# PLAN OF SUBDIVISION

## **EDITION 1**

# PS 819166Y/S6

#### 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 & 355 VEARINGS ROAD, (at time of subdivision) WOLLERT, VIC. 3750

MGA94 CO-ORDINATES: E: 322 400 ZONE: 55

(of approx centre of land in plan)  $N: 5836\ 270$ 

Council Name: Whittlesea City Council

Council Reference Number: 610186 Planning Permit Reference: 716630 SPEAR Reference Number: S148382V

#### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 31/08/2020

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

has been made and the requirement has been satisfied

Digitally signed by: Angela Cuschieri for Whittlesea City Council on 03/08/2021

Statement of Compliance issued: 04/08/2021

## VESTING OF ROADS AND/OR RESERVES

**IDENTIFIER** COUNCIL / BODY / PERSON ROAD R-6 WHITTLESEA CITY COUNCIL **RESERVE No.8** AUSNET ELECTRICITY SERVICES PTY. LTD.

## **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. -

NOTATIONS

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 1986 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 Owner's Corporation(s) including; Purpose, Responsibility and Entitlement and Liability see Owner's Corporation Search Report, Owners Corporation Rules and Owners Corporation Additional Information.

## **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	5	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	POWERLINE	4	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY. LTD.

RATHDOWNE ESTATE - STAGE 6A (8 LOTS)

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

SURVEYORS FILE REF: 306064SV00

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 23/07/2021, SPEAR Ref: S148382V

Land Use Victoria Plan Registered 04:40 PM

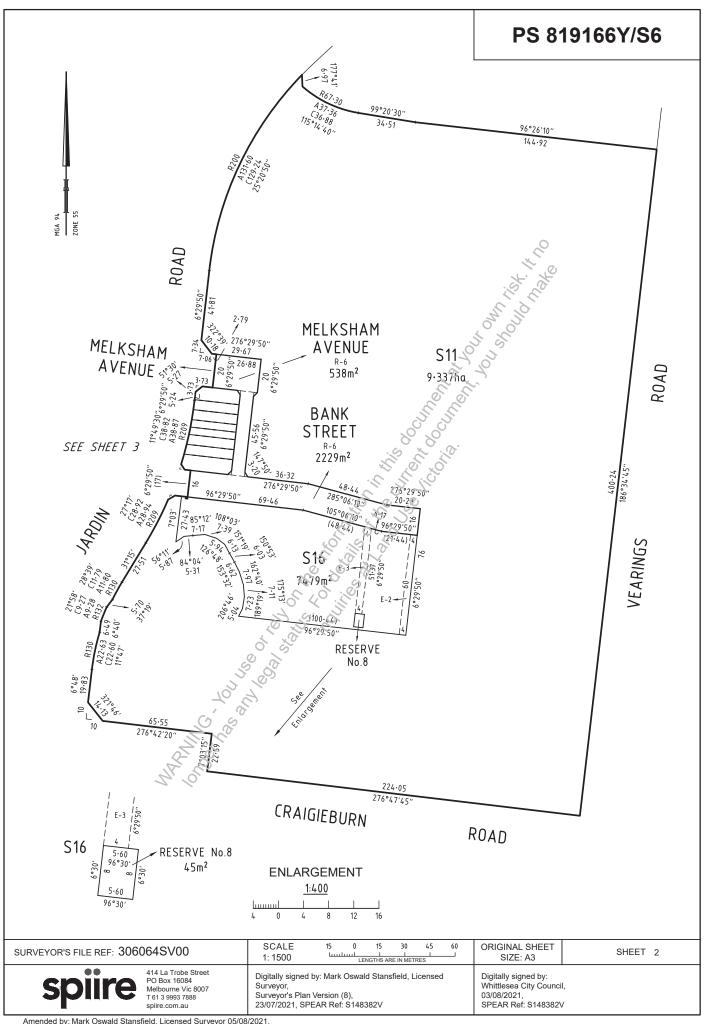
AREA OF STAGE - 0.462ha

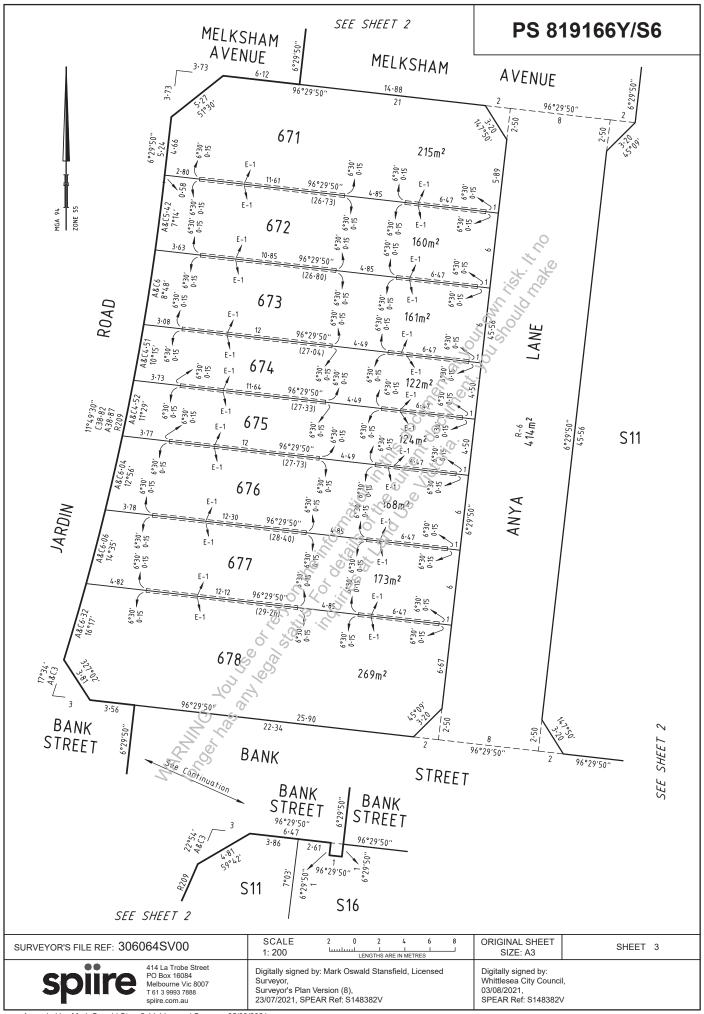
SHEET 1 OF 4

11/08/2021 Assistant Registrar of Titles

ORIGINAL SHEET

SIZE: A3





## CREATION OF RESTRICTION No. 1

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

<u>Land to Benefit:</u> Lots 671 to 678 (both inclusive)

<u>Land to be Burdened:</u> 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 landscoing) 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 rop 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

0

- (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 these 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.

<u>Land to Benefit:</u> Lots 671 to 678 (both inclusive) <u>Land to be Burdened:</u> 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.

**OWNERS CORPORATION SCHEDULE** PS819166Y/S6 Plan No. PS819166Y Land affected by Owners Corporation: 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 2080 82 schedule Balance of 2141 3140 existing OC Overal 5220 2223 Total Lot Entitlement and Lot Liability Entitlement Entitlement Entitlement Liability Liability Lot Lot Entitlement Liability Lot Liability 671 10 10 672 10 10 673 10 10 674 10 10 675 10 10 10 10 676 677 10 10 678 10 10 S11 1000 S16 1000



SURVEYORS FILE REFERENCE: 306064SV00

SHEET 1

ORIGINAL SHEET

SIZE: A3

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 23/07/2021, SPEAR Ref: S148382V

Digitally signed by: Whittlesea City Council, 03/08/2021, SPEAR Ref: S148382V