


SUBDIVISION ACT 1988		PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS746169W	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: -- CROWN PORTION: 18(PART), 22(PART), 25(PART) 26(PART), 52A(PART) TITLE REFERENCES: VOL.8998 FOL.942, VOL.10734 FOL.423 VOL. FOL. LAST PLAN REFERENCE: PS 703941D LOT A, TP447237L LOT 1, TP828161 LOT 1 POSTAL ADDRESS: BLUE LAKE DRIVE (at time of subdivision) WALLAN VIC, 3756 MGA CO-ORDINATES: E 322 100 ZONE: 55 (of approximate centre of land in plan) N 5 855 700 GDA 94				Council Name: Mitchell Shire Council Council Reference Number: PLS093/16 Planning Permit Reference: PLA303767/04.01 SPEAR Reference Number: S080033E Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 19/04/2018 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Ricardo Ramos for Mitchell Shire Council on 08/11/2018 Statement of Compliance issued: 25/02/2019		
VESTING OF ROADS OR RESERVES				WALLARA WATERS ESTATE - RELEASE 12 NUMBER OF LOTS IN THIS PLAN: 32 + 1 BALANCE LOT TOTAL AREA OF LAND IN THIS PLAN: 22.29 ha (INCLUDING BALANCE LOT 19.25 ha)		
IDENTIFIER	COUNCIL / BODY / PERSON					
ROADS, R-1 RESERVE No.1	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL					
DEPTH LIMITATION: DOES NOT APPLY						
NOTATIONS						
LOTS 1 - 1200(BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.				OTHER PURPOSE OF THIS PLAN - REMOVAL OF EASEMENT: EASEMENT TO BE REMOVED THAT PART OF EASEMENT DENOTED AS E-9 ON PS 703943Y AS IT IS AFFECTED BY BLUE LAKE DRIVE ON THIS PLAN. GROUNDS FOR REMOVAL BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN. OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTIONS: FOR RESTRICTION DETAILS REFER TO SHEETS 10, 11 & 12		
EASEMENT INFORMATION					THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----	
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 FOR EASEMENT DETAIL						
REF: 20569/12PS	VERSION: H	DATE: 06/07/18 20569-12-PS-M-H.DGN			ORIGINAL SHEET SIZE A3	SHEET 1 OF 12 SHEETS
 Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au			Digitally signed by: David McLennan, Licensed Surveyor, Surveyor's Plan Version (H), 19/10/2018, SPEAR Ref: S080033E		PLAN REGISTERED TIME: 4:00pm DATE: 18/03/2019 H.L. Assistant Registrar of Titles	


SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS746169W
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EASEMENT INFORMATION

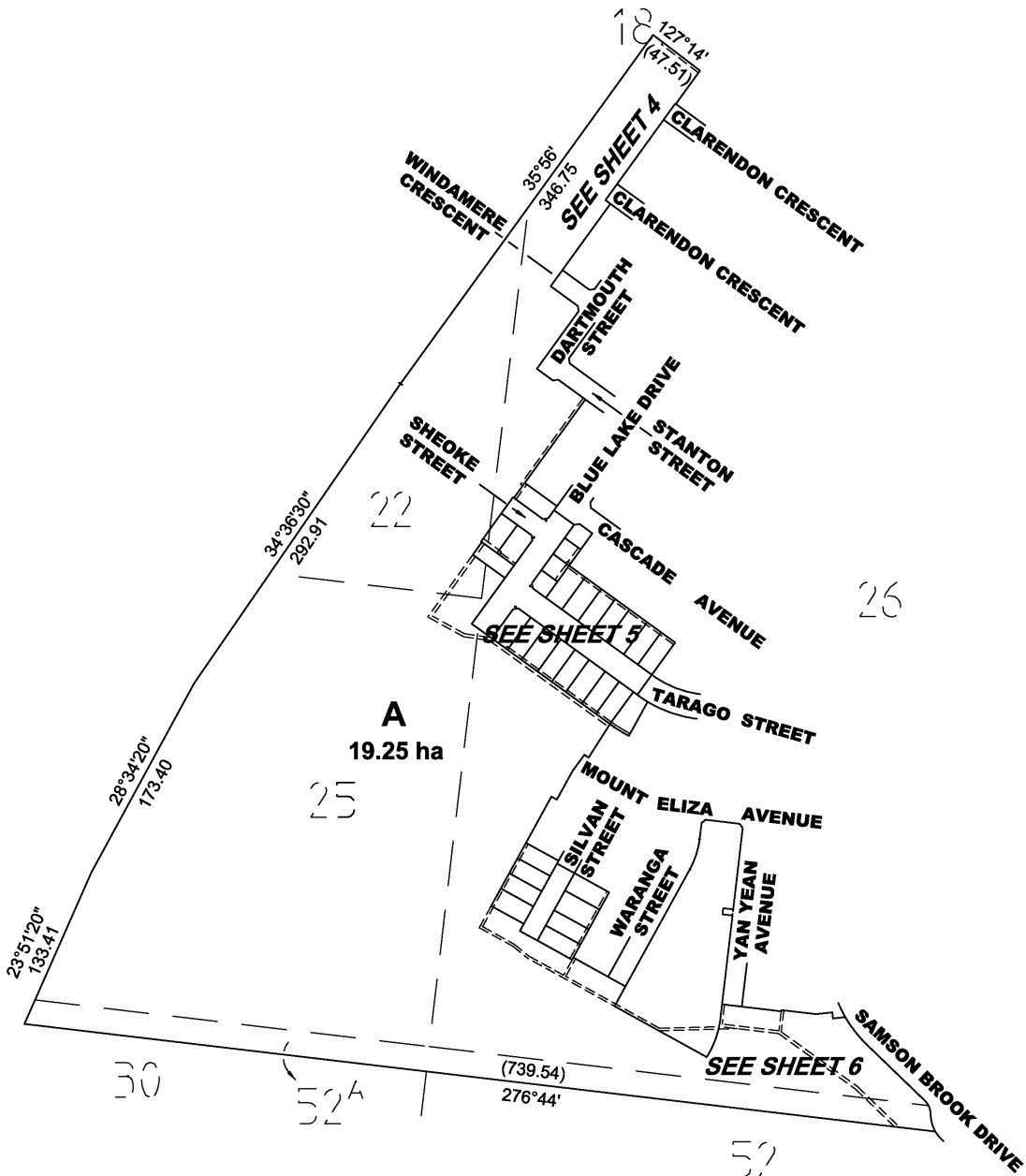
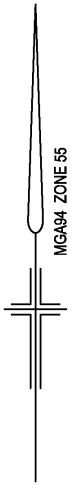
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF
E-4	SEWERAGE	SEE DIAG.	PS 638900E	YARRA VALLEY WATER LIMITED
E-5	SEWERAGE	SEE DIAG.	PS 703943Y	YARRA VALLEY WATER LIMITED
E-7	SEWERAGE	SEE DIAG.	PS 607263J	YARRA VALLEY WATER LIMITED
E-9	DRAINAGE	SEE DIAG.	PS 703943Y	MITCHELL SHIRE COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS 730837U	YARRA VALLEY WATER LIMITED
E-14	SEWERAGE	SEE DIAG.	PS 703941D	YARRA VALLEY WATER LIMITED
E-15	SEWERAGE	SEE DIAG.	PS 730838S	YARRA VALLEY WATER LIMITED
E-16, E-18	DRAINAGE	SEE DIAG.	THIS PLAN	MITCHELL SHIRE COUNCIL
E-17, E-18	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION

