

<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS 924317S</b>
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**LOCATION OF LAND**

PARISH: WOLLERT

TOWNSHIP:

SECTION: 17

CROWN ALLOTMENT:

CROWN PORTION: 2 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT P ON PS931831M

POSTAL ADDRESS: 260 CRAIGIEBURN ROAD  
(at time of subdivision) WOLLERT VIC 3750

MGA CO-ORDINATES: E: 323 600 ZONE:55  
(of approx centre of land N: 5 837 050  
in plan)

**VESTING OF ROADS AND/OR RESERVES**

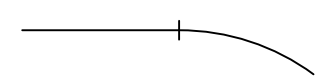
IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4 RESERVE No.5 RESERVE No.6	WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118

**NOTATIONS**

LOTS 1 TO 600 & A TO L (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

EASEMENTS E-2, E-3 AND E-6 HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT N) - 8.516ha

TANGENT POINTS ARE SHOWN THUS: 

**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
			SEE SHEET 2	

STONEFIELDS - 6 65 LOTS & BALANCE LOTS M & N	LICENSED SURVEYOR: ANDREW J. REAY						
 <b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Level 4, 4 Ross Place, South Melbourne 3205 Australia LyssnaGroup.com	<table style="width:100%;"> <tr> <td style="width:33%;">DATE: 06/08/25</td> <td style="width:33%;">REFERENCE: AA0037</td> <td style="width:34%;">ORIGINAL SHEET SIZE: A3</td> </tr> <tr> <td>DRAWING: SU06AD</td> <td>DRAWN BY: BA</td> <td>SHEET 1 OF 7</td> </tr> </table>	DATE: 06/08/25	REFERENCE: AA0037	ORIGINAL SHEET SIZE: A3	DRAWING: SU06AD	DRAWN BY: BA	SHEET 1 OF 7
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## 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	TRANSMISSION OF ELECTRICITY	SEE DIAG.	E186571	STATE ELECTRICITY COMMISSION OF VICTORIA
E-4	DRAINAGE SEWERAGE	SEE DIAG.	PS810970X PS810970X	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	2.50	PS810970X	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	2.50	PS819382S	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE SEWERAGE	3	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION

