

# PLAN OF SUBDIVISION

EDITION 1

PS816279B

## LOCATION OF LAND

**PARISH:** WOLLERT  
**TOWNSHIP:** —  
**SECTION:** 13  
**CROWN ALLOTMENT:** 3 (PART)  
  
**TITLE REFERENCE:** VOL. 10716 FOL. 293  
  
**LAST PLAN REFERENCE:** PS518234M (LOT 2)  
**POSTAL ADDRESS:** 114 TESSELAAR ROAD  
 (at time of subdivision) WOLLERT 3750  
  
**MGA CO-ORDINATES:** E: 322 870 ZONE: 55  
 (of approx centre of land N: 5 834 600 GDA 94  
 in plan)

COUNCIL NAME: WHITTLESEA CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

| IDENTIFIER               | COUNCIL/BODY/PERSON                                |
|--------------------------|--|
| ROAD R1<br>RESERVE NO. 1 | WHITTLESEA CITY COUNCIL<br>WHITTLESEA CITY COUNCIL |

LOTS 1 TO 4000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
 LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
 FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS,  
 SEE CREATION OF RESTRICTIONS ON SHEETS 5 & 6.

## NOTATIONS

**DEPTH LIMITATION: DOES NOT APPLY**

This is a SPEAR plan.  
**STAGING:**  
 This is not a staged subdivision.  
 Planning Permit No. 716352  
**SURVEY:**  
 This plan is based on survey.  
 This survey has been connected to permanent marks No(s). 303, 523, 552, 553,  
 554 & 529  
 In Proclaimed Survey Area No. —

Estate: Aurora  
 Phase No.: 40  
 No. of Lots: 44 + Lot A  
 PHASE AREA: 2.591ha

## EASEMENT INFORMATION

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

EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 4001 TO 4006 (BOTH INCLUSIVE), LOTS 4033 TO 4039 (BOTH INCLUSIVE)

| Easement Reference | Purpose   | Width (Metres) | Origin    | Land Benefited/In Favour Of                           |
|--------------------|---|----------------|-----------|---|
| E-1                | GAS TRANSMISSION PIPELINE PURPOSES AS SET OUT IN INSTRUMENT F951393 | 35             | F951393   | VOL.5219 FOL.723<br>(GAS & FUEL CORPORATION VICTORIA) |
| E-2                | DRAINAGE  | 3              | THIS PLAN | WHITTLESEA CITY COUNCIL                               |
| E-2, E-3           | SEWERAGE  | SEE DIAG       | THIS PLAN | YARRA VALLEY WATER CORPORATION                        |



**Beveridge Williams**  
 development & environment consultants  
 Melbourne ph : 03 9524 8888  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SURVEYORS FILE REF: 1601251/40  
 1601251-40-PS-V2.DWG

