
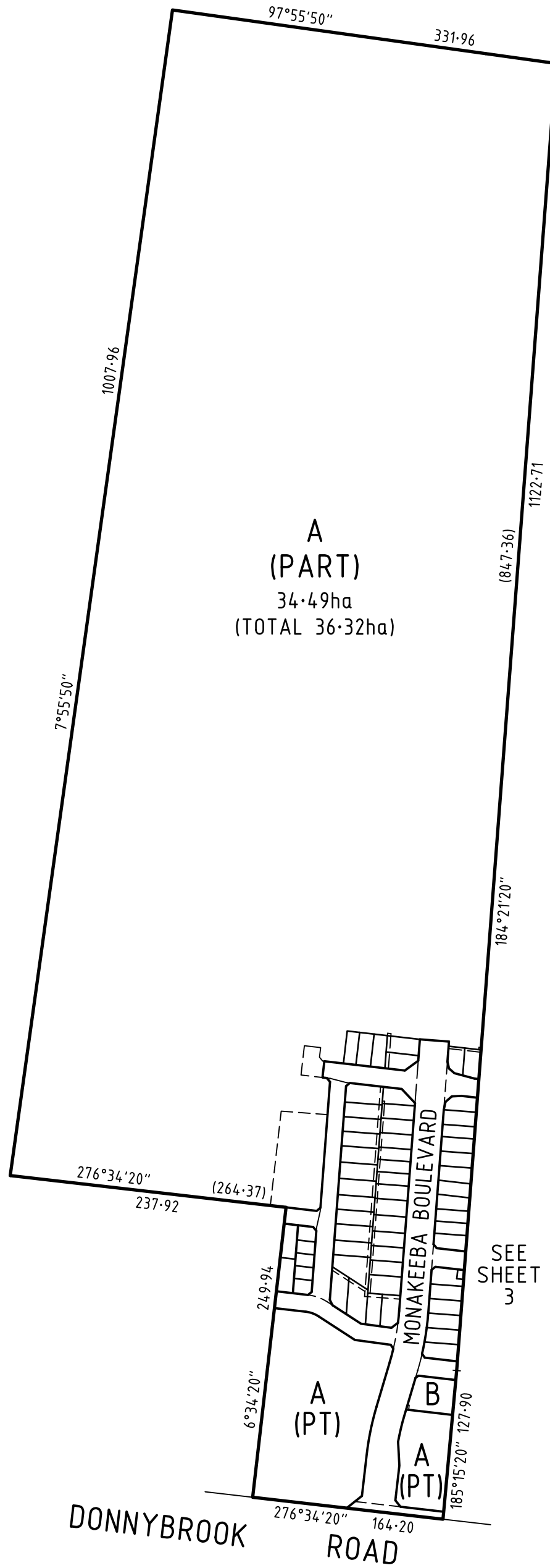
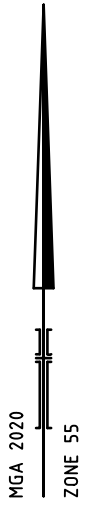
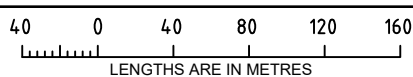


PLAN OF SUBDIVISION			EDITION 1	PS 832964T
LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 20 (PART) TITLE REFERENCE: C/T VOL 9433 FOL 597 LAST PLAN REFERENCE: LOT 1 on LP 130685 POSTAL ADDRESS: 1285 DONNYBROOK ROAD (at time of subdivision) WOODSTOCK VIC 3751 MGA2020 CO-ORDINATES: E: 325 320 ZONE: 55 (of approx centre of land in plan) N: 5 842 680				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 105 (both inclusive) have been omitted from this plan.	
ROAD R-1	Whittlesea City Council			
RESERVE No. 1 RESERVE No. 2	Whittlesea City Council AusNet Electricity Services Pty Ltd			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey (PS 832964T) STAGING: This is not a staged subdivision Planning Permit No. 718551 This survey has been connected to permanent marks No(s).PM54, PM53,PM52 ,PM48 In Proclaimed Survey Area No. 74				
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	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-4	DRAINAGE	SEE DIAGRAM	THIS PLAN	WHITTLESEA CITY COUNCIL
ATTICUS ESTATE - STAGE 1 (60 LOTS)			AREA OF STAGE - 4.035ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 307870SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 10		SHEET 1 OF 6



