

PLAN OF SUBDIVISION		EDITION 1	PS 819166Y/S8	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL 12437 FOL 209 LAST PLAN REFERENCE: PS 819166Y/S7, LOT S13 POSTAL ADDRESS: 430 CRAIGIEBURN ROAD & (at time of subdivision) 355 VEARINGS ROAD, WOLLERT, VIC. 3750 MGA94 CO-ORDINATES: E: 322 560 ZONE: 55 (of approx centre of land in plan) N: 5836 290		Council Name: Whittlesea City Council Council Reference Number: 610538 Planning Permit Reference: 718965 SPEAR Reference Number: S171283P Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 23/05/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Carolyn Leatham for Whittlesea City Council on 09/03/2023 Statement of Compliance issued: 21/03/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. Lots 1 to 2400 (both inclusive) have been omitted from 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. Common Property No.1 are Private Roads (Named Lamington Walk & Shuto Walk).		
NIL				
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is a staged subdivision Planning Permit No. 718965 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)				
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
RATHDOWNE MICROGRID (36 LOTS)			AREA OF STAGE - 0.960ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 306999SV01		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (5), 03/11/2022, SPEAR Ref: S171283P		SHEET 1 OF 5 Land Use Victoria Plan Registered 12:21 PM 06/04/2023 Assistant Registrar of Titles

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	FOOTWAY	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-2	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	FOOTWAY	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-4	FOOTWAY	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS 819166Y/S7	YARRA VALLEY WATER CORPORATION
E-5	PARTY WALL	0.15	THIS PLAN	RELEVANT ABUTTING LOT
E-6	DRAINAGE	SEE DIAG	PS 819166Y/S7	WHITTLESEA CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 819166Y/S7	WHITTLESEA CITY COUNCIL
E-8	FOOTWAY	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS 819166Y/S7	WHITTLESEA CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	FOOTWAY	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL

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SHEET 2



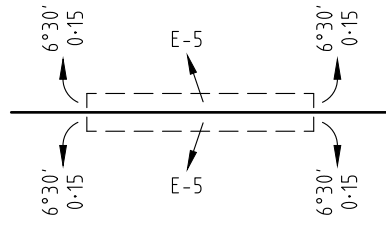
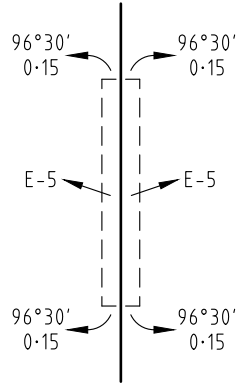
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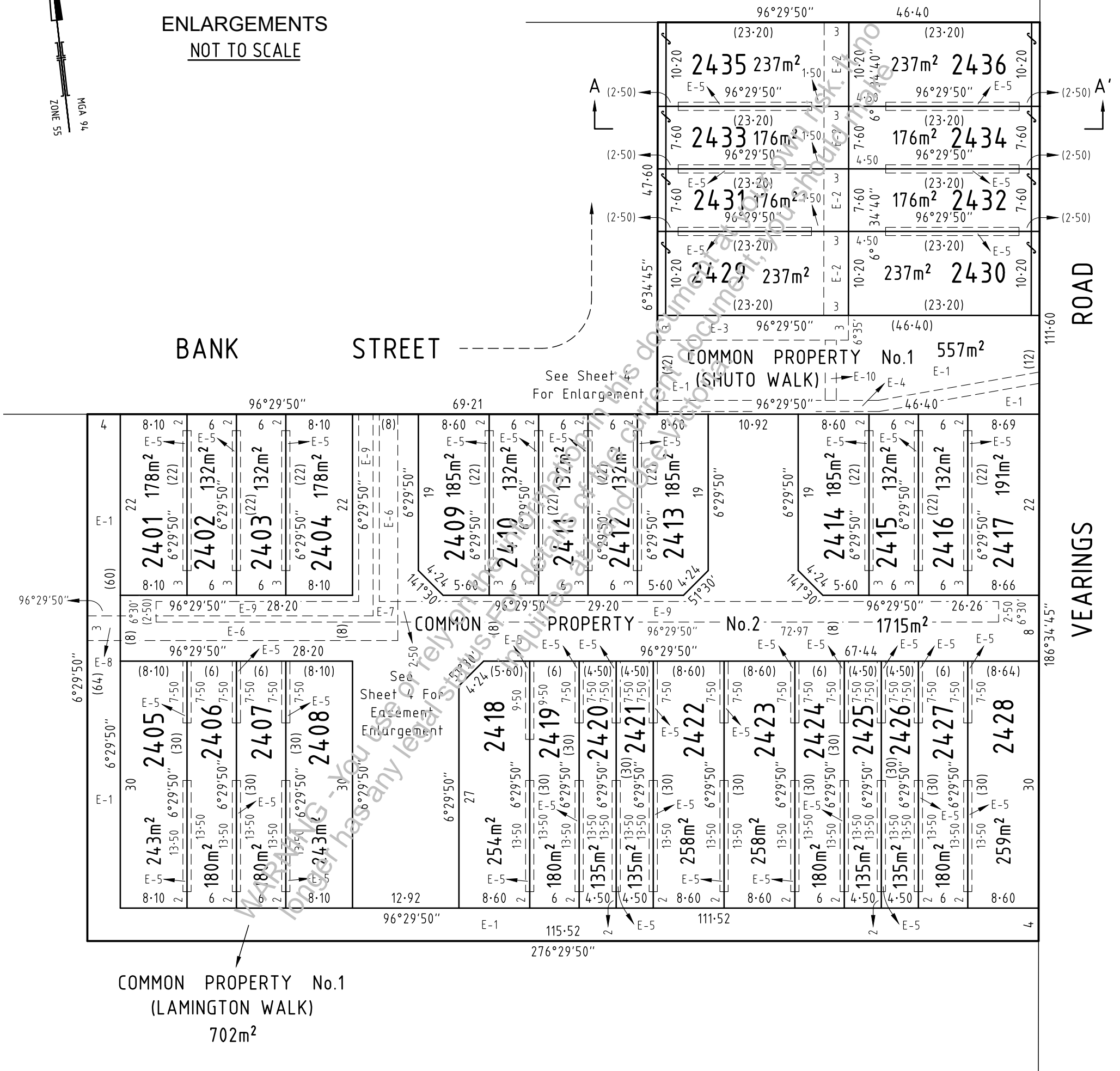
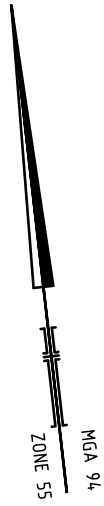
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TYPICAL PARTY WALL EASEMENT DIMENSIONS (LOTS 2401 TO 2428)

