
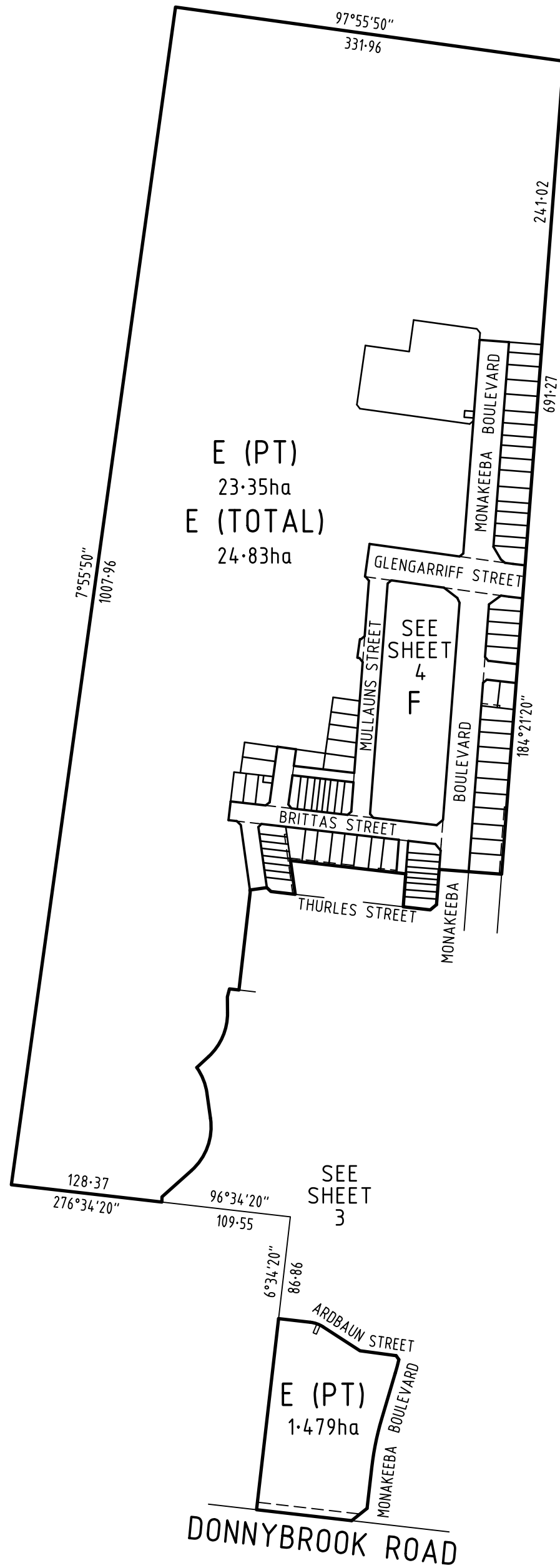
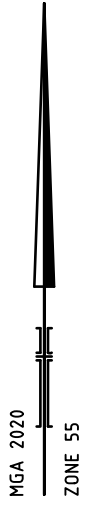
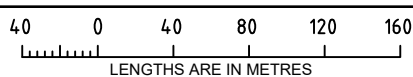


PLAN OF SUBDIVISION			EDITION 1	PS 846570N
LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 20 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT D on PS 832972U POSTAL ADDRESS: 1285 DONNYBROOK ROAD (at time of subdivision) WOODSTOCK VIC 3751 MGA2020 CO-ORDINATES: E: 325 370 ZONE: 55 (of approx centre of land in plan) N: 5 843 180				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots A to D and 1 to 300 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easement E-2 (Drainage) created in PS 832972U in favour of Whittlesea City Council that lies within Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.	
ROAD R-1	WHITTLESEA CITY COUNCIL			
RESERVE No. 1	WHITTLESEA CITY COUNCIL			
RESERVE Nos. 2 & 3	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). PM52 to PM54 & 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	DRAINAGE	2	PS 832972U	WHITTLESEA CITY COUNCIL
E-2	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	DRAINAGE	3	PS 832964T	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	6.40	PS 832964T	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF WATER	6.40	PS 832964T	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF GAS	6.40	PS 832964T	AUSTRALIAN GAS NETWORKS (VIC) PTY. LTD.
ATTICUS ESTATE - STAGE 3 (80 LOTS)			AREA OF STAGE - 5.191ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308702SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 5		SHEET 1 OF 10