SURVEYOR'S FILE REF: 307870SV00

SCALE
1: 4000



ORIGINAL SHEET
SIZE: A3

SHEET 2

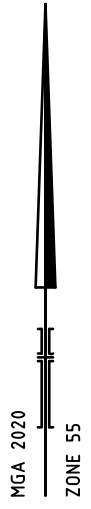
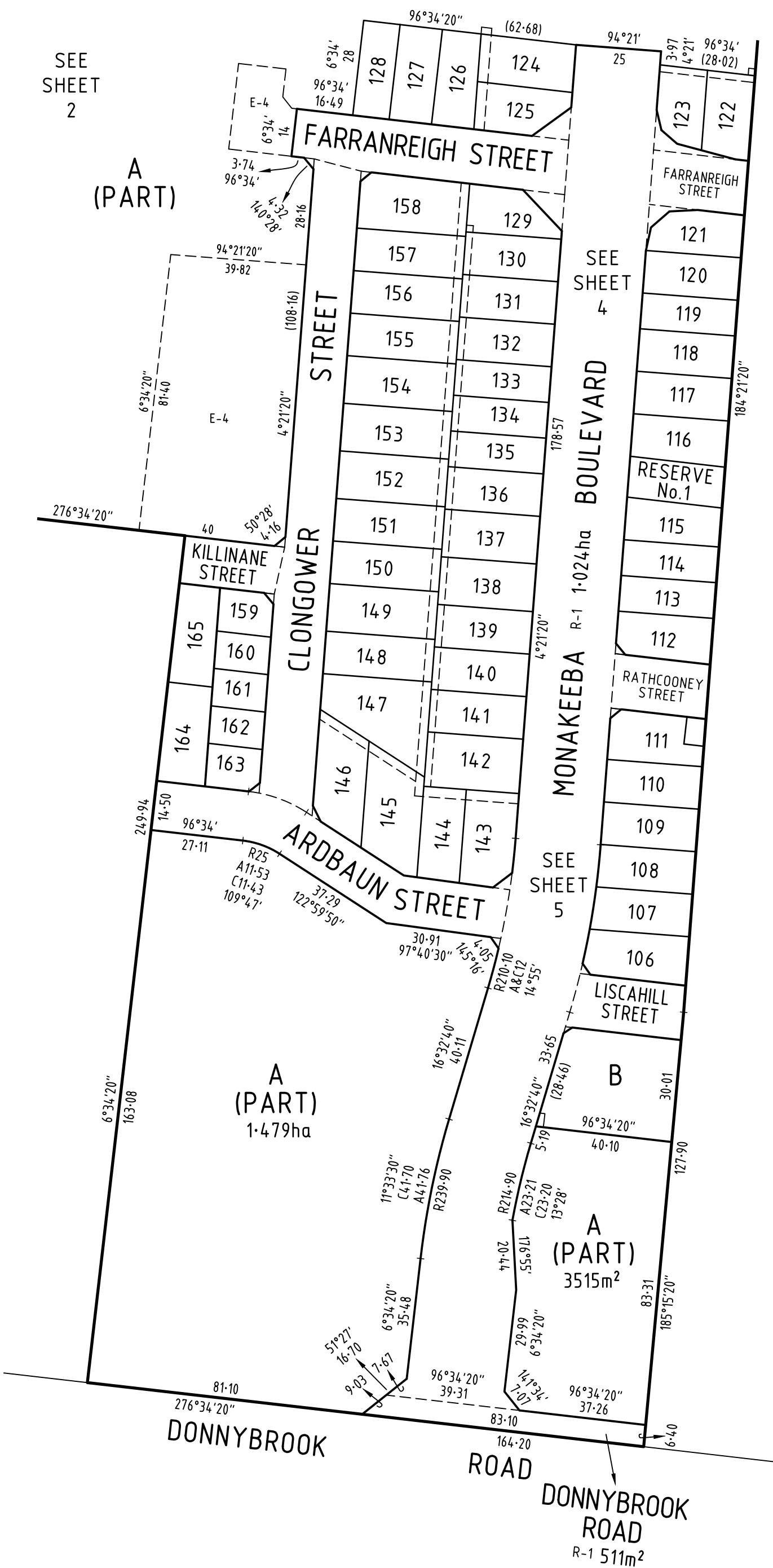


