LV use only Plan Number PLAN OF SUBDIVISION PS 741233S/S26 **EDITION** Location of Land Council Name: Wyndham City Council Parish: Werribee Township: Section: B (Part) Crown Allotment: 32 (Part) Crown Portion: 18 (Part) & 48 (Part) Title Reference: Fol. Vol. Last Plan Reference: Lot S3 PS 741233S Postal Address: 1000 Ballan Road (at time of subdivision) Wyndham Vale 3024 MGA Co-ordinates: E 287 900 **Zone**: 55 (of approx. centre of land GDA 94 N 5 808 400 in plan) Vesting of Roads and/or Reserves NOTATIONS Identifier Council/Body/Person Lots 1 to 2600 (Both Inclusive), S2 and S3 have been omitted from this Road R-2 Wyndham City Council stage. Reserve No.4 Wyndham City Council Lots 2601 to 2653 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 8 & 9. Lots 2633 to 2638 (Both Inclusive) & 2646 to 2653 (Both Inclusive) are affected by MCP AA2709. Lots 2601 to 2632 (Both Inclusive) & 2639 to 2645 (Both Inclusive) are affected by MCP AA2953. Lots on this Plan may be affected by one or more Owners Corporations **NOTATIONS** Other Purpose of Plan: Easement E-4 for 'Drainage' and 'Sewerage' purposes over Stepney Lane **Depth Limitation**: Does not apply. created in PS 741233S Stage 1 in favour of Wyndham City Council and City West Water Corporation is removed by all interested parties upon Survey This plan is/is not based on survey BP 3064V. registration of this plan. This survey has been connected to permanent marks no(s) 10 This is not in a Proclaimed Survey Area. Estate: **JUBILEE** Development No.: 26 No. of Lots: 53 Staging This is/is not a staged subdivision 3.356 ha Area: Planning Permit No. WYP 8467/15 Melways: 233 C5 EASEMENT INFORMATION LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Width Easement Reference Purpose Origin Land Benefited/In Favour Of (Metres) E-4 Drainage See Diag. This Plan Wyndham City Council PS 741233S Stage 1 & This Plan City West Water Corporation E-3 & E-4 Sewerage See Diag.

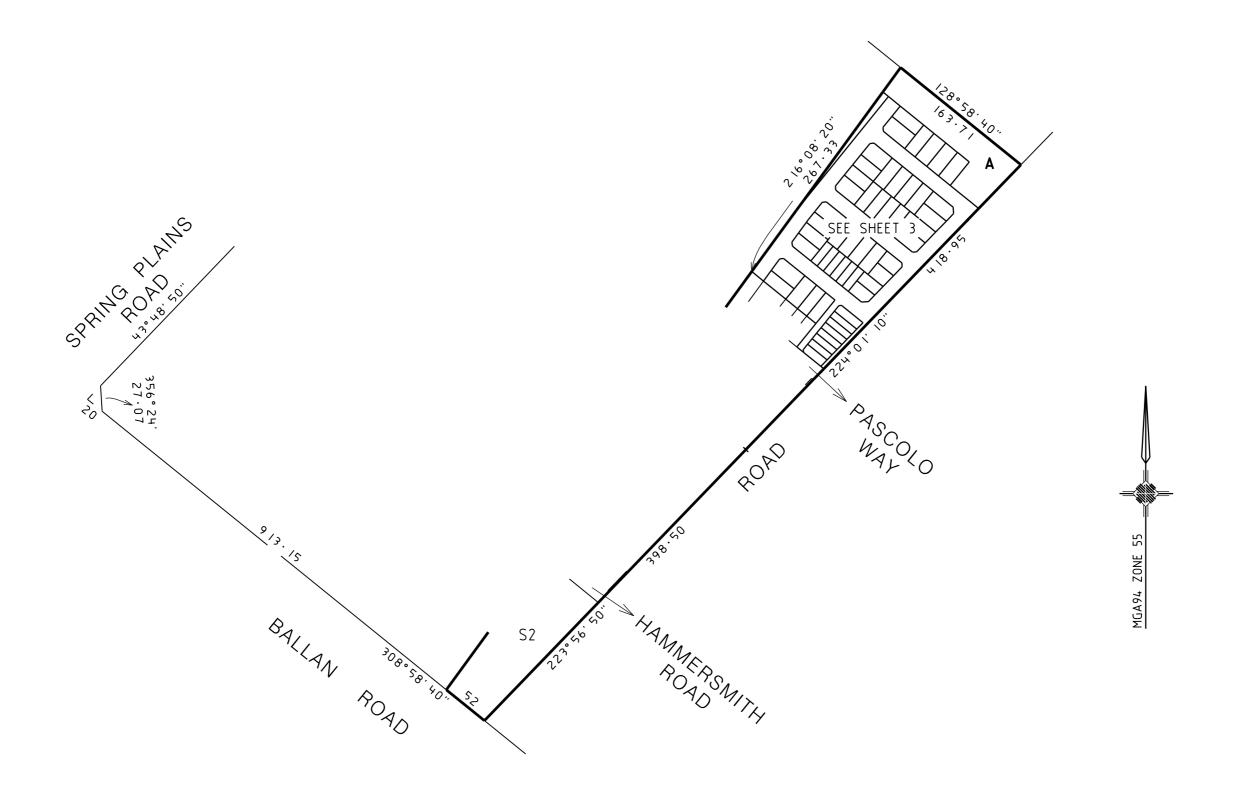
WATSONS

URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST. MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916

