

# PLAN OF SUBDIVISION

EDITION 1

PS922088R

## LOCATION OF LAND

PARISH: **KALKALLO**

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 22 (PART)

CROWN PORTION: ---

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot E on PS917475N

POSTAL ADDRESS:  
(at time of subdivision) Patterson Drive  
DONNYBROOK VIC 3064

MGA 2020 CO-ORDINATES: E: 322 450 ZONE: 55  
(of approx centre of  
land in plan) N: 5 844 030

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Roads R1 Reserve No.1	Whittlesea City Council 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. 3

Area of Release: 1.831ha  
No. of Lots: 36 Lots and Balance Lot H

## 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 Diagram	This Plan	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-2	Drainage	See Diag.	This Plan	Whittlesea City Council
E-3	Sewerage	See Diag.	PS906537E	Yarra Valley Water Corporation
E-4	Drainage	See Diagram	This Plan	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation



Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorsds.com.au

SURVEYORS FILE REF: Ref. 20389-S3  
Ver. 4

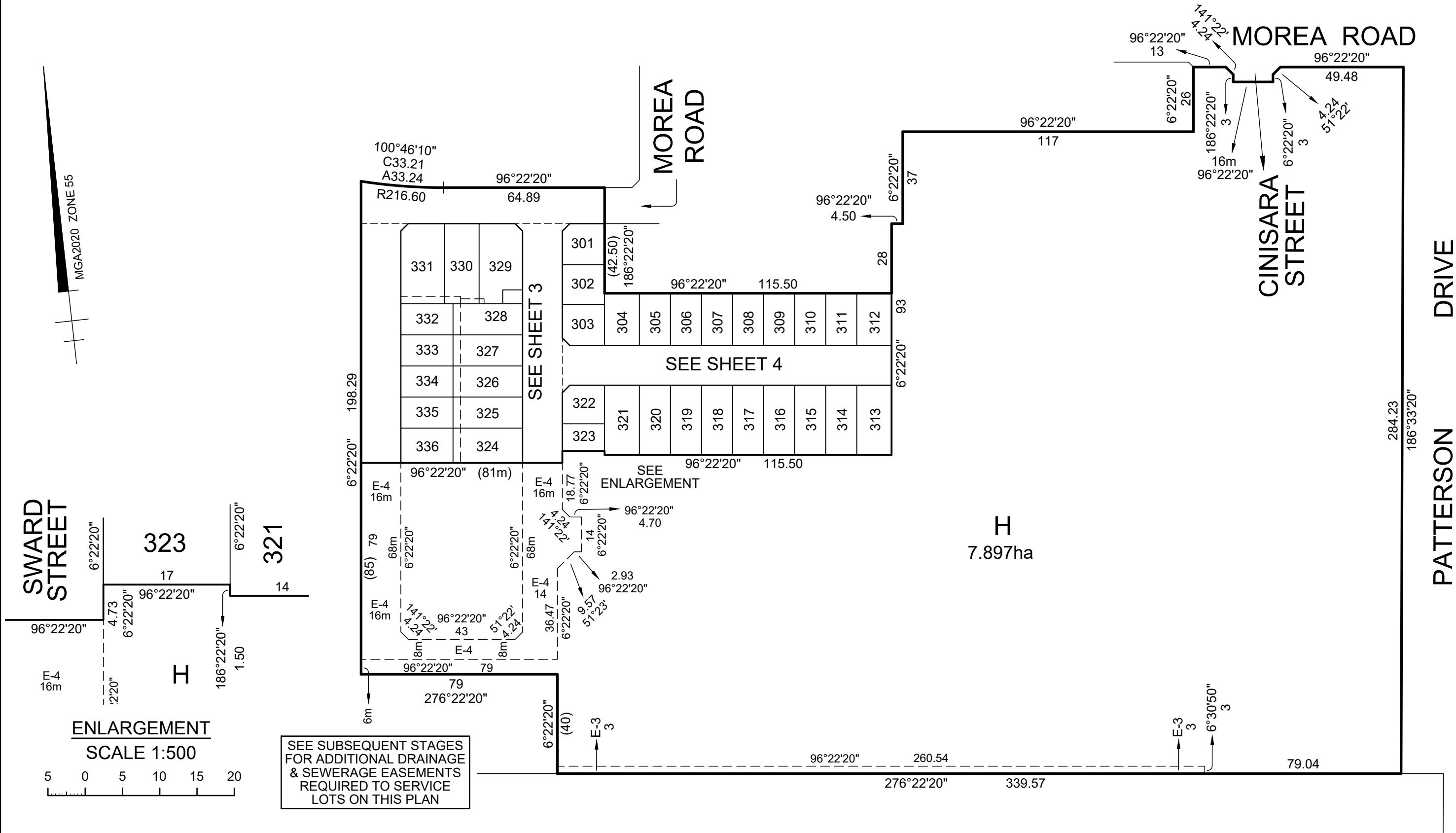
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 4

