
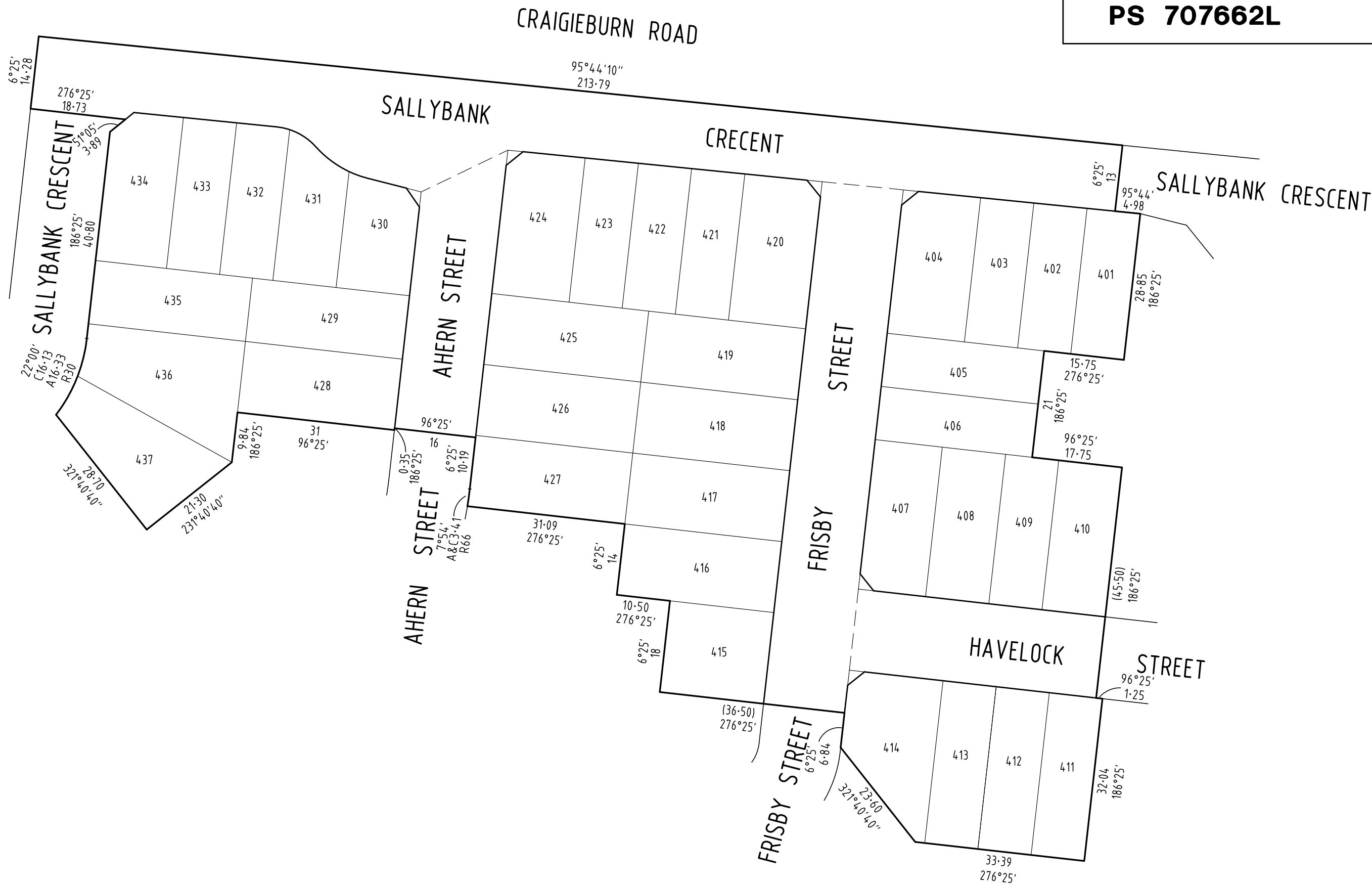


PLAN OF SUBDIVISION			LV USE ONLY EDITION		PS 707662L	
<div>Location of Land</div> <div>Parish: WOLLERT</div> <div>Township: -</div> <div>Section: -</div> <div>Crown Allotment: 2 &amp; 3 SECTION 12 (PART)</div> <div>Crown Portion: -</div> <div>Title References: c/t Vol. 11983 - Fol. 723</div> <div>Last Plan Reference: PS 710882C (LOT BB)</div> <div>Postal Address: 95 CRAIGEBURN ROAD (At time of subdivision) WOLLERT VIC 3750</div> <div>MGA94 Co-ordinates: E 325 130 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5835 830</div>			<div>Council Name: Whittlesea City Council</div> <div>Council Reference Number: 609196 Planning Permit Reference: 713236 SPEAR Reference Number: S082716T</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Renee Kueffer for Whittlesea City Council on 16/05/2019</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOT NUMBERS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMMITED FROM THIS PLAN.  THE OTHER PURPOSES OF THIS PLAN ARE TO - 1) <u>CREATE RESTRICTIONS A &amp; 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 401 TO 437 (BOTH INCLUSIVE) ON THIS PLAN - PS 707662C. LAND TO BE BURDENED: LOTS 401 TO 437 (BOTH INCLUSIVE) ON THIS PLAN - PS 707662C.  DESCRIPTION OF RESTRICTION 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 constrect 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 401 TO 437 (BOTH INCLUSIVE) ON THIS PLAN - PS 707662C. LAND TO BE BURDENED: LOTS 401 TO 437 (BOTH INCLUSIVE) ON THIS PLAN - PS 707662C.  DESCRIPTION OF RESTRICTION Except with the written consent of CRAIGIELAND PTY LTD (ACN 122 185 326) the registered proprietor or proprietors for the time of 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.		
ROADS R-1		CITY OF WHITTLESEA				
