
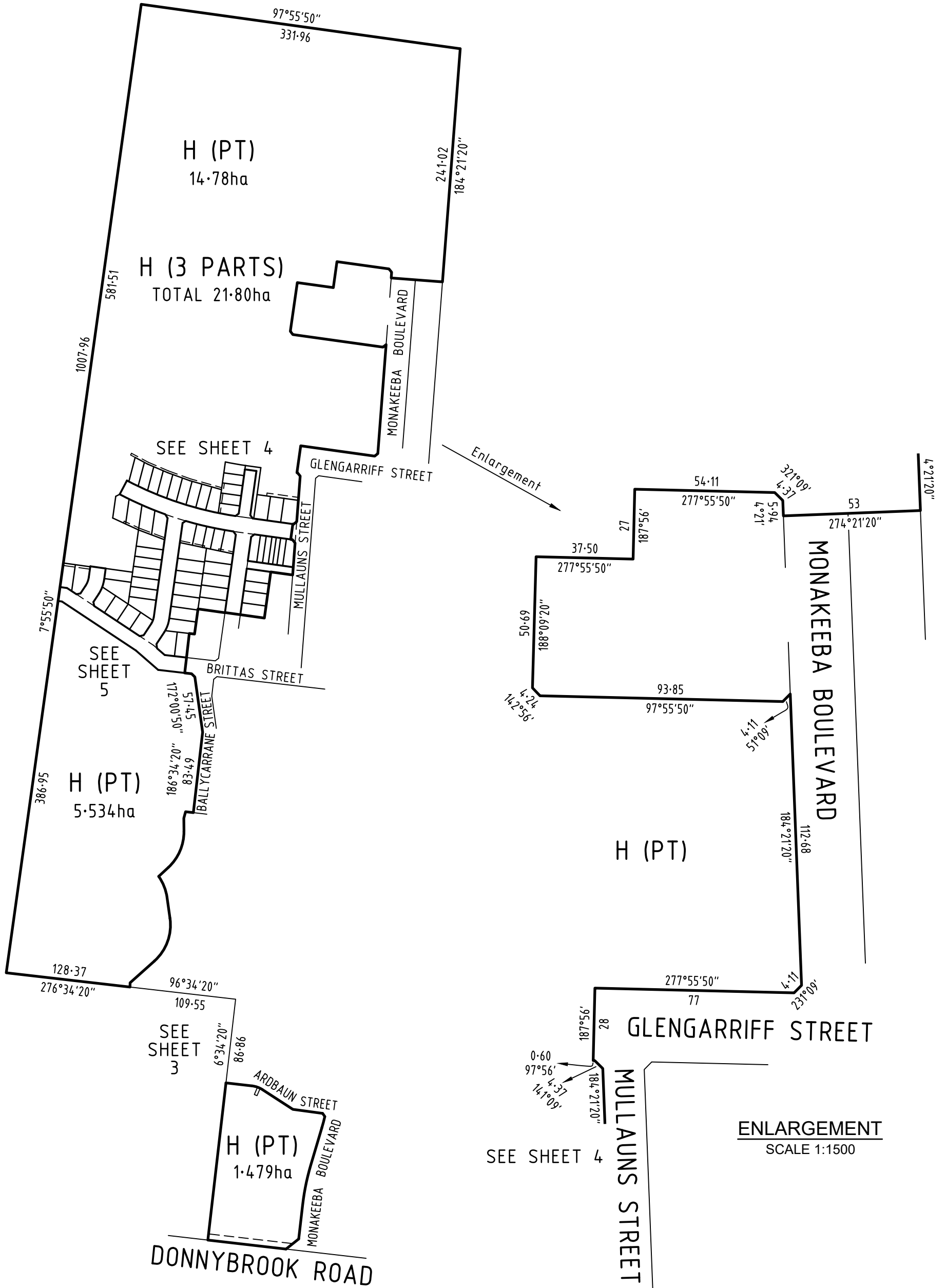
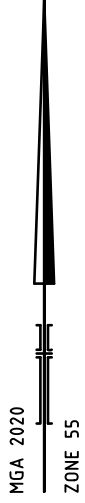


