

PLAN OF SUBDIVISION

EDITION 1

PS 803931Y/S5

LOCATION OF LAND

PARISH: WOLLERT

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 (PART)

TITLE REFERENCE: C/T VOL FOL

LAST PLAN REFERENCE: LOT S6 ON PS 803931Y/S4

POSTAL ADDRESS: 430 CRAIGIEBURN ROAD,
(at time of subdivision) WOLLERT, VIC. 3750

MGA94 CO-ORDINATES: E: 322 490 ZONE: 55
(of approx centre of land N: 5 837 090
in plan)

Council Name: Whittlesea City Council

Council Reference Number: 610274
Planning Permit Reference: 716630
SPEAR Reference Number: S155127C

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 22/04/2021

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 21/04/2022

Statement of Compliance issued: 26/05/2022

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-5	WHITTLESEA CITY COUNCIL

This is a SPEAR plan

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 800 and S1 to S6 (all inclusive) have been omitted from this plan.

Lot S7 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.

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. -

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
Liability see Owners 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	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION

RATHDOWNE ESTATE - STAGE 8 (44 LOTS)

AREA OF STAGE - 2.877ha



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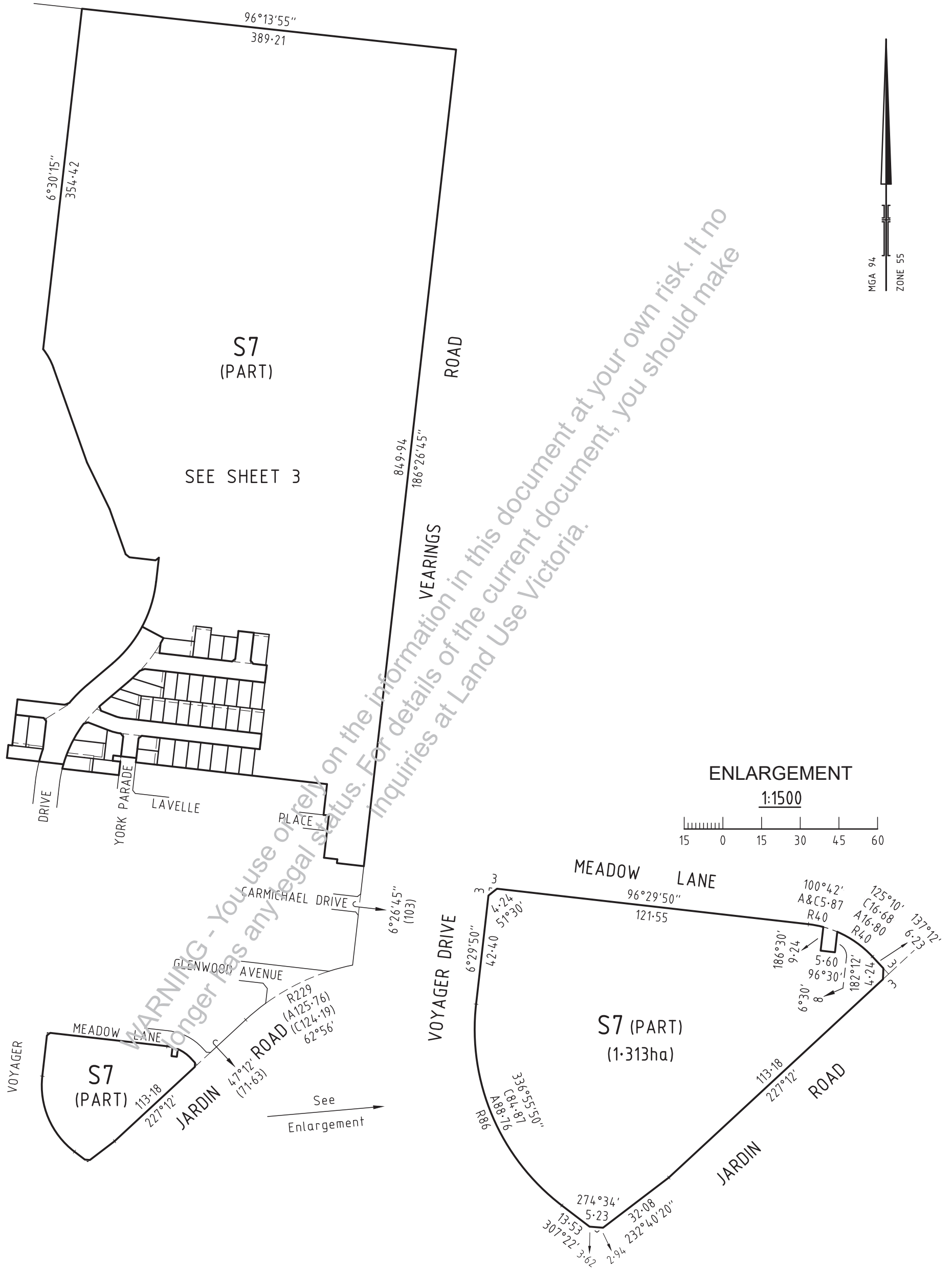
SURVEYORS FILE REF: 307229SV00

