# PLAN OF SUBDIVISION

LUV USE ONLY
**EDITION**

PLAN NUMBER
**PS921817M**

## LOCATION OF LAND

**PARISH:** KALKALLO

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

**CROWN PORTION:** 5 (PART)

**TITLE REFERENCES:** Vol.12516 Fol.839

**LAST PLAN REFERENCE/S:** PS837652M (LOT 252)

**POSTAL ADDRESS:** 34 KILARNIE BOULEVARD
**(At time of subdivision)** WOLLERT, 3750

**MGA2020 Co-ordinates** **E** 324 980
**(of approx centre of land in plan)** **N** 5 838 900
**ZONE** 55

COUNCIL NAME: WHITTLESEA CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| NIL | NIL |

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No.

SURVEY: THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
10, 13, 43, 92, 99, 107, 108, 109, 113 AND MMBW4173 (PARISH OF KALKALLO)

PROCLAIMED SURVEY AREA: 74

***WOLLERT RISE 2C***
*1062m²* ***4 LOTS***

## NOTATIONS

LOTS 1 TO 259 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 3 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-2 ON PS837652M AS AFFECTS LOTS 260 AND 263 ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

## 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 PLAN | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-2 | DRAINAGE | SEE PLAN | THIS PLAN | WHITTLESEA CITY COUNCIL |
| | SEWERAGE | SEE PLAN | THIS PLAN | YARRA VALLEY WATER CORPORATION |

2459S-02C VER G.DWG BC/AA

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

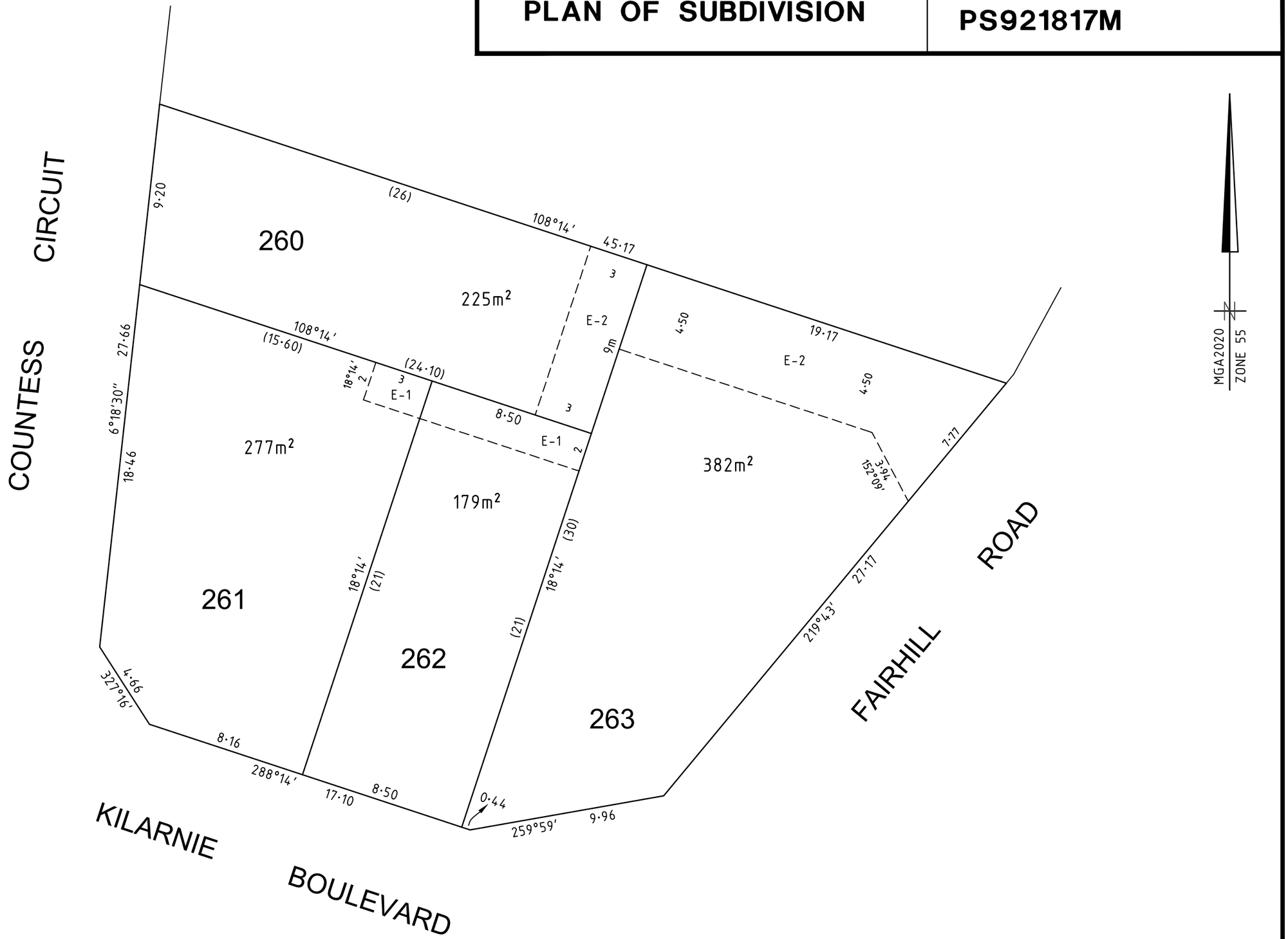
SURVEYOR REF: 2459s-02C

BRUCE TALLON VERSION G

ORIGINAL SHEET SIZE: A3

# PLAN OF SUBDIVISION

PLAN NUMBER
**PS921817M**





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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008