NOTATIONS						
DEPTH LIMITATION - DOES NOT APPLY						
<div>Survey: This plan is based on survey</div> <div>To be completed where applicable.</div> <div>This survey has been connected to permanent marks no(s). "WOLLERT" "84" "(GPSnet)" In Proclaimed Survey Area no.</div> <div>Staging: This is not a staged subdivision. Planning Permit No 713236</div> <div>WOODCREST STAGE 4 (2.033ha) LOTS 37</div>						
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, E-4	SEWERAGE	See diag.	THIS PLAN	YARRA VALLEY WATER		
E-3, E-4	DRAINAGE	See diag.	THIS PLAN	CITY OF WHITTLESEA		
<div><div><b>Bortoli Wellington Pty Ltd</b> ABN 46 069 841 498 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></div>		REF 2002D	VERSION 3B	ORIGINAL SHEET SIZE A3	Sheet 1 of 4 Sheets	
		Digitally signed by: Robert Bortoli, Licensed Surveyor, Surveyor's Plan Version (3B), 05/11/2018, SPEAR Ref: S082716T				
2018-10-11 2002d-1		2018-11-02				

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Bortoli Wellington Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S082716T 28/05/2019 03:06 pm



CRAIGIEBURN ROAD

SALLYBANK CRESCENT

95°44'10"  
213.79

R-1  
3059m<sup>2</sup>

FRISBY STREET

R-1  
1659m<sup>2</sup>

HAVELOCK STREET

R-1  
789<sup>2</sup>

SEE SHEET 3

SEE SHEET 3

MCA94 Zone 55



**Bortoli Wellington Pty Ltd**

ABN 46 069 841 498

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

2018-11-03 2002D-3

11/2/18

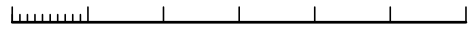
REF N°

2002D

VERSION

3B

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE

1:500

SHEET

SIZE

A3

Sheet 3

Digitally signed by: Robert Bortoli, Licensed Surveyor,  
Surveyor's Plan Version (3B),  
05/11/2018, SPEAR Ref: S082716T

Digitally signed by:  
Whittlesea City Council,  
16/05/2019,  
SPEAR Ref: S082716T

