

PLAN OF SUBDIVISION	EDITION 1	PS 901666U
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LOCATION OF LAND
 PARISH: KALKALLO
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: -
 CROWN PORTION: 20 (PART)
 TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT H on PS 901658T

POSTAL ADDRESS: 1285 DONNYBROOK ROAD
 (at time of subdivision) WOODSTOCK VIC 3751

MGA2020 CO-ORDINATES: E: 325 180 ZONE: 55
 (of approx centre of land in plan) N: 5 843 310

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	WHITTLESEA CITY COUNCIL
RESERVE No. 1	WHITTLESEA CITY COUNCIL
RESERVE No. 2	AUSNET ELECTRICITY SERVICES PTY LTD

NOTATIONS

Land being subdivided is enclosed within thick continuous lines

Lots A to I, and 1 to 500 (all inclusive) have been omitted from this plan.

Other purpose of this plan

To remove by agreement Easement E-4 (Sewerage) created in PS 901658T that lies within Glengarriff Street in this plan via section 6 (1) (k) of the Subdivision Act 1988.

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

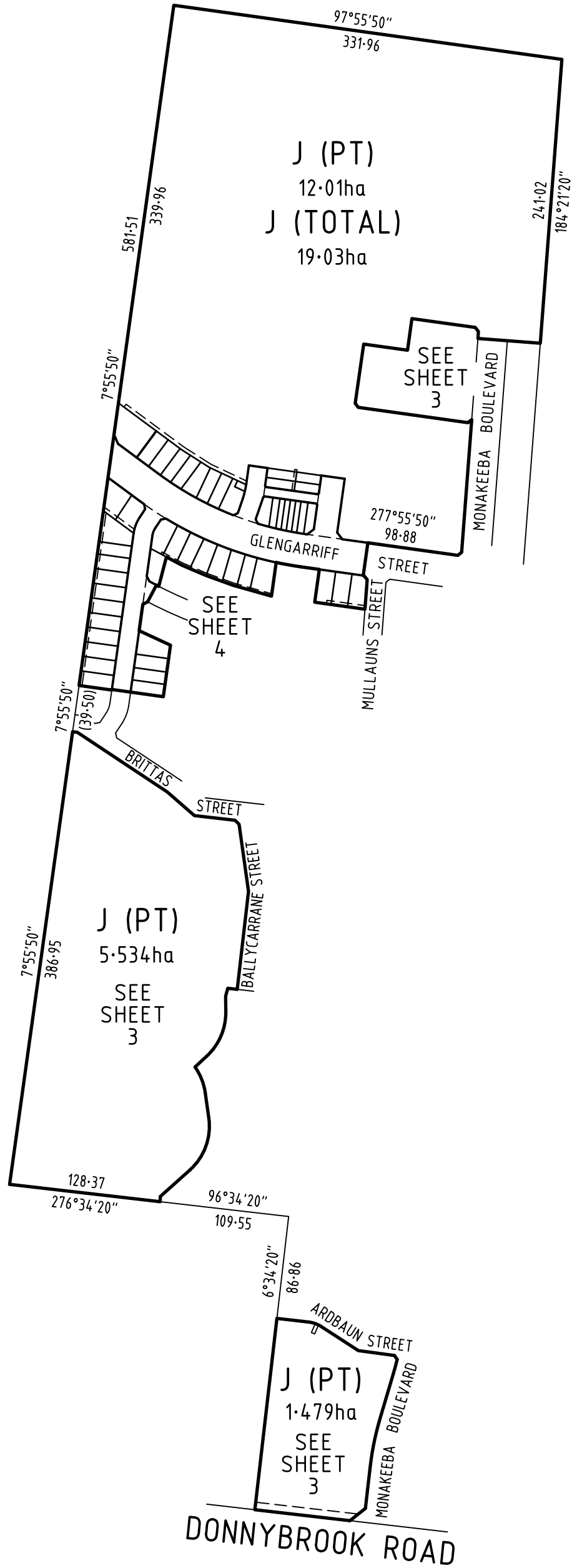
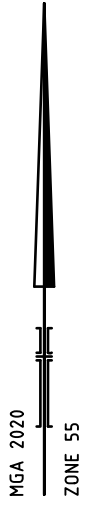
EASEMENT INFORMATION

