
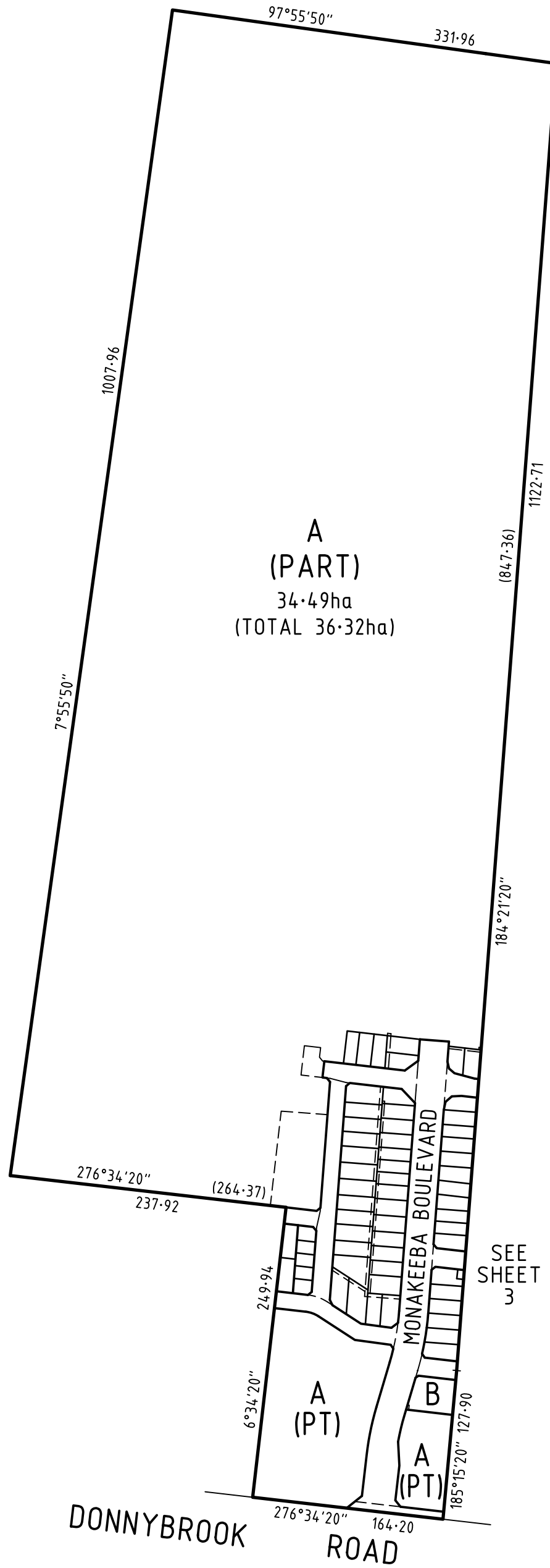
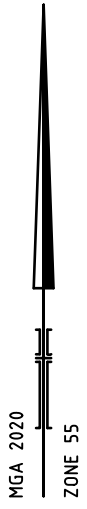
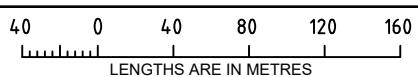


| | | | | |
|---|--|--|--|--------------------------------|
| PLAN OF SUBDIVISION | | | EDITION 1 | PS 832964T |
| LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 20 (PART) TITLE REFERENCE: C/T VOL 9433 FOL 597 LAST PLAN REFERENCE: LOT 1 on LP 130685 POSTAL 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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Version: 10

SEE SHEET 2

A (PART)

