
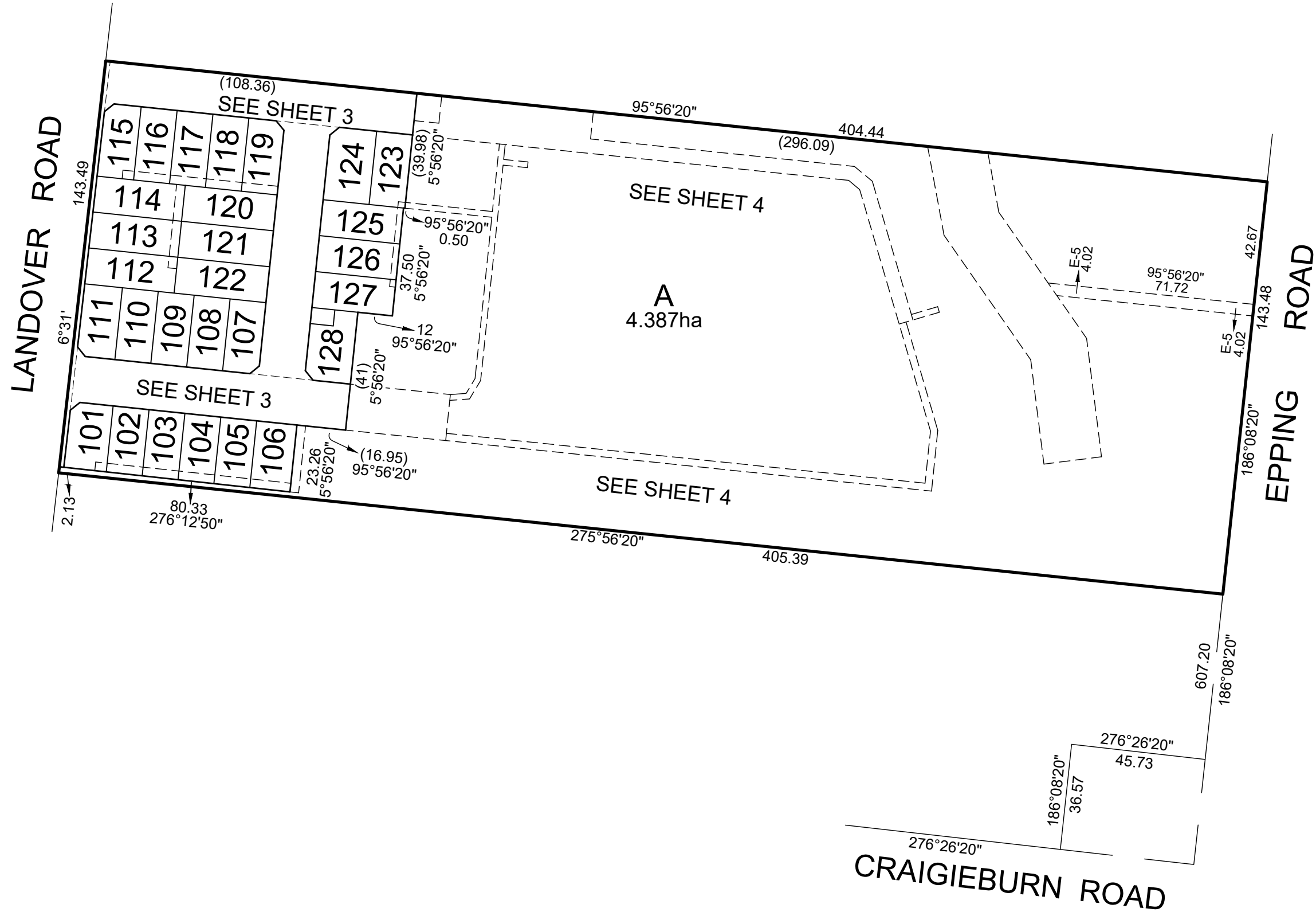
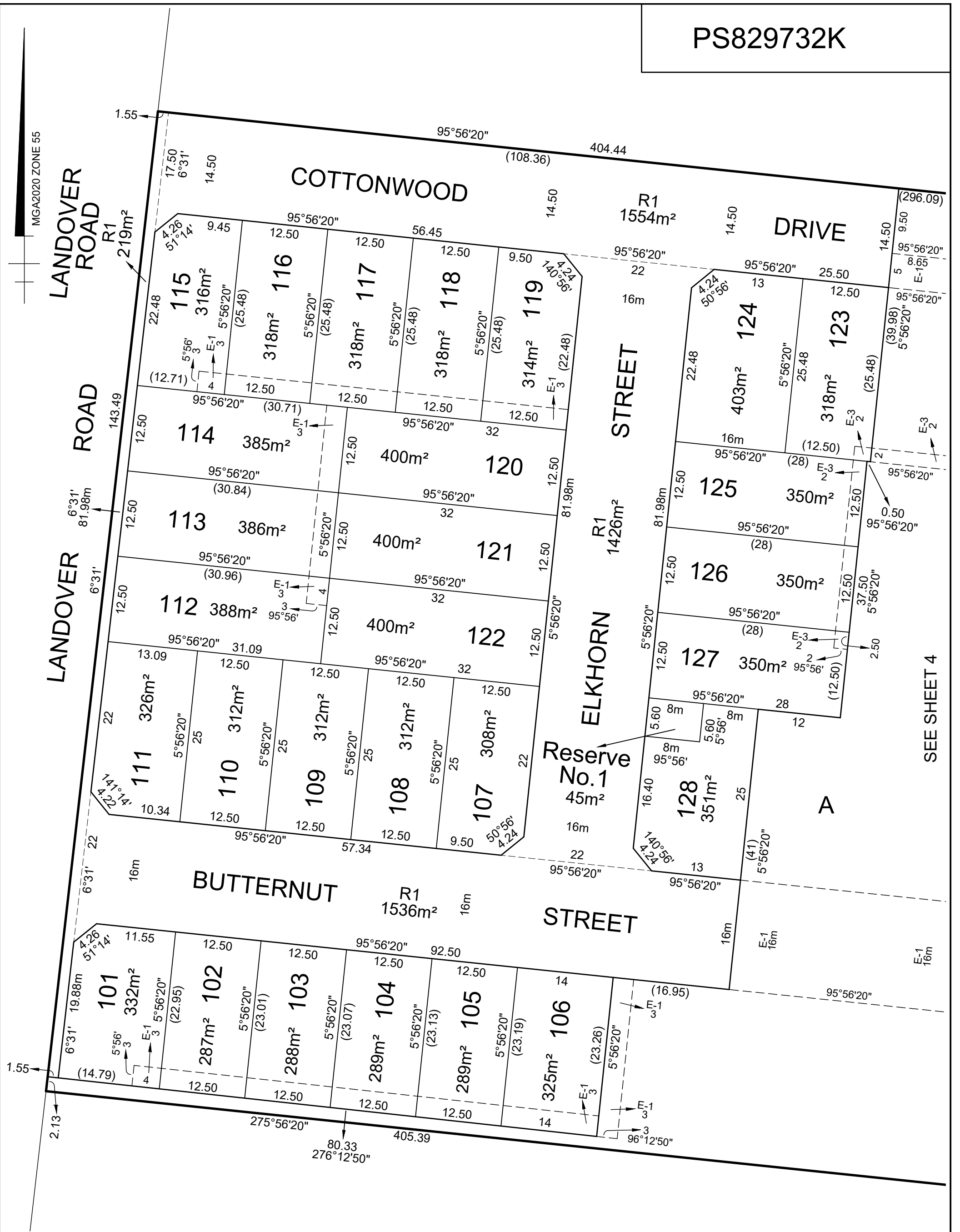
