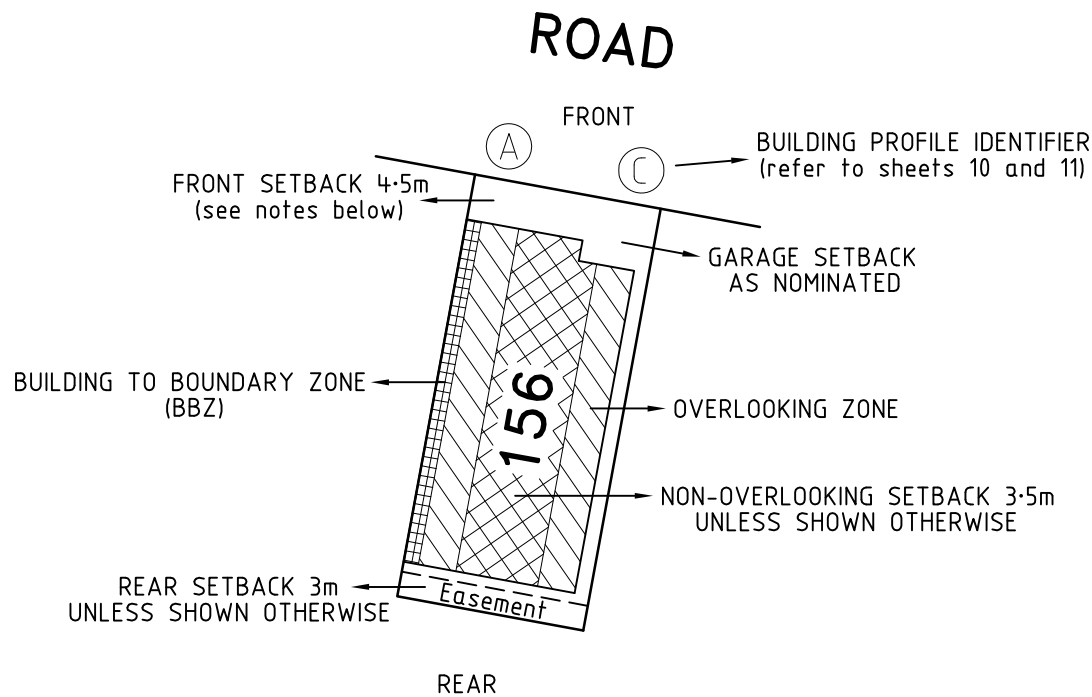
SHEET 6

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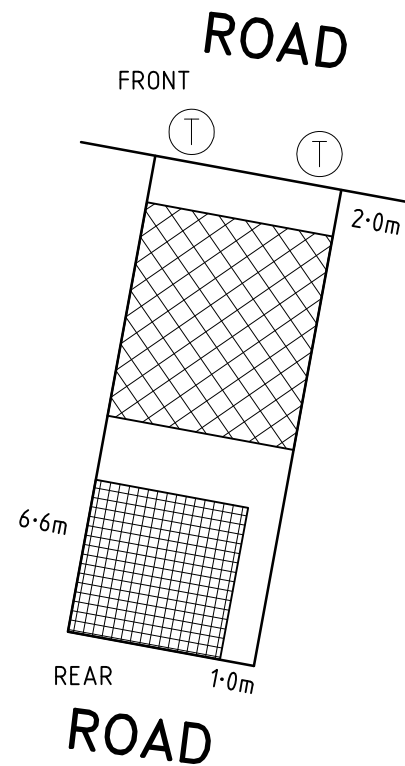
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS810932G

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

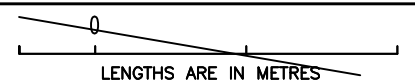
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

