

PLAN OF SUBDIVISION

PS 810907F

LOCATION OF LAND

PARISH: TARNEIT
 TOWNSHIP:
 SECTION: 7
 CROWN ALLOTMENT:
 CROWN PORTION: A (PART)
 TITLE REFERENCE: VOL FOL

 LAST PLAN REFERENCE: LOT K ON PS807656X
 POSTAL ADDRESS: 605 HOGANS ROAD
 (at time of subdivision) TARNEIT 3029

 MGA CO-ORDINATES: E: 293 200 ZONE:55
 (of approx centre of land N: 5 806 750
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS 1 TO 400 & A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT L) - 2.688ha

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. WYP9287/16

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	PS805158B	CITY WEST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS805158B PS805158B	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-4	SEWERAGE	SEE DIAG.	PS807656X	CITY WEST WATER CORPORATION
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION

GRACE ESTATE - 4

53 LOTS & BALANCE LOT L

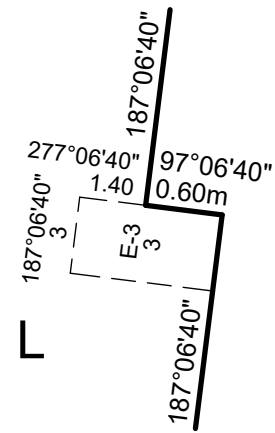
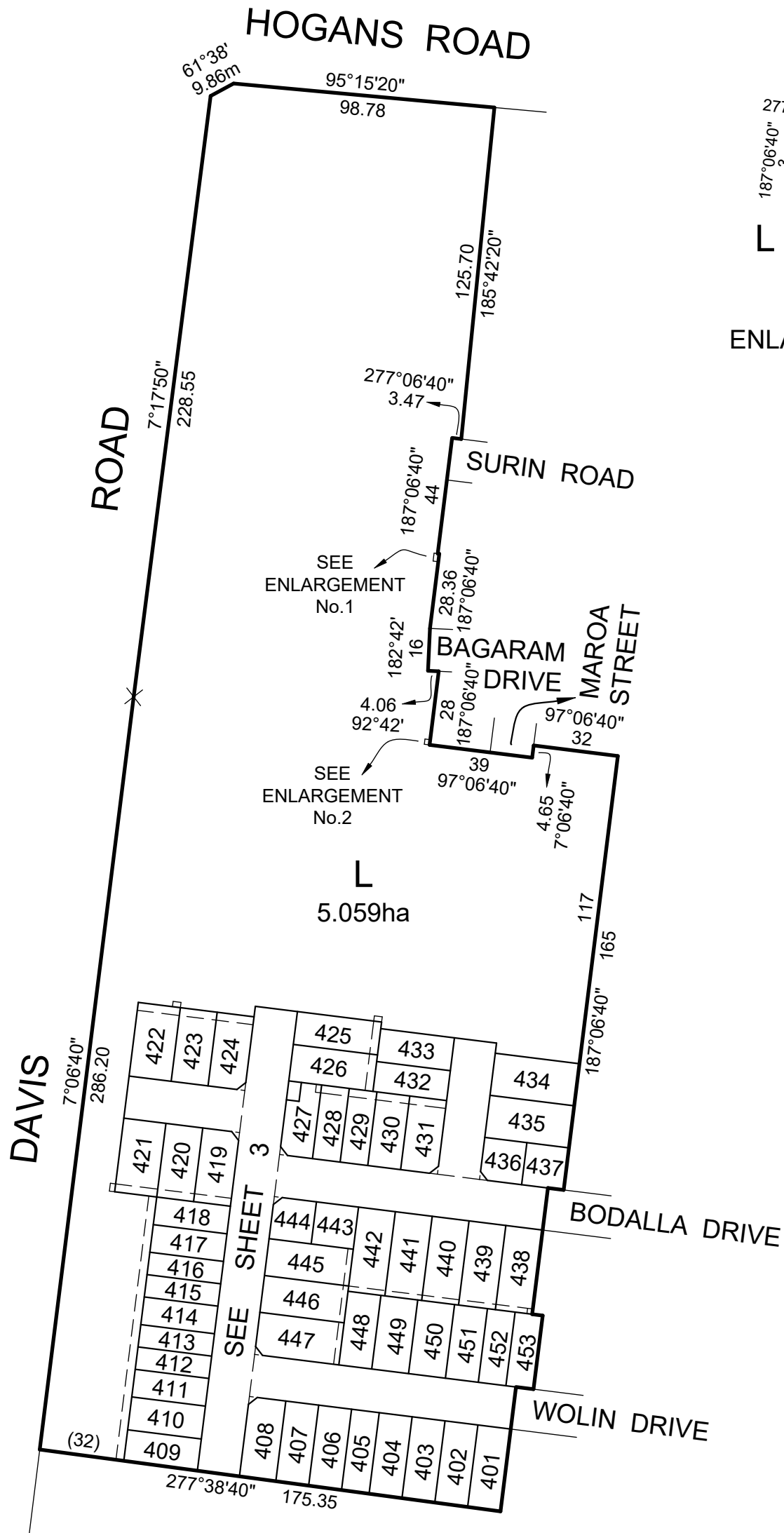
LICENSED SURVEYOR: ANDREW J. REAY



