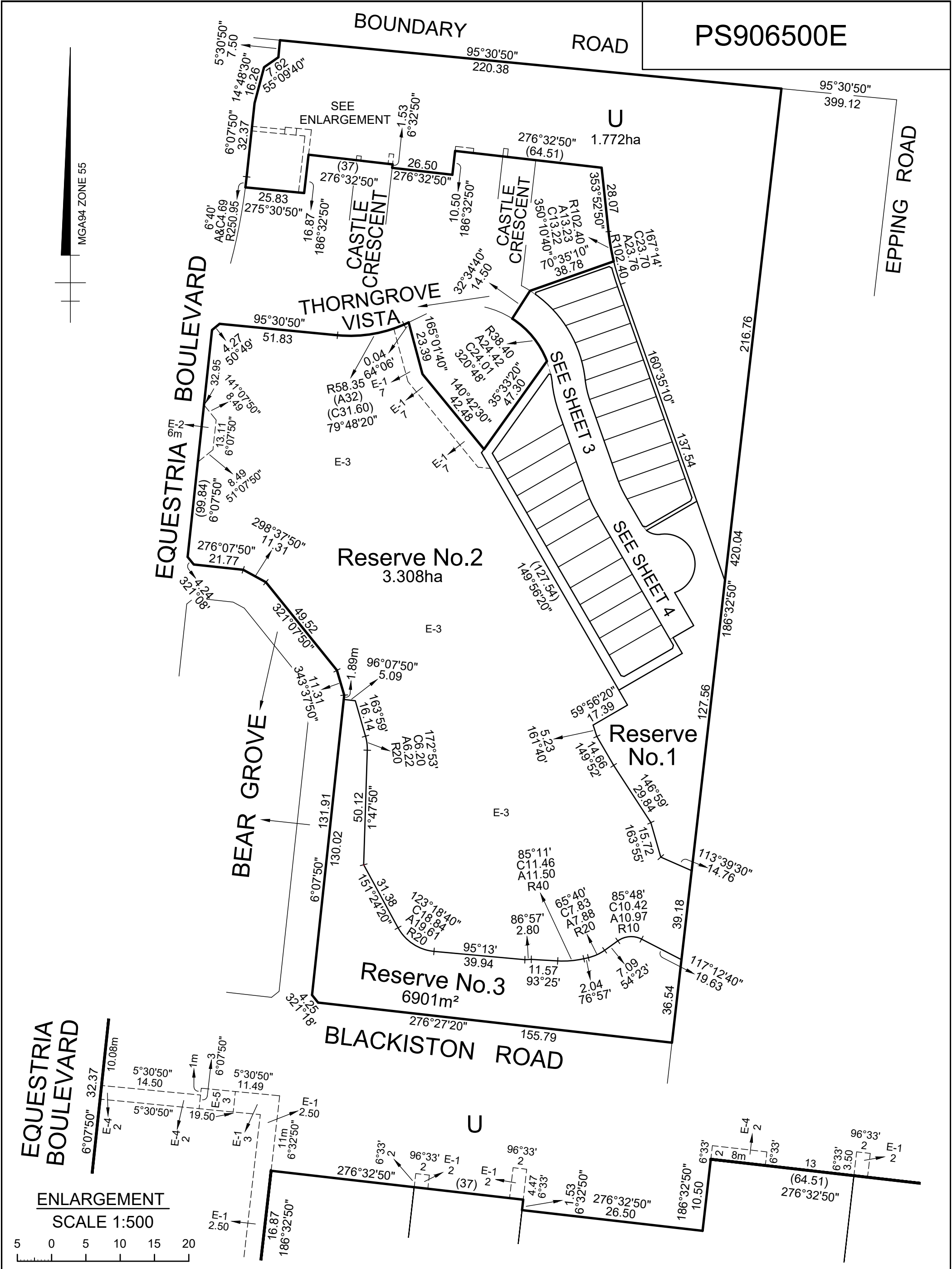


|                                                                                                                                                                                                                    |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|
| PLAN OF SUBDIVISION                                                                                                                                                                                                |                                                                                                                                   |                                                           | EDITION 1                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PS906500E    |  |
| LOCATION OF LAND                                                                                                                                                                                                   |                                                                                                                                   |                                                           | COUNCIL NAME: Whittlesea City Council |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| PARISH: WOLLERT                                                                                                                                                                                                    |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| TOWNSHIP: ---                                                                                                                                                                                                      |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| SECTION: 18                                                                                                                                                                                                        |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| CROWN ALLOTMENT: 2 (PART)                                                                                                                                                                                          |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| CROWN PORTION: ---                                                                                                                                                                                                 |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| TITLE REFERENCE: Vol.12677 Fol.814                                                                                                                                                                                 |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| LAST PLAN REFERENCE: Lot R on PS906462K                                                                                                                                                                            |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| POSTAL ADDRESS: 55 Boundary Road<br>(at time of subdivision) Wollert VIC 3750                                                                                                                                      |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| MGA 94 CO-ORDINATES: E: 325 930 ZONE: 55<br>(of approx centre of land in plan) N: 5 837 330                                                                                                                        |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| VESTING OF ROADS AND/OR RESERVES                                                                                                                                                                                   |                                                                                                                                   |                                                           | NOTATIONS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| IDENTIFIER                                                                                                                                                                                                         |                                                                                                                                   | COUNCIL/BODY/PERSON                                       |                                       | 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.<br><br>OTHER PURPOSE OF PLAN<br>1. To remove that part of easement E-5 created on PS906462K in so far as where it lies within Road R1 herein.<br>2. To remove easement E-1 created on Inst. AY030180W<br><br>GROUNDS FOR REMOVAL<br>By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988. |              |  |