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	PS 901658T	WHITTLESEA CITY COUNCIL
E-4	DRAINAGE	3	PS 901658T	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	3	PS 901658T	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL
E-6	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-7	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION

ATTICUS ESTATE - STAGE 5 (49 LOTS) AREA OF STAGE - 2.770ha

 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 309468SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
	Licensed Surveyor: Terry J Mawson Version: 3		



SURVEYOR'S FILE REF: 309468SV00

SCALE 1: 4000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

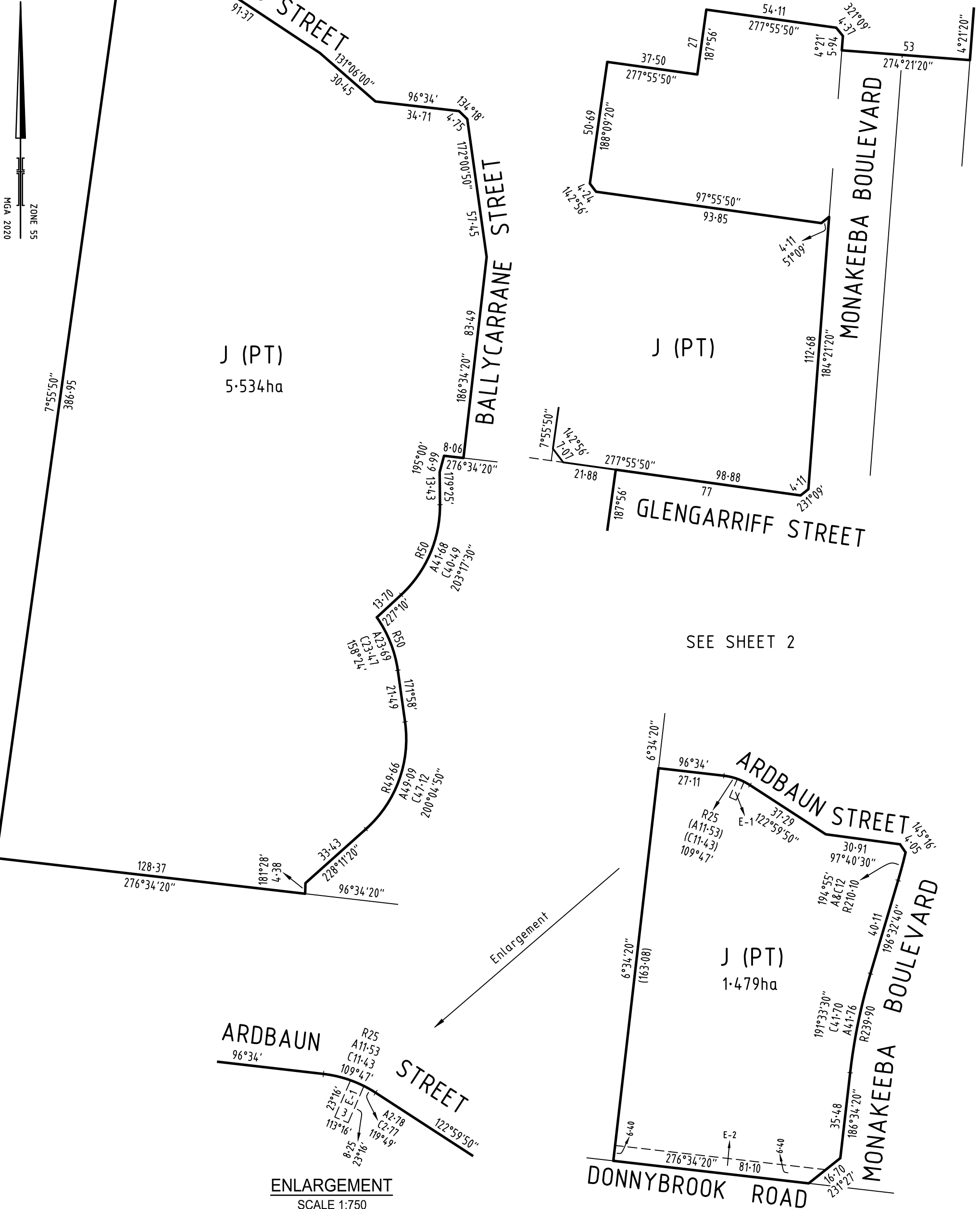


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SEE SHEET 2

SEE SHEET 2



ZONE 55
MGA 2020

J (PT)
5.534 ha

J (PT)

SEE SHEET 2

J (PT)
1.479 ha

ENLARGEMENT
SCALE 1:750

SURVEYOR'S FILE REF: 309468SV00

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LENGTHS ARE IN METRES

ORIGINAL SHEET
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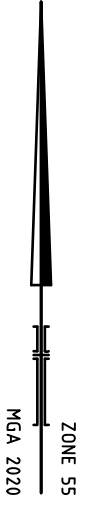
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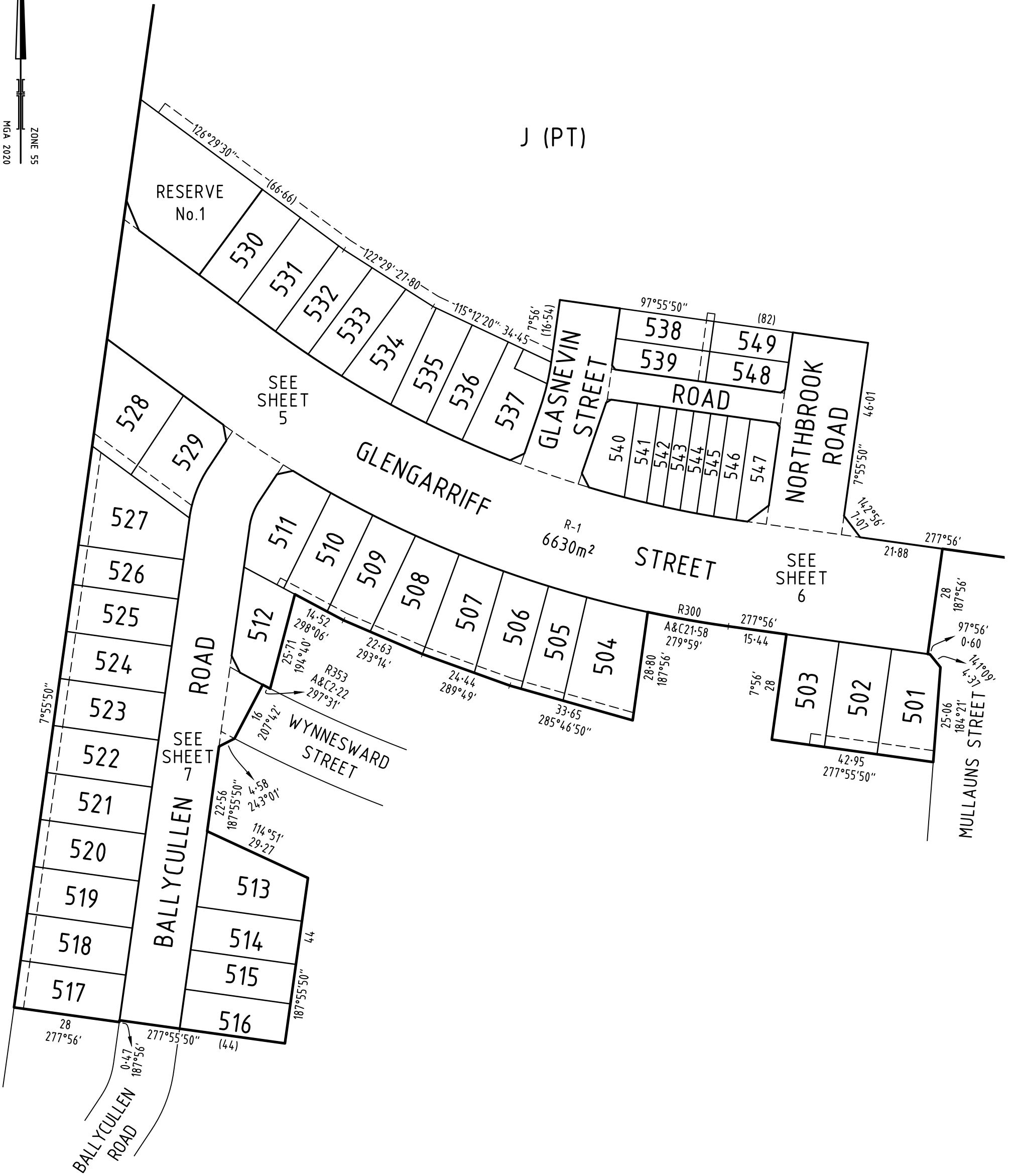
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SEE SHEET 2



