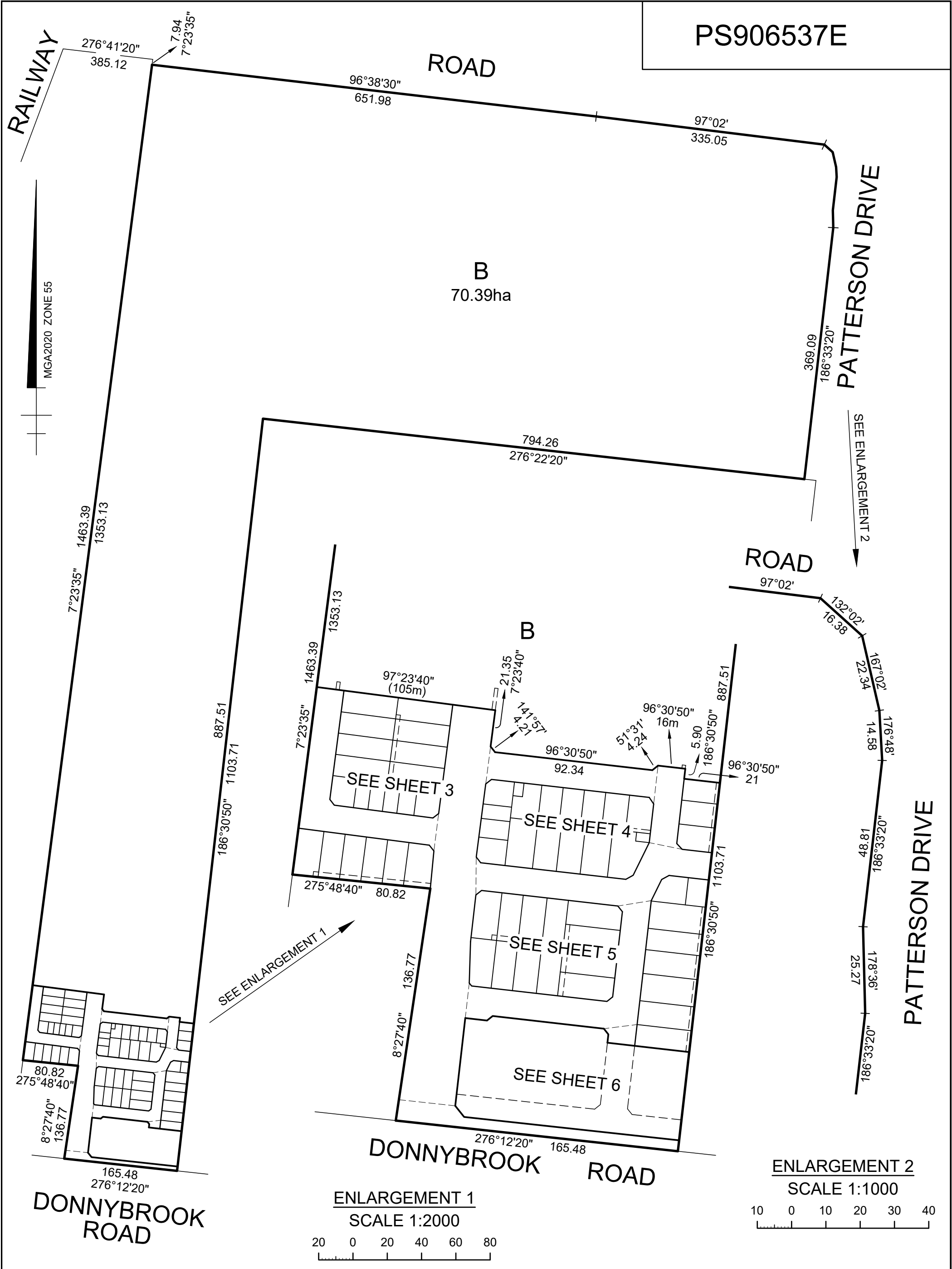


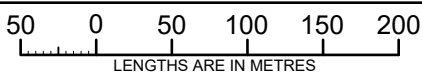
PLAN OF SUBDIVISION			EDITION 1		PS906537E	
LOCATION OF LAND			COUNCIL NAME: WHITTLESEA CITY COUNCIL			
<div>PARISH: KALKALLO</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: 22 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot A on PS906552J</div> <div>POSTAL ADDRESS: 915 Donnybrook Road (at time of subdivision) DONNYBROOK VIC 3064</div> <div>MGA 2020 CO-ORDINATES: E: 321 620 ZONE: 55 (of approx centre of land in plan) N: 5 843 050</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 101 to 158 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions 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-40098  This survey has been connected to Permanent Marks Nos. PM 48 and PM 51 In Proclaimed Survey Area No. 74						
ACCLAIM ESTATE - Release No. 1A Area of Release: 3.750ha No. of Lots: 58 Lots and Balance Lots B & C						
