PLAN OF SUBDIVISION **PS 819166Y** EDITION 1 Council Name: Whittlesea City Council LOCATION OF LAND SPEAR Reference Number: S104547H PARISH: WOLLERT TOWNSHIP: -SECTION: -**CROWN ALLOTMENT: -CROWN PORTION: 16 (PART)** TITLE REFERENCE: C/T VOL 11185 FOL 407, VOL 12084 FOL 227, VOL 9254 FOL 932, VOL12102 FOL 404 VOL 12101 FOL 370 LAST PLAN REFERENCE: LOT 2 ON LP 130881C, LOT 1 ON TP 175110B, LOT 2 ON PS 825335S. LOT B ON PS 803931Y/S3 & LOT A ON PS803931Y/S2 POSTAL ADDRESS: 335 & 430 - 440 CRAIGIEBURN ROAD (at time of subdivision) WOLLERT, VIC. 3750 MGA94 CO-ORDINATES: E: 322 150 ZONE: 55 (of approx centre of land N: 5 836 570 in plan) VESTING OF ROADS AND/OR RESERVES **Notations IDENTIFIER** COUNCIL/BODY/PERSON This is a SPEAR plan. **ROAD R-1** WHITTLESEA CITY COUNCIL Land being subdivided is enclosed within thick continuous lines. AUSNET ELECTRICITY SERVICES PTY. LTD. RESERVE No. 1 Lots 1 to 400 (both inclusive) and S1 have been omitted from this plan. Lot S5 consists of 2 parts. **NOTATIONS** 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. DEPTH LIMITATION DOES NOT APPLY 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 SURVEY: Liability see Owners Corporation Search Report, Owners Corporation Rules and Owners This plan is based on survey Corporation Additional Information. 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 Width Purpose Origin Land Benefited/In Favour of (Metres) Reference SEE DIAG E-1 DRAINAGE PS 803931Y WHITTLESEA CITY COUNCIL **SEWERAGE** E-1 SEE DIAG PS 803931Y YARRA VALLEY WATER CORPORATION SEE DIAG PS 803931Y/S3 WHITTLESEA CITY COUNCIL E-2 DRAINAGE SEE DIAG E-2 **SEWERAGE** PS 803931Y/S3 YARRA VALLEY WATER CORPORATION WHITTLESEA CITY COUNCIL E-3 **DRAINAGE** SEE DIAG THIS PLAN **SEWERAGE** SEE DIAG THIS PLAN YARRA VALLEY WATER CORPORATION E-3 SEE DIAG E-4 **SEWERAGE** THIS PLAN YARRA VALLEY WATER CORPORATION SEE DIAG **CARRIAGEWAY** PS 825335S VOL 12084 FOL 226 E-5 **CARRIAGEWAY** PS 825335S VOL 12084 FOL 227 A-1 RATHDOWNE ESTATE - STAGE 4 (91 LOTS) AREA OF STAGE (including Lot S3) - 7.714ha **ORIGINAL SHEET** 304209SV00 SHEET 1 OF 9 SURVEYORS FILE REF: 414 La Trobe Street SIZE: A3