| Road R1<br>Reserve Nos. 1 - 3                                                                                                                                                                                      |                                                                                                                                   | Whittlesea City Council<br>Whittlesea City Council        |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| NOTATIONS                                                                                                                                                                                                          |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| DEPTH LIMITATION: Does Not Apply                                                                                                                                                                                   |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| SURVEY:<br>This plan is based on survey.                                                                                                                                                                           |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| STAGING:<br>This is not a staged subdivision.<br>Planning Permit No. 719985                                                                                                                                        |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| ELLERY - Release No. 16<br>Area of Release: 5.404ha<br>No. of Lots: 25 Lots and Balance Lot U                                                                                                                      |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |  |
| E-5                                                                                                                                                                                                                | Drainage                                                                                                                          | See Diag.                                                 | PS906462K                             | Whittlesea City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |  |
|                                                                                                                                                                                                                    | Sewerage                                                                                                                          |                                                           |                                       | Yarra Valley Water Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |  |
|                                                                                                                                                                                                                    |                                                                                                                                   |                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |
| <div>TAYLORS</div> <div>Urban Development   Built Environments   Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800   Web: taylorstds.com.au</div> |                                                                                                                                   | SURVEYORS FILE REF: Ref. 20197-S16 Ver. 20                |                                       | ORIGINAL SHEET SIZE: A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SHEET 1 OF 6 |  |
|                                                                                                                                                                                                                    |                                                                                                                                   | Licensed Surveyor:<br><br>MARK PETER GREY / Version No 20 |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |  |