FAX (03) 5975 3916 SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE PH. (03) 9860 0300 REF 36291/Stg.26

ORIGINAL SHEET SIZE A3

SHEET 1 OF 12 SHEETS





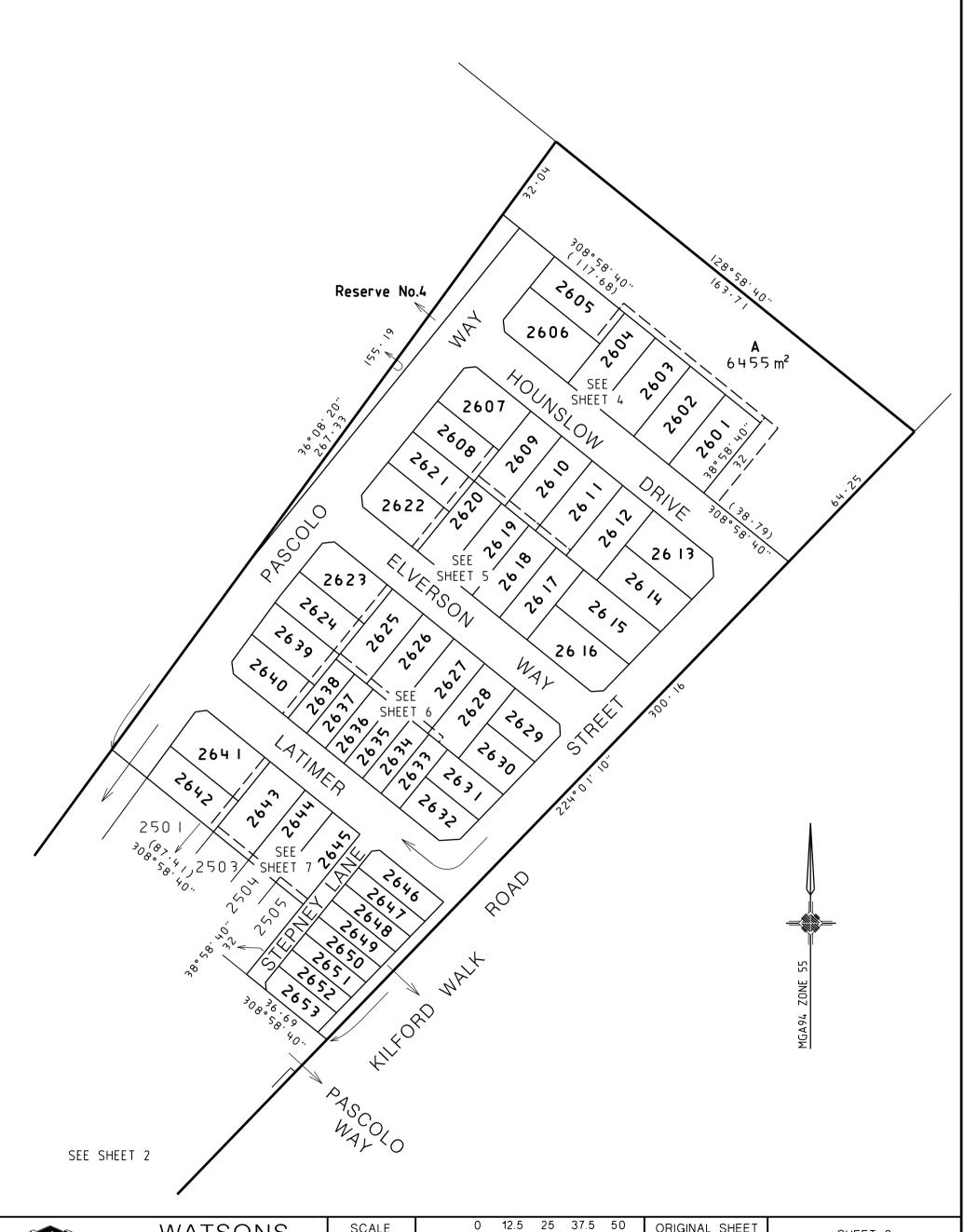
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PH. (03) 9860 0300

