
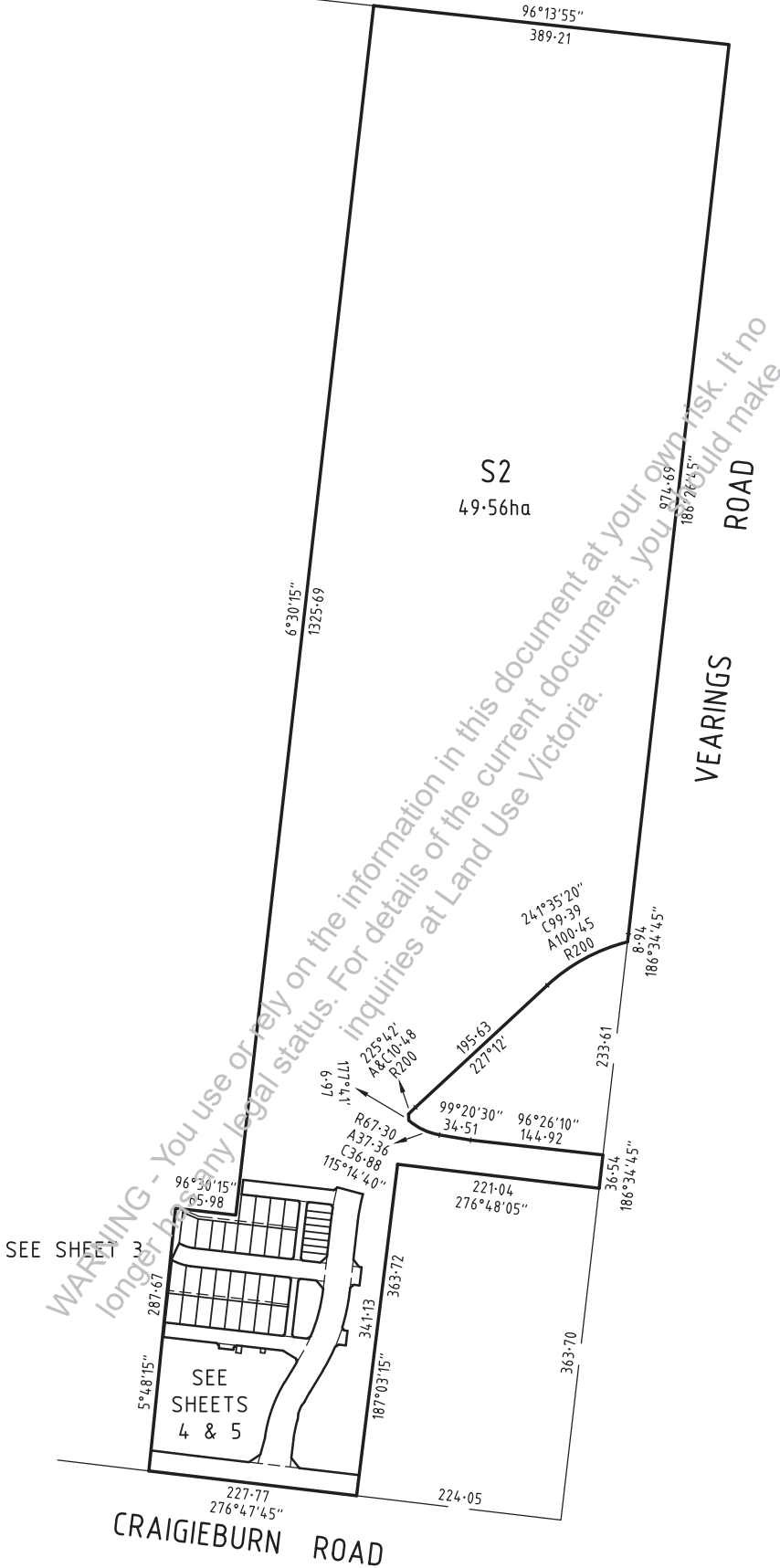
