

PLAN OF SUBDIVISION		EDITION 1	PS813241U	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: --- SECTION: 18 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol.12323 Fol.258 Vol.12339 Fol.200 LAST PLAN REFERENCE: Lot B on PS839304B Lot E on PS839306W POSTAL ADDRESS: 50 Craigieburn Road (at time of subdivision) Wollert VIC 3750 MGA 94 CO-ORDINATES: E: 325 700 ZONE: 55 (of approx centre of land N: 5 836 570 in plan)		Council Name: Whittlesea City Council Council Reference Number: 609588 Planning Permit Reference: 716420 SPEAR Reference Number: S109027J Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 06/08/2019 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Carolyn Leatham for Whittlesea City Council on 02/02/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1 Reserve No.'s 1 - 5 Reserve No. 6	Whittlesea City Council Whittlesea City Council AusNet Electricity Services Pty Ltd			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. 716420				
ELLERY - RELEASE No.6 Area of Release: 3.590ha No. of Lots: 23 Lots and Balance Lots F, J, K & L				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT DETAIL				
TAYLORS		SURVEYORS FILE REF: Ref. 20197-S6 Ver. 22		ORIGINAL SHEET SIZE: A3
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Digitally signed by: Mark Peter Grey, Licensed Surveyor, Surveyor's Plan Version (22), 08/12/2021, SPEAR Ref: S109027J		SHEET 1 OF 10

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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.	This Plan	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-2	Drainage	See Diag.	This Plan	Whittlesea City Council
E-3	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
E-4	Sewerage	See Diag.	PS839304B	Yarra Valley Water Corporation
E-5	Drainage	See Diag.	PS839304B	Whittlesea City Council
E-6	Drainage	See Diag.	PS839304B	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-7	Sewerage	See Diagram	PS839304B	Yarra Valley Water Corporation
	Creation and maintenance of wetland, floodway and drainage as specified and set out in Memorandum of Common Provisions No. AA2741			Melbourne Water Corporation
E-8	Creation and maintenance of wetland, floodway and drainage as specified and set out in Memorandum of Common Provisions No. AA2741	See Diagram	This Plan	Melbourne Water Corporation
E-9	Carriageway	10m	PS839306W	Whittlesea City Council
E-10	Drainage	See Diag.	PS839306W	Whittlesea City Council
E-11	Sewerage	See Diag.	PS839306W	Yarra Valley Water Corporation
E-12	Carriageway	10m	This Plan	Whittlesea City Council