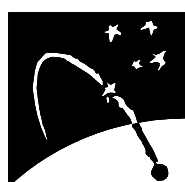
**WARATAH - 9**

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ORIGINAL SHEET SIZE A3

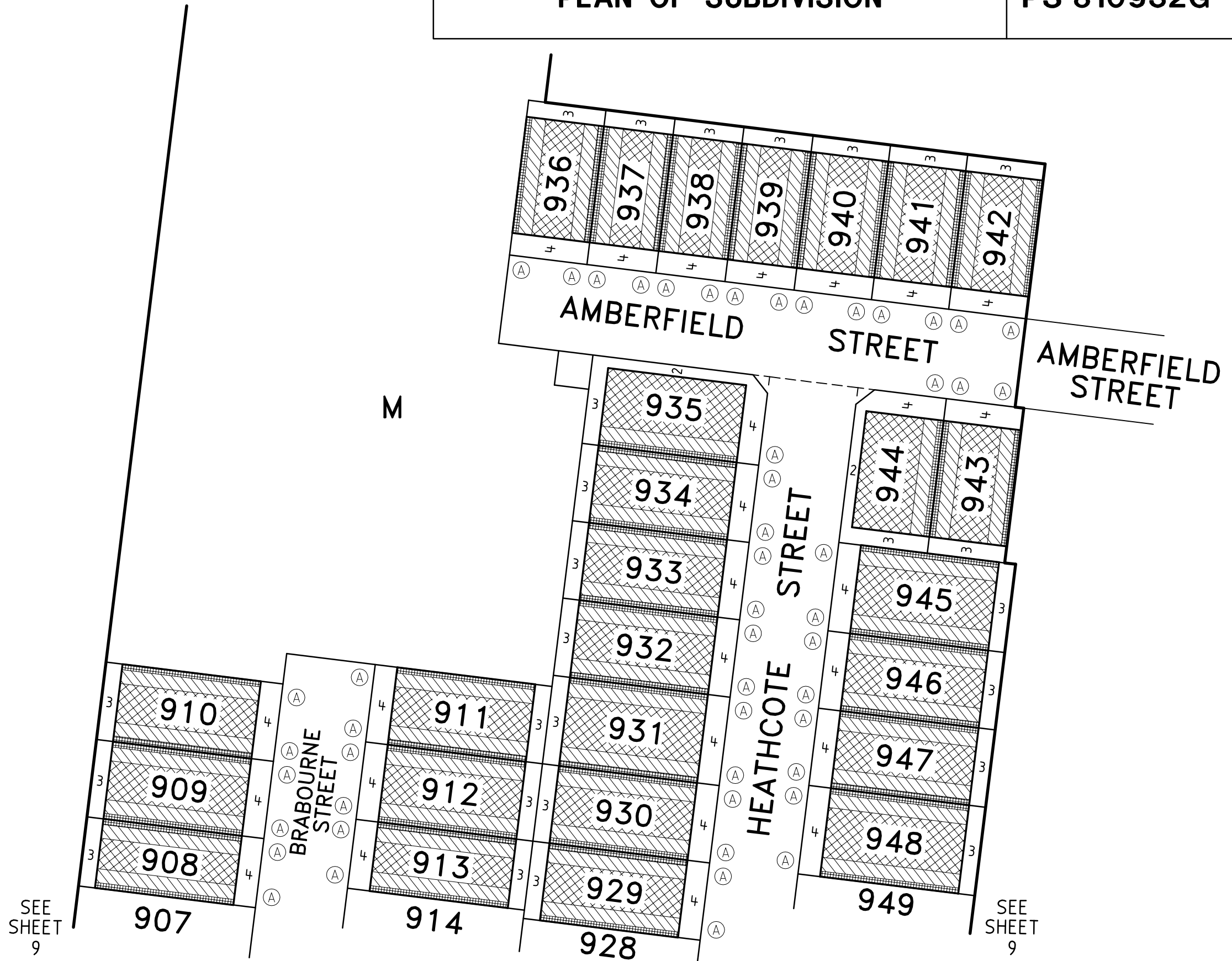
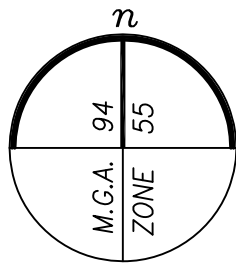
SHEET 7

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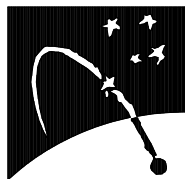
PS 810932G



