
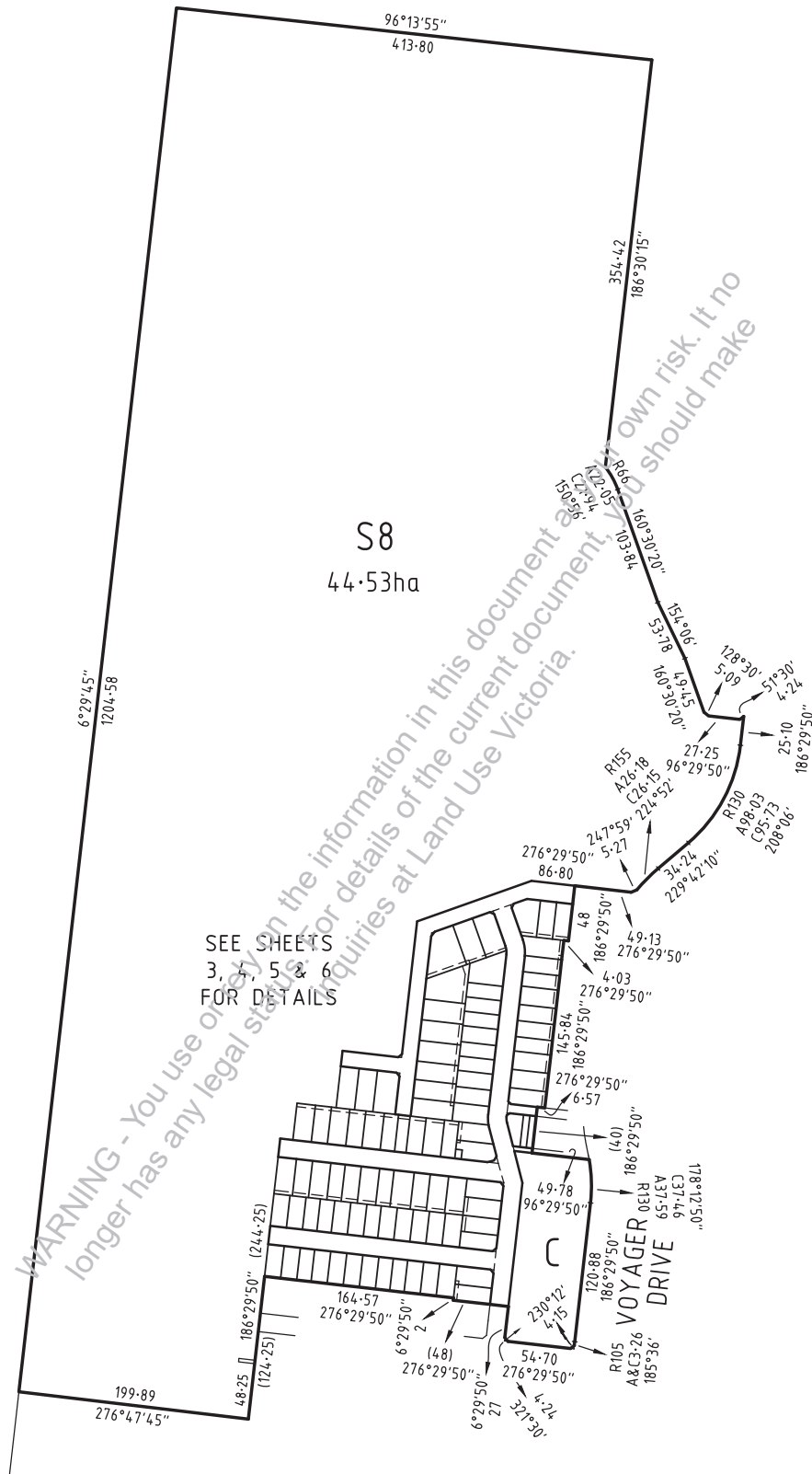
