# PLAN OF SUBDIVISION

**EDITION 1**

PLAN NUMBER
**PS900871Y**

## LOCATION OF LAND

**PARISH:** KALKALLO

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

**CROWN PORTION:** 5 (PART) AND 8 (PART)

**TITLE REFERENCES:** Vol. 12621 Fol. 265

**LAST PLAN REFERENCE/S:** PS913463S (LOT U)

**POSTAL ADDRESS:** 2U COOLLEGREAN ROAD
**(At time of subdivision)** WOLLERT, 3750

**MGA2020 Co-ordinates**
**(of approx centre of land in plan)**
**E** 324 970
**N** 5 838 650
**ZONE** 55

COUNCIL NAME: WHITTLESEA CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| ROAD R1 | WHITTLESEA CITY COUNCIL |
| ROAD R2 | WHITTLESEA CITY COUNCIL |

## 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):
PM10, PM13, PM43, PM92, PM99, PM107, PM108, PM109, PM113
AND MMBW4173 (KALKALLO)

PROCLAIMED SURVEY AREA: 74

***WOLLERT RISE 2B***
***8415m²*** ***17 LOTS***

## NOTATIONS

LOTS 1 TO 209 , 215 TO 241 AND 247 TO 252 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 8 FOR FURTHER DETAILS.

EASEMENTS E-1, E-3, E-4, E-10 TO E-13, E-16 AND E-18 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSES OF THE PLAN:

REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-1 ON PS913463S.

REMOVAL OF DRAINAGE, SEWERAGE, WATER SUPPLY AND DISTRIBUTION AND/OR TRANSMISSION OF GAS EASEMENT E-4 ON PS913463S.

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-2 | DRAINAGE | SEE PLAN | PS837652M | WHITTLESEA CITY COUNCIL |
| E-5 | DRAINAGE | SEE PLAN | PS905182W | WHITTLESEA CITY COUNCIL |
| E-6 | POWERLINE | SEE PLAN | PS905182W (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000) | AUSNET ELECTRICITY SERVICES PTY LTD |
| E-7 | DRAINAGE | SEE PLAN | PS841657C | WHITTLESEA CITY COUNCIL |
| E-8 | SEWERAGE | SEE PLAN | PS841657C | YARRA VALLEY WATER CORPORATION |
| E-9 | DRAINAGE | SEE PLAN | PS841657C | WHITTLESEA CITY COUNCIL |
| | SEWERAGE | SEE PLAN | PS841657C | YARRA VALLEY WATER CORPORATION |

SEE SHEET 2 FOR CONTINUATION

2459S-02B VER E.DWG AA/AA

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

SURVEYOR REF: 2459s-02B

BRUCE TALLON VERSION E

ORIGINAL SHEET SIZE: A3

# PLAN OF SUBDIVISION

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| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|---|---|---|
| E-14 | GAS AND FUEL | 27 | INST. Y8090N (BOOK 825 No.805) | SEE INST. Y8090N |
| E-15 | POWERLINE | SEE PLAN | PS837658Y (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000) | AUSNET ELECTRICITY SERVICES PTY LTD |
| E-17 | DRAINAGE | 2 | PS837658Y | WHITTLESEA CITY COUNCIL |
| E-19 | WATER SUPPLY (THROUGH UNDERGROUND PIPES) | SEE PLAN | PS905182W | YARRA VALLEY WATER CORPORATION |
| | DISTRIBUTION AND/OR TRANSMISSION OF GAS | SEE PLAN | PS905182W (SECTION 146 GAS INDUSTRY ACT 2001) | AUSTRALIAN GAS NETWORKS (VIC) PTY LTD |
| E-20 | SEWERAGE | 2.50 | PS905182W | YARRA VALLEY WATER CORPORATION |
| E-21 | DRAINAGE | 2.50 | PS905182W | WHITTLESEA CITY COUNCIL |
| | POWERLINE | 2.50 | PS905182W (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT) | AUSNET ELECTRICITY SERVICES PTY LTD |
| E-22 | SEWERAGE | 2.50 | PS905182W | YARRA VALLEY WATER CORPORATION |
| | POWERLINE | 2.50 | PS905182W (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT) | AUSNET ELECTRICITY SERVICES PTY LTD |
| E-23 | DRAINAGE | SEE PLAN | PS905186N | WHITTLESEA CITY COUNCIL |
| | SEWERAGE | SEE PLAN | PS905186N | YARRA VALLEY WATER CORPORATION |
| E-24 | DRAINAGE | SEE PLAN | THIS PLAN | WHITTLESEA CITY COUNCIL |