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Surveyor,
Surveyor's Plan Version (7),
20/04/2022, SPEAR Ref: S155127C

ORIGINAL SHEET
SIZE: A3

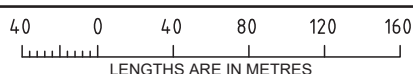
SHEET 1 OF 5

Land Use Victoria Plan Registered
03:06 PM
02/06/2022
Assistant Registrar of Titles



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SCALE
1: 4000



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SHEET 2



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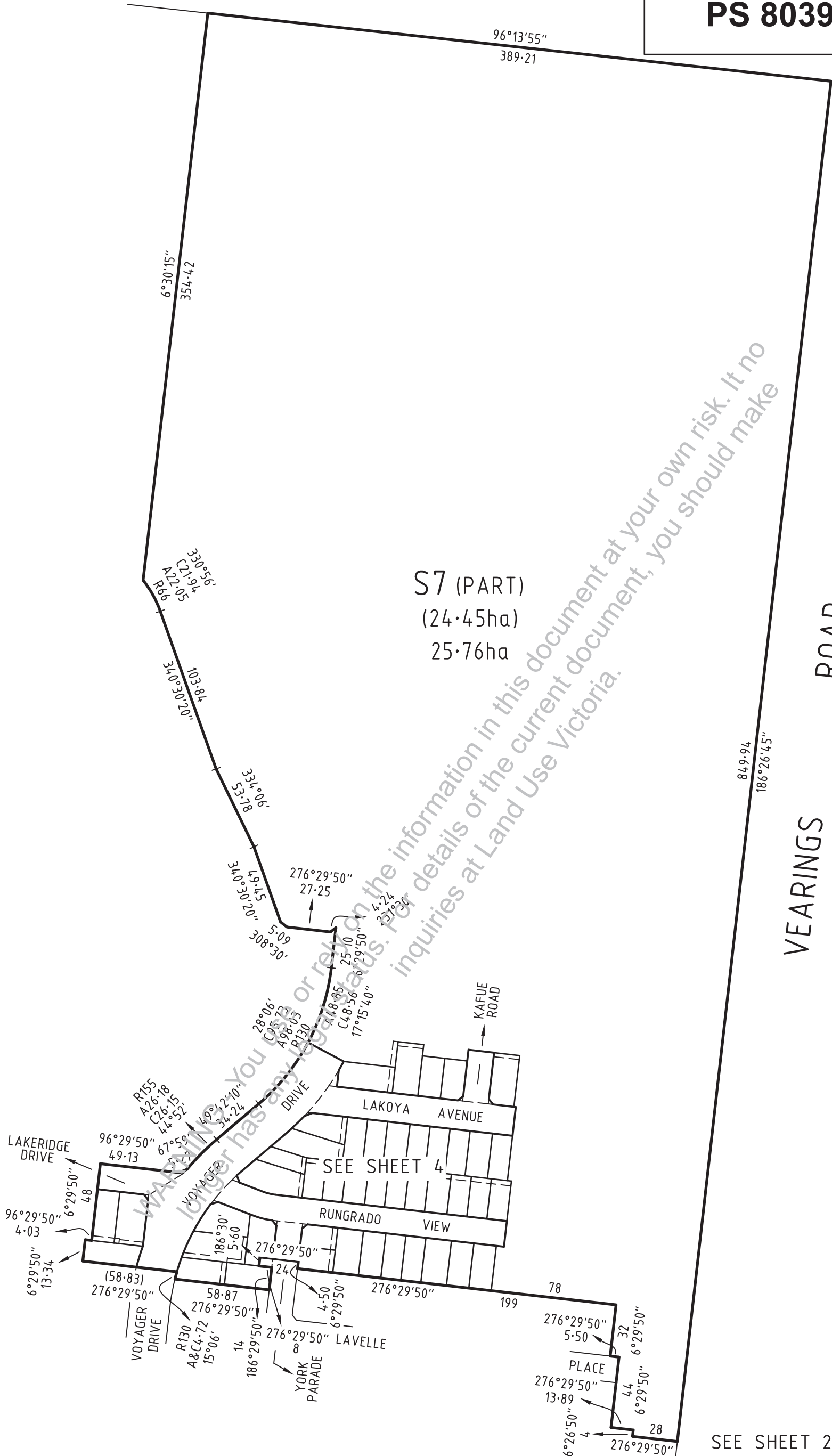
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96°13'55"
389.21