SEE SHEET 9

SEE SHEET 9

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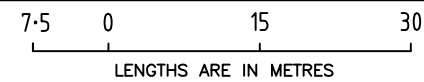
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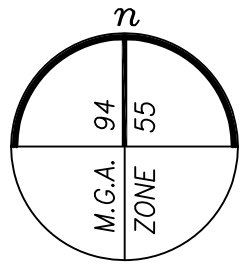
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 SHEET 8

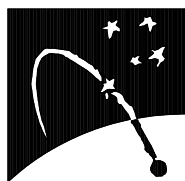
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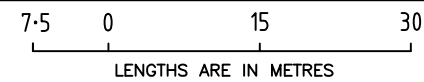
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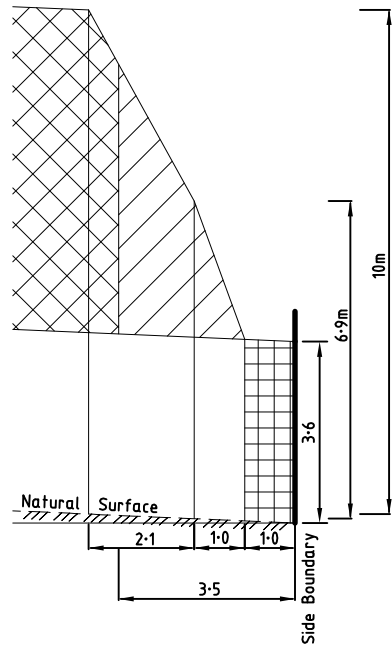


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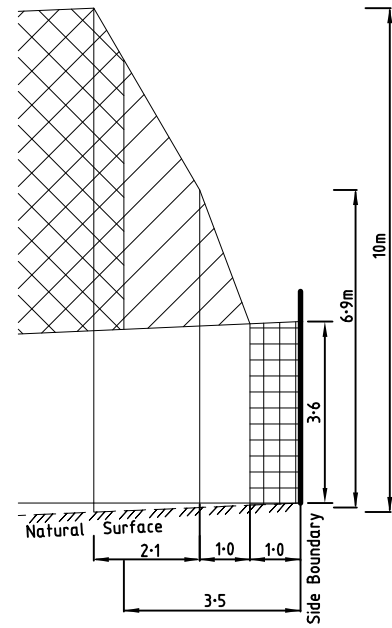
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(A) Profile