SURVEYOR'S FILE REF: 308702SV00

SCALE
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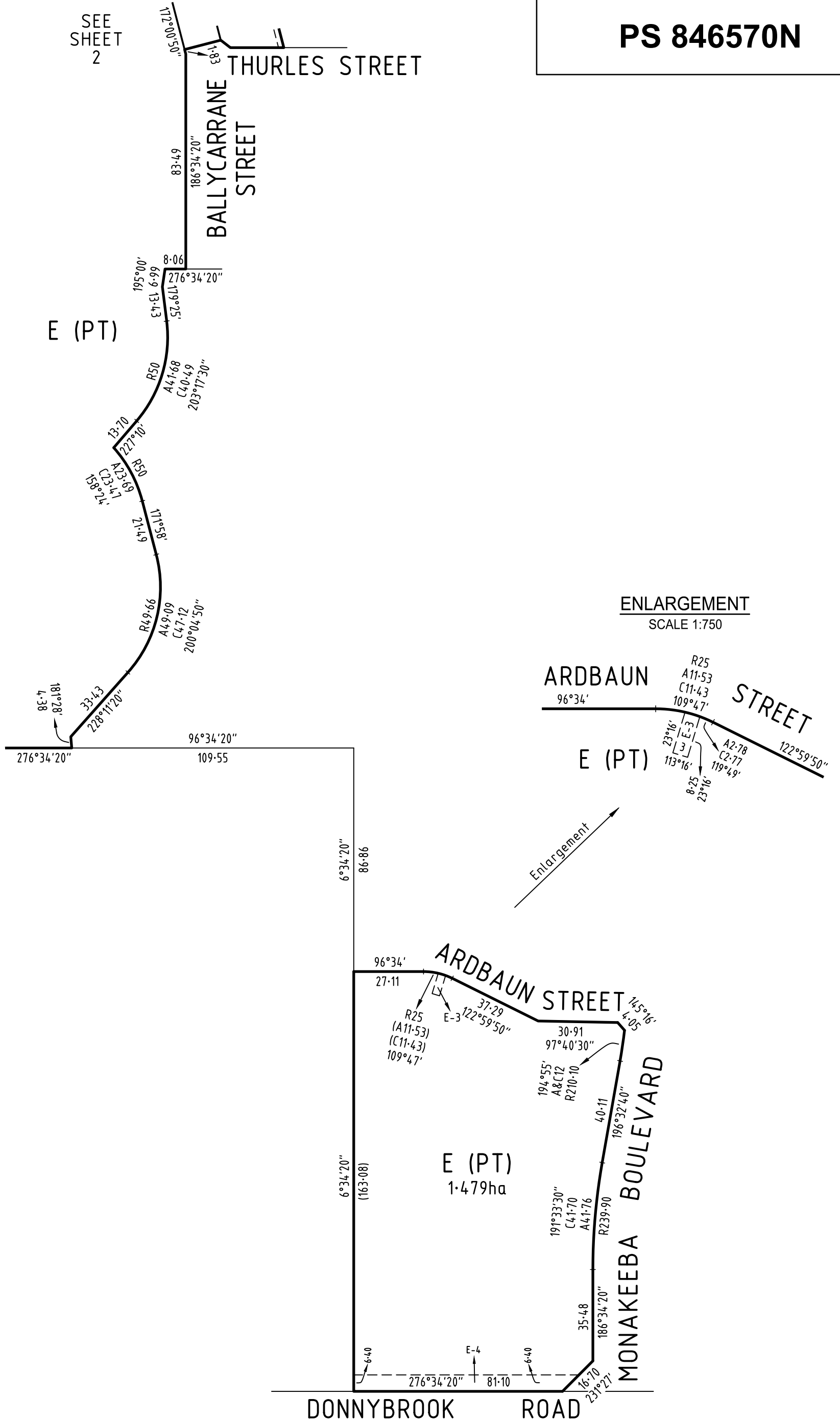
SHEET 2



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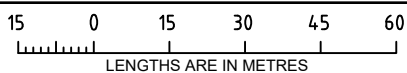
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Version: 5

SEE SHEET 2



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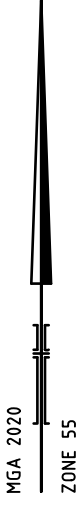
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SHEET 3