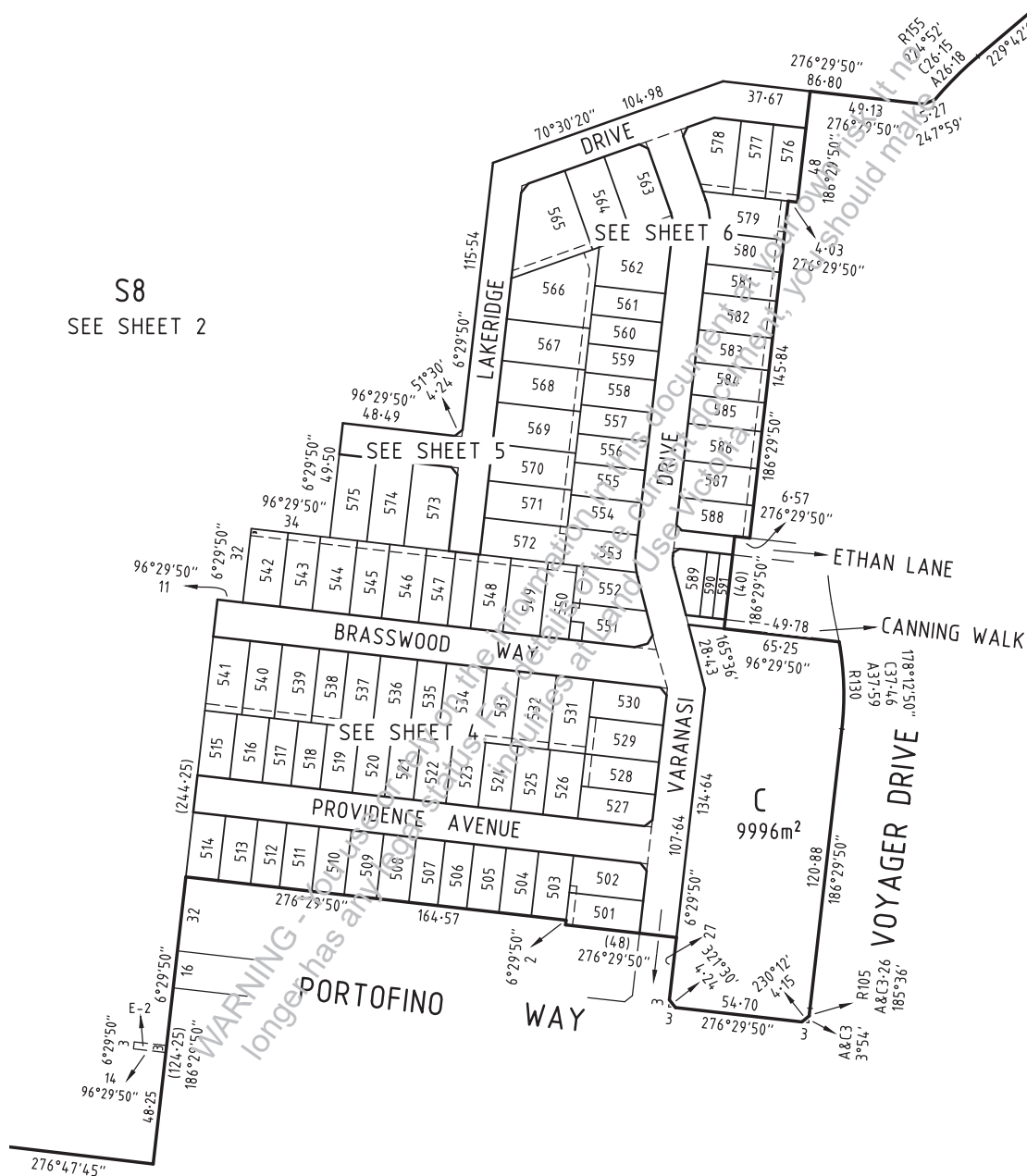


