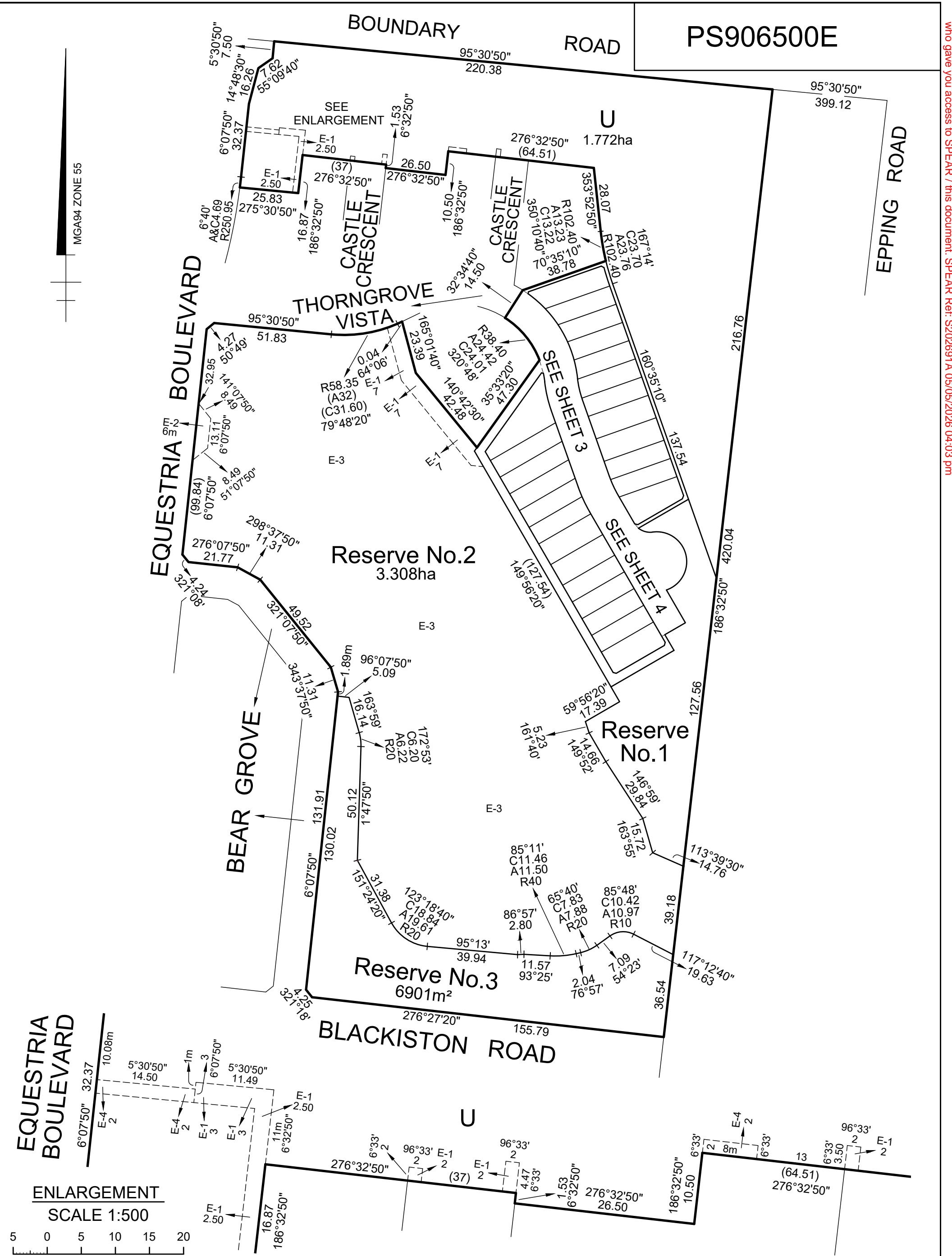


PLAN OF SUBDIVISION		EDITION 1	PS906500E	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: --- SECTION: 18 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot R on PS906462K POSTAL ADDRESS: 45-55 Boundary Road <small>(at time of subdivision) Wollert VIC 3750</small> MGA 94 CO-ORDINATES: E: 325 930 ZONE: 55 <small>(of approx centre of land in plan) N: 5 837 330</small>		Council Name: Whittlesea City Council Council Reference Number: PLN-40100 Planning Permit Reference: 719985 SPEAR Reference Number: S202691A Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 14/07/2025 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Renee Kueffer for Whittlesea City Council on 06/01/2026		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1 Reserve Nos. 1 - 3	Whittlesea City Council Whittlesea City Council			
NOTATIONS		Lots 1601 to 1625 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B and C on Sheets 5 and 6 of this plan for details. OTHER PURPOSE OF PLAN 1. To remove that part of easement E-5 created on PS906462K in so far as where it lies within Road R1 herein. 2. To remove easement E-1 created on Inst. AY030180W GROUNDS FOR REMOVAL By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.		
DEPTH LIMITATION: Does Not Apply		ELLERY - Release No. 16 Area of Release: 5.404ha No. of Lots: 25 Lots and Balance Lot U		