| | | | | |
|--|--|---|---|---|
| PLAN OF SUBDIVISION | | | EDITION 1 | PS 901658T |
| LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 20 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT E on PS 846570N POSTAL ADDRESS: 1285 DONNYBROOK ROAD (at time of subdivision) WOODSTOCK VIC 3751 MGA2020 CO-ORDINATES: E: 325 200 ZONE: 55 (of approx centre of land in plan) N: 5 843 200 | | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | |
| IDENTIFIER | COUNCIL / BODY / PERSON | | Land being subdivided is enclosed within thick continuous lines Lots A to G and 1 to 400 (all inclusive) have been omitted from this plan. | |
| ROAD R-1 RESERVE No. 1 | WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL | | | |
| 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 | 3 | PS 832964T | WHITTLESEA CITY COUNCIL |
| E-2 | SEWERAGE | 6.40 | PS 832964T | YARRA VALLEY WATER CORPORATION |
| E-2 | SUPPLY OF WATER | 6.40 | PS 832964T | YARRA VALLEY WATER CORPORATION |
| E-2 | SUPPLY OF GAS | 6.40 | PS 832964T | AUSTRALIAN GAS NETWORKS (VIC) PTY. LTD. |
| E-3 | DRAINAGE | 2 | THIS PLAN | WHITTLESEA CITY COUNCIL |
| E-4 | SEWERAGE | 2.5 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-5 | DRAINAGE | 3 | THIS PLAN | WHITTLESEA CITY COUNCIL |
| E-5 | SEWERAGE | 3 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| ATTICUS ESTATE - STAGE 4 (66 LOTS) | | | AREA OF STAGE - 3.032ha | |
|  414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au | | SURVEYORS FILE REF: 309425SV00 | | ORIGINAL SHEET SIZE: A3 |
| | | Licensed Surveyor: Terry J Mawson Version: 4 | | SHEET 1 OF 7 |