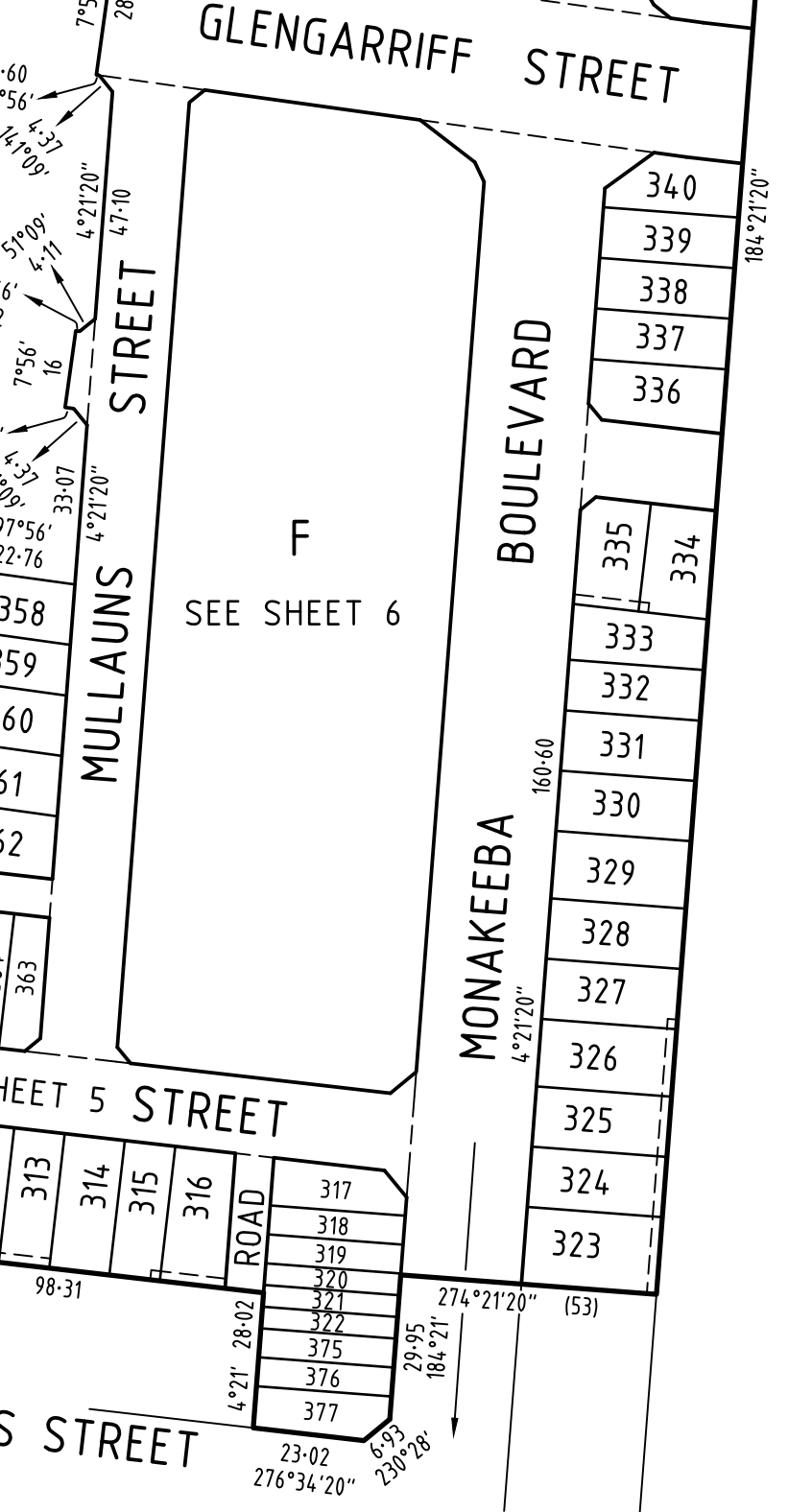
