

PLAN OF SUBDIVISION

EDITION

PS 801121X

<p>LOCATION OF LAND</p> <p>PARISH: TARNEIT</p> <p>TOWNSHIP: -</p> <p>SECTION: 21</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: C (PART)</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT G ON PS742794T</p> <p>POSTAL ADDRESS: SIDON CIRCUIT (at time of subdivision) TARNEIT 3029</p> <p>MGA 94 CO-ORDINATES: E 295 900 N 5 810 270 (approx. centre of land in plan) Zone: 55</p>	<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS3696/16 Planning Permit Reference: WYP6826/13 SPEAR Reference Number: S086233T</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 not been made at Certification</p> <p>Digitally signed by: Annette Susan Monk for Wyndham City Council on 05/04/2017</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL	This is /is not a staged subdivision Planning Permit No. WYP6826/13
		DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 700 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
AREA OF LAND SUBDIVIDED - 2.635ha

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-3 ON PS742794T NOW CONTAINED IN SIDON CIRCUIT ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENT
AGREEMENT BY ALL INTERESTED PARTIES

EASEMENT INFORMATION

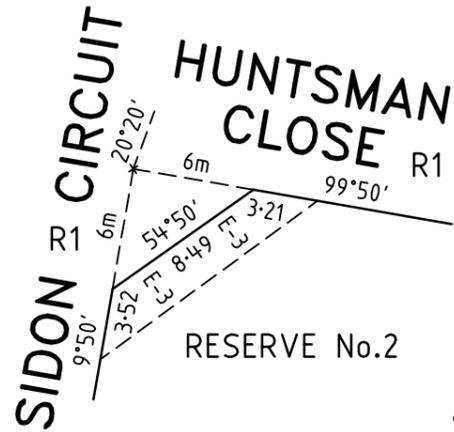
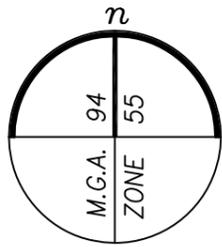
LEGEND: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	PS742794T	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	WYNDHAM CITY COUNCIL

HAVEN - 7	LICENSED SURVEYOR ADRIAN A. THOMAS	
35 LOTS	DATE 15/11/16 REFERENCE 29474073	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 2947407AH	SHEET 1 OF 6 SHEETS
	Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (H), 22/11/2016	

