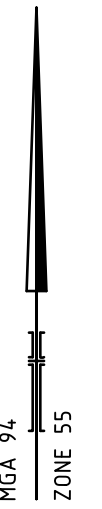
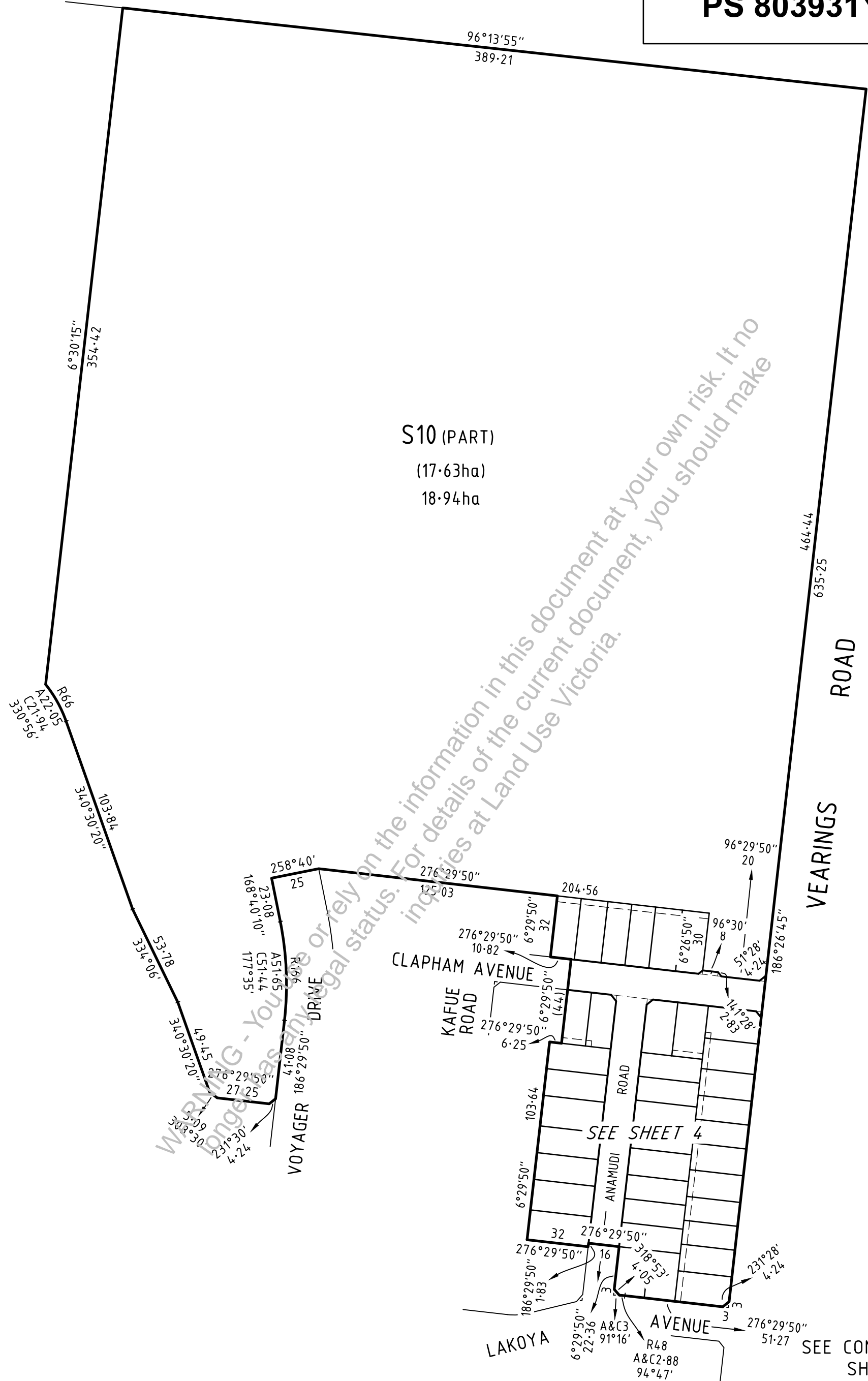