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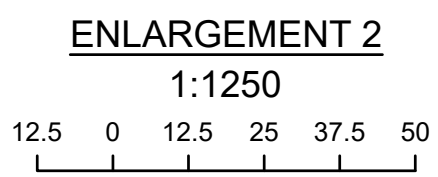
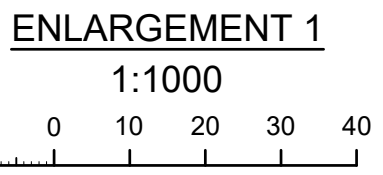
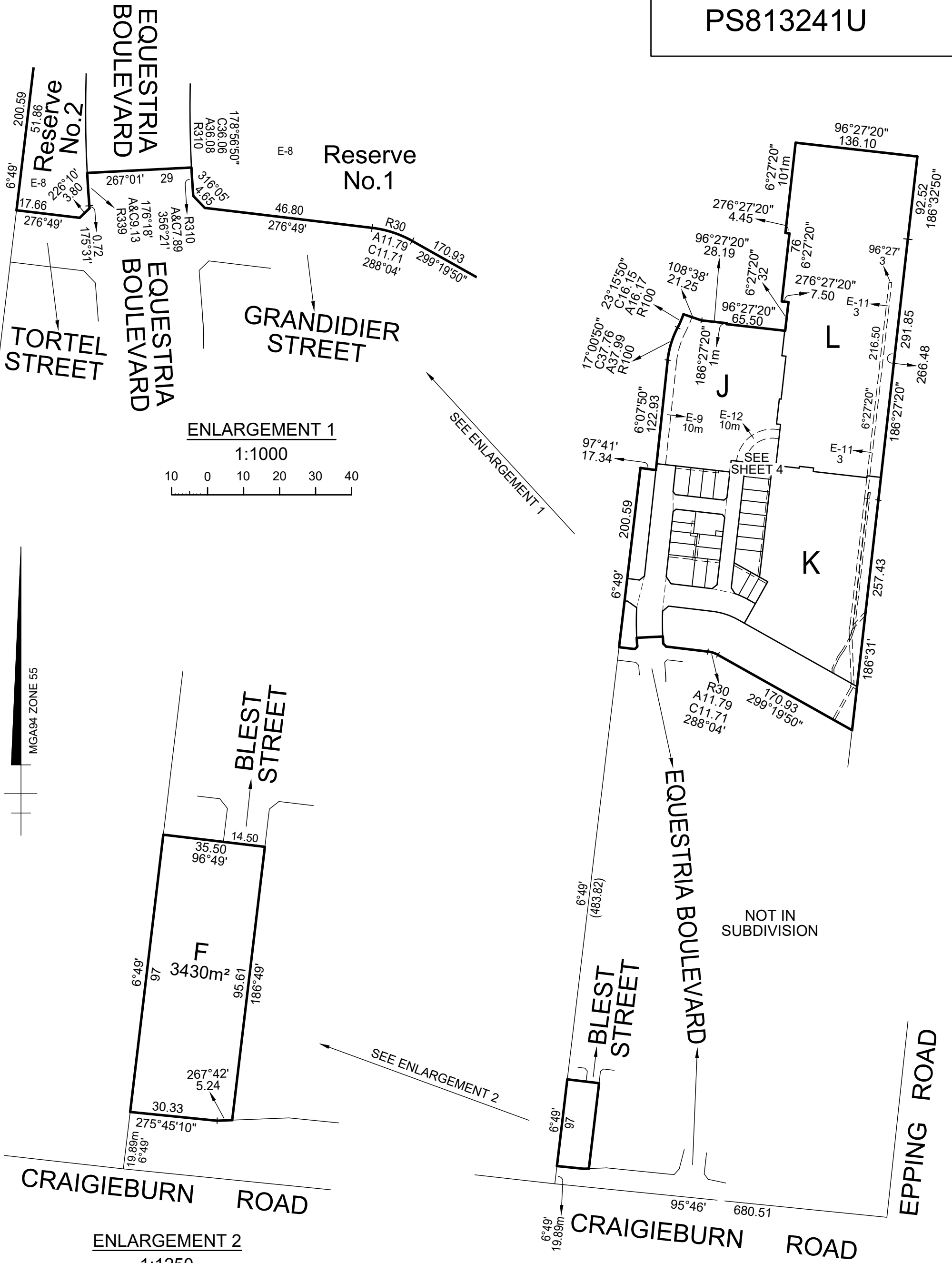
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SHEET 2