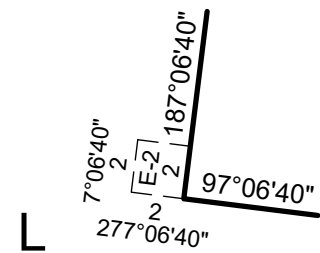
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DATE: 21/09/18 REFERENCE: AA0028
 DRAWING: SU04AK DRAWN BY: CN

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7



ENLARGEMENT No.1
NOT TO SCALE

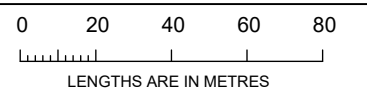


ENLARGEMENT No.2
NOT TO SCALE

GRACE ESTATE - 4

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:2000



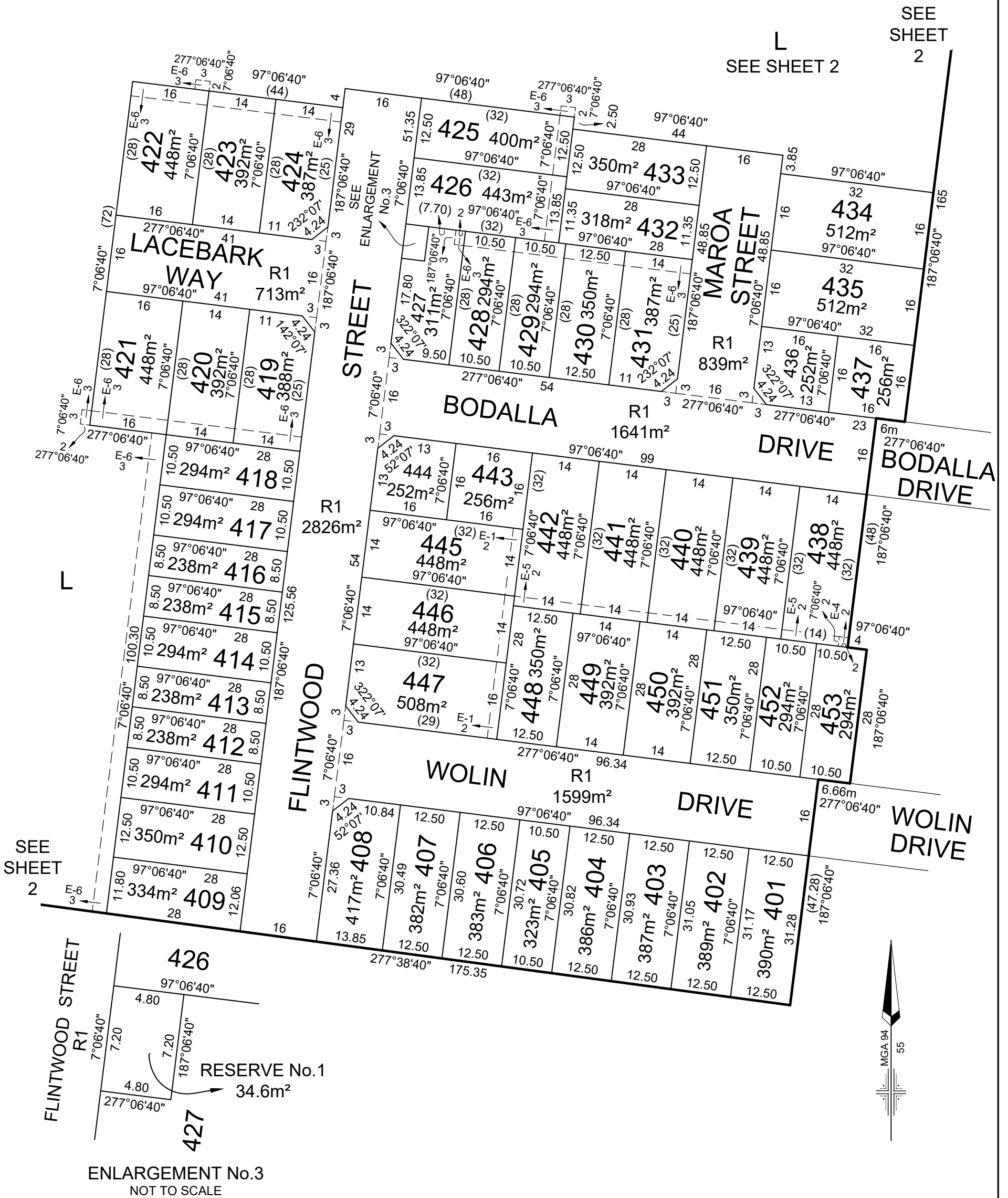
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ORIGINAL SHEET SIZE: A3
 SHEET 2