PS906500E

SEE SHEET 2

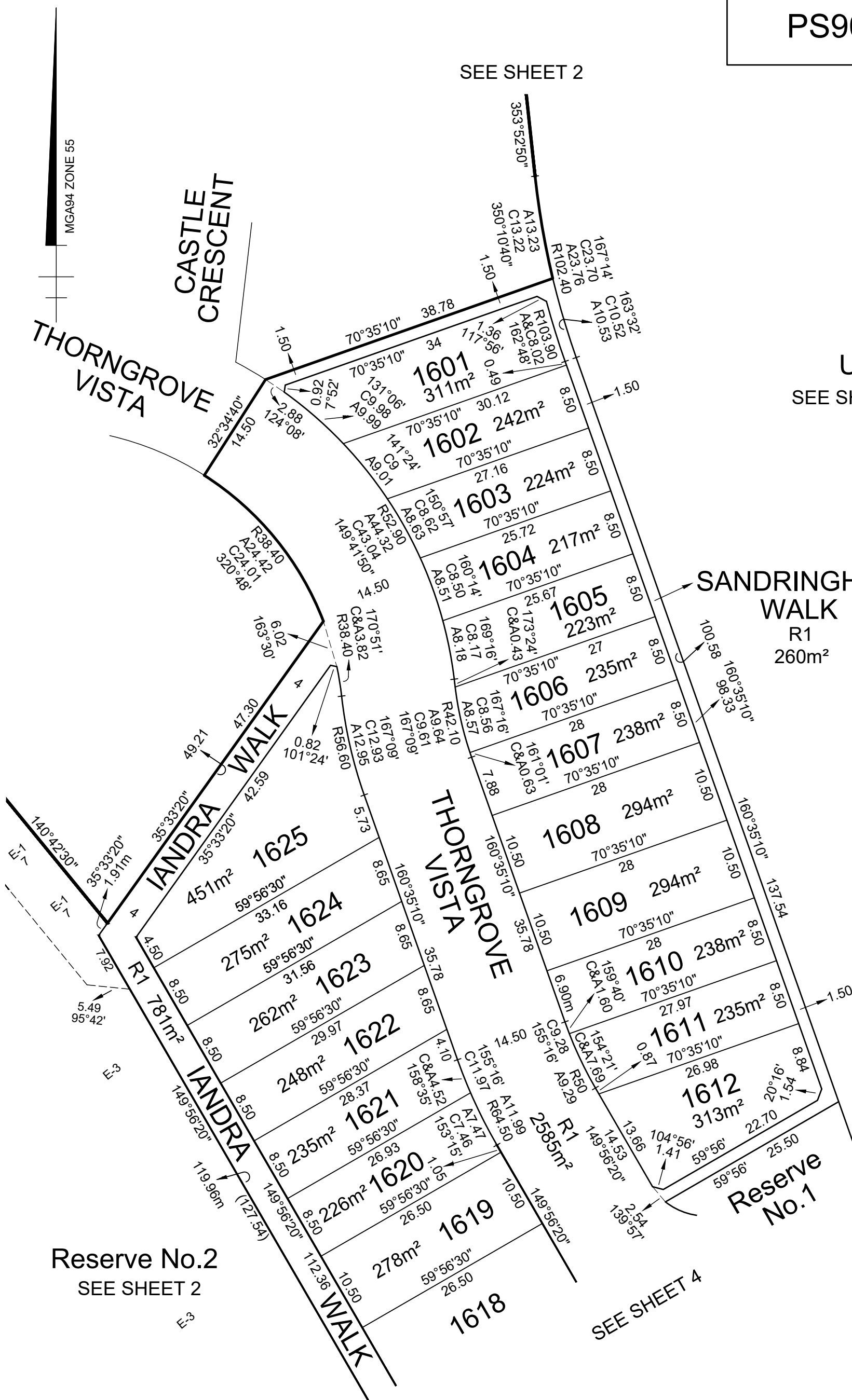
SEE SHEET 2

U  
SEE SHEET 2

SANDRINGHAM  
WALK  
R1  
260m<sup>2</sup>

Reserve  
No. 1

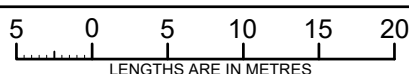
SEE SHEET 4



# TAYLORS

**Urban Development | Built Environments | Infrastructure**  
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
**Tel:** 61 3 9501 2800 | **Web:** [taylorstds.com.au](http://taylorstds.com.au)