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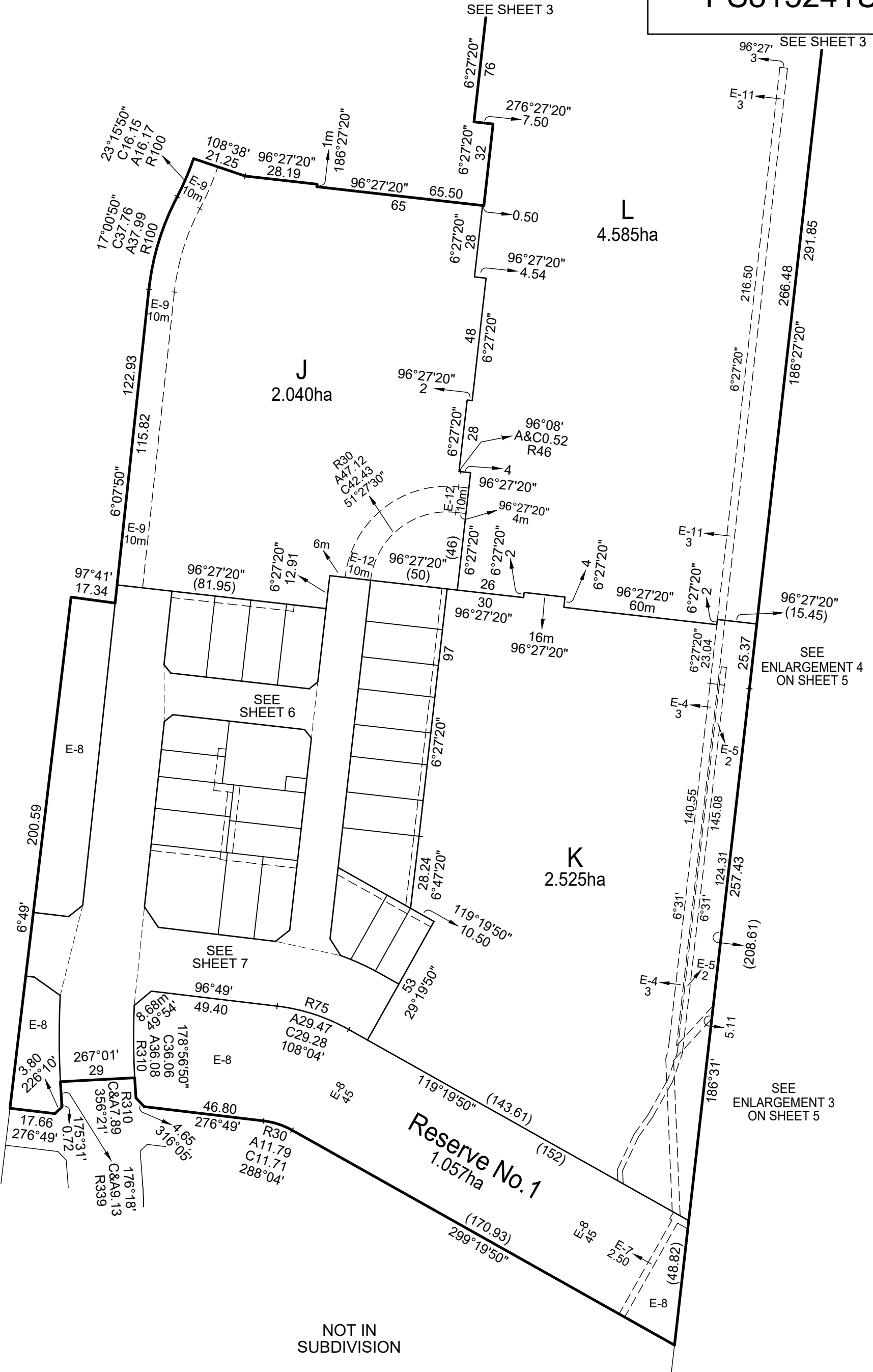
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LENGTHS ARE IN METRES

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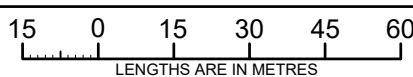


