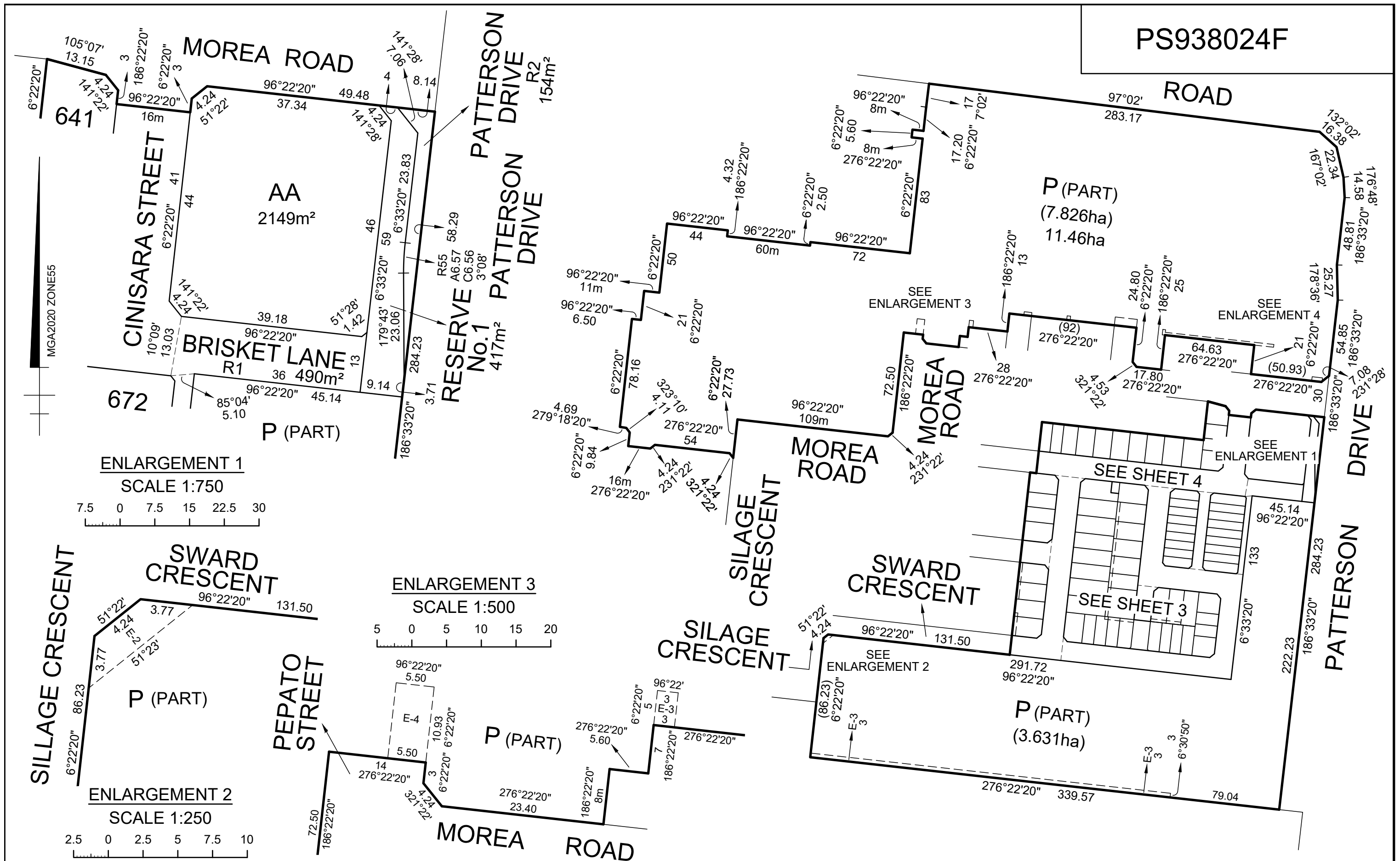


PLAN OF SUBDIVISION			EDITION 1		PS938024F	
LOCATION OF LAND			COUNCIL NAME: WHITTLESEA CITY COUNCIL			
PARISH: KALKALLO						
TOWNSHIP: -						
SECTION: -						
CROWN ALLOTMENT: 22 (PART)						
CROWN PORTION: -						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot G on PS932192Q						
POSTAL ADDRESS: Patterson Drive (at time of subdivision) DONNYBROOK VIC 3064						
MGA 2020 CO-ORDINATES: E: 322 555 ZONE: 55 (of approx centre of land in plan) N: 5 844 070						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 601 to 672 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on sheets 5, 6 and 7 of this plan for details. OTHER PURPOSE OF PLAN To remove that part of easements E-1 on PS922088R in so far as it lies within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.		
Roads R1 and R2 Reserve's No.1 and 2 Reserve No.3		Whittlesea City Council Whittlesea City Council Ausnet Electricity Services Pty Ltd				
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. PLN-39230						
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. 6 Area of Release: 2.853ha No. of Lots: 72 Lots, Superlot AA and Balance Lot P						
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		
	Sewerage			Yarra Valley Water Corporation		
E-3	Drainage	See Diagram	PS917475N	Whittlesea City Council		
	Sewerage			Yarra Valley Water Corporation		
E-4	Drainage	See Diag.	PS917475N	Whittlesea City Council		
E-5	Sewerage	See Diag.	PS917475N	Yarra Valley Water Corporation		
E-6	Drainage	2	PS922088R	Whittlesea City Council		
E-7	Sewerage	2.50	PS932192Q	Yarra Valley Water Corporation		
E-8	Drainage	2	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-S6 Ver. 3		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No. 3				