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.	This Plan	Whittlesea City Council		
E-2	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation		
E-3	Drainage	See Diagram	This Plan	Whittlesea City Council		
	Sewerage		This Plan	Yarra Valley Water Corporation		
E-4	Drainage	See Diagram	This Plan	Melbourne Water Corporation		
	Drainage			Whittlesea City Council		
	Sewerage			Yarra Valley Water Corporation		
<div>TAYLORS</div> <div>Urban Development   Built Environments   Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800   Web: taylorstds.com.au</div>		SURVEYORS FILE REF: Ref. 20389-S1A Ver. 14		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 8
		Licensed Surveyor:  RICHARD ILLINGWORTH / Version No. 14				



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SCALE  
1:5000



Licensed Surveyor:

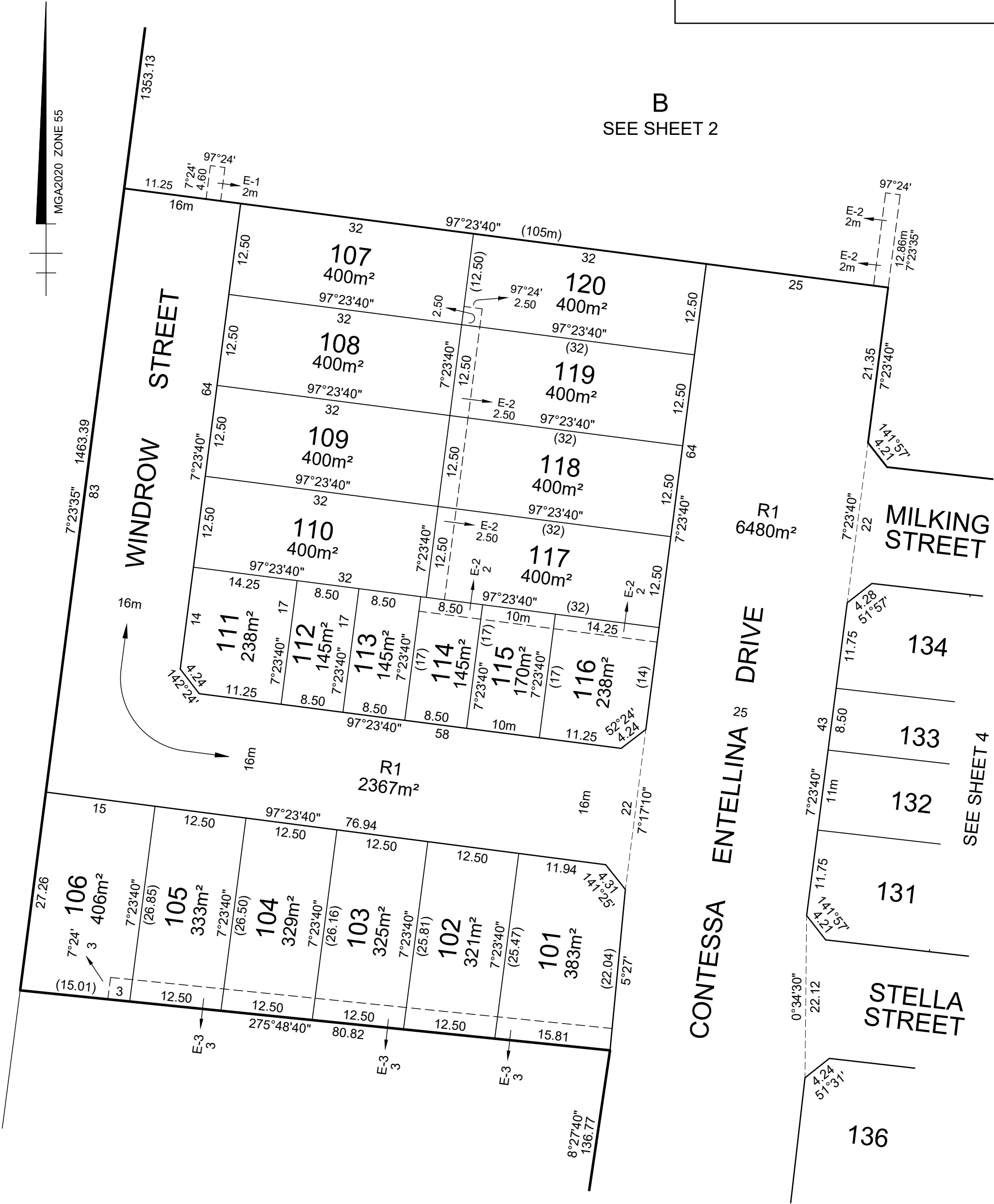
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Ver. 14