NOT IN SUBDIVISION



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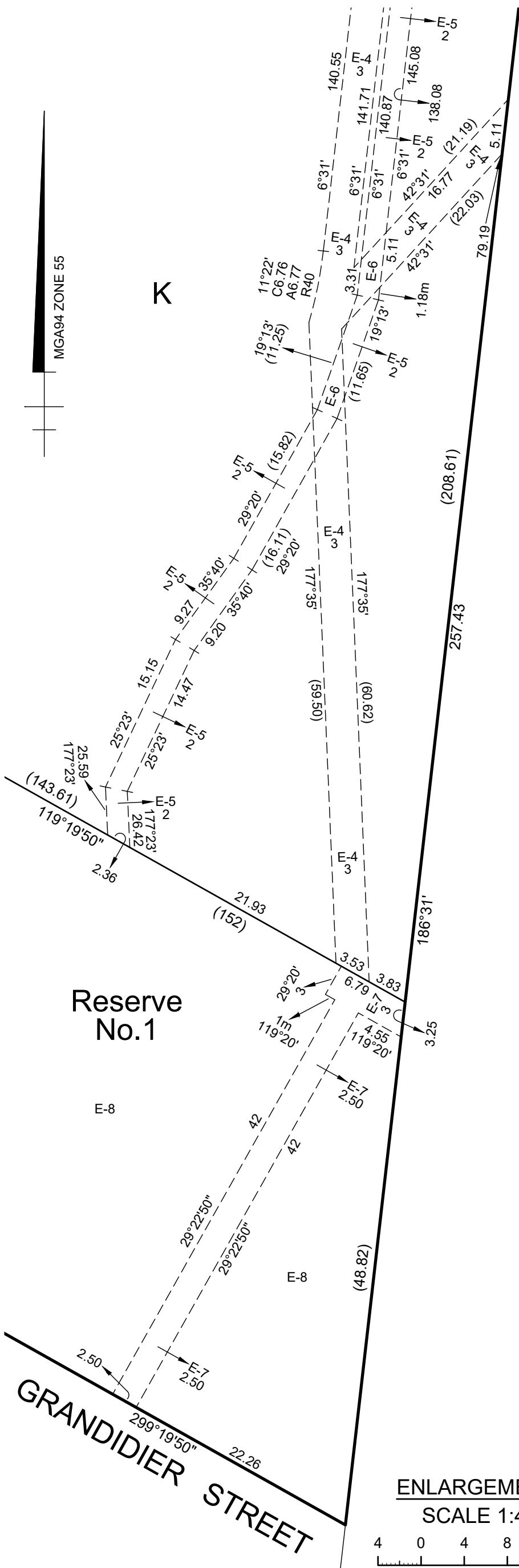
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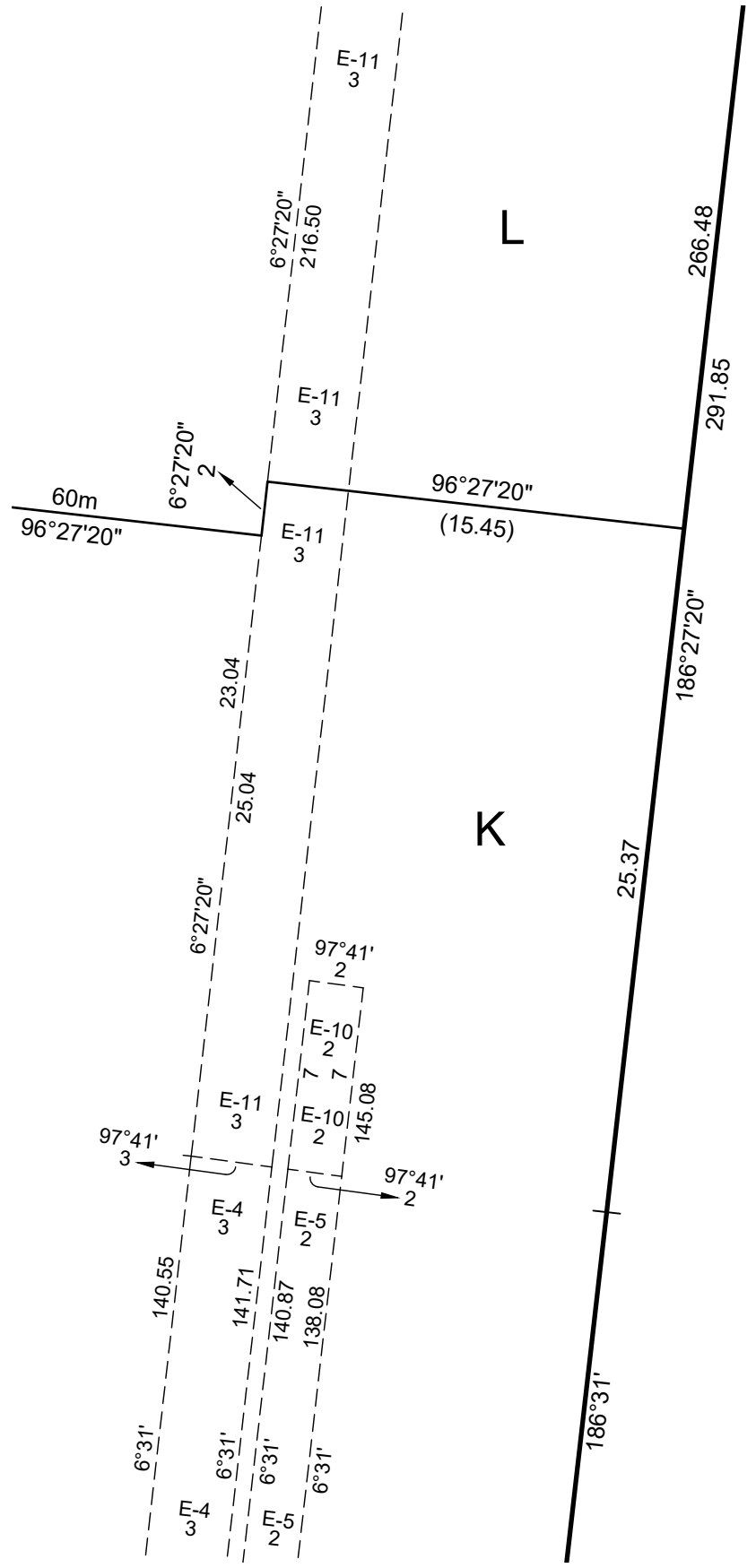
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SHEET 4