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ORIGINAL SHEET SIZE A3

SHEET 2





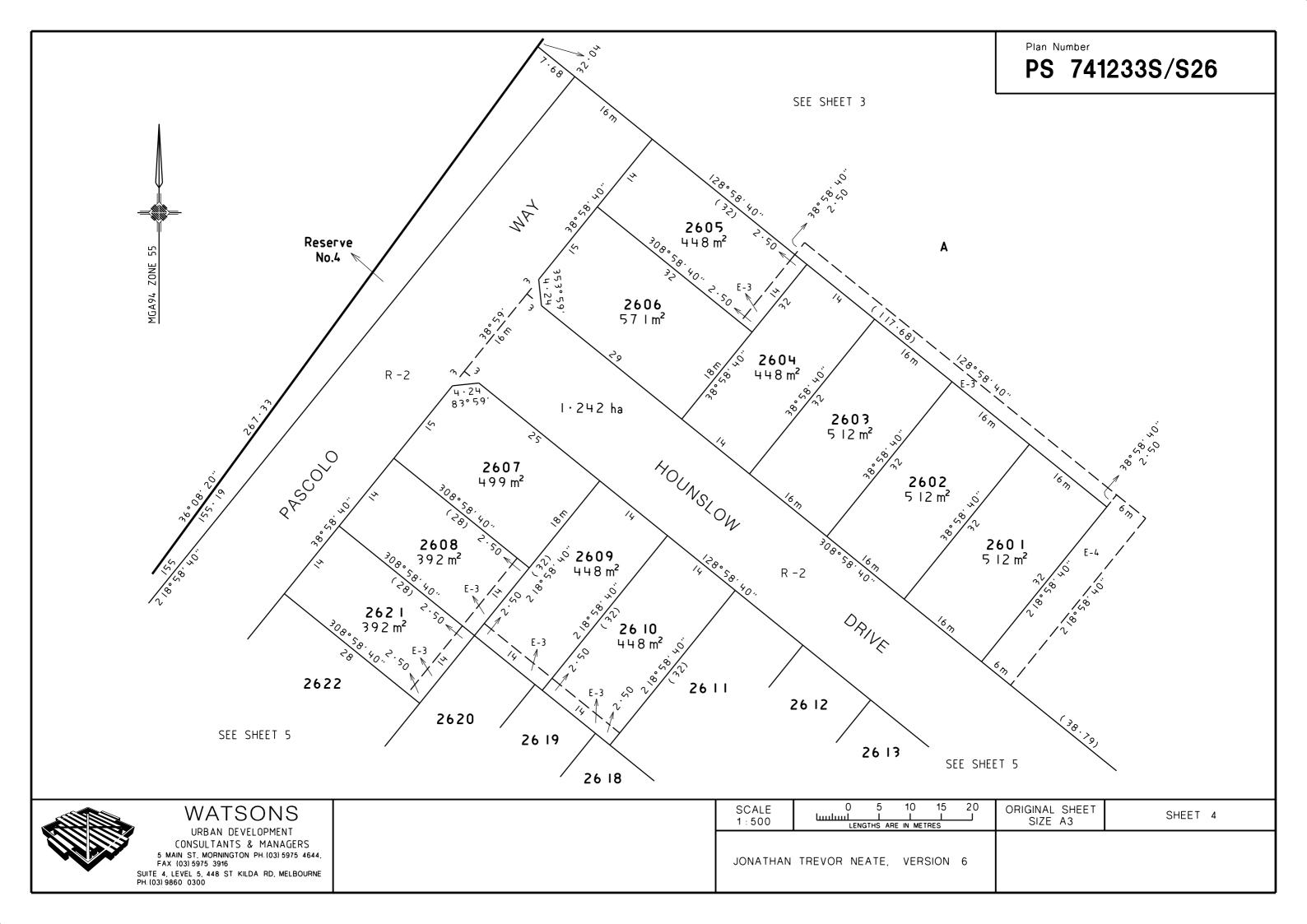