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 803931Y/S8</b>	
<b>LOCATION OF LAND</b> PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT S9 ON PS 803931Y/S7  POSTAL ADDRESS: 430 CRAIGIEBURN ROAD, (at time of subdivision) WOLLERT, VIC. 3750  MGA94 CO-ORDINATES: E: 322 660                      ZONE: 55 (of approx centre of land in plan)                      N: 5 837 220		Council Name: Whittlesea City Council  Council Reference Number: 610294 Planning Permit Reference: 716630 SPEAR Reference Number: S156543J  <b>Certification</b>  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  <b>Statement of Compliance</b> 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		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	This is a SPEAR plan.  Land being subdivided is enclosed within thick continuous lines.  Lots 1 to 1200 and S1 to S9 (all inclusive) have been omitted from this plan.  Lot S10 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.  <b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</b> 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-8	WHITTLESEA CITY COUNCIL			
<b>NOTATIONS</b>		DEPTH LIMITATION : DOES NOT APPLY  <b>SURVEY:</b> This plan is based on survey  <b>STAGING:</b> 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. -		
DEPTH LIMITATION : DOES NOT APPLY				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-1	SEWERAGE	2	THIS PLAN	YARRA VALLEY WATER CORPORATION
<b>RATHDOWNE ESTATE - STAGE 12 (38 LOTS)</b>			<b>AREA OF STAGE - 1.960ha</b>	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: <b>307730SV00</b>		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (5), 21/09/2022, SPEAR Ref: S156543J		Land Use Victoria Plan Registered 10:00 AM 07/12/2022 Assistant Registrar of Titles