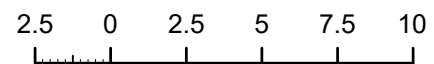
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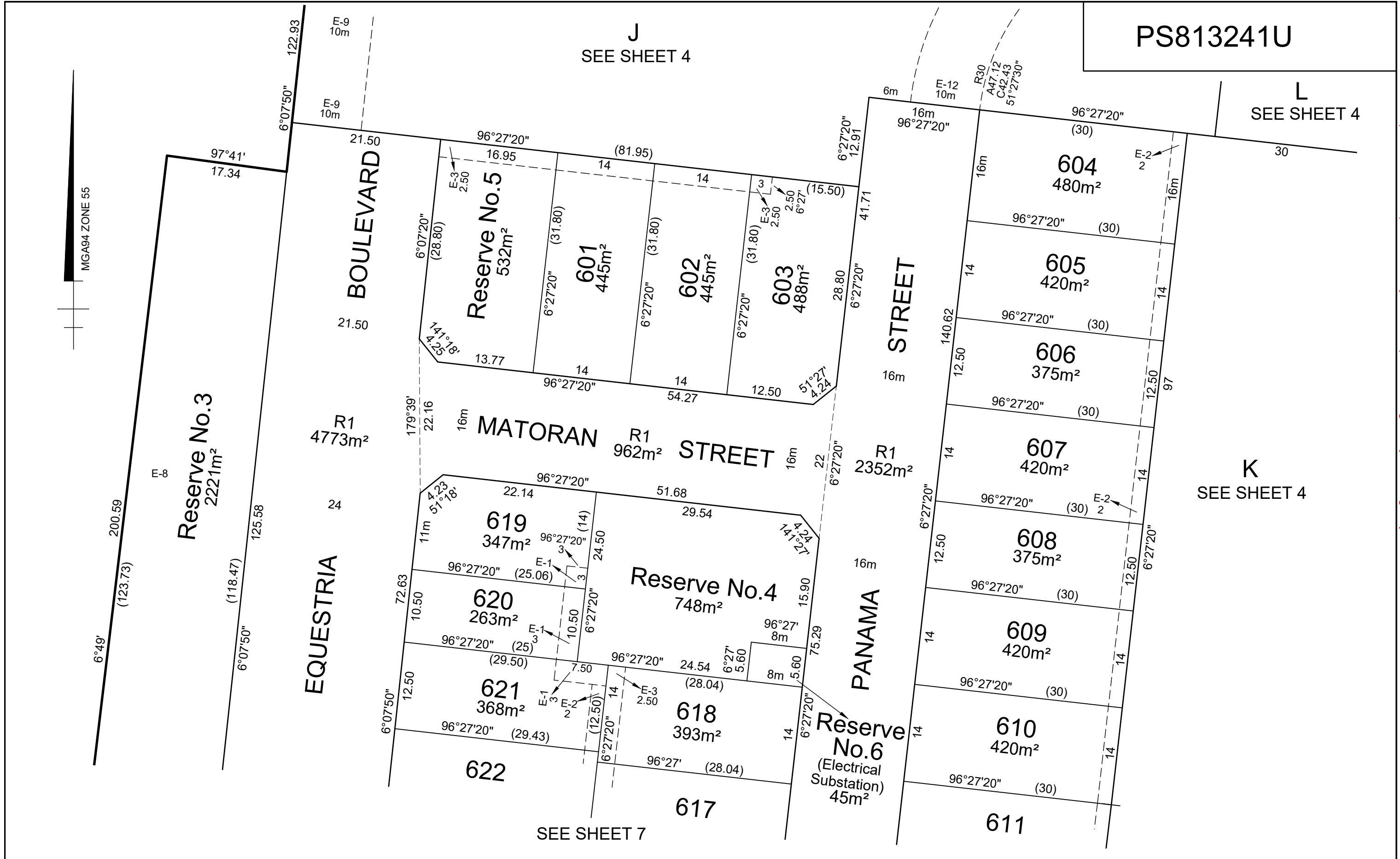