PLAN OF SUBDIVISION

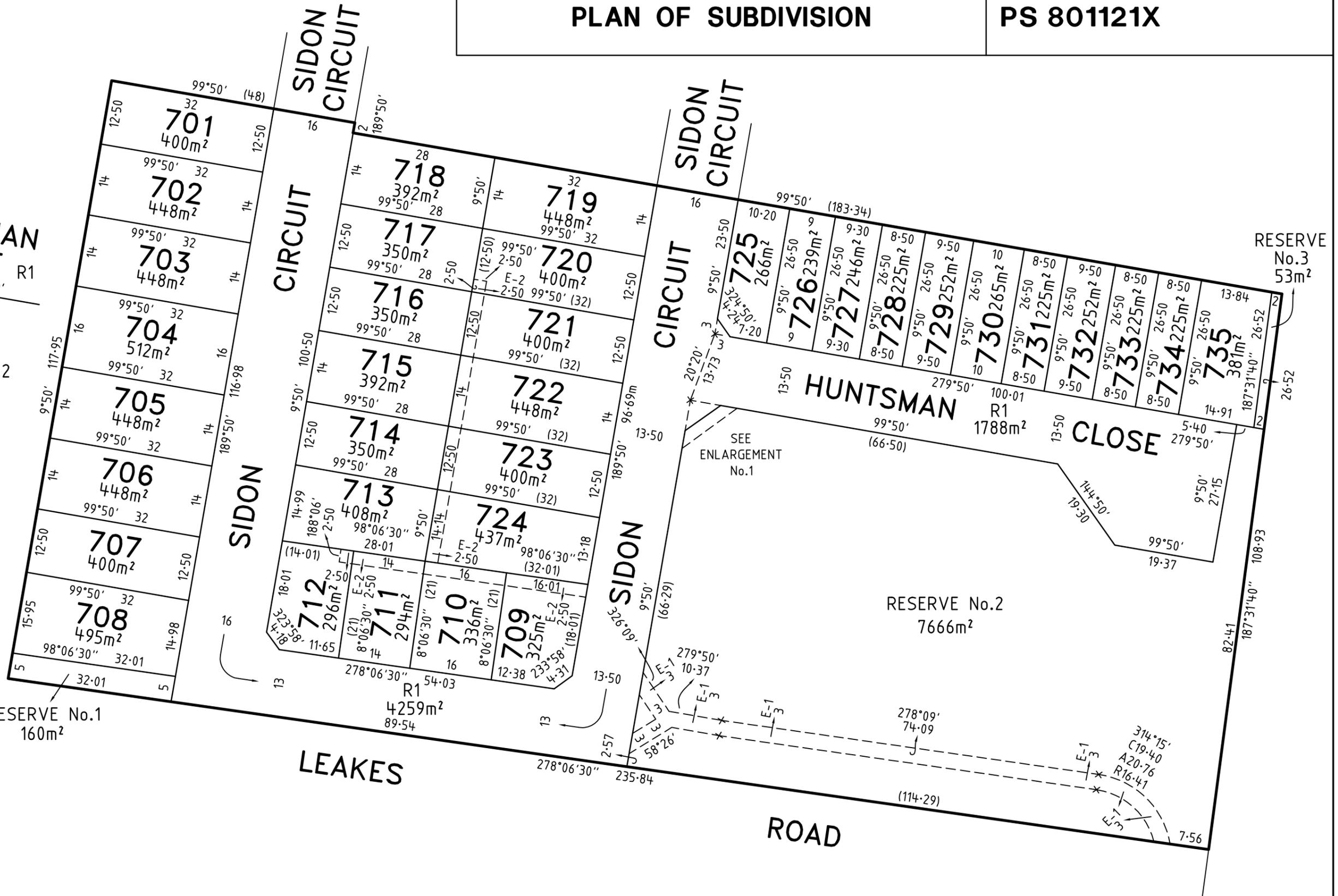
PS 801121X



RESERVE No.2

ENLARGEMENT No.1
NOT TO SCALE

RESERVE No.1
160m²



RESERVE No.3
53m²

RESERVE No.2
7666m²

Bosco Jonson Pty Ltd
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Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



HAVEN - 7

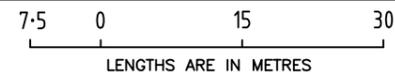
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 15/11/16

VERSION H

REFERENCE 29474073

DRAWING 2947407AH



LENGTHS ARE IN METRES

SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 2

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Surveyor's Plan Version (H),
22/11/2016

Digitally signed by:
Wyndham City Council,
05/04/2017,
SPEAR Ref: S086233T

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS801121X (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 701 to 735 (both inclusive) on the Plan of Subdivision.

Land to be burdened: Lots 701 to 724 and 735 (all inclusive) on the Plan of Subdivision.

