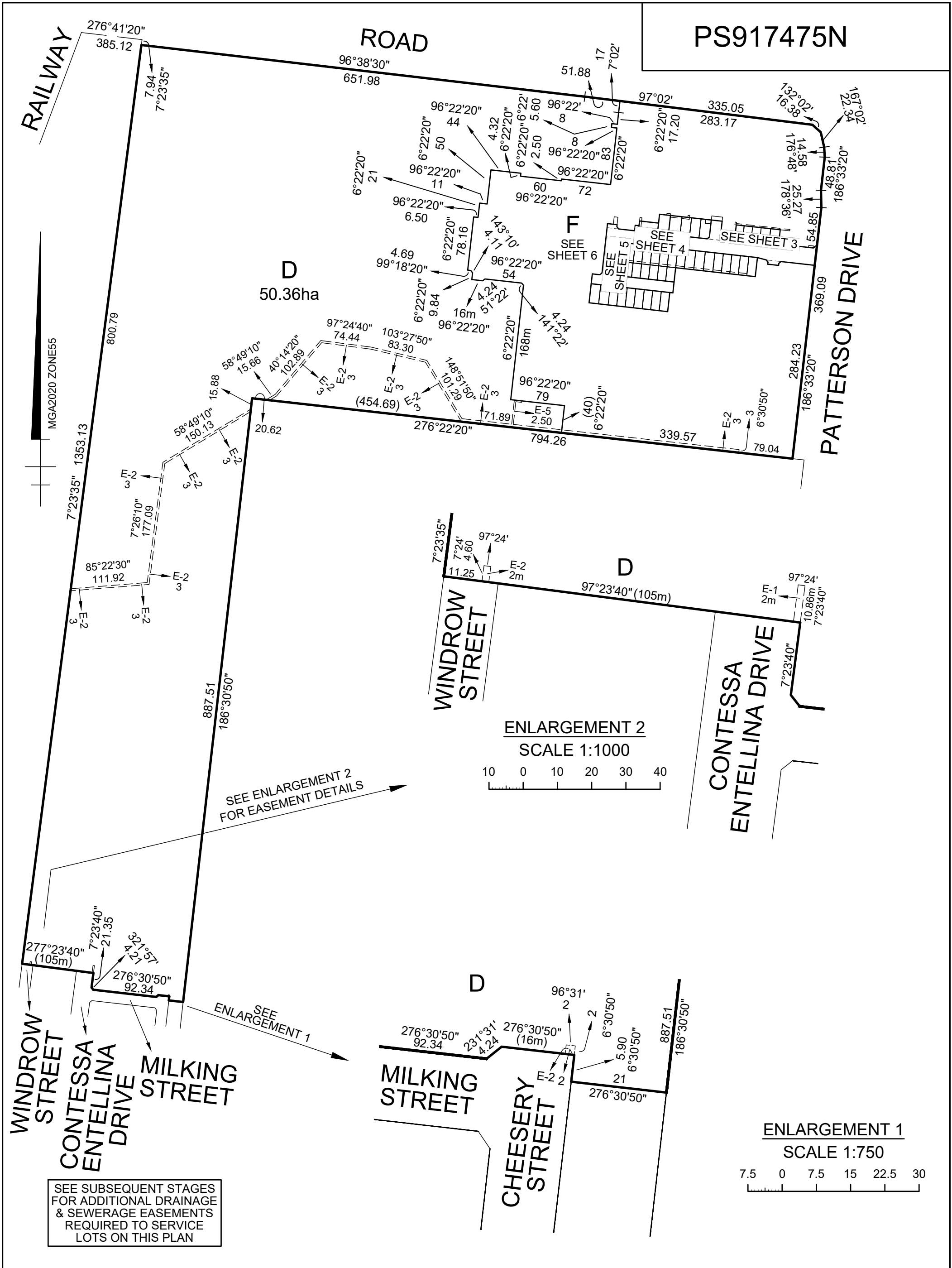


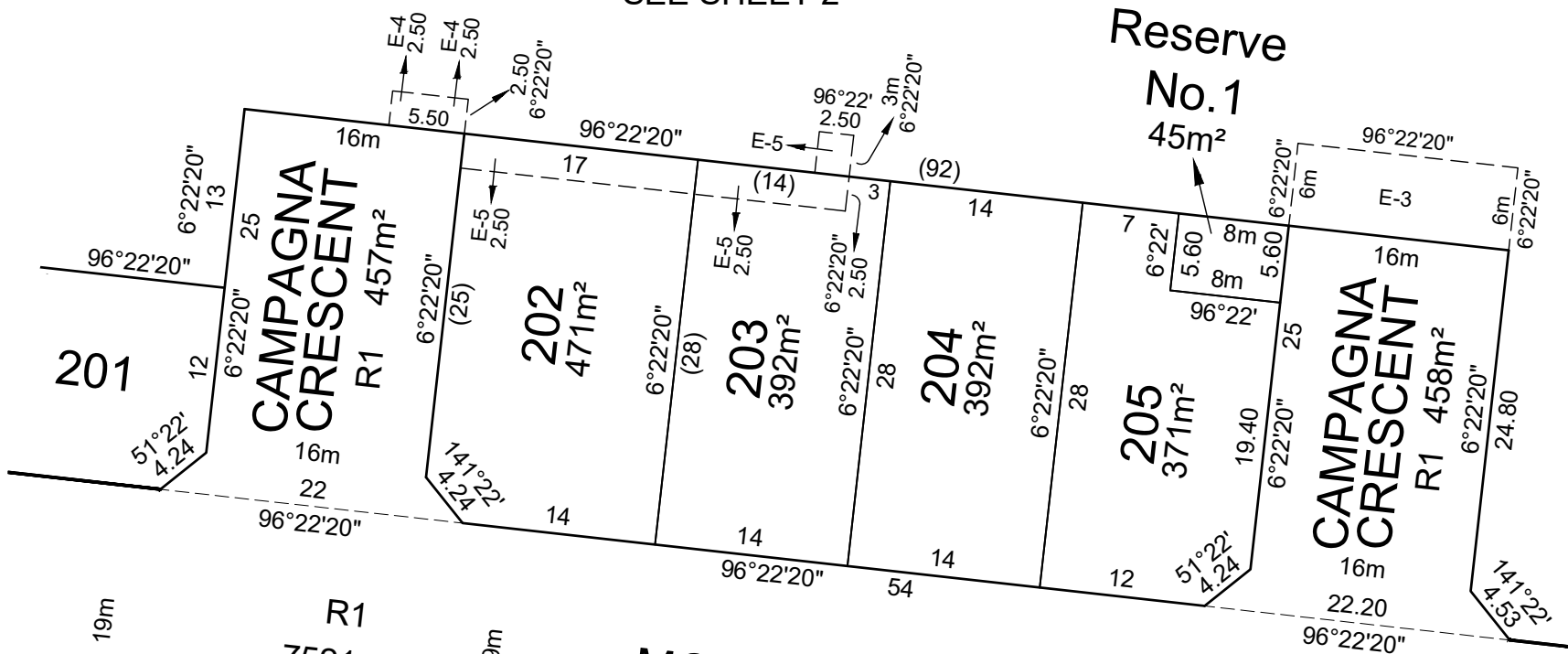
PLAN OF SUBDIVISION			EDITION 1		PS917475N	
LOCATION OF LAND			COUNCIL NAME: WHITTLESEA CITY COUNCIL			
PARISH: KALKALLO						
TOWNSHIP: ---						
SECTION: ---						
CROWN ALLOTMENT: 22 (PART)						
CROWN PORTION: ---						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot B on PS906537E						
POSTAL ADDRESS: Patterson Drive (at time of subdivision) DONNYBROOK VIC 3064						
MGA 2020 CO-ORDINATES: E: 322 530 ZONE: 55 (of approx centre of land in plan) N: 5 844 230						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 201 to 244 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B and C on sheets 7 & 8 of this plan for details.		
Road R1 Reserve No.1 Reserve No.2		Whittlesea City Council AusNet Electricity Services Pty Ltd AusNet Electricity Services Pty Ltd				
NOTATIONS						
DEPTH LIMITATION: Does Not Apply						
SURVEY: This plan is based on survey. 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. 2 Area of Release: 2.470ha No. of Lots: 44 Lots, and Balance Lots D and F						
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	Drainage	See Diag.	PS906537E	Whittlesea City Council		
E-2	Sewerage	See Diag.	PS906537E	Yarra Valley Water Corporation		
E-3	Drainage	See Diagram	This Plan	Whittlesea City Council		
	Sewerage			Yarra Valley Water Corporation		
E-4	Drainage	See Diag.	This Plan	Whittlesea City Council		
E-5	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation		
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-S2 Ver. 9		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No. 9				