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ENLARGEMENT 4
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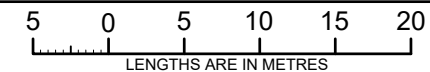




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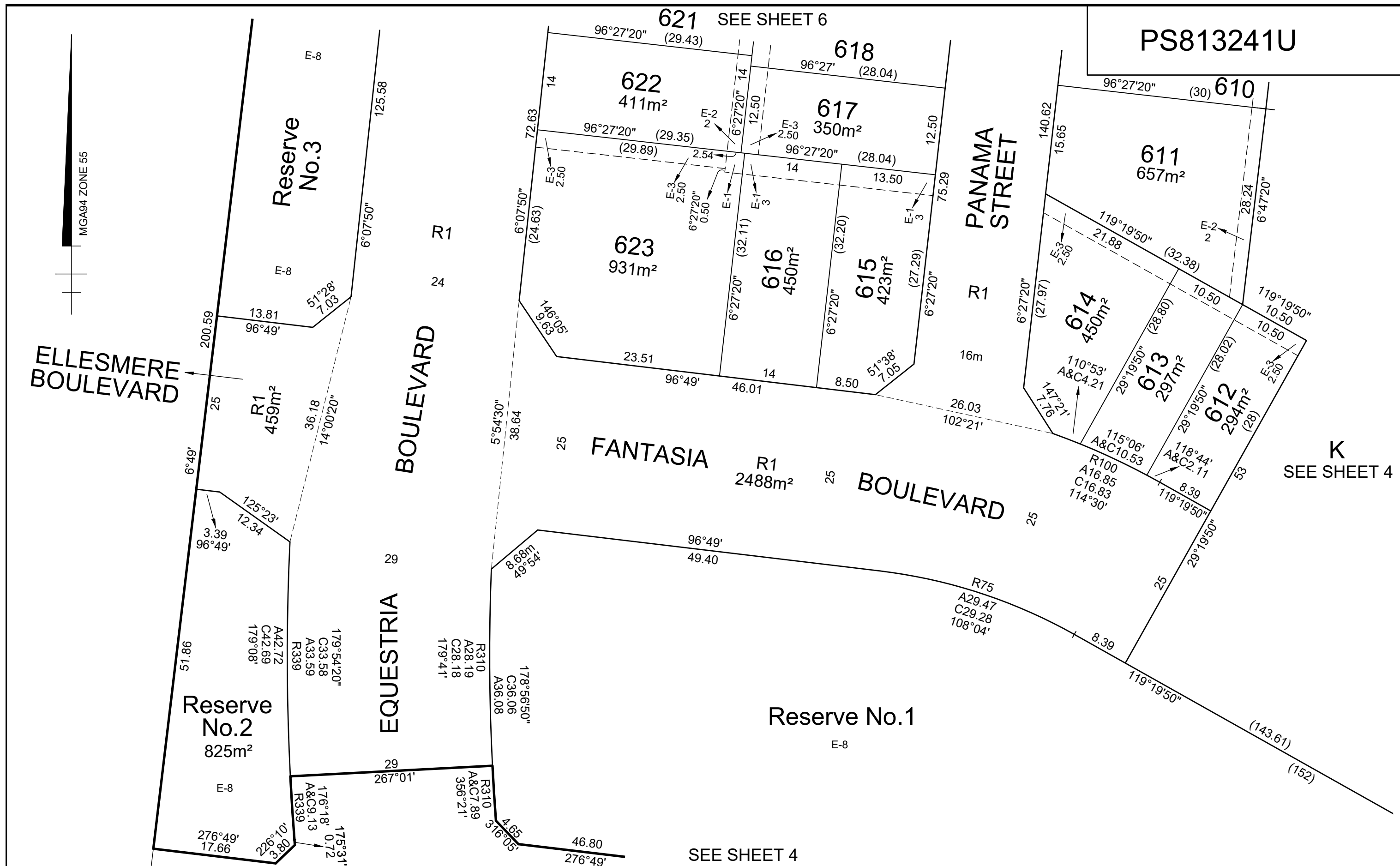
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SHEET 6

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SHEET 7

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CREATION OF RESTRICTION 'A'

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.