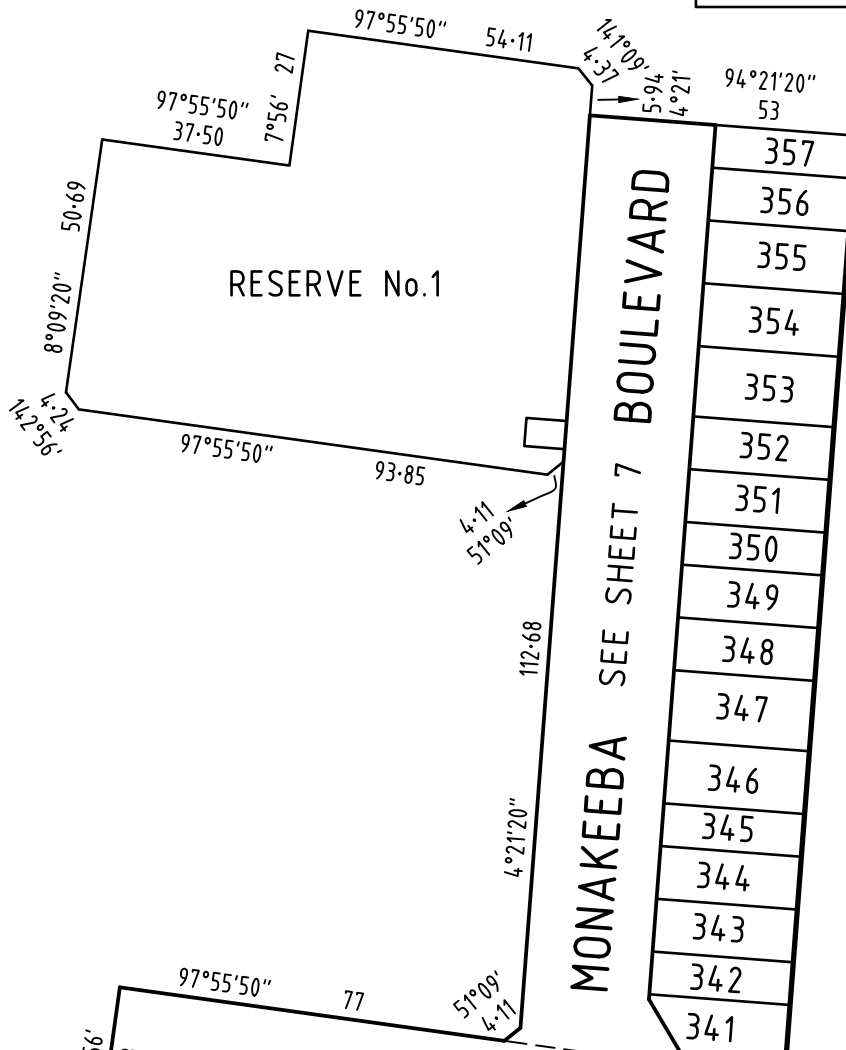


