

PLAN OF SUBDIVISION	EDITION 1	PS 819166Y/S6
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LOCATION OF LAND
 PARISH: WOLLERT
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: -
 CROWN PORTION: 16 (PART)
 TITLE REFERENCE: C/T VOL 12180 FOL 377
 VOL 12180 FOL 378
 LAST PLAN REFERENCE: PS 819166Y, LOT S6
 PS 819166Y, LOT S7
 POSTAL ADDRESS: 430 CRAIGIEBURN ROAD &
 (at time of subdivision) 355 VEARINGS ROAD,
 WOLLERT, VIC. 3750
 MGA94 CO-ORDINATES: E: 322 400 ZONE: 55
 (of approx centre of land in plan) N: 5836 270

VESTING OF ROADS AND/OR RESERVES <table border="1"> <tr> <td>IDENTIFIER</td> <td>COUNCIL / BODY / PERSON</td> </tr> <tr> <td>ROAD R-6</td> <td>WHITTLESEA CITY COUNCIL</td> </tr> </table> NOTATIONS DEPTH LIMITATION: DOES NOT APPLY SURVEY: This plan is based on survey STAGING: This is a staged subdivision Planning Permit No. 716630 This survey has been connected to permanent marks No(s). 21, 38, 40 & 52 In Proclaimed Survey Area No. -	IDENTIFIER	COUNCIL / BODY / PERSON	ROAD R-6	WHITTLESEA CITY COUNCIL
IDENTIFIER	COUNCIL / BODY / PERSON			
ROAD R-6	WHITTLESEA CITY COUNCIL			

VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. Lots S1 to S10, S12 to S15 and 1 to 670 (all inclusive) have been omitted from this plan. None of the easements and rights mentioned in sub-section (2) of Section 12 of the Subdivision Act 1988 are implied over any of the land in this plan.	
ROAD R-6	WHITTLESEA CITY COUNCIL	LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS For details of Owners Corporation(s) including; Purpose, Responsibility and Entitlement and Liability see Owners Corporation Search Report, Owners Corporation Rules and Owners Corporation Additional Information.	


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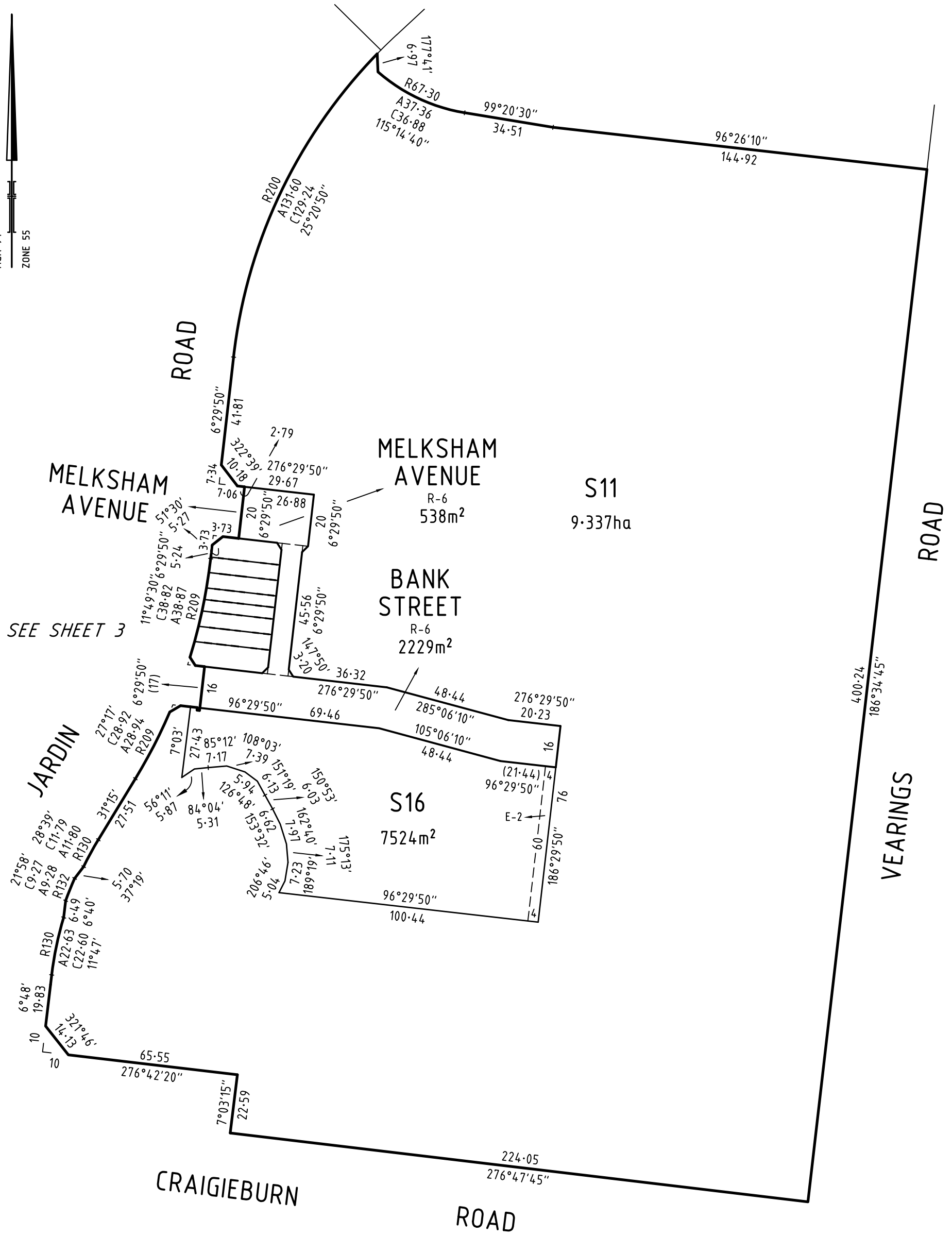
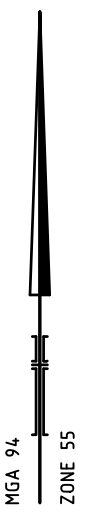
EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	PARTY WALL	0.15	THIS PLAN	RELEVANT ABUTTING LOT
E-2	DRAINAGE	4	THIS PLAN	WHITTLESEA CITY COUNCIL