PS938024F



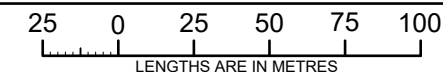
TAYLORS

Urban Development | Infrastructure

8/270 Ferntree Gully Road, Notting Hill VIC 3168

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

SCALE
1:2500



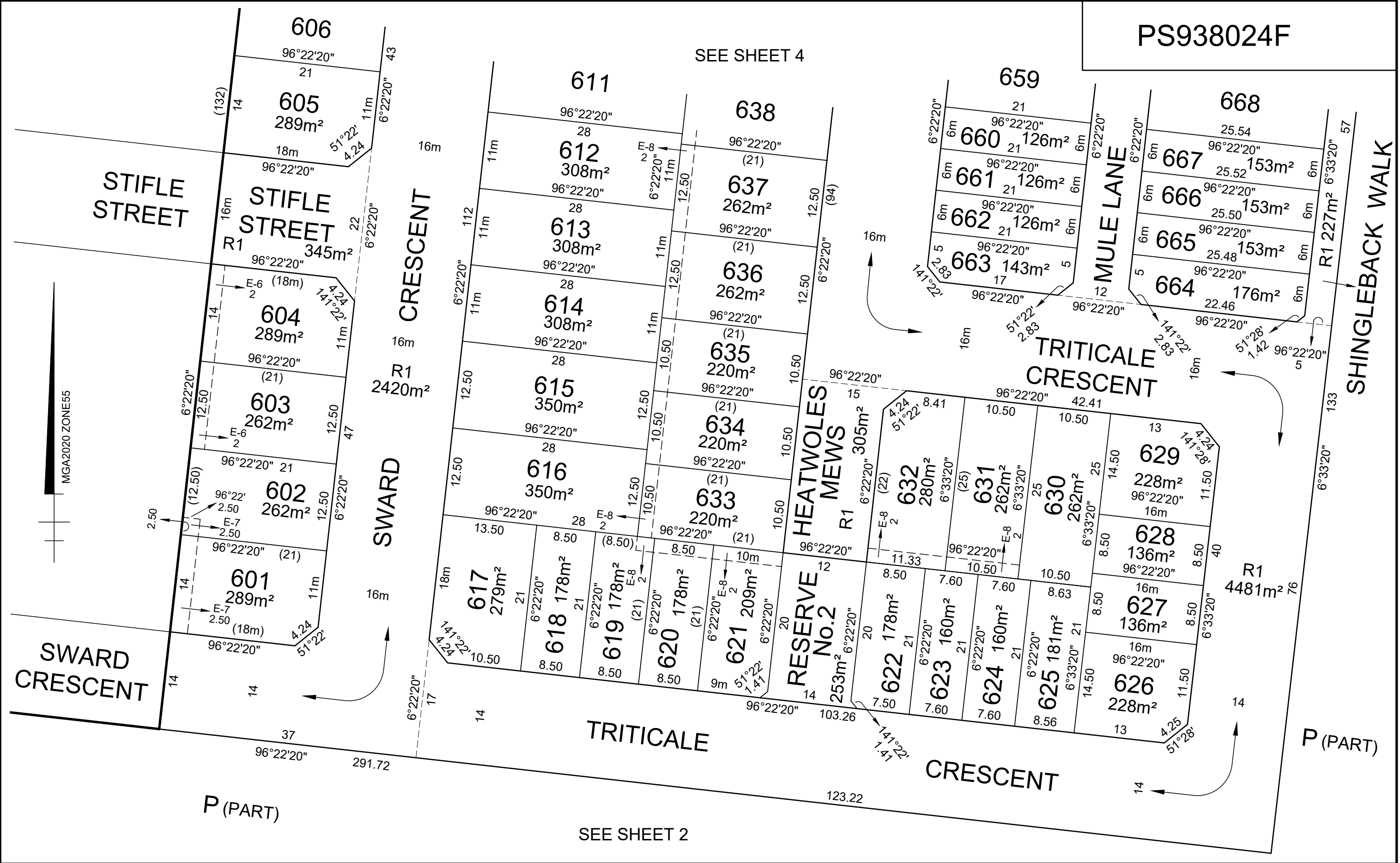
ORIGINAL SHEET
SIZE: A3

Ref. 20389-S6
Ver. 3

SHEET 2

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 3

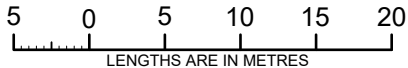


PS938024F

TAYLORS

Urban Development | Infrastructure
8/270 Ferntree Gully Road, Notting Hill VIC 3168
Phone: (03) 9501 2800 | www.taylorssds.com.au