PS922088R



**TAYLORS**

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SCALE <b>1:1500</b>	 LENGTHS ARE IN METRES
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**Licensed Surveyor:**

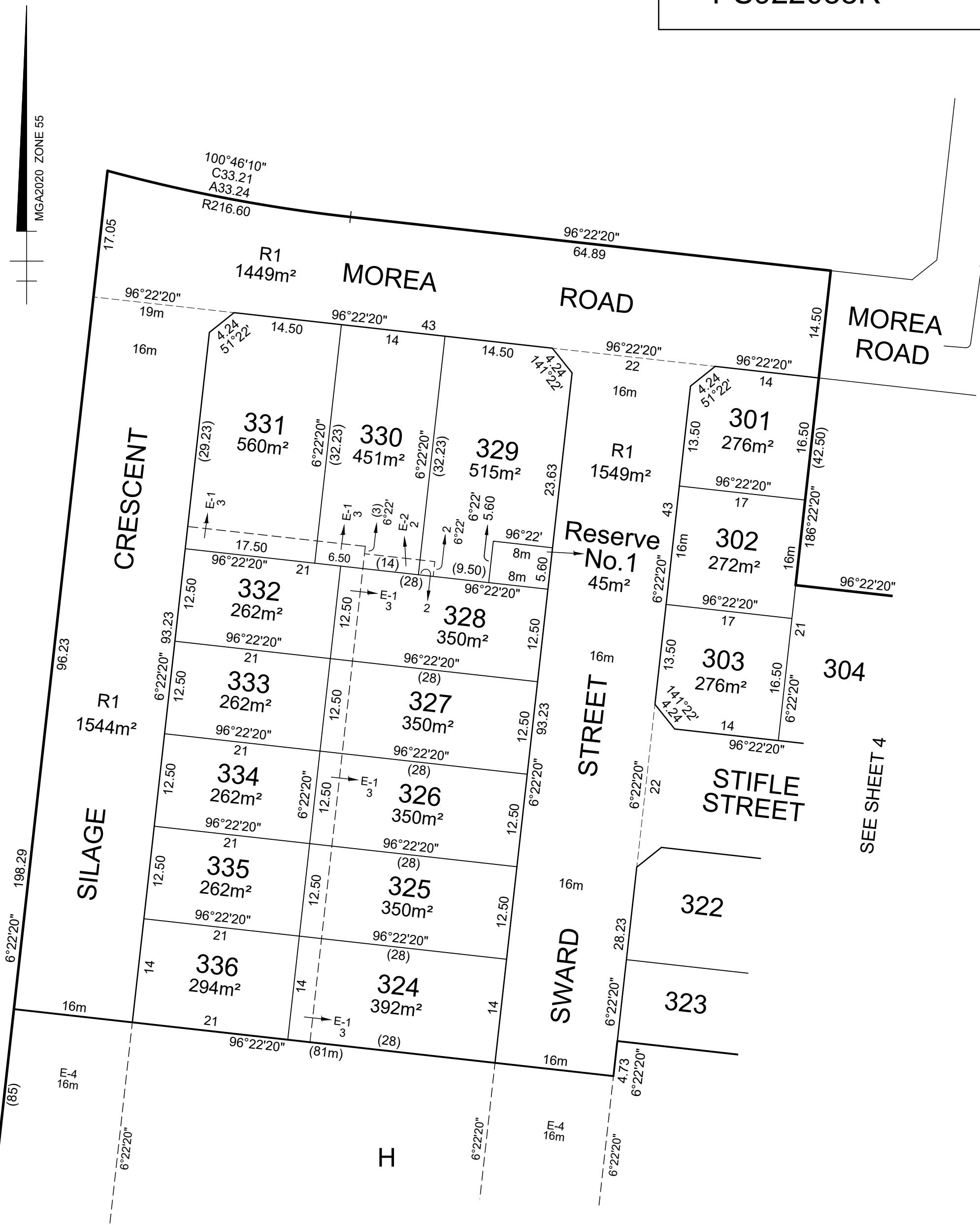
RICHARD ILLINGWORTH / Version No. 4

ORIGINAL SHEET  
SIZE: A3

Ref. 20389-S3  
Ver 4

SHEET 2

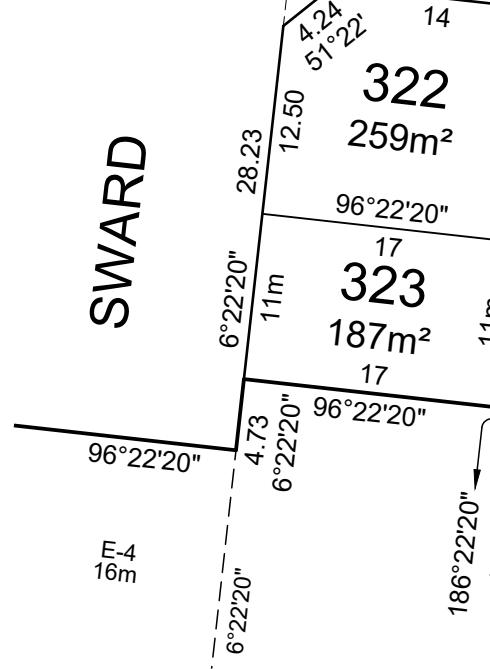
PS922088R



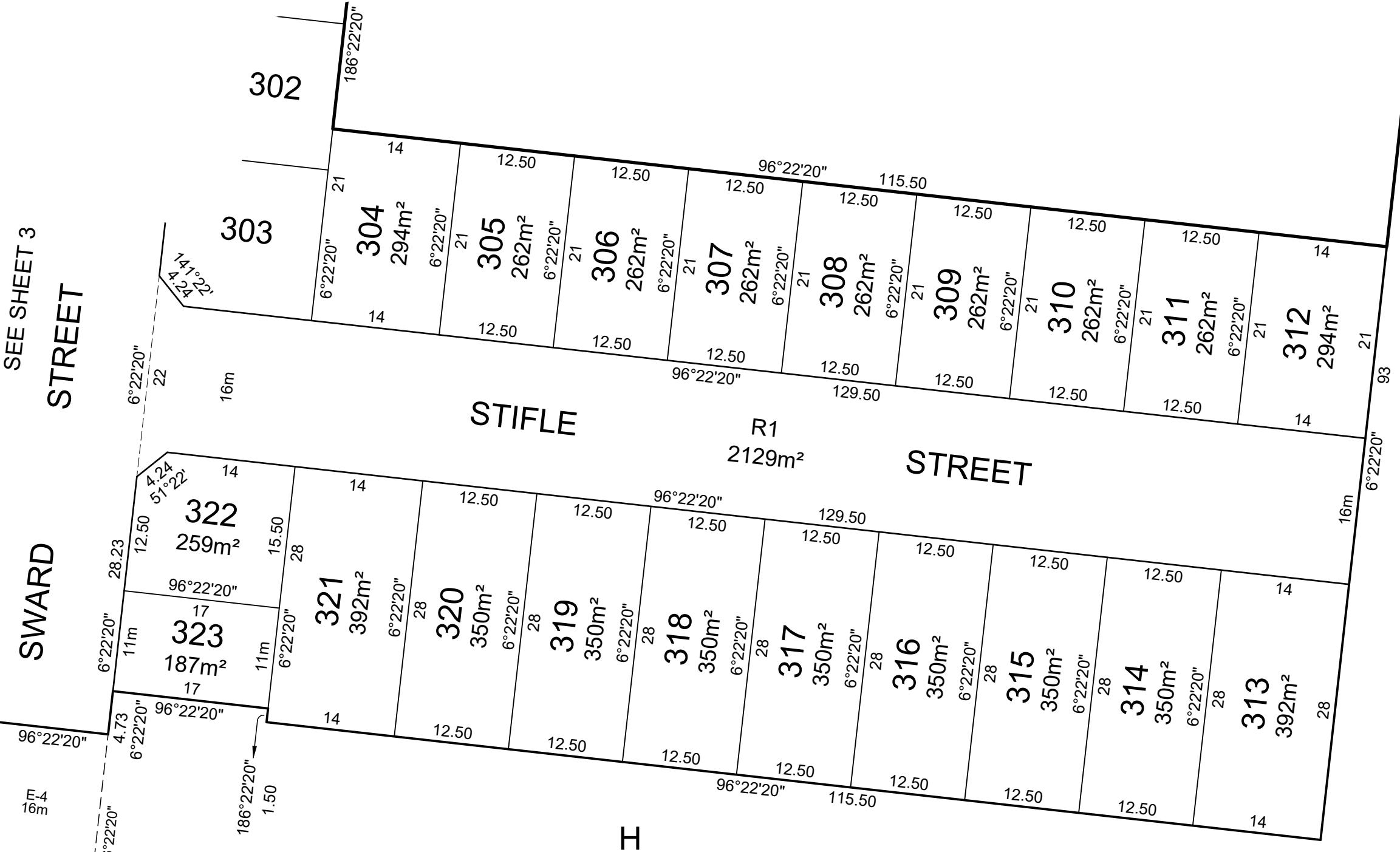
SEE SHEET 2

MGA2020 ZONE 55

SEE SHEET 3  
STREET  
SWARD



SEE SHEET 2



T

SEE SHEET 2

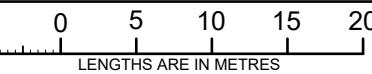
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SCALE  
1:500



ORIGINAL SHEET  
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Ref. 20389-S3  
Ver. 4

SHEET 4

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## 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.

PS922088R

