


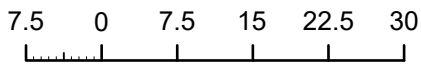
<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>		<b>PS922175W</b>	
<b>LOCATION OF LAND</b> PARISH: <b>KALKALLO</b> TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: Vol. 12579 Fol. 793  LAST PLAN REFERENCE: Lot 2 on PS910375F  POSTAL ADDRESS: 1120 Donnybrook Road (at time of subdivision) DONNYBROOK VIC 3064  MGA 2020 CO-ORDINATES: E: 323 340 ZONE: 55 (of approx centre of land in plan) N: 5842 030			COUNCIL NAME: WHITTLESEA CITY COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 101 to 136 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on sheets 5 and 6 of this plan for details.  OTHER PURPOSE OF PLAN To remove the Carriageway easement E-5 on PS910375F and that part of the Power Line easement E-6 on PS910375F in so far as where they lie within Road R2 herein.  GROUNDS FOR REMOVAL: Schedule 5, Clause 14 of the Road Management Act, 2004.		
Road R1 Road R2	Whittlesea City Council Head, Transport for Victoria				
<b>NOTATIONS</b>					
DEPTH LIMITATION: Does Not Apply					
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No. PLN-40198					
<b>HEARTFORD ESTATE - Release No. 101</b> Area of Release: 1.829ha No. of Lots: 36 Lots and Balance Lot A					
<b>EASEMENT INFORMATION</b>					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	Gas Supply Pipeline	See Diag.	F815537	Gas and Fuel Corporation of Victoria	
E-2	Gas Supply Pipeline	See Diagram	F815537	Gas and Fuel Corporation of Victoria	
	Transmission and distribution of gas and the rights in connection with MCP AA1261		AL274568T	Vic Gas Distribution Pty Ltd	
E-3	Transmission and distribution of gas and the rights in connection with MCP AA1261	See Diagram	AL274568T	Vic Gas Distribution Pty Ltd	
E-4	Powerline Purposes and the rights in connection with MCP AA1261	1.50	AL274568T	Vic Gas Distribution Pty Ltd	
E-5	Power Line	2	PS910375F Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118	
E-6	Drainage	2	This Plan	Whittlesea City Council	
E-7	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation	
E-8	Drainage	3	This Plan	Whittlesea City Council	
	Sewerage			Yarra Valley Water Corporation	
 <b>TAYLORS</b> Urban Development   Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800   www.taylorssds.com.au		SURVEYORS FILE REF: Ref. 20890-S101 Ver. 7		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No. 7			

DONNYBROOK ROAD

DONNYBROOK ROAD R2 800m<sup>2</sup>

ENLARGEMENT 1

SCALE 1:750



MGA2020 ZONE55

A

SEE ENLARGEMENT 1

DONNYBROOK ROAD

FOCACCIA GROVE

FONTINA ROAD

PANEER ROAD

SEE ENLARGEMENT 2

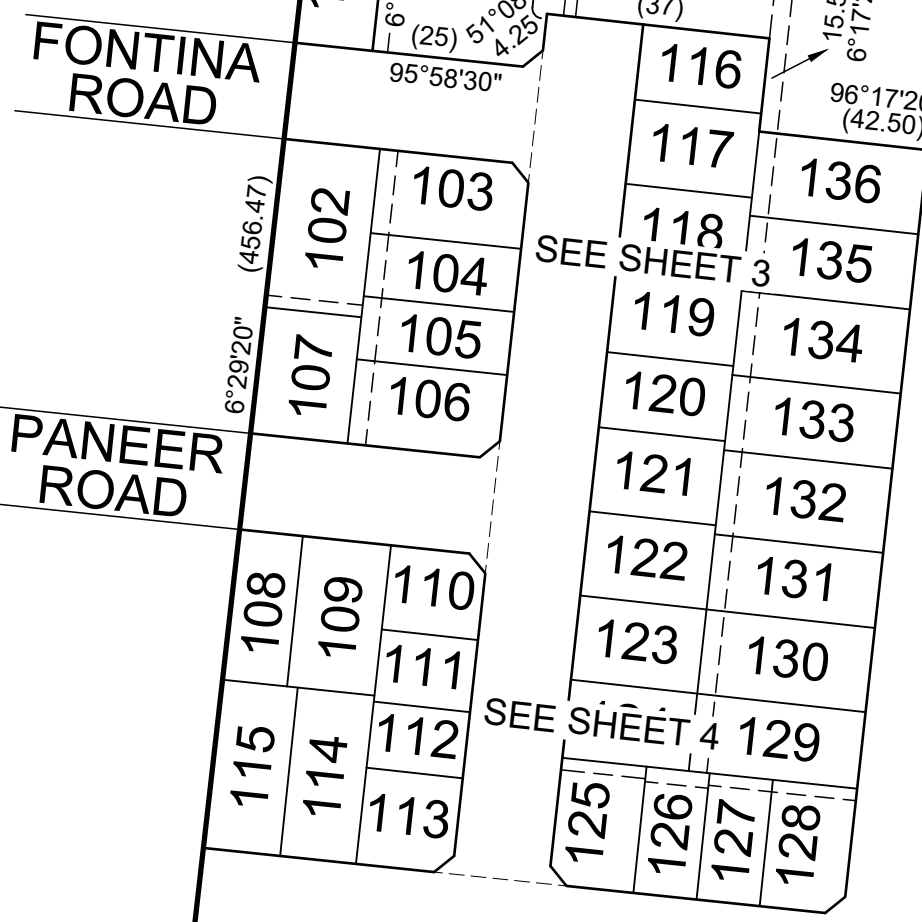
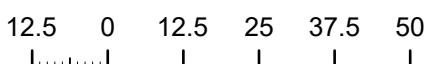
63.63ha