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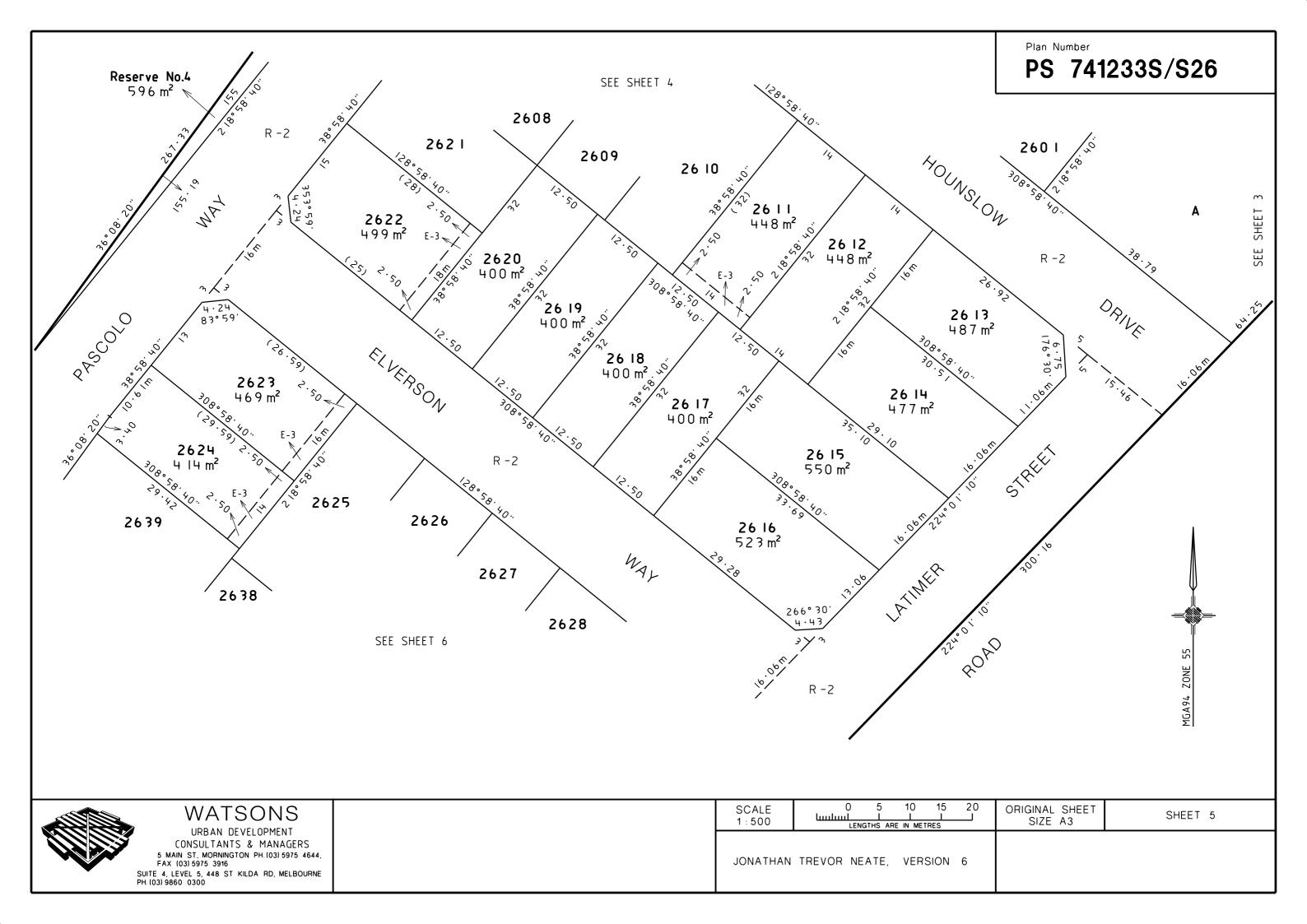
URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE PH (03) 9860 0300

