
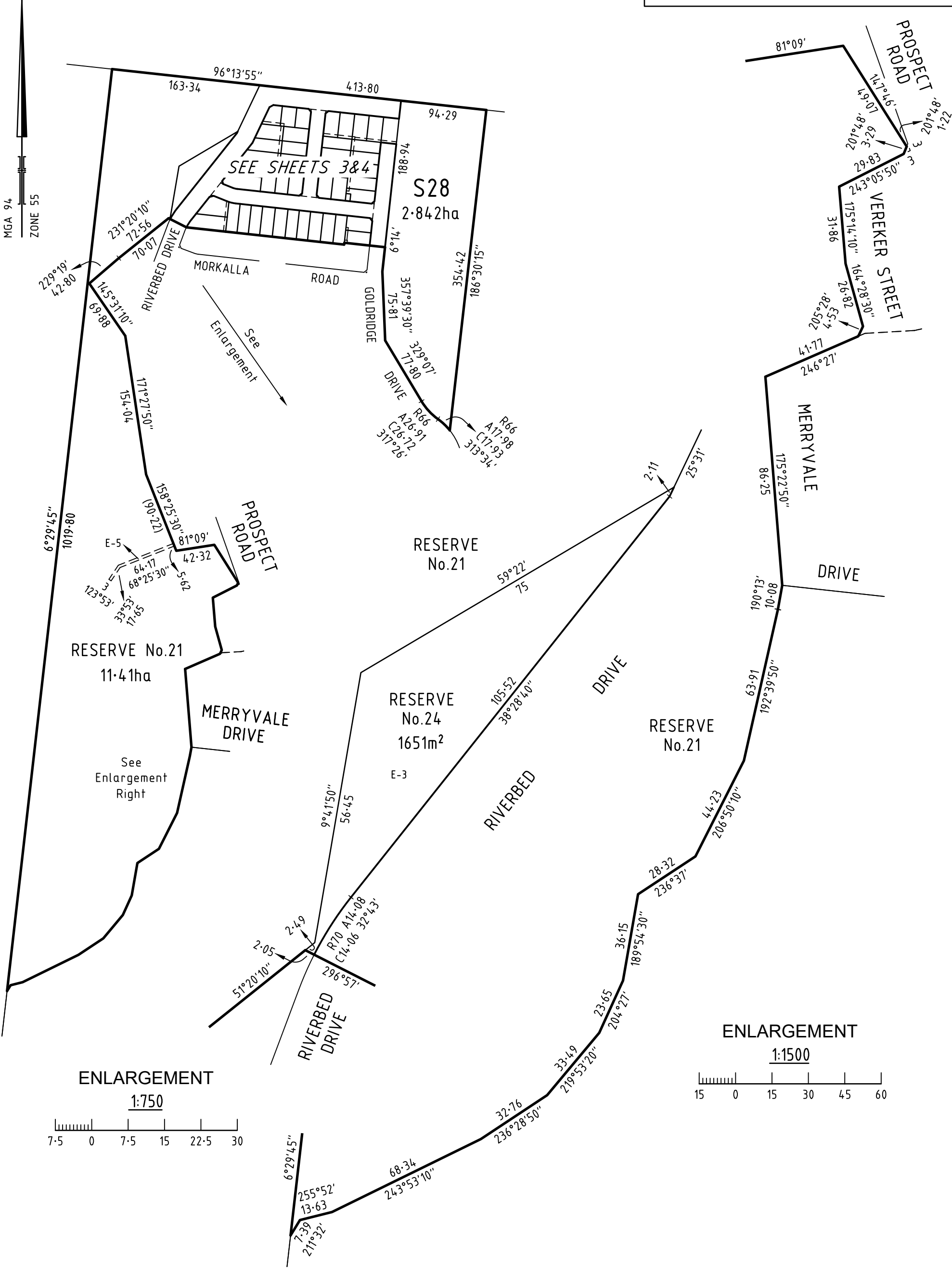


PLAN OF SUBDIVISION			EDITION 1		PS 819166Y/S24	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT S24 ON PS 819166Y/S23 POSTAL ADDRESS: 430-440 CRAIGIEBURN ROAD, (at time of subdivision) WOLLERT, VIC. 3750 MGA94 CO-ORDINATES: E: 322 200 ZONE: 55 (of approx centre of land in plan) N: 5 837 750			Council Name: Whittlesea City Council SPEAR Reference Number: S239574M			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		This is a SPEAR plan. Land being subdivided is enclosed within thick continuous lines. Lots 1 to 2200 and S1 to S27 (all 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. 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. <u>Other Purpose of Plan</u> To remove by agreement that part of the Sewerage easement created in PS 819166Y/S21 that lies within Riverbed Drive on this plan via section 6(1)(k)(iv) of the Subdivision Act 1988.			
ROAD R-19 RESERVE No.21 RESERVE No.23 RESERVE No.24	WHITTLESEA CITY COUNCIL MINISTER FOR ENVIRONMENT 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). 21, 38, 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	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION		
E-2	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL		
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION		
E-3	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION		
RATHDOWNNE ESTATE - STAGE 22 (43 LOTS)			AREA OF STAGE - 14.76ha			
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 309259SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (5), 22/09/2025, SPEAR Ref: S239574M				

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SURVEYOR'S FILE REF: 309259SV00

SCALE 1: 4000

ORIGINAL SHEET SIZE: A3

SHEET 2



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SHEET 3

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 2201 to 2243 (both inclusive)
Land to be Burdened: Lots 2201 to 2243 (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 .

Expiry Date:

The restriction shall expire on 31st October 2034.

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 2201 to 2243 (both inclusive)
Land to be Burdened: Lots 2201 to 2243 (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.

Expiry Date:

The restriction shall expire on 31st October 2034.

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OWNERS CORPORATION SCHEDULE							PS819166Y/S24																			
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. All existing Lots in Owners Corporation No 1 not affected by this plan.																			
Common Property No.: 1																										
Limitations of Owners Corporation:							Unlimited																			
Notations																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>530</td><td>431</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>530</td><td>431</td></tr></table>												Totals				Entitlement	Liability	This schedule	530	431	Balance of existing OC	0	0	Overall Total	530	431
Totals																										
	Entitlement	Liability																								
This schedule	530	431																								
Balance of existing OC	0	0																								
Overall Total	530	431																								
Lot Entitlement and Lot Liability																										
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2201	10	10																								
2202	10	10																								
2203	10	10																								
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2241	10	10																								
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2243	10	10																								
S28	100	1																								

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