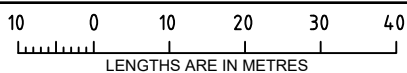
J (PT)



SEE SHEET 2

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ORIGINAL SHEET
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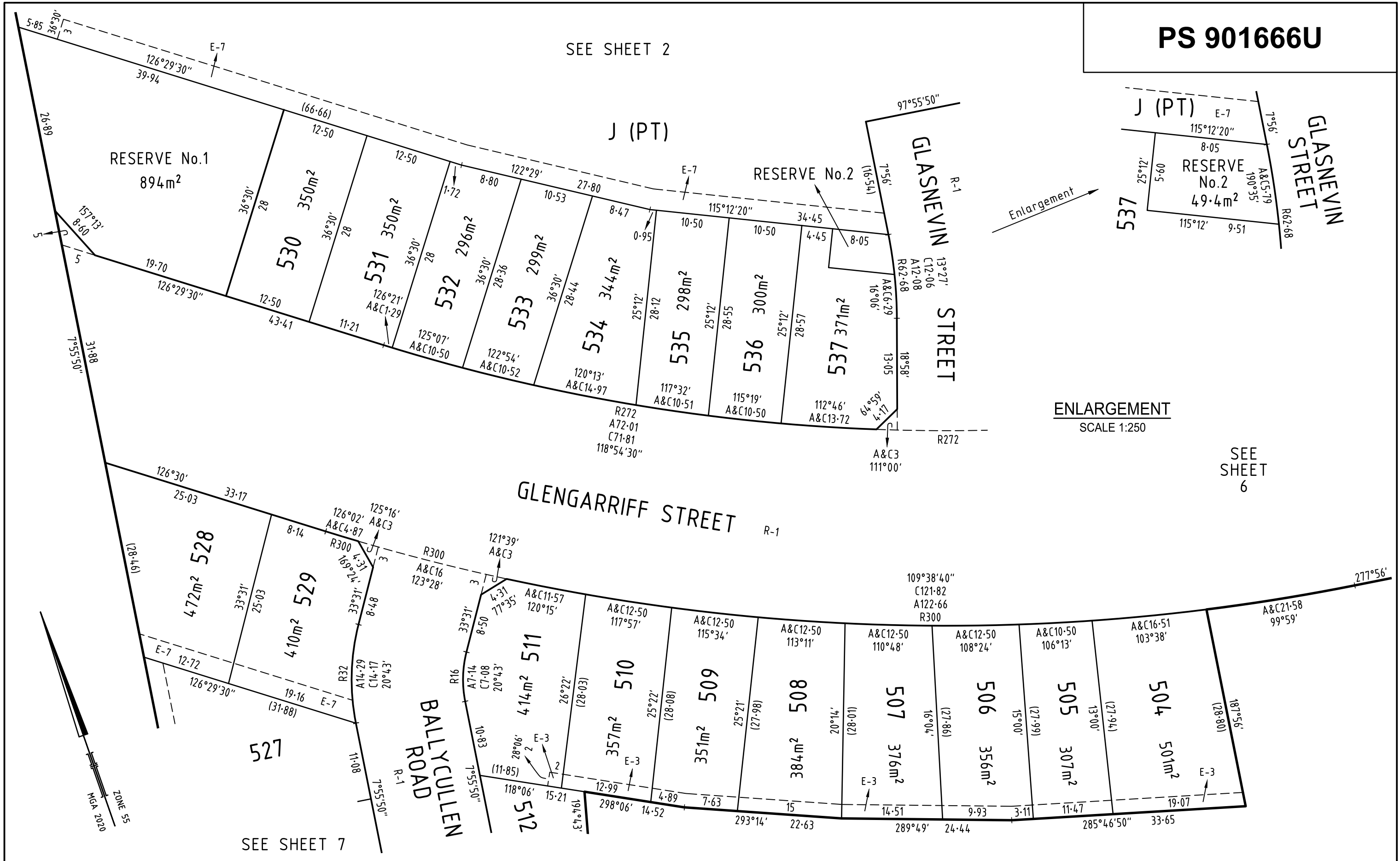
SHEET 4



