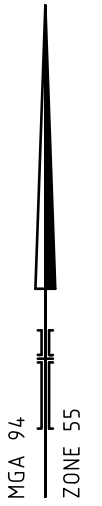


PLAN OF SUBDIVISION		EDITION 1	PS 803931Y/S7	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL 12395 FOL 592 LAST PLAN REFERENCE: LOT S8 ON PS 803931Y/S6 POSTAL ADDRESS: 430 CRAIGIEBURN ROAD, (at time of subdivision) WOLLERT, VIC. 3750 MGA94 CO-ORDINATES: E: 322 560 ZONE: 55 (of approx centre of land in plan) N: 5 837 230		Council Name: Whittlesea City Council Council Reference Number: 610290 Planning Permit Reference: 716630 SPEAR Reference Number: S156542P 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: 22/09/2021 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: Angela Cuschieri for Whittlesea City Council on 28/09/2022 Statement of Compliance issued: 01/12/2022 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 been satisfied at Statement of Compliance		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	This is a SPEAR plan. Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1100 and S1 to S8 (all inclusive) have been omitted from this plan. Lot S9 consists of 2 parts. 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.		
ROAD R-7	WHITTLESEA CITY COUNCIL			
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). 38, 21, 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	3	PS 803931Y/S5	YARRA VALLEY WATER CORPORATION
E-1	DRAINAGE	3	PS 803931Y/S5	WHITTLESEA CITY COUNCIL
E-2	DRAINAGE	3	PS 803931Y/S6	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	3	PS 803931Y/S6	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
RATHDOWNNE ESTATE - STAGE 11 (40 LOTS)			AREA OF STAGE - 2.754ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 307611SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (5), 28/09/2022, SPEAR Ref: S156542P		Land Use Victoria Plan Registered 09:36 AM 07/12/2022 Assistant Registrar of Titles



96°13'55"
389.21

6°30'15"
354.42

S9 (PART)
(19.59ha)
20.90ha

R66
A22.05
C21.94
330.56

340°30'20"
103.84

334°09'
53.78

340°30'20"
49.45

17°15'40"
C48.56
A48.85
R130

298°01'
32.18
276°29'50"

168°40'10"
23.08
A51.65
C51.44
R100

78°40'
25

96°29'50"
125.03

SEE SHEET 4

LAKOYA

186°29'50"
7.86

276°29'50"
32.18

186°29'50"
1.83

276°29'50"
16

6°29'50"
22.36

318°53'
4.05

237°28'
4.24

51.27

276°29'50"
3

A&C3
271°16'
R48
A&C2-88
274°47'

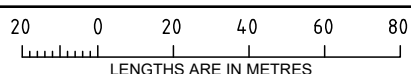
SEE CONTINUATION SHEET 3

635.25
186°26'45"

