

# PLAN OF SUBDIVISION

EDITION 1

PS906537E

## LOCATION OF LAND

PARISH: **KALKALLO**

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 22 (PART)

CROWN PORTION: -

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot A on PS906552J

POSTAL ADDRESS: 915 Donnybrook Road  
(at time of subdivision) DONNYBROOK VIC 3064

MGA 2020 CO-ORDINATES: E: 321 620 ZONE: 55  
(of approx centre of  
land in plan) N: 5 843 050

## 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. 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



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-S1A  
Ver. 14

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 14

PS906537E

# RAILWAY

MGA2020 ZONE 55

7°23'35" 1463.39  
1353.13

276°41'20  
265

4120"

7.94  
7°23'35"

96°38'30"  
651.98

## ROAD

B  
70.39ha

97°02  
335.05

369.09  
86°33'20"

PATTERSON DRIVE

SEE ENLARGEMENT 2

## ROAD

97°02

PATTERSON DRIVE  
186°33'20"  
48.81  
178.36  
25.27

A site plan showing a building footprint with a total width of 80.82' and a total depth of 165.48'. The footprint is divided into several sections, some of which are further subdivided. A north arrow is located in the upper right corner of the footprint. The plan includes a legend at the bottom labeled 'DCW'.

# DONNYBROOK ROAD

# DONNYBROOK

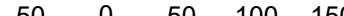
ENLARGEMENT  
SCALE 1:2000

20 0 20 40 60 80

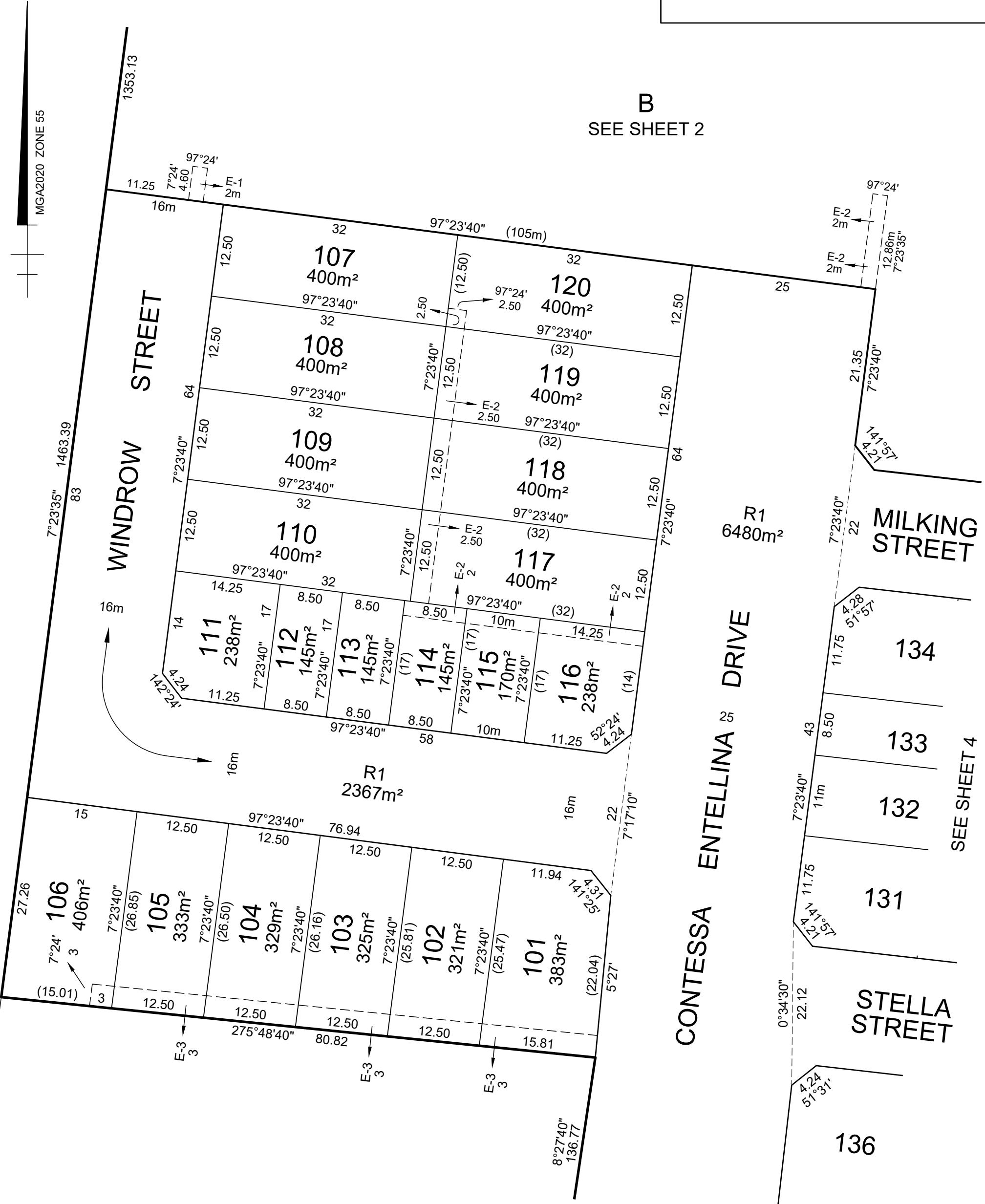
**ENLARGEMENT 2**  
SCALE 1:1000