### 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 opening greater than a single car width 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
3. 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.
4. 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.
5. 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.
6. 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.
7. 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
301	302
302	301, 303, 304
303	302, 304
304	302, 303, 305
305	304, 306
306	305, 307
307	306, 308
308	307, 309
309	308, 310
310	309, 311
311	310, 312
312	311

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
313	314
314	313, 315
315	314, 316
316	315, 317
317	316, 318
318	317, 319
319	318, 320
320	319, 321
321	320, 322, 323
322	321, 323
323	321, 322
324	325, 336

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
325	324, 326, 335
326	325, 327, 334
327	326, 328, 333
328	327, 329, 330, 332
329	328, 330
330	329, 331, 328, 332
331	330, 332
332	328, 331, 333
333	327, 332, 334
334	326, 333, 335
335	325, 334, 336
336	324, 335

**RESTRICTION B**

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 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 304-312 (both inclusive) and 332-336 (both inclusive)
  - Type B applies to Lots 301, 302, 303, 322 and 323.
2. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.

Expiry date: 31/12/2035

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302
302	301, 303, 304
303	302, 304
304	302, 303, 305
305	304, 306
306	305, 307
307	306, 308

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
308	307, 309
309	308, 310
310	309, 311
311	310, 312
312	311, 313
322	321, 323
323	321, 322

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
332	328, 330, 331, 333
333	327, 332, 334
334	326, 333, 335
335	325, 334, 336
336	324, 335

**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
TBA	TBA

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
TBA	TBA

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
TBA	TBA
TBA	TBA