SEE SUBSEQUENT STAGES
FOR ADDITIONAL DRAINAGE
& SEWERAGE EASEMENTS
REQUIRED TO SERVICE
LOTS ON THIS PLAN

F
SEE SHEET 2

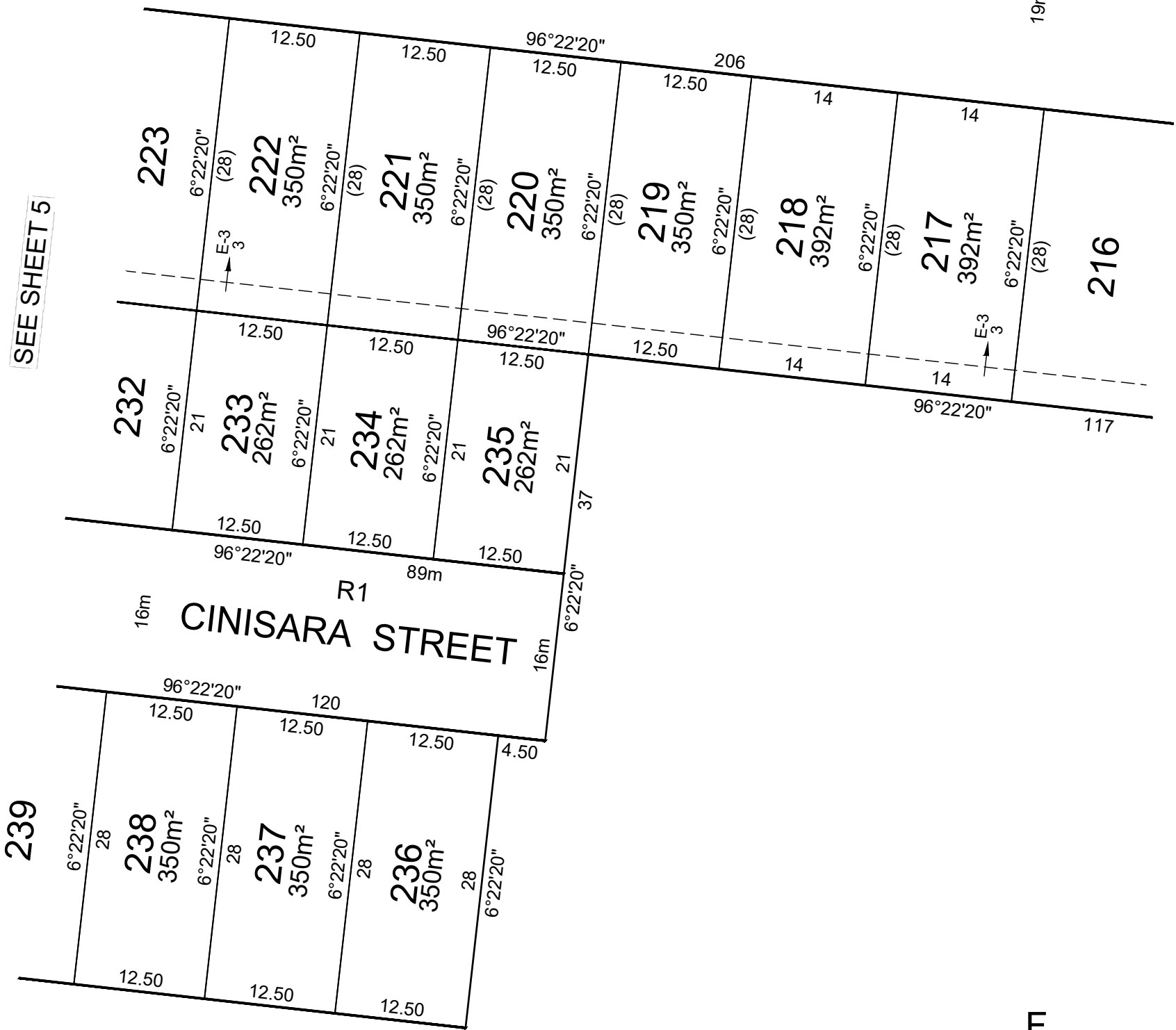
Reserve
No.1
45m²



SEE SHEET 3

MOREA ROAD

SEE SHEET 5



F
SEE SHEET 2

TAYLORS

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

SCALE
1:500



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 9