PLAN OF SUBDIVISION			EDITION 1		PS 819166Y/S2	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT S4 ON PS 819166Y POSTAL ADDRESS: 430 - 440 CRAIGIEBURN ROAD (at time of subdivision) WOLLERT 3750 MGA94 CO-ORDINATES: E: 322 210 ZONE: 55 (of approx centre of land in plan) N: 5 836 880			Council Name: Whittlesea City Council Council Reference Number: 609717 Planning Permit Reference: 716630 SPEAR Reference Number: S116863A Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 31/01/2019 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: Carolyn Joy Leatham for Whittlesea City Council on 27/04/2020 Statement of Compliance issued: 27/04/2020			
VESTING OF ROADS AND/OR RESERVES			Notations			
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R-2 RESERVE No.2 RESERVE No.3		WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY. LTD. 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	DRAINAGE	SEE DIAG	PS 803931Y/S3	WHITTLESEA CITY COUNCIL		
E-1	SEWERAGE	SEE DIAG	PS 803931Y/S3	YARRA VALLEY WATER CORPORATION		
E-2	DRAINAGE	SEE DIAG	PS 819166Y	WHITTLESEA CITY COUNCIL		
E-2	SEWERAGE	SEE DIAG	PS 819166Y	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		
RATHDOWNE ESTATE - STAGE 5 (91 LOTS)				AREA OF STAGE - 5.987ha		
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 304413SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (9), 07/04/2020, SPEAR Ref: S116863A		Land Use Victoria Plan Registered 01:26 PM 04/05/2020 Assistant Registrar of Titles		