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 6

LICENSED SURVEYOR: SEAN A. O'CONNOR  
 VERSION 2, DATE: 17/11/2017

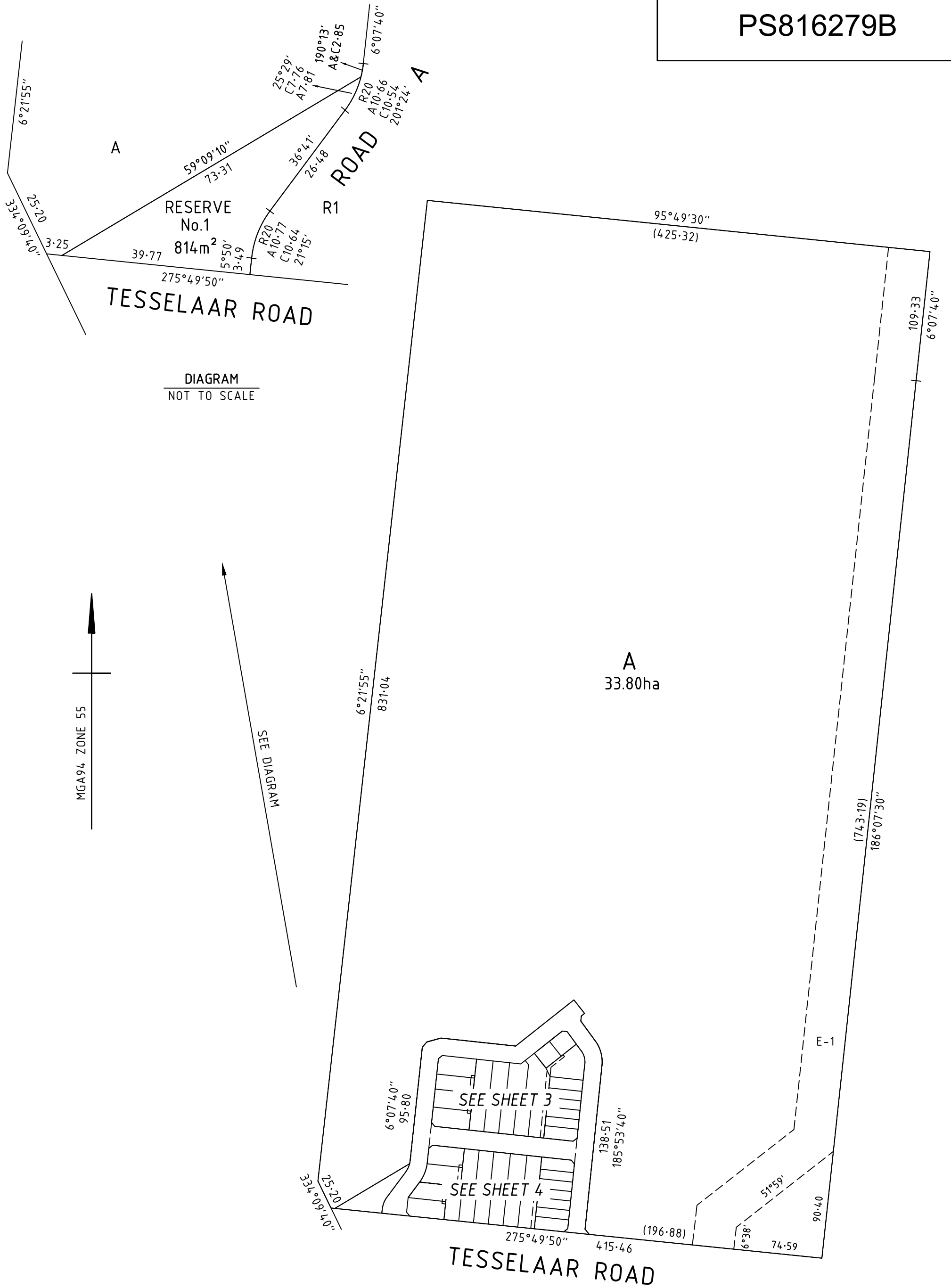


DIAGRAM  
NOT TO SCALE

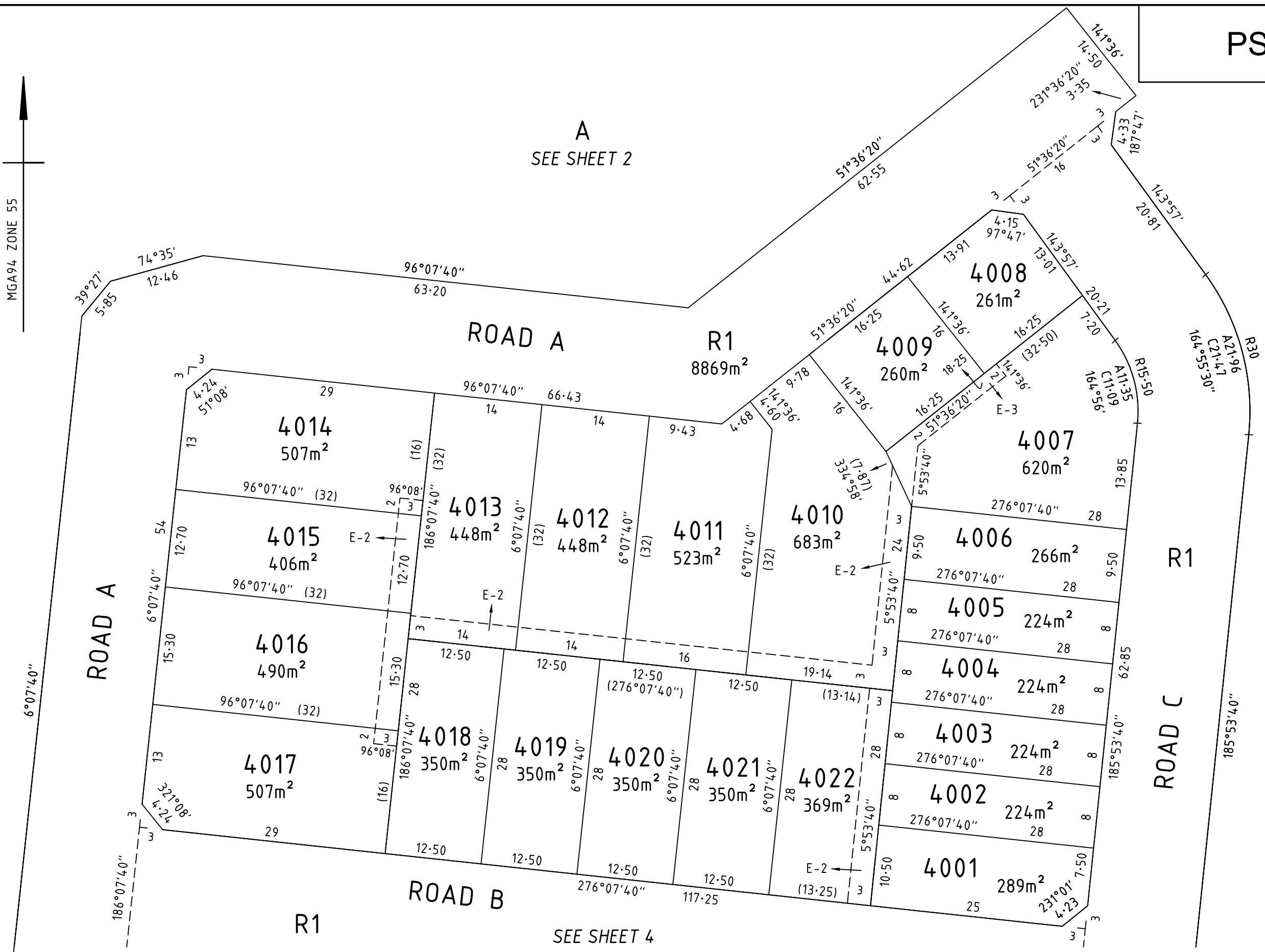


SEE DIAGRAM

MGA94 ZONE 55

A  
SEE SHEET 2

A  
SEE SHEET 2



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|                     |            |
|---------------------|------------|
| SURVEYORS REFERENCE | 1601251/40 |
|---------------------|------------|

|  |   |
|--|---|
| SCALE<br>1 : 500   | <p>5 0 5 10 15 20<br/>LENGTHS ARE IN METRES</p> |
| LICENSED SURVEYOR: SEAN A. O'CONNOR<br>VERSION 2, DATE: 17/11/2017 |   |

|                         |         |
|-------------------------|---------|
| ORIGINAL SHEET SIZE: A3 | SHEET 3 |
|-------------------------|---------|

MGA94 ZONE 55



SEE SHEET 2

SEE SHEET 3



RESERVE No.1

TESSELAAR ROAD

ROAD

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|                     |            |
|---------------------|------------|
| SURVEYORS REFERENCE | 1601251/40 |
|---------------------|------------|

|  |                              |
|--|------------------------------|
| SCALE<br>1 : 500   | <p>LENGTHS ARE IN METRES</p> |
| LICENSED SURVEYOR: SEAN A. O'CONNOR<br>VERSION 2, DATE: 17/11/2017 |                              |

|                         |         |
|-------------------------|---------|
| ORIGINAL SHEET SIZE: A3 | SHEET 4 |
|-------------------------|---------|

