

PLAN OF SUBDIVISION

PS 910368C

LOCATION OF LAND

PARISH: WOLLERT
 TOWNSHIP:
 SECTION: 19
 CROWN ALLOTMENT:
 CROWN PORTION: 1 (PART)
 TITLE REFERENCE: VOL 8739 FOL 594

 LAST PLAN REFERENCE: LOT 5 ON LP81972
 POSTAL ADDRESS: 415 EPPING ROAD
 (at time of subdivision) WOLLERT VIC 3750

 MGA CO-ORDINATES: E: 326 000 ZONE:55
 (of approx centre of land N: 5 836 650
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOTS A & B) - 2.813ha

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.

 STAGING:
 This is not a staged subdivision.

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	20.12	LP81972	LAND IN LP81972
E-2	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL

WATTLE ESTATE - 1

33 LOTS AND BALANCE LOTS A & B

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

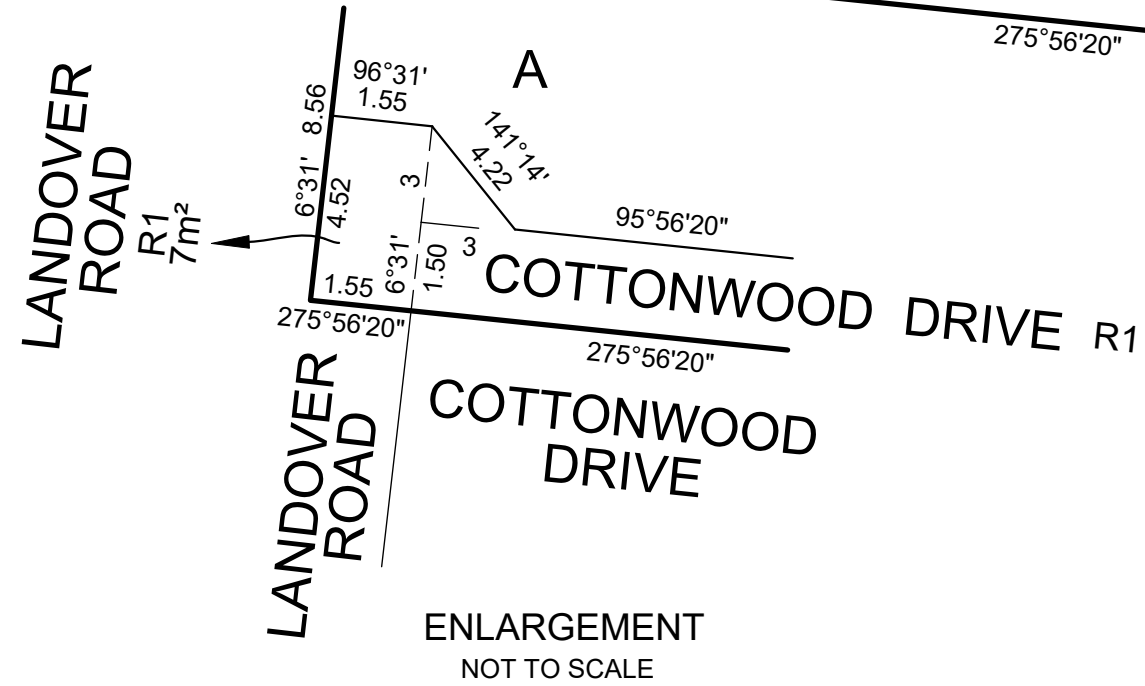
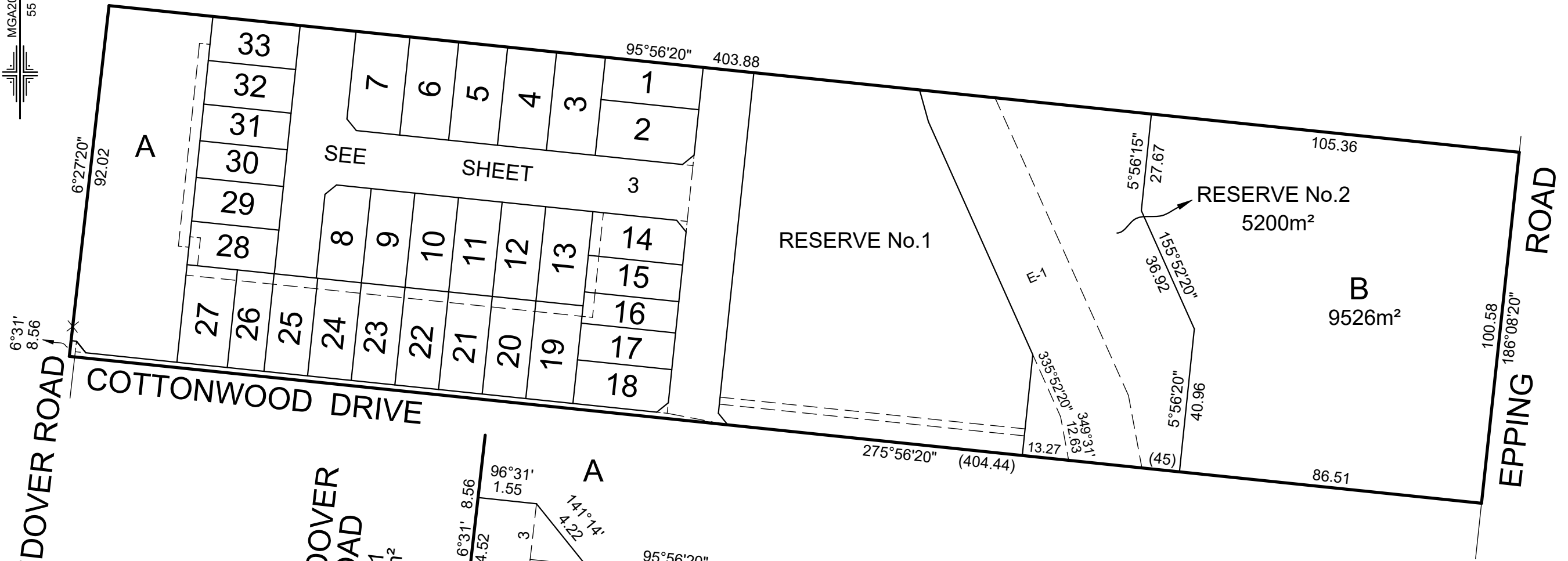
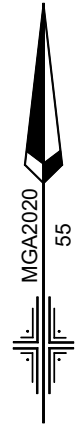
LyssnaGroup.com