Digitally signed by: Mark Oswald Stansfield, Licensed

PO Box 16084

spiire.com.au

Melbourne Vic 8007 T 61 3 9993 7888

Surveyor,

Surveyor's Plan Version (9),

09/08/2019, SPEAR Ref: S104547H

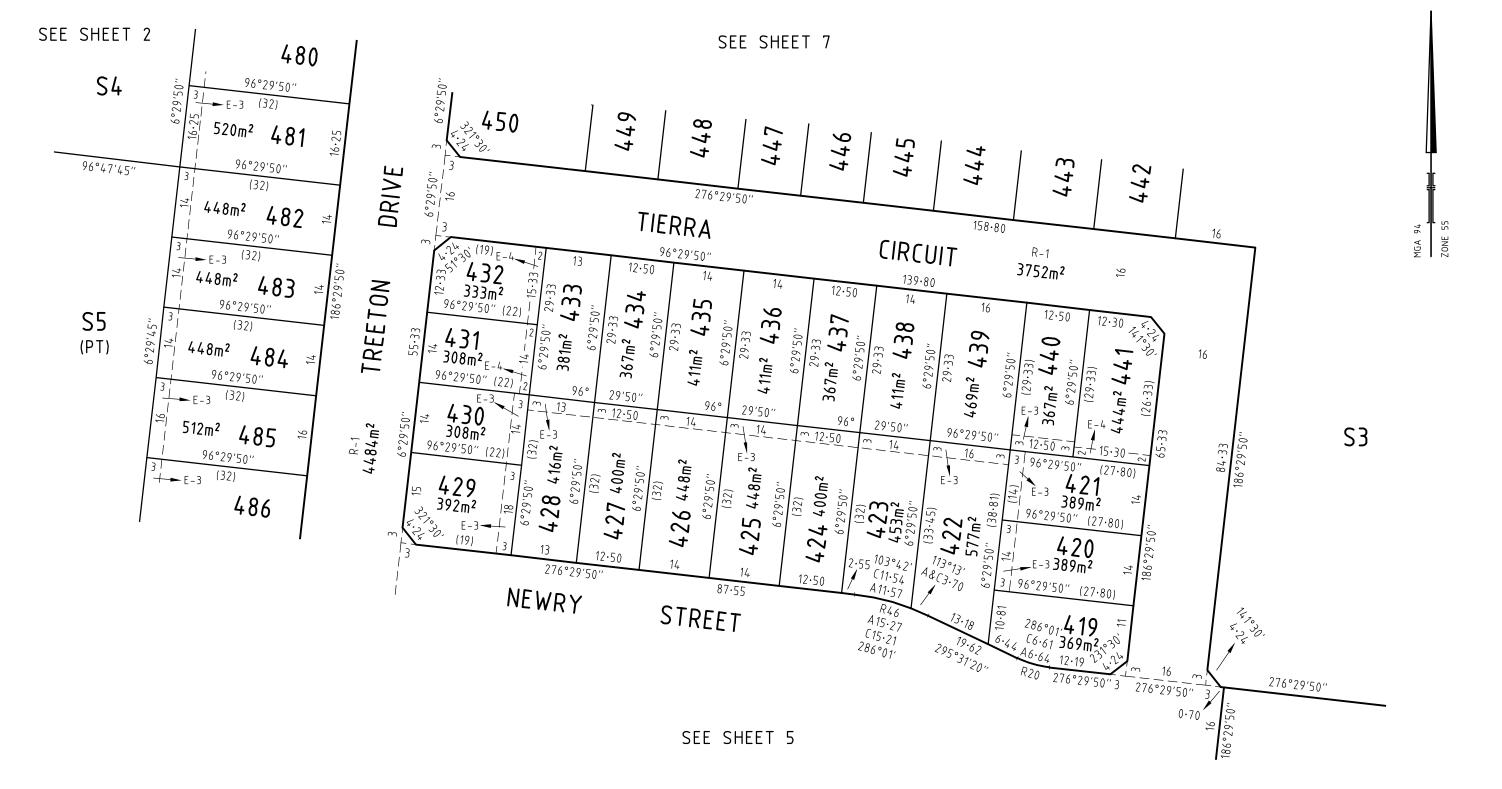
spiire

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

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,

Surveyor's Plan Version (9), 09/08/2019, SPEAR Ref: S104547H

# **PS 819166Y**



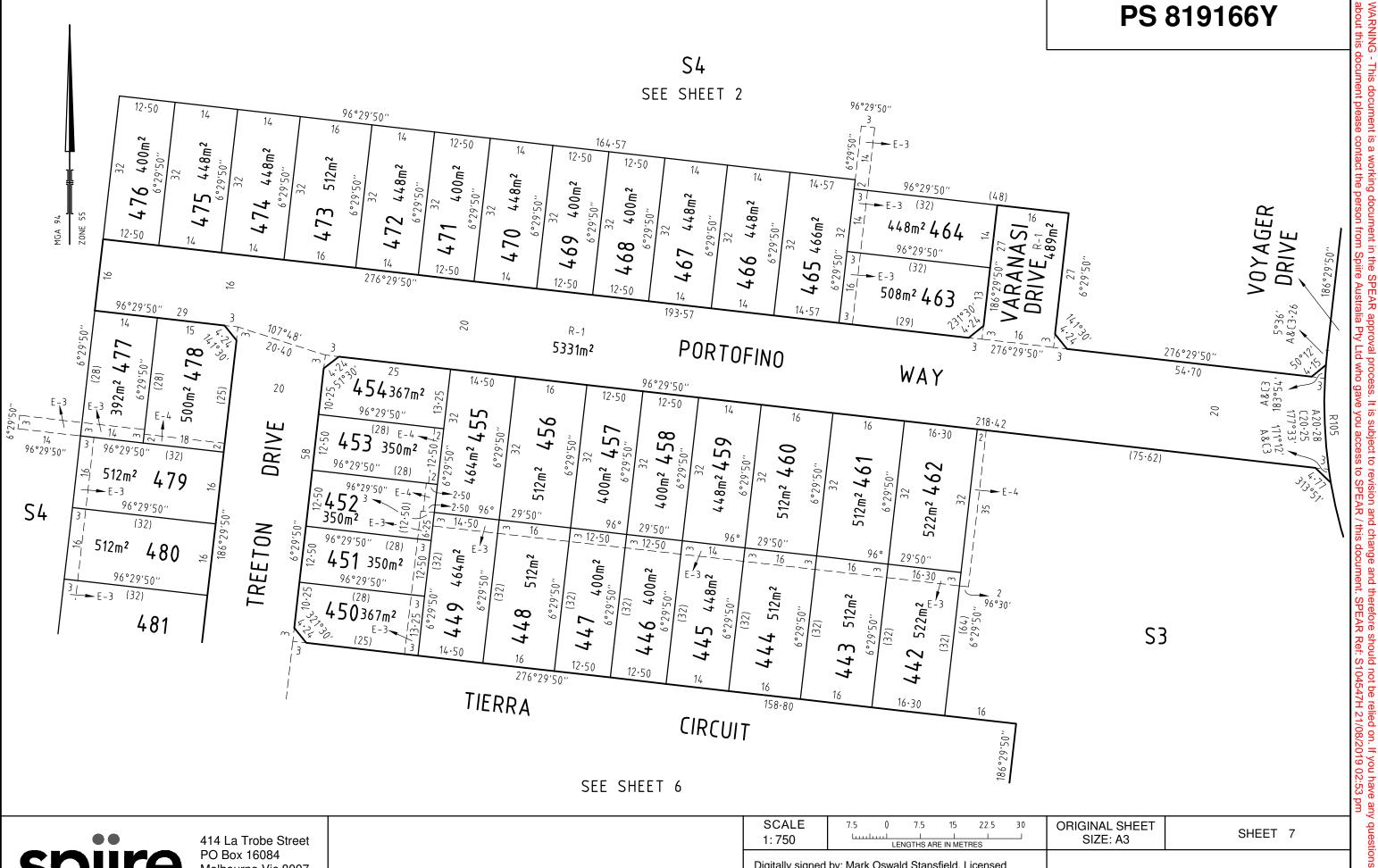
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au

**SCALE** 7.5 7.5 22.5 **ORIGINAL SHEET** 15 1:750 LENGTHS ARE IN METRES

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (9), 09/08/2019, SPEAR Ref: S104547H

SHEET 6

SIZE: A3



PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au

LENGTHS ARE IN METRES

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,

Surveyor's Plan Version (9), 09/08/2019, SPEAR Ref: S104547H

# **PS 819166Y**

# CREATION OF RESTRICTION No. 1

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

Lots 401 to 491 (both inclusive) Land to Benefit: Land to be Burdened: Lots 401 to 491 (both inclusive)

For the purpose of description

- (i) Primary frontage means
  - In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
  - In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Rathdowne Building Design Guidelines.