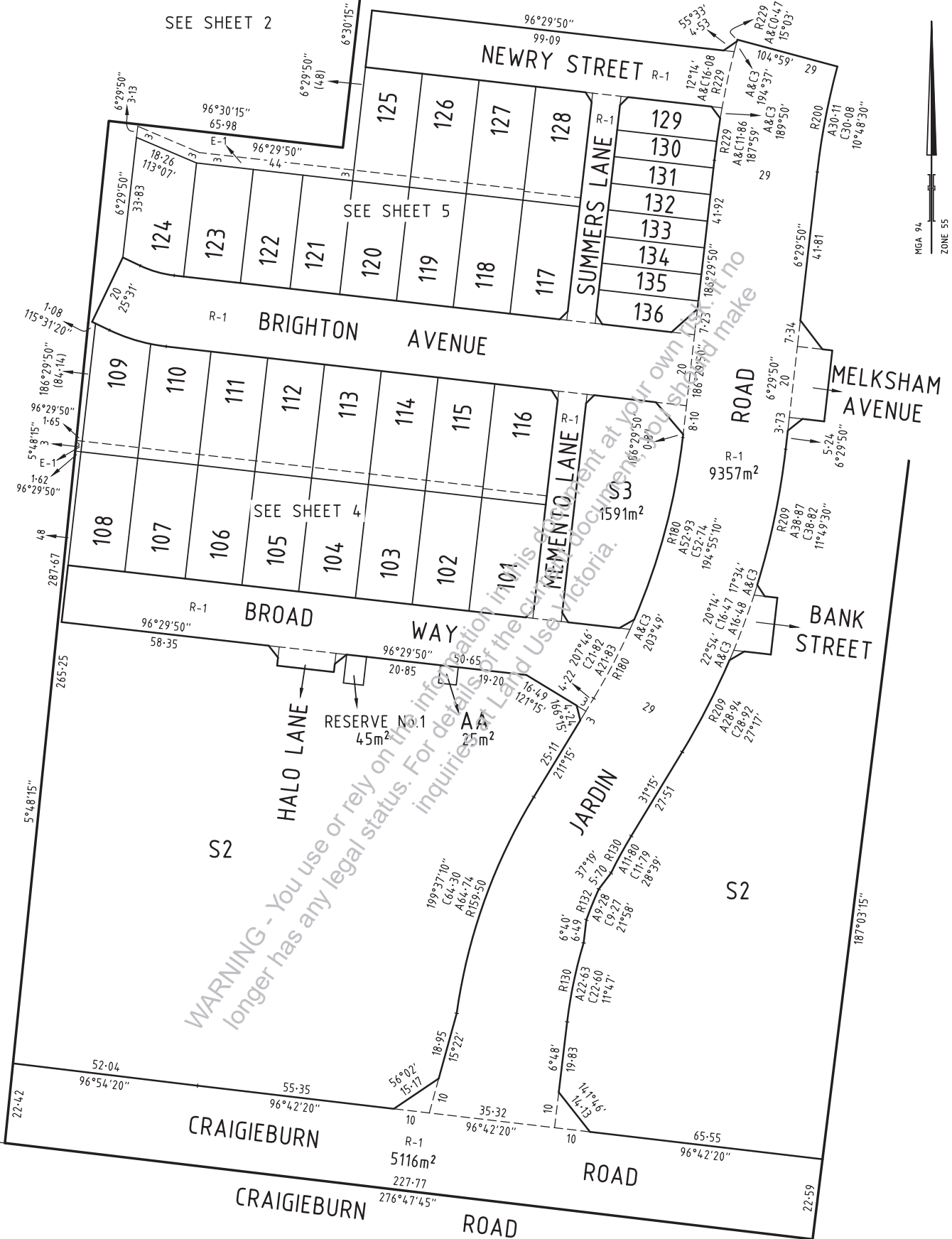