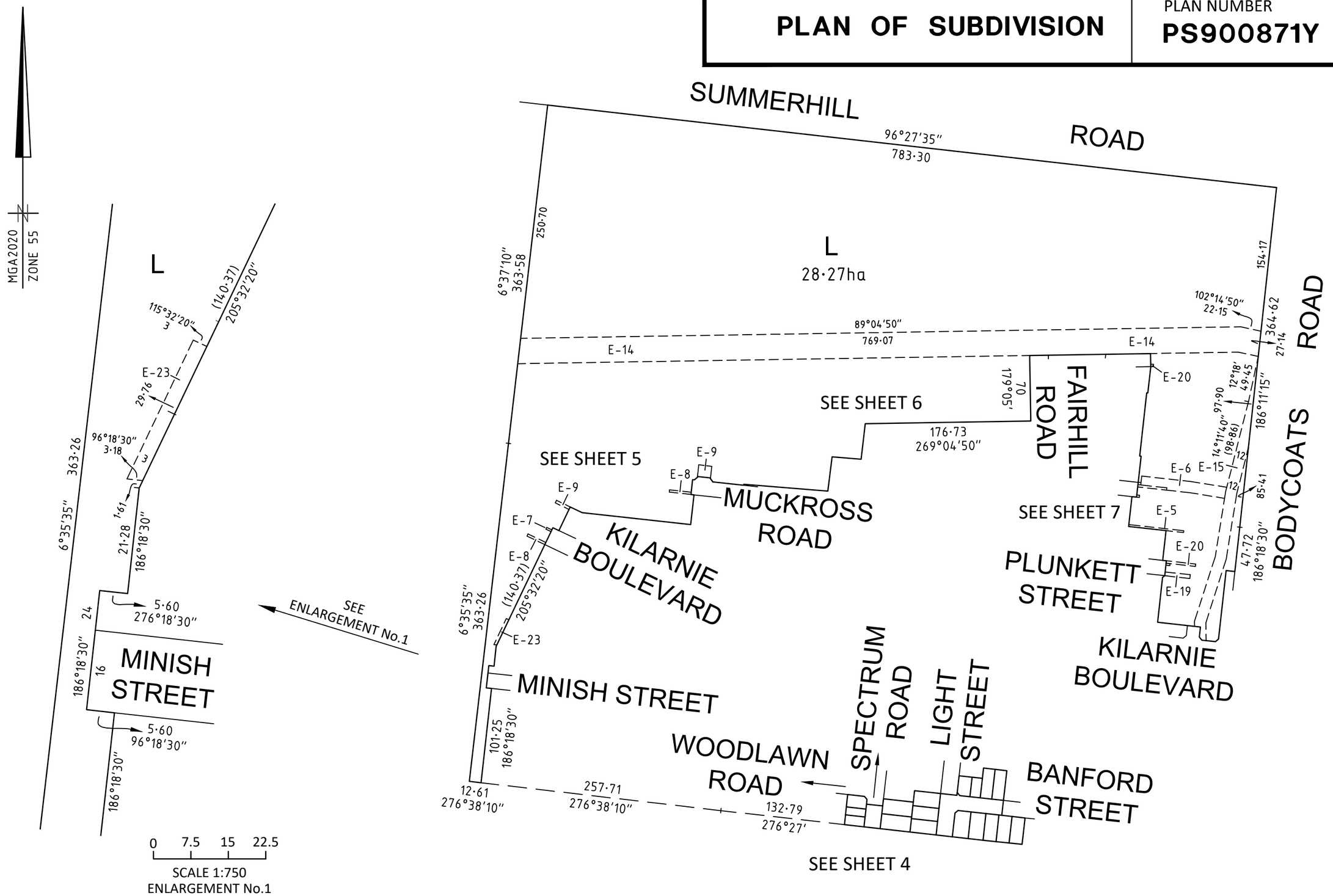
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BRUCE TALLON VERSION E