REF: 20569/12PS	VERSION: H	DATE: 06/07/18 20569-12-PS-M-H.DGN	ORIGINAL SHEET SIZE A3	SHEET 2
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PLAN NUMBER
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20569-12-PS-M-H.DGN

SCALE **1:4000**

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE **A3** SHEET **3**

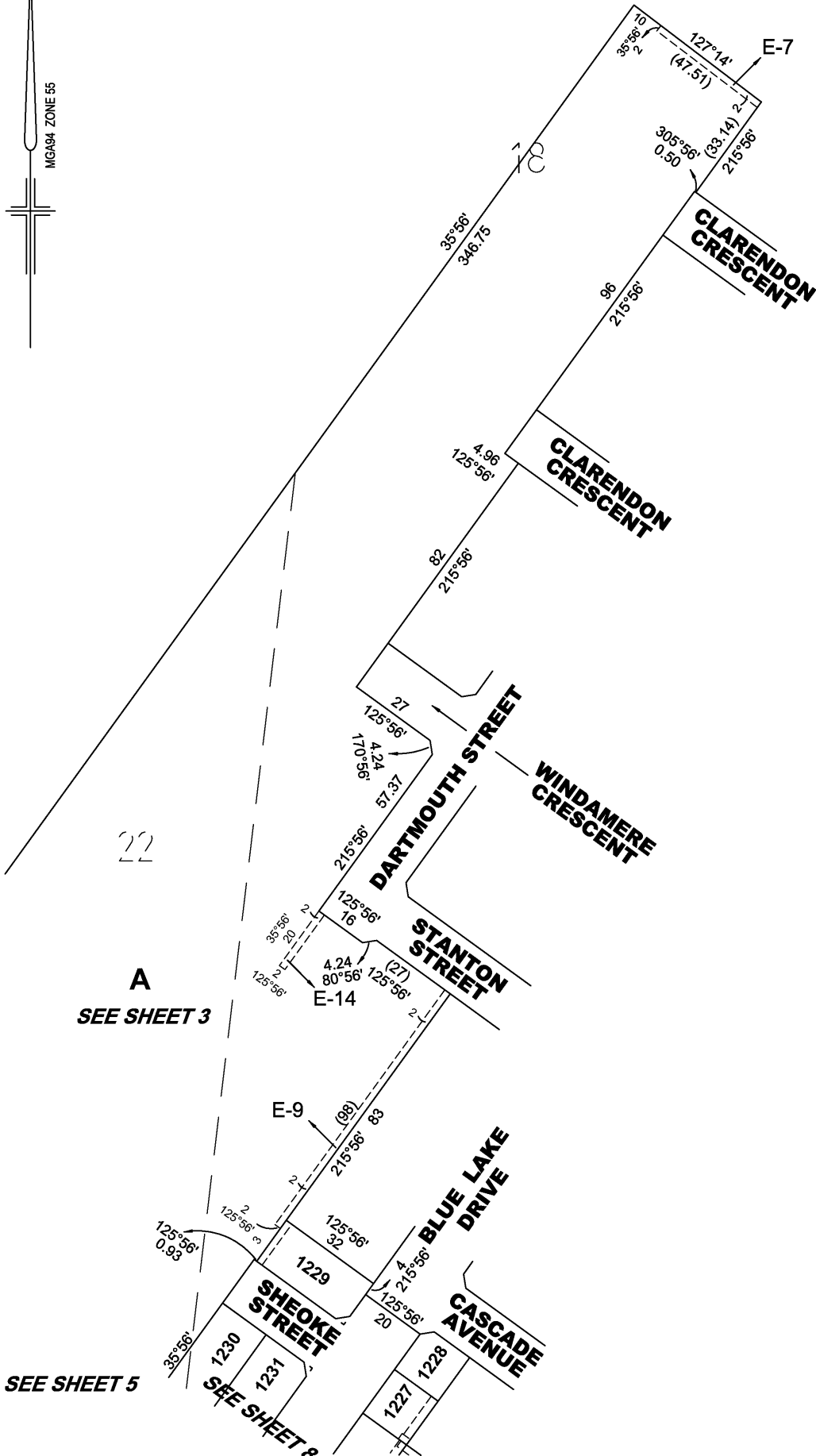
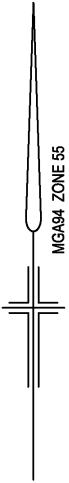


