

# PLAN OF SUBDIVISION

EDITION 1

PS917475N

## LOCATION OF LAND

PARISH: **KALKALLO**

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 22 (PART)

CROWN PORTION: ---

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot B on PS906537E

POSTAL ADDRESS:  
(at time of subdivision) Patterson Drive  
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
Road R1	Whittlesea City Council
Reserve No.1	AusNet Electricity Services Pty Ltd
Reserve No.2	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.

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

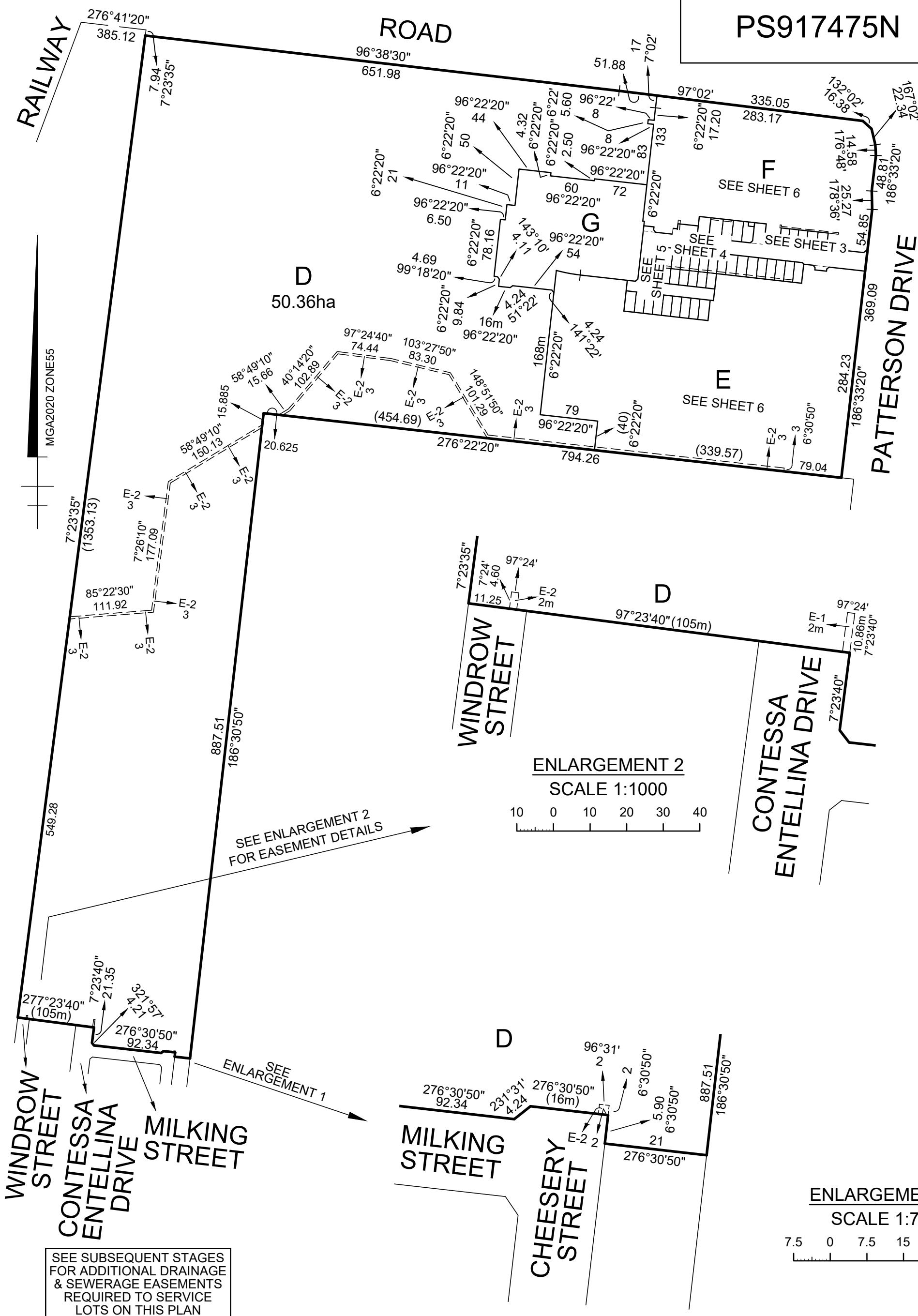
Area of Release: 2.472ha  
No. of Lots: 44 Lots, and Balance Lots D, E, F and G

