

<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS917397G</b>	
<b>LOCATION OF LAND</b>  <b>PARISH:</b> <span style="font-size: 1.2em;">KALKALLO</span> <b>TOWNSHIP:</b> - <b>SECTION:</b> - <b>CROWN ALLOTMENT:</b> - <b>CROWN PORTION:</b> 15 (PART) <b>TITLE REFERENCE:</b> Vol.12594 Fol.650 Vol.12594 Fol.651 Vol.12594 Fol.652 Vol.12480 Fol.205 <b>LAST PLAN REFERENCE:</b> Lot X, Y & Z on PS906443P Lot 3 on PS906503X <b>POSTAL ADDRESS:</b> 1030 Donnybrook Road (at time of subdivision) DONNYBROOK VIC 3064  <b>MGA 94 CO-ORDINATES:</b> E: 323 000      ZONE: 55 (of approx centre of land in plan)      N: 5842 150		Council Name: Whittlesea City Council  Council Reference Number: PLN-42521 Planning Permit Reference: PLN-38512 SPEAR Reference Number: S226550S  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 04/04/2025  Public Open Space  A requirement for public open space under section 18 or 18A 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 29/10/2025		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 401 to 485 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on sheets 8, 9 and 10 of this plan for details.	
Road R1 R2 R3 Reserve No. 1, 2, 3 Reserve No. 4 & 5	Whittlesea City Council Whittlesea City Council AusNet Electricity Services Pty Ltd			
<b>NOTATIONS</b>				
DEPTH LIMITATION: Does Not Apply		<b>HEARTFORD ESTATE - Release No. 4</b> Area of Release: 4.009ha No. of Lots: 85 Lots and Balance Lot F		
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PLN-38512  This survey has been connected to Permanent Marks No(s) PM 51, PM 77, PM 49. In Proclaimed Survey Area No. 74				
<b>NOTATIONS</b>				
<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
SEE SHEET 2 FOR EASEMENT DETAILS				
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorstds.com.au		<b>SURVEYORS FILE REF:</b> Ref. 20890-S4 Ver. 10  Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (Version 10), 29/10/2025, SPEAR Ref: S226550S	<b>ORIGINAL SHEET SIZE:</b> A3	<b>SHEET 1 OF 10</b>

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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	See Diag.	This Plan	Yarra Valley Water Corporation
E-2	Drainage	3	This Plan	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-3	Power Line	See Diag.	This Plan Section 88 Electricity Industry Act 2000	AusNet Electricity Services Pty Ltd
E-4	Drainage	See Diag.	This Plan	Whittlesea City Council
E-5	Sewerage	See Diag.	This Plan Section 88 Electricity Industry Act 2000	Yarra Valley Water Corporation
	Power Line			AusNet Electricity Services Pty Ltd
E-6	Drainage	See Diag.	PS906442R	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-7	Drainage	See Diag.	PS906487S	Whittlesea City Council
E-8	Sewerage	See Diag.	PS906442R	Yarra Valley Water Corporation
E-9	Drainage	See Diagram	PS906487S	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-10	Power Line	See Diag.	This Plan Section 88 Electricity Industry Act 2000	AusNet Electricity Services Pty Ltd
	Drainage	See Diagram	PS906487S	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation
E-11	Power Line	See Diag.	This Plan Section 88 Electricity Industry Act 2000	AusNet Electricity Services Pty Ltd
	Drainage	See Diagram	PS906442R	Whittlesea City Council
	Sewerage			Yarra Valley Water Corporation



