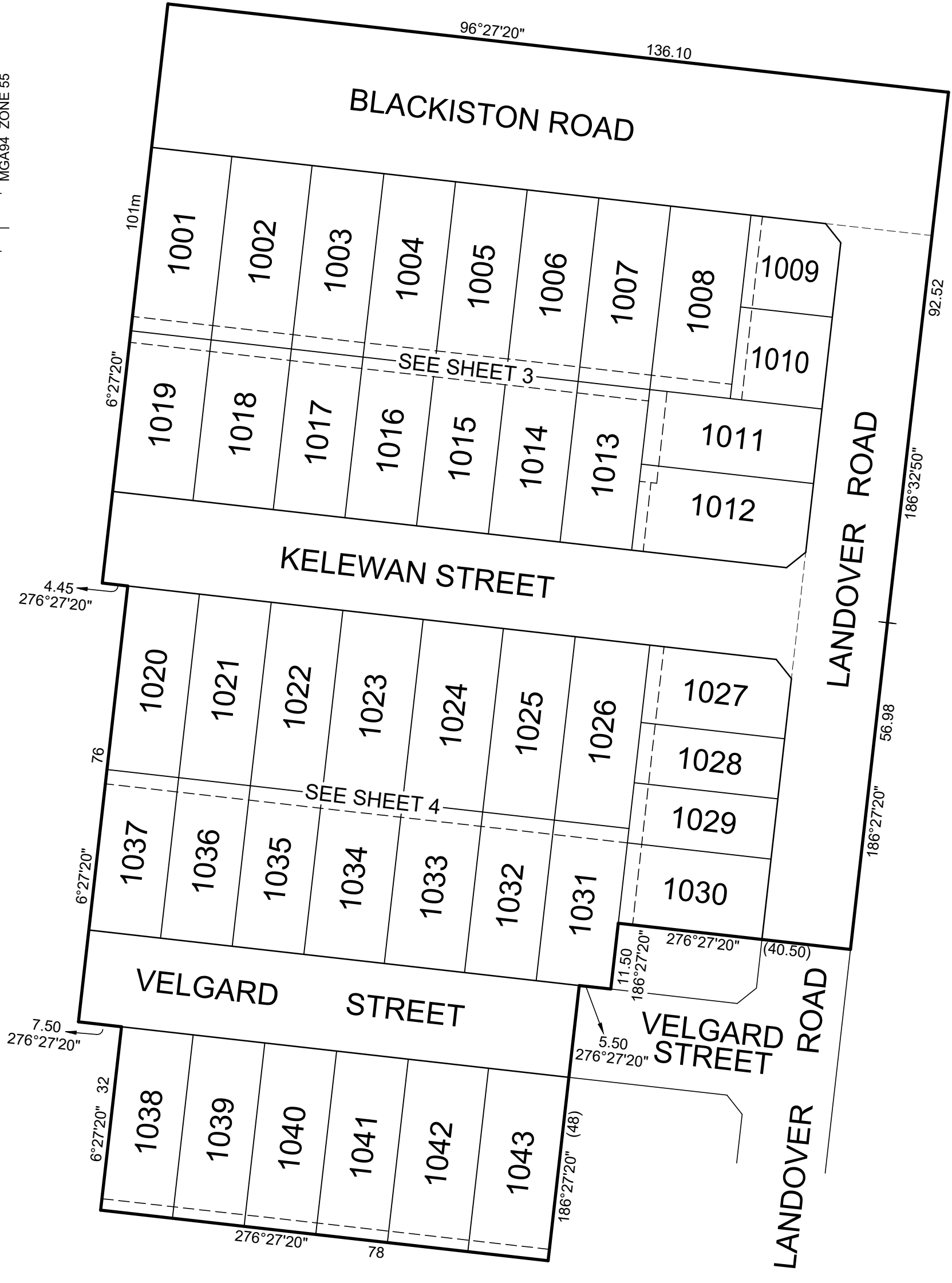