SCALE  
1:500



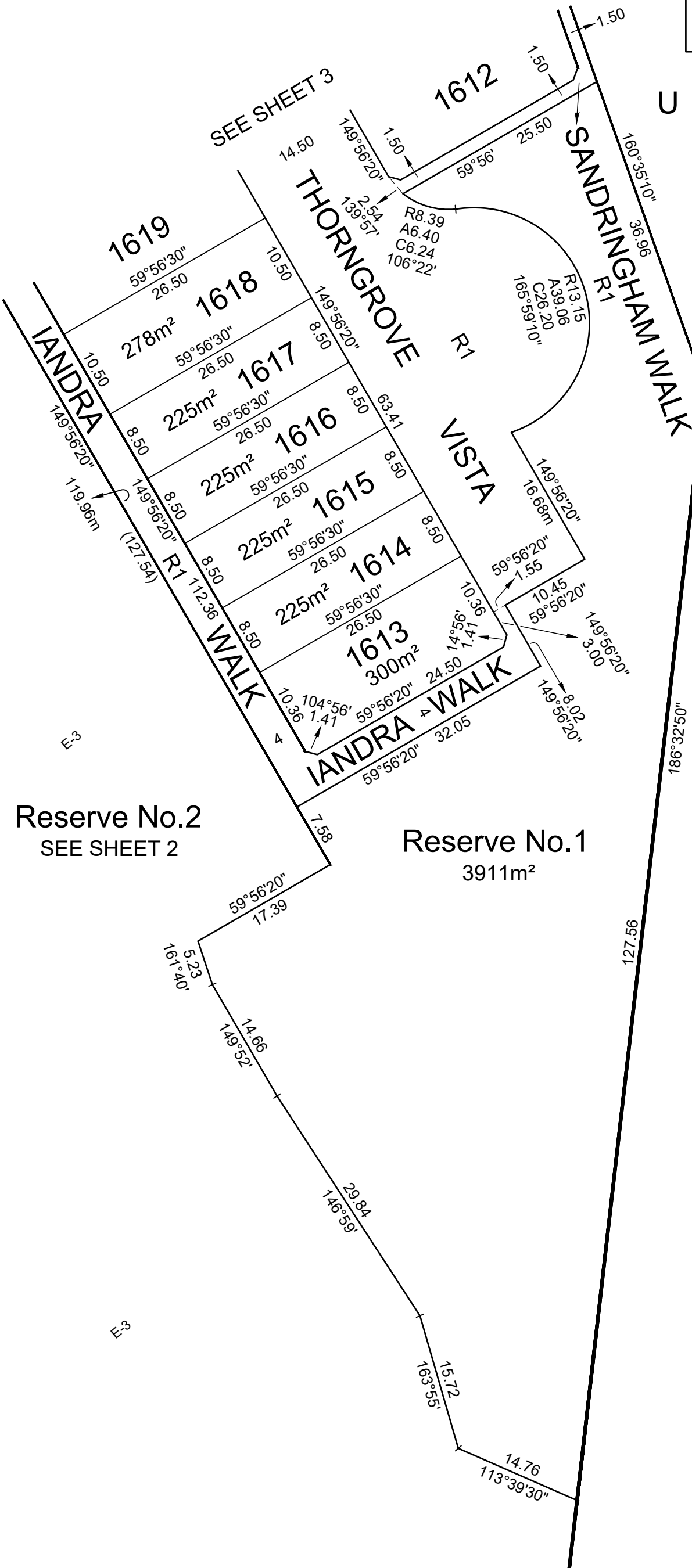
Licensed Surveyor:

MARK PETER GREY / Version No 20

ORIGINAL SHEET  
SIZE: A3

Ref. 20197-S16  
Ver. 20

SHEET 3



SEE SHEET 2

MGA94 ZONE 55

**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.

Expiry Date : Not Applicable

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 :-

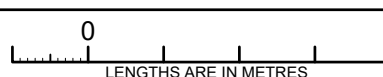
1. For lots 1601, 1612, 1613 and 1625 construct a building or part of a building unless the building or part of a building is set back a minimum of 1 metre from one side boundary.
2. Construct or allow to be constructed or remain on the lot or any part of it any dwelling or building which is not in accordance with the Ellery Estate Design Guidelines, Stage 16 Ellery Estate Design Guidelines for rear loaded double frontage lots and subsequent approvals.

Expiry Date : 30th December 2032.



Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
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SCALE



Licensed Surveyor:

MARK PETER GREY / Version No 20

ORIGINAL SHEET  
SIZE: A3

Ref. 20197-S16  
Ver. 20

SHEET 5

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.

Expiry Date : Not Applicable

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                         |