ORIGINAL SHEET SIZE: A3

# PLAN OF SUBDIVISION

PLAN NUMBER
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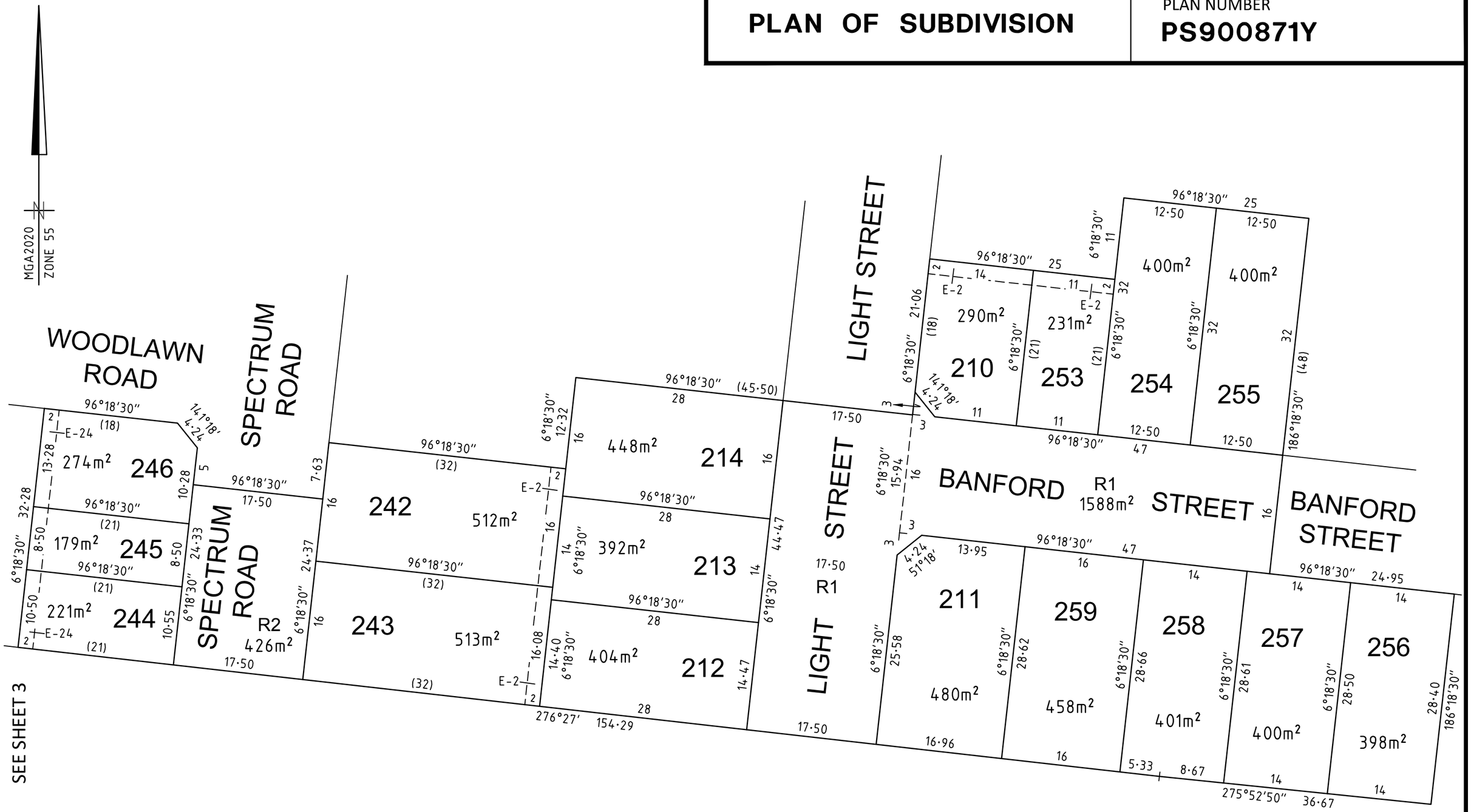

TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2459s-02B

| SCALE | | ORIGINAL SHEET SIZE | SHEET |
|---|---|---|---|
| 1:4000 | 40 0 40 80 120 160 LENGTHS ARE IN METRES | A3 | 3 |
| BRUCE TALLON | VERSION E | | |