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. 719985				
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 Diag.	PS906462K	Yarra Valley Water Corporation
E-2	Water Supply	See Diag.	PS906514S	Yarra Valley Water Corporation
E-1, E-2, E-3	Creation and maintenance of wetland, floodway and drainage as specified and set out in Memorandum of Common Provisions No. AA2741	See Diagram	This Plan	Melbourne Water Corporation
E-4	Drainage	See Diag.	PS906462K	Whittlesea City Council
TAYLORS		SURVEYORS FILE REF: Ref. 20197-S16 Ver. 19		ORIGINAL SHEET SIZE: A3
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au		Digitally signed by: Mark Peter Grey, Licensed Surveyor, Surveyor's Plan Version (19), 01/12/2025, SPEAR Ref: S202691A		SHEET 1 OF 6

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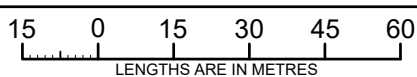


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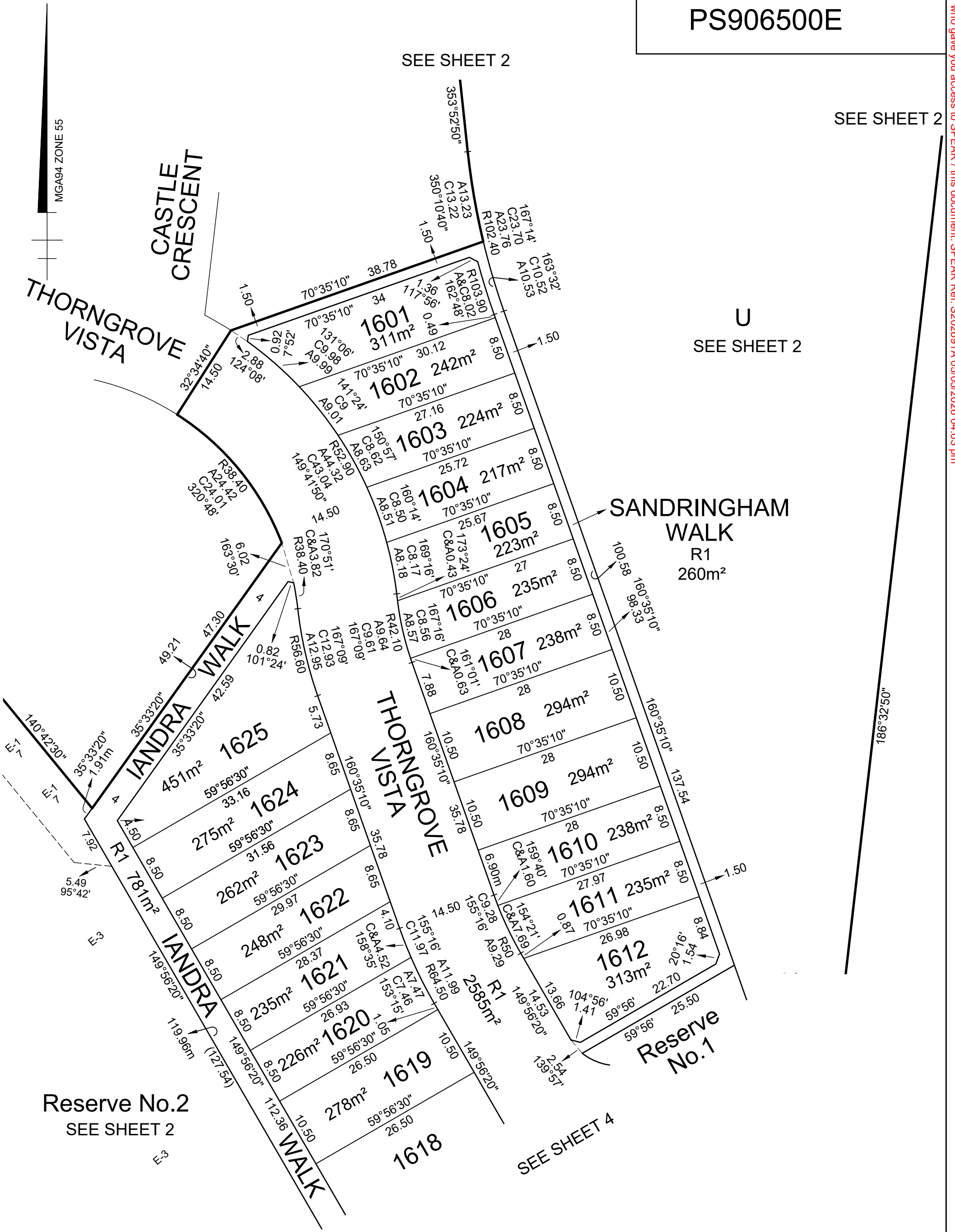
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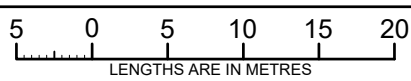


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SHEET 3

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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: See table 1 below.
 BENEFITED LAND: See table 1 below.