FONTINA ROAD

PANEER ROAD

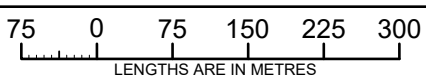
ENLARGEMENT 2

SCALE 1:1250



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SCALE 1:7500



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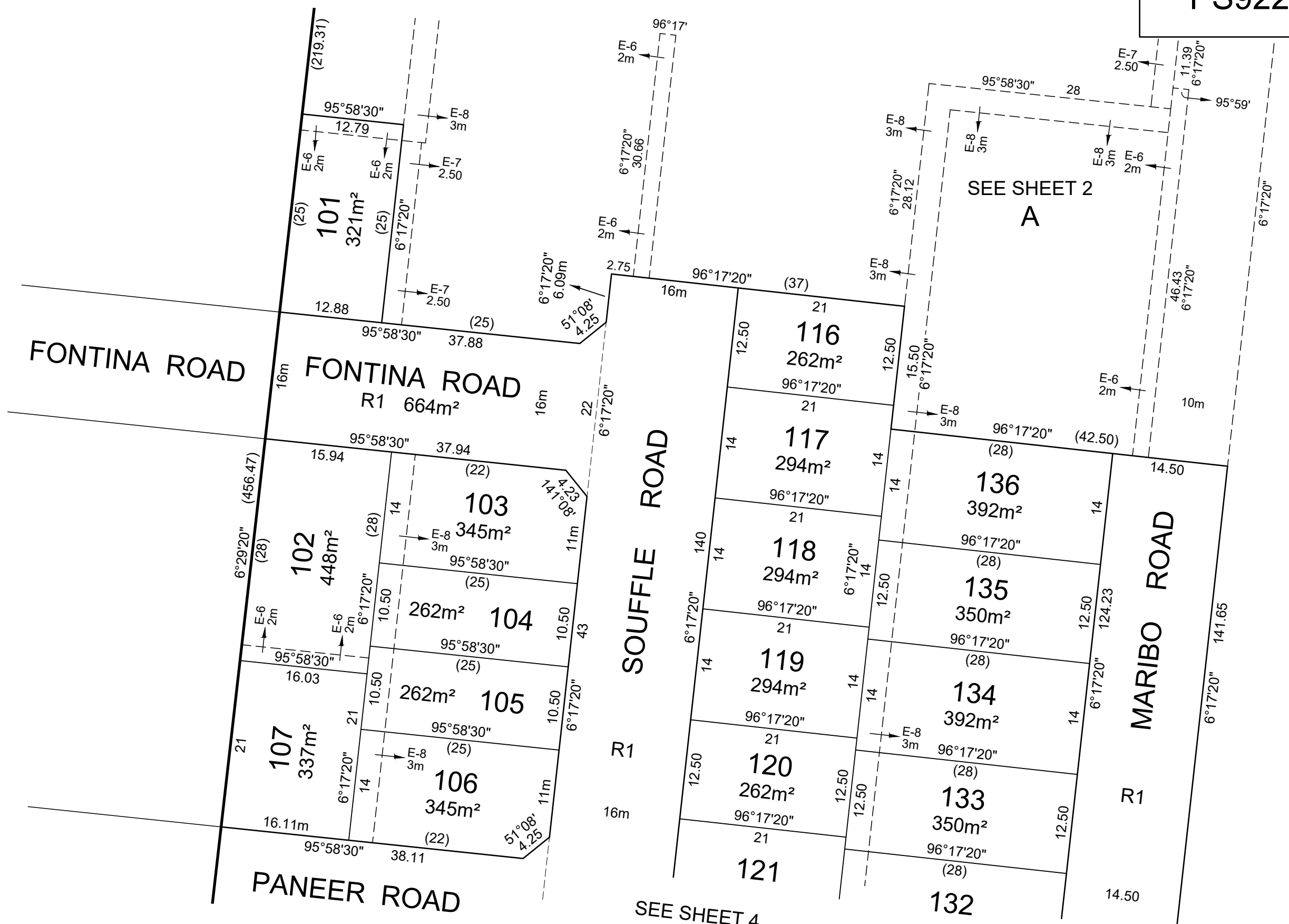
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SHEET 2