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SEE SHEET 2
L
SEE SHEET 2
SEE SHEET 2

SEE SHEET 2

ENLARGEMENT No.3
NOT TO SCALE



GRACE ESTATE - 4	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:750	<p>0 7.5 15 22.5 30 LENGTHS ARE IN METRES</p>
<p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com</p>	<p>DATE: 21/09/18 REFERENCE: AA0028 DRAWING: SU04AK DRAWN BY: CN</p>	ORIGINAL SHEET SIZE: A3 SHEET 3	

PLAN OF SUBDIVISION

PS 810907F

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
401	402
402	401, 403
403	402, 404
404	403, 405
405	404, 406
406	405, 407
407	406, 408
408	407
409	410
410	409, 411
411	410, 412
412	411, 413
413	412, 414
414	413, 415
415	414, 416
416	415, 417
417	416, 418
418	417, 419, 420
419	418, 420
420	418, 419, 421
421	420
422	423
423	422, 424
424	423
425	426, 433
426	425, 427, 428, 429, 432, 433
427	426, 428

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
428	426, 427, 429
429	426, 428, 430, 432
430	429, 431, 432
431	430, 432
432	426, 429, 430, 431, 433
433	425, 426, 432
434	435
435	434, 436, 437
436	435, 437
437	435, 436
438	439, 452, 453
439	438, 440, 451, 452
440	439, 441, 450, 451
441	440, 442, 449, 450
442	441, 443, 445, 446, 448, 449
443	442, 444, 445
444	443, 445
445	442, 443, 444, 446
446	442, 445, 447, 448
447	446, 448
448	442, 446, 447, 449
449	441, 442, 448, 450
450	440, 441, 449, 451
451	439, 440, 450, 452
452	438, 439, 451, 453
453	438, 452

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) consolidate or allow a lot to be consolidated;
- (b) 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 verandah, 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. with contrasting 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 two dwelling houses in each direction or directly opposite.
- (c) 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;
- (d) 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 3.6m 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;

Continued on sheet 5

GRACE ESTATE - 4

LICENSED SURVEYOR: ANDREW J. REAY



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 DRAWN BY: CN

ORIGINAL SHEET SIZE: A3
 SHEET 4

DESCRIPTION OF RESTRICTION "A" (CONTINUED)

- (e) build or allow to be built any dwelling with a roof:
 - i. if pitched, 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 Colorbond contemporary range or a similar colour;
- (f) 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;
- (g) build or allow to be built any side or rear fencing:
 - i. of materials other than timber paling;
 - ii. other than 1.8 metres in height (except where there is a front fence);
- (h) 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;
- (i) 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 timber paling feature fencing;
 - iii. other than 1.8 metres in height;
- (j) 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;
- (k) 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 color which is inconsistent with the materials and finishes of the dwelling;
- (l) build or allow to be built:
 - i. any retaining structures greater than 1.2 metres 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;
- (m) 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;
- (n) 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;
- (o) 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;
- (p) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (q) allow any grass or weeds on the Lot to grow excessively;
- (r) 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;
- (s) 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.
- (t) 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.
- (u) 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.
- (v) Build or allow to be built any dwelling that falls outside the relevant building envelope contained in this restriction without written consent of the responsible authority