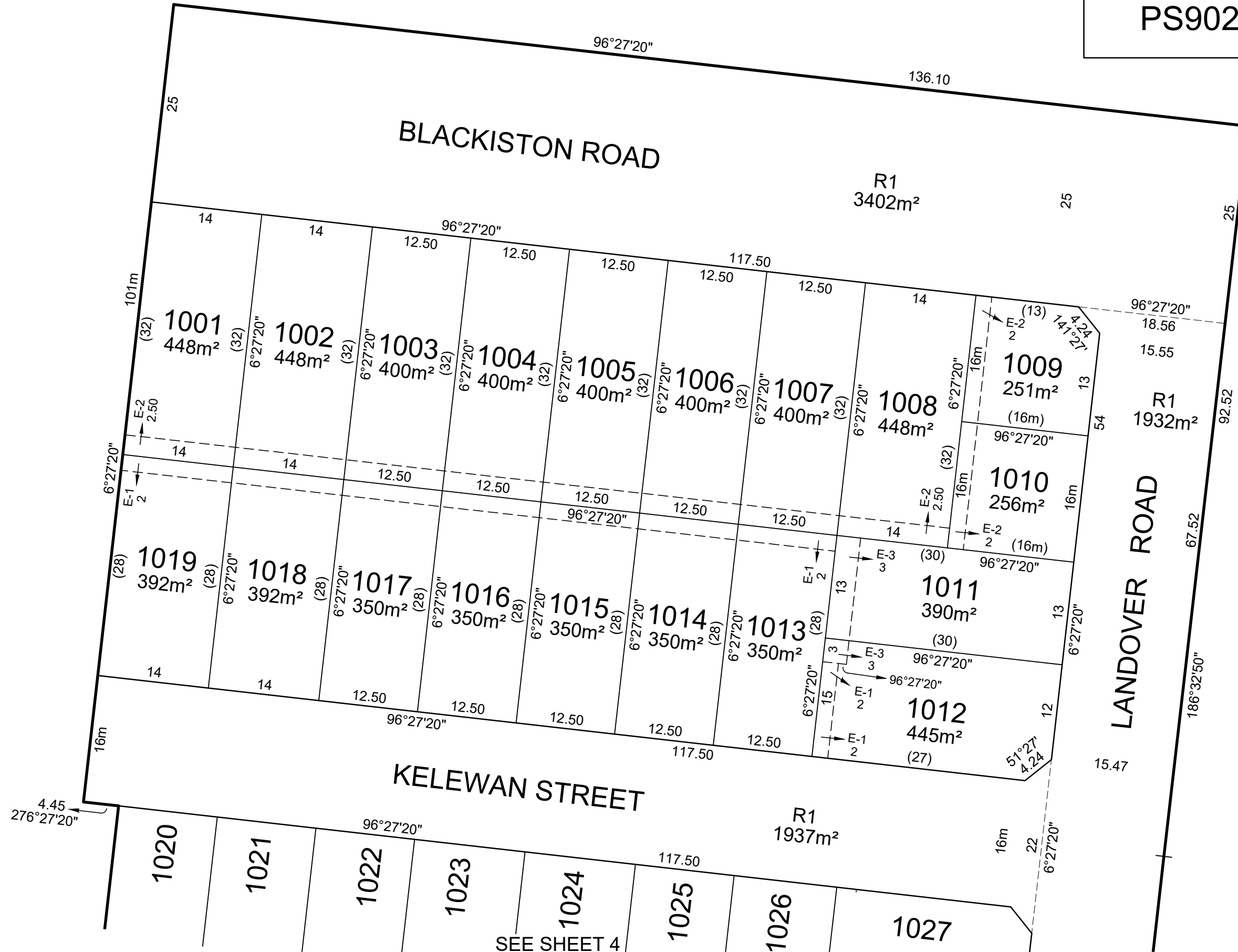