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SEE SHEET 2

A (PART)



SURVEYOR'S FILE REF: 307870SV00

SCALE 1: 1250

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

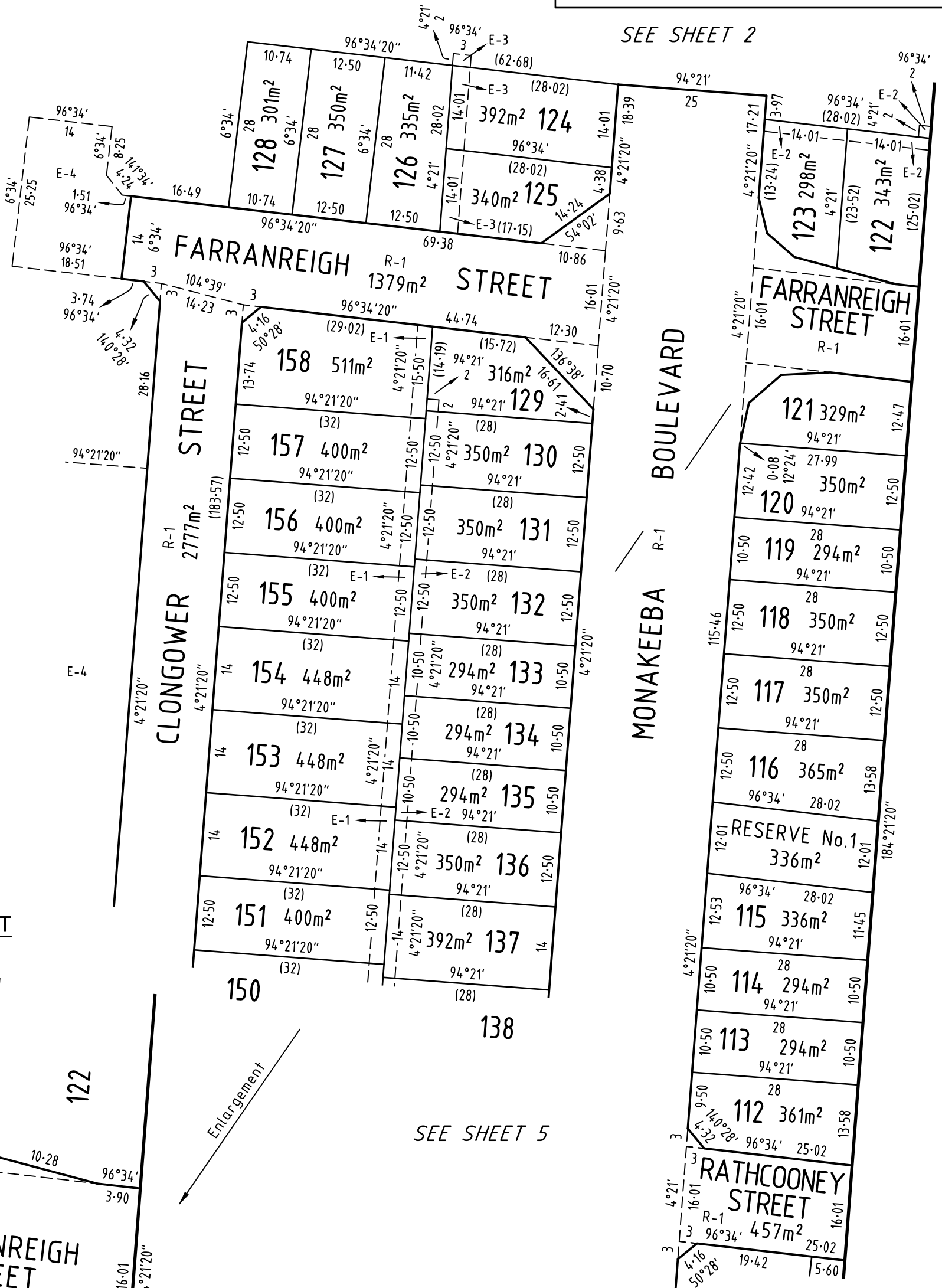
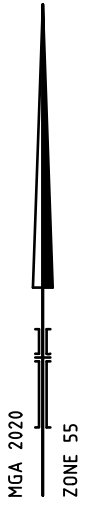
SHEET 3