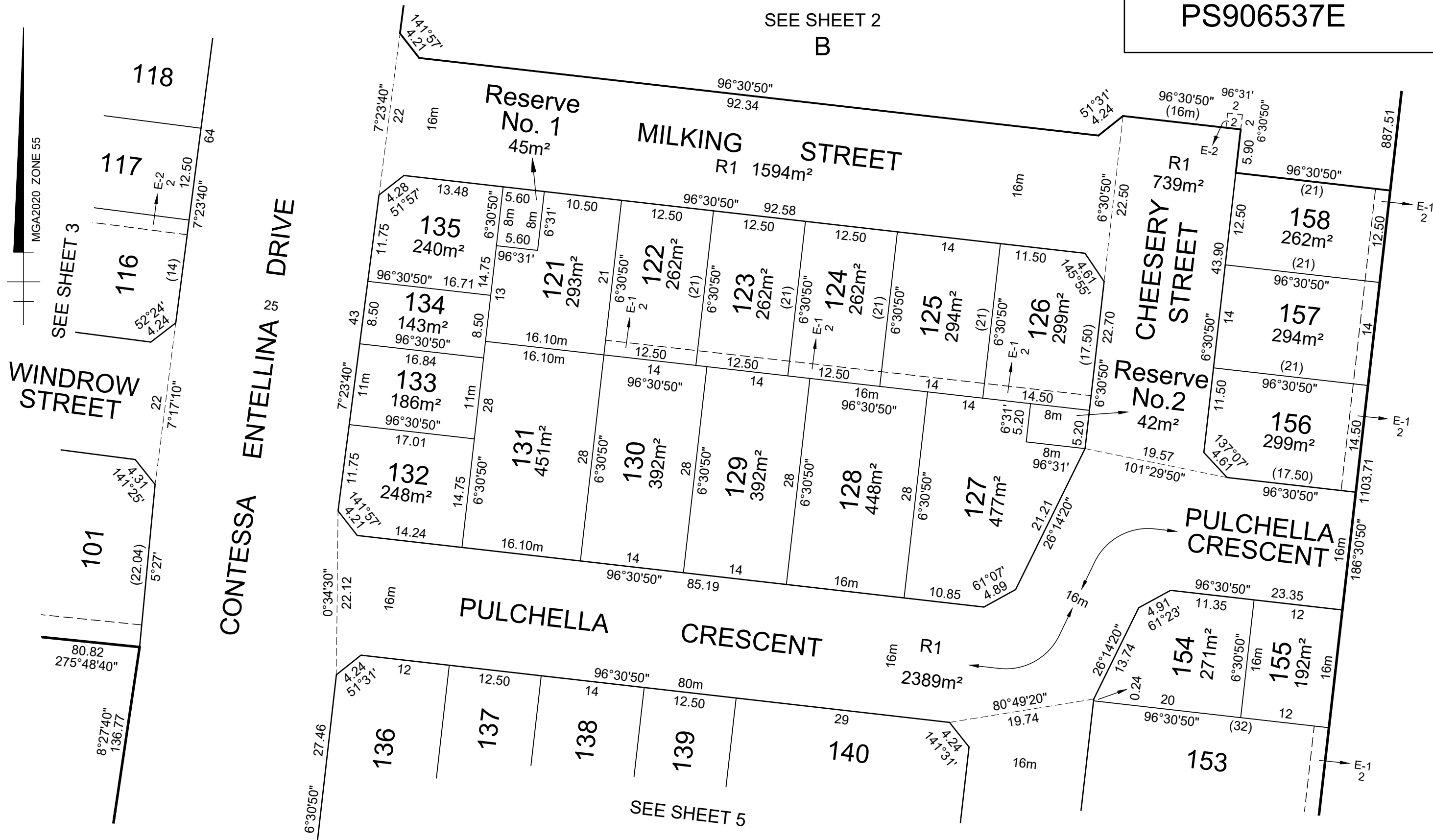
SHEET 2

B  
SEE SHEET 2



PS906537E

SEE SHEET 2  
B



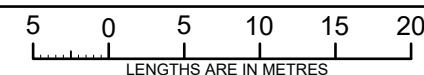
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SCALE  
1:500