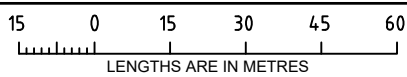
RATHDOWNE ESTATE - STAGE 6A (8 LOTS) **AREA OF STAGE - 0.457ha**

 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	SURVEYORS FILE REF: 306064SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
	Licensed Surveyor: Mark Oswald Stansfield Version: 6			



SURVEYOR'S FILE REF: 306064SV00

SCALE
1: 1500



ORIGINAL SHEET
SIZE: A3

SHEET 2



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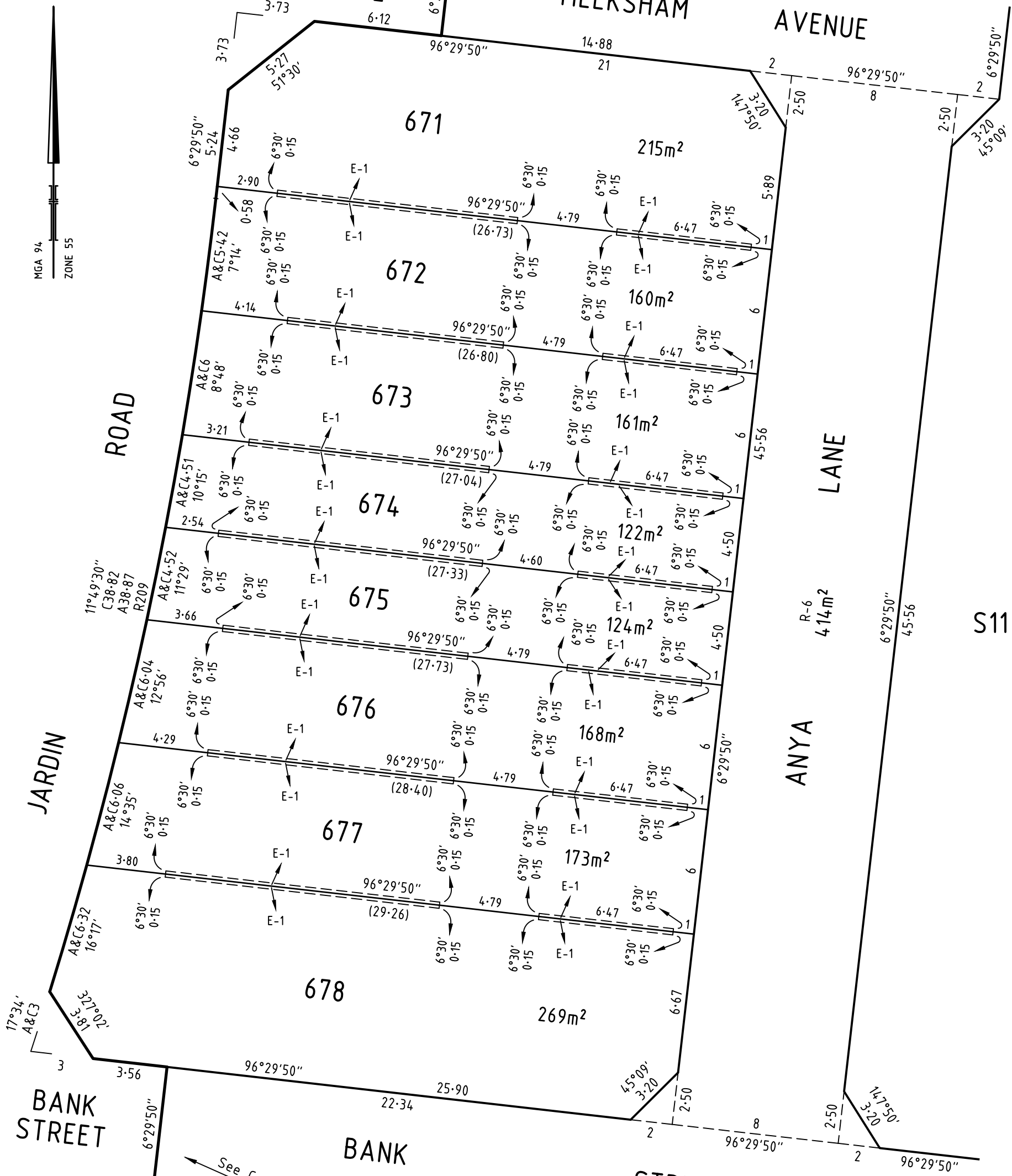
SEE SHEET 2