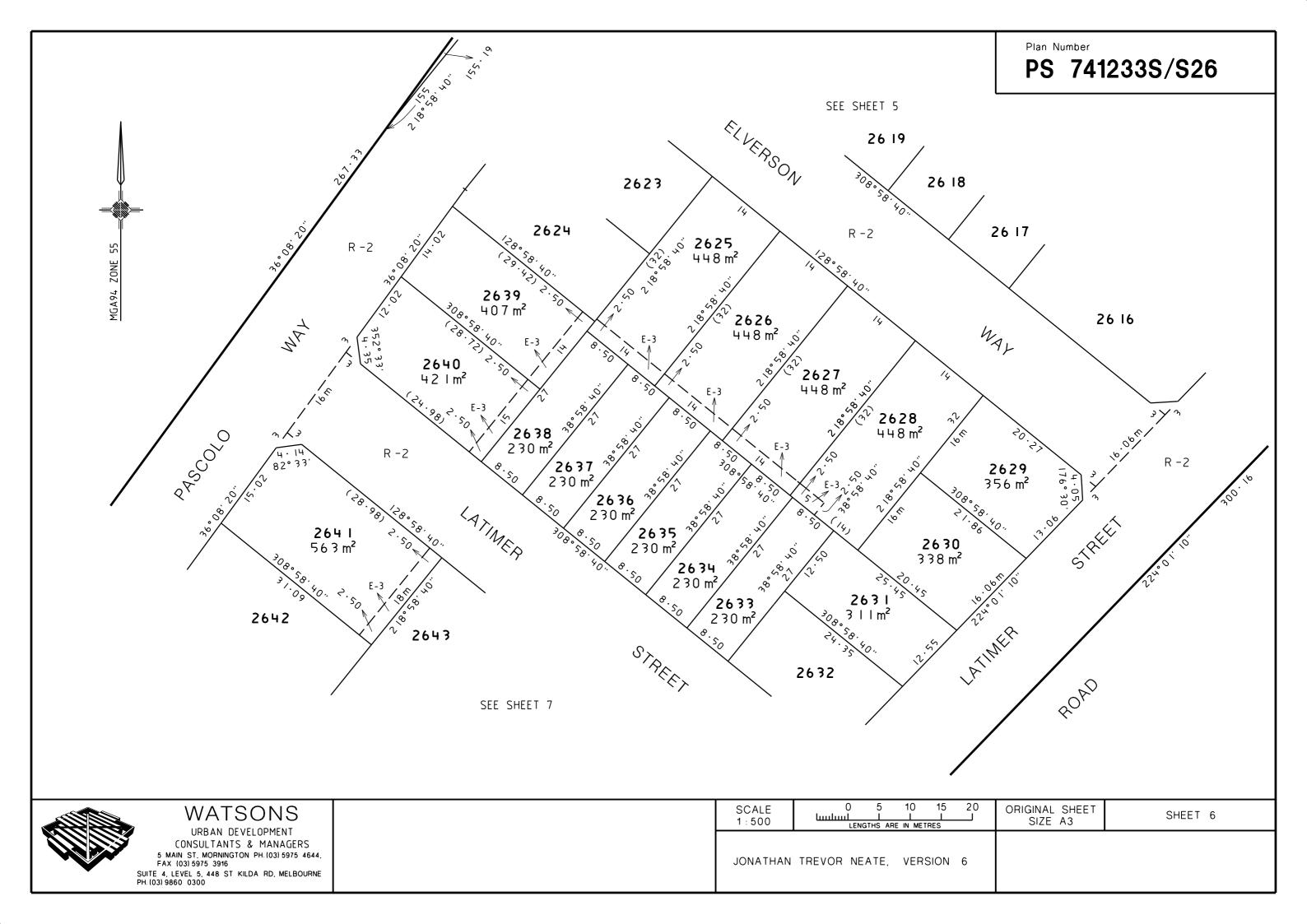
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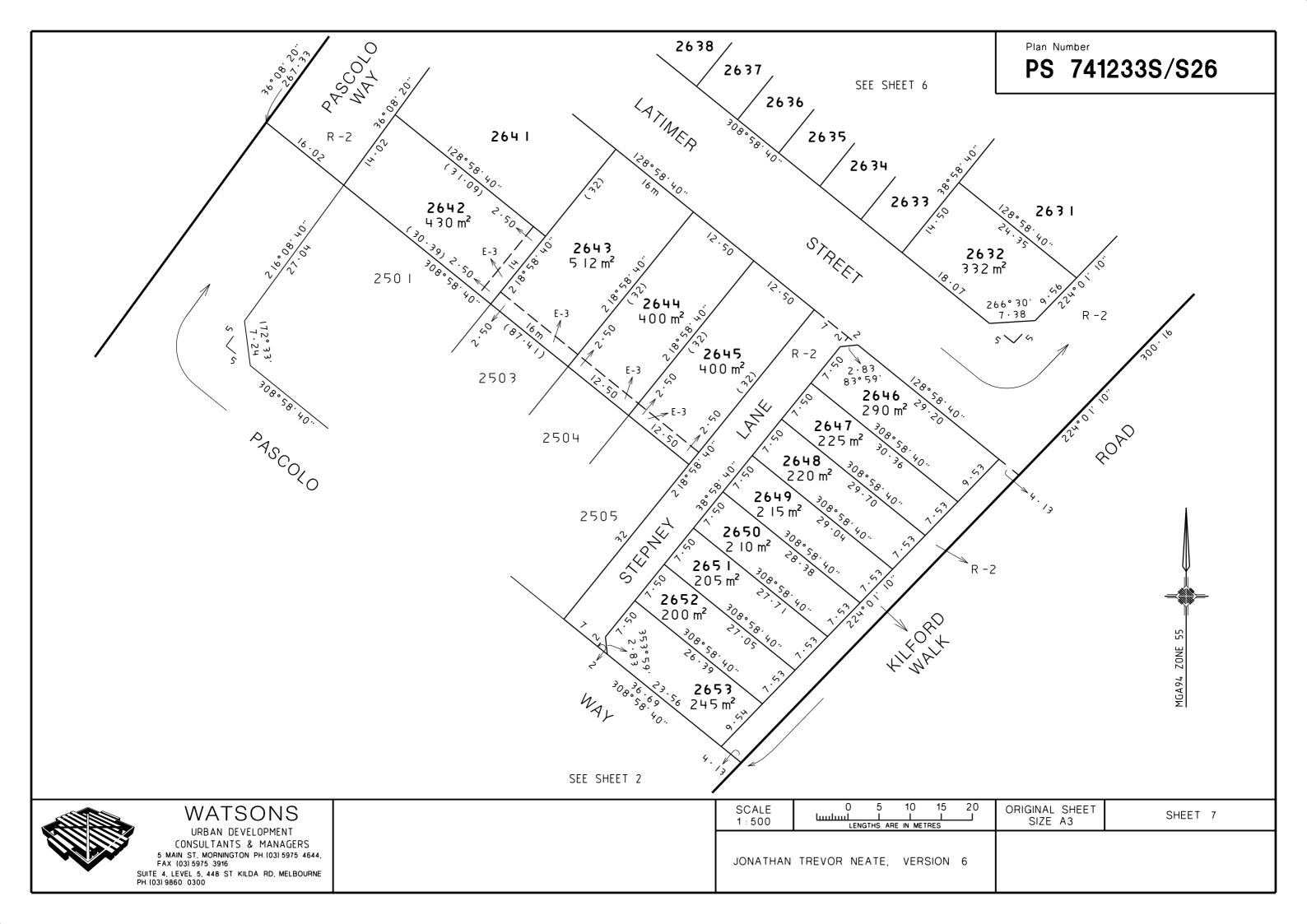
ORIGINAL SHEET SIZE A3