10      0      10      20      30      40

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

SCALE 1:5000	 LENGTHS ARE IN METRES
Licensed Surveyor:	

B  
SEE SHEET 2



PS906537E

SEE SHEET 2  
B

PS906537E

SEE SHEET 2 B

MILKING STREET R1 1594m<sup>2</sup>

Reserve No. 1 45m<sup>2</sup>

135 240m<sup>2</sup> 134 143m<sup>2</sup> 133 186m<sup>2</sup> 132 248m<sup>2</sup> 131 451m<sup>2</sup> 130 392m<sup>2</sup> 129 392m<sup>2</sup> 121 293m<sup>2</sup> 122 262m<sup>2</sup> 123 262m<sup>2</sup> 124 262m<sup>2</sup> 125 294m<sup>2</sup> 126 299m<sup>2</sup> 127 477m<sup>2</sup>

Reserve No. 2 42m<sup>2</sup>

CHEESERY STREET R1 739m<sup>2</sup>

158 262m<sup>2</sup> 157 294m<sup>2</sup> 156 299m<sup>2</sup> 154 271m<sup>2</sup> 155 192m<sup>2</sup> 153 23.35m<sup>2</sup>

PULCHELLA CRESCENT

PULCHELLA CRESCENT R1 2389m<sup>2</sup>

136 12m 137 12.50m 138 14m 139 12.50m 140 29m

SEE SHEET 5

# TAYLORS

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**Tel:** 61 3 9501 2800 | **Web:** [taylorsds.com.au](http://taylorsds.com.au)

SCALE 1:500	 LENGTHS ARE IN METRES
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Licensed Surveyor:

ORIGINAL SHEET  
SIZE: A3

Ref. 20389-S1A  
Ver. 14

SHEET 4

PS906537E

MGA2020 ZONE 55

101  
(22.04)  
5°27'  
8°27'40" 136.77  
124.48

R

# CONTESSA ENTELLINA DRIVE

STELLA R1

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SCALE 1:500	 LENGTHS ARE IN METRES
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Licensed Surveyor

