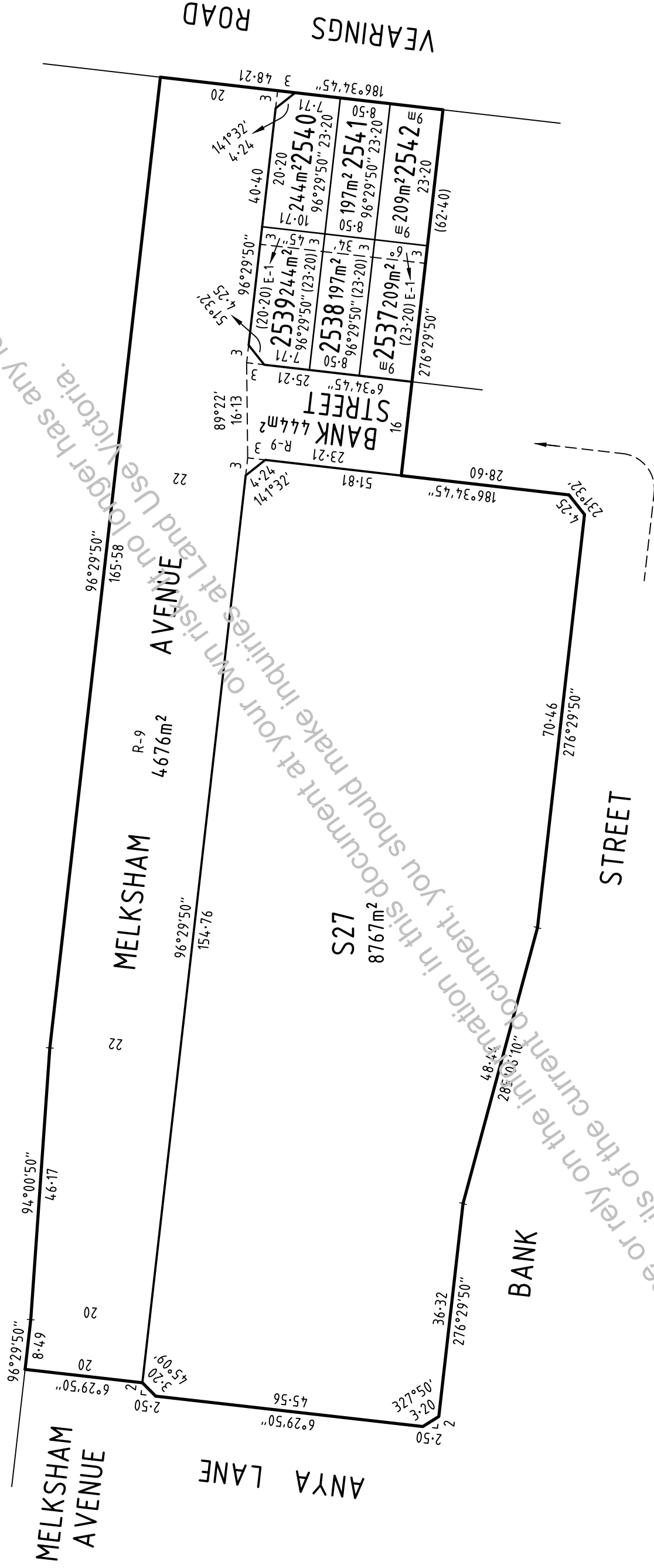


PLAN OF SUBDIVISION			EDITION 1		PS 819166Y/S28	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL 12488 FOL 537 LAST PLAN REFERENCE: LOT S41 ON PS 819166Y/S29 POSTAL ADDRESS: 29A VEARINGS ROAD, (at time of subdivision) WOLLERT, VIC. 3750 MGA94 CO-ORDINATES: E: 322 520 ZONE: 55 (of approx centre of land in plan) N: 5836 400			Council Name: Whittlesea City Council Council Reference Number: PLN-40922 Planning Permit Reference: 716630 SPEAR Reference Number: S211878J Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 12/02/2025 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Renee Kueffer for Whittlesea City Council on 18/07/2025 Statement of Compliance issued: 18/07/2025			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 2536 and S1 to S26 (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 1986 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.		
ROAD R-9		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-1	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL		
RATHDOWNNE ESTATE - STAGE 25 (6 LOTS)				AREA OF STAGE - 0.642ha		
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309039SV03		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (6), 17/07/2025, SPEAR Ref: S211878J		Land Use Victoria Plan Registered 01:37 PM 18/07/2025 Assistant Registrar of Titles		

	PS 819166Y/S28
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[illegible]

SURVEYOR'S FILE REF: 309039SV03		SCALE 1: 750	ORIGINAL SHEET SIZE: A3	SHEET 2
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		Digitally signed by: Whittlesea City Council, 18/07/2025, SPEAR Ref: S211878J		
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (6), 17/07/2025, SPEAR Ref: S211878J		

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 2537 to 2542 (both inclusive)
Land to be Burdened: Lots 2537 to 2542 (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 5 of the Building Regulations 2018 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.

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 2537 to 2542 (both inclusive)
Land to be Burdened: Lots 2537 to 2542 (both inclusive)

Description of Restriction:

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.

SURVEYOR'S FILE REF: 309039SV03		ORIGINAL SHEET SIZE: A3	SHEET 3
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (6), 17/07/2025, SPEAR Ref: S211878J	Digitally signed by: Whittlesea City Council, 18/07/2025, SPEAR Ref: S211878J	

OWNERS CORPORATION SCHEDULE

PS819166Y/S28

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

Totals		
	Entitlement	Liability
This schedule	420	61
Balance of existing OC	10860	5664
Overall Total	11280	5725

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability
2537	10	10
2538	10	10
2539	10	10
2540	10	10
2541	10	10
2542	10	10
S27	360	1



414 La Trobe Street
PO Box 16084
Melbourne VIC 8007
T 61 3 9993 7888
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SURVEYORS FILE REFERENCE: 309039SV03

SHEET 1

ORIGINAL SHEET
SIZE: A3

Digitally signed by: Mark Oswald Stansfield, Licensed
Surveyor,
Surveyor's Plan Version (6),
17/07/2025, SPEAR Ref: S211878J

Digitally signed by:
Whittlesea City Council,
18/07/2025,
SPEAR Ref: S211878J