SHEET 3









SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created.

All lots in the plan. Land to benefit:

Lots 2601 to 2632 (Both Inclusive) and 2639 to 2645 (Both Inclusive). Land to be burdened:

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan:

- Must not build or erect or allow to be built or erected any building or structure, other than a building or structure which shall be built or erected in accordance with the provisions of the Memorandum of Common Provisions (MCP) retained by the Registrar of Titles registered in Dealing No. AA2953 which Memorandum of Common Provisions (including Building Envelope Schedules within the instrument for PS 741233S, Stage 26 is incorporated into and by this plan.
- Shall not construct or allow to construct any more than one dwelling per lot.
- Shall not allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the Responsible Authority and the Assessment Panel care of Lotus Living.

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

SUBDIVISION ACT 1988

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is to be created.

All lots in the plan. Land to benefit:

Lots 2633 to 2638 (Both Inclusive) and 2646 to 2653 (Both Inclusive). Land to be burdened:

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan:

- Must not build or erect or allow to be built or erected any building or structure, other than a building or structure which shall be built or erected in accordance with the provisions of the Memorandum of Common Provisions (MCP) retained by the Registrar of Titles registered in Dealing No. AA2709 which Memorandum of Common Provisions is incorporated into and by this plan.
- Shall not construct or allow to construct any more than one dwelling per lot.
- (iii) Shall not allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the Responsible Authority and the Assessment Panel care of Lotus Living.

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

NOTE: Lots 2633 to 2638 (Both Inclusive) and 2646 to 2653 (Both Inclusive) with reference to MCP AA2709 are Type A lots as per Wyndham City Council Planning permit WYP 8467/15.

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ORIGINAL SHEET SIZE A3

SUBDIVISION ACT 1988

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is to be created.

Land to benefit:

Lots 2601 to 2653 (Both Inclusive)

Land to be burdened:

Lots 2601 to 2653 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions apply shall not:

- (i) Build or cause to be built or allow to be built or allow to remain a dwelling, commercial building 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 unless:
 - (A) copies of building plans, elevations, roof plan, site plan (incorporating setback from all boundaries, building envelope, existing contour, 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 Assessment Panel care of Lotus Living or such other entity as may be nominated by the Assessment Panel from time to time;
 - (B) the plans comply with the Design Guidelines 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;
 - (D) the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use if it is to become available.

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

SUBDIVISION ACT 1988

CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is to be created.

Land to benefit: Reserve No.1, PS 741233S

Land to be burdened: Lots 2601 to 2653 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions apply shall not:

- (i) Build or cause to be built or allow to be built or allow to remain a dwelling, commercial building 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 that may be deemed as sensitive use under Australian Standard AS 2885. This includes the following:
 - (A) Creation of education centre, hospital, corrective institution, high density residential above three storeys in height, major commercial or other sensitive uses as determined by Australian Standard AS 2885.
- (ii) Allow any of the above restriction to be changed or amended unless otherwise approved in writing by the Responsible Authority.

This restriction shall expire at the time of discontinue use of nearby high pressure gas transmission pipeline.

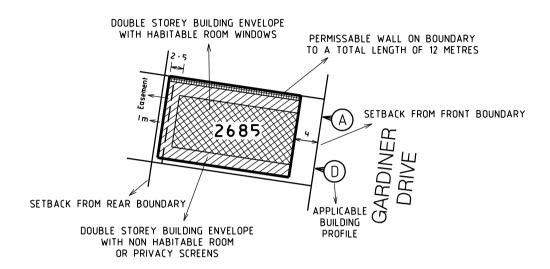
WATSONS		ORIGINAL SHEET SIZE A3	SHEET 9
URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE H. (03) 9860 0300	JONATHAN TREVOR NEATE, VERSION 6		

BUILDING ENVELOPE SCHEDULE

See Plan of Subdivision PS 741233S Stage 26

LEGEND

STANDARD ALLOTMENTS DIAGRAM FOR INDICATIVE INTERPRETATION OF TYPICAL BUILDING ENVELOPE



IRREGULAR ALLOTMENTS DIAGRAM FOR INDICATIVE INTERPRETATION OF TYPICAL BUILDING ENVELOPE

DOUBLE STOREY BUILDING ENVELOPE WITH HABITABLE ROOM WINDOWS PERMISSABLE WALL ON BOUNDARY TO A TOTAL LENGTH OF 12 METRES 2686 → SETBACK FROM FRONT BOUNDARY BANKS COURT APPLICABLE BUILDING SETBACK FROM REAR BOUNDARY **PROFILE** DOUBLE STOREY BUILDING ENVELOPE WITH NON HABITABLE ROOM OR PRIVACY SCREENS

Refer to the Memorandum of Common Provisions (MCP) registered in Dealing No. AA2953 for detailed requirements relating to building envelopes shown on this plan.