SEE SHEET 4

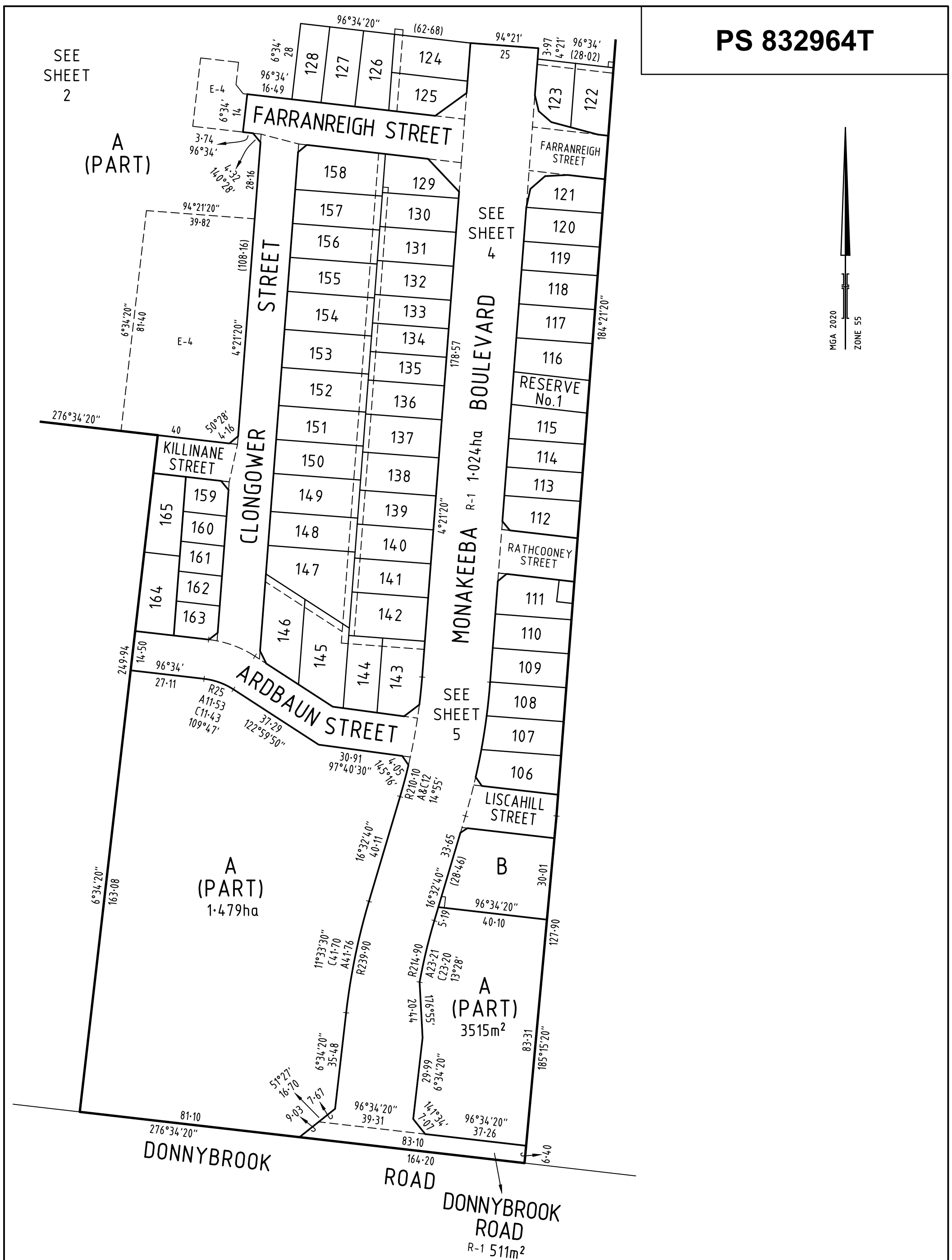
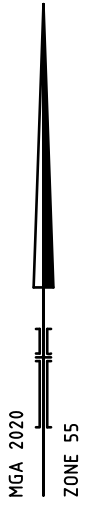
SEE SHEET 5