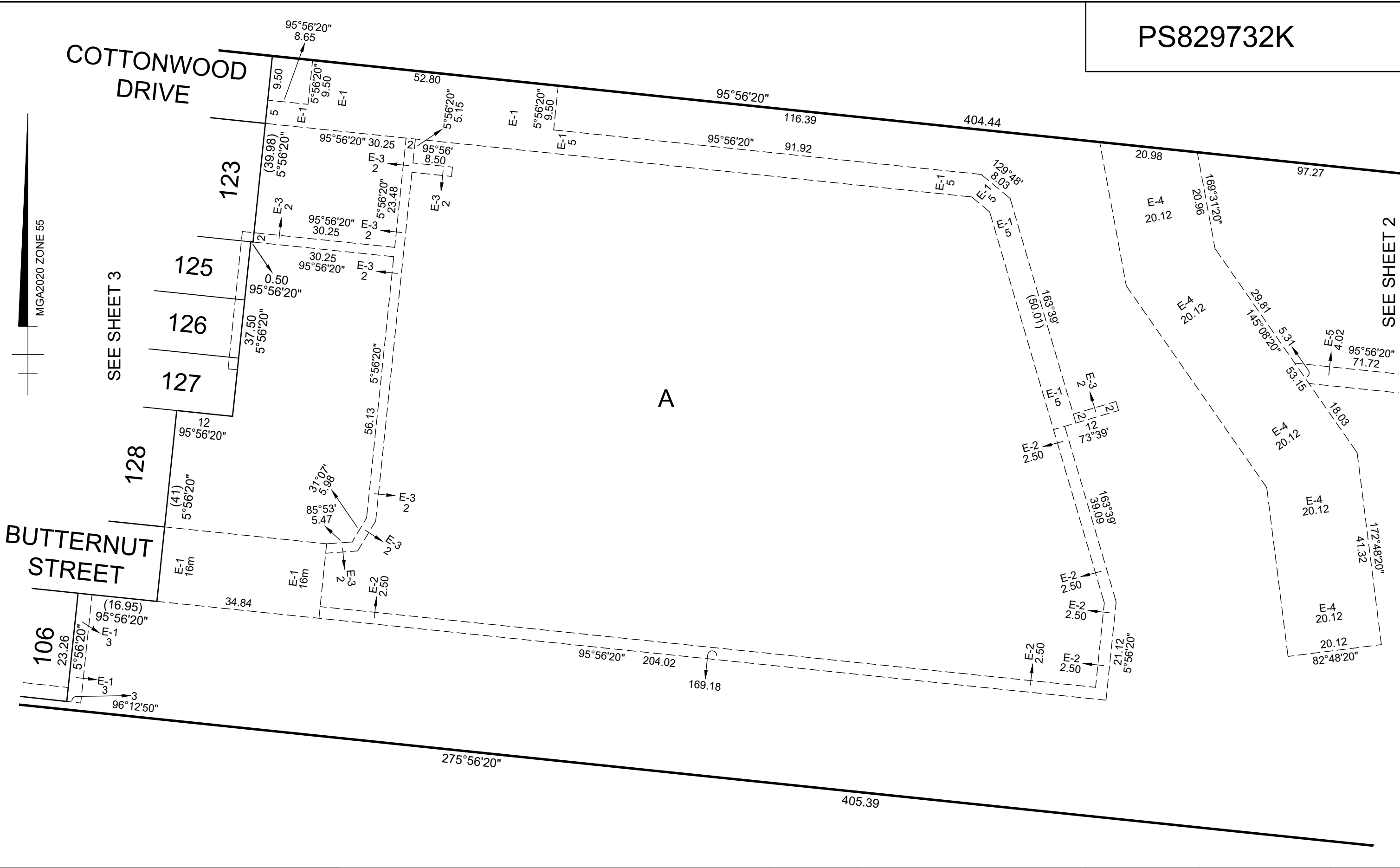