PLAN OF SUBDIVISION		EDITION 1	PS 803931Y																				
<b>LOCATION OF LAND</b> PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL .... FOL ....  LAST PLAN REFERENCE: LOT A ON PS 825290N  POSTAL ADDRESS: 430 CRAIGIEBURN ROAD (at time of subdivision) WOLLERT 3750  MGA94 CO-ORDINATES: E: 322 270                      ZONE: 55 (of approx centre of land                              N: 5 836 430 in plan)		Council Name: Whittlesea City Council  Council Reference Number: 609518 Planning Permit Reference: 716630 SPEAR Reference Number: S104528S  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 15/11/2017  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Carolyn Joy Leatham for Whittlesea City Council on 18/04/2019  <b>Statement of Compliance</b> issued: 16/05/2019  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 at Statement of Compliance																					
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>Notations</b>																					
<table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>Road R-1 Reserve No.1</td> <td>Whittlesea City Council Ausnet Electricity Services Pty. Ltd.</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	Road R-1 Reserve No.1	Whittlesea City Council Ausnet Electricity Services Pty. Ltd.	This is a SPEAR plan.  Land being subdivided is enclosed within thick continuous lines.  Lots 1 to 100 (both 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 1988 are implied over any of the land in this plan.																		
IDENTIFIER	COUNCIL/BODY/PERSON																						
Road R-1 Reserve No.1	Whittlesea City Council Ausnet Electricity Services Pty. Ltd.																						
<b>NOTATIONS</b>		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.																					
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. -																					
<b>EASEMENT INFORMATION</b>																							
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)																							
<table border="1"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/In Favour of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>DRAINAGE</td> <td>SEE DIAG</td> <td>THIS PLAN</td> <td>WHITTLESEA CITY COUNCIL</td> </tr> <tr> <td>E-1</td> <td>SEWERAGE</td> <td>SEE DIAG</td> <td>THIS PLAN</td> <td>YARRA VALLEY WATER CORPORATION</td> </tr> <tr> <td>E-2</td> <td>SEWERAGE</td> <td>SEE DIAG</td> <td>THIS PLAN</td> <td>YARRA VALLEY WATER CORPORATION</td> </tr> </tbody> </table>	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of	E-1	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL	E-1	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION	E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION			
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E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION																			
<b>RATHDOWNE ESTATE - STAGE 1 (36 LOTS)</b>			<b>AREA OF STAGE - 3.969ha</b>																				
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 303246SV00  Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (11), 17/04/2019, SPEAR Ref: S104528S	ORIGINAL SHEET SIZE: A3                      SHEET 1 OF 6  Land Use Victoria Plan Registered 09:44 AM 01/06/2019 Assistant Registrar of Titles																				