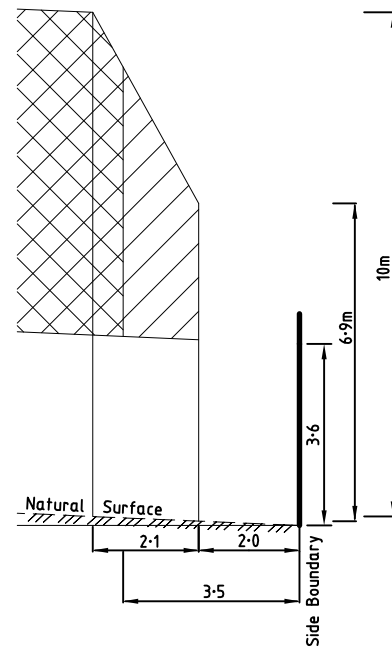


Natural surface rising from side boundary

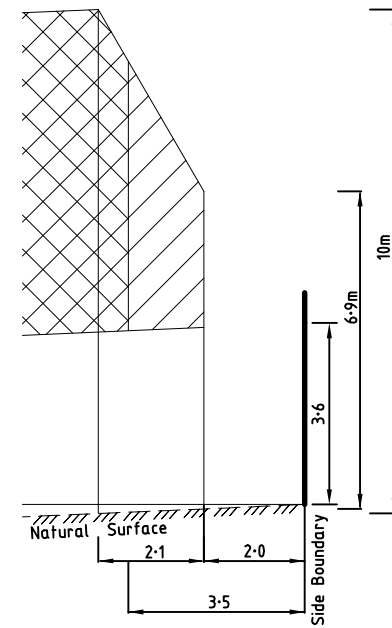


Natural surface falling from side boundary

(B) Profile



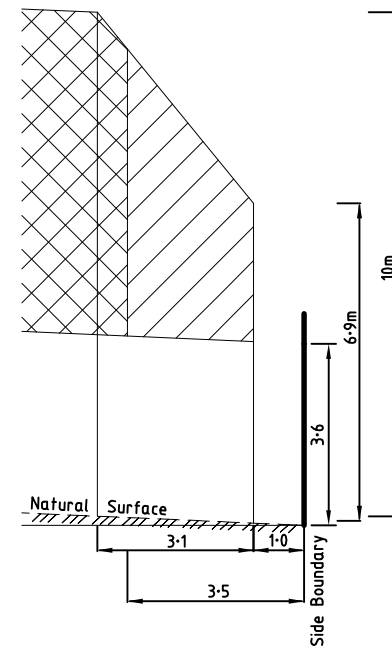
Natural surface rising from side boundary



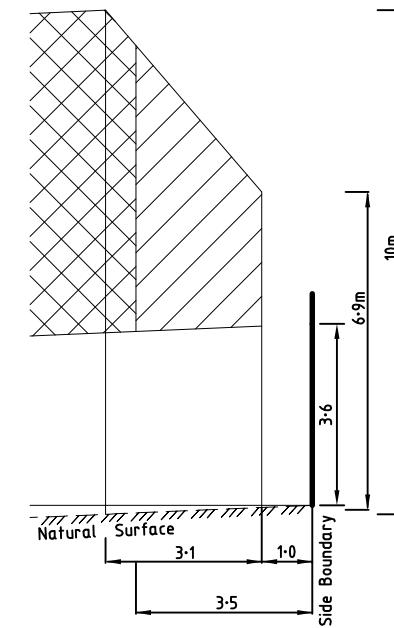
Natural surface falling from side boundary

PROFILE DIAGRAMS

(C) Profile

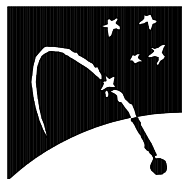


Natural surface rising from side boundary



Natural surface falling from side boundary

**Bosco Jonson Pty Ltd**  
 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 - 9

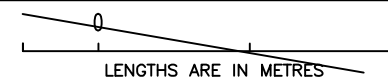
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 14/07/17

REFERENCE 30232093

VERSION C

DRAWING 3023209AC



LENGTHS ARE IN METRES

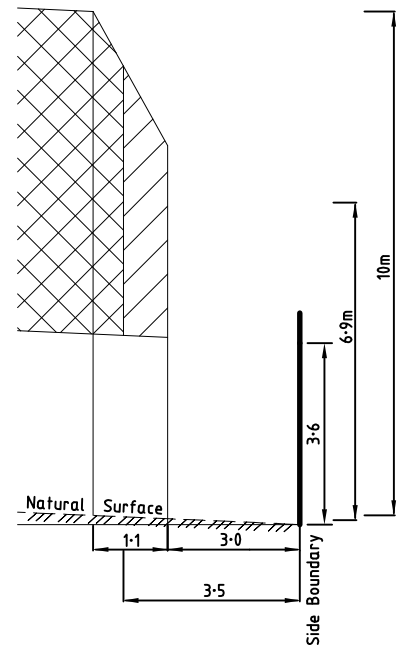
SCALE

ORIGINAL SHEET SIZE A3

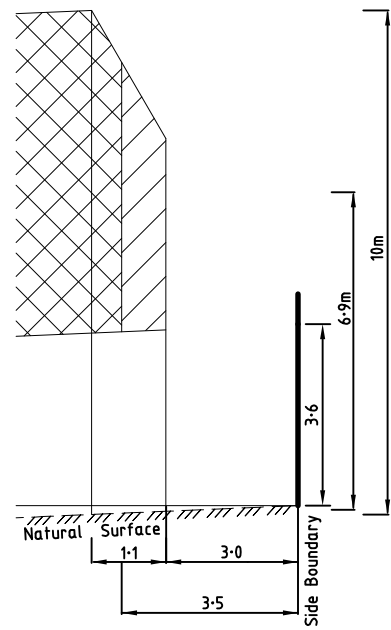
SHEET 10

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),  
 Surveyor's Plan Version (C),  
 20/07/2017, SPEAR Ref: S107168S