STONEFIELDS - 6

LICENSED SURVEYOR: ANDREW J. REAY

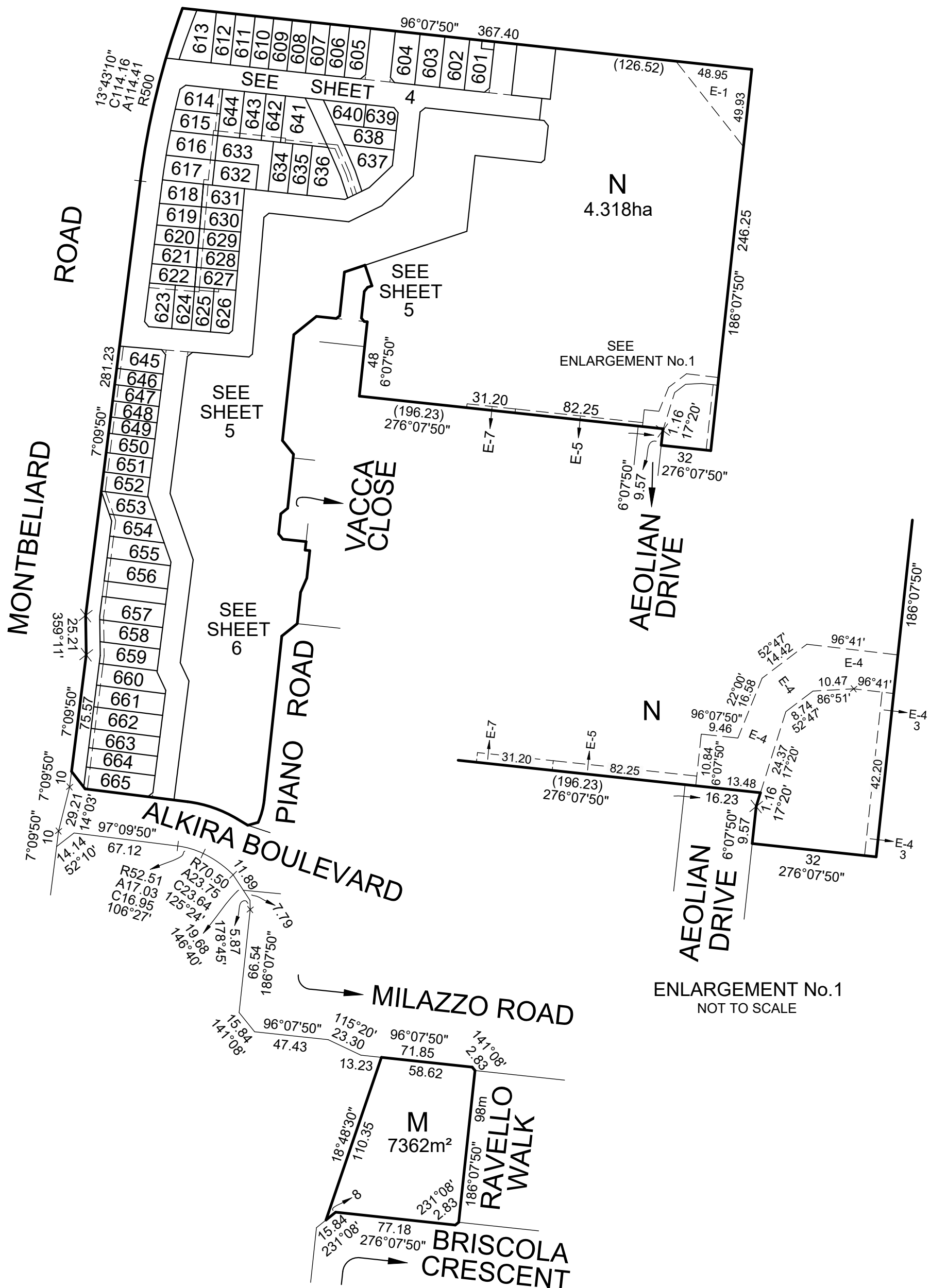


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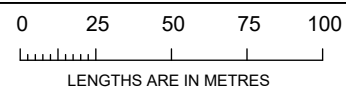
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 SHEET 2