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E (PT)



SURVEYOR'S FILE REF: 308702SV00

SCALE 1: 1500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

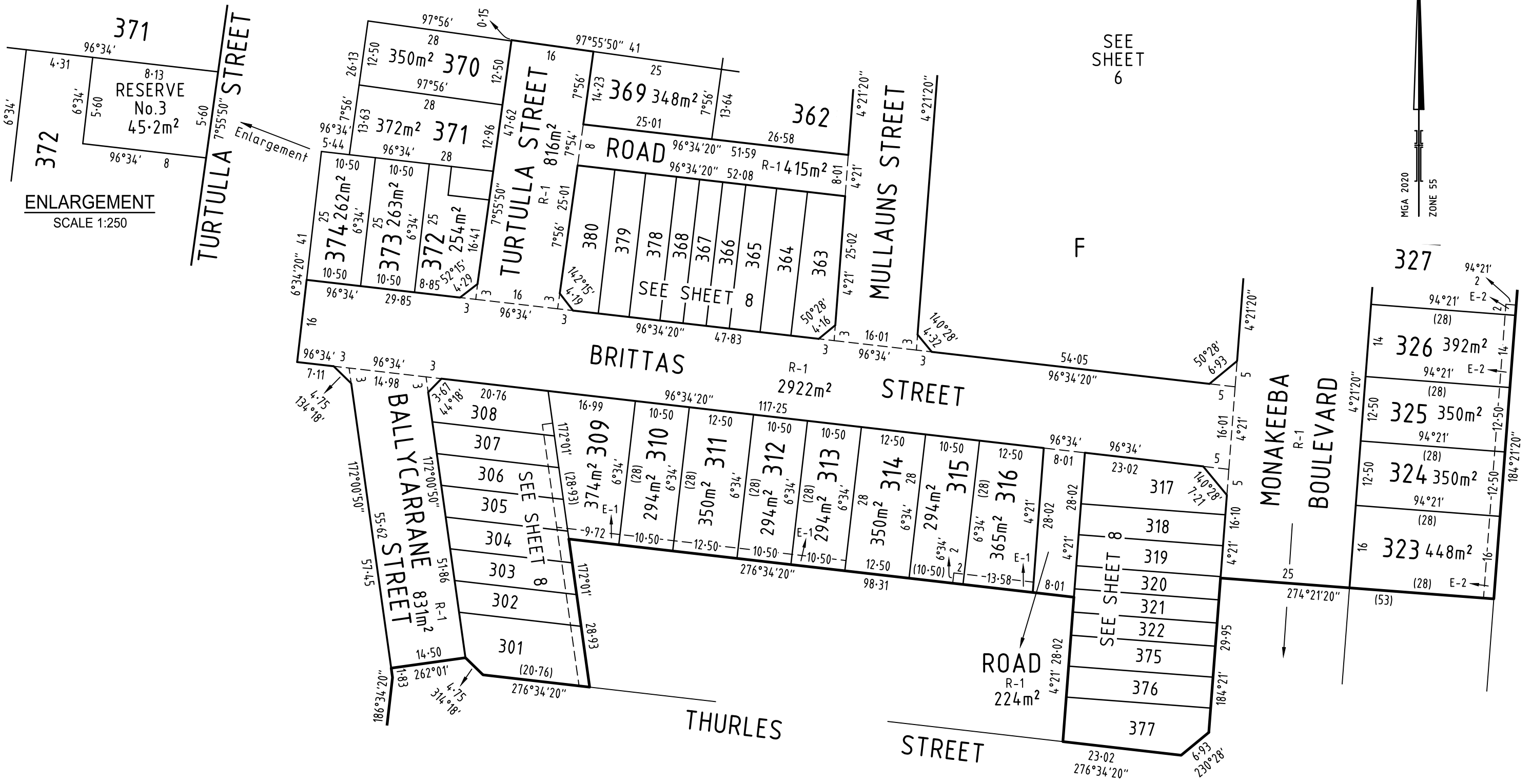
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 Version: 5

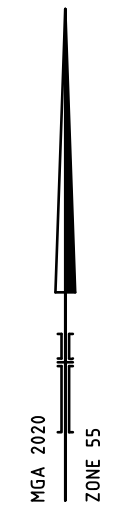
E
(PT)



ENLARGEMENT
SCALE 1:250

SEE SHEET
6

F



SURVEYOR'S FILE REF: 308702SV00

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SCALE 1: 750

LENGTHS ARE IN METRES

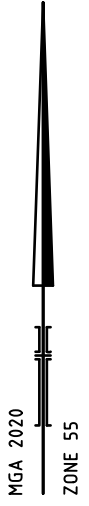
Licensed Surveyor: Terry J Mawson
Version: 5

ORIGINAL SHEET
SIZE: A3

SHEET 5

SEE SHEET 7

PS 846570N



GLENGARRIFF STREET

R-1
3751m²

E (PT)

