

PLAN OF SUBDIVISION	EDITION 1	PS 819166Y/S21
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LOCATION OF LAND
 PARISH: WOLLERT
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: -
 CROWN PORTION: 16 (PART)
 TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT S21 ON PS 819166Y/S20

POSTAL ADDRESS: 430-440 CRAIGIEBURN ROAD,
 (at time of subdivision) WOLLERT, VIC. 3750

MGA94 CO-ORDINATES: E: 322 240 ZONE: 55
 (of approx centre of land in plan) N: 5 837 480

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-15	WHITTLESEA CITY COUNCIL
RESERVE No.17	WHITTLESEA CITY COUNCIL
RESERVE No.18	AUSNET ELECTRICITY SERVICES PTY. LTD.

NOTATIONS

This is a SPEAR plan.

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 1900 and S1 to S21 (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.

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.

Other Purpose of this Plan

To remove that part of the Sewerage easement created in PS 819166Y/S15 that lies within Prospect Road and Riverbed Drive by virtue of section 6(1)(k)(iii) of the Subdivision Act 1988.

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. -

EASEMENT INFORMATION

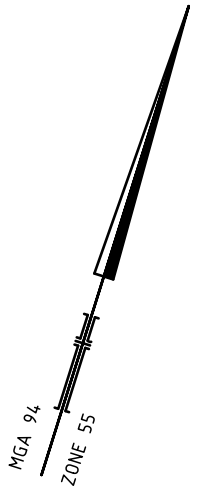
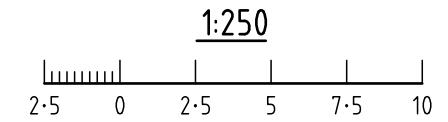
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	PS 819166Y/S15	YARRA VALLEY WATER CORPORATION

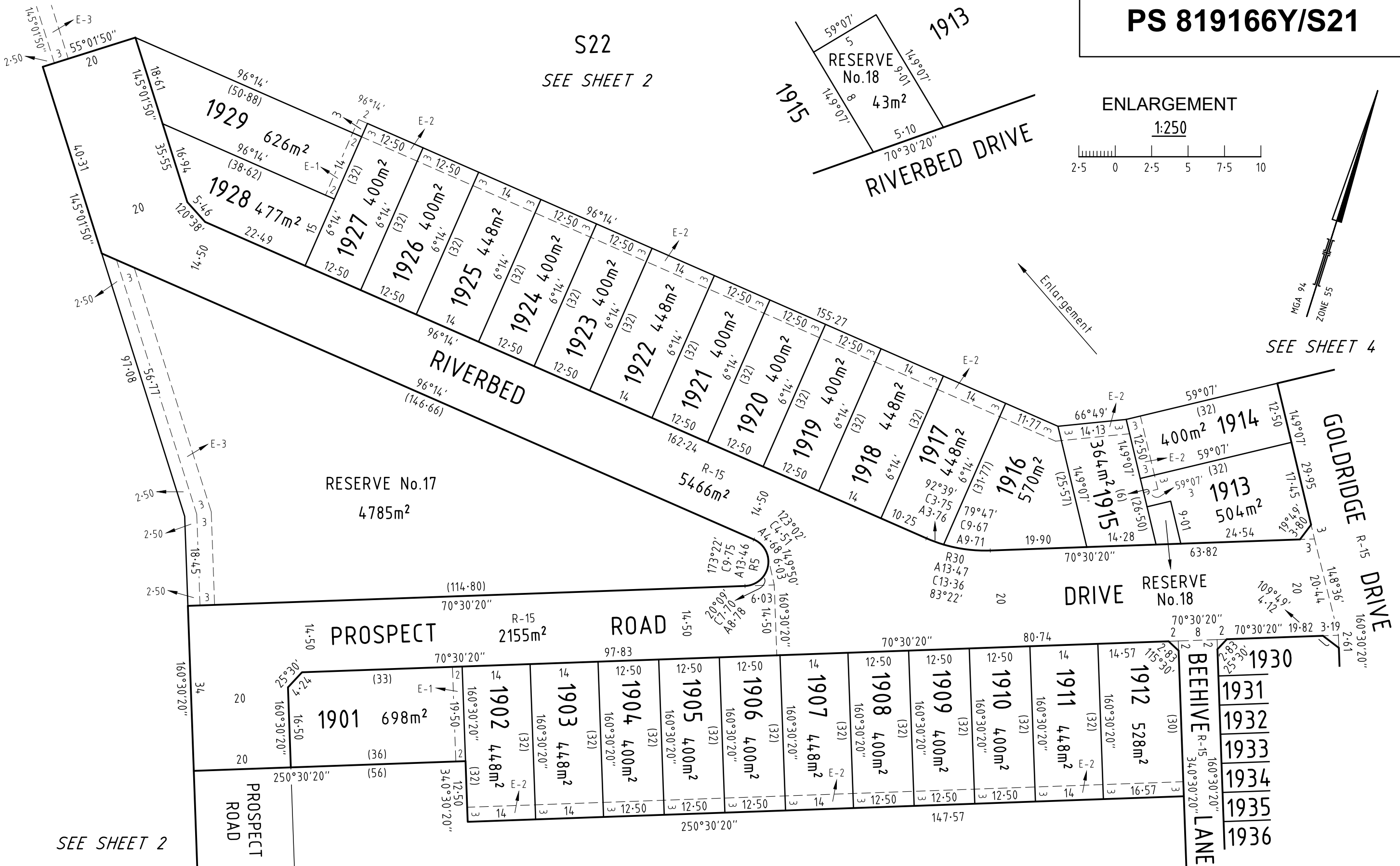
RATHDOWNE ESTATE - STAGE 19 (38 LOTS) AREA OF STAGE - 2.964ha