STONEFIELDS - 6

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SCALE  
1:2500



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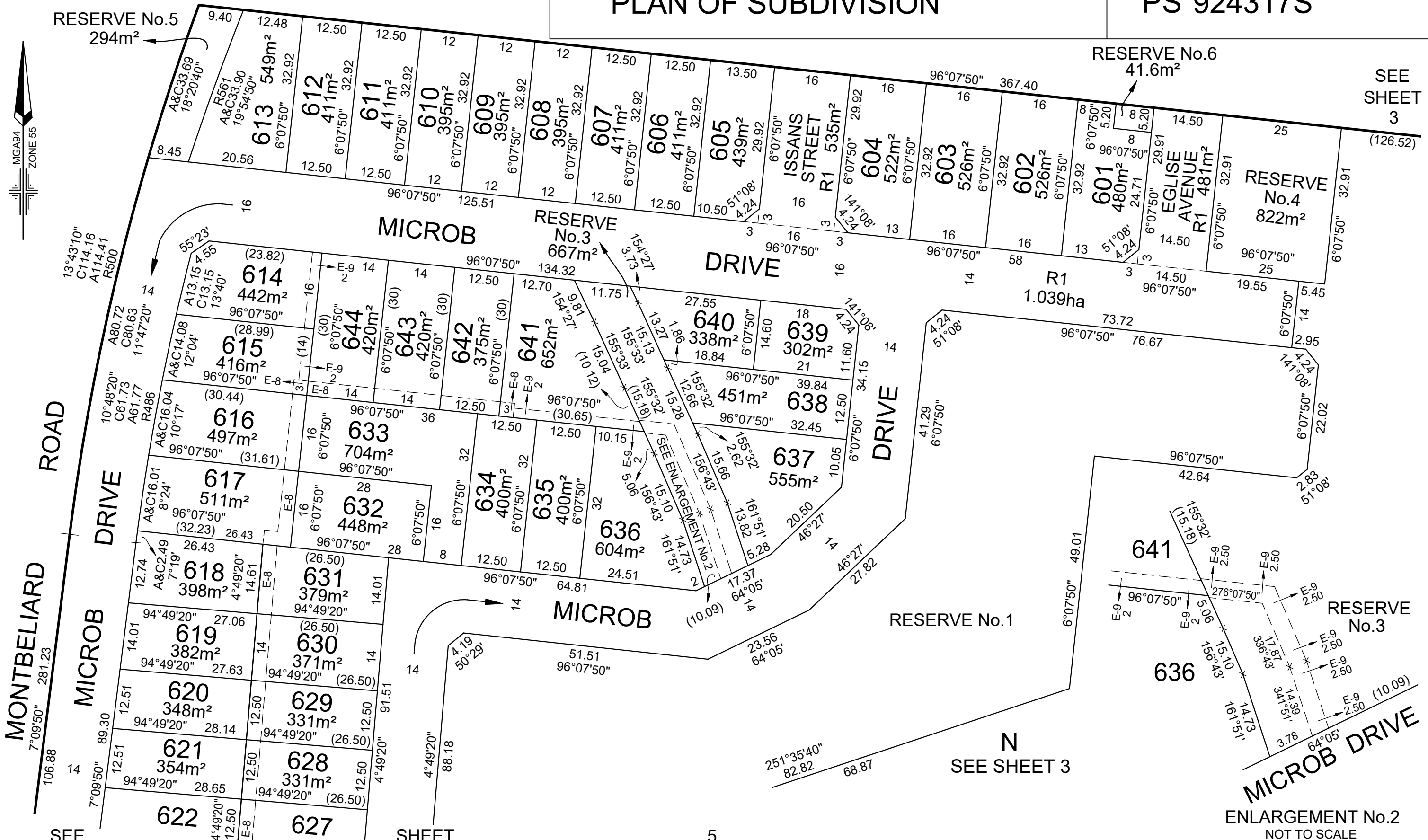
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 SHEET 3

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SEE SHEET 3  
(126.52)