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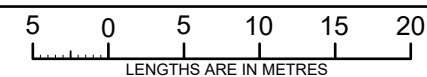
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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

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Ver. 7

SHEET 3

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SEE SHEET 3

PANEER ROAD

PANEER ROAD  
R1 667m<sup>2</sup>

SOUFFLE ROAD

R1  
2298m<sup>2</sup>

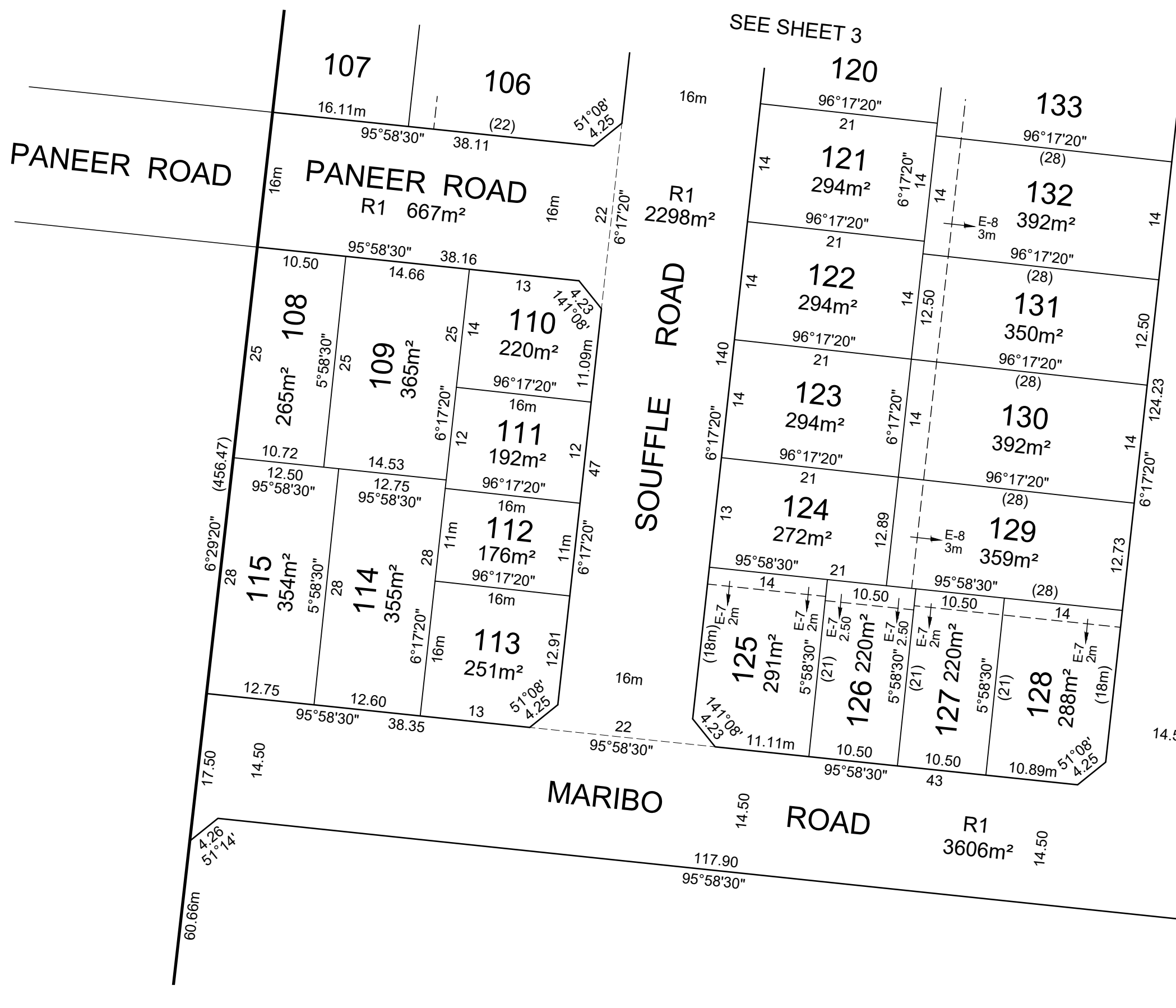
MARIBO ROAD  
R1

MARIBO ROAD  
R1 3606m<sup>2</sup>

A  
SEE SHEET 2

E-1

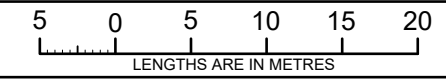
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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 4

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**CREATION OF RESTRICTION**

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.