ROAD

R-1
78m²

SEE SHEET 4

MULLAUNS STREET

R-1
3253m²

MULLAUNS STREET

F
1.239ha

MONAKEEBA BOULEVARD

R-1
6025m²

MONAKEEBA BOULEVARD

WRENSBOROUGH STREET

R-1
457m²

BRITTAS STREET

312

313

314

315

316

317

SEE SHEET 5

341

340

339

338

337

336

335

334

333

332

331

330

329

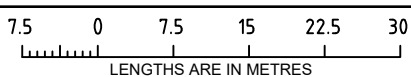
328

327

326

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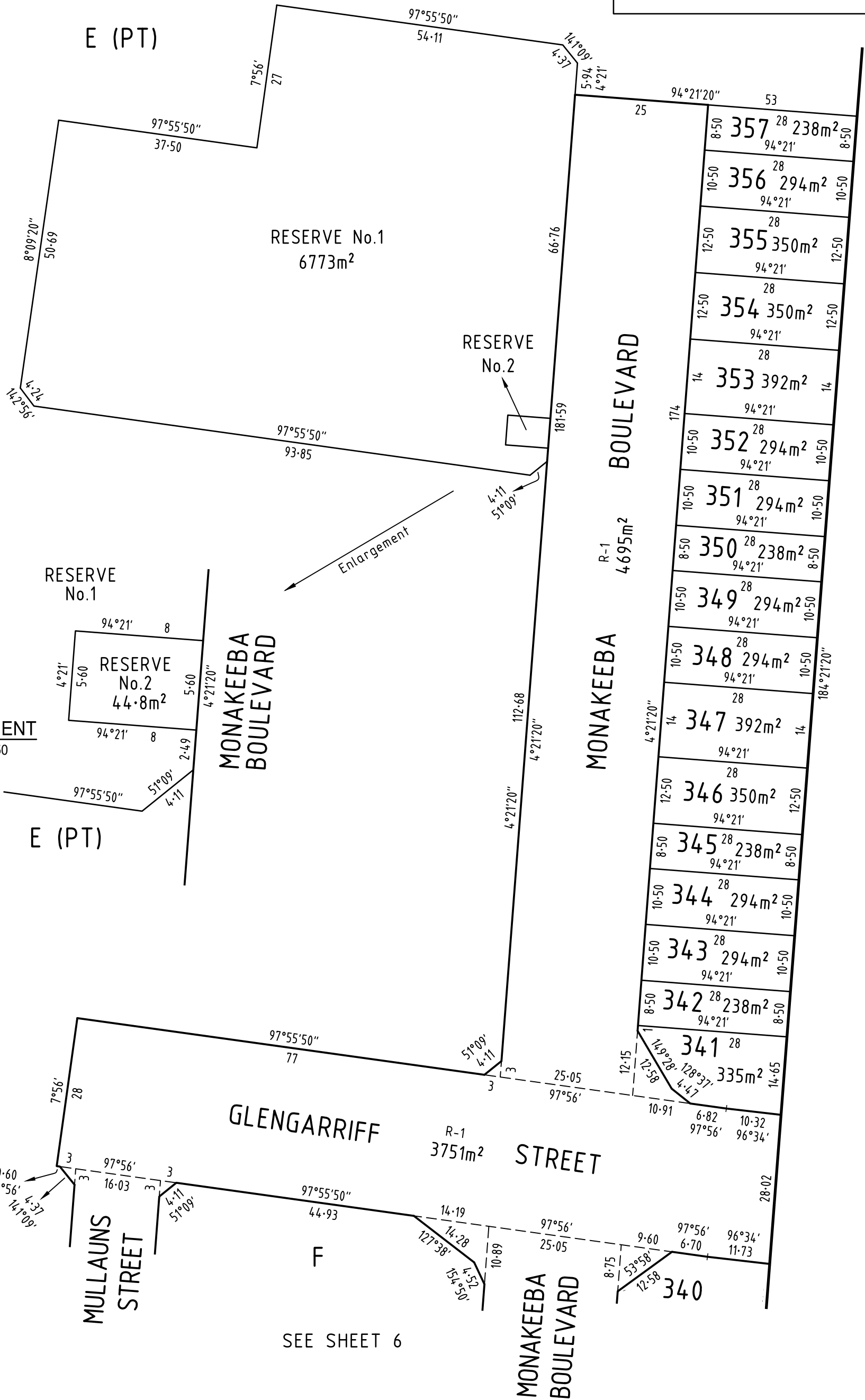
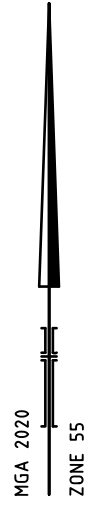
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SHEET 6