MELKSHAM AVENUE

MELKSHAM AVENUE

AVENUE

MGA 94
ZONE 55



JARDIN

LANE

ANYA

BANK STREET

BANK STREET

STREET

S11

S11

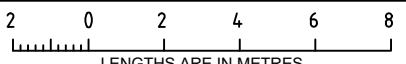
S16

SEE SHEET 2

See Continuation

SURVEYOR'S FILE REF: 306064SV00

SCALE
1: 200



ORIGINAL SHEET
SIZE: A3

SHEET 3



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 671 to 678 (both inclusive)

Land to be Burdened: Lots 671 to 678 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her 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 more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling 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 10 years from the date of registration of this plan 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 Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time) or such other entity as may be nominated by the Design Assessment Panel from time to time;
 - (B) The plans comply with the Rathdowne Building Design Guidelines, a copy of which can be obtained from the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time);
 - (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 as being in accordance with the "Rathdowne Building Design Guidelines" prior to the commencement of works;
- (iii) Build or cause to be built or allow to remain any fencing:
 - (A) Along a front street boundary; and
 - (B) Between the front street boundary and the building line; and
 - (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
- (iv) Construct a dwelling on a lot presenting sideage adjoining any form of open space unless:
 - (A) The development consists of a double storey dwelling;
 - (B) The development includes passive surveillance features such as large windows and balconies at the first storey level overlooking the adjoining open space; and
 - (C) Any fencing of the front yard adjoining the open space is feature style, with a minimum 25% transparency and has a maximum height of 1.50 metres.
- (v) Construct a dwelling or commercial building on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.

CREATION OF RESTRICTION No. 2


The following restriction is to be created upon registration of this plan for lots less than 300m².

Land to Benefit: Lots 671 to 678 (both inclusive)

Land to be Burdened: Lots 671 to 678 (both inclusive)

The registered proprietor or proprietors for the time being of any burdened lot on this plan in this restriction as a lot subject to the 'Small Lot Housing Code, November 2019' (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, November 2019' (Type A) unless in accordance with a permit granted to construct a dwelling on the lot.

This restriction shall cease after the issue of Certificate of Occupancy for the whole of the dwelling on the lot.

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OWNERS CORPORATION SCHEDULE

PS819166Y/S6

Owners Corporation No. 1 Plan No. PS819166Y/S6

Land affected by Owners Corporation Lots: All of the Lots in the table below and Common Property No 1
 Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	2080	82
Previous stages	3140	2141
Overall Total	5220	2223

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
671	10	10									
672	10	10									
673	10	10									
674	10	10									
675	10	10									
676	10	10									
677	10	10									
678	10	10									
S11	1000	1									
S16	1000	1									