**RESTRICTION A**

BURDENED LAND: See Table 1  
 BENEFITED LAND: See Table 1

**RESTRICTION:**

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies must not:

1. 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 road alignment at the front of the lot.
2. 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.
3. Construct or allow to be constructed or remain on the lot or any part of it, any dwelling or commercial building other than any dwelling or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.
4. Construct or allow to be constructed or remain on a corner lot or any part of it, any dwelling with the side wall of any wall above the ground level of a dwelling on a corner lot which is constructed:
  - (i) less than 900mm from the external facade of the ground level 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 to that of the ground floor wall.
5. For any lot which includes a side boundary which abuts a public open space, construct or allow to be constructed
  - (i) A side boundary fence of height greater than 1.8 metres.
  - (ii) A side boundary fence which does not taper down to a maximum height of 1.2 metres.
    - forward of the dwelling building line, or
    - a minimum of 40 percent of the length of the side boundary, whichever is the lesser.

Expiry date: 31/12/2035

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	103, 104, 105, 107
103	102, 104
106	105, 107
107	102, 105, 106
109	108, 110, 111, 114, 115

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
114	109, 111, 112, 113, 115
115	108, 109, 114
129	124, 126, 127, 128, 130
130	123, 129, 131
131	122, 130, 132
132	121, 122, 131, 133

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
133	120, 121, 132, 134
134	119, 120, 133, 135
135	118, 119, 134, 136
136	117, 118, 135

**RESTRICTION B**

BURDENED LAND: See Table 2  
 BENEFITED LAND: See Table 2

**RESTRICTION:**

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies 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 Heartford Design Review Panel 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 Heartford Design Review Panel and prepared in accordance with the Heartford Design Guidelines and then only in compliance with any condition imposed by Heartford Design Review Panel in respect of that approval.

Expiry date: 31/12/2035

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	103, 104, 105, 107
103	102, 104
104	102, 103, 105
105	102, 104, 106, 107
106	105, 107
107	102, 105, 106
108	109, 115
109	108, 110, 111, 114, 115
110	109, 111
111	109, 110, 112, 114
112	111, 113, 114
113	112, 114

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
114	109, 111, 112, 113, 115
115	108, 109, 114
116	117, 137
117	116, 118, 136
118	117, 119, 135, 136
119	118, 120, 134, 135
120	119, 121, 133, 134
121	120, 122, 132, 133
122	121, 123, 131, 132
123	122, 124, 130
124	123, 125, 126, 129
125	124, 126
126	124, 125, 127, 129

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
127	126, 128, 129
128	127, 129
129	124, 126, 127, 128, 130
130	123, 129, 131
131	122, 130, 132
132	121, 122, 131, 133
133	120, 121, 132, 134
134	119, 120, 133, 135
135	118, 119, 134, 136
136	117, 118, 135



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ORIGINAL SHEET  
 SIZE: A3

Ref. 20890-S101  
 Ver. 7

SHEET 5

**CREATION OF RESTRICTION**

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.

**RESTRICTION C**

BURDENED LAND: See Table 3

BENEFITED LAND: See Table 3

**RESTRICTION:**

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions 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 (2019) 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.  
 Lots 104-105, 108, 110-112, 116-124 (all inclusive) Type A applies.  
 Lots 113, 125-128 (all inclusive) Type B applies.
2. 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 should it become available.

Expiry date: 31/12/2035

TABLE 3		TABLE 3 continued		TABLE 3 continued		TABLE 3 continued	
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
104	102, 103, 105	112	111, 113, 114	119	118, 120, 134, 135	124	123, 125, 126, 129
105	102, 104, 106, 107	113	112, 114	120	119, 121, 133, 134	125	126, 126
108	109, 115	116	117, 137	121	120, 122, 132, 133	126	124, 125, 127, 129
110	109, 111	117	116, 118, 136	122	121, 123, 131, 132	127	126, 128, 129
111	109, 110, 112, 114	118	117, 119, 135, 136	123	122, 124, 130	128	127, 129

**RESTRICTION D**

BURDENED LAND: See Table 4

BENEFITED LAND: See Table 4

**RESTRICTION:**

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies must not:

Build or permit to be built or remain on the lot any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of one metre from the other side boundary of that lot in order to provide the required reasonable access for maintenance of any sewer assets at the rear of the lot by the relevant authority.

Expiry date: 31/12/2035

TABLE 4		TABLE 4 CONTINUED		TABLE 4 CONTINUED	
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102	130	123, 129, 131	134	119, 120, 133, 135
102	103, 104, 105, 107	131	122, 130, 132	135	118, 119, 134, 136
107	105, 106	132	121, 122, 131, 133	136	117, 118, 135
129	124, 126, 127, 128, 130	133	120, 121, 132, 134		