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ENLARGEMENT
SCALE 1:250

SEE SHEET 6

SURVEYOR'S FILE REF: 309468SV00

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5



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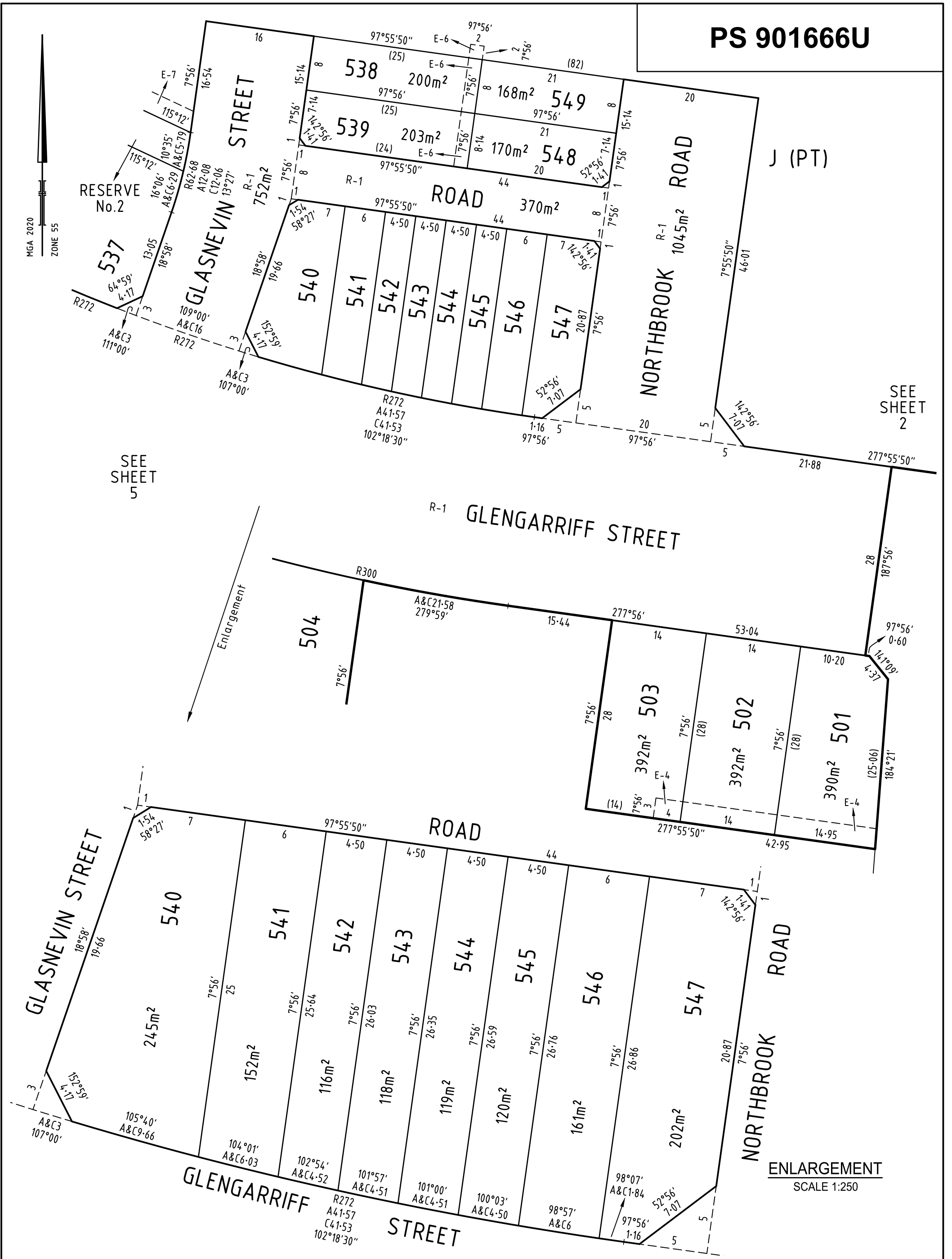
MGA 2020
ZONE 55