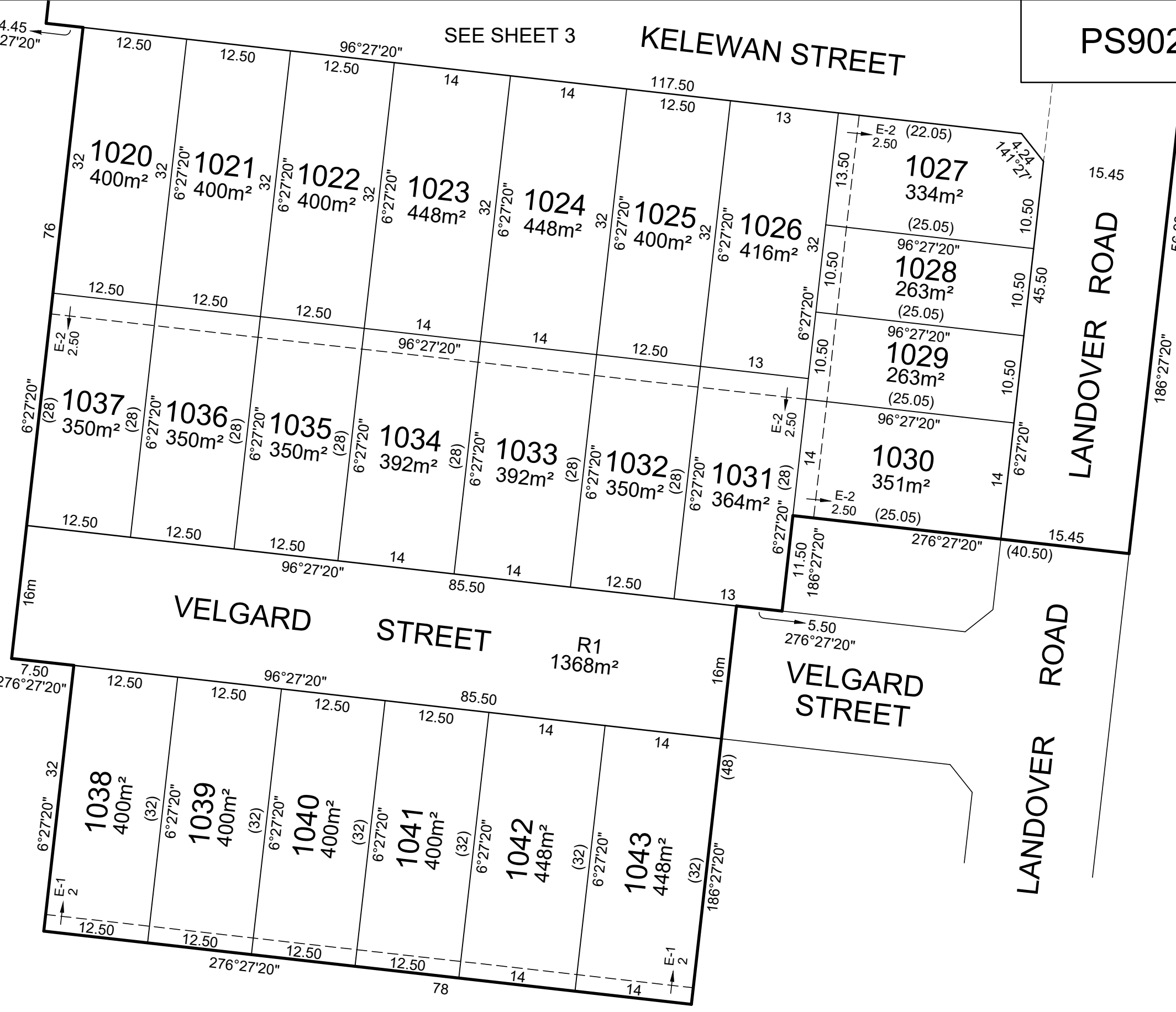
PLAN OF SUBDIVISION		EDITION 1	PS902262Q	
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: --- SECTION: 18 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot M on PS821116C POSTAL ADDRESS: Landover Road (at time of subdivision) Wollert VIC 3750 MGA 2020 CO-ORDINATES: E: 325 880 ZONE: 55 (of approx centre of N: 5 836 940 land in plan)		Council Name: Whittlesea City Council Council Reference Number: PLN-38422 Planning Permit Reference: 716420 SPEAR Reference Number: S188957J Certification This plan is certified under section 6 of the Subdivision Act 1988 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 22/11/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1	Whittlesea City Council			
NOTATIONS		Lots 1001 to 1043 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on Sheets 5, 6 and 7 of this plan for details. OTHER PURPOSE OF PLAN To remove that part of easement E-11 created on PS839306W in so far as it lies within Road R1 herein. 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				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 716420				
ELLERY - RELEASE No.10 Area of Release: 2.503ha No. of Lots: 43 Lots				
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	Drainage	See Diag.	This Plan	Whittlesea City Council
E-2	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation
E-3	Drainage	See Diagram	This Plan	Whittlesea City Council
	Sewerage		This Plan	Yarra Valley Water Corporation
TAYLORS		SURVEYORS FILE REF: Ref. 20197-S10 Ver. 4		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Digitally signed by: Mark Peter Grey, Licensed Surveyor, Surveyor's Plan Version (4), 16/11/2022, SPEAR Ref: S188957J		