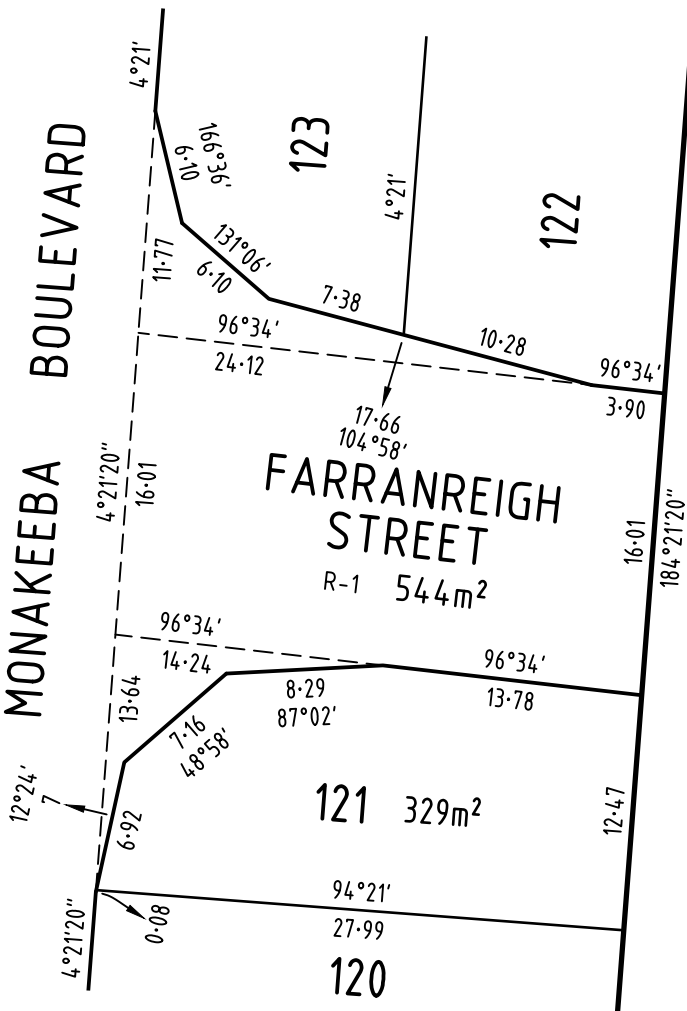
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SEE SHEET 2