RESERVE
No.2

SEE
SHEET
5

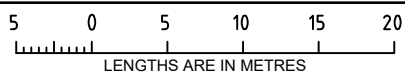
SEE
SHEET
2

ENLARGEMENT
SCALE 1:250



SURVEYOR'S FILE REF: 309468SV00

SCALE
1: 500



ORIGINAL SHEET
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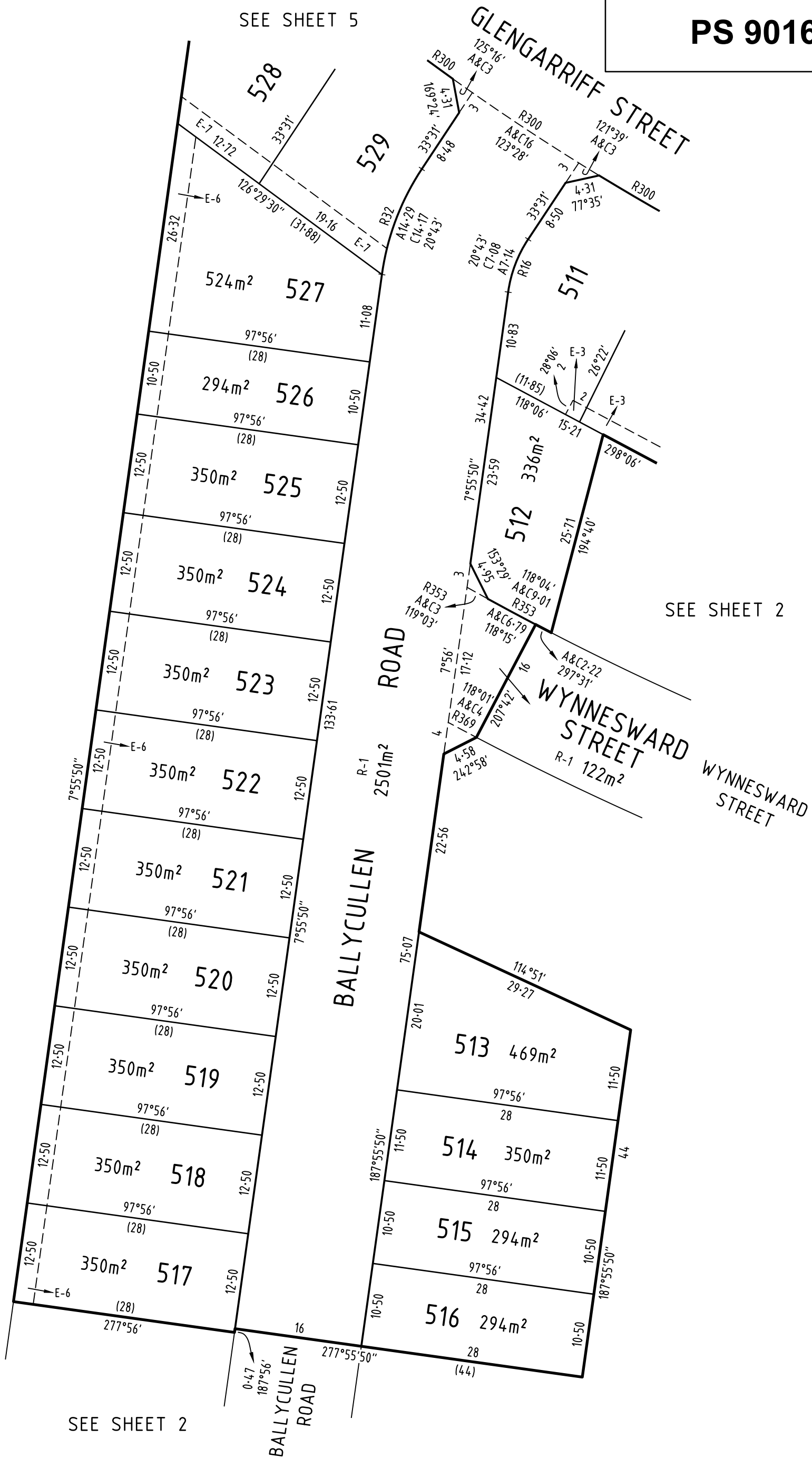
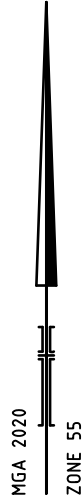
SHEET 6



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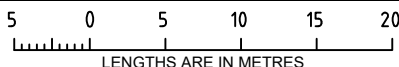


SEE SHEET 2

SEE SHEET 2

SURVEYOR'S FILE REF: 309468SV00

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 7



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 901666U (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
501	502	518	517, 519	534	533, 535
502	501, 503	519	518, 520	535	534, 536
503	502	520	519, 521	536	535, 537
504	505	521	520, 522	537	536
505	504, 506	522	521, 523	538	539, 549
506	505, 507	523	522, 524	539	538, 548
507	506, 508	524	523, 525	540	541
508	507, 509	525	524, 526	541	540, 542
509	508, 510	526	525, 527	542	541, 543
510	509, 511, 512	527	526, 528, 529	543	542, 544
511	510, 512	528	527, 529	544	543, 545
512	510, 511	529	527, 528	545	544, 546
513	514	530	531	546	545, 547
514	513, 515	531	530, 532	547	546
515	514, 516	532	531, 533	548	539, 549
516	515	533	532, 534	549	538, 548
517	518				

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 501, 511, 512, 529, 537, 540 and 547 a two or more storey dwelling unless there are no blank walls wider than 3.0metres 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 541 to 546 (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 901666U (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
515	514, 516	538	539, 549	544	543, 545
516	515	539	538, 548	545	544, 546
526	525, 527	540	541	546	545, 547
532	531, 533	541	540, 542	547	546
533	532, 534	542	541, 543	548	539, 549
535	534, 536	543	542, 544	549	538, 548

Lots 515, 516 , 526, 532, 533, 535, and 538 to 549 (both 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

- (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.