

PLAN OF SUBDIVISION			LV USE ONLY EDITION		PS707657D	
Location of Land Parish: WOLLERT Township: - Section: - Crown Allotment: 2 & 3 SECTION 12 (PART) Crown Portion: Title References: c/t Vol. 11983 - Fol. 724 Last Plan Reference: - PS 710882C (Lot AA) Postal Address: 95 CRAIGEBURN ROAD (At time of subdivision) WOLLERT VIC 3750 MGA94 Co-ordinates: E 325 335 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5835 787			<div>Council Name: CITY OF WHITTLESEARef:</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON	LOT NUMBERS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMMITED FROM THIS PLAN.				
ROADS R-1 RESERVE N°s 1, 2 & 3 RESERVE No 4	CITY OF WHITTLESEA CITY OF WHITTLESEA SPI ELECTRICITY PTY LTD	THE OTHER PURPOSES OF THIS PLAN ARE TO - 1) <u>CREATE RESTRICTIONS A & B AS DESCRIBED HEREUNDER</u> A) <u>RESTRICTION A (Regulation 15 Subdivision (procedures) Regulations 2000)</u> Upon registration of this plan the following restrictions is to be created. LAND TO BENEFIT: LOTS 301 TO 352 (BOTH INCLUSIVE) ON THIS PLAN -PS 707657D. LAND TO BE BURDENED: LOTS 301 TO 352 (BOTH INCLUSIVE) ON THIS PLAN -PS 707657D.. <u>DESCRIPTION OF RESTRICTION</u> Except with the written consent of council the registered proprietor or proprietors for the time being of the burdened lots on this plan shall not build erect or constrct or cause to be built erected or constructed any building other than in accordance with the following "Building Envelope Specification." <u>"BUILDING ENVELOPE SPECIFICATION"</u> (a) any garage on the lot must not be constructed within a 5m setback from the front boundary, and must be stepped back from the dwelling facade by at least 800mm; and (b) dwellings on corner lots must provide a second storey setback of at least 900mm where a first floor is proposed. B) <u>RESTRICTION B (Regulation 15 Subdivision (procedures) Regulations 2000)</u> Upon registration of this plan the following restrictions is to be created. LAND TO BENEFIT: LOTS 301 TO 352 (BOTH INCLUSIVE) ON THIS PLAN -PS 707657D. LAND TO BE BURDENED: LOTS 301 TO 352 (BOTH INCLUSIVE) ON THIS PLAN -PS 707657D. <u>DESCRIPTION OF RESTRICTION</u> Except with the written consent of CRAIGIELAND PTY LTD (ACN 122 185 326) the registered proprietor or proprietors for the time being of any Lot on the Plan of Subdivision shall not construct any dwelling other than in accordance with the following "Building Materials Specification" <u>"BUILDING MATERIAL SPECIFICATION"</u> Any dwelling constructed on the lot must be constructed of brick, brick or masonry veneer, or other approved texture coated material of which such building materials must be new. This restriction shall expire 5 years after the issue of a certificate of occupancy for the dwelling on the burdened lot. and 2) <u>TO REMOVE THE EASEMENTS VIDE PS 710882C AFFECTING THE LAND IN THIS PLAN</u> Grounds for removal of easements - By agreement of all interested parties - Sec 6(1)k - Subdivision Act 1988.				
NOTATIONS						
DEPTH LIMITATION - DOES NOT APPLY						
Survey: This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s). "WOLLERT" "84" "(GPSnet)" in Proclaimed Survey Area no. - Staging: This is not a staged subdivision. Planning Permit N° 713236						
ESTATE: WOODCREST STAGE: 3 - 3-326ha(2 parts) LOTS: 53						
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 E-2, E-4 E-1, E-3, E-4	Pipeline & Ancillary Purposes Sewerage Drainage	See Diag See Diag See Diag	THIS PLAN (WATER ACT 1989 - Sec 136) THIS PLAN THIS PLAN		Yarra Valley Water Yarra Valley Water City Of Whittlesea	
 <div>Bortoli Wellington Pty Ltd <small>ABN 46 069 841 498</small> Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3149 E: survey@bortoliwellington.com.au T: (03) 9543 5855</div>		REF 2002C	VERSION 4B		ORIGINAL SHEET SIZE A3	Sheet 1 of 5 Sheets
		DIGITALLY SIGNED BY LICENSED SURVEYOR: ROBERT G BORTOLI				
2019-03-13 2002c-1		2019-03-12				