D Profile



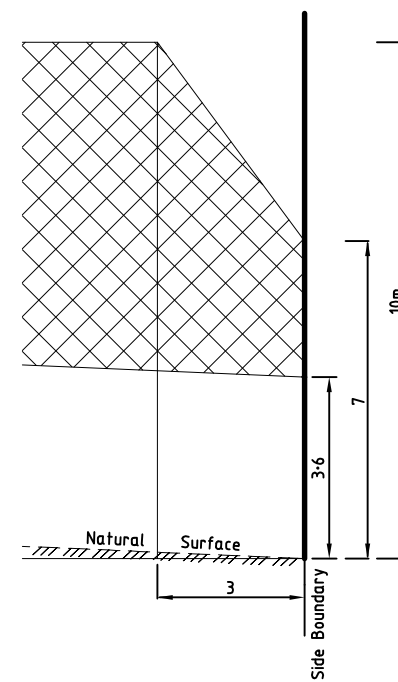
Natural surface rising from side boundary



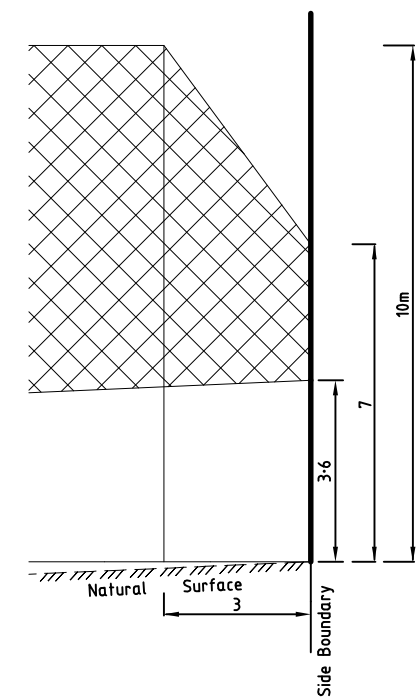
Natural surface falling from side boundary

PROFILE DIAGRAMS CONTINUED

T Profile

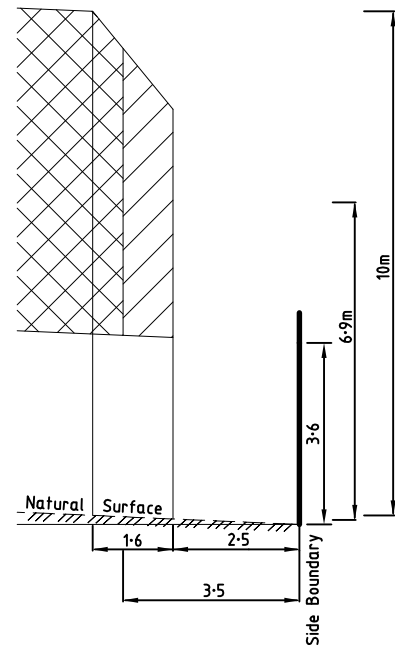


Natural surface rising from side boundary

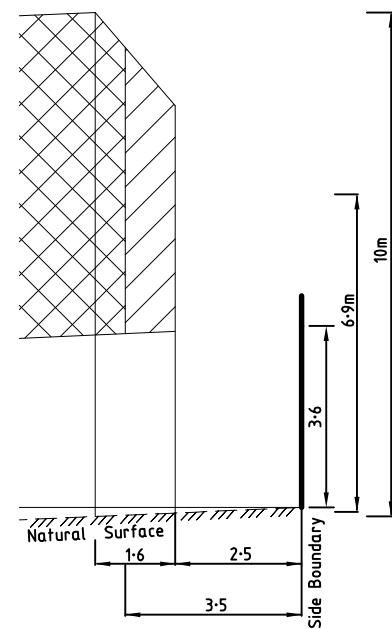


Natural surface falling from side boundary

E Profile

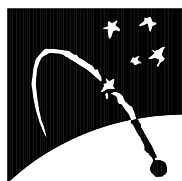


Natural surface rising from side boundary



Natural surface falling from side boundary

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WARATAH - 9

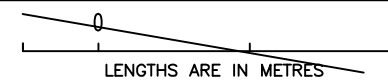
LICENSED SURVEYOR GREGORY STUART WILLIAMS

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SCALE

ORIGINAL SHEET SIZE A3

SHEET 11

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