S7 (PART)
(24.45ha)
25.76ha

VEARINGS ROAD



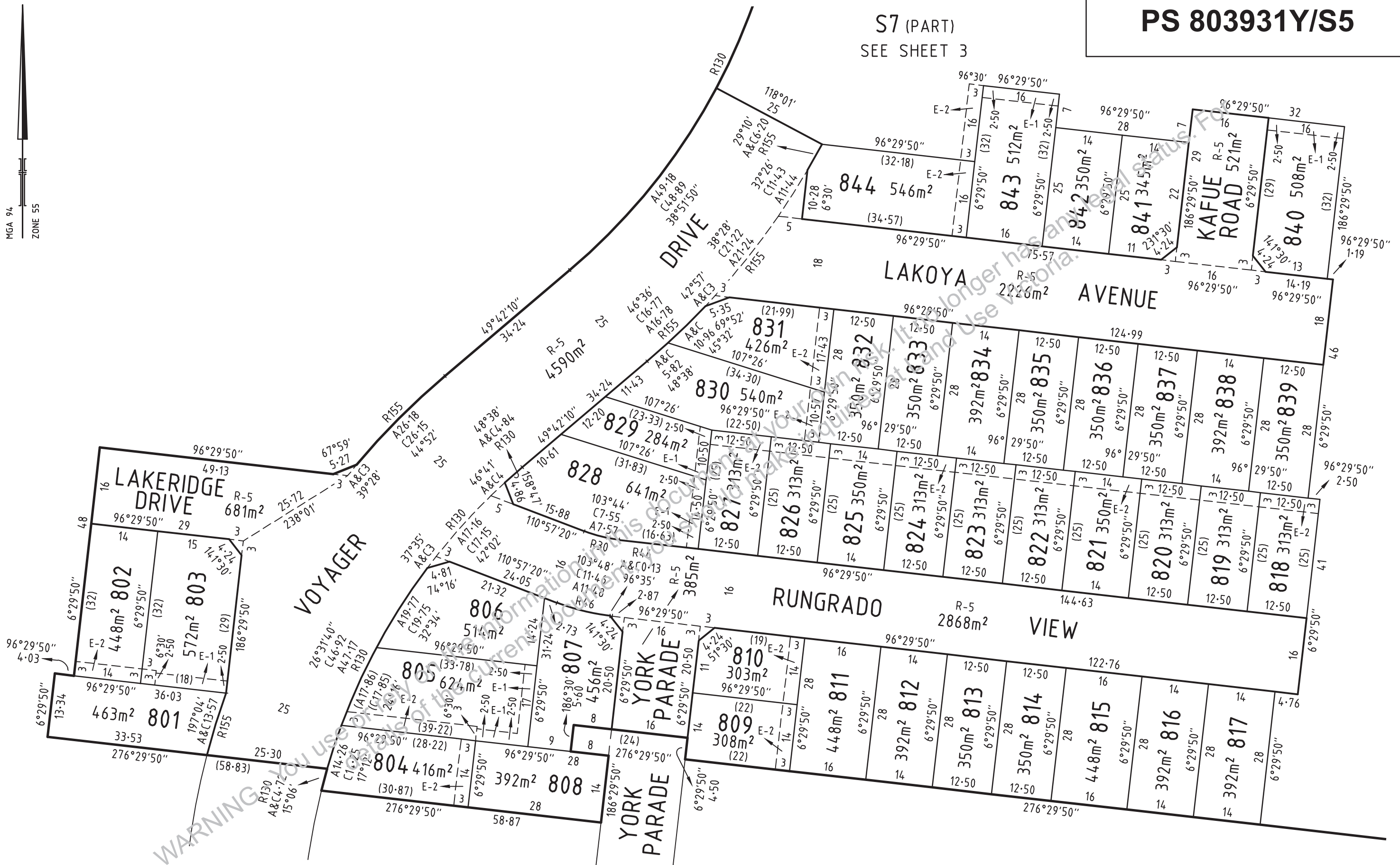
SEE SHEET 2

SURVEYOR'S FILE REF: 307229SV00	SCALE 1: 2500	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 3
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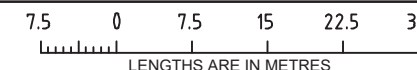
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SCALE
1: 750



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SHEET 4



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CREATION OF RESTRICTION No. 1

PS 803931Y/S5

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

Land to Benefit: Lots 801 to 844 (both inclusive)
Land to be Burdened: Lots 801 to 844 (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 AA8135.

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 801 to 844 (both inclusive)
Land to be Burdened: Lots 801 to 828 and 830 to 844 (all 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 a 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 801 to 844 (both inclusive)
Land to be Burdened: Lot 829

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.

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SHEET 5

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OWNERS CORPORATION SCHEDULE

PS803931Y/S5

Owners Corporation No. 1

Plan No. PS803931Y

Land affected by Owners Corporation: All of the Lots in the table below. All existing Lots in Owners Corporation No 1 not affected by this plan.

Common Property No.:

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1440	441
Balance of existing OC	1810	1810
Overall Total	3250	2251

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
801	10	10									
802	10	10									
803	10	10									
804	10	10									
805	10	10									
806	10	10									
807	10	10									
808	10	10									
809	10	10									
810	10	10									
811	10	10									
812	10	10									
813	10	10									
814	10	10									
815	10	10									
816	10	10									
817	10	10									
818	10	10									
819	10	10									
820	10	10									
821	10	10									
822	10	10									
823	10	10									
824	10	10									
825	10	10									
826	10	10									
827	10	10									
828	10	10									
829	10	10									
830	10	10									
831	10	10									
832	10	10									
833	10	10									
834	10	10									
835	10	10									
836	10	10									
837	10	10									
838	10	10									
839	10	10									
840	10	10									
841	10	10									
842	10	10									
843	10	10									
844	10	10									
S7	1000	1									

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SHEET 1

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