N  
SEE SHEET 3

ENLARGEMENT No.2  
NOT TO SCALE



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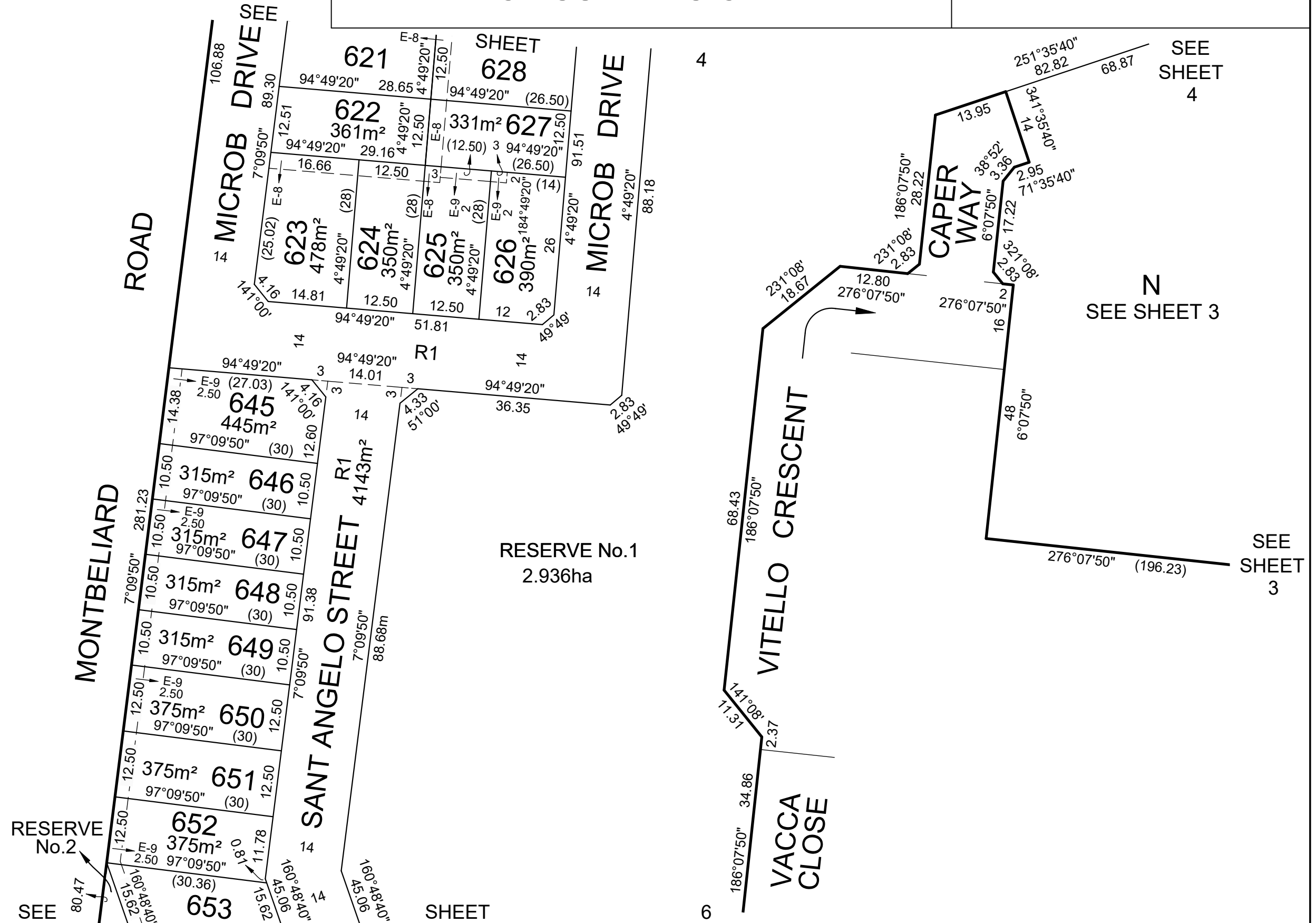
STONEFIELDS - 6  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 06/08/25 REFERENCE: AA0037  
 DRAWING: SU06AD DRAWN BY: BA