PLAN OF SUBDIVISION			EDITION 1	PS829732K
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: --- SECTION: 19 CROWN ALLOTMENT: --- CROWN PORTION: 1 (PART) TITLE REFERENCE: Vol. 10262 Fol. 462 LAST PLAN REFERENCE: Lot 2 on PS341902E POSTAL ADDRESS: 405 Epping Road (at time of subdivision) WOLLERT VIC 3750 MGA2020 CO-ORDINATES: E: 326 100 ZONE: 55 (of approx centre of land in plan) N: 5 836 550			Council Name: Whittlesea City Council Council Reference Number: 610099 Planning Permit Reference: 718154 SPEAR Reference Number: S142375H Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 26/03/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Angela Cuschieri for Whittlesea City Council on 14/09/2021	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 101 to 128 (both inclusive) on this plan may be affected by one or more restrictions. Refer to Creation of Restriction A, B, C & D on Sheets 5 to 7 of this plan for details.	
Road R1 Reserve No.1	Whittlesea City Council AusNet Electricity Services Pty Ltd			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 718154 This survey has been connected to permanent marks no(s) PM42 and PM43 In Proclaimed Survey Area no .74				
ACACIA VILLAGE - Stage 1 Area of Release: 1.423ha No. of Lots: 28 Lots and Balance Lot A				
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	See Diagram	This Plan	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-2	Sewerage	2.50	This Plan	Yarra Valley Water Corporation
E-3	Drainage	2	This Plan	Whittlesea City Council
E-4	Drainage	20.12	LP81972	Land in LP81972
E-5	Drainage	4.02	LP81972	Land in LP81972
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au				
SURVEYORS FILE REF: Ref. 21408-S1 Ver. 10		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 7
Digitally signed by: Mark Peter Grey, Licensed Surveyor, Surveyor's Plan Version (10), 25/08/2021, SPEAR Ref: S142375H				