ENLARGEMENT
SCALE 1:400



SEE SHEET 5

SURVEYOR'S FILE REF: 307870SV00

SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

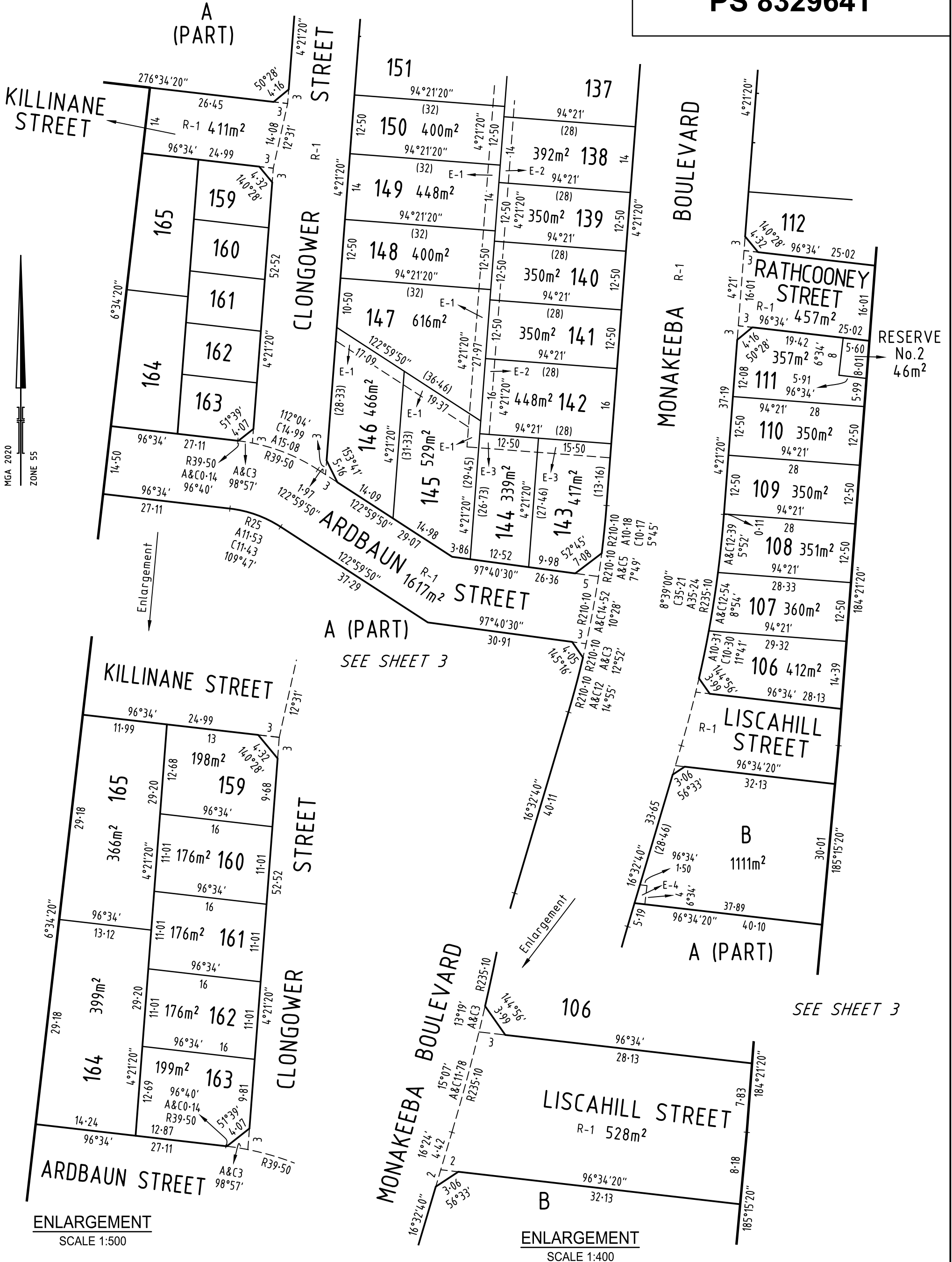
ORIGINAL SHEET
SIZE: A3

SHEET 4



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MGA 2020
ZONE 55

Enlargement

Enlargement

ENLARGEMENT
SCALE 1:500

ENLARGEMENT
SCALE 1:400

SURVEYOR'S FILE REF: 307870SV00

SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 5



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 832964T (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
106	107	126	124, 125, 127	146	145, 147
107	106, 108	127	126, 128	147	140, 141, 142, 145, 146, 148
108	107, 109	128	127	148	139, 140, 147, 149
109	108, 110	129	130, 158	149	138, 139, 148, 150
110	109, 111	130	129, 131, 157, 158	150	137, 138, 149, 151
111	110	131	130, 132, 156, 157	151	136, 137, 150, 152
112	113	132	131, 133, 155, 156	152	135, 136, 151, 153
113	112, 114	133	132, 134, 154, 155	153	134, 135, 152, 154
114	113, 115	134	133, 135, 153, 154	154	133, 134, 153, 155
115	114	135	134, 136, 152, 153	155	132, 133, 154, 156
116	117	136	135, 137, 151, 152	156	131, 132, 155, 157
117	116, 118	137	136, 138, 150, 151	157	130, 131, 156, 158
118	117, 119	138	137, 139, 149, 150	158	129, 130, 157
119	118, 120	139	138, 140, 148, 149	159	160, 165
120	119, 121	140	139, 141, 147, 148	160	159, 161, 165
121	120	141	140, 142, 147	161	160, 162, 164, 165
122	123	142	141, 143, 144, 147	162	161, 163, 164
123	122	143	142, 144	163	162, 164
124	125, 126	144	142, 143, 145	164	161, 162, 163, 165
125	124, 126	145	144, 146, 147	165	159, 160, 161, 164

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines

- (a) build or allow to be built on Lots 106, 111, 112, 121, 123, 125, 129, 143, 146, 158, 159 and 163 a two or more storey dwelling unless there are no blank walls wider than 3.0 m in the design of the upper level façade facing the side street and the upper level façade facing the side street provides two or more of the following articulation techniques;
