PLAN OF SUBDIVISION

EDITION 1

PS906452N

LOCATION OF LAND

PARISH: WOLLERT

TOWNSHIP: ---

SECTION: 18

CROWN ALLOTMENT: 2 (PART)

CROWN PORTION: ---

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot F on PS813241U

POSTAL ADDRESS: 50 Craigieburn Road
(at time of subdivision) Wollert VIC 3750

MGA 94 CO-ORDINATES: E: 325 580 ZONE: 55
(of approx centre of land in plan) N: 5 835 950

Council Name: Whittlesea City Council

Council Reference Number: PLN-40233
Planning Permit Reference: 716420
SPEAR Reference Number: S204716A

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: 24/04/2023

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 14/08/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Whittlesea City Council

NOTATIONS

DEPTH LIMITATION: Does Not Apply

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 716420

ELLERY - RELEASE No.12
Area of Release: 3430m²
No. of Lots: 9 Lots

NOTATIONS

Lots 1201 to 1209 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheet 3 of this plan for details.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*

SURVEYORS FILE REF: Ref. 20197-S12
Ver. 3

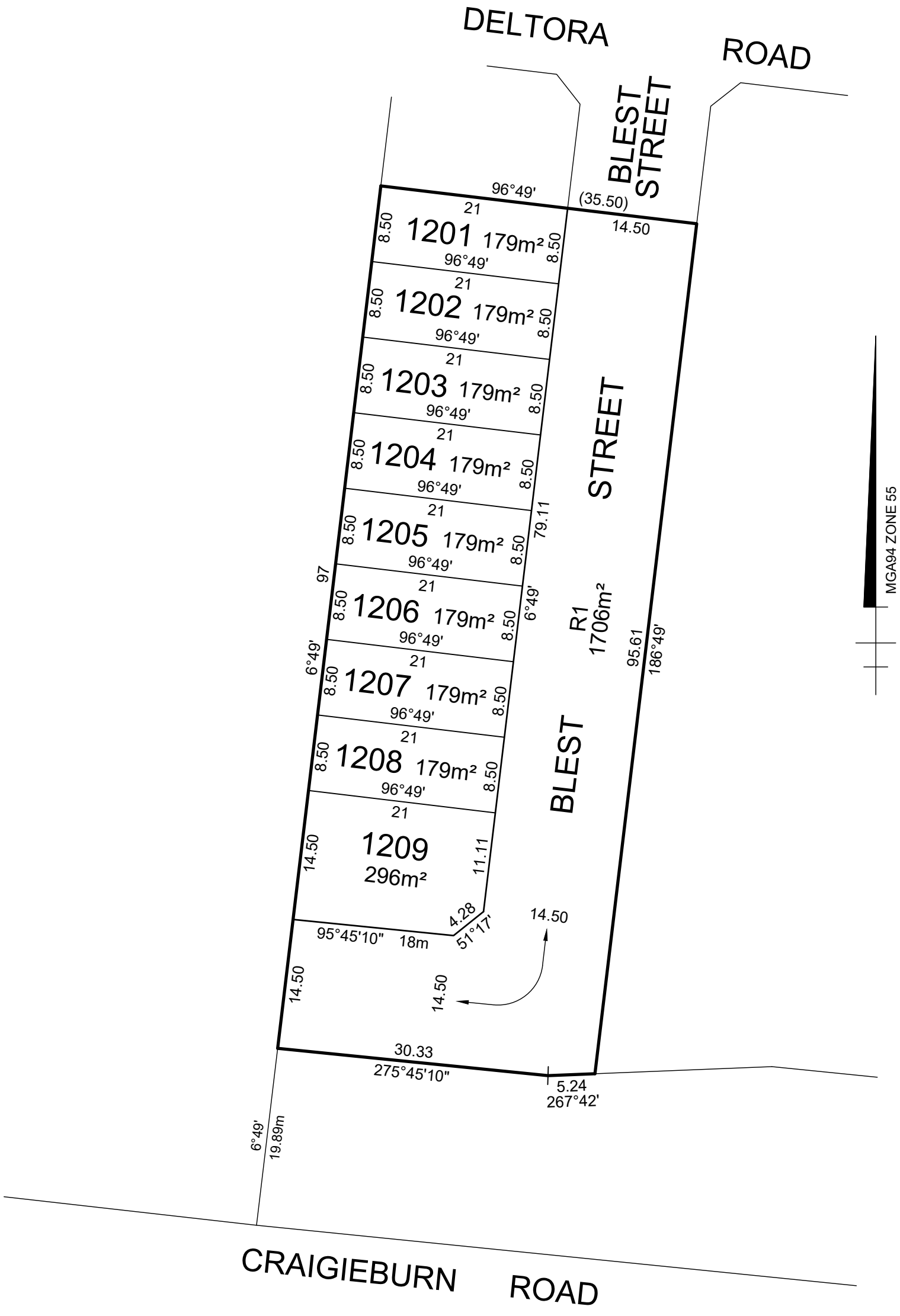
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 3

Digitally signed by: Mark Peter Grey, Licensed Surveyor,
Surveyor's Plan Version (3A),
15/07/2026, SPEAR Ref: S204716A

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PS906452N



TAYLORS **Urban Development | Built Environments | Infrastructure** *8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168* ***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 20197-S12 Ver. 3	SHEET 2
	Digitally signed by: Mark Peter Grey, Licensed Surveyor, Surveyor's Plan Version (3A), 15/07/2026, SPEAR Ref: S204716A		Digitally signed by: Whittlesea City Council, 14/08/2026, SPEAR Ref: S204716A		

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RESTRICTION 'A' HAS BEEN OMITTED FROM THIS PLAN

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.

LAND TO BE BURDENED: Lots 1201 to 1209 on this plan.
LAND TO BENEFIT: Lots 1201 to 1209 on this plan.

DESCRIPTION OF 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 or building which is not in accordance with the Ellery Estate Design Guidelines and subsequent approvals

Expiry Date : 11th September 2027.

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.

LAND TO BE BURDENED: See Table 1 below.
LAND TO BENEFIT: See Table 1 below.

DESCRIPTION OF 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.

2. 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.

NOTE:
Restriction C(1) satisfies Planning Permit No. 716420 Condition 9
Restriction C(2) satisfies Planning Permit No. 716420 Condition 6(b)

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1201	1202
1202	1201, 1203
1203	1202, 1204
1204	1203, 1205
1205	1204, 1206
1206	1205, 1027
1207	1206, 1208
1208	1207, 1209
1209	1208

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SCALE	0 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 20197-S12 Ver. 3	SHEET 3

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