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

Continued on sheet 6

GRACE ESTATE - 4

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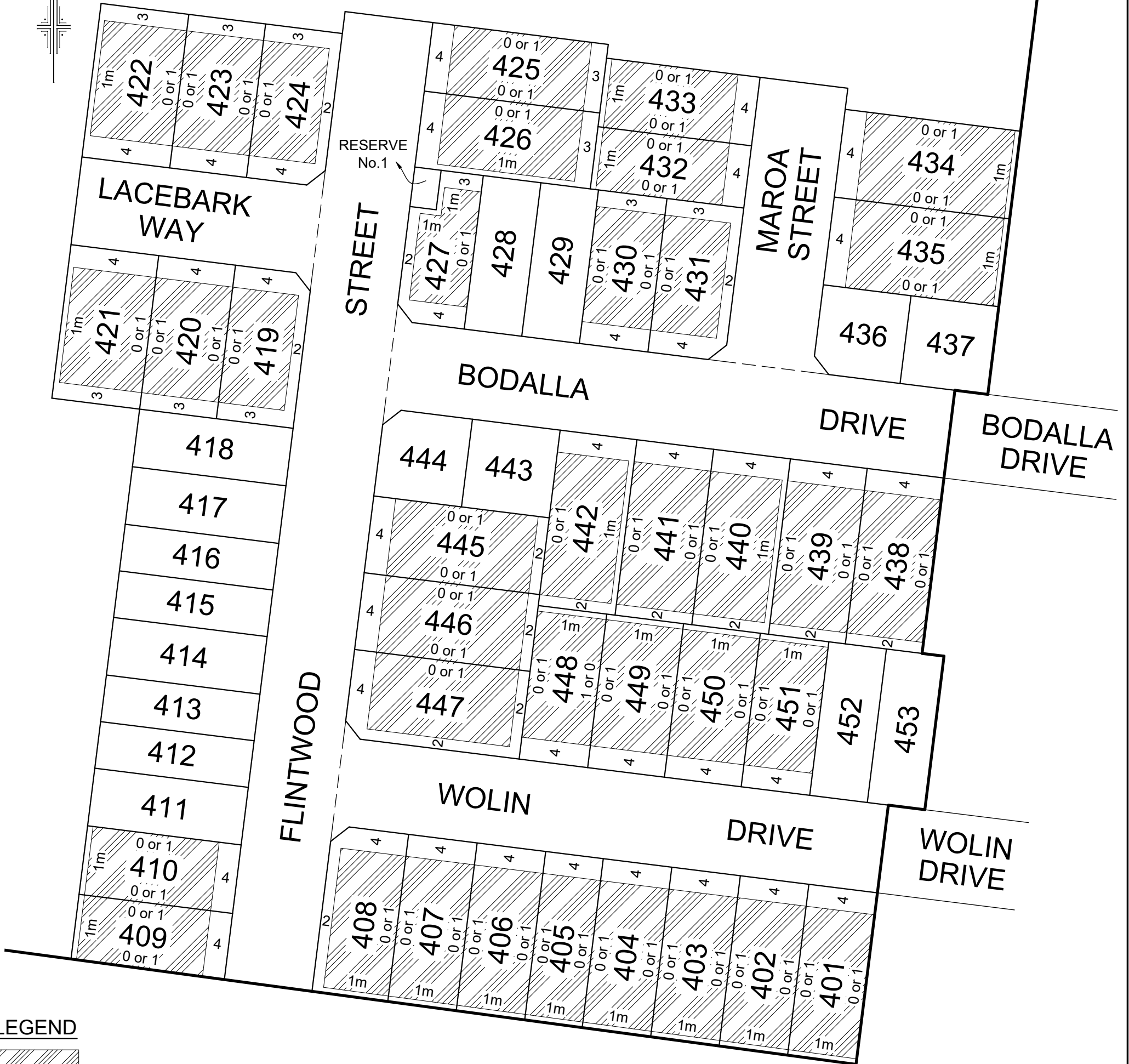
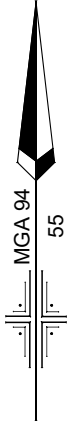
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 SHEET 5

CREATION OF RESTRICTION "A" (CONTINUED)
SCHEDULE

L



LEGEND

 BUILDING ENVELOPE

NOTE: FOR SETBACKS SHOWN "0 or 1", ONLY ONE SIDE BOUNDARY MAY BE BUILT TO WHICH ACCORDS WITH THE CROSSOVER LOCATION

THE BUILDING ENVELOPE OF LOT 427 IS PARTIALLY DEFINED BY A RESERVE. SEE SHEET 3 FOR DIMENSIONS

GRACE ESTATE - 4

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750

0 7.5 15 22.5 30
LENGTHS ARE IN METRES



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SHEET 6

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CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of this Plan:

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
411	410, 412
412	411, 413
413	412, 414
414	413, 415
415	414, 416
416	415, 417
417	416, 418

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
418	417, 419, 420
428	426, 427, 429
429	426, 428, 430, 432
437	435, 436
443	442, 444, 445
452	438, 439, 451, 453
453	438, 452

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"

The following restriction is to be created upon registration of this Plan:

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
436	435, 437
444	443, 445

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.

GRACE ESTATE - 4



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DATE: 21/09/18
 DRAWING: SU04AK

REFERENCE: AA0028
 DRAWN BY: CN

ORIGINAL SHEET SIZE: A3
 SHEET 7