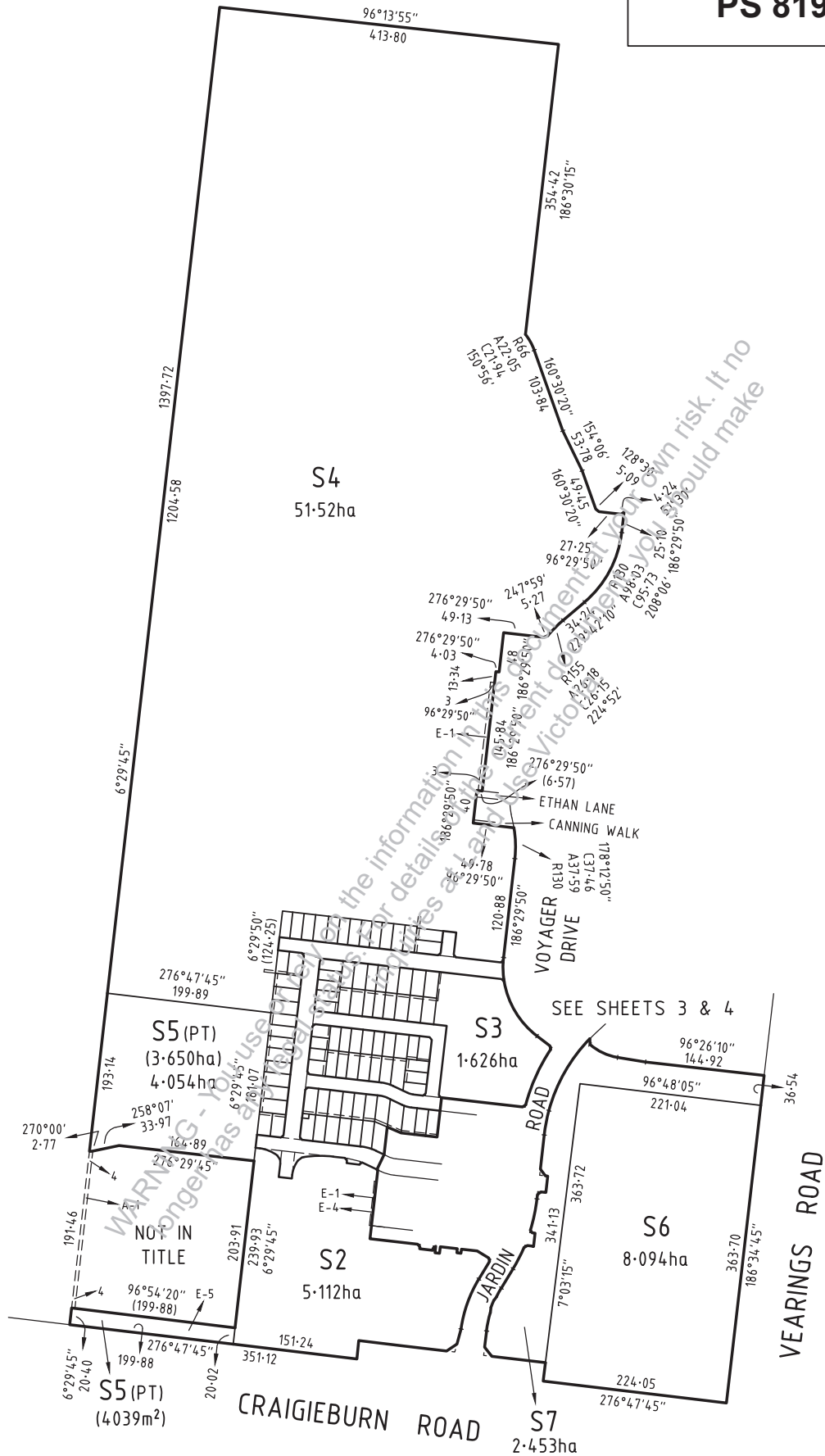
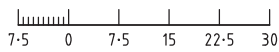