SEE SHEET 4



SEE SHEET 3

SEE SHEET 2

MGA2020 ZONE 55

TAYLORS
 Urban Development | Built Environments | Infrastructure
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
 Tel: 61 3 9501 2800 | Web: taylorss.com.au

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

ORIGINAL SHEET SIZE: A3
 Ref. 21408-S1 Ver. 10
 SHEET 4

Digitally signed by: Mark Peter Grey, Licensed Surveyor, Surveyor's Plan Version (10), 25/08/2021, SPEAR Ref: S142375H

Digitally signed by: Whittlesea City Council, 14/09/2021, SPEAR Ref: S142375H

CREATION OF RESTRICTION 'A'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED: See Table 1 below.
LAND TO BENEFIT: See Table 1 below.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

1. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house with a setback of less than 4m or greater than 6m from the front boundary of the lot, except with the written consent of Wollert Epping Developments Pty Ltd.
2. Construct or allow to be constructed or remain on the lot or any part of it, any garage with a setback less than 5 metres from the front boundary of the lot.
3. Construct or allow to be constructed or remain on the lot or any part of it, any garage on the lot other than a single car garage where the width of the lot is 10 metres or less when measured at the front wall of the dwelling, where access is proposed from the lot frontage.
4. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.
5. Construct or allow to be constructed or remain on a corner lot or any part of it, any dwelling with the side wall of the first level which is constructed:
 - (i) less than 900mm from the ground level wall that faces a side street; or
 - (ii) with less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes.

Restriction A (1) Expiry Date: 24/08/2029

NOTE:

Restrictions A (2, 3, 4 & 5) satisfy Planning Permit No. 718154 Condition 5

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
106	105
107	108, 122
108	107, 109, 122
109	108, 110, 112, 122
110	109, 111, 112
111	110, 112
112	109, 110, 111, 113, 122
113	112, 114, 121
114	113, 115, 116, 117, 120
115	114, 116
116	114, 115, 117

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
117	114, 116, 118, 120
118	117, 119, 120
119	118, 120
120	114, 117, 118, 119, 121
121	113, 120, 122
122	107, 108, 109, 112, 121
123	124, 125
124	123, 125
125	123, 124, 126
126	125, 127
127	126, 128
128	127

CREATION OF RESTRICTION 'B'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED: See Table 2 below.

LAND TO BENEFIT: See Table 2 below.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not :-

1. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or garage other than a dwelling house or garage which has been built in accordance with the Small Lot Housing Code incorporated into the Whittlesea Planning Scheme unless a planning permit is granted by the responsible authority for a dwelling house or garage that does not conform with the Small Lot Housing Code.
2. Construct or allow to be constructed or remain on the lot or any part of it, any garage with a setback less than 5 metres from the front boundary of the lot.
3. Construct or allow to be constructed or remain on the lot or any part of it, any garage on the lot other than a single car garage where the width of the lot is 10 metres or less when measured at the front wall of the dwelling, where access is proposed from the lot frontage.
4. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.
5. Construct or allow to be constructed or remain on a corner lot or any part of it, any dwelling with the side wall of the first level which is constructed:
 - (i) less than 900mm from the ground level wall that faces a side street; or
 - (ii) with less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes.

NOTE:

Restrictions B(1) satisfy Planning Permit No. 718154 Condition 6

Restrictions B(2, 3, 4 & 5) satisfy Planning Permit No. 718154 Condition 5

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
102	A	101, 103
103	A	102, 104
104	A	103, 105
105	A	104, 106

CREATION OF RESTRICTION 'C'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED: Lots 101 to 128 on this plan.
LAND TO BENEFIT: Lots 101 to 128 on this plan.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction must not :-

1. Construct or allow to be constructed or remain on the lot or any part of it, any building other than one private dwelling house with usual outbuildings without prior written consent from Wollert Epping Developments Pty Ltd and further development approval from Whittlesea City Council.
2. Construct or allow to be constructed or remain on the lot or any part of it any dwelling house or outbuilding without applicable plans and specifications first being submitted to and approved by Wollert Epping Developments Pty Ltd and prepared in accordance with the Acacia Village Estate Design Guidelines and then only in compliance with any condition imposed by Wollert Epping Developments Pty Ltd in respect of that approval.

Expiry Date : 24/08/2029

CREATION OF RESTRICTION 'D'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED: See Table 3 below.
LAND TO BENEFIT: See Table 3 below.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

Construct or allow to be constructed or remain on the lot or any part of it, any dwelling house other than a dwelling house with at least one side of the dwelling with a minimum clearance of 1.0m from the side boundary.

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105
112	109, 110, 111, 113, 122

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
113	112, 114, 121
114	113, 115, 116, 117, 120
115	114, 116
116	114, 115, 117
117	114, 116, 118, 120
118	117, 119, 120
121	113, 120, 122