SCALE
1:500



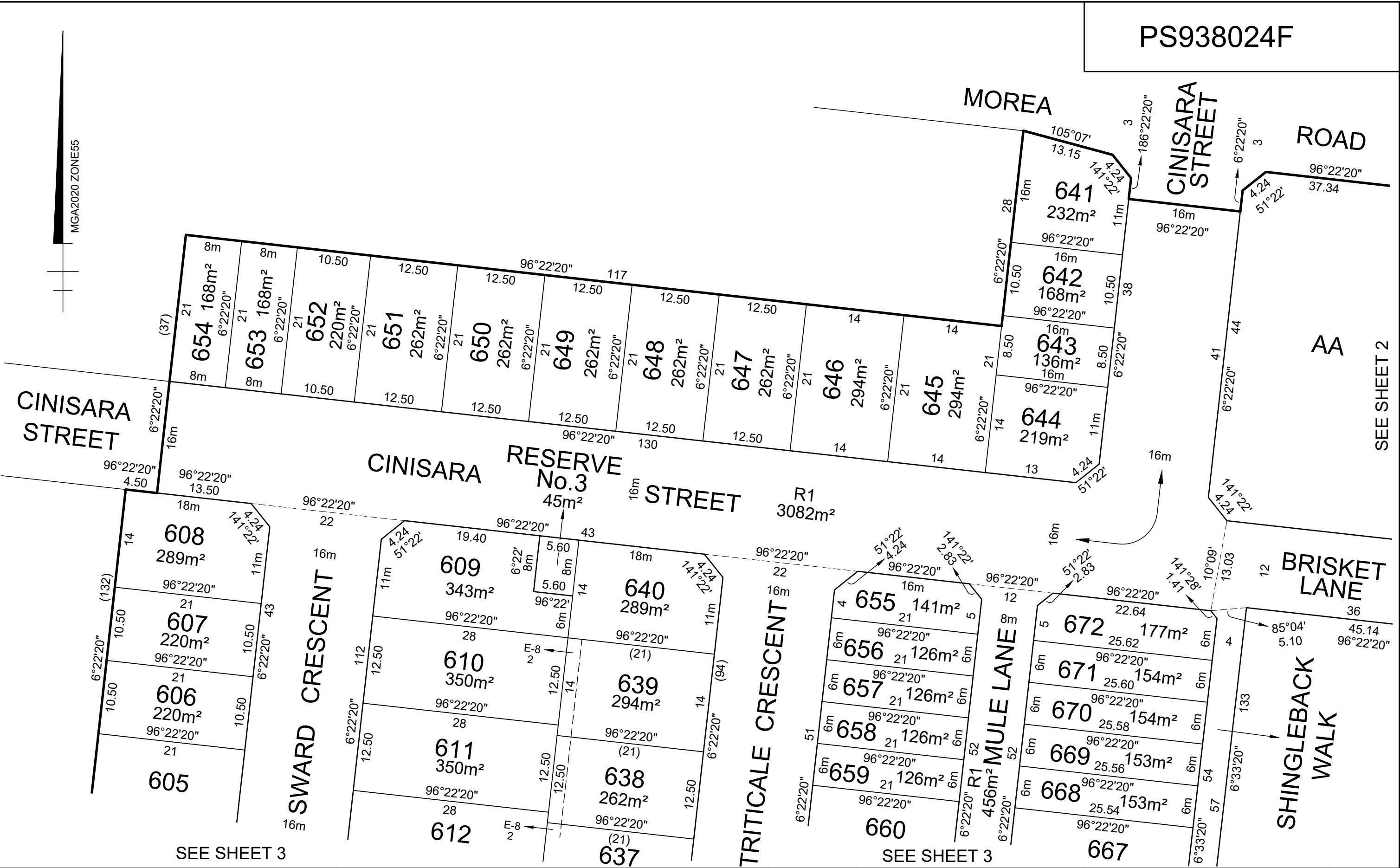
ORIGINAL SHEET
SIZE: A3

Ref. 20389-S6
Ver. 3