TYPICAL PARTY WALL EASEMENT DIMENSIONS (LOTS 2429 TO 2436)



ENLARGEMENTS
NOT TO SCALE



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SCALE 1: 500

LENGTHS ARE IN METRES

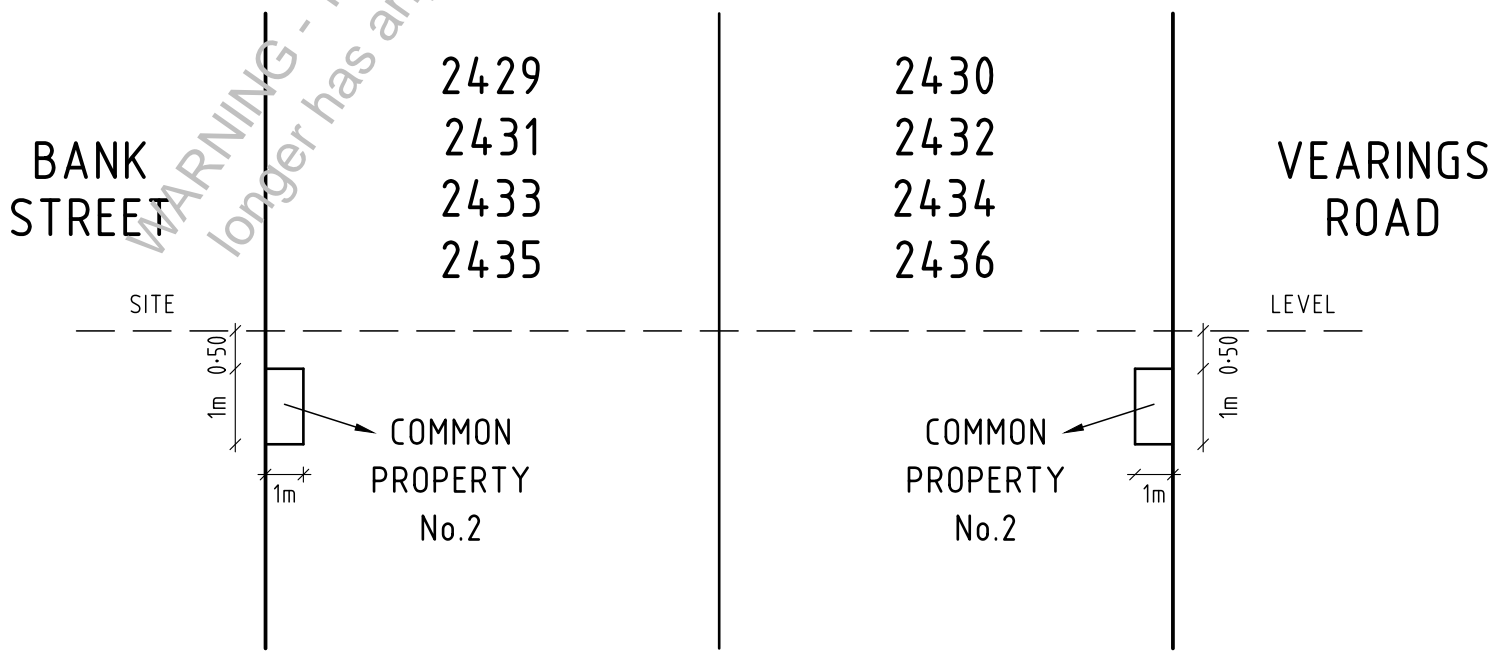
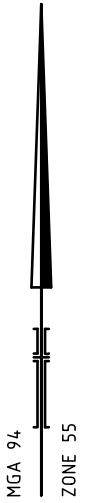
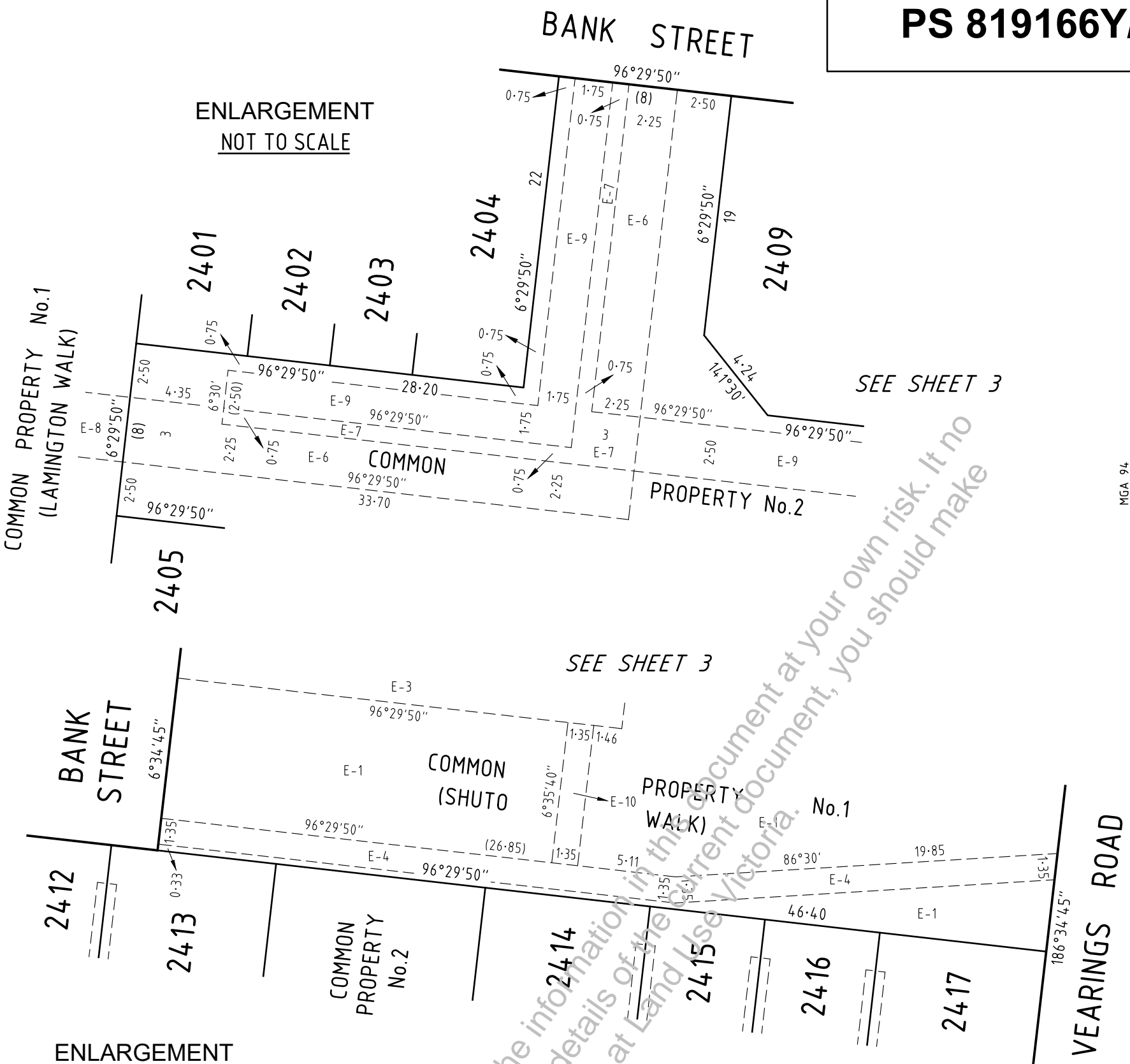
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CREATION OF RESTRICTION No. 1