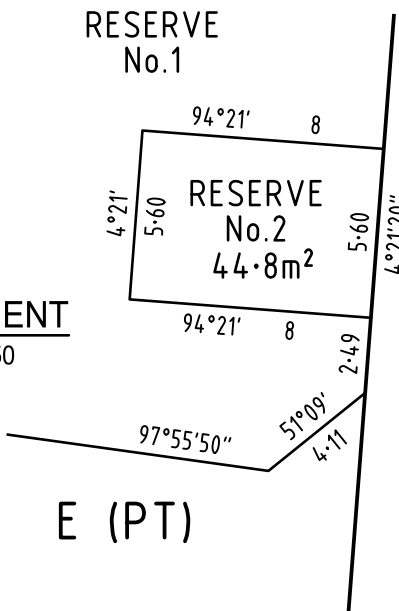


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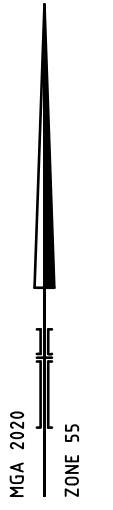
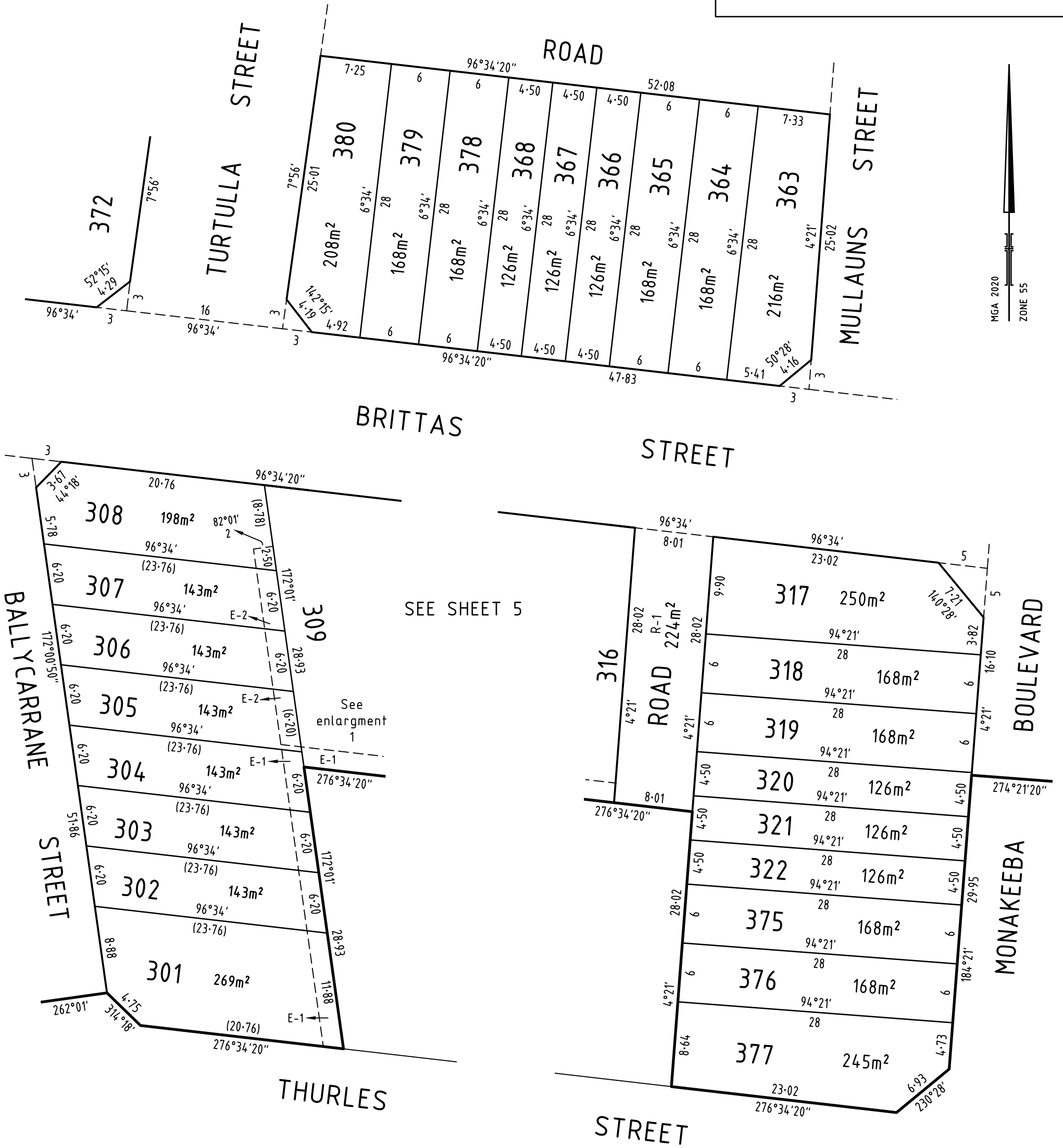
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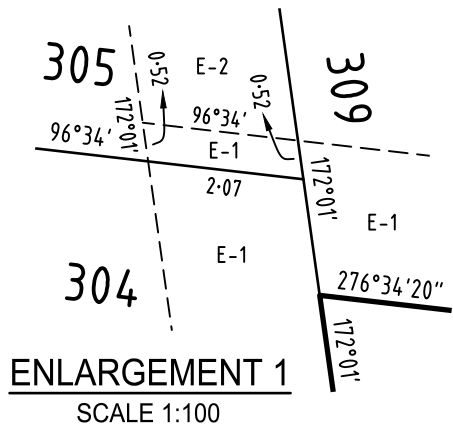
ENLARGEMENT
SCALE 1:250