SURVEYOR'S FILE REF: 309425SV00

SCALE 1: 4000

40 0 40 80 120 160

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

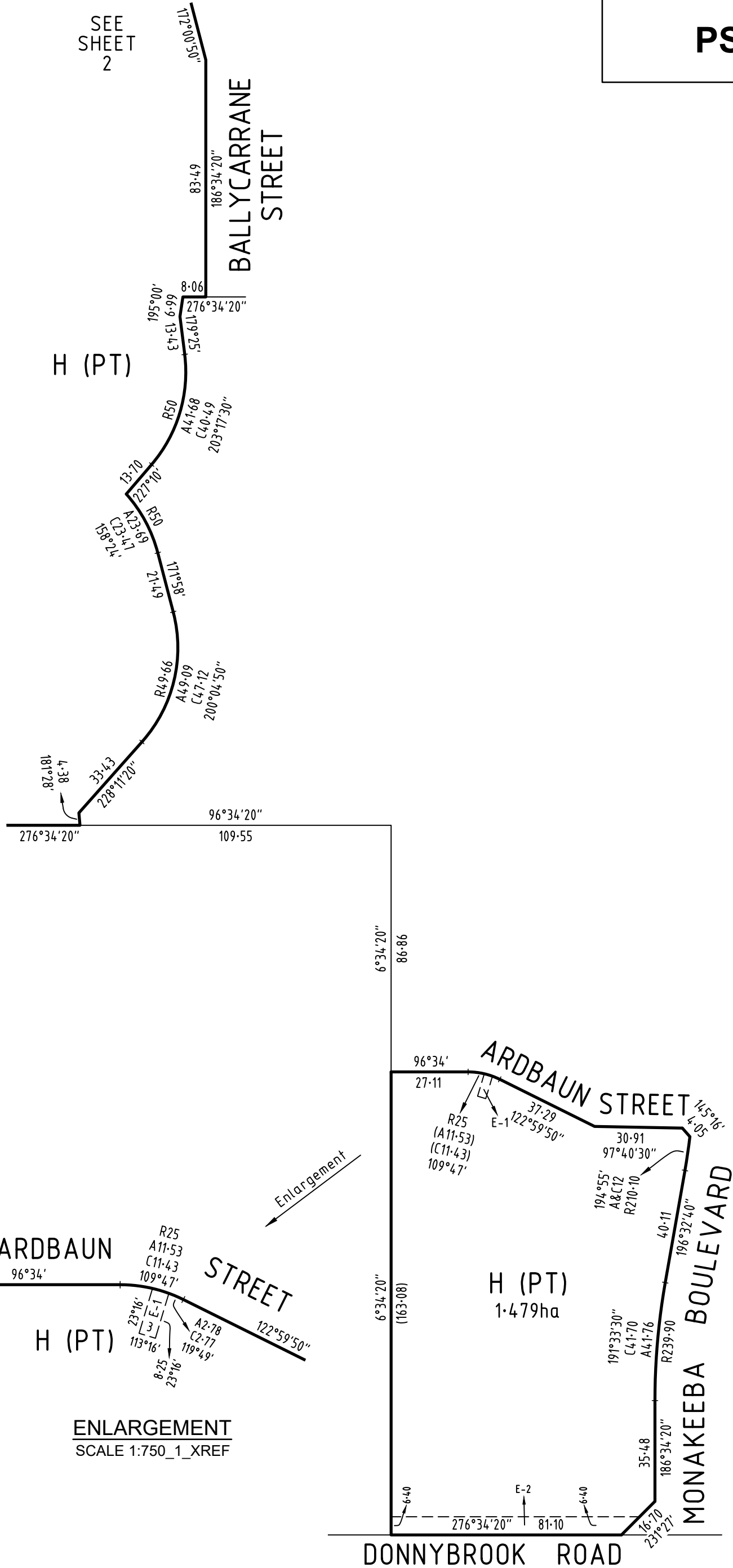
SHEET 2



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SEE SHEET 2



ENLARGEMENT
SCALE 1:750_1_XREF

SURVEYOR'S FILE REF: 309425SV00

SCALE 1: 1500
