

PLAN OF SUBDIVISION

PS 807613S

LOCATION OF LAND

PARISH: WOLLERT
TOWNSHIP:
SECTION: 17
CROWN ALLOTMENT:
CROWN PORTION: 2 (PART)
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT 1 ON PS827122A
POSTAL ADDRESS: 260 CRAIGIEBURN ROAD
 (at time of subdivision) WOLLERT VIC 3750

MGA CO-ORDINATES: E: 323 750 ZONE:55
 (of approx centre of land N: 5 836 250
 in plan)

Council Name: Whittlesea City Council
Council Reference Number: 609915
Planning Permit Reference: 716763
SPEAR Reference Number: S131739E

Certification
 This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space
 A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

 Digitally signed by: Angela Cuschieri for Whittlesea City Council on 06/04/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118

LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

 AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT B) - 4.023ha

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.
 Planning Permit No. 716763

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	TRANSMISSION OF ELECTRICITY	SEE DIAG.	E186571	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION

STONEFIELDS - 1

62 LOTS & BALANCE LOTS A & B

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 17/03/20 **REFERENCE:** AA0037
DRAWING: SU01AS **DRAWN BY:** LS

ORIGINAL SHEET SIZE: A3
SHEET 1 OF 6



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 Surveyor's Plan Version (S),
 17/03/2020, SPEAR Ref: S131739E