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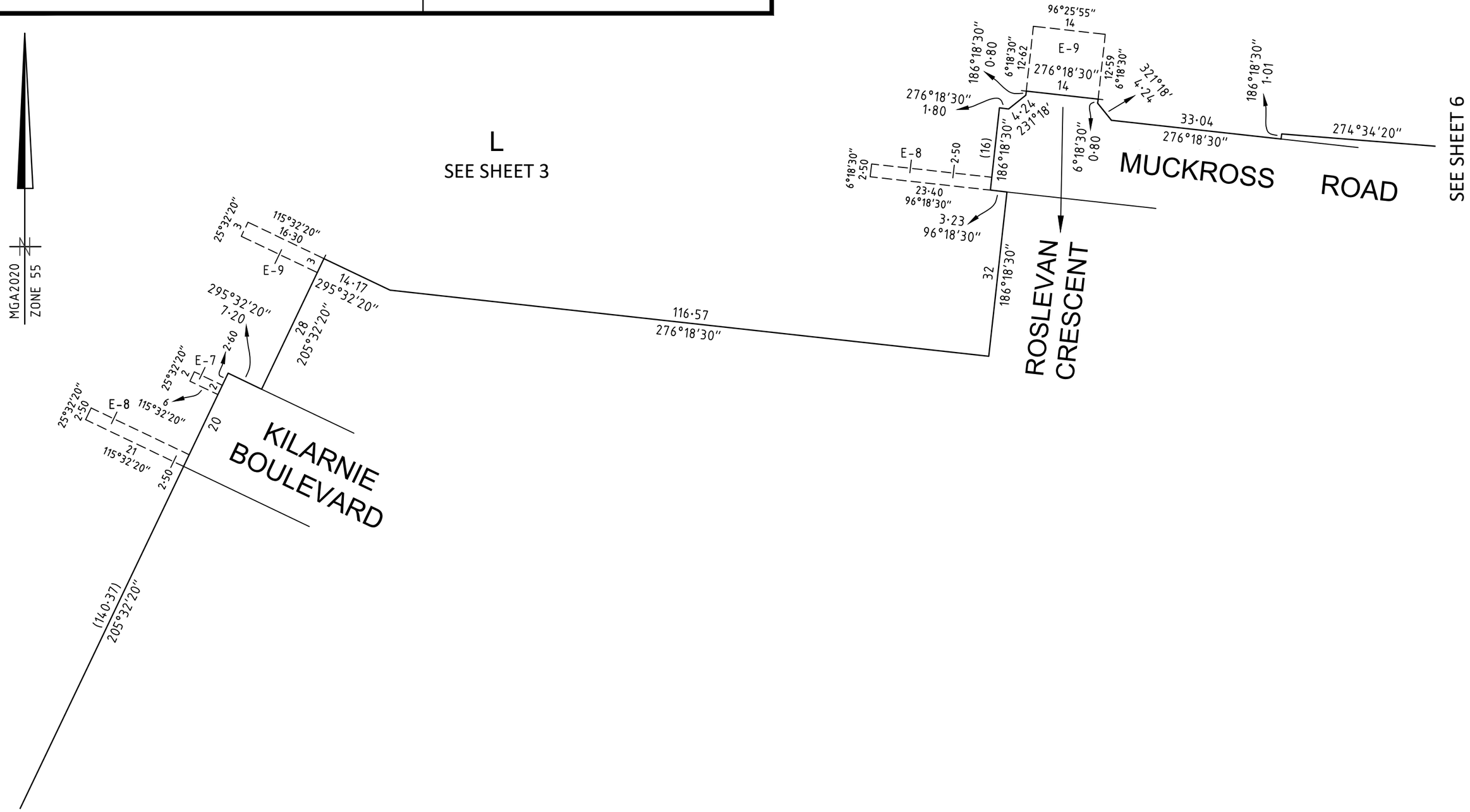


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| SCALE | | ORIGINAL SHEET SIZE | SHEET |
|---|---|---|---|
| 1:500 | 5 0 5 10 15 20 LENGTHS ARE IN METRES | A3 | 4 |
| BRUCE TALLON | VERSION E | | |