PLAN OF SUBDIVISION			EDITION 1		PS 819166Y	
LOCATION OF LAND			Council Name: Whittlesea City Council			
PARISH: WOLLERT			Council Reference Number: 609522			
TOWNSHIP: -			Planning Permit Reference: 716630			
SECTION: -			SPEAR Reference Number: S104547H			
CROWN ALLOTMENT: -			Certification			
CROWN PORTION: 16 (PART)			This plan is certified under section 11 (7) of the Subdivision Act 1988			
TITLE REFERENCE: C/T VOL 11185 FOL 407, VOL 12084 FOL 227,			Date of original certification under section 6: 07/09/2018			
VOL 9254 FOL 932, VOL12102 FOL 404			Public Open Space			
VOL 12101 FOL 370			A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied			
LAST PLAN REFERENCE: LOT 2 ON LP 130881C,			Digitally signed by: Carolyn Joy Leatham for Whittlesea City Council on 20/12/2019			
LOT 1 ON TP 175110B, LOT 2 ON PS 825335S,			Statement of Compliance issued: 23/12/2019			
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 in plan) N: 5 836 570						
VESTING OF ROADS AND/OR RESERVES			Notations			
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R-1		WHITTLESEA CITY COUNCIL				
RESERVE No. 1		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). 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	DRAINAGE	SEE DIAG	PS 803931Y	WHITTLESEA CITY COUNCIL		
E-1	SEWERAGE	SEE DIAG	PS 803931Y	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-4	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION		
E-5	CARRIAGEWAY	SEE DIAG	PS 825335S	VOL 12084 FOL 226		
A-1	CARRIAGEWAY	4	PS 825335S	VOL 12084 FOL 227		
RATHDOWNNE ESTATE - STAGE 4 (91 LOTS)			AREA OF STAGE (including Lot S3) - 7.714ha			
spiire		414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	SURVEYORS FILE REF: 304209SV00		ORIGINAL SHEET SIZE: A3	
			Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (11), 19/12/2019, SPEAR Ref: S104547H		SHEET 1 OF 8	
			Land Use Victoria Plan Registered 02:59 PM 15/01/2020 Assistant Registrar of Titles			



PS 819166Y



SEE SHEET 2



SEE SHEET 4

SEE SHEET 2

S5
(PT)

S2
5.112ha

SEE
ENLARGEMENT

ENLARGEMENT B

SEE SHEET 4

SEE SHEET 4

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20 0 20 40 60 80

LENGTHS ARE IN METRES

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PS 819166Y



S3
SEE SHEET 3

NEWRY STREET

S7

MELKSHAM AVENUE

S6
SEE SHEET 2

BANK STREET

JARDIN

COMMON PROPERTY No.1

See Enlargement

JARDIN

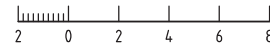
BANK STREET

S7

COMMON PROPERTY No.1
1m²

ENLARGEMENT

1:200



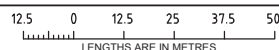
CRAIGIEBURN ROAD

ROAD

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SCALE
1: 1250



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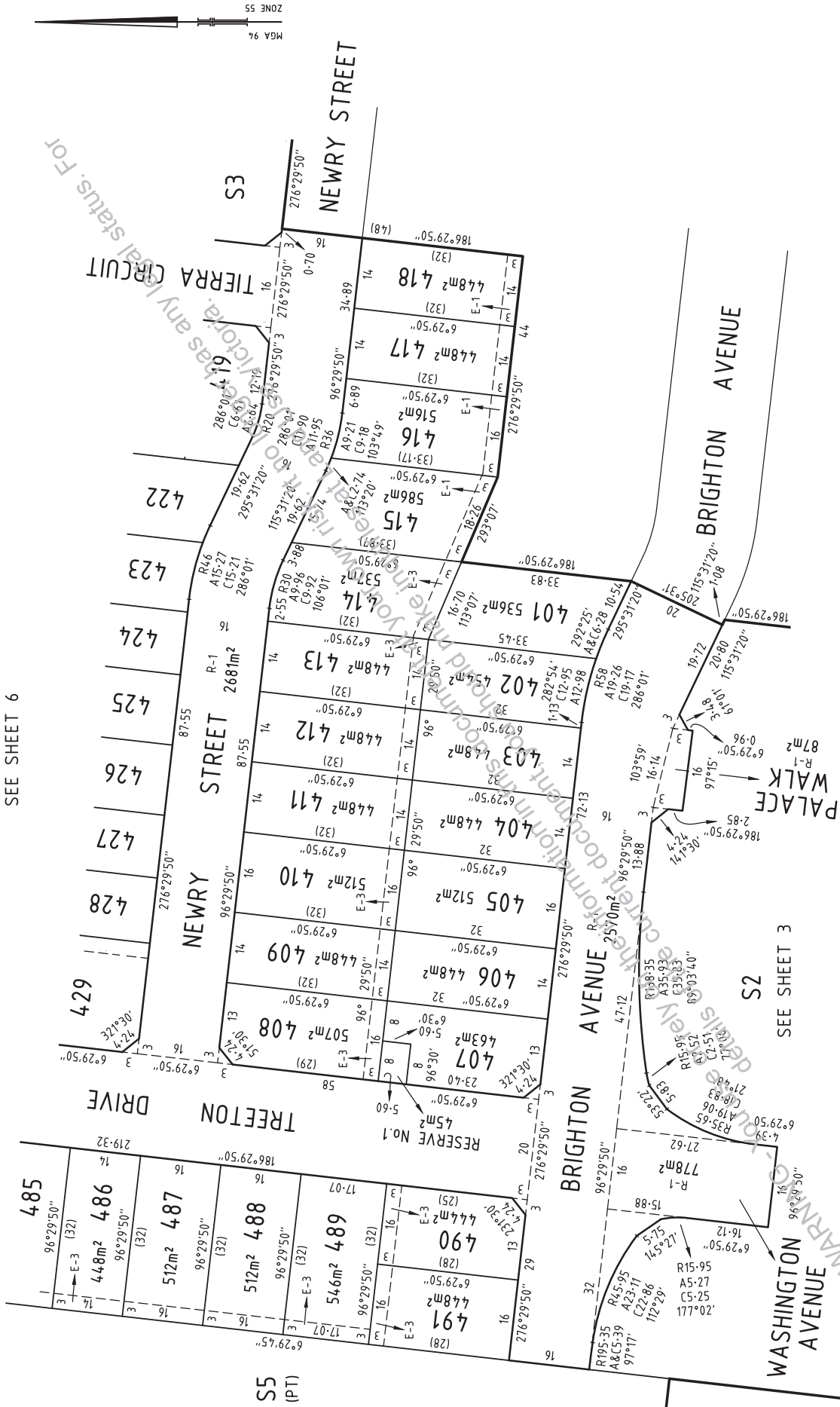
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SHEET 4