 - (i) a regular pattern of window placement across each upper level providing an eye-level view through the window facing the public realm; and/or
 - (ii) vertical or horizontal changes of plane to express the floor levels, such as projecting or recessing the upper levels; and/or
- (iii) contrasting materials, colours and finishes to the ground level.
- (b) build or allow to be built on a lot a garage with a setback from the street frontage of less than 5 metres.
- (c) build or allow to be built on the lot any building other than a building that has been approved by Livv 1285 Donnybrook Road Pty Ltd in accordance with the Atticus Estate Design Guidelines prior to the issue of a building permit.

Expiry

- (d) The restriction shall cease to burden any Lot on the Plan of Subdivision upon the issue of an occupancy permit under the Building Act 1993 or with affect 5years from the date of registration.

CREATION OF RESTRICTION B

TABLE OF LAND BURDENED AND LAND BENEFITED :

The following restriction is to be created upon registration of Plan of Subdivision No. PS 832964T (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
113	112, 114	133	132, 134, 154, 155	160	159, 161, 165
114	113, 115	134	133, 135, 153, 154	161	160, 162, 164, 165
119	118, 120	135	134, 136, 152, 153	162	161, 163, 164
123	122	159	160, 165	163	162, 164

Lots 113, 114, 119, 123, 133 to 135 (both inclusive), 160, 162, and 163 are defined as Type A lots under the Small Lot Housing Code.

Lots 159 and 161 are defined as Type B lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code (Type A)' shall not:

Small Lot Housing Code

- (a) build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Building Code (Type A)' unless in a accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

- (b) This restriction shall cease to have effect on a lot after the issuing of the occupancy permit under the Building Act 1993 for the whole of the dwelling on that lot.