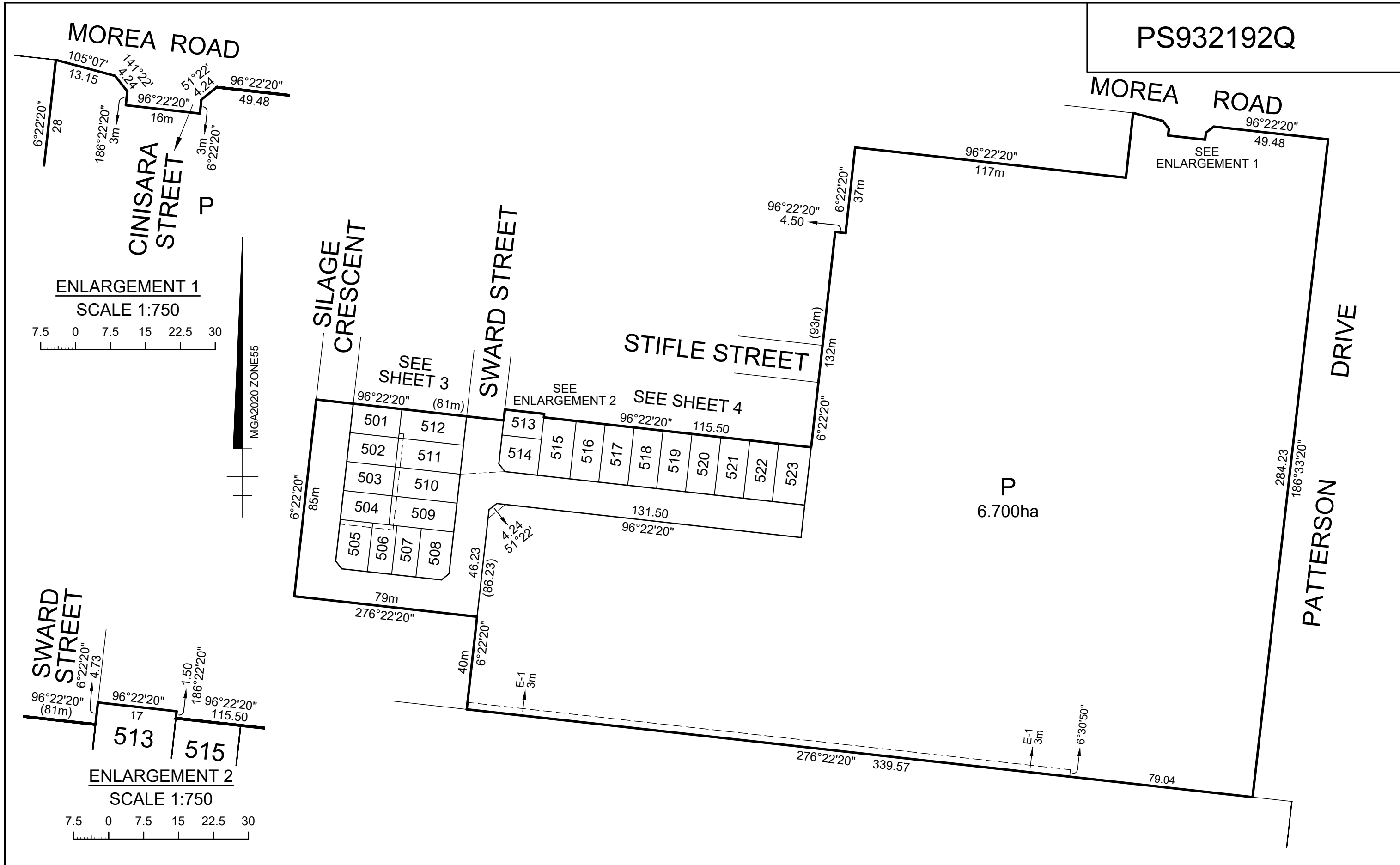


PLAN OF SUBDIVISION			EDITION 1		PS932192Q	
LOCATION OF LAND			COUNCIL NAME: WHITTLESEA CITY COUNCIL			
PARISH: KALKALLO						
TOWNSHIP: -						
SECTION: -						
CROWN ALLOTMENT: 22 (PART)						
CROWN PORTION: -						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot F on PS922088R						
POSTAL ADDRESS: Patterson Drive (at time of subdivision) DONNYBROOK VIC 3064						
MGA 2020 CO-ORDINATES: E: 322 360 ZONE: 55 (of approx centre of land in plan) N: 5844 030						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 501 to 523 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B and C on sheets 5 and 6 of this plan for details. OTHER PURPOSE OF PLAN To remove the Drainage and Sewerage easement created on PS922088R in so far as where it lies within Road R1 on this plan and remove the Sewerage easement created on PS922088R in so far as where it lies within easement E-2 on this plan. GROUNDS FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.		
Road R1		Whittlesea City Council				
NOTATIONS						
DEPTH LIMITATION: Does Not Apply						
SURVEY: This plan is based on survey.		EPLAN: This plan is not an ePlan.				
STAGING: This is not a staged subdivision. Planning Permit No.						