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PS 819166Y

SEE SHEET 6



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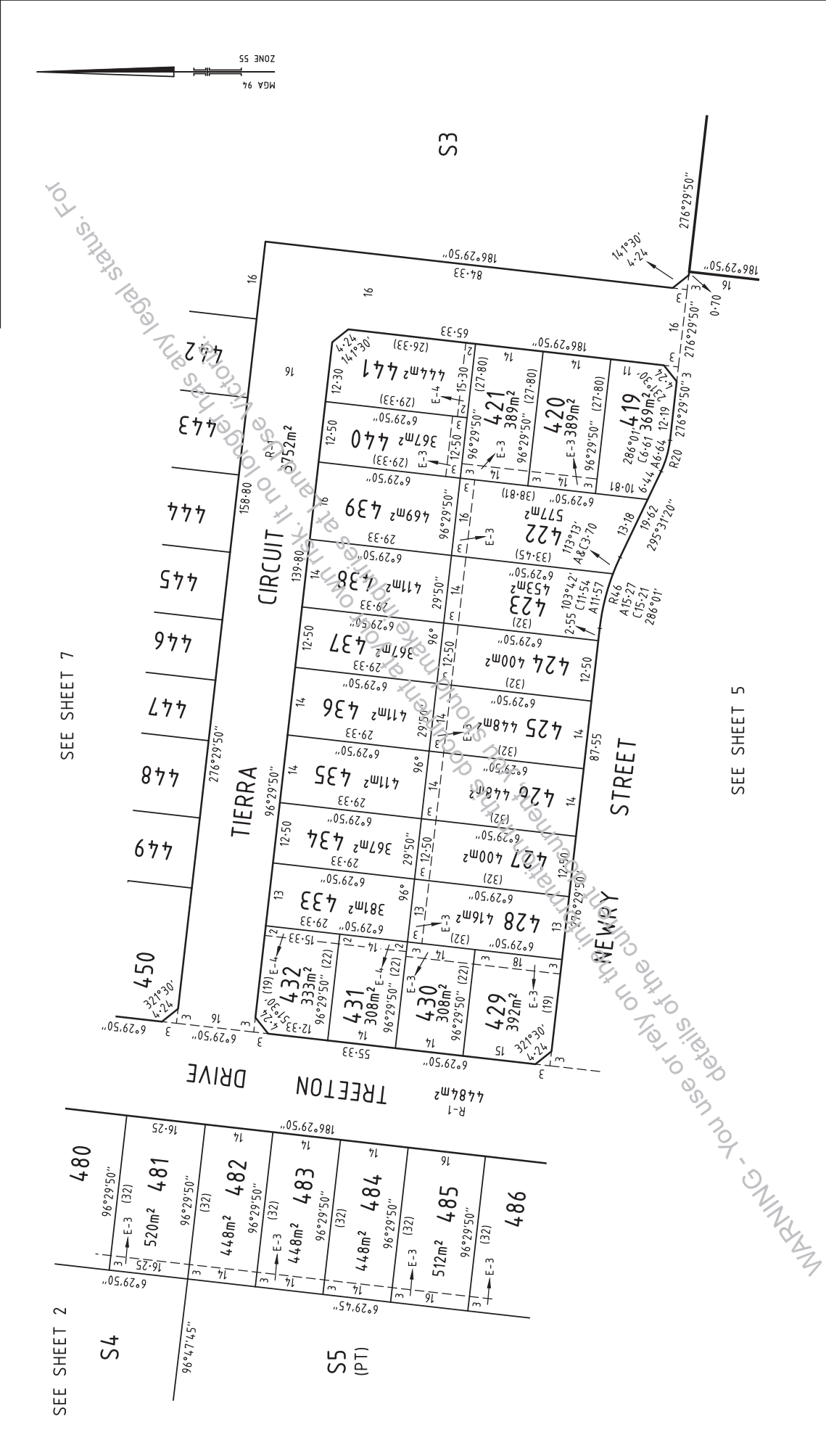
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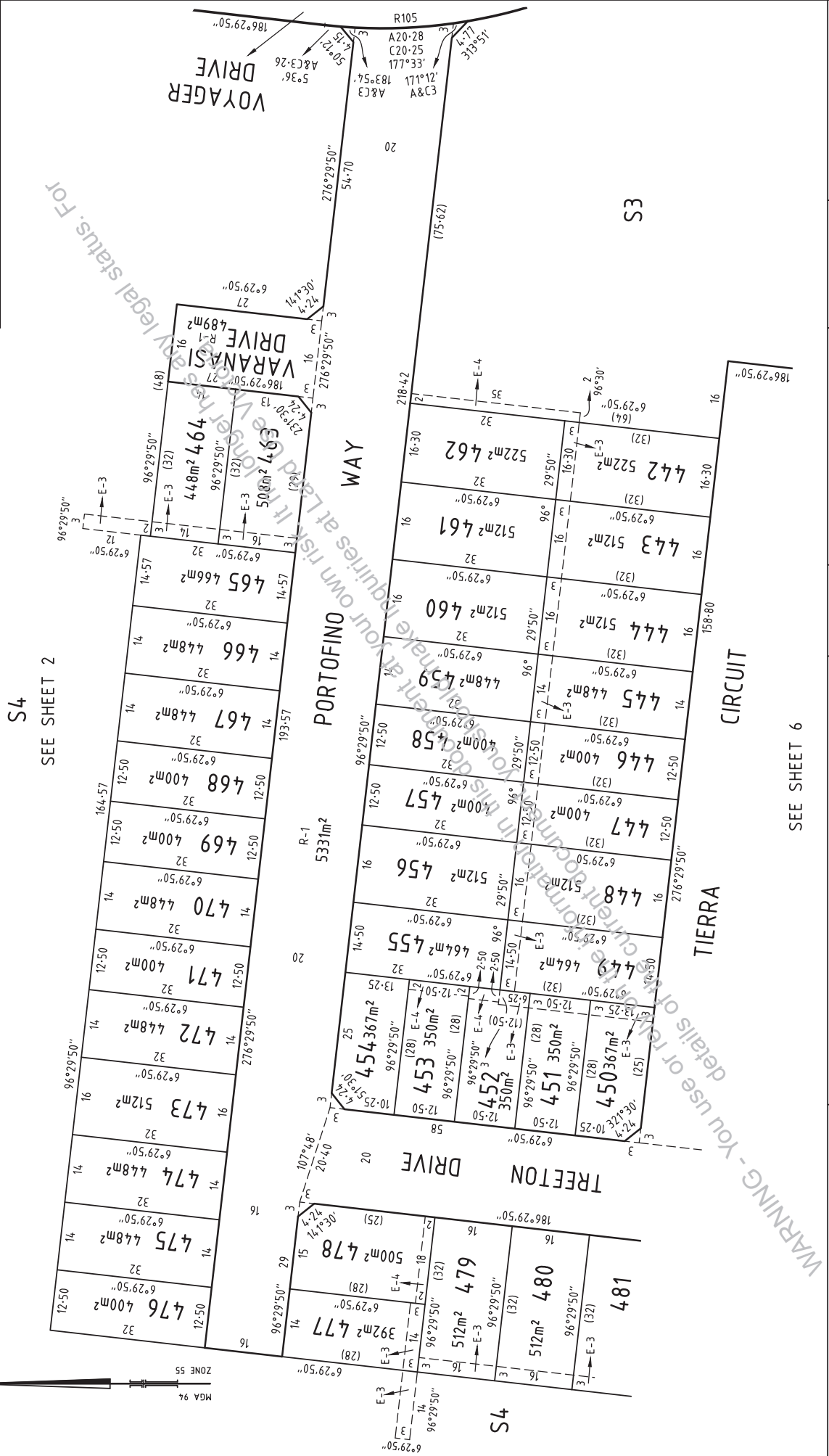
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SHEET 5

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20/12/2019,
SPEAR Ref: S104547H





CREATION OF RESTRICTION No. 1

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

Land to Benefit: 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 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 AA5864

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 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 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.
- (ii) 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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SHEET 8

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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

Limitations of Owners Corporation: Unlimited

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						
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	10	10	473	10	10						
424	10	10	474	10	10						
425	10	10	475	10	10						
426	10	10	476	10	10						
427	10	10	477	10	10						
428	10	10	478	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

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