PS 819166Y/S8

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

Land to Benefit: Lots 2401 to 2436 (both inclusive)

Land to be Burdened: Lots 2401 to 2436 (both inclusive)

Description of Restriction

The registered proprietor or proprietors for the time being of a burdened lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any parts thereof;

- (i) Construct any garage on a lot less than 5 metres from the road alignment at the front of the lot.
- (ii) Construct any garage on a lot with a width of 10 metres or less measured at the front wall of the dwelling, other than a single garage opening where access is proposed from the lot frontage.
- (iii) Construct a dwelling on a lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.
- (iv) Construct a dwelling on a lot with side frontages to footpaths or open spaces within the subject land unless a minimum of two (2) storeys in height, and with habitable room windows at the second storey fronting to the footpaths or open spaces.

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

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 2401 to 2436 (both inclusive)

Land to be Burdened: Lots 2401 to 2436 (both inclusive)

Description of Restriction

The registered proprietor or proprietors for the time being of a burdened lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any parts thereof 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 will cease after the issue of Certificate of Occupancy for the whole of the dwelling on the lot.

CREATION OF RESTRICTION No. 3

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

Land to Benefit: Lots 2401 to 2436 (both inclusive)

Land to be Burdened: Lots 2401 to 2428 (both inclusive)

Description of Restriction

The registered proprietor or proprietors for the time being of a burdened lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any parts thereof;

- (i) Construct a dwelling on a lot with a frontage to the internal immediately abutting Owners Corporation Common Property No.2

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

CREATION OF RESTRICTION No. 4

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

Land to Benefit: Lots 2401 to 2436 (both inclusive)

Land to be Burdened: Lots 2401 to 2436 (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 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;

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OWNERS CORPORATION SCHEDULE

PS819166Y/S8

Owners Corporation No. 1

Plan No. PS819166Y

Land affected by Owners Corporation: All of the Lots in the table below, Common Property No 1 and Common Property No 2. 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	360	360
Balance of existing OC	0	0
Overall Total	360	360

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2401	10	10									
2402	10	10									
2403	10	10									
2404	10	10									
2405	10	10									
2406	10	10									
2407	10	10									
2408	10	10									
2409	10	10									
2410	10	10									
2411	10	10									
2412	10	10									
2413	10	10									
2414	10	10									
2415	10	10									
2416	10	10									
2417	10	10									
2418	10	10									
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2425	10	10									
2426	10	10									
2427	10	10									
2428	10	10									
2429	10	10									
2430	10	10									
2431	10	10									
2432	10	10									
2433	10	10									
2434	10	10									
2435	10	10									
2436	10	10									

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OWNERS CORPORATION SCHEDULE

PS819166Y/S8

Owners Corporation No. 2

Plan No. PS819166Y

Land affected by Owners Corporation: All of the Lots in the table below

Common Property No.: 2

Limitations of Owners Corporation: Limited

Notations

Totals		
	Entitlement	Liability
This schedule	360	360
Balance of existing OC	0	0
Overall Total	360	360

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2401	10	10									
2402	10	10									
2403	10	10									
2404	10	10									
2405	10	10									
2406	10	10									
2407	10	10									
2408	10	10									
2409	10	10									
2410	10	10									
2411	10	10									
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2429	10	10									
2430	10	10									
2431	10	10									
2432	10	10									
2433	10	10									
2434	10	10									
2435	10	10									
2436	10	10									

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