A (PART)
1.479ha

A (PART)
3515m²

B

DONNYBROOK ROAD
R-1 511m²



SURVEYOR'S FILE REF: 307870SV00

SCALE 1:1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

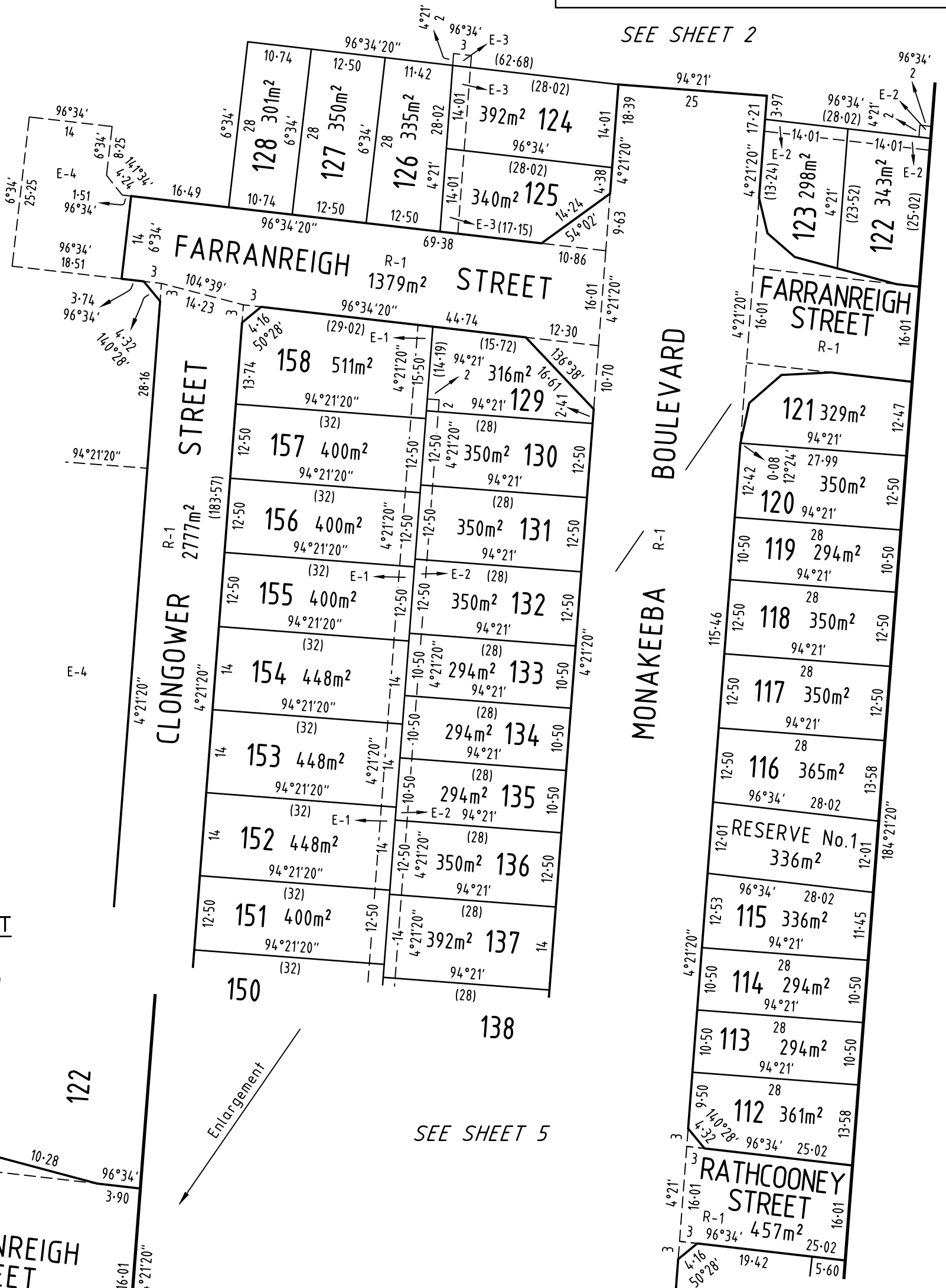
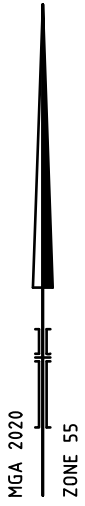
SHEET 3



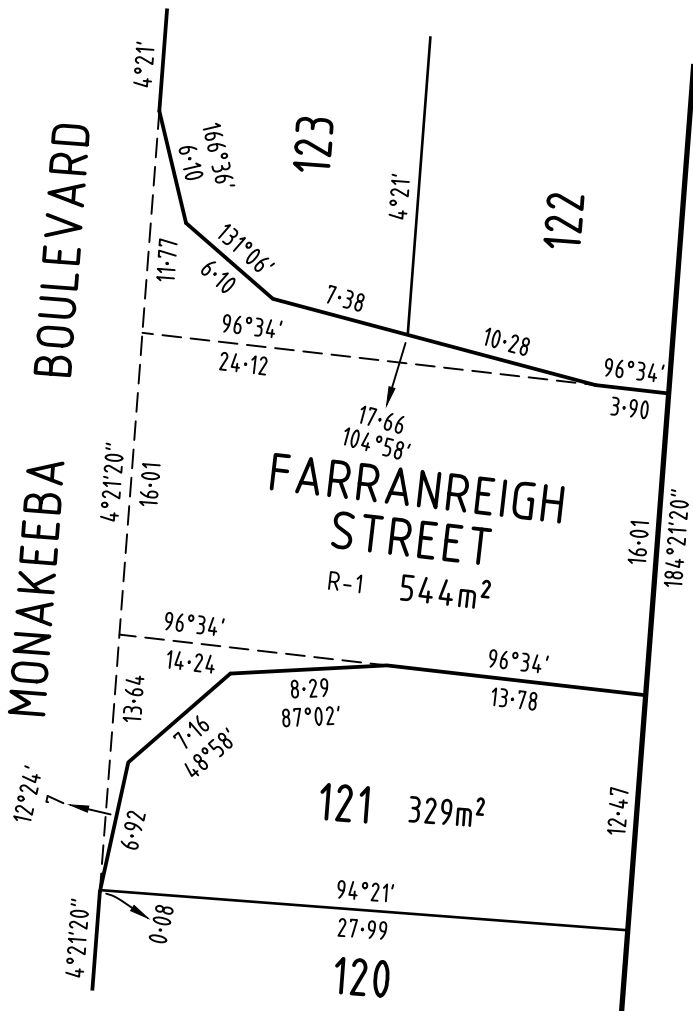
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SEE SHEET 2