DATE: 20/10/22 REFERENCE: AA0061
 DRAWING: SU01AB DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

PLAN OF SUBDIVISION

PS 910368C



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

WATTLE ESTATE - 1

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 20/10/22 REFERENCE: AA0061
 DRAWING: SU01AB DRAWN BY: BA

SCALE
 1:1250

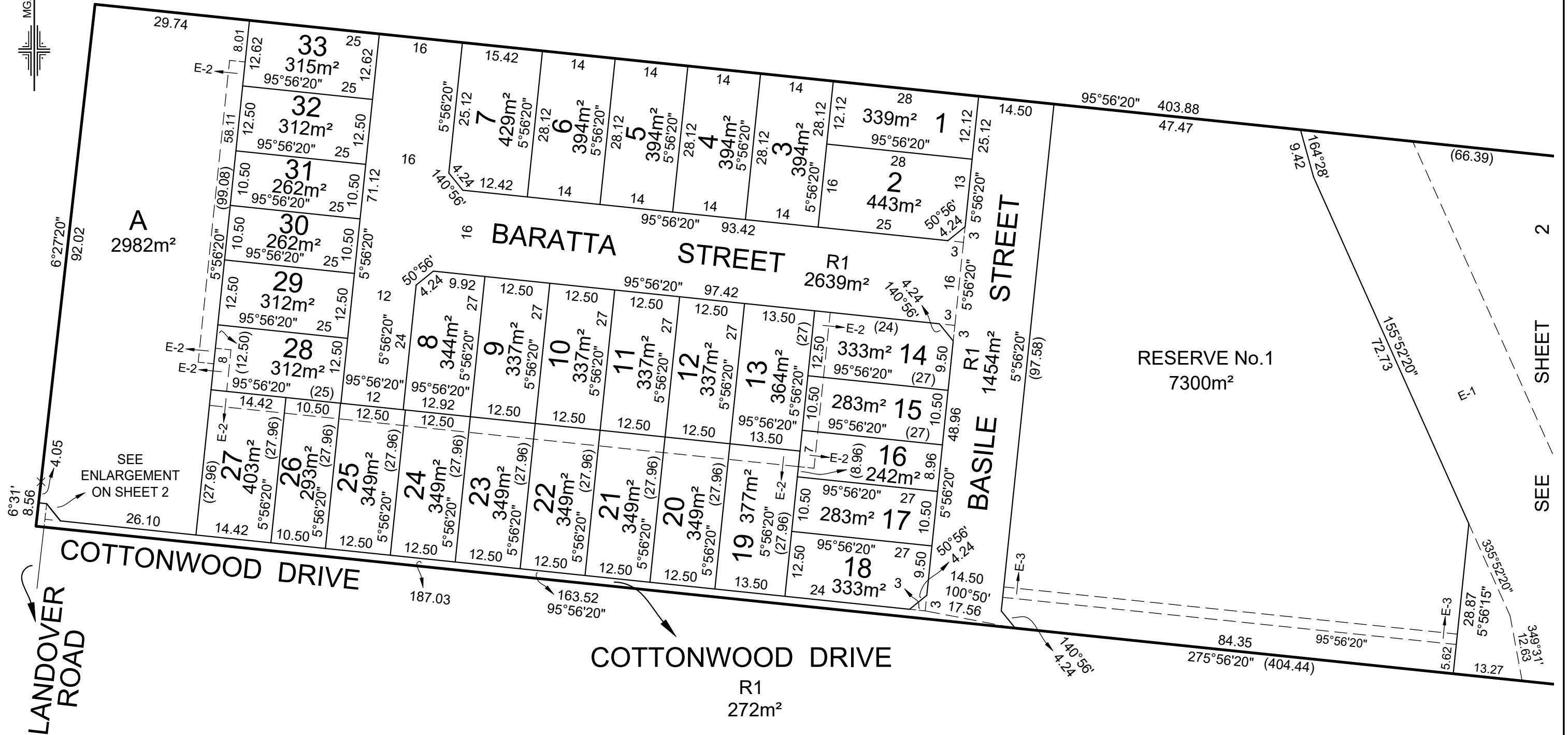
LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

PS 910368C



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

WATTLE ESTATE - 1
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 20/10/22 REFERENCE: AA0061
 DRAWING: SU01AB DRAWN BY: BA

SCALE
 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 SHEET 3

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: Lots 1 to 14, 18 to 25, 27 to 29, 32 and 33 (all inclusive) on the Plan of Subdivision

Benefited Land: Lots 1 to 33 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:


- (a) build or allow to be built on the Lot any dwelling
 - i. with a setback distance less than 4m from the front boundary;
 - ii. with a floor area less than 140m² excluding any verandahs and garage;
 - iii. which is a transportable home or a kit home;
 - iv. which is externally constructed out of materials other than clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick or rendered cement sheeting.

- (b) build or allow to be built on the Lot a garage
 - i. which is set back less than 800mm from the front wall of the dwelling;
 - ii. other than a double car garage when the Lot's frontage is equal to or greater than 12 metres;
 - iii. other than a single car garage (as a minimum) with an additional area available on the lot to park a second car when the Lot's frontage is less than 12 metres;
 - iv. which is constructed out of different building material to the dwelling;
 - v. with roller doors;
 - vi. with doors other than a sectional overhead door, panel lift door or a tilt door;
 - vii. with doors which are not complementary to the external colour scheme of the dwelling.

- (c) build or allow to be built or remain on the Lot
 - i. more or less than one private house dwelling per Lot;
 - ii. any garden shed that is constructed from materials other than non reflective or colorbond sheeting;
 - iii. solar panels that can be seen from the street frontage of that Lot;
 - iv. solar panels which are installed in locations other than the side or rear of the dwelling;
 - v. front fencing;
 - vi. side fencing other than colorbond material which is set back 1m from the front wall of that Lot's garage;
 - vii. side borders in the front yard of the dwelling other than planted hedges under a maximum height of 1 metre;
 - viii. a carport.