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) subdivide or allow a lot to be subdivided except corner lots;
- (b) consolidate or allow a lot to be consolidated;
- (c) build more than one dwelling on a lot except corner lots;
- (d) build or allow to be built on the Lot any dwelling:
 - i. whose primary frontage does not face and address the road or a laneway or open space;
 - ii. without a front veranda, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;
 - iii. where the facade is fully constructed in brick;
 - iv. with less than 2 material finishes on the front facade, each of which must cover a minimum of 30% of the facade;
 - v. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling (excluding parapet construction);
 - vi. using contrasting but complementary base, accent, face brick and roof tile colours;
 - vii. with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;
 - viii. containing any leadlight or stained glass features;
 - ix. whose height is greater than 8.5 metres from the natural surface level;
 - x. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;
 - xi. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;
 - xii. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction;
- (e) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:
 - i. setback a minimum of 840mm from the main building line of the dwelling;
 - ii. where the opening occupies 40% or less of the width of the lot; and
 - iii. with sectional or tilt panels in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;
- (f) build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:
 - i. exceed 20 square metres in area;
 - ii. exceed 3.6 metres in height;
 - iii. are visible from any street or the private open space of any other Lot on the Plan of Subdivision or public open space; or
 - iv. are constructed from any materials or finishes or in any style or colours which are inconsistent with the main dwelling;
- (g) build or allow to be built any dwelling with a roof:
 - i. if pitched, at a pitch of less than 22 degrees;
 - ii. of any material other than steel or masonry; or
 - iii. of any other colour other than from the Colourbond contemporary range or a similar colour;
- (h) build or allow to be built any front fence:
 - i. more than 1.2 metres in height;
 - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height then it may be solid;
 - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
 - iv. of materials other than timber slats or masonry pillars with metal infill panels;
 - v. with mock Victorian, Edwardian or other heritage detailing;
- (i) build or allow to be built any side or rear fencing:
 - i. of materials other than Colourbond standard sheeting infill panels;
 - ii. other than 1.8 metres in height (except where there is a front fence); or
 - iii. of a colour in respect of infill panels, posts and rails other than Greyridge;
- (j) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;
- (k) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
 - i. which does not return a minimum of 2 metres behind the front building line;
 - ii. of materials other than Colourbond standard sheeting infill panels;
 - iii. other than 1.8 metres in height; or
 - iv. of a colour in respect of infill panels, posts and rails other than Greyridge;
- (l) on a corner lot, build or allow to be built any dwelling where the home design does not address both the primary and secondary street frontages and be of a consistent architectural design. Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm;
- (m) build or allow to be built:
 - i. more than one vehicle crossover to the Lot;
 - ii. a driveway exceeding 3.5 metres in width;
 - iii. a dwelling which is occupied before completion of the driveway;
 - iv. a driveway constructed of stampcrete or plain concrete;
 - v. a driveway of a colour which is inconsistent with the materials and finishes of the dwelling;

continued

<p>HAVEN – 7</p> <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> 	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 	
	DATE 15/11/16 VERSION H	REFERENCE 29474073 DRAWING 2947407AH	ORIGINAL SHEET SIZE A3 SHEET 3	
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CREATION OF RESTRICTION A (CONTINUED)

- (n) build or allow to be built:
 - i. any retaining structures greater than 1 metre in height between a dwelling and a street or public space;
 - ii. any cut and fill deeper than 1 metre without utilization of planted and landscaped embankments with a maximum 1:3 gradient or a combination of a series of retaining structures with a maximum of 1 metre high steps and planted embankments or terracing;
- (o) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;
- (p) build or allow to be built a letterbox which is not located and constructed to Australia Post standards, and which does not complement the dwelling house in terms of character, materials, colour, style and design;
- (q) do anything in respect of the Lot in contravention of the planning requirements set out in the precinct structure plan forming part of the Wyndham Planning Scheme;
- (r) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (s) allow any grass or weeds on the Lot to grow excessively;
- (t) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;
- (u) during construction:
 - i. allow construction rubbish or other rubbish to move from the Lot to other lots; or
 - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.
- (v) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
- (w) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.

The restriction shall expire ten years after the date of registration of this plan.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
711	710, 712, 713
726	725, 727
727	726, 728
728	727, 729
729	728, 730
730	729, 731

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
731	730, 732
732	731, 733
733	732, 734
734	733, 735
735	734

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 planning 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.

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
712	711, 713
725	726

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 B)' 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 B)' unless in accordance with a planning 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.

<p>HAVEN – 7</p> <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> 	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 15/11/16 REFERENCE 29474073 VERSION H DRAWING 2947407AH</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (H), 22/11/2016</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 4</p> <p>Digitally signed by: Wyndham City Council, 05/04/2017, SPEAR Ref: S086233T</p>
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PLAN OF SUBDIVISION

PS 801121X

CREATION OF RESTRICTION D

The following restriction is to be created upon registration of Plan of Subdivision No. PS801121X (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 701 to 735 (both inclusive) on the Plan of Subdivision.

Land to be burdened: Lots 725 to 734 (both inclusive) on the Plan of Subdivision.