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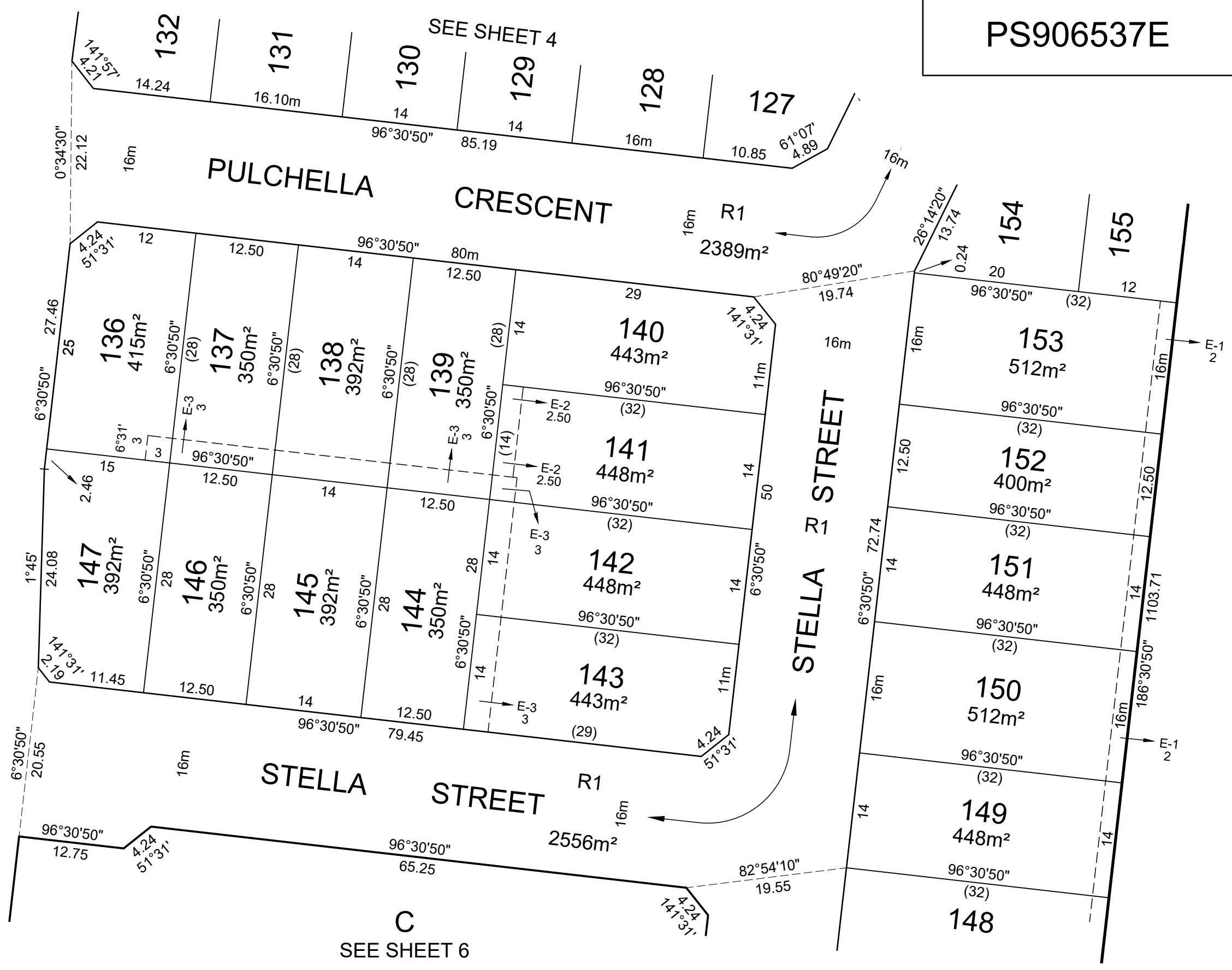
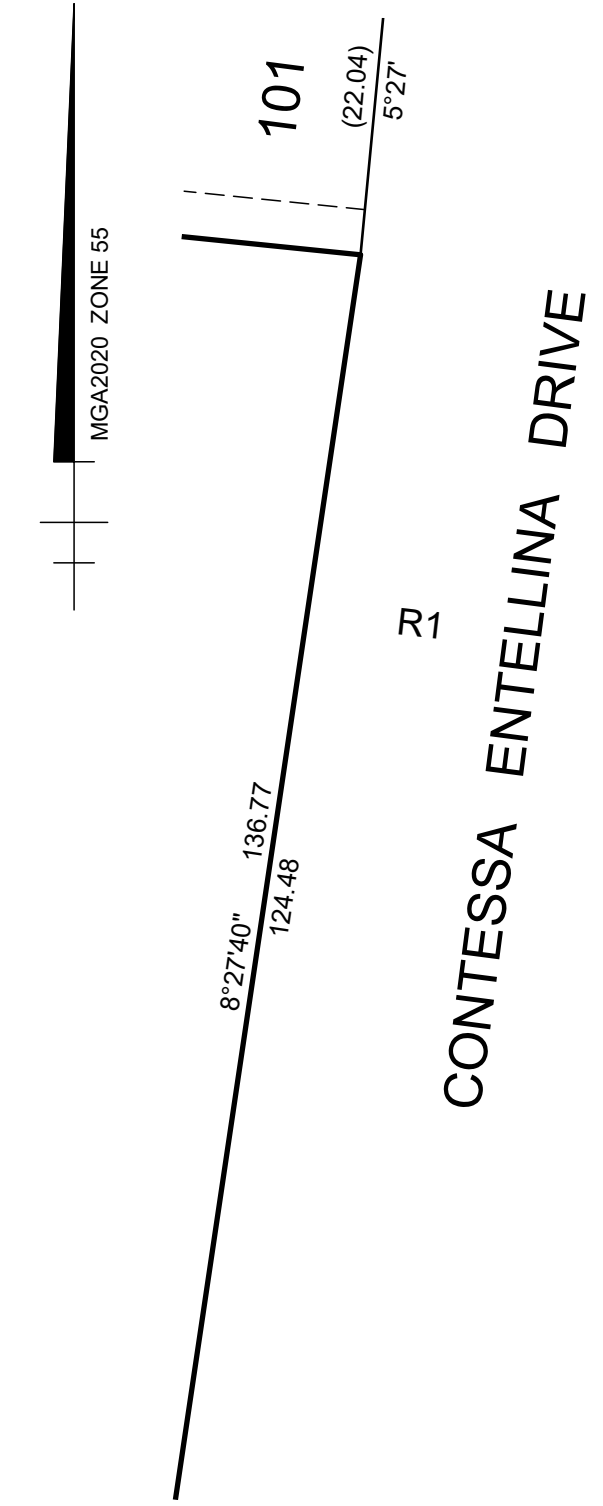
SHEET 4