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**PS900871Y**





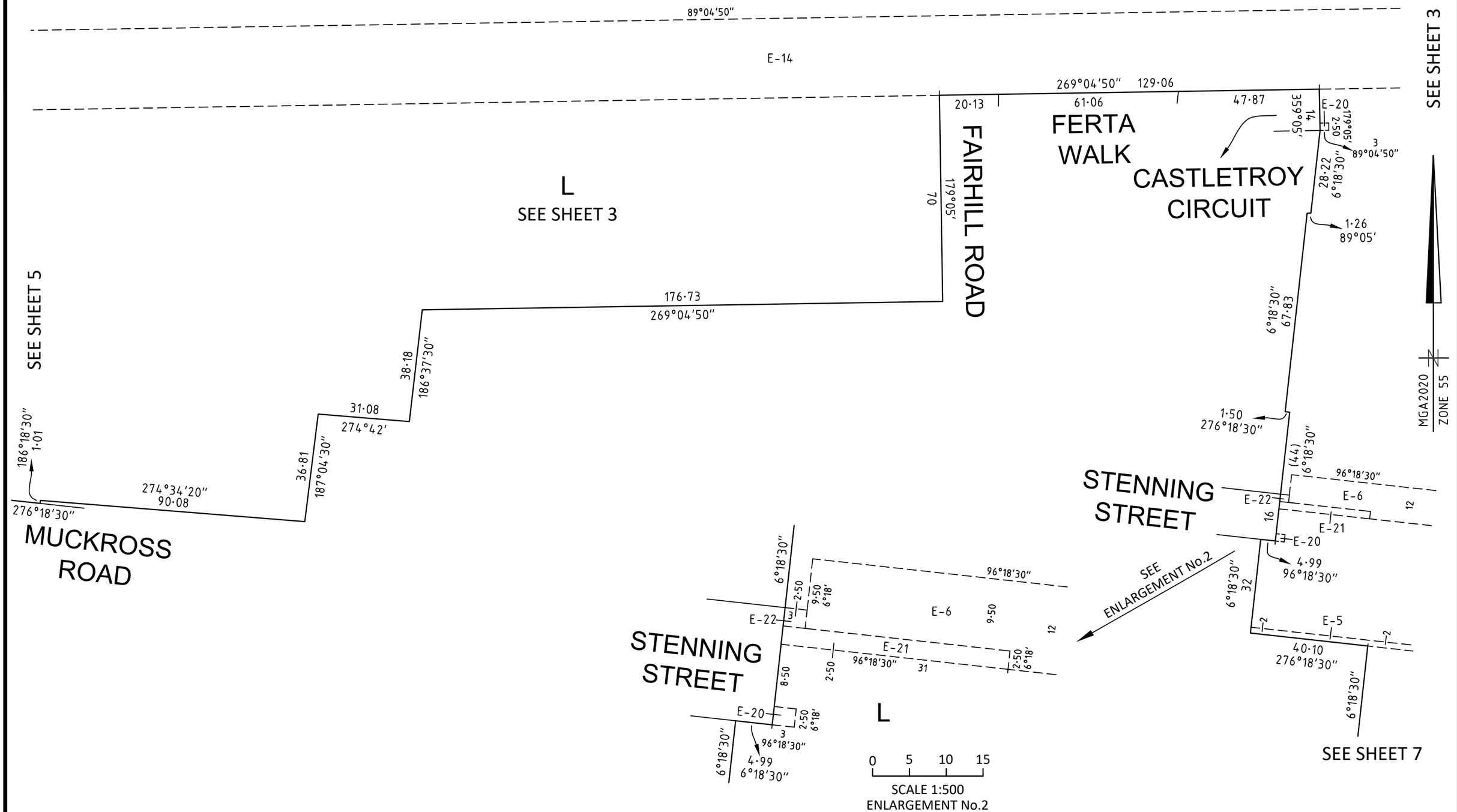
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| SCALE | | ORIGINAL SHEET | SHEET 5 |
|---|---|---|---|
| 1:750 | 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES | SIZE A3 | |
| BRUCE TALLON | VERSION E | | |