**SUBDIVISION ACT 1988  
CREATION OF RESTRICTION 'A'**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

**LAND TO BENEFIT & TO BE BURDENED:**

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN                   | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN       | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN             |
|------------------|--|------------------|------------------------------------|------------------|--|
| 4001             | 4002, 4022                                     | 4016             | 4013, 4015, 4017, 4018             | 4032             | 4031, 4033, 4034, 4035, 4036, 4040, 4041 |
| 4002             | 4001, 4003, 4022                               | 4017             | 4016, 4018                         | 4033             | 4032, 4034                               |
| 4003             | 4002, 4004, 4022                               | 4018             | 4013, 4016, 4017, 4019             | 4034             | 4032, 4033, 4035                         |
| 4004             | 4003, 4005, 4010, 4022                         | 4019             | 4012, 4013, 4018, 4020             | 4035             | 4032, 4034, 4036                         |
| 4005             | 4004, 4006, 4010                               | 4020             | 4011, 4012, 4019, 4021             | 4036             | 4032, 4035, 4037, 4040                   |
| 4006             | 4005, 4007, 4010                               | 4021             | 4010, 4011, 4020, 4022             | 4037             | 4036, 4038, 4040                         |
| 4007             | 4006, 4008, 4009, 4010                         | 4022             | 4001, 4002, 4003, 4004, 4010, 4021 | 4038             | 4037, 4039, 4040                         |
| 4008             | 4007, 4009                                     | 4023             | 4024, 4044                         | 4039             | 4038, 4040                               |
| 4009             | 4007, 4008, 4010                               | 4024             | 4023, 4025, 4027, 4044             | 4040             | 4032, 4036, 4037, 4038, 4039, 4041       |
| 4010             | 4004, 4005, 4006, 4007, 4009, 4011, 4021, 4022 | 4025             | 4024, 4026, 4027                   | 4041             | 4031, 4032, 4040, 4042                   |
| 4011             | 4010, 4012, 4020, 4021                         | 4026             | 4025, 4027                         | 4042             | 4029, 4030, 4041, 4043                   |
| 4012             | 4011, 4013, 4019, 4020                         | 4027             | 4024, 4025, 4026, 4028, 4044       | 4043             | 4028, 4029, 4042, 4044                   |
| 4013             | 4012, 4014, 4015, 4016, 4018, 4019             | 4028             | 4027, 4029, 4043, 4044             | 4044             | 4023, 4024, 4027, 4028, 4043             |
| 4014             | 4013, 4015                                     | 4029             | 4028, 4030, 4042, 4043             |                  |  |
| 4015             | 4013, 4014, 4016                               | 4030             | 4029, 4031, 4042                   |                  |  |
|                  |  | 4031             | 4030, 4032, 4041                   |                  |  |

**DESCRIPTION OF RESTRICTION:**

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED AND SITED IN ACCORDANCE WITH THE MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO. AAXXXX

**EXPIRY:**

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) TEN YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF  
1601251/40

ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 2, DATE: 17/11/2017

**SUBDIVISION ACT 1988  
CREATION OF RESTRICTION 'B'**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

**LAND TO BENEFIT & TO BE BURDENED:**

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN                   | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN       | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN             |
|------------------|--|------------------|------------------------------------|------------------|--|
| 4001             | 4002, 4022                                     | 4016             | 4013, 4015, 4017, 4018             | 4032             | 4031, 4033, 4034, 4035, 4036, 4040, 4041 |
| 4002             | 4001, 4003, 4022                               | 4017             | 4016, 4018                         | 4033             | 4032, 4034                               |
| 4003             | 4002, 4004, 4022                               | 4018             | 4013, 4016, 4017, 4019             | 4034             | 4032, 4033, 4035                         |
| 4004             | 4003, 4005, 4010, 4022                         | 4019             | 4012, 4013, 4018, 4020             | 4035             | 4032, 4034, 4036                         |
| 4005             | 4004, 4006, 4010                               | 4020             | 4011, 4012, 4019, 4021             | 4036             | 4032, 4035, 4037, 4040                   |
| 4006             | 4005, 4007, 4010                               | 4021             | 4010, 4011, 4020, 4022             | 4037             | 4036, 4038, 4040                         |
| 4007             | 4006, 4008, 4009, 4010                         | 4022             | 4001, 4002, 4003, 4004, 4010, 4021 | 4038             | 4037, 4039, 4040                         |
| 4008             | 4007, 4009                                     | 4023             | 4024, 4044                         | 4039             | 4038, 4040                               |
| 4009             | 4007, 4008, 4010                               | 4024             | 4023, 4025, 4027, 4044             | 4040             | 4032, 4036, 4037, 4038, 4039, 4041       |
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| 4011             | 4010, 4012, 4020, 4021                         | 4026             | 4025, 4027                         | 4042             | 4029, 4030, 4041, 4043                   |
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| 4014             | 4013, 4015                                     | 4029             | 4028, 4030, 4042, 4043             |                  |  |
| 4015             | 4013, 4014, 4016                               | 4030             | 4029, 4031, 4042                   |                  |  |
|                  |  | 4031             | 4030, 4032, 4041                   |                  |  |

**DESCRIPTION OF RESTRICTION:**

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

- BUILD MORE THAN ONE DWELLING ON THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE COMMUNITIES (AUSTRALIA) LIMITED ACN 000 966 085 ("LEND LEASE").
- SUBDIVIDE THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
- BUILD OR CAUSE TO BE BUILT OR ALLOW TO REMAIN A DWELLING OR ANY OTHER IMPROVEMENTS, OR CARRY OUT OR CAUSE TO BE CARRIED OUT ANY BUILDING, CONSTRUCTION OR LANDSCAPE WORKS ON THE BURDENED LOT UNLESS THE PLANS FOR THE BUILDING OR OTHER IMPROVEMENTS (INCLUDING LANDSCAPE WORKS) AND A SCHEDULE OF COLOURS AND MATERIALS HAVE BEEN APPROVED BY THE DESIGN ASSESSMENT PANEL (BEING LEND LEASE OR THE PERSON, ENTITY OR GROUP WHO ARE FROM TIME TO TIME NOMINATED BY LEND LEASE TO ACT AS THE DESIGN ASSESSMENT PANEL) AND COMPLY WITH THE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME. A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at <http://www.auroravic.com.au>
- CARRY OUT ANY SITEWORKS, EXCAVATION, FILLING OR CONSTRUCT ANY FENCING OR RETAINING WALLS ON THE BURDENED LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
- DELAY OR PERMIT TO BE DELAYED THE COMMENCEMENT OR COMPLETION OF ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE IN ACCORDANCE WITH THE TIMEFRAMES STIPULATED IN THE DESIGN GUIDELINES.
- VARY OR ALLOW ANY VARIATION TO ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE.
- ERECT, DISPLAY OR EXHIBIT OR ALLOW TO BE ERECTED, DISPLAYED OR EXHIBITED OR TO REMAIN ERECTED, DISPLAYED OR EXHIBITED ANY ADVERTISING SIGNAGE ADVERTISING THE LOT FOR SALE WITHOUT THE WRITTEN CONSENT OF LEND LEASE.
- CONSTRUCT OR PERMIT ANY CONSTRUCTION WORKS ON THE BURDENED LOT WITHOUT ENSURING THAT ALL EXISTING TREES AND VEGETATION ON THE LAND AREA PRESERVED WHERE POSSIBLE, INCLUDING WITHOUT LIMITATION, NOT LAYING ANY TRENCHING IN THE ROOT ZONES OR BENEATH TREE CANOPIES.
- LAY ANY ROUTES FOR SERVICES SO AS TO DISTURB ANY TREE LOCATED WITHIN THE BURDENED LOT.

**EXPIRY:**

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- TEN YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN.



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LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 2, DATE: 17/11/2017

ORIGINAL SHEET  
SIZE: A3

SHEET 6