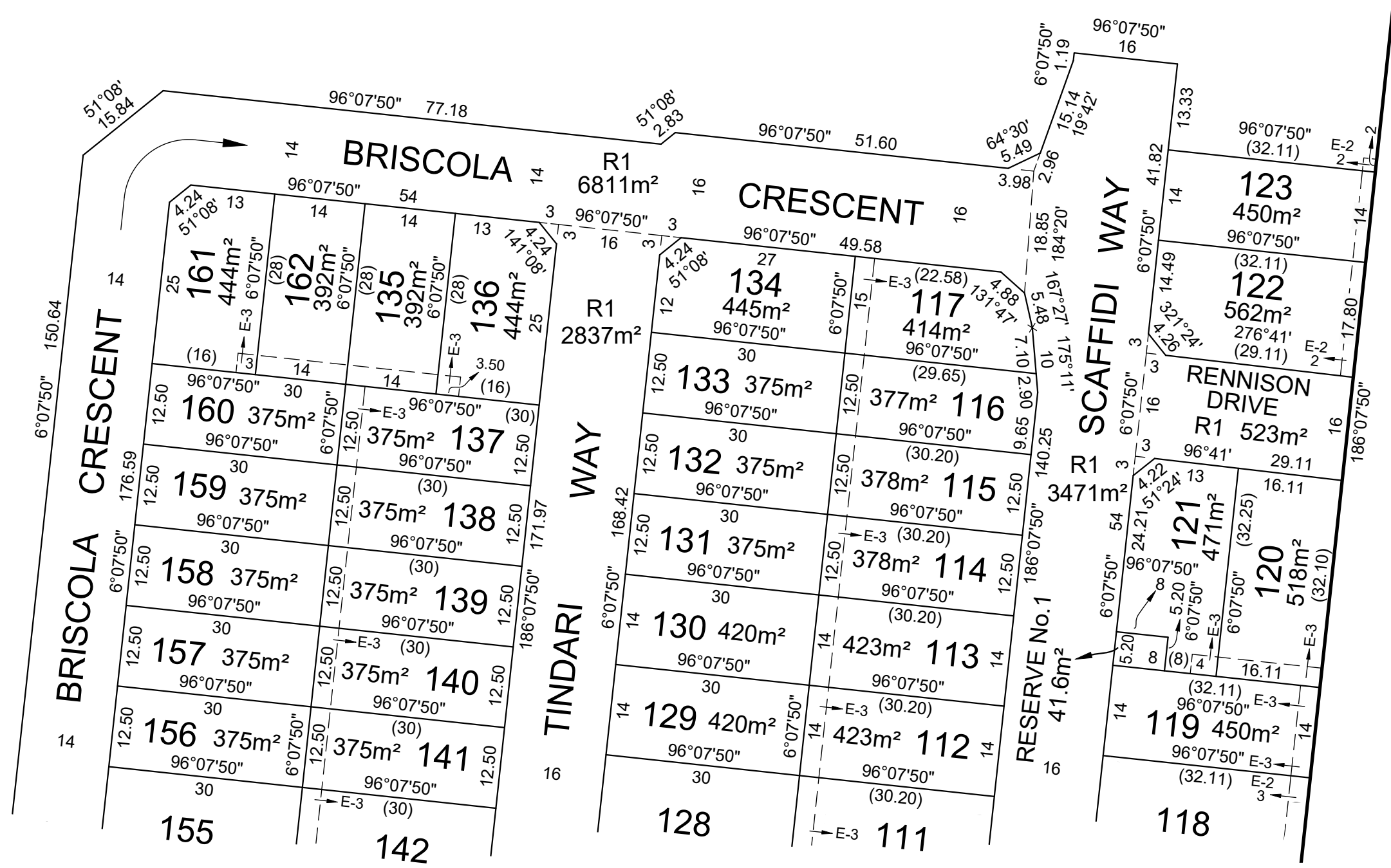
PLAN OF SUBDIVISION

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SEE SHEET 2



B
SEE SHEET 2



SEE SHEET 4



5

STONEFIELDS - 1	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 17/03/20	REFERENCE: AA0037
DRAWING: SU01AS	DRAWN BY: LS

SCALE	0 7.5 15 22.5 30
1:750	LENGTHS ARE IN METRES
Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (S), 17/03/2020, SPEAR Ref: S131739E	

ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: Whittlesea City Council, 06/04/2020, SPEAR Ref: S131739E	