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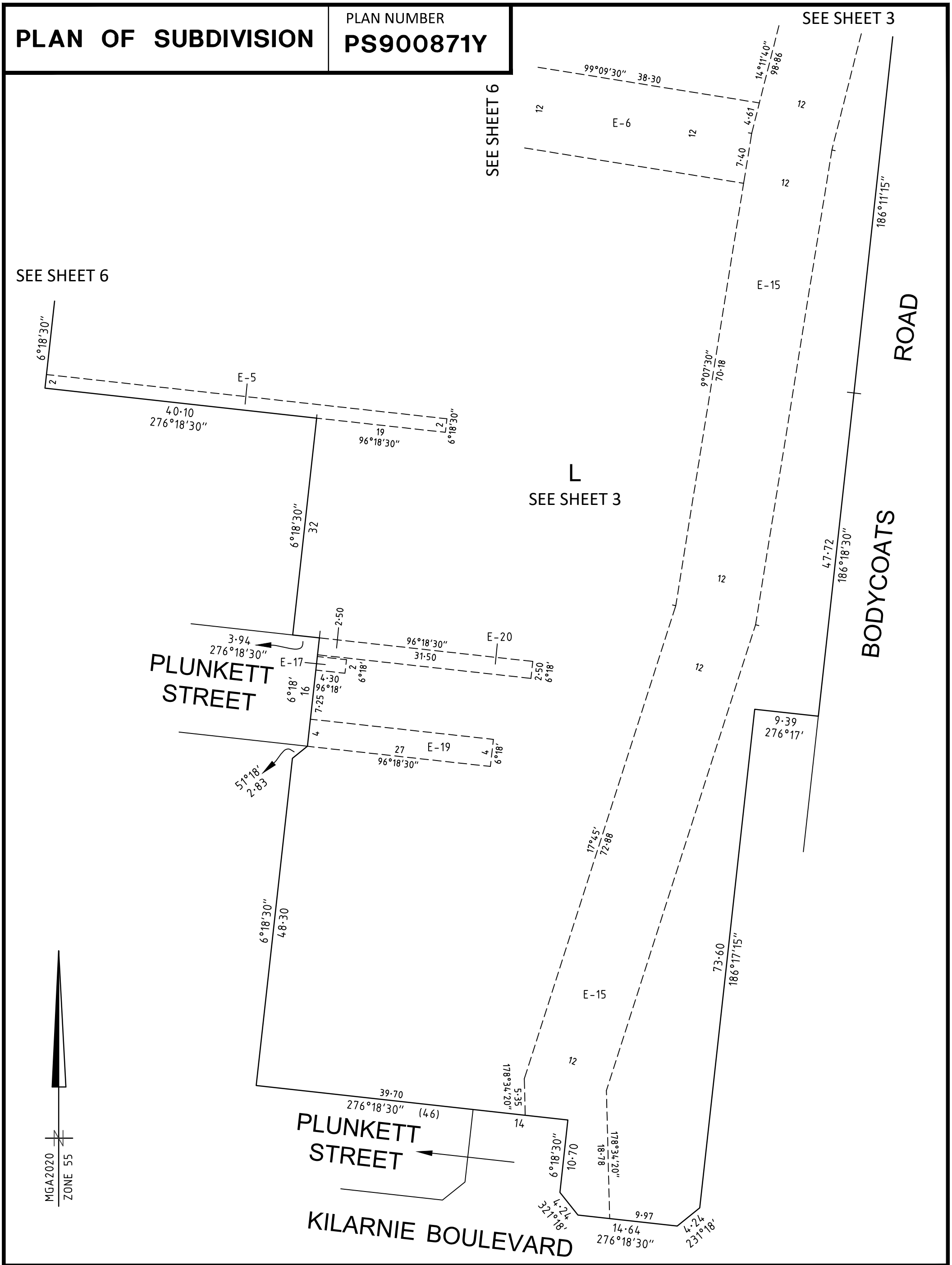
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| SCALE | | ORIGINAL SHEET SIZE | SHEET |
|---|---|---|---|
| 1:1250 | 12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES | A3 | 6 |

BRUCE TALLON VERSION E

# PLAN OF SUBDIVISION

PLAN NUMBER
**PS900871Y**




| | | | |
|---|---|---|---|
| smec an SJ company | SCALE 1:500 | 5 0 5 10 15 20 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 / SHEET 7 |
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# PLAN OF SUBDIVISION

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**PS900871Y**

**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 210 to 214, 242 to 246 and 253 to 259 (All Inclusive)
**Benefited Land:** Lots 210 to 214, 242 to 246 and 253 to 259 (All Inclusive)

**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 |
|---|---|
| 210 | 253 |
| 244 | 245 |

| BURDENED LAND set out below | BENEFITED LAND set out below |
|---|---|
| 245 | 244, 246 |
| 246 | 245 |

| BURDENED LAND set out below | BENEFITED LAND set out below |
|---|---|
| 253 | 210, 254 |

**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 A)" 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 A allotments.

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ORIGINAL SHEET SIZE: A3
SHEET 8

BRUCE TALLON
VERSION E