S8
SEE SHEET 2



SEE SHEET 5

RESERVE No.3

547

546

545

544

543

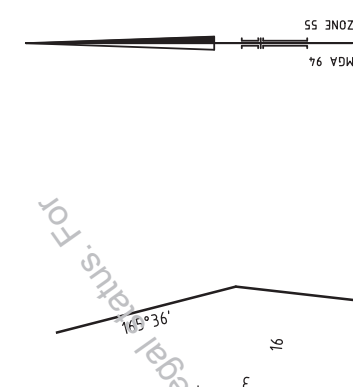
542

BRASSWOOD WAY

3116m²

RESERVE No.2

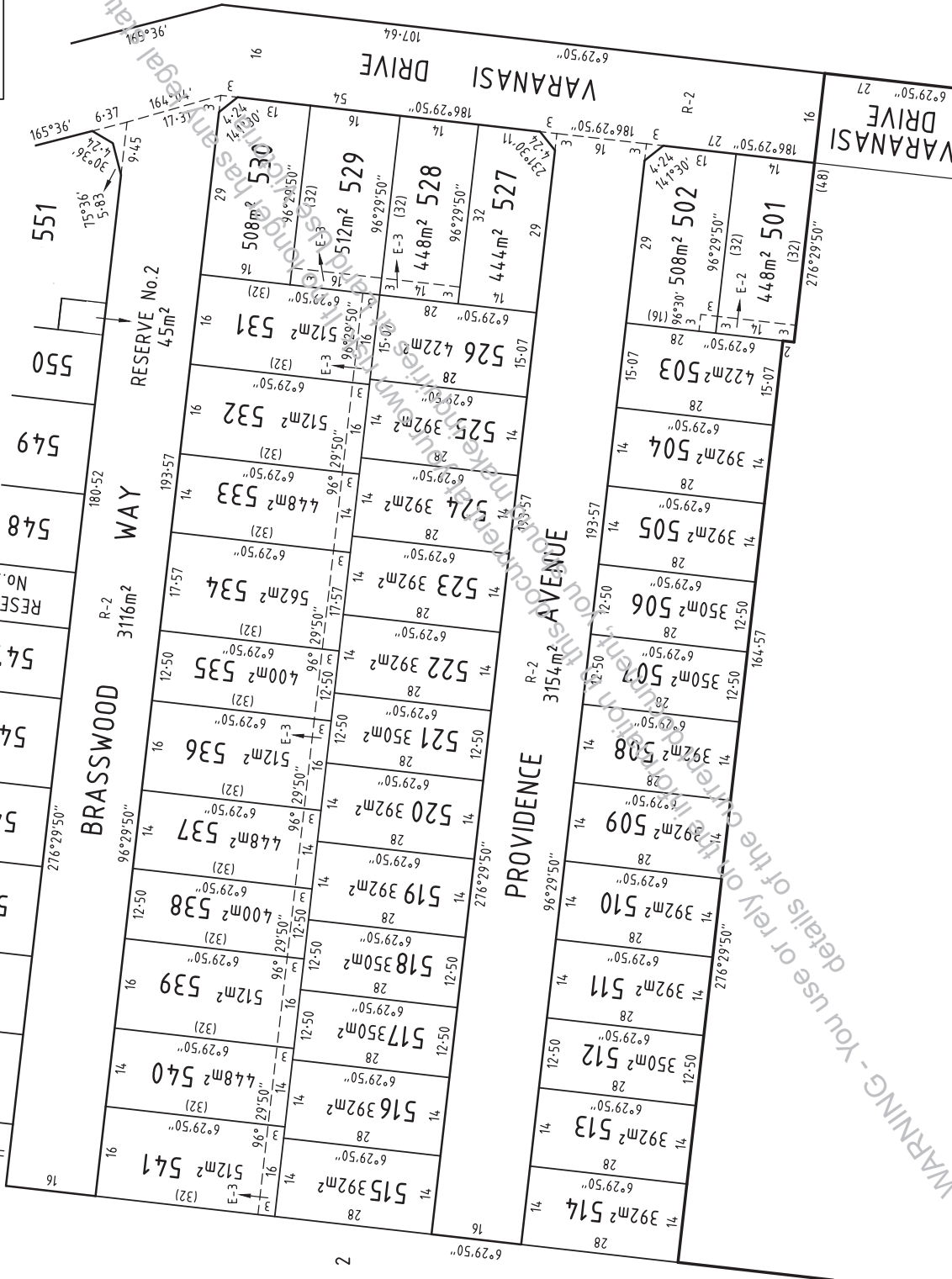
45m²



S8

SEE SHEET 2

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SPEAR Ref: S116863A

SCALE
1:750

75 0 75 15 225 30
LENGTHS ARE IN METRES

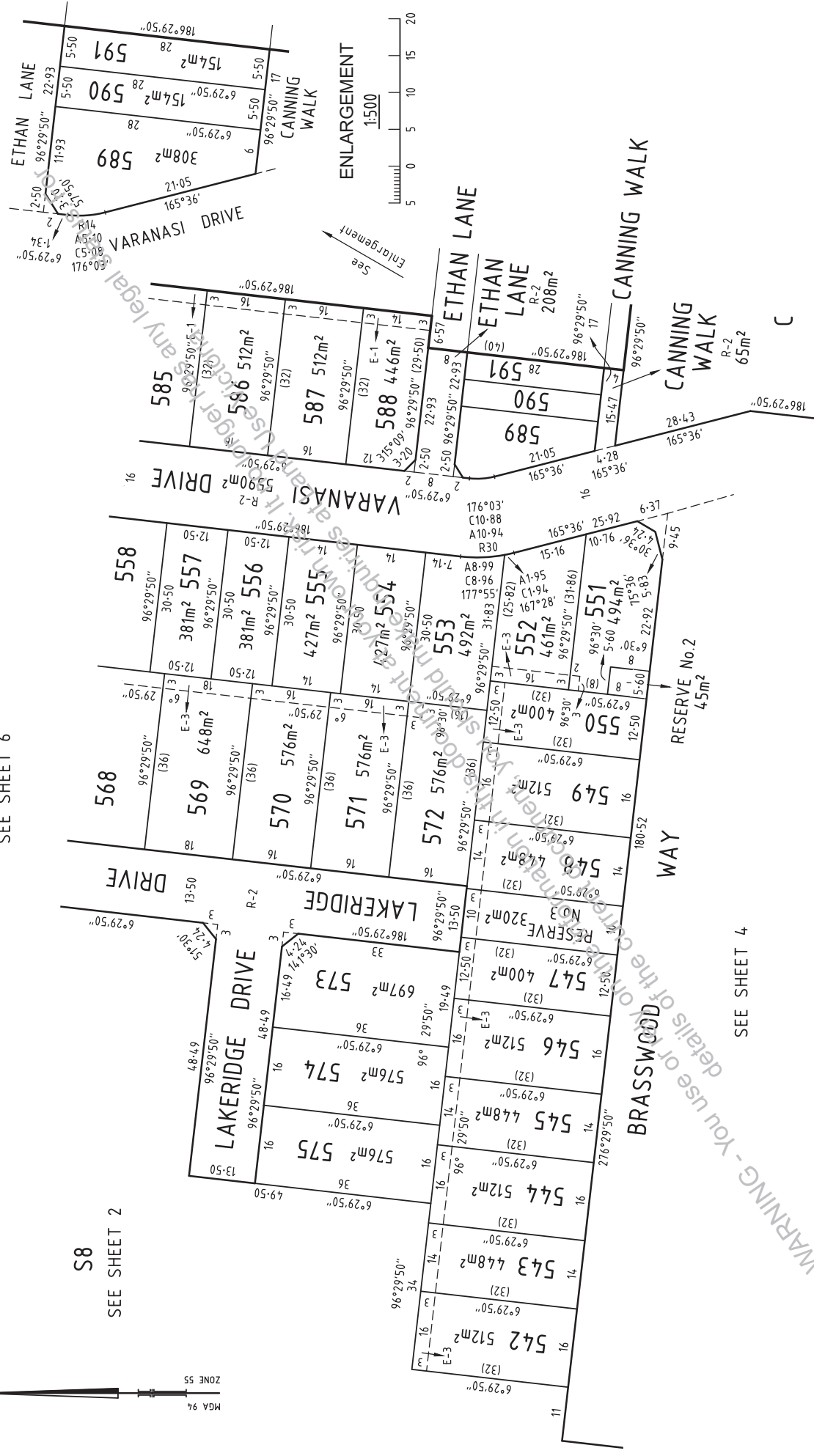
ORIGINAL SHEET
SIZE: A3

SHEET 4



SEE SHEET 6

S8
SEE SHEET 2



SEE SHEET 4

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SCALE		ORIGINAL SHEET		SHEET 5	
7.5	0	7.5	0	SIZE: A3	
1: 750		LENGTHS ARE IN METRES			

SEE SHEET 2

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	SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
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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 501 to 591 (both inclusive)

Land to be Burdened: Lots 501 to 591 (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 AA6141.

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 501 to 591 (both inclusive)

Land to be Burdened: Lots 501 to 589 (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.

CREATION OF RESTRICTION No. 3

The following restriction is to be created upon registration of this plan for lots less than 300m².

Land to Benefit: Lots 501 to 591 (both inclusive)

Land to be Burdened: Lots 590 and 591

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan in this restriction is a lot subject to the 'Small Lot Housing Code (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 (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.

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.