## 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

PS917475N



**TAYLORS**

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

SCALE 1:5000 50 0 50 100 150 200  
LENGTHS ARE IN METRES

Licensed Surveyor:  
RICHARD ILLINGWORTH / Version No. 5

ORIGINAL SHEET SIZE: A3

Ref. 20389-S2  
Ver. 5

SHEET 2



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

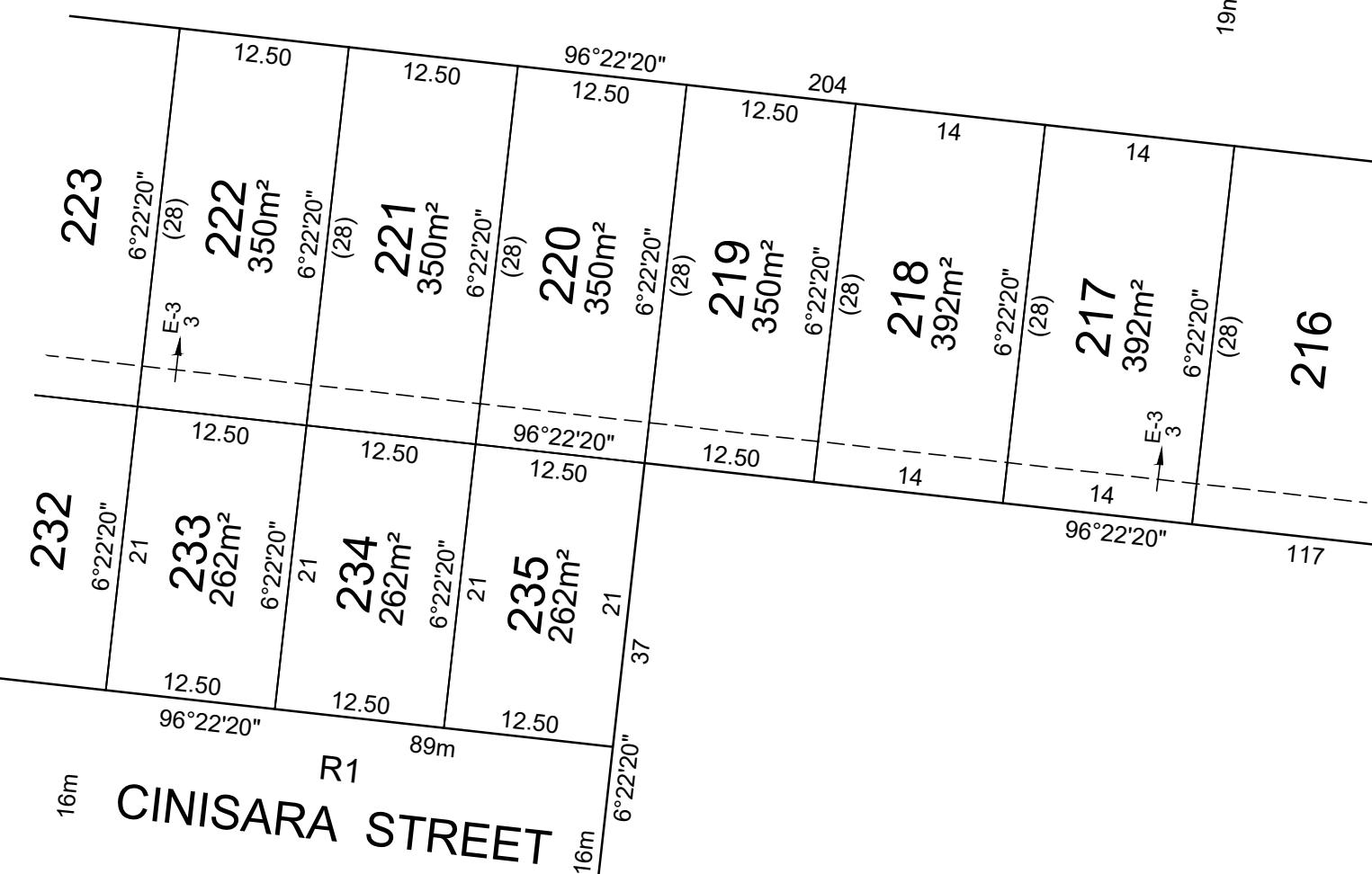
PS917475N

MGA2020 ZONE55

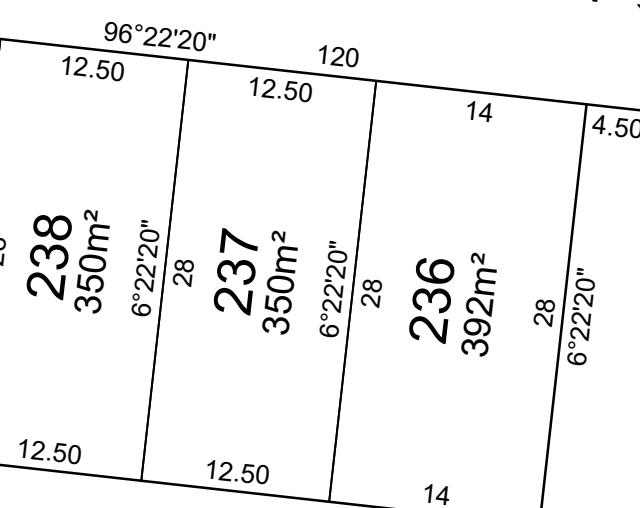
F  
SEE SHEET 2