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

ORIGINAL SHEET SIZE: A3  
 SHEET 4

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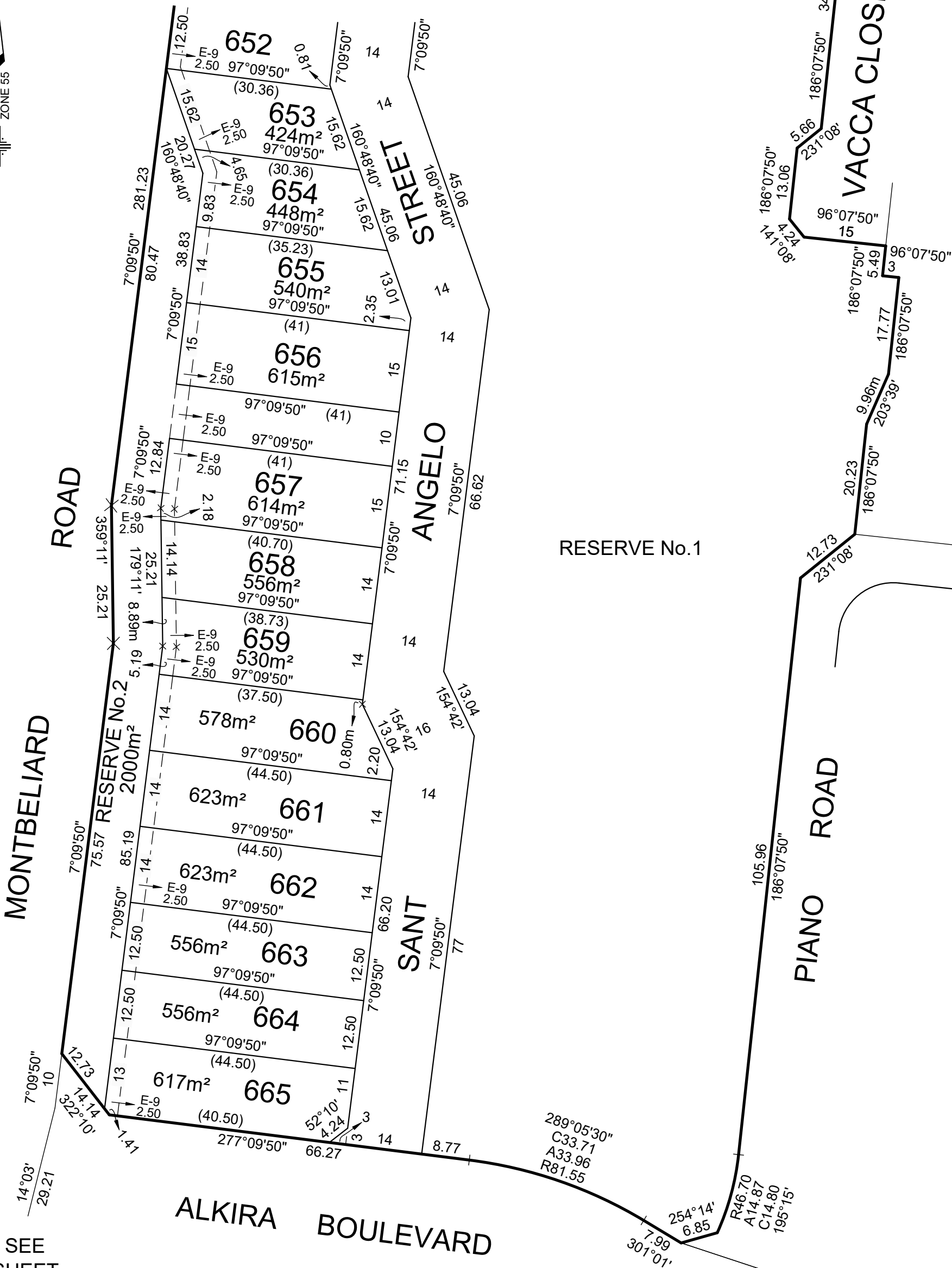
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 0 7.5 15 22.5 30  
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 SHEET 5

# PLAN OF SUBDIVISION

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SEE SHEET 5



SEE SHEET 3

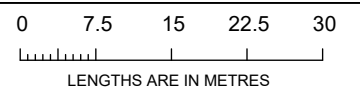
STONEFIELDS - 6

**Lyssna**  
Moving Boundaries  
LyssnaGroup.com

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SCALE  
1:750



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SHEET 6

# PLAN OF SUBDIVISION

# PS 924317S

## CREATION OF RESTRICTIONS

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.

### RESTRICTION "A"

Burdened Land: Lots 601 to 665 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 601 to 665 (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 110m<sup>2</sup> 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.

### RESTRICTION "B"

Burdened Land: Lots 614 to 636, 641 to 644 and 653 to 665 (all inclusive) on the Plan of Subdivision

Benefited Land: Lots 601 to 665 (both 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.

### RESTRICTION "C"

Burdened Land: Lots 601 to 665 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 601 to 665 (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 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
  - 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.
- (f) have direct vehicle access to Montbeliard Road where lots directly abuttal Montbeliard Road.
- (g) construct anything other than a two storey dwelling in height with habitable room windows or balconies at the second storey facing Montbeliard Road where lots have an abuttal to Montbeliard Road.
- (h) construct side fencing along the north side of Alkira Boulevard unless the fencing is timber paling in accordance with Council's standard design SDL.2.25. This requirement does not preclude the construction of retaining walls.

STONEFIELDS - 6

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