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SCALE 1:1250 20 0 20 40 60
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 4

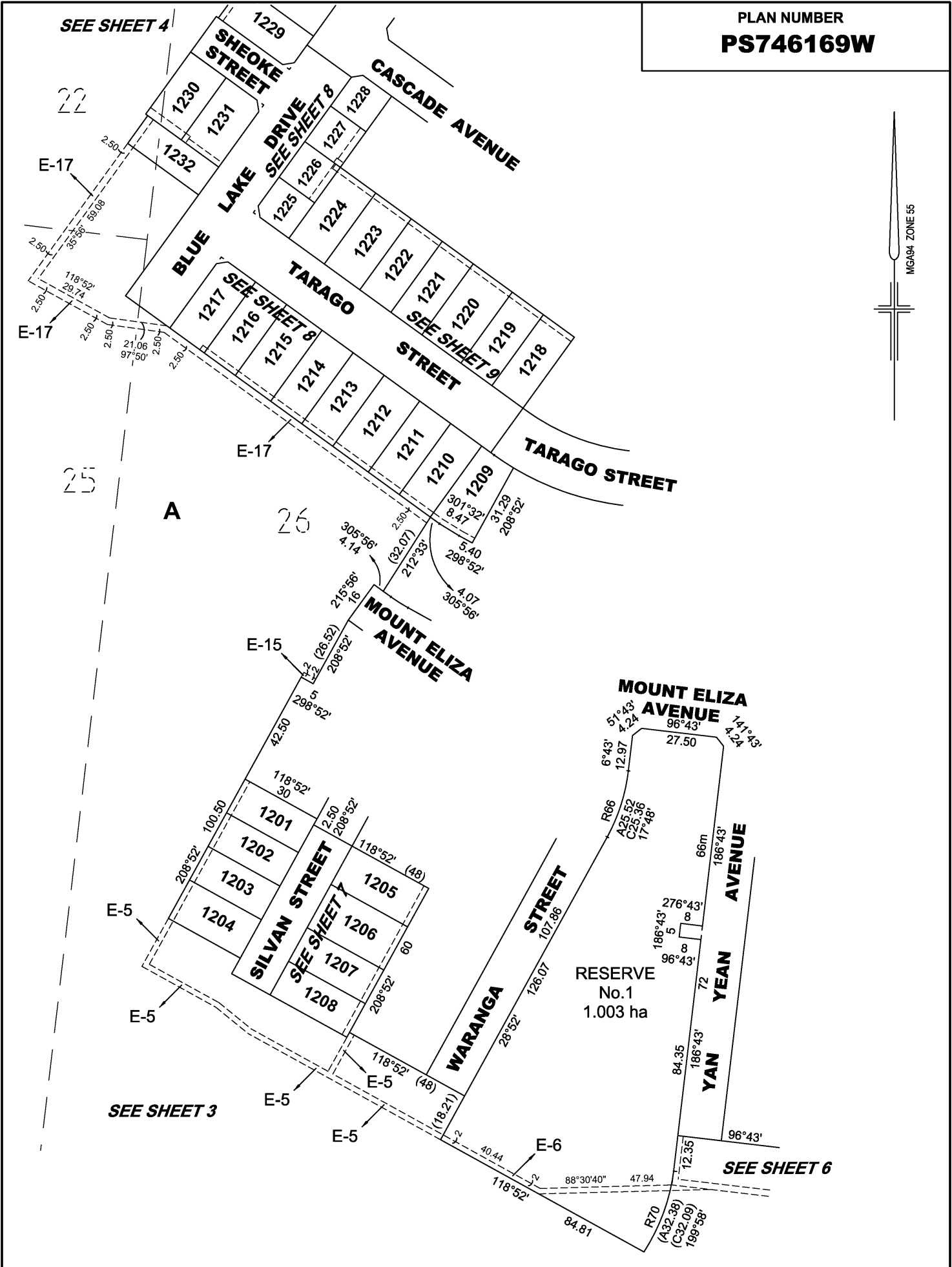
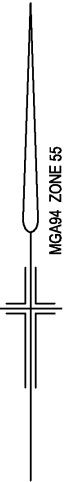