SHEET 3

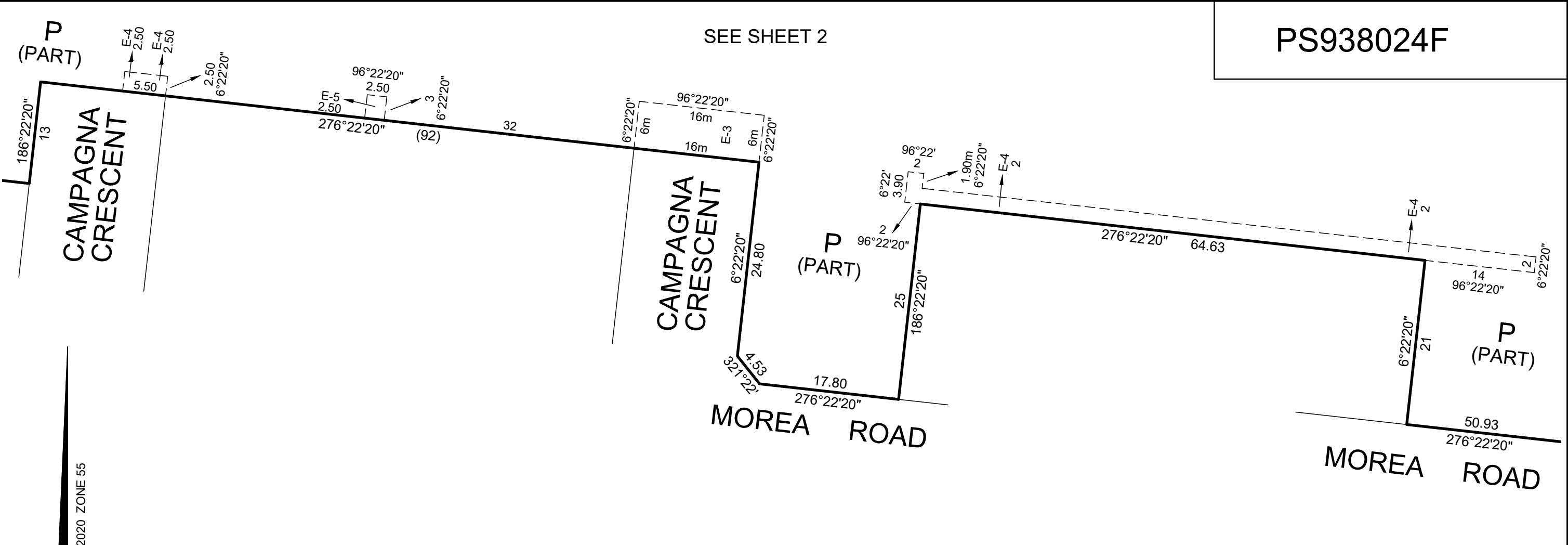
Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 3