SEE SHEET 6

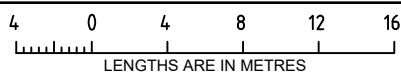


SEE SHEET 5



SURVEYOR'S FILE REF: 308702SV00

SCALE
1: 400



ORIGINAL SHEET
SIZE: A3

SHEET 8



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Version: 5

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 846570N (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
301	302	328	327, 329	355	354, 356
302	301, 303	329	328, 330	356	355, 357
303	302, 304	330	329, 331	357	356
304	303, 305, 309	331	330, 332	358	359
305	304, 306, 309	332	331, 333	359	358, 360
306	305, 307, 309	333	332, 334, 335	360	359, 361
307	306, 308, 309	334	333, 335	361	360, 362
308	307, 309	335	333, 334	362	361, 369
309	304, 305, 306, 307, 308, 310	336	337	363	364
310	309, 311	337	336, 338	364	363, 365
311	310, 312	338	337, 339	365	364, 366
312	311, 313	339	338, 340	366	365, 367
313	312, 314	340	339	367	366, 368
314	313, 315	341	342	368	367, 378
315	314, 316	342	341, 343	369	362
316	315	343	342, 344	370	371
317	318	344	343, 345	371	370, 372, 373, 374
318	317, 319	345	344, 346	372	371, 373
319	318, 320	346	345, 347	373	371, 372, 374
320	319, 321	347	346, 348	374	371, 373
321	320, 322	348	347, 349	375	322, 376
322	321, 375	349	348, 350	376	375, 377
323	324	350	349, 351	377	376
324	323, 325	351	350, 352	378	368, 379
325	324, 326	352	351, 353	379	380, 378
326	325, 327	353	352, 354	380	379
327	326, 328	354	353, 355		

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 and MCP

- (a) build or allow to be built on Lots 301, 308, 317, 335, 336, 340, 341, 363, 372, 377 and 380 a two or more storey dwelling unless there are no blank walls wider than 3.0 metres in the design of the upper level façade facing the side street and the upper level façade facing the side street provides a moderate level of interest to the exterior of the building. The moderate level of visual interest must be achieved by 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 Lots 318 to 322, 375, 376, 364 to 368, 378 and 379 (all inclusive) the second storey wall or higher wall of a dwelling, facing a street, at an offset less than 900mm to the ground level wall and the second storey wall or higher wall must not have less than 30 percent of the area of the wall in glazing at each floor level and that glazing must be not less than 50 percent transparent.
- (c) build or allow to be built on a lot a garage with a setback from the street frontage of less than 5 metres.
- (d) build or allow to be built on the lot any building other than a building that has been approved by the Livv 1285 Donnybrook Road Pty Ltd in accordance with the Atticus Estate Design Guidelines prior to the issue of a building permit.
- (e) build or allow to be built on a Lot, with a width at the front facade of the dwelling of 10metres or less, a garage accessed via the lot frontage with an opening wider than 3.50metres.

Expiry

- (f) 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 effect 5 years from the date of registration.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS 846570N (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
301	302	322	321, 375	358	359
302	301, 303	332	331, 333	359	358, 360
303	302, 304	337	336, 338	363	364
304	303, 305, 309	338	337, 339	364	363, 365
305	304, 306, 309	339	338, 340	365	364, 366
306	305, 307, 309	340	339	366	365, 367
307	306, 308, 309	342	341, 343	367	366, 368
308	307, 309	343	342, 344	368	367, 378
310	309, 311	344	343, 345	372	371, 373
312	311, 313	345	344, 346	373	371, 372, 374
313	312, 314	348	347, 349	374	371, 373
315	314, 316	349	348, 350	375	322, 376
317	318	350	349, 351	376	375, 377
318	317, 319	351	350, 352	377	376
319	318, 320	352	351, 353	378	368, 379
320	319, 321	356	355, 357	379	380, 378
321	320, 322	357	356	380	379

Lots 301 to 308, 310, 312, 313, 315, 317, 332, 337 to 340, 342 to 345, 348 to 352, 356 to 359, 372 to 374, and 377 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 318 to 322, 363 to 368, 375, 376, and 378 to 380 (all inclusive) 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 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 or Type B as applicable)' unless in 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.