Building envelope zones shown on this plan are not necessarily drawn to scale. All relevant siting requirements to apply are either shown on this plan or contained in the relevant MCP (which includes the applicable building envelope profile).

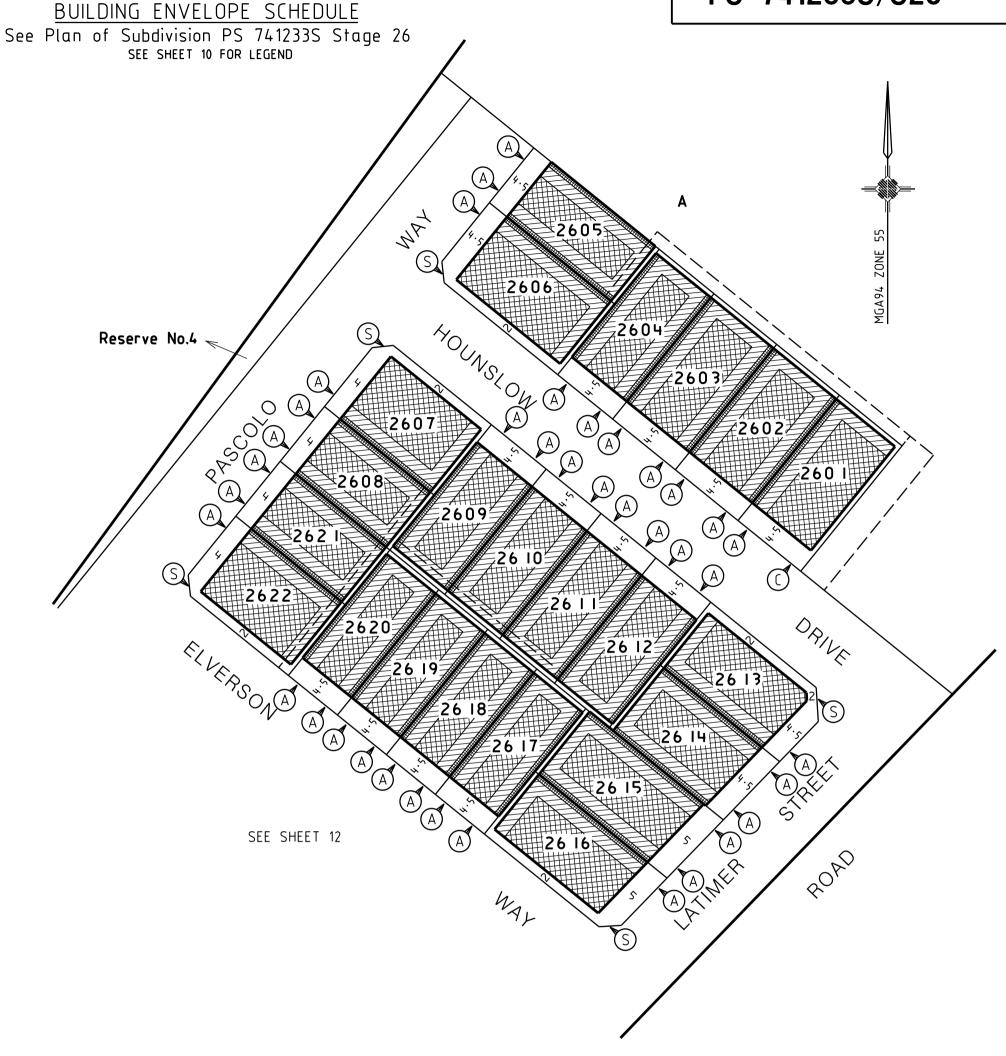


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SHEET 10



EASEMENT NOTATION

- WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT. THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE RELEVANT SERVICE AUTHORITY.

NOTE: OFFSET BETWEEN SIDE
& REAR BOUNDARIES AND
BUILDING ENVELOPES IS 1 METRE
UNLESS OTHERWISE SHOWN
NOTE: MINIMUM SETBACK
TO GARAGE FROM MAIN
STREET FRONTAGE MUST BE
NO LESS THAN 0.5 METRES
BEHIND THE DWELLING

Notations:

Lots marked 🛨 (lots less than 300 sq m) are affected by MCP AA2709, and with reference to MCP AA2709 is a Type A lot.
All other lots (lots 300 sq m or greater than 300 sq m) are affected by MCP AA2953.