15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

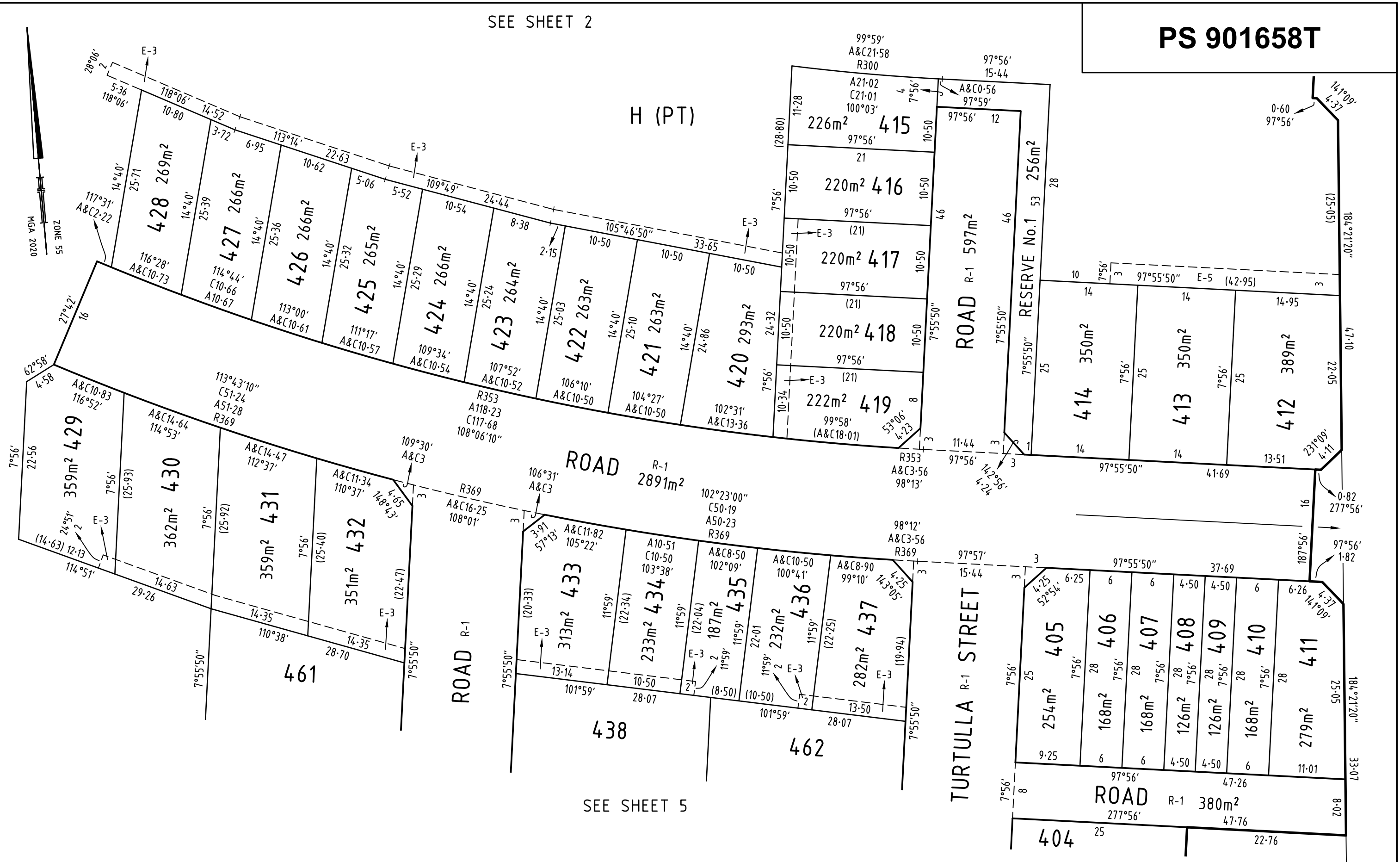


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PS 901658T



SURVEYOR'S FILE REF: 309425SV00

SCALE 1: 500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

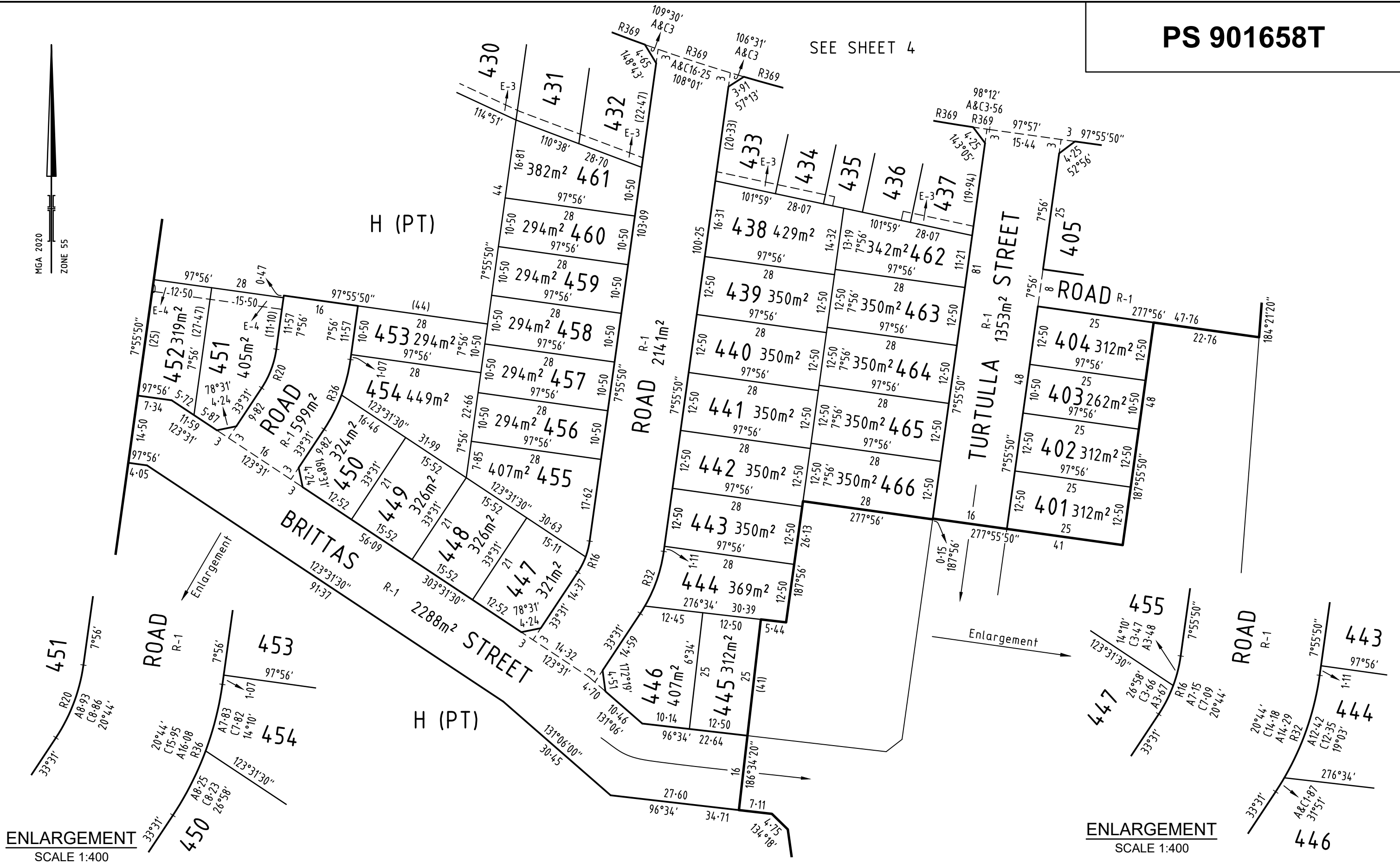
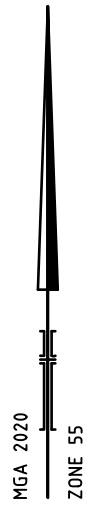
SHEET 4