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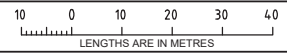
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SCALE  
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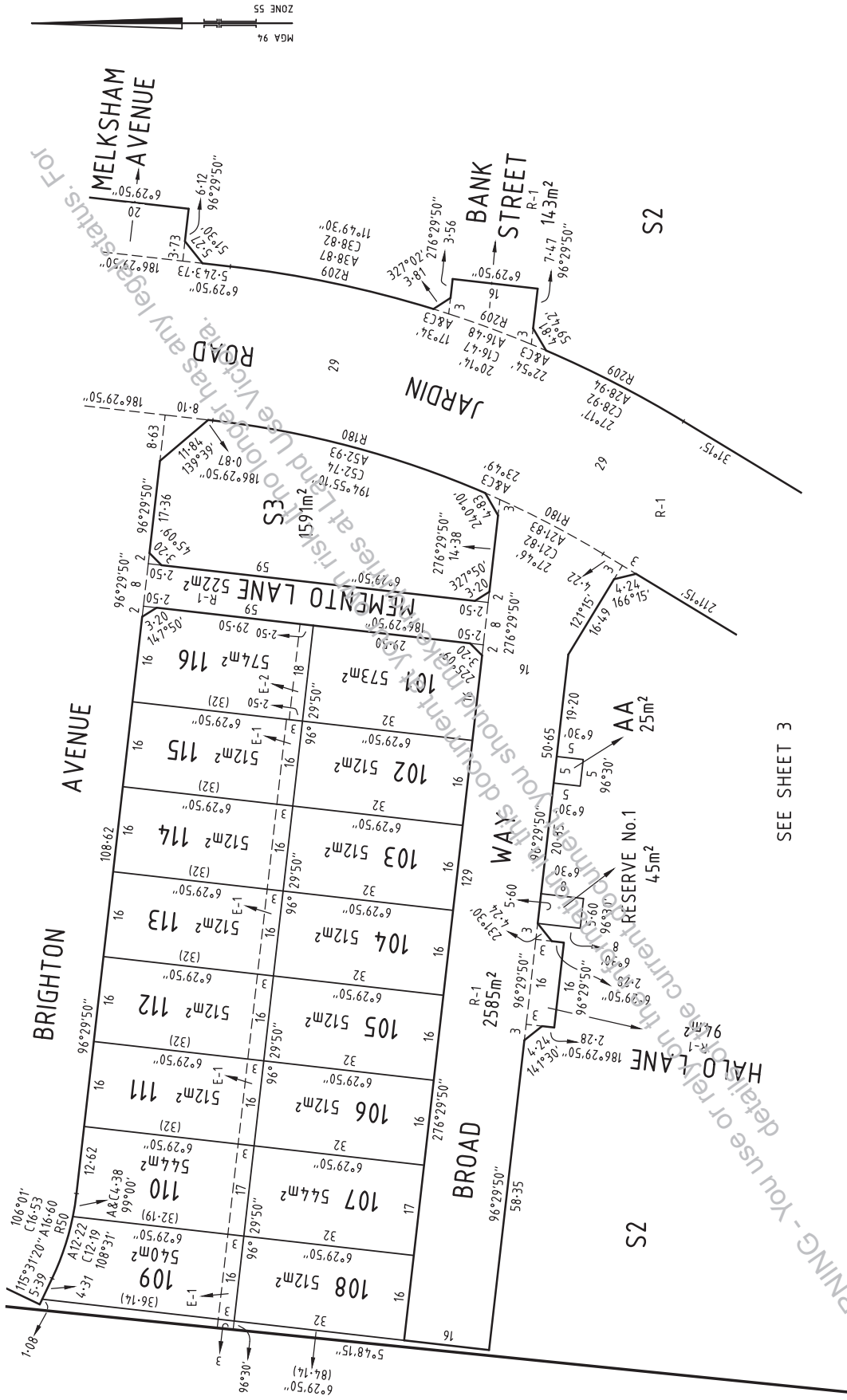
SHEET 3