ORIGINAL SHEET
SIZE: A3

Ref. 20389-S2
Ver. 9

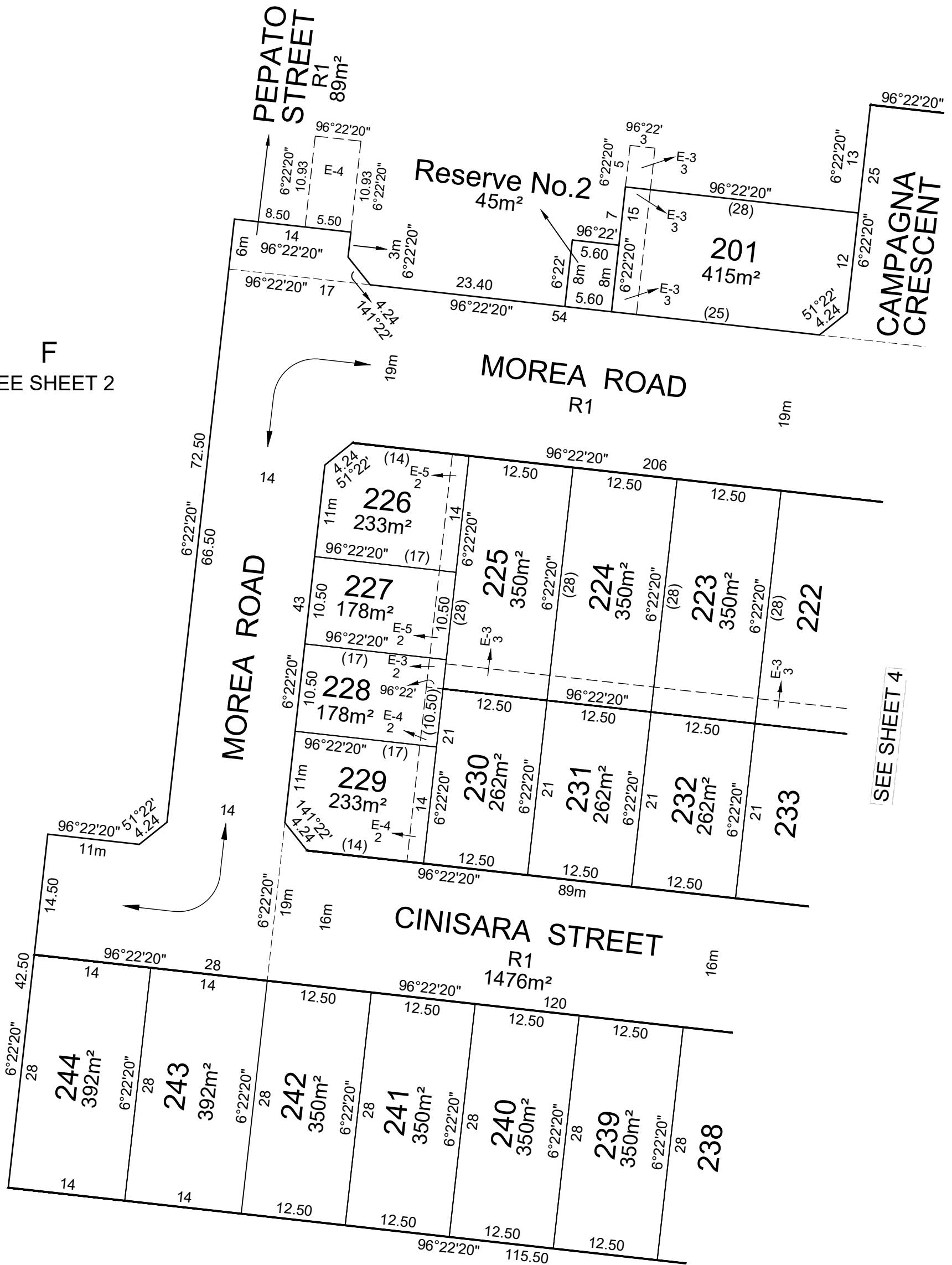
SHEET 4

SEE SUBSEQUENT STAGES
FOR ADDITIONAL DRAINAGE
& SEWERAGE EASEMENTS
REQUIRED TO SERVICE
LOTS ON THIS PLAN

PS917475N

MGA2020 ZONE55

F
SEE SHEET 2



SEE SHEET 4

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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