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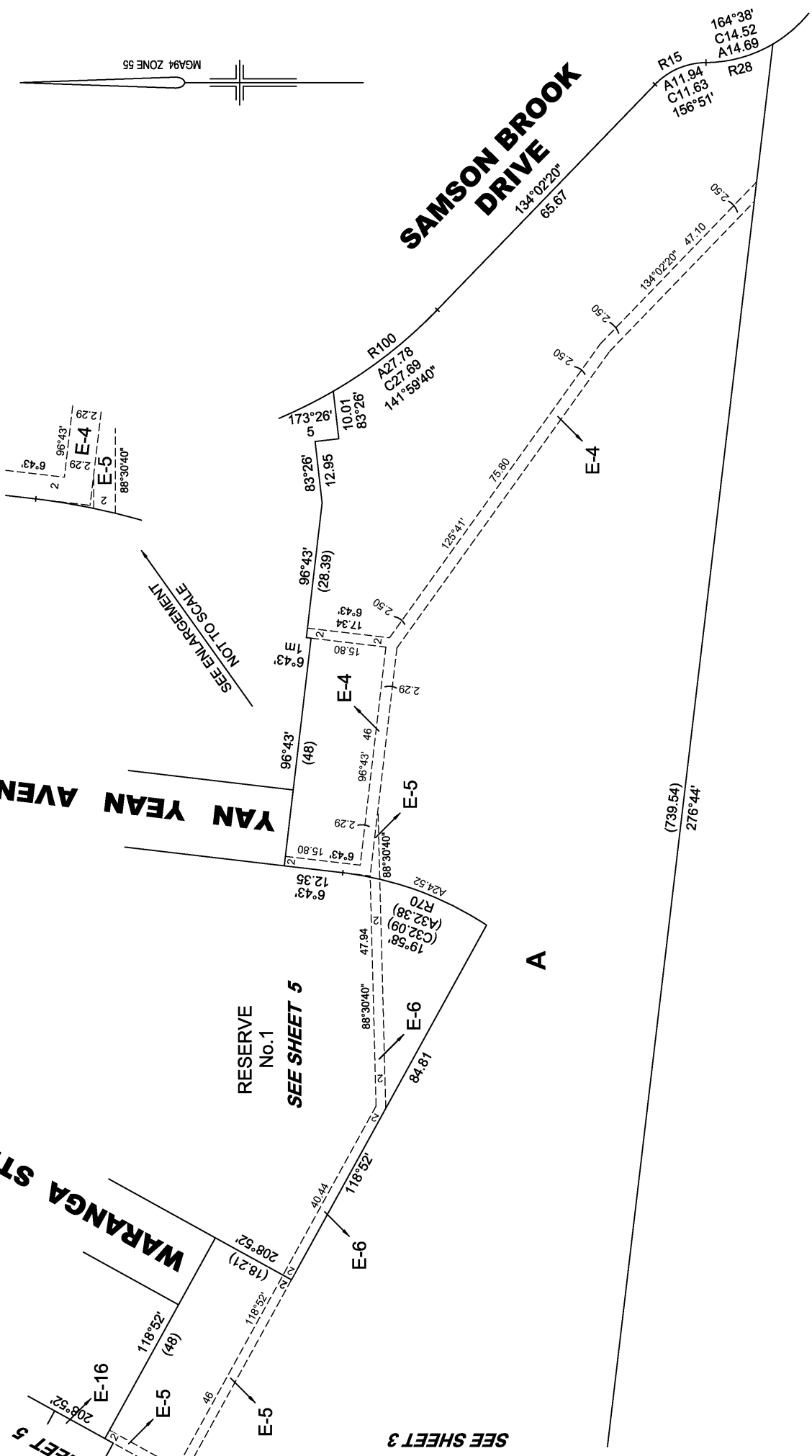
PLAN NUMBER
PS746169W



REF: 20569/12PS	VERSION: H	DATE: 06/07/18 20569-12-PS-M-H.DGN	SCALE 1:1250		ORIGINAL SHEET SIZE A3	SHEET 5
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SCALE **1:800**