VEARINGS ROAD

SURVEYOR'S FILE REF: 307611SV00

SCALE
1: 2000



ORIGINAL SHEET
SIZE: A3

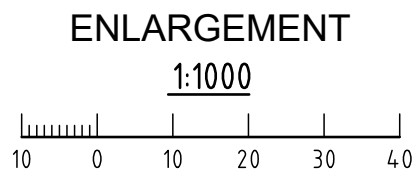
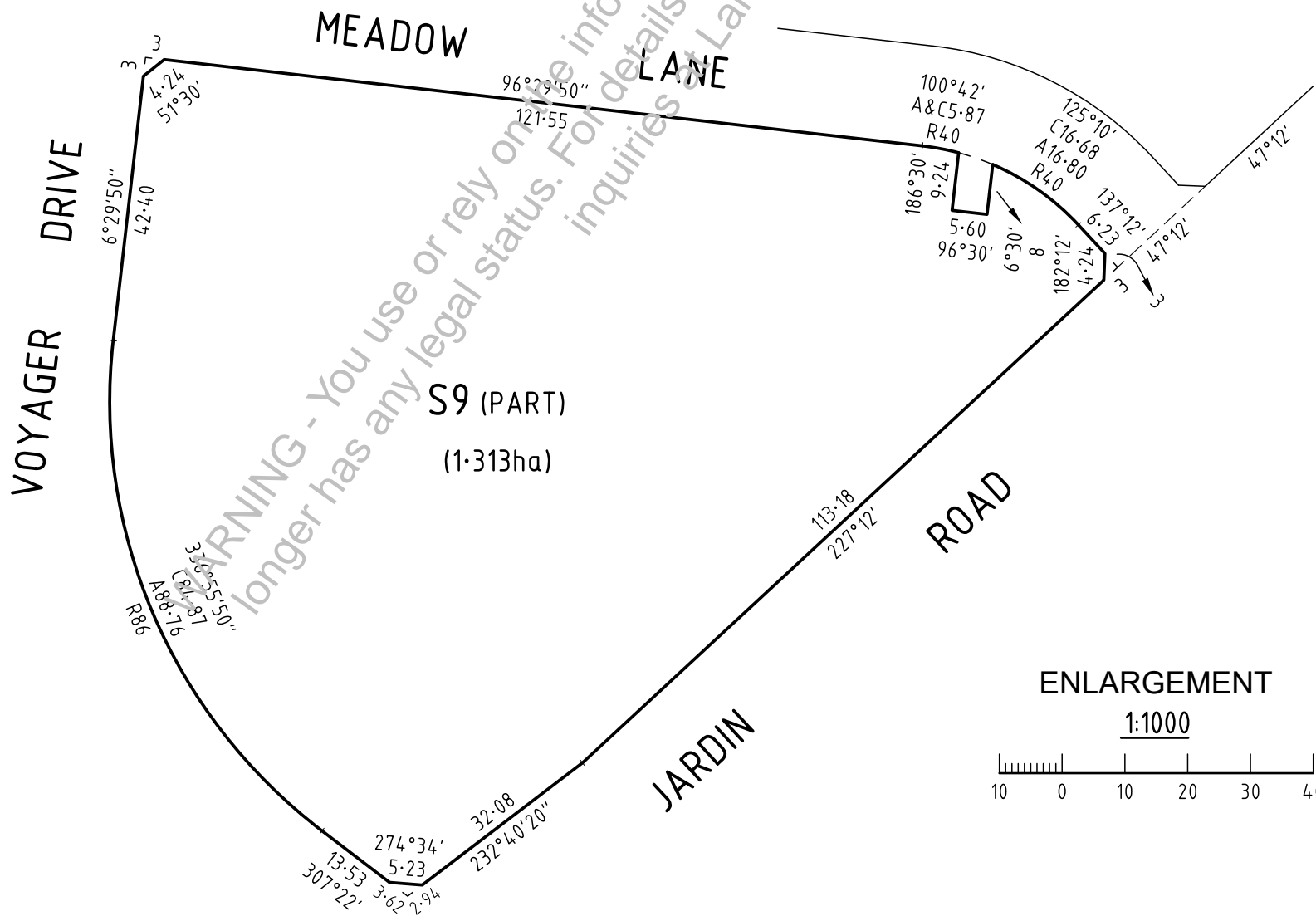
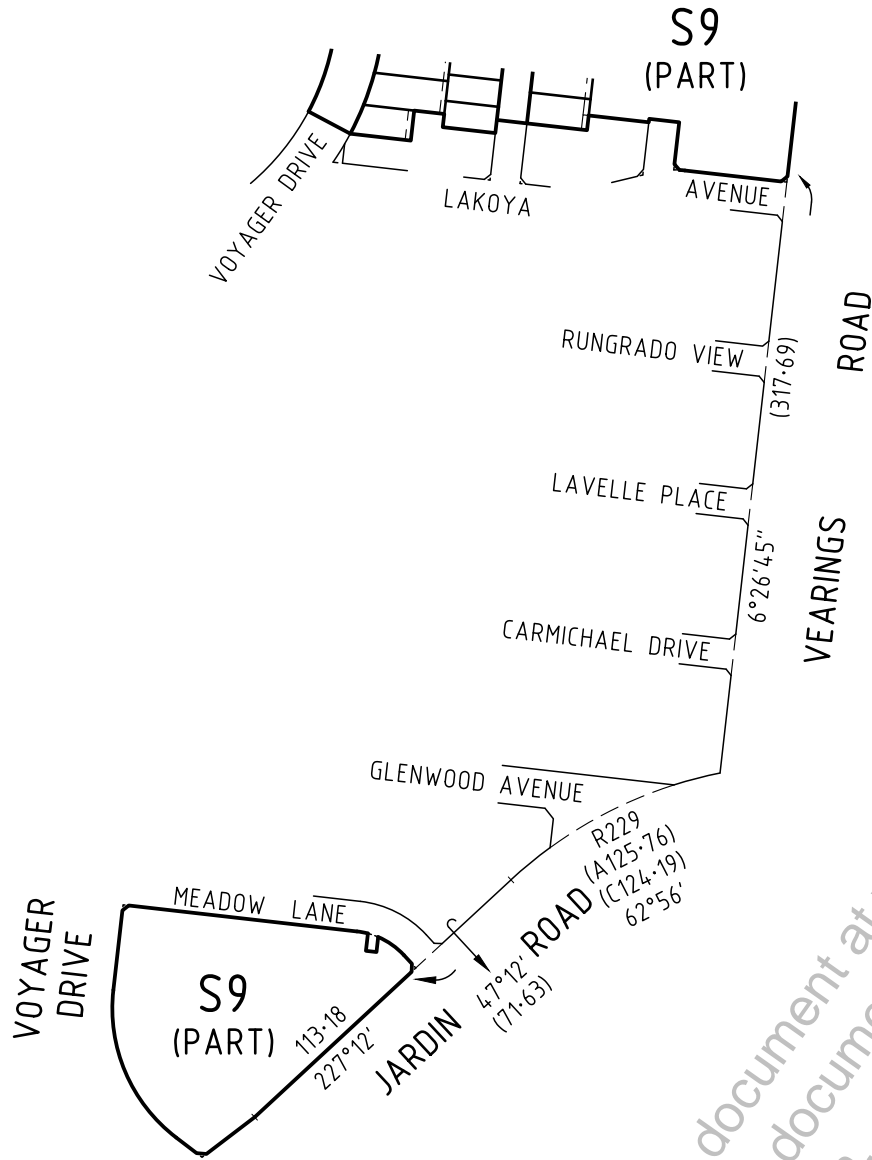
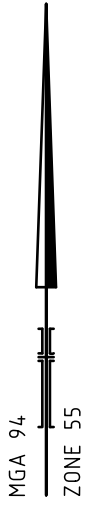
SHEET 2