REF 2459s-02C

| SCALE | | ORIGINAL SHEET SIZE | SHEET |
|---|---|---|---|
| 1:200 | 2 0 2 4 6 8 LENGTHS ARE IN METRES | A3 | 2 |

BRUCE TALLON VERSION G

# PLAN OF SUBDIVISION

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**Upon registration of this plan the following restrictions are created:**

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.

**RESTRICTION A**

**Burdened Land:** Lots 260 to 263 (All Inclusive)
**Benefited Land:** Lots 260 to 263 (All Inclusive)

**Description of Restriction**

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions apply must not build or cause to be built or allow to be built or allow to remain a dwelling, commercial building 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 unless:

**Design Guidelines**

1. Copies of the site plan, floor plan, elevations (incorporating setback from all boundaries, 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 Review Panel care of Finnis Pty Ltd, Level 1, 16 Armstrong Street, Middle Park, Victoria, 3206 or such other entity as may be nominated by the Design Review Panel from time to time;
2. The plans comply with the Wollert Rise Design Guidelines, a copy of which can be obtained from the website at www.wollertrise.com.au;
3. The Design Review Panel or such other entity as may be nominated by the Design Review Panel from time to time has given its written approval to the plans prior to the commencement of works;

**Dual Plumbing**

4. The dwelling or commercial building incorporates a dual plumbing system for the use of recycled water for toilet flushing and garden watering;

**Garages**

5. The garage is constructed at least 5 metres from the road alignment at the front of the lot, unless the lot is subject to Small Lot Housing Code;
6. For a lot with a width of 10 metres or less at the lot frontage a garage other than a single garage where access is proposed from the lot frontage;

**Corner Lots**

7. The side wall of the first level of any dwelling is constructed at least 900mm from the ground level wall that faces a side street; or with less than 30% glazing for the area of the wall and the remainder of the wall being constructed in contrasting material finishes.

**Expiry**

The restriction shall cease to burden any Lot on the Plan of Subdivision with effect from the earlier of the issue of the occupancy permit for the whole of a dwelling on that Lot or from 10 years from the date of registration of this Plan of Subdivision.

## RESTRICTION B

**Burdened Land:** Set out in table below
**Benefited Land:** Set out in table below

| BURDENED LAND set out below | BENEFITED LAND set out below |
|---|---|
| 260 | 261, 262, 263 |
| 261 | 260, 262 |
| 262 | 260, 261, 263 |

**Restriction**

The registered proprietor or proprietors for the time being for any burdened lot on the Plan of Subdivision in the above table as a lot subject to the "Small Lot Housing Code" 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 B)" unless such construction is in accordance with a planning permit granted to construct a dwelling on the lot.

**Expiry**

This restriction shall cease to have effect on the burdened lot after the issue of a certificate of occupancy for the whole of a dwelling on the burdened lot provided that the whole of the dwelling complies with the Small Lot Housing Code for Type B allotments.

## RESTRICTION C

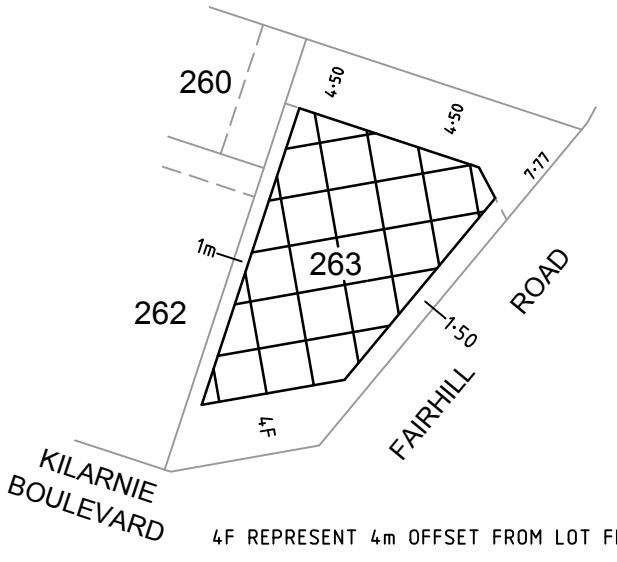
**Burdened Land:** Lot 263
**Benefited Land:** Lots 260 & 262

**Restriction**

Except with the written consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not construct or allow to be constructed a building which is not within the building envelope shown hatched to the right.

**Expiry**

This restriction expires 5 years after the date of registration of this plan.




4F REPRESENT 4m OFFSET FROM LOT FRONTAGE

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ORIGINAL SHEET SIZE: A3

SHEET 3

BRUCE TALLON

VERSION G