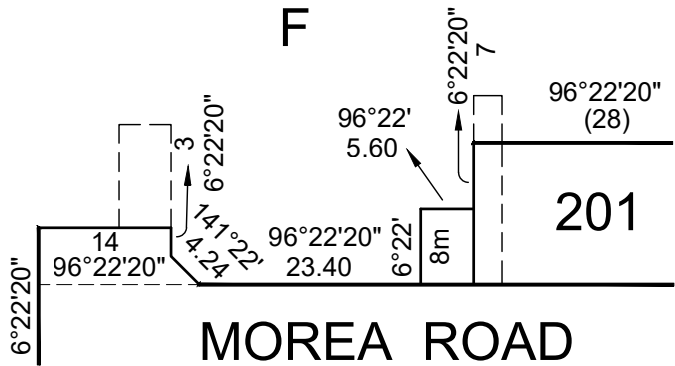
Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 9

ORIGINAL SHEET
SIZE: A3

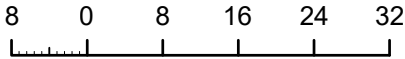
Ref. 20389-S2
Ver. 9

SHEET 5



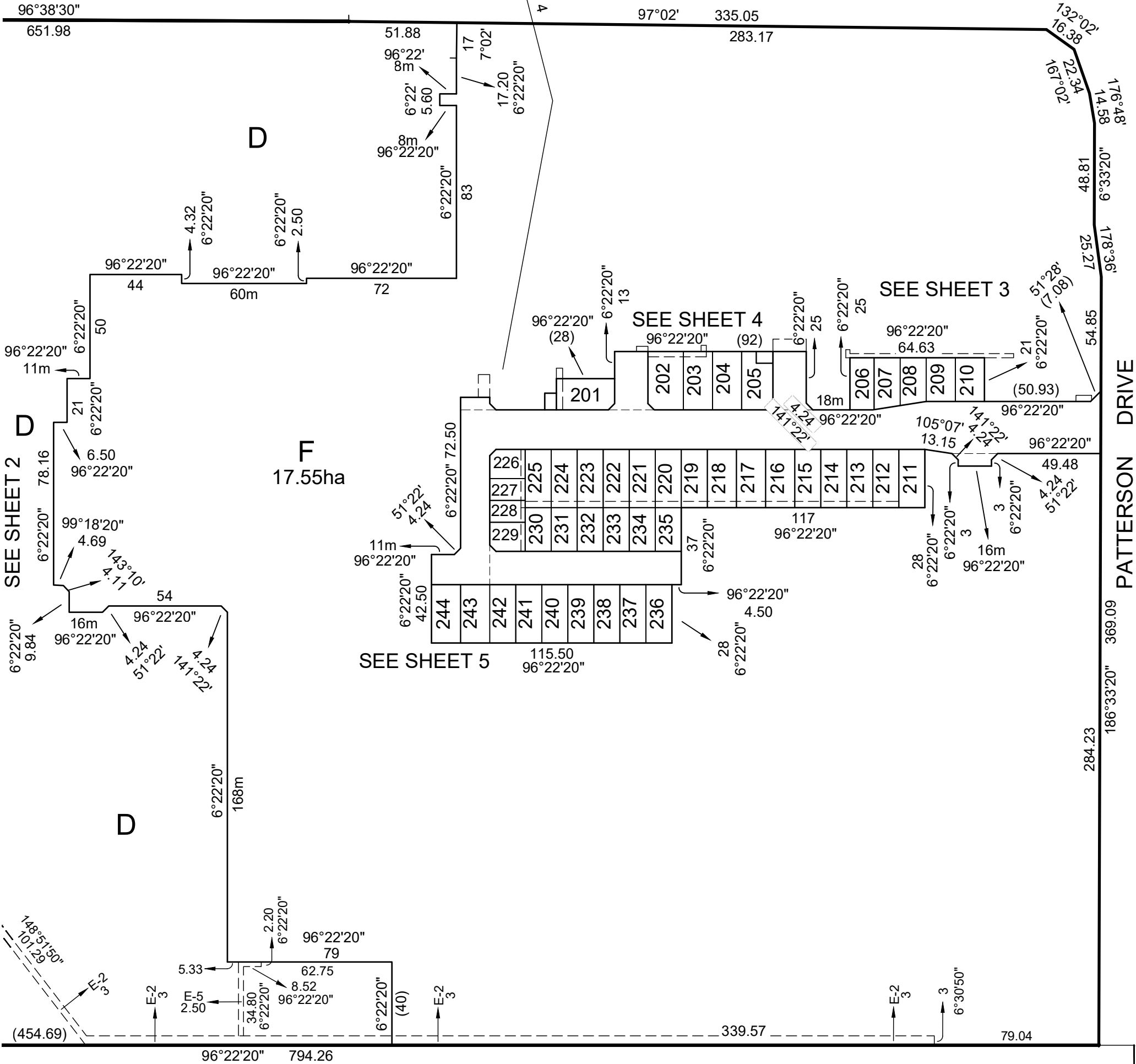
ENLARGEMENT 4

SCALE 1:800



SEE ENLARGEMENT 4

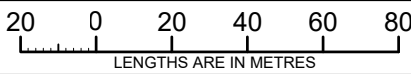
MGA2020 ZONE55



TAYLORS

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

SCALE
1:2000



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 9

ORIGINAL SHEET
SIZE: A3

Ref. 20389-S2
Ver. 9

SHEET 6

CREATION OF RESTRICTION

PS917475N

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
201	202
202	203
203	202, 204
204	203, 205
205	204
206	207
207	206, 208
208	207, 209
209	208, 210
210	209
211	212
212	211, 213

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216, 218
218	217,219
219	218, 220
220	219, 221, 235
221	220, 222, 234
222	221, 223, 233
223	222, 224, 232
224	223, 225, 231

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
225	224, 226, 227, 228, 230
226	225, 227
227	225, 226, 228
228	225, 227, 229
229	228, 230
230	225, 228, 229, 231
231	224, 230, 232
232	223, 231, 233
233	222, 232, 234
234	221, 233, 235
235	220, 234

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
236	237
237	236, 238
238	237, 239
239	238, 240
240	239, 241
241	240, 242
242	241, 243
243	242, 244
244	243

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 206-210 (both inclusive) and 230-235 (both inclusive)
-Type B applies to Lots 226-229 (both inclusive)

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
206	207
207	206, 208
208	207, 209
209	208, 210
210	209

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