PS938024F

SEE SHEET 2




 MGA2020 ZONE 55

$P_{(PART)}$

SEE SHEET 2

P(PART)

54.96

276°22'20" 50.93

6°33' 3

96°33' 7.50

7 E-3

2.47 6°22'

7.08 231°28'

MOREA ROAD

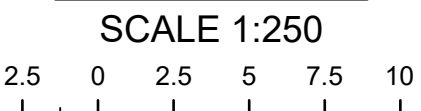
ENLARGEMENT 1

54.86
186° 33' 20"
PATTERSON DRIVE

ROAD
ENLARGEMENT 4

ROAD

WIDENING



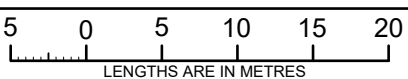
TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

Tel: 61 3 9501 2800 | **Web:** taylorstds.com.au

SCALE
1:500



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 3

ORIGINAL SHEET
SIZE: A3

Ref. 20389-S6
Ver. 3

SHEET 5

CREATION OF RESTRICTION

PS938024F

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		TABLE 1 continued		TABLE 1 continued		TABLE 1 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
601	602	619	616, 618, 620, 633	637	612, 613, 636, 638	655	656
602	601, 603	620	619, 621, 633	638	611, 612, 637, 639	656	655, 657
603	602, 604	621	620, 633	639	610, 611, 638, 640	657	656, 658
604	603	622	623, 632	640	609, 639	658	657, 659
605	606	623	622, 624, 631, 632	641	642	659	658, 660
606	605, 607	624	623, 625, 630, 631	642	641, 643	660	659, 661
607	606, 608	625	624, 626, 627, 630	643	642, 644, 645	661	660, 662
608	607	626	625, 627	644	643, 645	662	661, 663
609	610, 640	627	625, 626, 628, 630	645	643, 644, 646	663	662
610	609, 611, 639	628	627, 629, 630	646	645, 647	664	665
611	610, 612, 638, 639	629	628, 630	647	646, 648	665	664, 666
612	611, 613, 637, 638	630	624, 625, 627, 628, 629, 631	648	647, 649	666	665, 667
613	612, 614, 636, 637	631	623, 624, 630, 632	649	648, 650	667	666, 668
614	613, 615, 635, 636	632	622, 623, 631	650	649, 651	668	667, 669
615	614, 616, 634, 635	633	616, 619, 620, 621, 634	651	650, 652	669	668, 670
616	615, 617, 618, 619, 633, 634	634	615, 616, 633, 635	652	651, 653	670	669, 671
617	616, 618	635	614, 615, 634, 636	653	652, 654	671	670, 672
618	616, 617, 619	636	613, 614, 635, 637	654	653	672	671