- (d) build or allow to be built on the Lot any roof
 - i. with a roof pitch less than 22 degrees;
 - ii. of materials other than roof tiles, non reflective or colorbond sheet roofing, stone, terracotta tiles or slate shingles.

The restriction shall expire after the issuance of an occupancy certificate.

WATTLE ESTATE - 1		LICENSED SURVEYOR: ANDREW J. REAY	
 <p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</p> <p>LyssnaGroup.com</p>	DATE: 20/10/22	REFERENCE: AA0061	ORIGINAL SHEET SIZE: A3 SHEET 4
	DRAWING: SU01AB	DRAWN BY: BA	

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 8 to 16 & 19 to 33 (all inclusive) on the Plan of Subdivision

Benefited Land: Lots 8 to 16 & 19 to 33 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor or Yarra Valley Water and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or allow to be built on the Lot any dwelling, construction or landscaping which does not provide a 1.0m clear horizontal access corridor along the full length of a minimum one side boundary of the Lot for the purposes of access for Yarra Valley Water to Sewer Assets located along the rear boundary of the lot.

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: Lots 1 to 33 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 1 to 33 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot which has an area greater than 300sqm in size a garage
 - i. which is set back less than 5m from the front boundary;
 - ii. other than a single garage where access is proposed from the front of the lot and the lot frontage is a width of 10m or less.
- (b) build or allow to be built any dwelling on a Lot presenting sideage directly adjoining any form of open space, unless;
 - i. the development consists of a double storey dwelling;
 - ii. the development includes passive surveillance features such as large windows and/or balconies at the first storey level overlooking the adjoining open space.
 - iii. any fencing of the front yard adjoining the open space is feature-style, with a minimum 25% transparency and has a maximum height of 1.5 metres.
- (c) build or allow to be built on the Lot any dwelling which does not incorporate dual plumbing for the use of recycled water in toilet flushing and gardening watering.
- (d) build or allow to be built a side wall of the first level of any dwelling on a corner lot which has an area greater than 300sqm in size unless the setback is greater than 900mm from the ground level wall that faces a side street.
- (e) allow the landscaping of the front yard to remain uncompleted within 6 months of a certificate of occupancy being issued.

WATTLE ESTATE - 1



LyssnaGroup.com

Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 20/10/22
 DRAWING: SU01AB

REFERENCE: AA0061
 DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 5

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: Lots 15 to 17, 26, 30 and 31 (all inclusive) (Lots subject to the 'Small Lot Housing Code') on the Plan of Subdivision

Benefited Land: Lots 1 to 33 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being for any burdened lot on this plan as a lot subject to the 'Small Lot Housing Code' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

Condition 1 shall expire after the issuance of an occupancy certificate.

2. Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

(a) build or allow to be built on the Lot any dwelling

- i. which is a transportable home or a kit home;
- ii. which is externally constructed out of materials other than clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick or rendered cement sheeting.

(b) build or allow to be built on the Lot a garage

- i. which is constructed out of different building material to the dwelling;
- ii. with roller doors;
- iii. with doors other than a sectional overhead door, panel lift door or a tilt door;
- iv. with doors which are not complementary to the external colour scheme of the dwelling.

(c) build or allow to be built or remain on the Lot

- i. more or less than one private house dwelling per Lot;
- ii. any garden shed that is constructed from materials other than non reflective or colorbond sheeting;
- iii. solar panels that can be seen from the street frontage of that Lot;
- iv. solar panels which are installed in locations other than the side or rear of the dwelling;
- v. front fencing;
- vi. side fencing other than colorbond material which is set back 1m from the front wall of that Lot's garage;
- vii. side borders in the front yard of the dwelling other than planted hedges under a maximum height of 1 metre;
- viii. a carport.

(d) build or allow to be built on the Lot any roof

- i. with a roof pitch less than 22 degrees;
- ii. of materials other than roof tiles, non reflective or colorbond sheet roofing, stone, terracotta tiles or slate shingles.

WATTLE ESTATE - 1



LyssnaGroup.com

Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 20/10/22
 DRAWING: SU01AB

REFERENCE: AA0061
 DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 6