LENGTHS ARE IN METRES

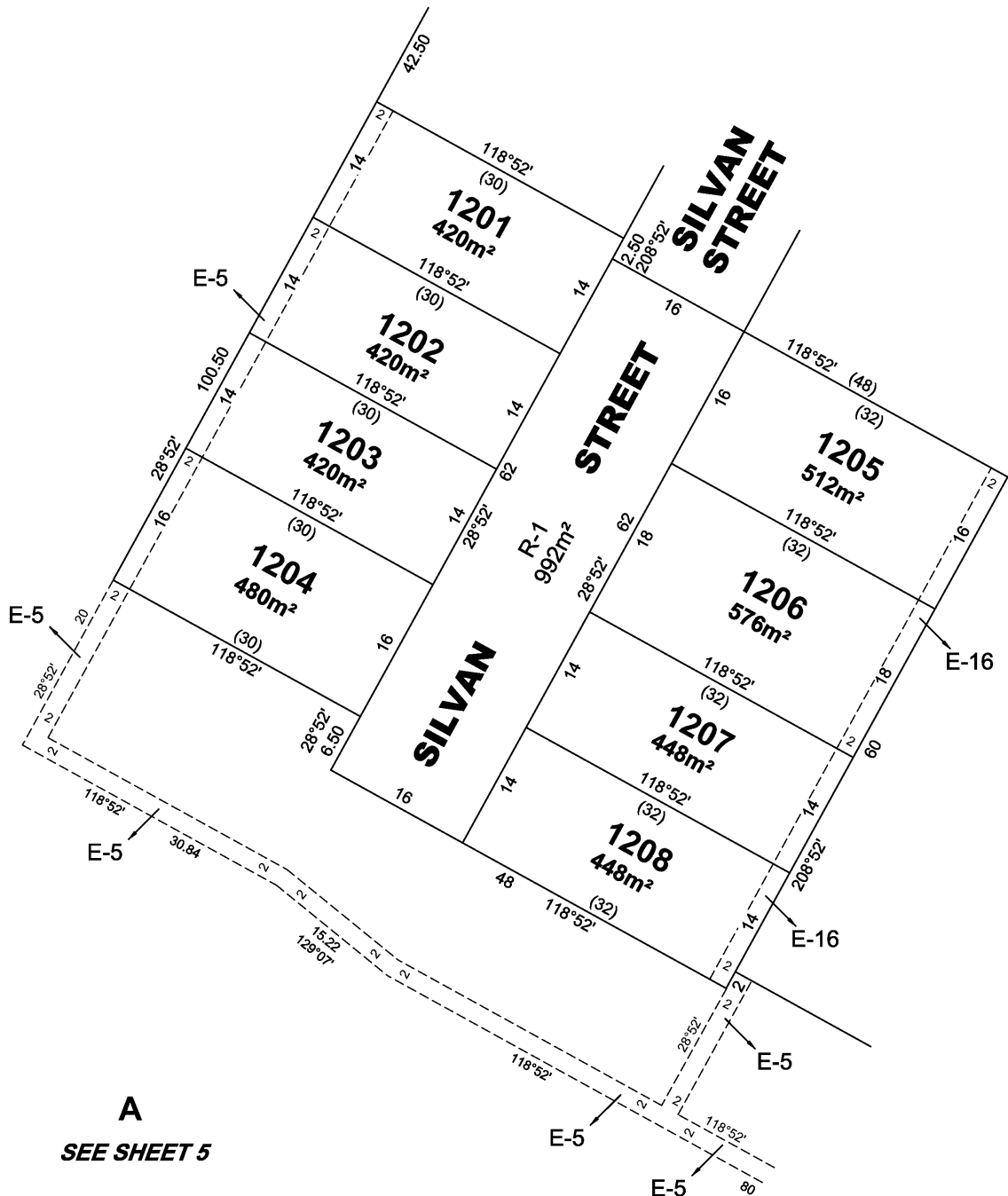
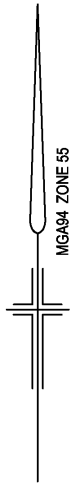
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ORIGINAL SHEET SIZE **A3** SHEET **6**

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PS746169W



A
SEE SHEET 5

REF: **20569/12PS** VERSION: **H** DATE: 06/07/18
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SCALE **1:500** 10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE **A3**