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SEE SHEET 4



ENLARGEMENT
SCALE 1:400

ENLARGEMENT
SCALE 1:400

SURVEYOR'S FILE REF: 309425SV00

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SCALE 1: 750

LENGTHS ARE IN METRES

Licensed Surveyor: Terry J Mawson
Version: 4

ORIGINAL SHEET SIZE: A3

SHEET 5

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 901658T (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 |
|------------------|--------------------|------------------|------------------------------|------------------|------------------------------|
| 401 | 402 | 423 | 422, 424 | 445 | 444, 446 |
| 402 | 401, 403 | 424 | 423, 425 | 446 | 444, 445 |
| 403 | 402, 404 | 425 | 424, 426 | 447 | 448, 455 |
| 404 | 403 | 426 | 425, 427 | 448 | 447, 449, 455 |
| 405 | 406 | 427 | 426, 428 | 449 | 448, 450, 454 |
| 406 | 405, 407 | 428 | 427 | 450 | 449, 454 |
| 407 | 406, 408 | 429 | 430 | 451 | 452 |
| 408 | 407, 409 | 430 | 429, 431 | 452 | 451 |
| 409 | 408, 410 | 431 | 430, 432, 461 | 453 | 454, 457, 458 |
| 410 | 409, 411 | 432 | 431, 461 | 454 | 449, 450, 453, 455, 456, 457 |
| 411 | 410 | 433 | 434, 438 | 455 | 447, 448, 454, 456 |
| 412 | 413 | 434 | 433, 435, 438 | 456 | 454, 455, 457 |
| 413 | 412, 414 | 435 | 434, 436, 438, 462 | 457 | 453, 454, 456, 458 |
| 414 | 413 | 436 | 435, 437, 462 | 458 | 453, 457, 459 |
| 415 | 416 | 437 | 436, 462 | 459 | 458, 460 |
| 416 | 415, 417 | 438 | 433, 434, 435, 439, 462, 463 | 460 | 459, 461 |
| 417 | 416, 418, 420 | 439 | 438, 440, 463, 464 | 461 | 431, 432, 460 |
| 418 | 417, 419, 420 | 440 | 439, 441, 464, 465 | 462 | 435, 436, 437, 438, 463 |
| 419 | 418, 420 | 441 | 440, 442, 465, 466 | 463 | 438, 439, 462, 464 |
| 420 | 417, 418, 419, 421 | 442 | 441, 443, 466 | 464 | 439, 440, 463, 465 |
| 421 | 420, 422 | 443 | 442, 444 | 465 | 440, 441, 464, 466 |
| 422 | 421, 423 | 444 | 443, 445, 446 | 466 | 441, 442, 465 |

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 405, 411, 412, 414, 415, 419, 429, 432, 433, 437, 446, 447, 450 and 451 a two or more storey dwelling unless there are no blank walls wider than 3.0 metres in the design of the upper level facade facing the side street and the upper level facade 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 406 to 410 (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 10 metres or less, a garage accessed via the lot frontage with an opening wider than 3.50 metres.

Expiry

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 901658T (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 |
|------------------|----------------|------------------|--------------------|------------------|--------------------|
| 403 | 402, 404 | 418 | 417, 419, 420 | 434 | 433, 435, 438 |
| 405 | 406 | 419 | 418, 420 | 435 | 434, 436, 438, 462 |
| 406 | 405, 407 | 420 | 417, 418, 419, 421 | 436 | 435, 437, 462 |
| 407 | 406, 408 | 421 | 420, 422 | 437 | 436, 462 |
| 408 | 407, 409 | 422 | 421, 423 | 453 | 454, 457, 458 |
| 409 | 408, 410 | 423 | 422, 424 | 456 | 454, 455, 457 |
| 410 | 409, 411 | 424 | 423, 425 | 457 | 453, 454, 456, 458 |
| 411 | 410 | 425 | 424, 426 | 458 | 453, 457, 459 |
| 415 | 416 | 426 | 425, 427 | 459 | 458, 460 |
| 416 | 415, 417 | 427 | 426, 428 | 460 | 459, 461 |
| 417 | 416, 418, 420 | 428 | 427 | | |

Lots 403, 405 to 411, 415 to 428, 434 to 437, 453, and 456 to 460 (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 B ' unless in a accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

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.