### 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);
- 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:
  - 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;
  - 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);
  - 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;
- Build or cause to be built or allow to be built or allow to remain a garage; (iii)
  - Which contains a garage door or doors of which the garage opening/s occupy more than 40% of the width of the primary frontage unless in the case of dwellings of two or more storeys on lots between 250 square metres and 300 square metres whereby the garage opening must not exceed 30% of the area of the front facade of the dwelling, with the area of the front facade measured from a two dimensional elevation plan excluding any roof area of the dwelling.
- Build or cause to be built or allow to remain any fencing: (iv)
  - Along a front street boundary; and
  - Between the front street boundary and the building line; and
  - 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
- Use the said lot in any way that is not in accordance with the "Rathdowne Building Design Guidelines"



414 La Trobe Street Melbourne Vic 8007 T 61 3 9993 7888

PO Box 16084

spiire.com.au

Digitally signed by: Mark Oswald Stansfield, Licensed

**ORIGINAL SHEET** SIZE: A3

SHEET 8

ntact the person from Spiire Australia Pty Ltd who gave you

Surveyor, Surveyor's Plan Version (9), 09/08/2019, SPEAR Ref: S104547H

# CREATION OF RESTRICTION No. 2

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

<u>Land to Benefit:</u> Lots 401 to 491 (both inclusive) Land to be Burdened: Lots 401 to 491 (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 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.
- (iii) 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.

### CREATION OF RESTRICTION No. 3

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

<u>Land to Benefit:</u> Lots 401 to 491 (both inclusive) <u>Land to be Burdened:</u> Lots 401 to 491 (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.
- (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 a 10 metres or less at the lot frontage.



ORIGINAL SHEET SIZE: A3

SHEET 9

# WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please cor access to SPEAR / this document. SPEAR Ref: S104547H 21/08/2019 02:53 pm ntact the person from Spiire Australia Pty Ltd who gave you

# **OWNERS CORPORATION SCHEDULE**

PS819166Y/S1

Owners Corporation No. 1 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

Unlimited Limitations of Owners Corporation:

Notations

Totals								
	Entitlement	Liability						
This schedule	15910	916						
Balance of existing OC	0	0						
Overall Total	15910	916						

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
401	10	10	451	10	10						7
402	10	10	452	10	10						
403	10	10	453	10	10						
404	10	10	454	10	10						
405	10	10	455	10	10						
406	10	10	456	10	10						
407	10	10	457	10	10						
408	10	10	458	10	10						
409	10	10	459	10	10						
410	10	10	460	10	10						
411	10	10	461	10	10						
412	10	10	462	10	10						
413	10	10	463	10	10						
414	10	10	464	10	10						
415	10	10	465	10	10						
416	10	10	466	10	10						
417	10	10	467	10	10						
418	10	10	468	10	10						
419	10	10	469	10	10						
420	10	10	470	10	10						
421	10	10	471	10	10						
422	10	10	472	10	10						
423 424	10	10	473 474	10	10						
424 425	10	10		10	10						
425 426	10 10	10 10	475 476	10 10	10 10						
426 427	10	10	476	10	10						
427	10	10	477	10	10						
429	10	10	479	10	10						
430	10	10	480	10	10						
431	10	10	481	10	10						
432	10	10	482	10	10						
433	10	10	483	10	10						
434	10	10	484	10	10						
435	10	10	485	10	10						
436	10	10	486	10	10						
437	10	10	487	10	10						
438	10	10	488	10	10						
439	10	10	489	10	10						
440	10	10	490	10	10						
441	10	10	491	10	10						
442	10	10	S2	1000	1						
443	10	10	S3	1000	1						
444	10	10	S4	10000	1						
445	10	10	S5	1000	1						
446	10	10	S6	1000	1						
447	10	10	S7	1000	1						
448	10	10									
449	10	10									
450	10	10									



SURVEYORS FILE REFERENCE: 304209SV00

SHEET 1

**ORIGINAL SHEET** 

SIZE: A3

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (9), 09/08/2019, SPEAR Ref: S104547H