SHEET **7**

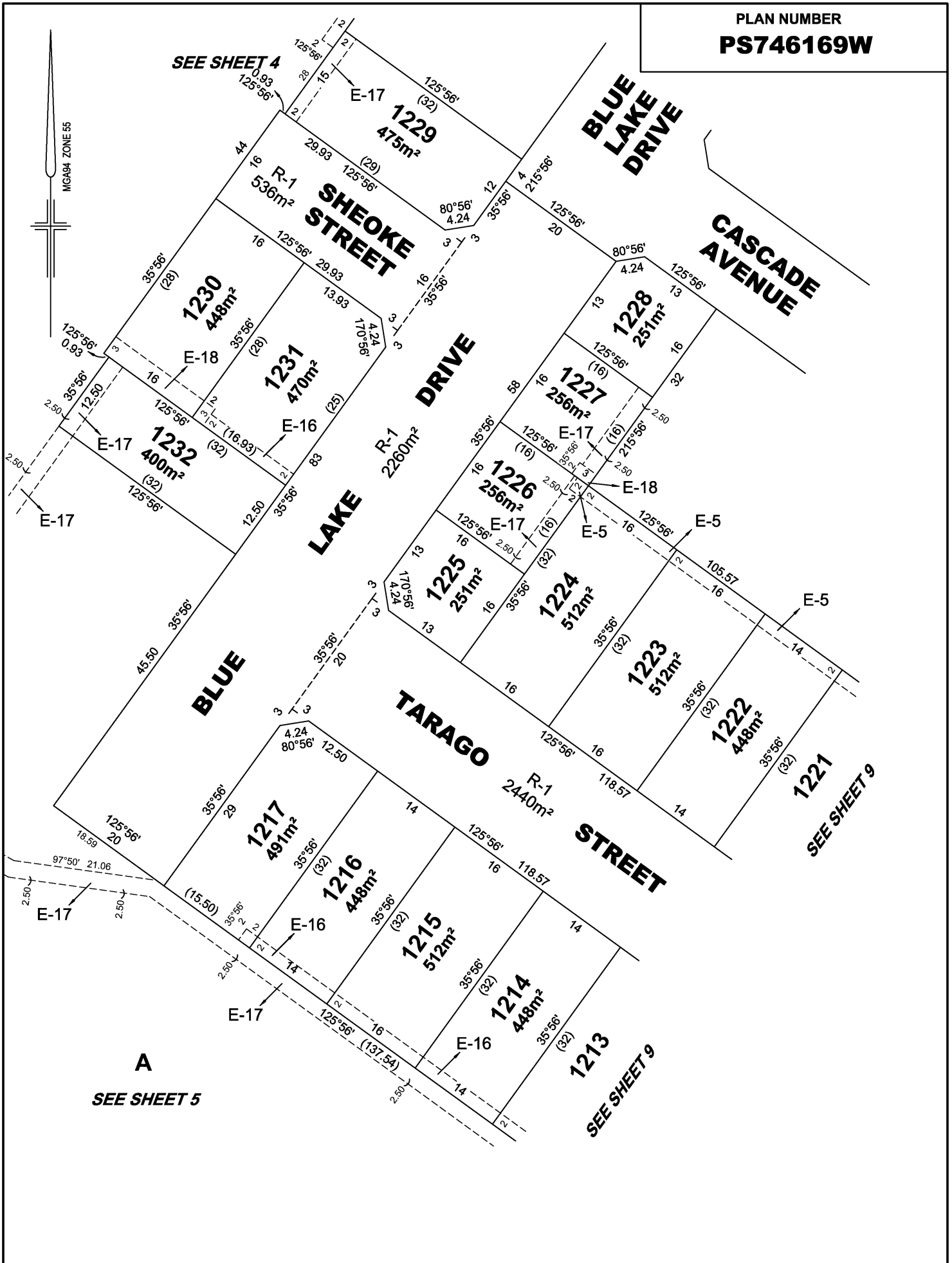


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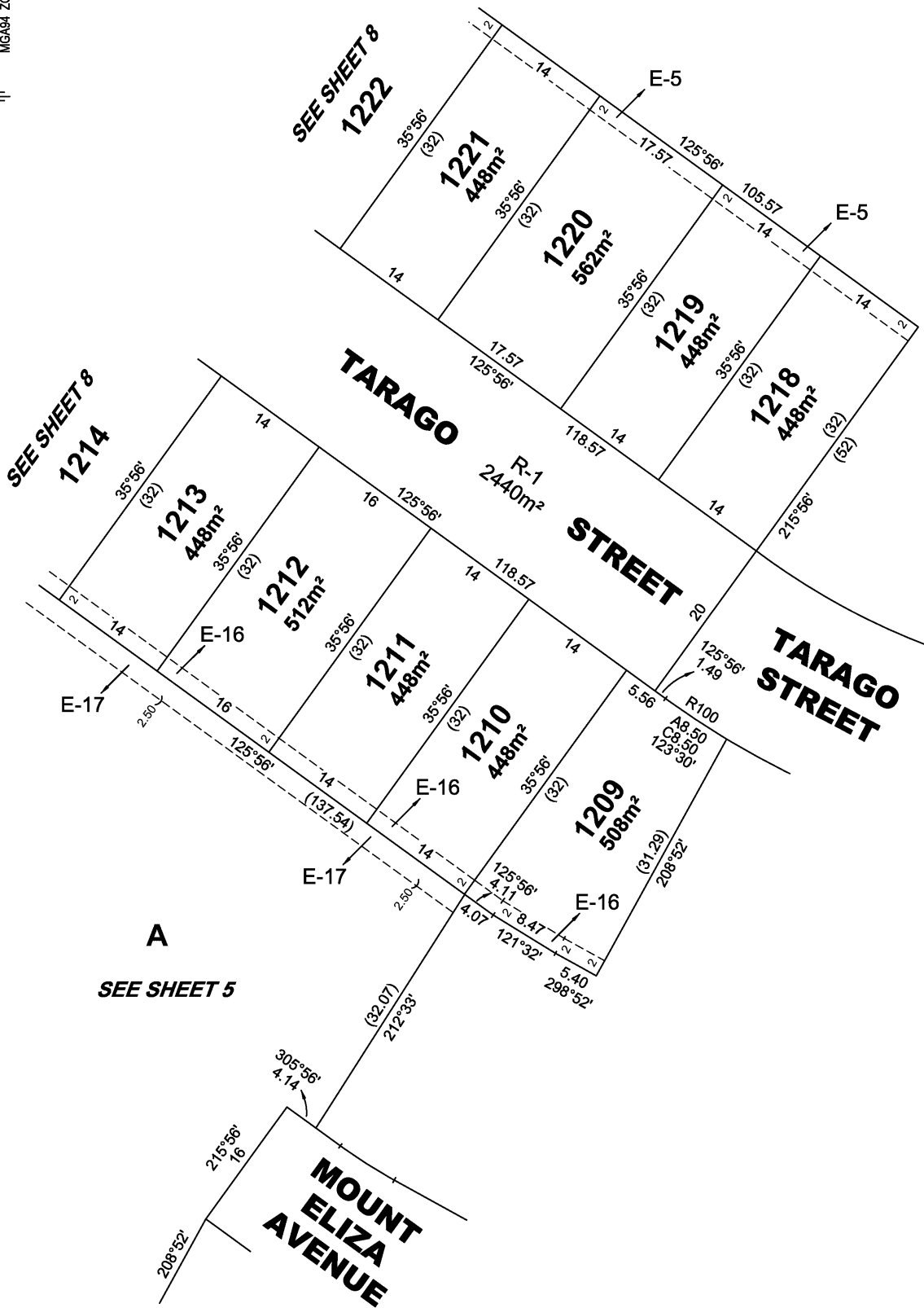
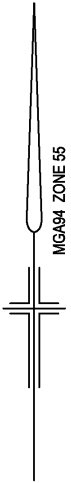
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PS746169W



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PS746169W

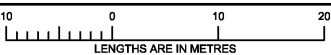


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 9

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CREATION OF RESTRICTION No.1

The following Restriction is to be created upon Registration of this plan:

For the purposes of this restriction:

- (a) "Minimum Front Boundary Setback" means, in respect of each lot, the distance between the Front Boundary and the front of the building envelope.
- (b) "Building Envelope" means the building envelope shown in Creation of Restriction No.2.
- (c) "Front Boundary" means:
 - (i) in the case of any lot where only one boundary of that lot abuts a road, the boundary which abuts the road; and
 - (ii) in the case of any lot where two boundaries of that lot each abut a road, the shorter boundary which abuts the road.
- (d) All distances are to be measured at right angles.