226	225, 227
227	225, 226, 228
228	225, 227, 229, 230
229	228, 230
230	225, 228, 229, 231

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
231	224, 230, 232
232	223, 231, 233
233	222, 232, 234
234	221, 233, 235
235	220, 234

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: 31/12/2035

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	203
203	202, 204
211	212
212	211, 213
213	212, 214
214	213, 215

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
215	214, 216
216	215, 217
217	216, 218
218	217, 219
219	218, 220
220	219, 221
221	220, 222

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
222	221, 223
223	222, 224
224	223, 225
225	224, 226, 227
226	225, 227
229	228, 230
230	229, 231

RESTRICTION D

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:

- 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.
- 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 4

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	203
203	202, 204
204	203, 205
205	204
206	207
207	206, 208
208	207, 209
209	208, 210
210	209
211	212
212	211, 213

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216, 218
218	217, 219
219	218, 220
220	219, 221, 235
221	220, 222, 234
222	221, 223, 233
223	222, 224, 232
224	223, 225, 231

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
225	224, 226, 227, 228, 230
226	225, 227
227	225, 226, 228
228	225, 227, 229
229	228, 230
230	225, 228, 229, 231
231	224, 230, 232
232	223, 231, 233
233	222, 232, 234
234	221, 233, 235
235	220, 234

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
236	237
237	236, 238
238	237, 239
239	238, 240
240	239, 241
241	240, 242
242	241, 243
243	242, 244
244	243