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

1. Construct or allow to be constructed or remain on the lot or any part of it, any garage with a setback less than 5 metres from the front boundary of the lot.
2. Construct or allow to be constructed or remain on the lot or any part of it, any garage on the lot other than a single car garage where the width of the lot is 10 metres or less when measured at the front wall of the dwelling, where access is proposed from the lot frontage.
3. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.
4. Construct or allow to be constructed or remain on a corner lot or any part of it, any dwelling with the side wall of the first level which is constructed:
 - (i) less than 900mm from the ground level wall that faces a side street; or
 - (ii) with less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1601	1602
1602	1601, 1603
1603	1602, 1604
1604	1603, 1605
1605	1604, 1606
1606	1605, 1607
1607	1606, 1608
1608	1607, 1609
1609	1608, 1610
1610	1609, 1611
1611	1610, 1612
1612	1611
1613	1614

TABLE 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1614	1613, 1615
1615	1614, 1616
1616	1615, 1617
1617	1616, 1618
1618	1617, 1619
1619	1618, 1620
1620	1619, 1621
1621	1620, 1622
1622	1621, 1623
1623	1622, 1624
1624	1623, 1625
1625	1624

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.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

BURDENED LAND: Lots 1601 - 1625 on this plan.
 BENEFITED LAND: Lots 1601 - 1625 on this plan.

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not :-

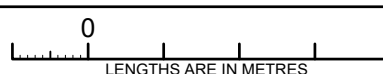
1. For lots 1601, 1612, 1613 and 1625 construct a building or part of a building unless the building or part of a building is set back a minimum of 1 metre from one side boundary.
2. Construct or allow to be constructed or remain on the lot or any part of it any dwelling or building which is not in accordance with the Ellery Estate Design Guidelines and subsequent approvals

Expiry Date : 30th December 2032.



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SHEET 5

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CREATION OF RESTRICTION 'C'

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: See Table 2 below
 BENEFITED LAND: See Table 2 below

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not :-

1. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or garage other than a dwelling house or garage which has been built in accordance with the Small Lot Housing Code Type A incorporated into the Whittlesea Planning Scheme unless a planning permit is granted by the responsible authority for a dwelling house or garage that does not conform with the Small Lot Housing Code with the exception of Lots 1601, 1612, 1613 and 1625.
2. Build or erect or allow to be built or erected any dwelling unless the dwelling fronts Sandringham Walk for Lots 1601 - 1612 and landra Walk for Lots 1613 - 1625.
3. Construct or allow to be constructed or remain on the lot any fence within 3m of the lot frontage of Lots 1613 - 1625 addressing landra Walk.
4. Construct or allow to be constructed or remain on the lot a front fence for lots 1601-1612 fronting Sandringham Walk that exceeds a maximum height of 1.2m or is less than 50% transparent.
5. Have clothes lines, hot water services and bin areas unless sited to minimise visibility from any public open space.
6. Construct or allow to be constructed or remain on the lot a double storey dwelling unless that double storey dwelling has a studio and/or roof-top private open space constructed above the garage; or,
7. Construct or allow to be constructed or remain on the lot any garage wall to the street without including a wall in line with the garage door, with the wall comprising a doorway and a minimum of one (1) fully transparent window a minimum of 1 square metre, if the dwelling is single storey, is required to each dwelling.
8. Build on the lot without provision for pedestrian access from the street to the lot.
9. Build a dwelling unless 'rear-loaded', and the adjoining street is a lane, for the purposes of applying the Small Lot Housing Code, 2019, as updated from time to time.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1601	1602
1602	1601, 1603
1603	1602, 1604
1604	1603, 1605
1605	1604, 1606
1606	1605, 1607
1607	1606, 1608
1608	1607, 1609
1609	1608, 1610
1610	1609, 1611
1611	1610, 1612
1612	1611
1613	1614

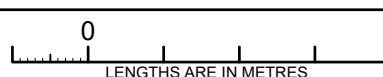
TABLE 2 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1614	1613, 1615
1615	1614, 1616
1616	1615, 1617
1617	1616, 1618
1618	1617, 1619
1619	1618, 1620
1620	1619, 1621
1621	1620, 1622
1622	1621, 1623
1623	1622, 1624
1624	1623, 1625
1625	1624



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