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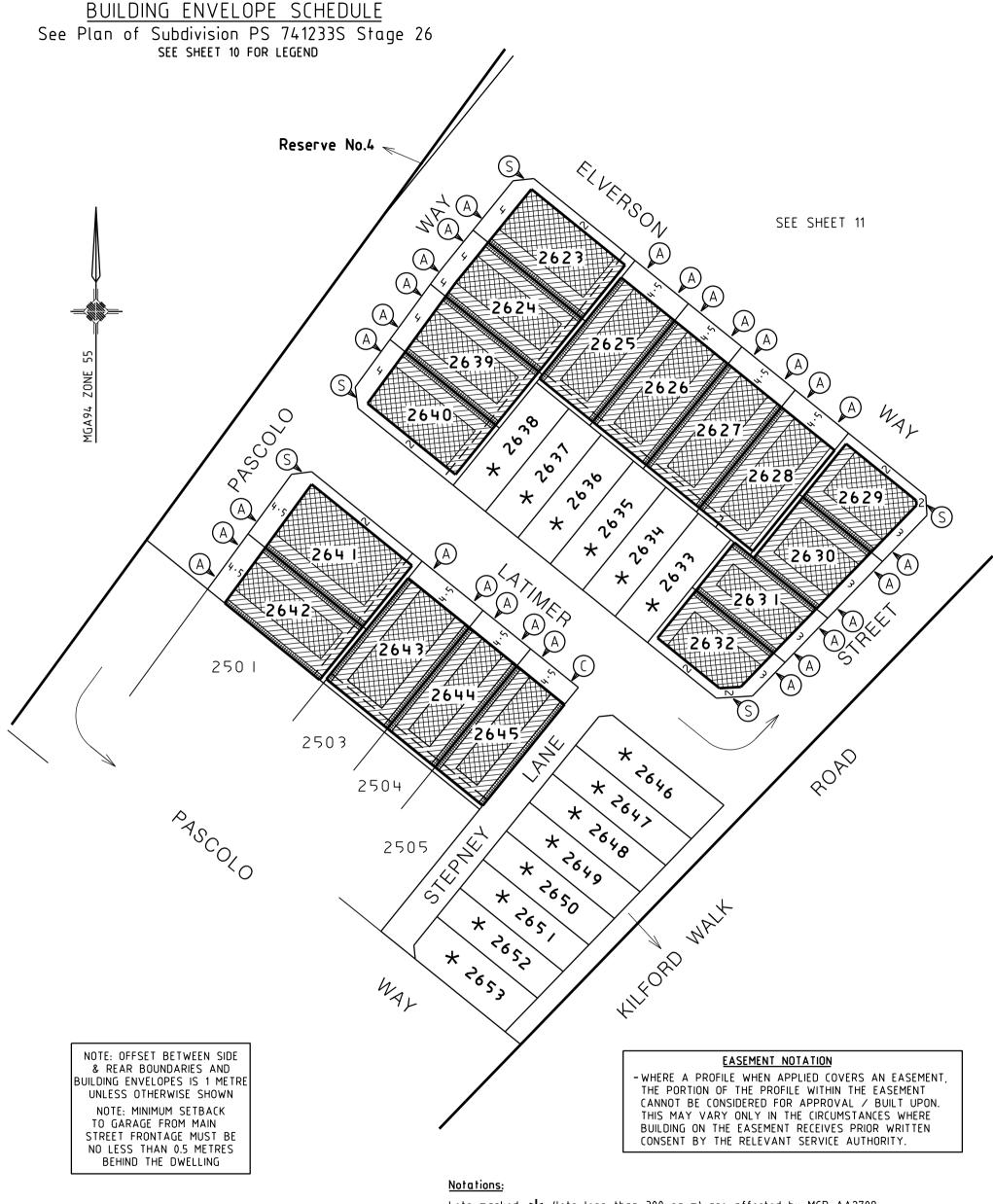
FAX (03) 5975 3916 SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE PH. (03) 9860 0300

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ORIGINAL SHEET SIZE A3

SHEET 11



Lots marked 🛨 (lots less than 300 sq m) are affected by MCP AA2709, and with reference to MCP AA2709 is a Type A lot.
All other lots (lots 300 sq m or greater than 300 sq m) are affected by MCP AA2953.



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ORIGINAL SHEET SIZE A3

SHEET 12

OWNERS CORPORATION SCHEDULE

PS 741233S/S26

Owners Corporation No. PS 741233S/S26

Land affected by Owners Corporation

ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF

THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Lots:

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	5300	5300
Previous stages	10900	5601
Overall Total	16200	10901

				l	ot Entitlement	and Lot Liabilit	у				
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2601	100	100	2651	100	100						
2602	100	100	2652	100	100						
2603	100	100	2653	100	100						
2604	100	100									
2605	100	100									
2606	100	100									
2607	100	100									
2608	100	100									
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2647	100	100									
2648	100	100									
2649	100	100									
2650	100	100									
2000	100	100									



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SURVEYORS FILE REFERENCE: 36291/Stg.26

SHEET 1

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