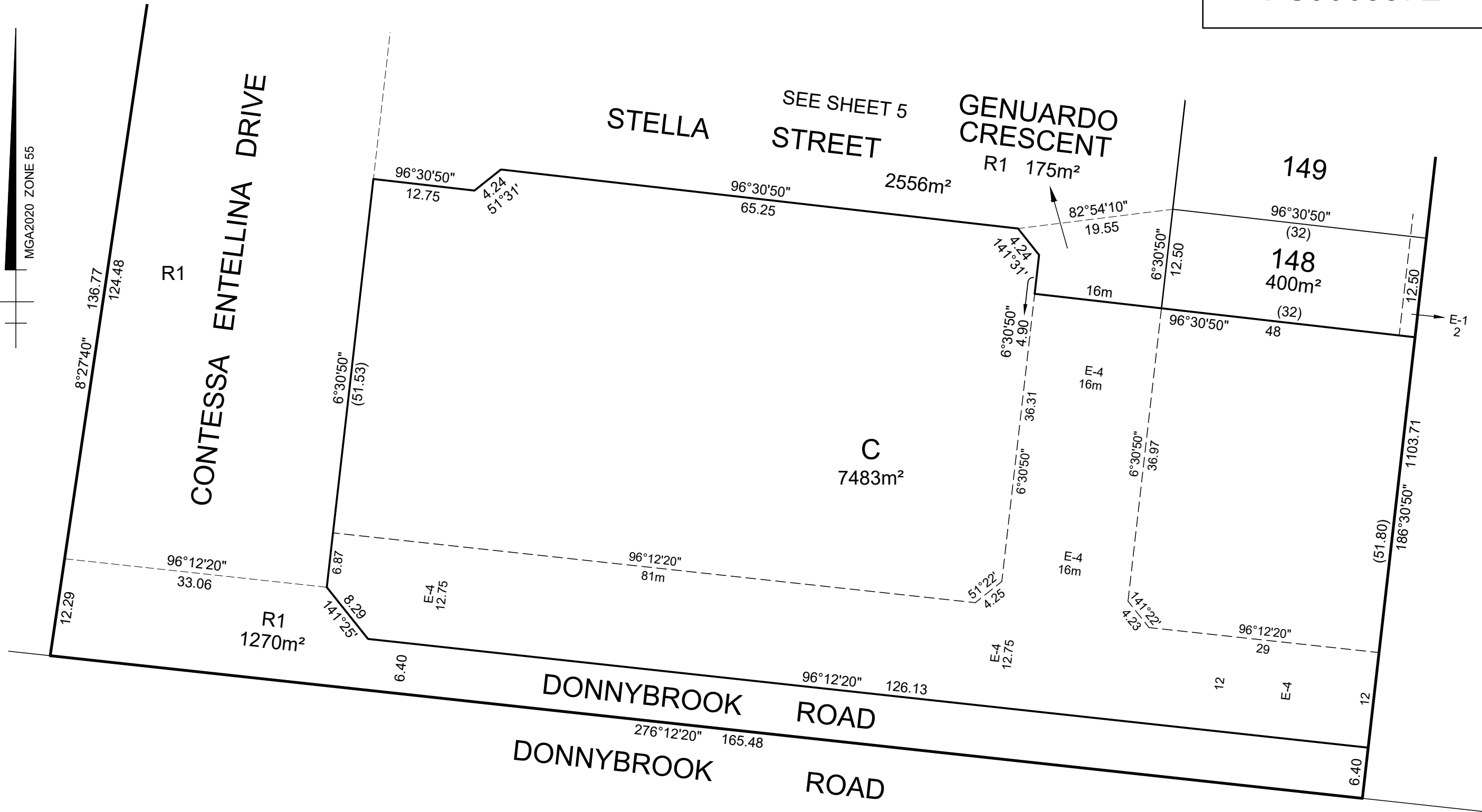
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PS906537E





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.

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:

- 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.
- 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.
- Construct or allow to be constructed or remain on the lot or any part of it, any dwelling or commercial building other than any dwelling or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.
- 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:
  - less than 900mm from the external facade of the ground level that faces a side street; or
  - 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.