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) subdivide or allow a lot to be subdivided except corner lots;
- (b) consolidate or allow a lot to be consolidated;
- (c) build more than one dwelling on a lot except corner lots;
- (d) build or allow to be built on the Lot any dwelling:
 - i. whose primary frontage does not face and address the road or a laneway or open space;
 - ii. without a front veranda, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;
 - iii. where the facade is fully constructed in brick;
 - iv. with less than 2 material finishes on the front facade, each of which must cover a minimum of 30% of the facade;
 - v. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling (excluding parapet construction);
 - vi. using contrasting but complementary base, accent, face brick and roof tile colours;
 - vii. with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;
 - viii. containing any leadlight or stained glass features;
 - ix. whose height is greater than 8.5 metres from the natural surface level;
 - x. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;
 - xi. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;
 - xii. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction;
- (e) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:
 - i. setback a minimum of 840mm from the main building line of the dwelling; and
 - ii. with sectional or tilt panels in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;
 - iii. where facing the front street:
 - a). the width of the door(s) must not exceed 50% of the width of the frontage of the allotment; or
 - b). the area of the door(s) must not exceed 30% of the area of the front facade of the building.
- (f) build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:
 - i. exceed 20 square metres in area;
 - ii. exceed 3.6 metres in height;
 - iii. are visible from any street or the private open space of any other Lot on the Plan of Subdivision or public open space; or
 - iv. are constructed from any materials or finishes or in any style or colours which are inconsistent with the main dwelling;
- (g) build or allow to be built any dwelling with a roof:
 - i. if pitched, at a pitch of less than 22 degrees;
 - ii. of any material other than steel or masonry; or
 - iii. of any other colour other than from the Colourbond contemporary range or a similar colour;
- (h) build or allow to be built any front fence:
 - i. more than 1.2 metres in height;
 - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height then it may be solid;
 - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
 - iv. of materials other than timber slats or masonry pillars with metal infill panels;
 - v. with mock Victorian, Edwardian or other heritage detailing;
- (i) build or allow to be built any side or rear fencing:
 - i. of materials other than Colourbond standard sheeting infill panels;
 - ii. other than 1.8 metres in height (except where there is a front fence); or
 - iii. of a colour in respect of infill panels, posts and rails other than Greyridge;
- (j) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;
- (k) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
 - i. which does not return a minimum of 2 metres behind the front building line;
 - ii. of materials other than Colourbond standard sheeting infill panels;
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 - iv. of a colour in respect of infill panels, posts and rails other than Greyridge;
- (l) on a corner lot, build or allow to be built any dwelling where the home design does not address both the primary and secondary street frontages and be of a consistent architectural design. Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm;
- (m) build or allow to be built:
 - i. more than one vehicle crossover to the Lot;
 - ii. a driveway exceeding 3.5 metres in width;
 - iii. a dwelling which is occupied before completion of the driveway;
 - iv. a driveway constructed of stampcrete or plain concrete;
 - v. a driveway of a colour which is inconsistent with the materials and finishes of the dwelling;

continued

HAVEN – 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 ADRIAN A. THOMAS		SCALE 
	DATE 15/11/16 VERSION H	REFERENCE 29474073 DRAWING 2947407AH	ORIGINAL SHEET SIZE A3 SHEET 5
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CREATION OF RESTRICTION D (CONTINUED)

- (n) build or allow to be built:
 - i. any retaining structures greater than 1 metre in height between a dwelling and a street or public space;
 - ii. any cut and fill deeper than 1 metre without utilization of planted and landscaped embankments with a maximum 1:3 gradient or a combination of a series of retaining structures with a maximum of 1 metre high steps and planted embankments or terracing;
- (o) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;
- (p) build or allow to be built a letterbox which is not located and constructed to Australia Post standards, and which does not complement the dwelling house in terms of character, materials, colour, style and design;
- (q) do anything in respect of the Lot in contravention of the planning requirements set out in the precinct structure plan forming part of the Wyndham Planning Scheme;
- (r) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (s) allow any grass or weeds on the Lot to grow excessively;
- (t) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;
- (u) during construction:
 - i. allow construction rubbish or other rubbish to move from the Lot to other lots; or
 - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.
- (v) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
- (w) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.

The restriction shall expire ten years after the date of registration of this plan.

HAVEN – 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 ADRIAN A. THOMAS		SCALE 
	DATE 15/11/16 VERSION H	REFERENCE 29474073 DRAWING 2947407AH	ORIGINAL SHEET SIZE A3 SHEET 6
Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (H), 22/11/2016		Digitally signed by: Wyndham City Council, 05/04/2017, SPEAR Ref: S086233T	