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SCALE 1: 4000

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SHEET 3

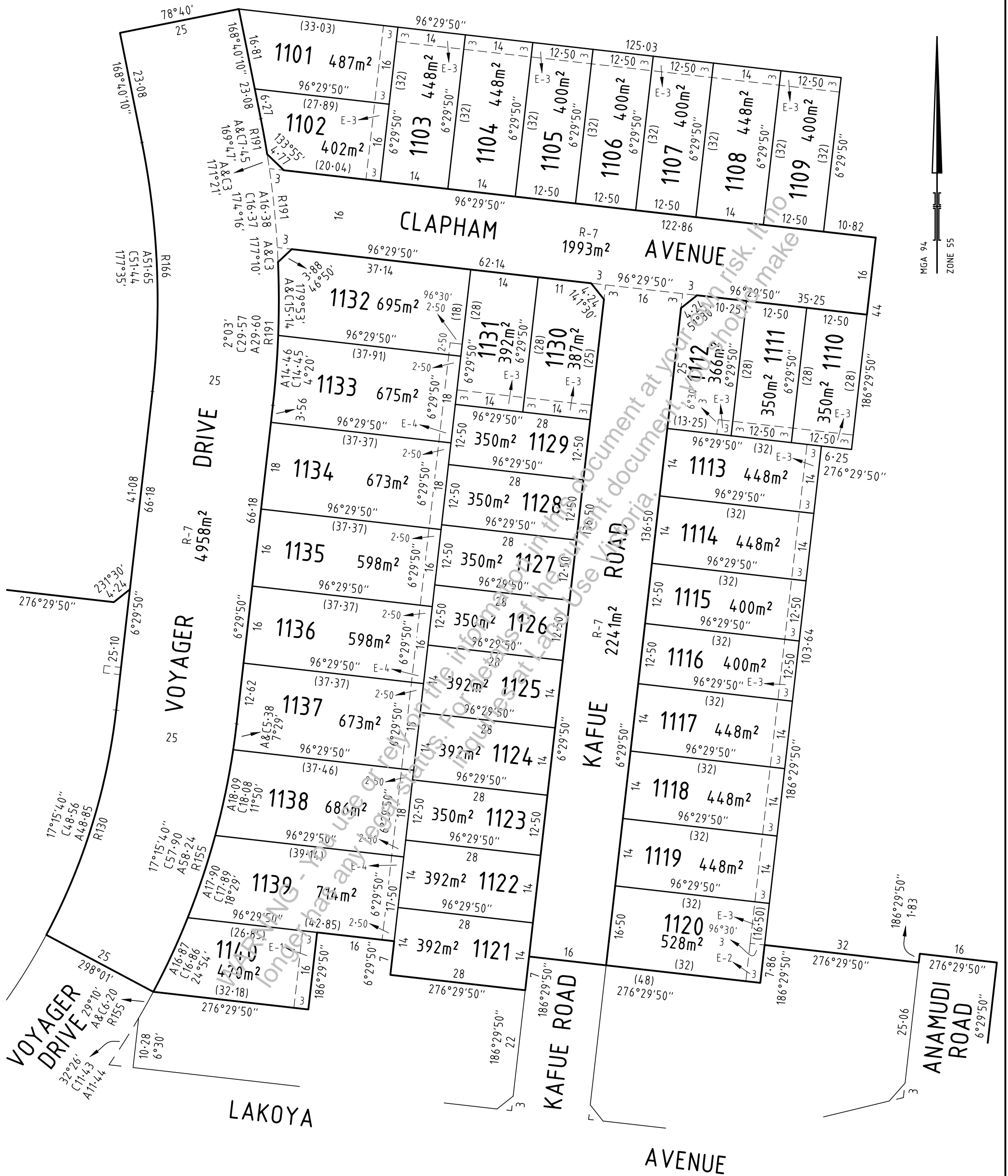


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S9 (PART)
SEE SHEET 2



SURVEYOR'S FILE REF: 307611SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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SHEET 4



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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 1101 to 1140 (both inclusive)
Land to be Burdened: Lots 1101 to 1140 (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 AA8136.

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 1101 to 1140 (both inclusive)
Land to be Burdened: Lots 1101 to 1140 (both inclusive)

Description of Restriction:

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

- (vii) 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.
- (iii) 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.

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OWNERS CORPORATION SCHEDULE

PS803931Y/S7

Owners Corporation No. 1

Plan No. PS803931Y

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

Common Property No.:

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1400	401
Balance of existing OC	2730	2651
Overall Total	4130	3052

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1101	10	10									
1102	10	10									
1103	10	10									
1104	10	10									
1105	10	10									
1106	10	10									
1107	10	10									
1108	10	10									
1109	10	10									
1110	10	10									
1111	10	10									
1112	10	10									
1113	10	10									
1114	10	10									
1115	10	10									
1116	10	10									
1117	10	10									
1118	10	10									
1119	10	10									
1120	10	10									
1121	10	10									
1122	10	10									
1123	10	10									
1124	10	10									
1125	10	10									
1126	10	10									
1127	10	10									
1128	10	10									
1129	10	10									
1130	10	10									
1131	10	10									
1132	10	10									
1133	10	10									
1134	10	10									
1135	10	10									
1136	10	10									
1137	10	10									
1138	10	10									
1139	10	10									
1140	10	10									
S9	1000	1									

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