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SEE

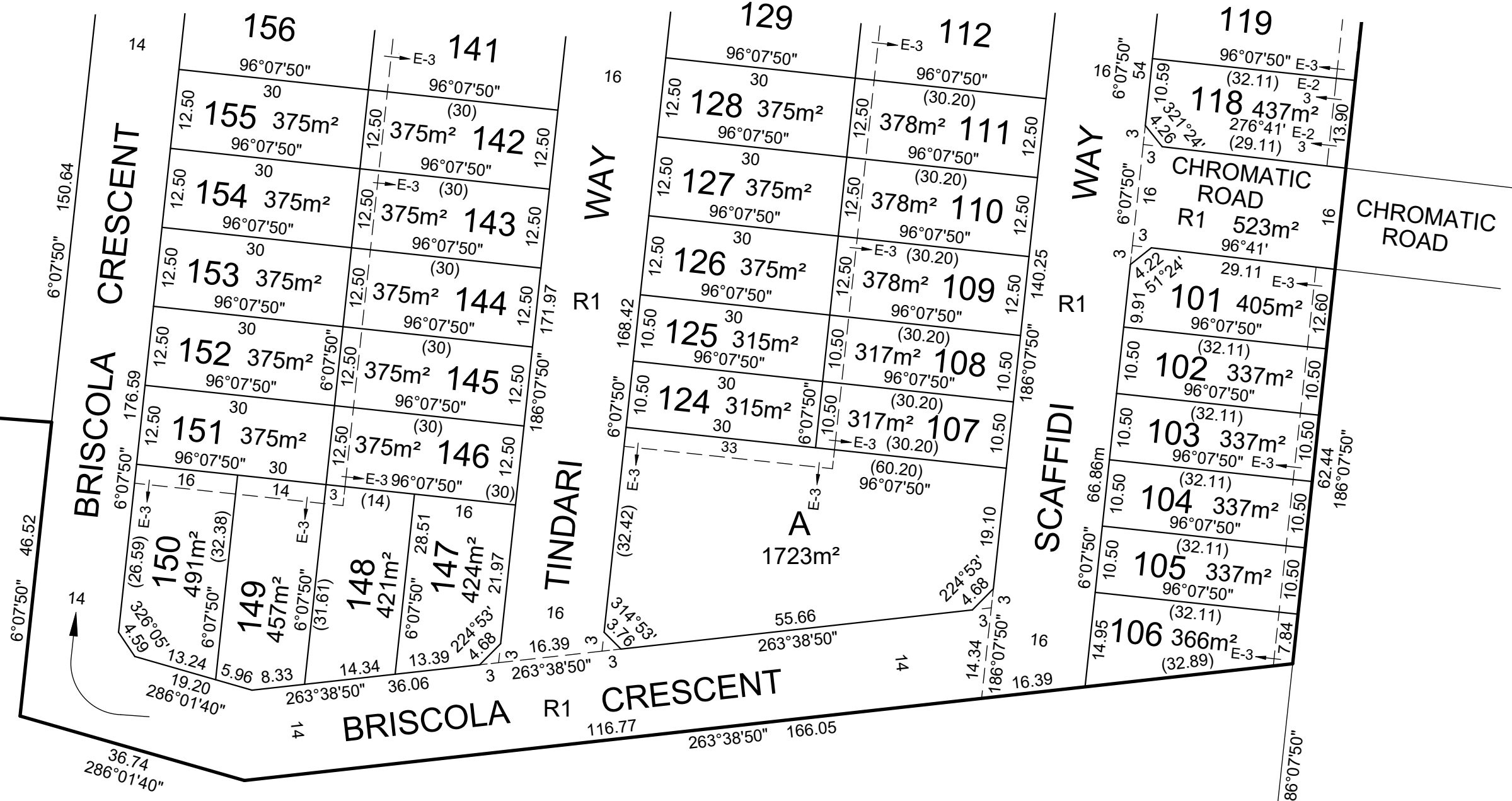
SHEET

3



B
SEE
SHEET 2

SEE
SHEET 2



SEE
SHEET 2



STONEFIELDS - 1
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 17/03/20 REFERENCE: AA0037
 DRAWING: SU01AS DRAWN BY: LS

SCALE
 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES
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 SHEET 4
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 Whittlesea City Council,
 06/04/2020,
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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.

Burdened Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot any dwelling
 - i. with a setback distance less than 4m from the front boundary;
 - ii. with a floor area less than 140m² excluding any verandahs and garage;
 - iii. which is a transportable home or a kit home;
 - iv. which is externally constructed out of materials other than clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick or rendered cement sheeting.
 - v. which does not provide 1.0m clear horizontal access along the full length of a minimum one side boundary of the Lot.
- (b) build or allow to be built on the Lot a garage
 - i. which is set back less than 800mm from the front wall of the dwelling;
 - ii. other than a double car garage when the Lot's frontage is equal to or greater than 12.5 metres;
 - iii. other than a single car garage (as a minimum) with an additional area available on the lot to park a second car when the Lot's frontage is less than 12.5 metres;
 - iv. which is constructed out of different building material to the dwelling;
 - v. with roller doors;
 - vi. with doors other than a sectional overhead door, panel lift door or a tilt door;
 - vii. with doors which are not complementary to the external colour scheme of the dwelling.
- (c) build or allow to be built or remain on the Lot
 - i. more or less than one private house dwelling per Lot;
 - ii. any garden shed that is constructed from materials other than non reflective or colorbond sheeting;
 - iii. solar panels that can be seen from the street frontage of that Lot;
 - iv. solar panels which are installed in locations other than the side or rear of the dwelling;
 - v. front fencing;
 - vi. side fencing other than colorbond material which is set back 1m from the front wall of that Lot's garage;
 - vii. side borders in the front yard of the dwelling other than planted hedges under a maximum height of 1 metre;
 - viii. a carport.
- (d) build or allow to be built on the Lot any roof
 - i. with a roof pitch less than 22 degrees;
 - ii. of materials other than roof tiles, non reflective or colorbond sheet roofing, stone, terracotta tiles or slate shingles.
- (e) allow the landscaping of the front yard to remain uncompleted within 6 months of a certificate of occupancy being issued.

The restrictions (a), (b), (c) and (d) shall expire after the issuance of an occupancy certificate.

STONEFIELDS - 1



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LICENSED SURVEYOR: ANDREW J. REAY

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DRAWING: SU01AS DRAWN BY: LS

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SHEET 5

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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.

Burdened Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot a garage which is set back less than 5m from the front boundary;
- (b) build or allow to be built any dwelling on a Lot presenting sideage directly adjoining any form of open space, unless;
 - i. the development consists of a double storey dwelling;
 - ii. the development includes passive surveillance features such as large windows and/or balconies at the first storey level overlooking the adjoining open space.
 - iii. any fencing of the front yard adjoining the open space is feature-style, with a minimum 25% transparency and has a maximum height of 1.5 metres.
- (c) build or allow to be built on the Lot any dwelling which does not incorporate dual plumbing for the use of recycled water in toilet flushing and gardening watering.
- (d) build or allow to be built a side wall of the first level of any dwelling on a corner lot unless the setback is greater than 900mm from the ground level wall that faces a side street.

STONEFIELDS - 1



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