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SPEAR Ref: S104528S

PS 803931Y

SEE SHEET 5



SEE SHEET 3

SCALE	1:750	7.5	0	7.5	15	22.5	30	ORIGINAL SHEET SIZE:	A3	SHEET 4
LENGTHS ARE IN METRES										

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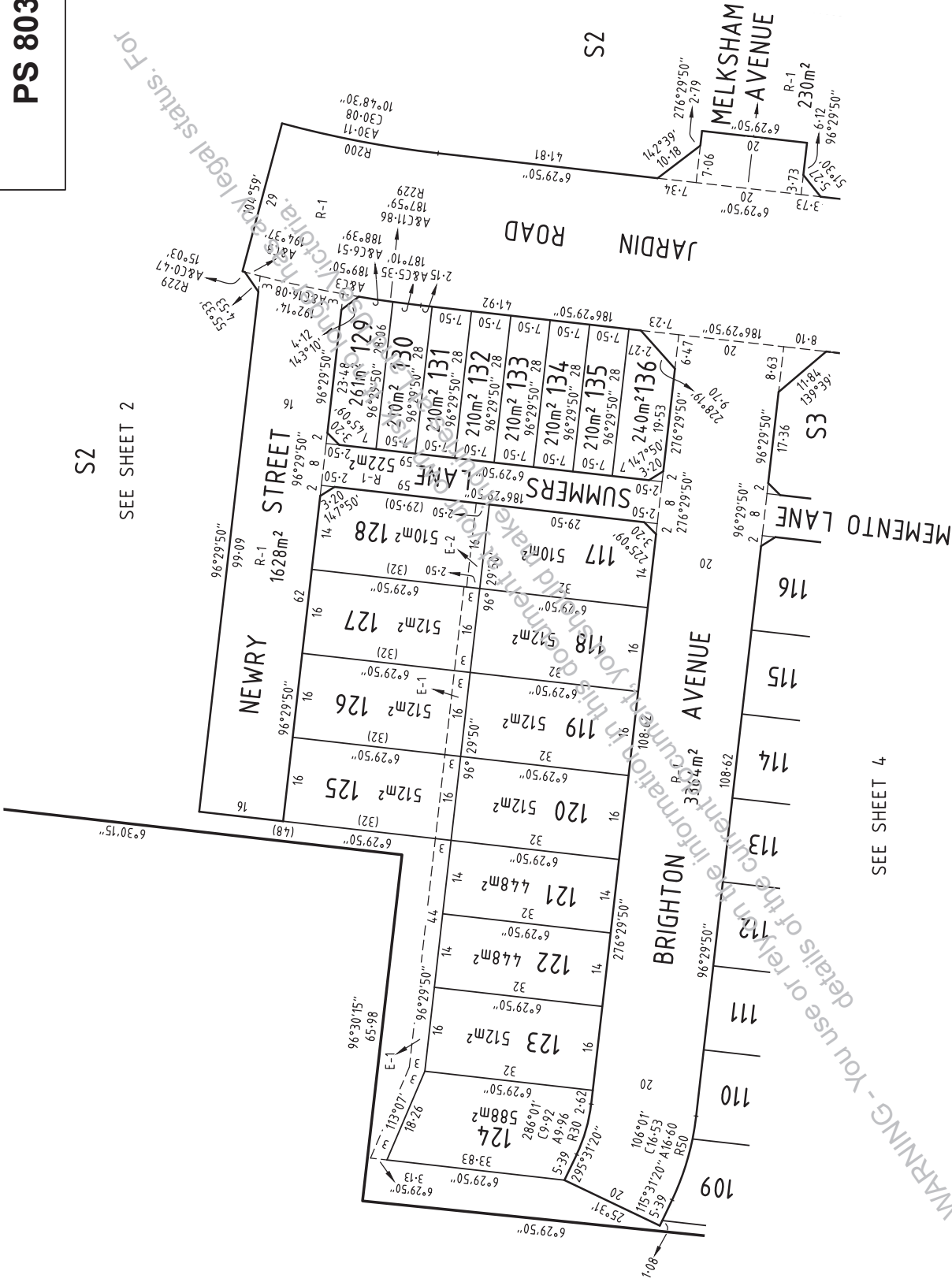
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<p>Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,          Surveyor's Plan Version (11),          17/04/2019, SPEAR Ref: S104528S</p>		<p>Digitally signed by:          Whittlesea City Council,          18/04/2019,          SPEAR Ref: S104528S</p>	

**CREATION OF RESTRICTION No. 1**

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

Land to Benefit: Lots 101 to 136 (both inclusive)  
Land to be Burdened: Lots 101 to 136 (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 AA5075.

**CREATION OF RESTRICTION No. 2**

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

Land to Benefit: Lots 101 to 136 (both inclusive)  
Land to be Burdened: Lots 101 to 128 (both 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 300m<sup>2</sup>.

Land to Benefit: Lots 101 to 136 (both inclusive)  
Land to be Burdened: Lots 129 to 136 (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 (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.



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SHEET 6

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# OWNERS CORPORATION SCHEDULE

PS803931Y

Owners Corporation No. 1

Plan No. PS803931Y

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

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1360	361
Balance of existing OC	0	0
Overall Total	1360	361

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101	10	10									
102	10	10									
103	10	10									
104	10	10									
105	10	10									
106	10	10									
107	10	10									
108	10	10									
109	10	10									
110	10	10									
111	10	10									
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134	10	10									
135	10	10									
136	10	10									
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