 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 309256SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Licensed Surveyor: Mark Oswald Stansfield Version: 2		

ENLARGEMENT



S22
SEE SHEET 2



SEE SHEET 2

SEE SHEET 4

SURVEYOR'S FILE REF: 309256SV00



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE 1: 750
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

Licensed Surveyor: Mark Oswald Stansfield
Version: 2

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 1901 to 1938 (both inclusive)

Land to be Burdened: Lots 1901 to 1938 (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.
- (vi) Build or erect any dwelling or structure other than a dwelling or structure which is built in accordance with Memorandum of Common Provisions registered in dealing number .

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 1901 to 1938 (both inclusive)

Land to be Burdened: Lots 1901 to 1929 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this Plan shall not:

- (i) Construct the side wall of the first level of any dwelling on a corner lot less than 900 millimetres from the ground level wall that faces a side street.
- (ii) Construct any garage on a lot between 2.20 metres and 5 metres from the title boundary alignment at the front of the lot.
- (iii) Construct any garage other than a single garage where access is proposed from the lot frontage on a lot with a width of 10 metres or less at the lot frontage.

CREATION OF RESTRICTION No. 3


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

Land to Benefit: Lots 1901 to 1938 (both inclusive)

Land to be Burdened: Lots 1930 to 1938 (both inclusive)

The registered proprietor or proprietors for the time being of any burdened lot on this plan in this restriction is 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 a Certificate of Occupancy for the whole of the dwelling on the lot.

<p>SURVEYOR'S FILE REF: 309256SV00</p>		<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p>
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OWNERS CORPORATION SCHEDULE

PS819166Y/S21

Owners Corporation No. 1 Plan No. PS819166Y/S21

Land affected by Owners Corporation Lots: All of the Lots in the table below and Common Property No 1. All existing Lots in Owners Corporation No 1 not affected by this plan.

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	3380	381
Previous stages		
Overall Total	3380	381

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1901	10	10									
1902	10	10									
1903	10	10									
1904	10	10									
1905	10	10									
1906	10	10									
1907	10	10									
1908	10	10									
1909	10	10									
1910	10	10									
1911	10	10									
1912	10	10									
1913	10	10									
1914	10	10									
1915	10	10									
1916	10	10									
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1918	10	10									
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1928	10	10									
1929	10	10									
1930	10	10									
1931	10	10									
1932	10	10									
1933	10	10									
1934	10	10									
1935	10	10									
1936	10	10									
1937	10	10									
1938	10	10									
S22	3000	1									