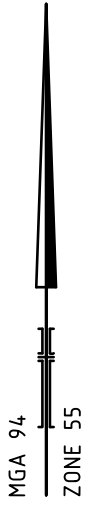


S10 (PART)  
(17.63ha)  
18.94ha

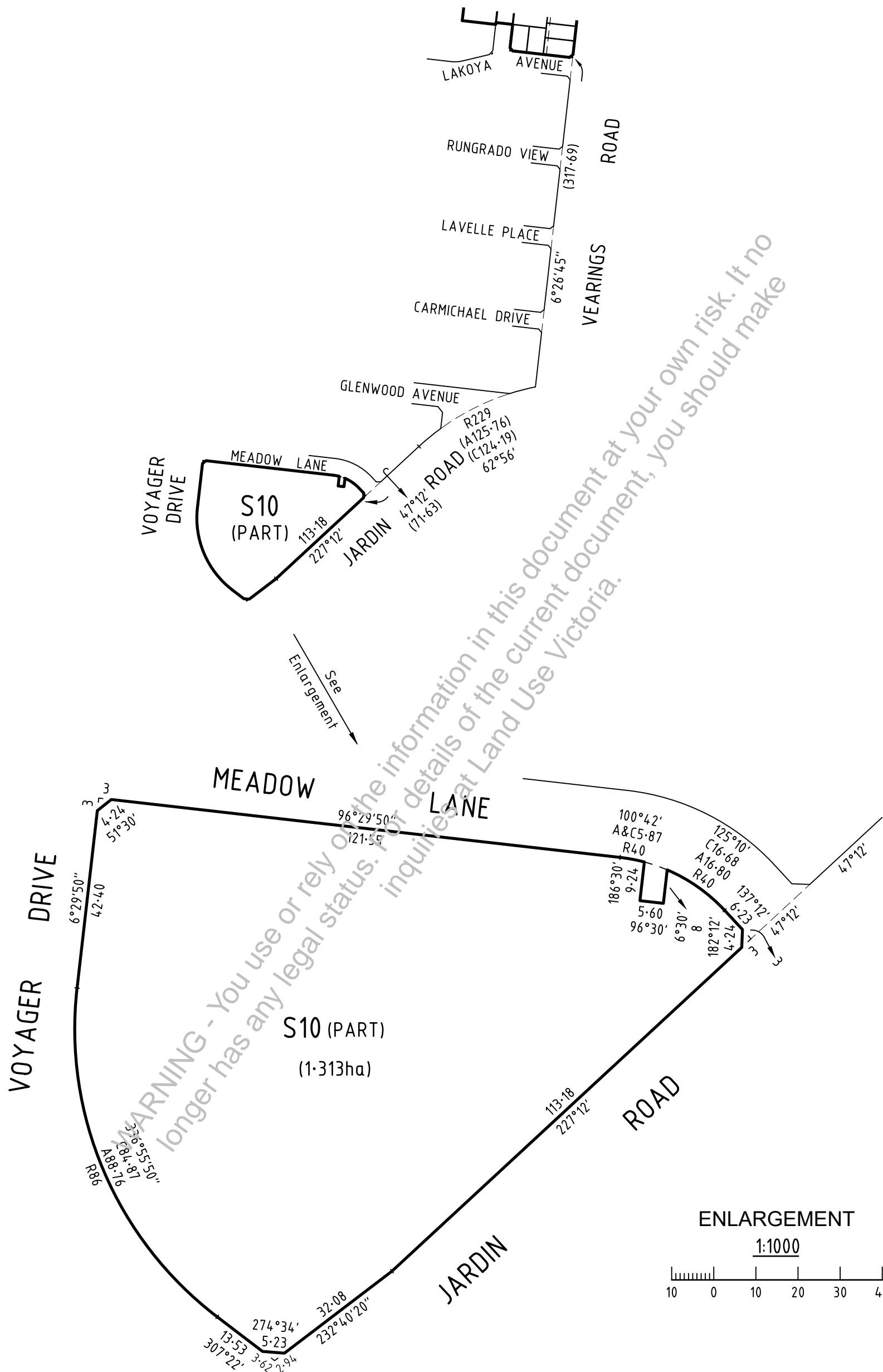


SURVEYOR'S FILE REF: 307730SV00	SCALE 1: 2000 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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Amended by: Mark Oswald Stansfield, Licensed Surveyor 07/12/2022.