Land Benefitted : Lots 1201 - 1232 (both inclusive) on this plan.

Land to be Burdened : Lots 1201 - 1232 (both inclusive) on this plan.

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

- (1) Construct or cause or permit to be constructed or remain erected on any burdened lot any building forward of the Minimum Front Boundary Setback.
- (2) Construct or cause or permit to be constructed on any lot on this plan:-
 - (i) any building other than one dwelling house with the usual outbuildings such dwelling house having a minimum floor area (excluding any verandah, carport or garage) of
 - 170 square metres excluding garage for allotments with an area 600 square metres or greater
 - 150 square metres excluding garage for allotments with an area between 500 and 599 square metres
 - 120 square metres excluding garage for allotments with an area of between 400 and 499 square metres
 - 100 square metres excluding garage for allotments with an area of 399 square metres or less
 - (2)(i) does not apply to any lot created upon further subdivision of Lots
 - (ii) any dwelling (including garage and carport) of which less than fifty percent (50%) of the external walls (excluding windows) is constructed of brick, brick veneer, stone, masonry or masonry veneer;
 - (iii) any outbuildings other than a garage or carport having external walls constructed of materials other than brick, stone, rendered concrete, concrete sheet, timber or coloured non-reflective metal;
 - (iv) any dwelling with roof of other than masonry or terracotta tiles or coloured non-reflective metal roofing material;
 - (v) any dwelling having external plumbing (stormwater drainage downpipes excepted) which shall be visible from an adjoining street and in the case where lots front on to parkland, must not be visible from the park.
- (3) Erect or cause or permit to be erected or to remain erected:-
 - (i) on either side boundary or the rear boundary of any burdened Lot any fence of a height more than 1.8 metres;
 - (ii) any fence on either side boundary or the rear boundary of any burdened Lot except a fence of timber palings with a timber cap, and exposed posts on both sides of the fence;
 - (iii) any fence on either side boundary of any Lot between the Front Boundary and the Minimum Front Boundary Setback;
 - (iv) any fence along the front boundary.
- (4) At any time park or store on or within any lot any vehicle having a carrying capacity of one tonne or more or any boat, caravan or trailer in such a way as to be visible from any street adjacent to or abutting that lot.
- (5) At any time keep, place or maintain any outside clothes drying or airing facility on any lots so as to be visible from any street adjacent to or abutting that lot.
- (6) (i) keep any more than two domestic birds on the lot at any one time; and
 - (ii) keep any more than two of any kind of animal or bird at any one time.

This restriction shall expire ten years after the date of registration of this plan.

REF: 20569/12PS VERSION: H DATE: 06/07/18
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ORIGINAL SHEET
SIZE A3

SHEET 10

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CREATION OF RESTRICTION No.2

The following Restriction is to be created upon Registration of this plan:

Table of Land Burdened and Land Benefitted:

Burdened Lot No.	Benefitted Lot No.	Burdened Lot No.	Benefitted Lot No.
1201	1202	1217	1216
1202	1201, 1203	1218	1219
1203	1202, 1204	1219	1218, 1220
1204	1203	1220	1219, 1221
1205	1206	1221	1220, 1222
1206	1205, 1207	1222	1221, 1223
1207	1206, 1208	1223	1222, 1224
1208	1207	1224	1223, 1225, 1226
1209	1210	1225	1224, 1226
1210	1209, 1211	1226	1224, 1225, 1227
1211	1210, 1212	1227	1226, 1228
1212	1211, 1213	1228	1227
1213	1212, 1214	1229	1230, 1231
1214	1213, 1215	1230	1231, 1232
1215	1214, 1216	1231	1230, 1232
1216	1215, 1217	1232	1230, 1231

Description of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not, unless with the consent of the Responsible Authority :

- (i) Construct any building outside the land shown hatched on the building envelope diagram other than:
 - a porch, portico or verandah no more than 3.6 metres in height and encroaching no more than 1.0 metre into the Front Setback Zone;
 - deck steps or landing no more than 500mm in height encroaching no more than 1.0 metre into the Front Setback Zone;
 - a pergola, eaves, fascia and/or gutters encroaching no more than 1.0 metre into the Front Setback Zone;
 - a balcony not more than 4.5 metres high encroaching no more than 1.0 metre into the Front Setback Zone;
 - encroachments into the nominated Side and Rear Setback Zone as provided for under Regulation 414(3) of the Building Regulations 2006 except to where a wall is on a boundary.
- (ii) Construct any garage door or doors which occupy more than 40% of the lot frontage width.
- (iii) Construct any garage closer than 5.5 metres to the street.
- (iv) Construct or allow to be constructed any more than one dwelling per lot.

This restriction shall expire ten years after the date of registration of this plan.

Building regulations apply to all matters which are not addressed in this restriction.