Expiry date: 31/12/2034

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
101	102	118	109, 117, 119	139	138, 140, 141, 144	150	149, 151
102	101, 103	119	108, 118, 120	140	139, 141	151	150, 152
103	102, 104	120	107, 119	141	139, 140, 142	152	151, 153
104	103, 105	127	125, 126, 128	142	141, 143, 144	153	152, 154, 155
105	104, 106	128	124, 125, 127, 129	143	142, 144		
106	105	129	123, 124, 128, 130	144	139, 142, 143, 145		
107	108, 120	130	122, 123, 129, 131	145	138, 144, 146		
108	107, 109, 119	131	121, 130, 132, 133, 134	146	137, 145, 147		
109	108, 110, 118	136	137, 147	147	136, 146		
110	109, 111, 112, 113, 117	137	136, 138, 146	148	149		
117	110, 114, 115, 116, 118	138	137, 139, 145	149	148, 150		

RESTRICTION B

BURDENED LAND: Lots 101 to 158 on this plan  
BENEFITED LAND: Lots 101 to 158 on this plan

RESTRICTION:  
The registered 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 or any part of it, any building other than one private dwelling house with usual outbuildings without prior written consent from YourLand Developments Design Review Panel and further development approval from Whittlesea City Council.
- Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or outbuilding without applicable plans and specifications first being submitted to and approved by YourLand Developments Design Review Panel and prepared in accordance with the YourLand Developments Design Guidelines and then only in compliance with any condition imposed by YourLand Developments Design Review Panel in respect of that approval.

Expiry date: 31/12/2034

RESTRICTION C

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 :

- 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 (Victorian Planning Authority, 2019) "Type A" 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.
- 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: 31/12/2034

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
111	110, 112	121	122, 131, 134, 135	132	131, 133	156	157
112	110, 111, 113	122	121, 123, 130	133	131, 132, 134	157	156, 158
113	110, 112, 114	123	122, 124, 129, 130	134	121, 131, 133, 135	158	157
114	113, 115, 117	124	123, 125, 128, 129	135	121, 134		
115	114, 116, 117	125	124, 126, 127, 128	154	153, 155		
116	115, 117	126	125, 127	155	153, 154		



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Ver. 14

SHEET 7

RESTRICTION D

PS906537E

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: 31/12/2034

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105
107	108, 120
108	107, 109, 119
109	108., 110, 118
110	109, 111, 112, 113, 117
111	110, 112

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
115	114, 116, 117
116	115, 117
117	110, 114, 115, 116, 118
118	109, 117, 119
119	108, 118, 120
120	107, 119
136	137, 147
137	136, 138, 146
138	137, 139, 145
139	138, 140, 141, 144
140	139, 141

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
141	139, 140, 142
142	141, 143, 144
143	142, 144
144	139, 142, 143, 144
145	138, 144, 146
146	137, 145, 147
147	136, 146

RESTRICTION E

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 or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates a water storage tank no less than 2000 litres for the purpose of storm water retention.  
Expiry date: 31/12/2034

TABLE 4

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105
107	108, 120
108	107, 109, 119
109	108, 110, 118
110	109, 111, 112, 113, 117
111	110, 112
112	110, 111, 113
113	110, 112, 114
114	113, 115, 117
115	114, 116, 117
116	115, 117
117	110, 114, 115, 116, 118
118	109, 117, 119
119	108, 118, 120
120	107, 119

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
121	122, 131, 134, 135
122	121, 123, 130
123	122, 124, 129, 130
124	123, 125, 128, 129
125	124, 126, 127, 128
126	125, 127
127	125, 126, 128
128	124, 125, 127, 129
129	123, 124, 128, 130
130	122, 123, 129, 131
131	121, 130, 132, 133, 134
132	131, 133
133	131, 132, 134
134	121, 131, 133, 135
135	121, 134
136	137, 147
137	136, 138, 146
138	137, 139, 145
139	138, 140, 141, 144
140	139, 141

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
141	139, 140, 142
142	141, 143, 144
143	142, 144
144	139, 142, 143, 145
145	138, 144, 146
146	137, 145, 147
147	136, 146
148	149
149	148, 150
150	149, 151
151	150, 152
152	151, 153
153	152, 154, 155
154	153, 155
155	153, 154
156	157
157	156, 158
158	157



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SHEET 8