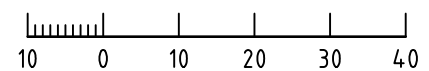


SEE SHEET 2



ENLARGEMENT

1:1000



SURVEYOR'S FILE REF: 307730SV00

SCALE 1: 4000

ORIGINAL SHEET SIZE: A3

SHEET 3

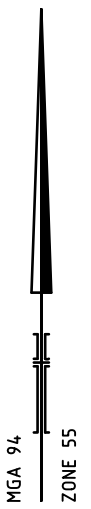
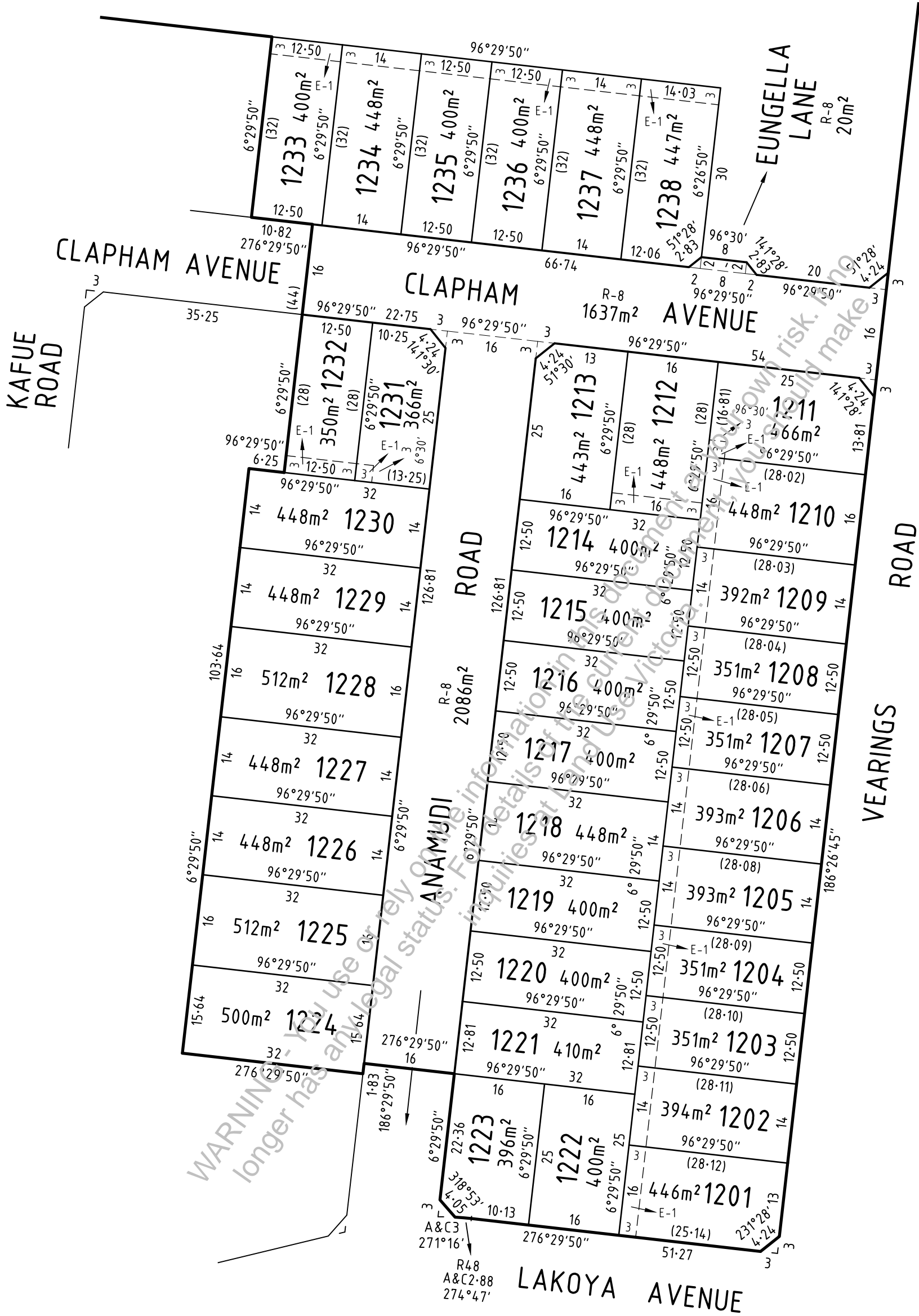


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S10 (PART)  
SEE SHEET 2



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SEE 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 1201 to 1238 (both inclusive)  
Land to be Burdened: Lots 1201 to 1238 (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 AA8154.

**CREATION OF RESTRICTION No. 2**

The following restriction is to be created upon registration of this plan for lots greater than 300m<sup>2</sup>.


Land to Benefit: Lots 1201 to 1238 (both inclusive)  
Land to be Burdened: Lots 1201 to 1238 (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/S8

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	1380	381
Balance of existing OC	3130	3051
Overall Total	4510	3432

## Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1201	10	10									
1202	10	10									
1203	10	10									
1204	10	10									
1205	10	10									
1206	10	10									
1207	10	10									
1208	10	10									
1209	10	10									
1210	10	10									
1211	10	10									
1212	10	10									
1213	10	10									
1214	10	10									
1215	10	10									
1216	10	10									
1217	10	10									
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1223	10	10									
1224	10	10									
1225	10	10									
1226	10	10									
1227	10	10									
1228	10	10									
1229	10	10									
1230	10	10									
1231	10	10									
1232	10	10									
1233	10	10									
1234	10	10									
1235	10	10									
1236	10	10									
1237	10	10									
1238	10	10									
S10	1000	1									

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SURVEYORS FILE REFERENCE: 307730

SHEET 1

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