This survey has been connected to Permanent Marks No(s) PM 48 and PM 51 In Proclaimed Survey Area No. 74						
ACCLAIM ESTATE - Release No. 5						
Area of Release: 1.198ha						
No. of Lots: 23 Lots and Balance Lot L						
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	Sewerage	See Diag.	PS906537E	Yarra Valley Water Corporation		
E-2	Drainage	See Diag.	PS922088R	Whittlesea City Council		
E-3	Drainage	See Diag.	This Plan	Whittlesea City Council		
TAYLORS Urban Development Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800 www.taylorstds.com.au		SURVEYORS FILE REF: Ref. 20389-S5 Ver. 2		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No. 2				

PS932192Q



MOREA ROAD

MOREA ROAD

CINISARA STREET

SILAGE CRESCENT

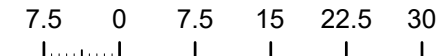
SWARD STREET

STIFLE STREET

PATTERSON DRIVE

ENLARGEMENT 1

SCALE 1:750

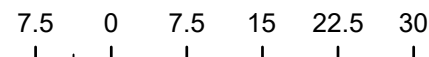


MGA2020 ZONE55

SWARD STREET

ENLARGEMENT 2

SCALE 1:750

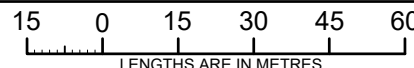


TAYLORS

Urban Development | Infrastructure

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Phone: (03) 9501 2800 | www.taylorsds.com.au

SCALE
1:1500



ORIGINAL SHEET
SIZE: A3

Ref. 20389-S5
Ver. 2

SHEET 2

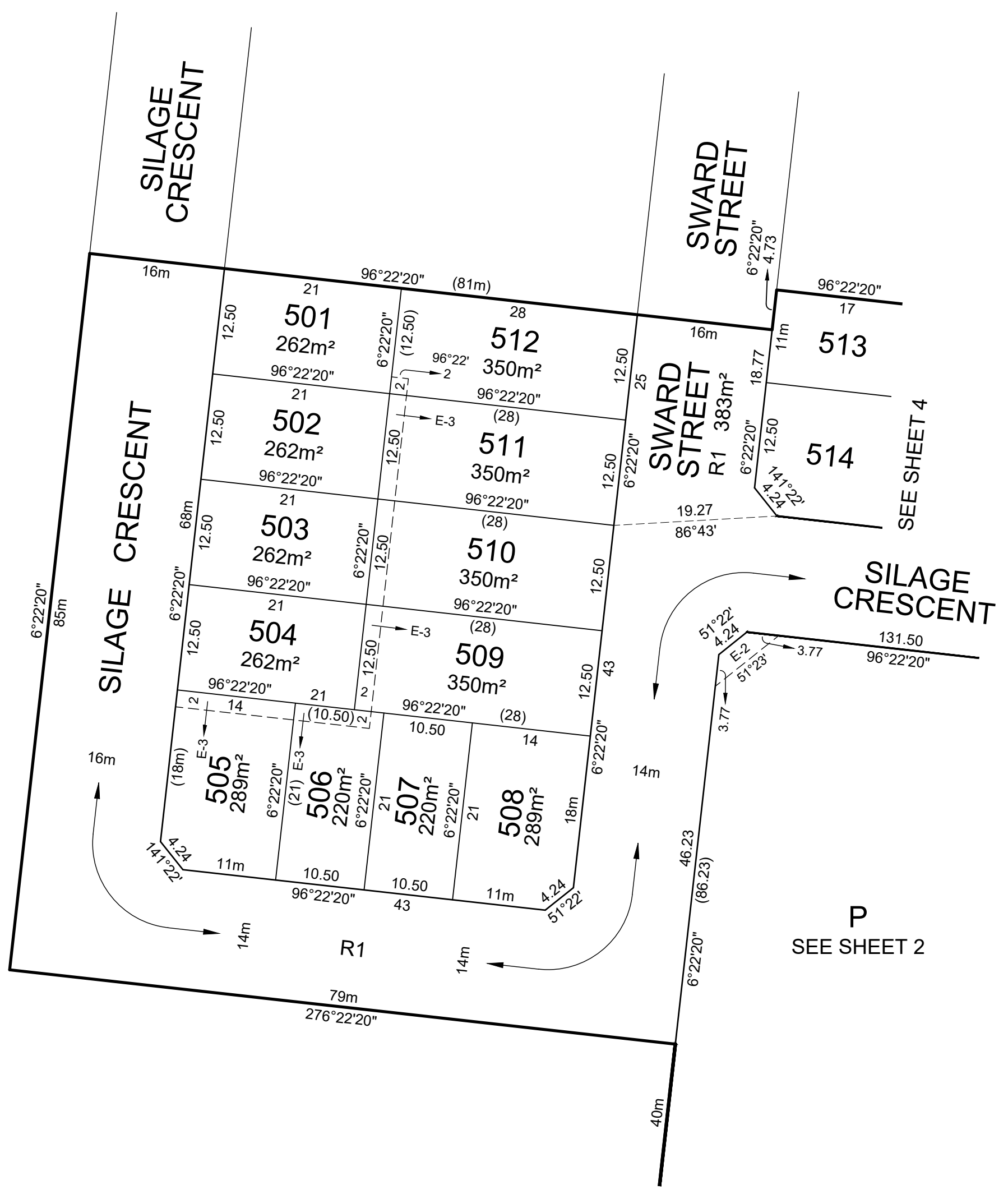
Licensed Surveyor:

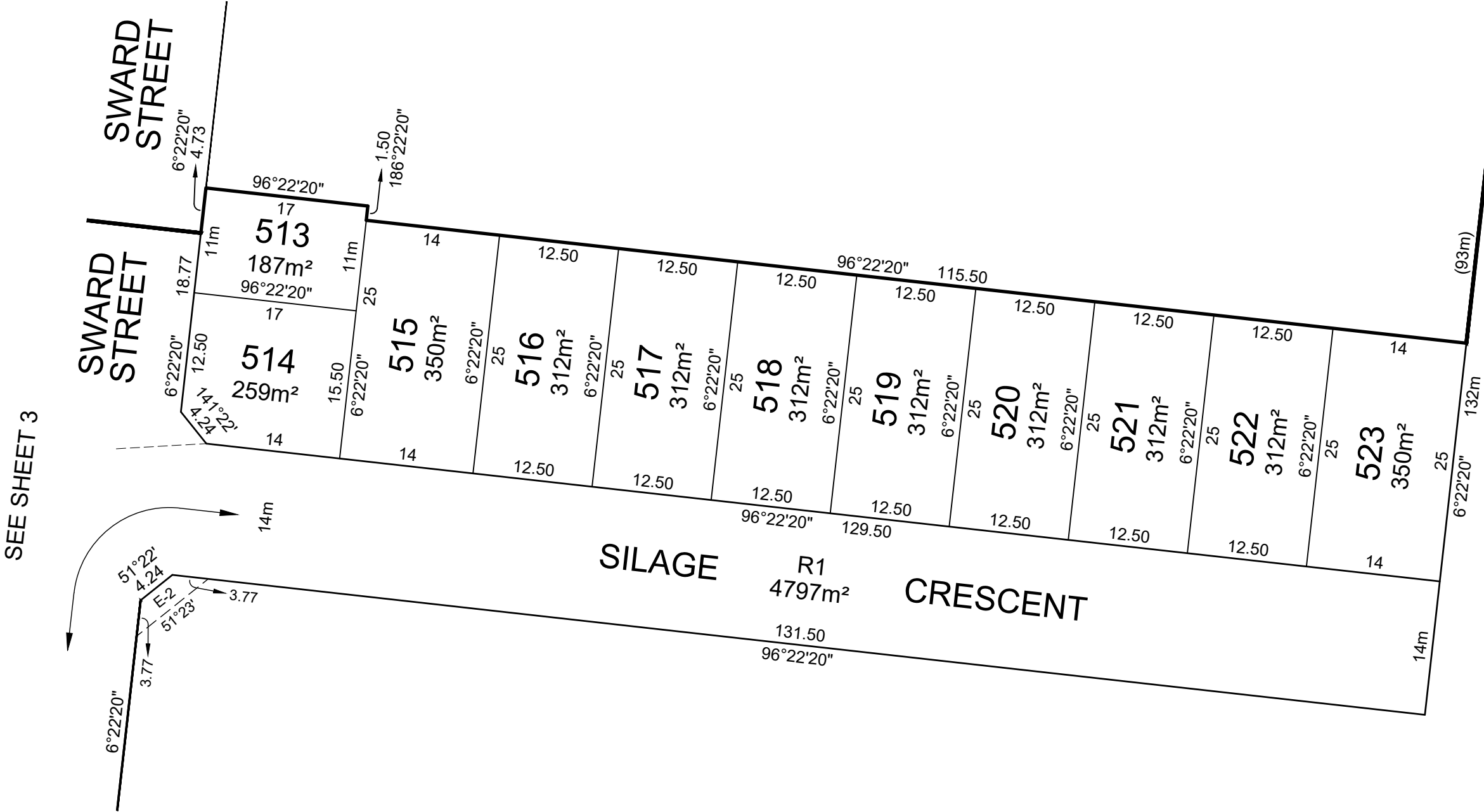
RICHARD ILLINGWORTH / Version No. 2



MGA2020 ZONE55

PS932192Q





P
SEE SHEET 2



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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

Licensed Surveyor:
RICHARD ILLINGWORTH / Version No. 2

ORIGINAL SHEET
SIZE: A3

Ref. 20389-S5
Ver. 2

SHEET 4

CREATION OF RESTRICTION

PS932192Q

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: See Table 1

BENEFITED LAND: See Table 1

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 a corner lot or any part of it, any dwelling with the side wall of any wall above the ground level of a dwelling on a corner lot which is constructed:

(i) less than 900mm from the external facade of the ground level 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 to that of the ground floor wall.
2. 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 road alignment at the front of the lot.
3. 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.
4. Construct or allow to be constructed or remain on any part of the lot, where a lot is 6m or less in width, vehicle access from a road other than via a rear laneway, unless otherwise approved by the responsible authority.
5. Construct or allow to be constructed or remain on the lot or any part of it, a retaining wall within lot front setbacks unless constructed to councils standards for walls abutting road reserves.
6. Construct or allow to be constructed or remain on the lot or any part of it, on lots which directly abut any reserve (including widening landscape verges abutting a road reserve), a dwelling presenting sideage directly adjoining that open space unless

(i) the dwelling is a double storey dwelling,

(ii) the dwelling includes passive surveillance features such as large windows and balconies at the first storey level overlooking the adjoining open space, and

(iii) any fencing greater than 60% of the boundary to the reserve is feature style with a minimum of 25% transparency and a maximum of 1.5 metres height.
7. Construct or allow to be constructed or remain on the lot or any part of it

(a) a dwelling or commercial building unless it incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering,

(b) a dwelling unless a rainwater tank of at least 2000 litres is provided on the lot and is