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

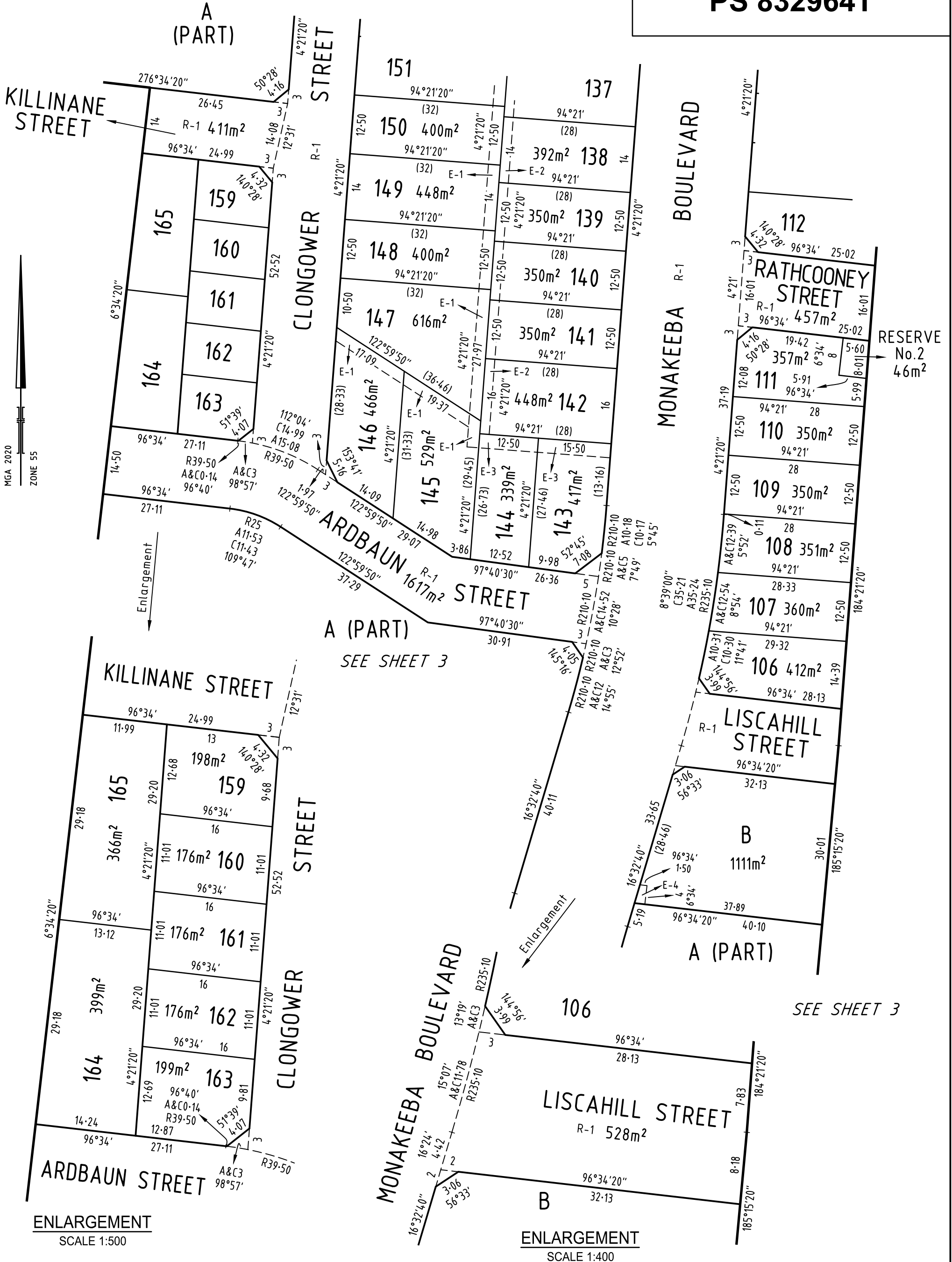
ORIGINAL SHEET
SIZE: A3

SHEET 4



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Version: 10



MGA 2020
ZONE 55

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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Version: 10

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.