LAND TO BE BURDENED: See Table 1 below.
 LAND TO BENEFIT: See Table 1 below.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

1. Construct or allow to be constructed or remain on the lot or any part of it, any garage with a setback less than 5 metres from the front boundary of the lot.
2. Construct or allow to be constructed or remain on the lot or any part of it, any garage on the lot other than a single car garage where the width of the lot is 10 metres or less when measured at the front wall of the dwelling, where access is proposed from the lot frontage.
3. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.
4. Construct or allow to be constructed or remain on a corner lot or any part of it, any dwelling with the side wall of the first level which is constructed:
 - (i) less than 900mm from the ground level wall that faces a side street; or
 - (ii) with less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes.

NOTE:

Restrictions A(1, 2 & 4) satisfy Planning Permit No. 716420 Condition 7
 Restriction A(3) satisfies Planning Permit No. 716420 Condition 6(b)

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
601	602
602	601, 603
603	602
604	605
605	604, 606
606	605, 607
607	606, 608
608	607, 609
609	608, 610
610	609, 611

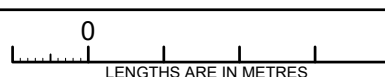
TABLE 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
611	610, 613, 614
614	611, 613
615	616, 617
616	615, 617, 623
617	615, 616, 618, 622
618	617, 621, 622
619	620
621	618, 620, 622
622	617, 618, 621, 623



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CREATION OF RESTRICTION 'B'

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.

LAND TO BE BURDENED: Lots 601 to 622 on this plan.
LAND TO BENEFIT: Lots 601 to 622 on this plan.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not :-

1. Construct or allow to be constructed or remain on the lot or any part of it, any building other than one private dwelling house with usual outbuildings without prior written consent from Peet No.123 Pty Ltd and further development approval from Whittlesea City Council, unless such development is exempt from the Whittlesea Planning Scheme.
2. Construct or allow to be constructed or remain on the lot or any part of it any dwelling house or outbuilding without applicable plans and specifications first being submitted to and approved by Peet No.123 Pty Ltd and prepared in accordance with the Ellery Estate Design Guidelines and then only in compliance with any condition imposed by Peet No.123 Pty Ltd in respect of that approval.

Expiry Date : 11th September 2027.

CREATION OF RESTRICTION 'C'

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.

LAND TO BE BURDENED: See Table 2 below.
LAND TO BENEFIT: See Table 2 below.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not :-

1. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or garage other than a dwelling house or garage which has been built in accordance with the Small Lot Housing Code Type A incorporated into the Whittlesea Planning Scheme unless a planning permit is granted by the responsible authority for a dwelling house or garage that does not conform with the Small Lot Housing Code.
2. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.

NOTE:

Restriction C(1) satisfies Planning Permit No. 716420 Condition 9
Restriction C(2) satisfies Planning Permit No. 716420 Condition 6(b)

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
612	613
613	611, 612, 614
620	619, 621

CREATION OF RESTRICTION 'D'

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.

LAND TO BE BURDENED: See Table 3 below.
 LAND TO BENEFIT: See Table 3 below.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies must not :-

1. Construct or allow to be constructed or remain on the lot or any part of it any dwelling house presenting sideage directly adjoining any form of open space other than a double storey dwelling house with passive surveillance features such as large windows and balconies at the first storey level to overlook the adjoining open space.
2. Erect or allow to be erected any fence to the front yard adjoining any form of open space other than a fence which is feature style with a minimum 25% transparency and has a maximum height of 1.5metres.

NOTE:
 Restriction D satisfies Planning Permit No. 716420 Condition 6(a).

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
601	602
604	605
618	617, 621, 622

CREATION OF RESTRICTION 'E'

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.

BURDENED LAND: See Table 4
 BENEFITED LAND: See Table 4

RESTRICTION:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies must not :-

Build or permit to be built or remain on the lot any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of one metre from the other side boundary of that lot in order to provide the required reasonable access for maintenance of any sewer assets at the rear of the lot, by the relevant authority.

TABLE 4

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
601	602
602	601, 603
603	602
616	615, 617, 623
617	615, 616, 618, 622

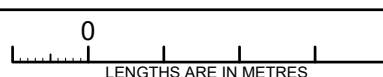
TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
618	617, 621, 622
619	620
621	618, 620, 622
623	616, 622



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