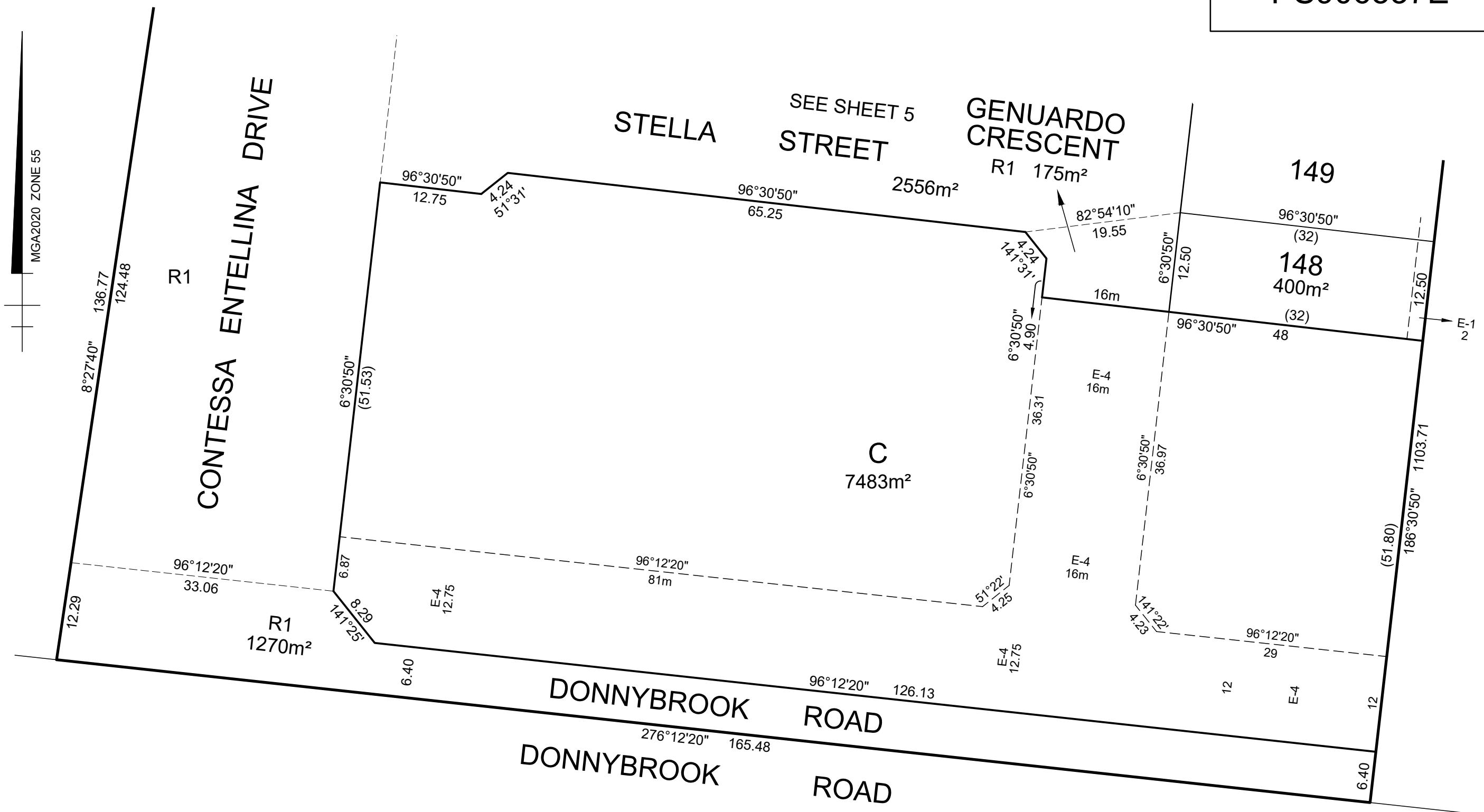
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SHEET 5

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:

1. 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.
2. 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.
3. 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.
4. 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.

Expiry date: 31/12/2034

TABLE 1

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
117	110, 114, 115, 116, 118

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
118	109, 117, 119
119	108, 118, 120
120	107, 119
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
136	137, 147
137	136, 138, 146
138	137, 139, 145

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
139	138, 140, 141, 144
140	139, 141
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

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
150	149, 151
151	150, 152
152	151, 153
153	152, 154, 155

**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 :

1. 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.
2. 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 :

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 (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.
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: 31/12/2034

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
111	110, 112
112	110, 111, 113
113	110, 112, 114
114	113, 115, 117
115	114, 116, 117
116	115, 117

TABLE 2 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

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
132	131, 133
133	131, 132, 134
134	121, 131, 133, 135
135	121, 134
154	153, 155
155	153, 154

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
156	157
157	156, 158
158	157

## RESTRICTION D

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

PS906537E

## 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, 144
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