OWNERS CORPORATION SCHEDULE

PS819166Y/S2

Owners Corporation No. 1

Plan No. PS819166Y

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

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1910	911
Balance of existing OC	2610	913
Overall Total	4520	1824

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
501	10	10	546	10	10						
502	10	10	547	10	10						
503	10	10	548	10	10						
504	10	10	549	10	10						
505	10	10	550	10	10						
506	10	10	551	10	10						
507	10	10	552	10	10						
508	10	10	553	10	10						
509	10	10	554	10	10						
510	10	10	555	10	10						
511	10	10	556	10	10						
512	10	10	557	10	10						
513	10	10	558	10	10						
514	10	10	559	10	10						
515	10	10	560	10	10						
516	10	10	561	10	10						
517	10	10	562	10	10						
518	10	10	563	10	10						
519	10	10	564	10	10						
520	10	10	565	10	10						
521	10	10	566	10	10						
522	10	10	567	10	10						
523	10	10	568	10	10						
524	10	10	569	10	10						
525	10	10	570	10	10						
526	10	10	571	10	10						
527	10	10	572	10	10						
528	10	10	573	10	10						
529	10	10	574	10	10						
530	10	10	575	10	10						
531	10	10	576	10	10						
532	10	10	577	10	10						
533	10	10	578	10	10						
534	10	10	579	10	10						
535	10	10	580	10	10						
536	10	10	581	10	10						
537	10	10	582	10	10						
538	10	10	583	10	10						
539	10	10	584	10	10						
540	10	10	585	10	10						
541	10	10	586	10	10						
542	10	10	587	10	10						
543	10	10	588	10	10						
544	10	10	589	10	10						
545	10	10	590	10	10						
			591	10	10						
			S8	1000	1						



SURVEYORS FILE REFERENCE: 304413SV00

SHEET 1

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