CRAIGIEBURN ROAD

Reserve N°1
See Sheet 3

Reserve N°2
See Sheet 3

Lots 301 - 304 (BI)
&
Lots 341 - 352(BI)
See Sheet 3

Lots 305 - 310 (BI)
Lots 316 - 328 (BI)
&
Lots 337 - 340(BI)
See Sheet 4

Lot F
Lots 311 - 315 (BI)
Lots 329 - 335 (BI)
&
Lot 336
See Sheet 5

STANIN LANE
Reserve N°4
See Sheet 5

WOODCREST
DOOLAN STREET

GOODIA STREET

HAVELOCK STREET

SALLYBANK CRESCENT

DE ROSSI BOULEVARD

DE ROSSI BOULEVARD

See Enlargement

Reserve N°3
144m²

REF N°
2002C
VERSION
4B

SCALE
15 0 15 30 45 60 75
LENGTHS ARE IN METRES

ORIGINAL
SCALE
1:1500
SHEET
SIZE
A3

Sheet 2

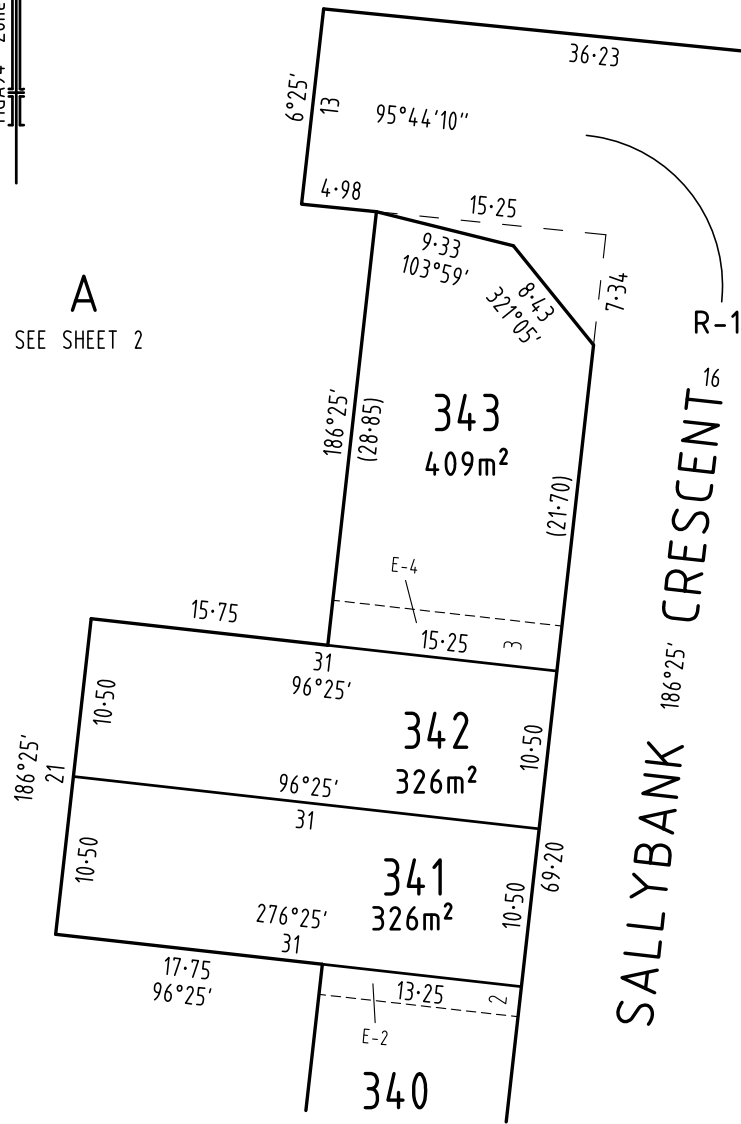


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Digitally signed by
LICENSED SURVEYOR: Robert G Bortoli