(i) plumbed to toilets and other non-potable water uses such as laundry use and garden irrigation,

(ii) supplied by a roof drain that is plumbed to collect the maximum possible rainwater volume, and

(c) a dwelling unless the recycled water is connected and utilised on-site as a backup to rainwater tanks.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502, 512
502	501, 503, 511
503	502, 504, 510
504	503, 505, 506, 509
505	504, 506
506	504, 505, 507, 509

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
507	506, 508, 509
508	507, 509
509	504, 506, 507, 508, 510
510	503, 509, 511
511	502, 510, 512
512	501, 511

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
513	514, 515
514	513, 515
515	513, 514, 516
516	515, 517
517	516, 518
518	517, 519

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
519	518, 520
520	519, 521
521	520, 522
522	521, 523
523	522

RESTRICTION B

BURDENED LAND: See Table 2

BENEFITED LAND: See Table 2

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 (2024) 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.

-Type A applied to Lots 501-508 (both inclusive)

-Type B applies to Lots 513 & 514

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502, 512
502	501, 503, 511
503	502, 504, 510
504	503, 505, 506, 509
505	504, 506

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
506	504, 505, 507, 509
507	506, 508, 509
508	507, 509
513	514, 515
514	513, 515

RESTRICTION C

PS932192Q

BURDENED LAND: See Table 3
BENEFITED LAND: See Table 3

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 any item (including a dwelling or fence) addressed in the Acclaim Design Guidelines without the prior consent by Acclaim Design Review Panel.
- 2. Keep a caravan, trailer, boat, plant machinery or a truck on a burdened lot except where any such item is not visible from public areas

Expiry Date: 31/12/2035

TABLE 3		TABLE 3 continued		TABLE 3 continued		TABLE 3 continued	
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502, 512	507	506, 508, 509	513	514, 515	519	518, 520
502	501, 503, 511	508	507, 509	514	513, 515	520	519, 521
503	502, 504, 510	509	504, 506, 507, 508, 510	515	513, 514, 516	521	520, 522
504	503, 505, 506, 509	510	503, 509, 511	516	515, 517	522	521, 523
505	504, 506	511	502, 510, 512	517	516, 518	523	522
506	504, 505, 507, 509	512	501, 511	518	517, 519		