RESTRICTION B

PS938024F

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 601-608, 630-640 & 645-654 (all inclusive)
- Type B applies to Lots 617-629, 641-644 & 655-672 (all inclusive)

TABLE 2		TABLE 2 continued		TABLE 2 continued		TABLE 2 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
601	602	625	624, 626, 627, 630	641	642	657	656, 658
602	601, 603	626	625, 627	642	641, 643	658	657, 659
603	602, 604	627	625, 626, 628, 630	643	642, 644, 645	659	658, 660
604	603	628	627, 629, 630	644	643, 645	660	659, 661
605	606	629	628, 630	645	643, 644, 646	661	660, 662
606	605, 607	630	624, 625, 627, 628, 629, 631	646	645, 647	662	661, 663
607	606, 608	631	623, 624, 630, 632	647	646, 648	663	662
608	607	632	622, 623, 631	648	647, 649	664	665
617	616, 618	633	616, 619, 620, 621, 634	649	648, 650	665	664, 666
618	616, 617, 619	634	615, 616, 633, 635	650	649, 651	666	665, 667
619	616, 618, 620, 633	635	614, 615, 634, 636	651	650, 652	667	666, 668
620	619, 621, 633	636	613, 614, 635, 637	652	651, 653	668	667, 669
621	620, 633	637	612, 613, 636, 638	653	652, 654	669	668, 670
622	623, 632	638	611, 612, 637, 639	654	653	670	669, 671
623	622, 624, 631, 632	639	610, 611, 638, 640	655	656	671	670, 672
624	623, 625, 630, 631	640	609, 639	656	655, 657	672	671

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: See Table 3
BENEFITED LAND: See Table 3

RESTRICTION:

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

Build or permit to be built or remain on the lot any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of one metre from the other side boundary of that lot in order to provide the required reasonable access for maintenance of any sewer assets at the rear of the lot by the relevant authority.

Expiry date: 31/12/2036

TABLE 3	
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
601	602
602	601, 603

RESTRICTION D

PS938024F

BURDENED LAND: See Table 4
BENEFITED LAND: See Table 4

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: 31/12/2036

TABLE 4		TABLE 4 continued		TABLE 4 continued		TABLE 4 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
601	602	619	616, 618, 620, 633	637	612, 613, 636, 638	655	656
602	601, 603	620	619, 621, 633	638	611, 612, 637, 639	656	655, 657
603	602, 604	621	620, 633	639	610, 611, 638, 640	657	656, 658
604	603	622	623, 632	640	609, 639	658	657, 659
605	606	623	622, 624, 631, 632	641	642	659	658, 660
606	605, 607	624	623, 625, 630, 631	642	641, 643	660	659, 661
607	606, 608	625	624, 626, 627, 630	643	642, 644, 645	661	660, 662
608	607	626	625, 627	644	643, 645	662	661, 663
609	610, 640	627	625, 626, 628, 630	645	643, 644, 646	663	662
610	609, 611, 639	628	627, 629, 630	646	645, 647	664	665
611	610, 612, 638, 639	629	628, 630	647	646, 648	665	664, 666
612	611, 613, 637, 638	630	624, 625, 627, 628, 629, 631	648	647, 649	666	665, 667
613	612, 614, 636, 637	631	623, 624, 630, 632	649	648, 650	667	666, 668
614	613, 615, 635, 636	632	622, 623, 631	650	649, 651	668	667, 669
615	614, 616, 634, 635	633	616, 619, 620, 621, 634	651	650, 652	669	668, 670
616	615, 617, 618, 619, 633, 634	634	615, 616, 633, 635	652	651, 653	670	669, 671
617	616, 618	635	614, 615, 634, 636	653	652, 654	671	670, 672
618	616, 617, 619	636	613, 614, 635, 637	654	653	672	671