SEE SHEET 3

KELEWAN STREET



MGA94 ZONE 55



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

SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

Digitally signed by: Mark Peter Grey, Licensed Surveyor,
Surveyor's Plan Version (4),
16/11/2022, SPEAR Ref: S188957J

ORIGINAL SHEET SIZE: A3
Ref. 20197-S10 Ver. 4
SHEET 4

Digitally signed by:
Whittlesea City Council,
22/11/2022,
SPEAR Ref: S188957J

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.

NOTE:

Restrictions A(1, 2 & 4) satisfy Planning Permit No. 716420 Condition 7

Restriction A(3) satisfies Planning Permit No. 716420 Condition 6(b)

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1001	1002, 1019
1002	1001, 1003, 1018
1003	1002, 1004, 1017
1004	1003, 1005, 1016
1005	1004, 1006, 1015
1006	1005, 1007, 1014
1007	1006, 1008, 1013
1008	1007, 1009, 1010, 1011
1011	1008, 1010, 1012, 1013
1012	1011, 1013
1013	1007, 1011, 1012, 1014
1014	1006, 1013, 1015
1015	1005, 1014, 1016
1016	1004, 1015, 1017
1017	1003, 1016, 1018
1018	1002, 1017, 1019
1019	1001, 1018
1020	1021, 1037
1021	1020, 1022, 1036
1022	1021, 1023, 1035

TABLE 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1023	1022, 1024, 1034
1024	1023, 1025, 1033
1025	1024, 1026, 1032
1026	1025, 1027, 1028, 1029, 1031
1027	1026, 1028
1030	1029, 1031
1031	1026, 1029, 1030, 1032
1032	1025, 1031, 1033
1033	1024, 1032, 1034
1034	1023, 1033, 1035
1035	1022, 1034, 1036
1036	1021, 1035, 1037
1037	1020, 1036
1038	1039
1039	1038, 1040
1040	1039, 1041
1041	1040, 1042
1042	1041, 1043
1043	1042

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.

BURDENED LAND: Lots 1001 - 1043 on this plan.
BENEFITED LAND: Lots 1001 - 1043 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. Construct or allow to be constructed or remain on the lot or any part of it, any building other than one private dwelling house with usual outbuildings without prior written consent from Peet No.123 Pty Ltd and further development approval from Whittlesea City Council, unless such development is exempt from the Whittlesea Planning Scheme.
2. Construct or allow to be constructed or remain on the lot or any part of it any dwelling house or outbuilding without applicable plans and specifications first being submitted to and approved by Peet No.123 Pty Ltd and prepared in accordance with the Ellery Estate Design Guidelines and then only in compliance with any condition imposed by Peet No.123 Pty Ltd in respect of that approval.

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.

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.
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 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1009	1008, 1010
1010	1008, 1009, 1011
1028	1026, 1027, 1029
1029	1026, 1028, 1030, 1031

CREATION OF RESTRICTION 'D'

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 3
BENEFITED LAND: See Table 3

RESTRICTION:

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

Build or permit to be built or remain on the lot any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of one metre from the other side boundary of that lot in order to provide the required reasonable access for maintenance of any sewer assets at the rear of the lot, by the relevant authority.

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1001	1002, 1019
1002	1001, 1003, 1018
1003	1002, 1004, 1017
1004	1003, 1005, 1016
1005	1004, 1006, 1015
1006	1005, 1007, 1014
1007	1006, 1008, 1013
1008	1007, 1009, 1010, 1011
1011	1008, 1010, 1012, 1013

TABLE 3 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1030	1029, 1031
1031	1026, 1029, 1030, 1032
1032	1025, 1031, 1033
1033	1024, 1032, 1034
1034	1023, 1033, 1035
1035	1022, 1034, 1036
1036	1021, 1035, 1037
1037	1020, 1036