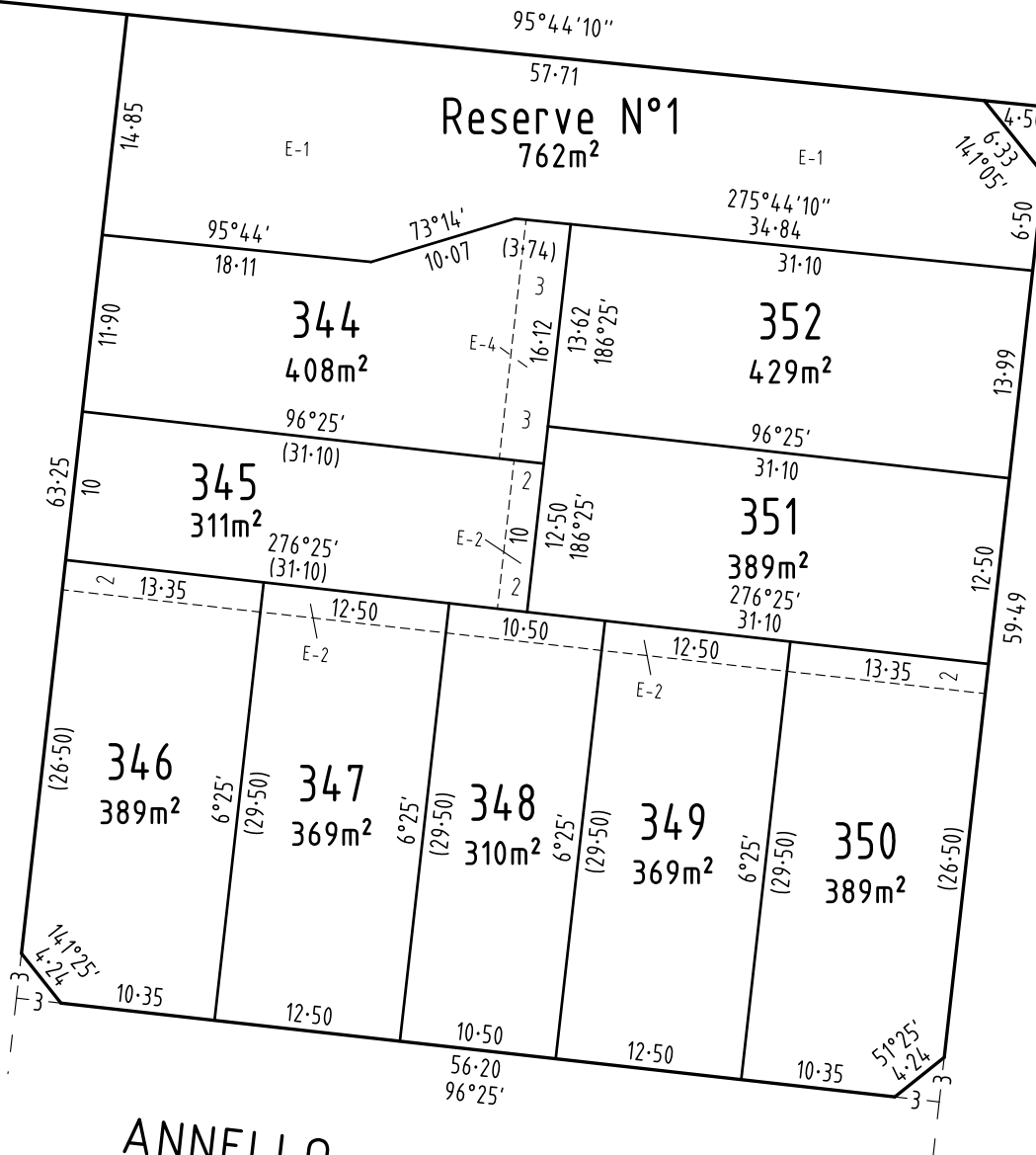
A
SEE SHEET 2



SEE SHEET 4

SALLYBANK CRESCENT

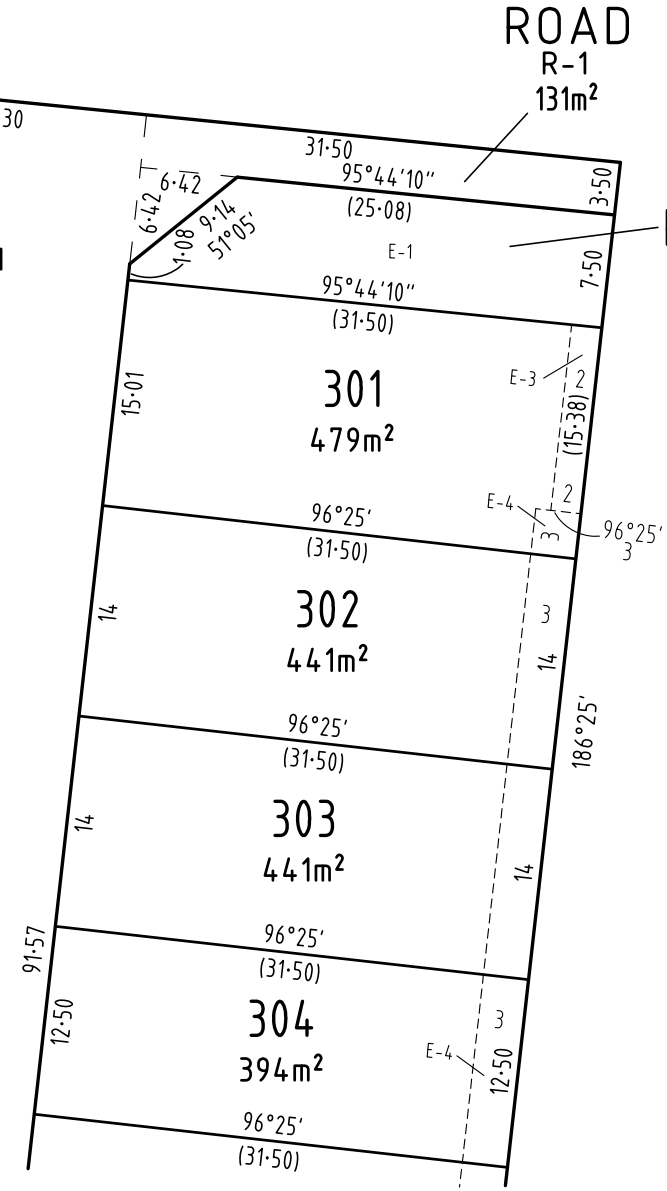
CRAIGIEBURN ROAD



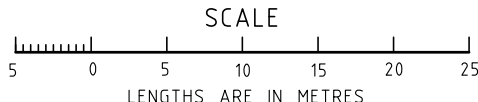
ANNELLO WAY

WOODCREST WAY

SEE SHEET 4



305



ORIGINAL
SCALE SHEET
1:500 SIZE
A3

REF N° 2002C
VERSION 4B
DIGITALLY SIGNED BY
LICENSED SURVEYOR: Robert G Bortoli

Sheet 3