SEE SHEET 5



239



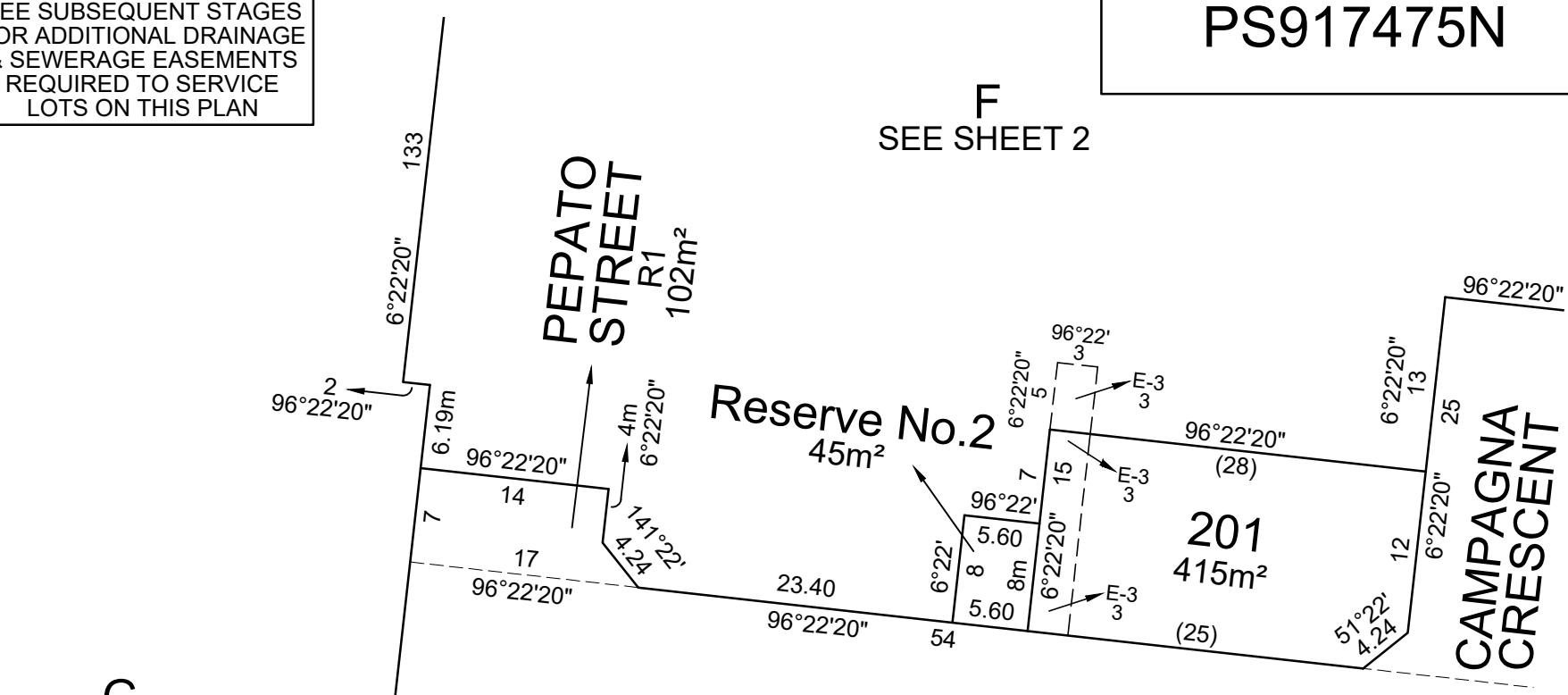
F  
SEE SHEET 2

SEE SHEET 3

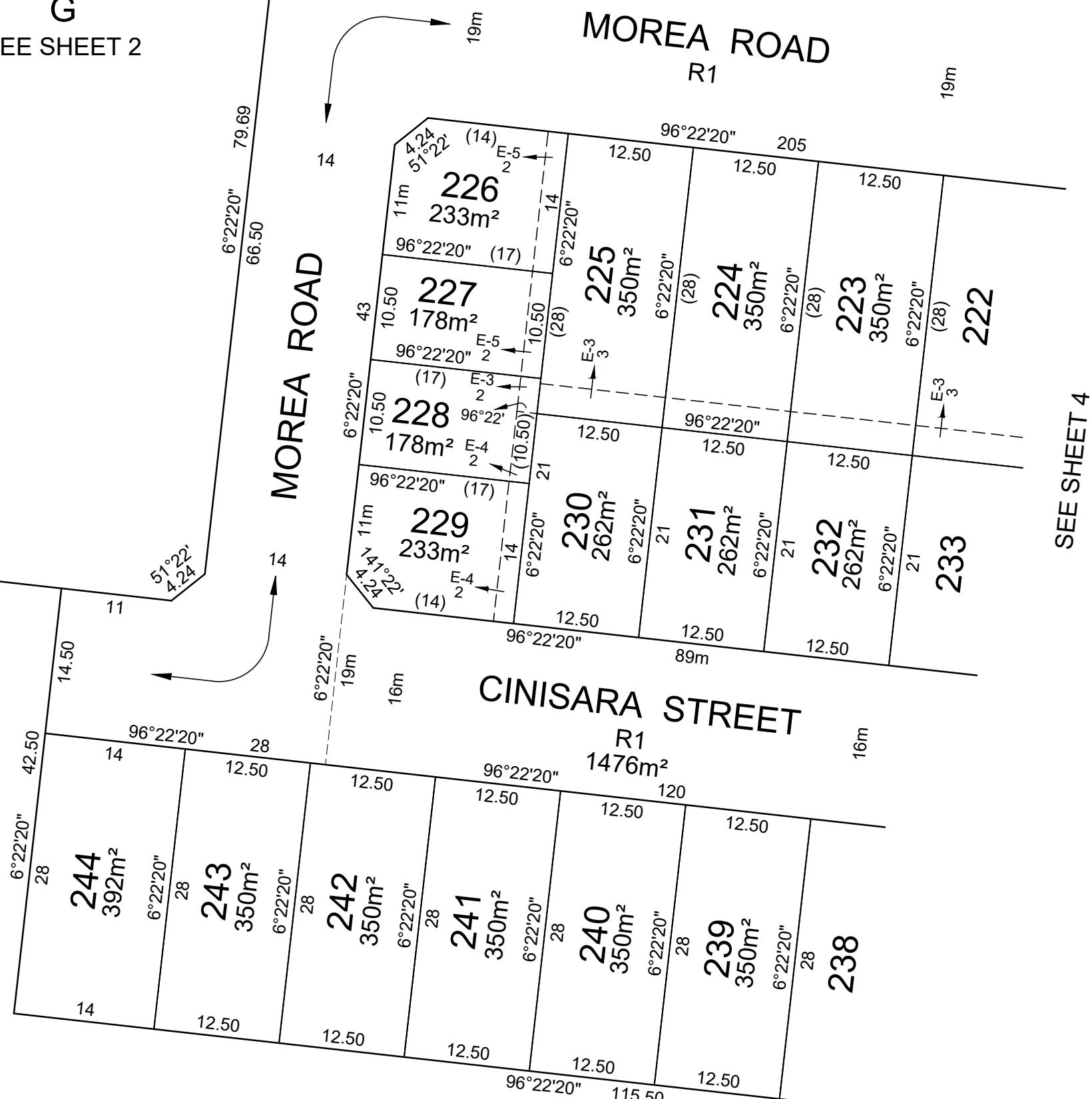
SEE SUBSEQUENT STAGES  
FOR ADDITIONAL DRAINAGE  
& SEWERAGE EASEMENTS  
REQUIRED TO SERVICE  
LOTS ON THIS PLAN