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ORIGINAL SHEET
SIZE A3

SHEET 11

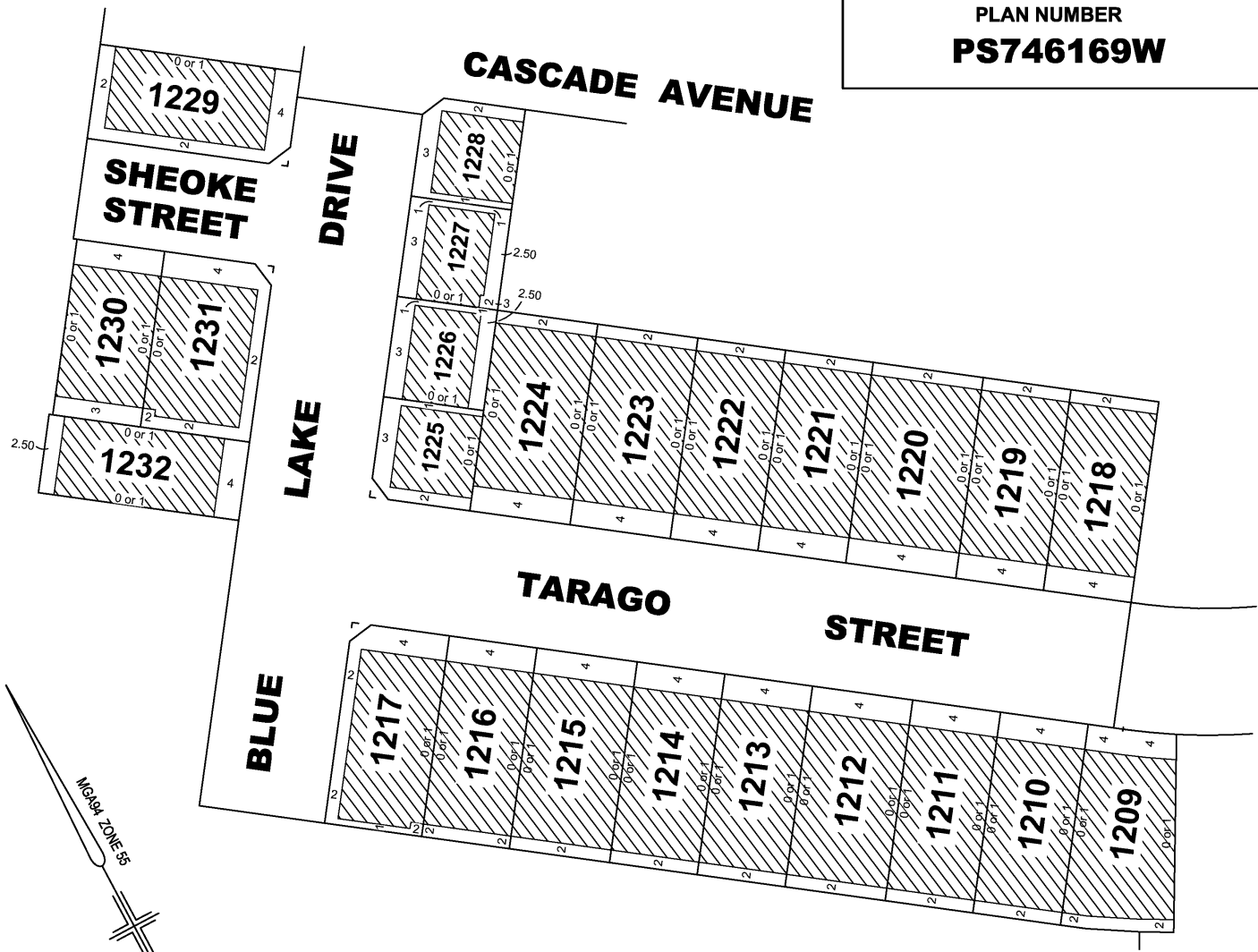


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BUILDING ENVELOPE DIAGRAM

LEGEND



Building Envelope

Further setback restrictions may apply, where a lot is affected by an easement or easements.

The Front Setback Zone is defined as the land located between the building envelope and the front boundary of the allotment.

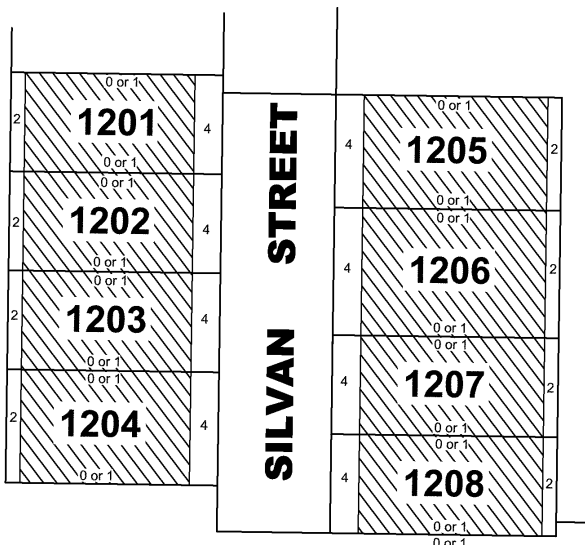
The Rear Setback Zone is defined as the land located between the building envelope and the rear boundary of the allotment.

The Side Setback Zone is defined as the land located between the building envelope and the relevant side boundary of the allotment.

The building envelope applies to the ground floor level only and is limited in height to 3.60 metres. Additional setbacks will apply to upper floors in accordance with the Building Regulations 2006.

Garages are to be setback a minimum of 5.50 metres from the front boundary of the allotment.

The building can be built on either side boundary where noted as "0 or 1" on this diagram but must maintain a minimum 1m setback to the opposite boundary.

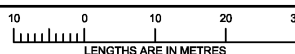


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ORIGINAL SHEET SIZE A3

SHEET 12

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