PS917475N

MGA2020 ZONE55

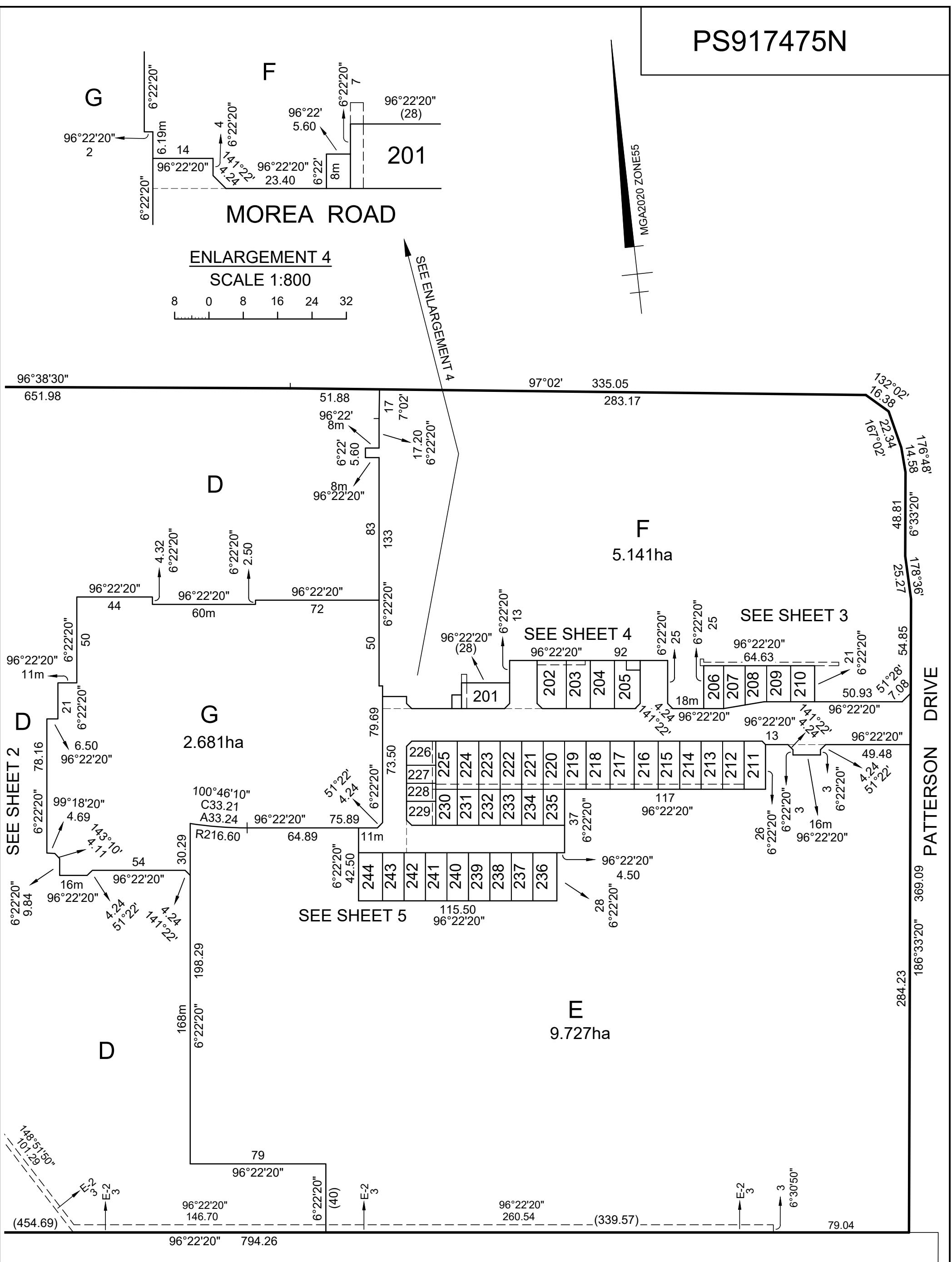


**G**  
SEE SHEET 2



**E**  
SEE SHEET 2

PS917475N



## CREATION OF RESTRICTION

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.

PS917475N

### 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, the side wall of the first level of any dwelling on a corner lot:
  - (i) less than 900mm from 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
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 council's standards for walls abutting road reserves.
6. Construct or allow to be constructed or remain on the lot or any part of it, for lots which directly abut any reserve (including widened 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.
8. 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.
9. 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 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
213	212, 214
214	213, 215
215	214, 216

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
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
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

TABLE 1 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
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 or garage other than a dwelling 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 or garage that does not conform with the Small Lot Housing Code.
  - Type A applied to Lots 206 - 210 & 230 - 235 (all inclusive)
  - Type B applies to Lots 226 - 229 (both inclusive)

Expiry date: 31/12/2035

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**

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
TBC	

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
TBC	

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
TBC	
TBC	