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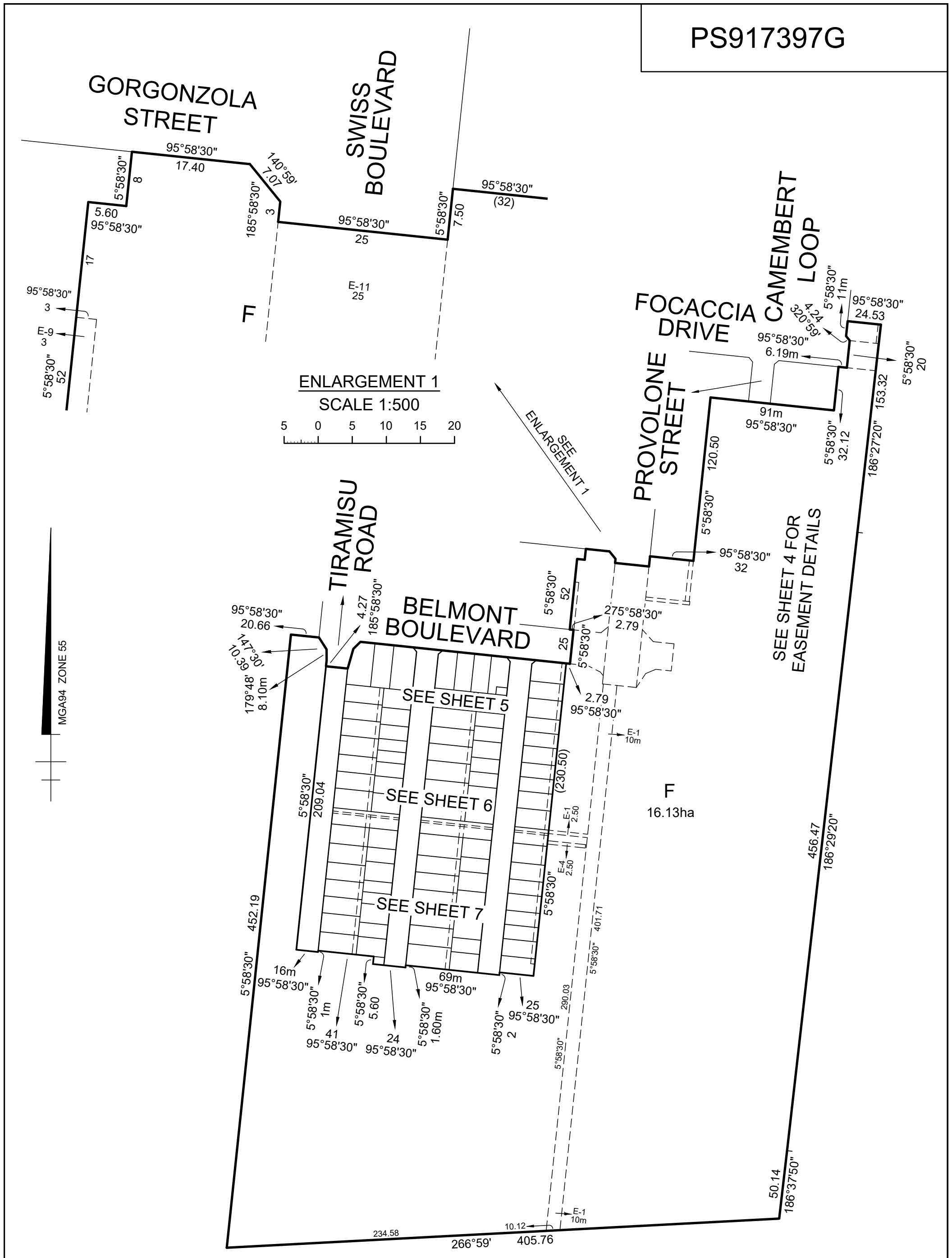
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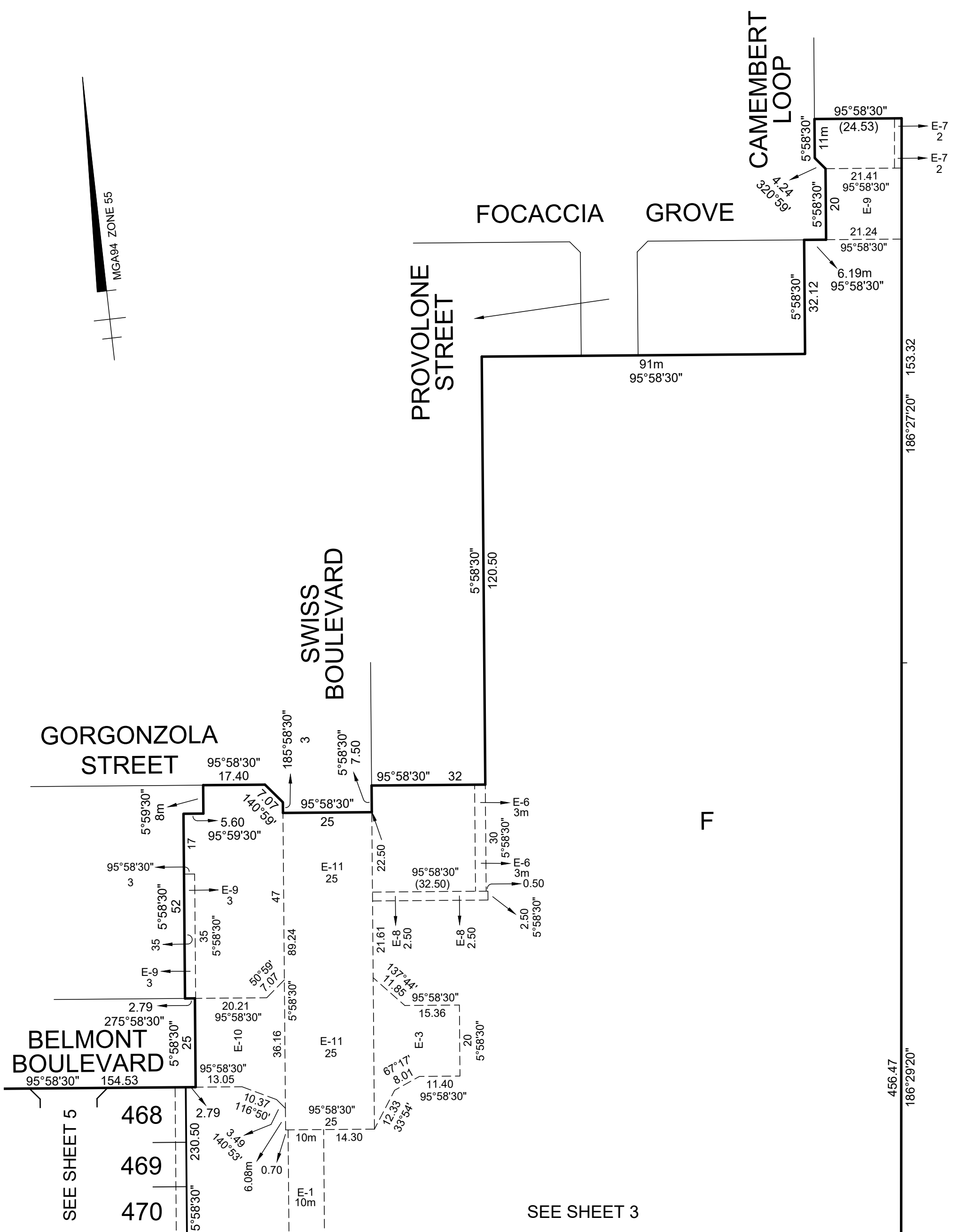
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SIZE: A3

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Ver. 10

SHEET 2

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BELMONT BOULEVARD

TIRAMISU ROAD

TIRAMISU ROAD

BAGUETTE ROAD

FRITTATA STREET

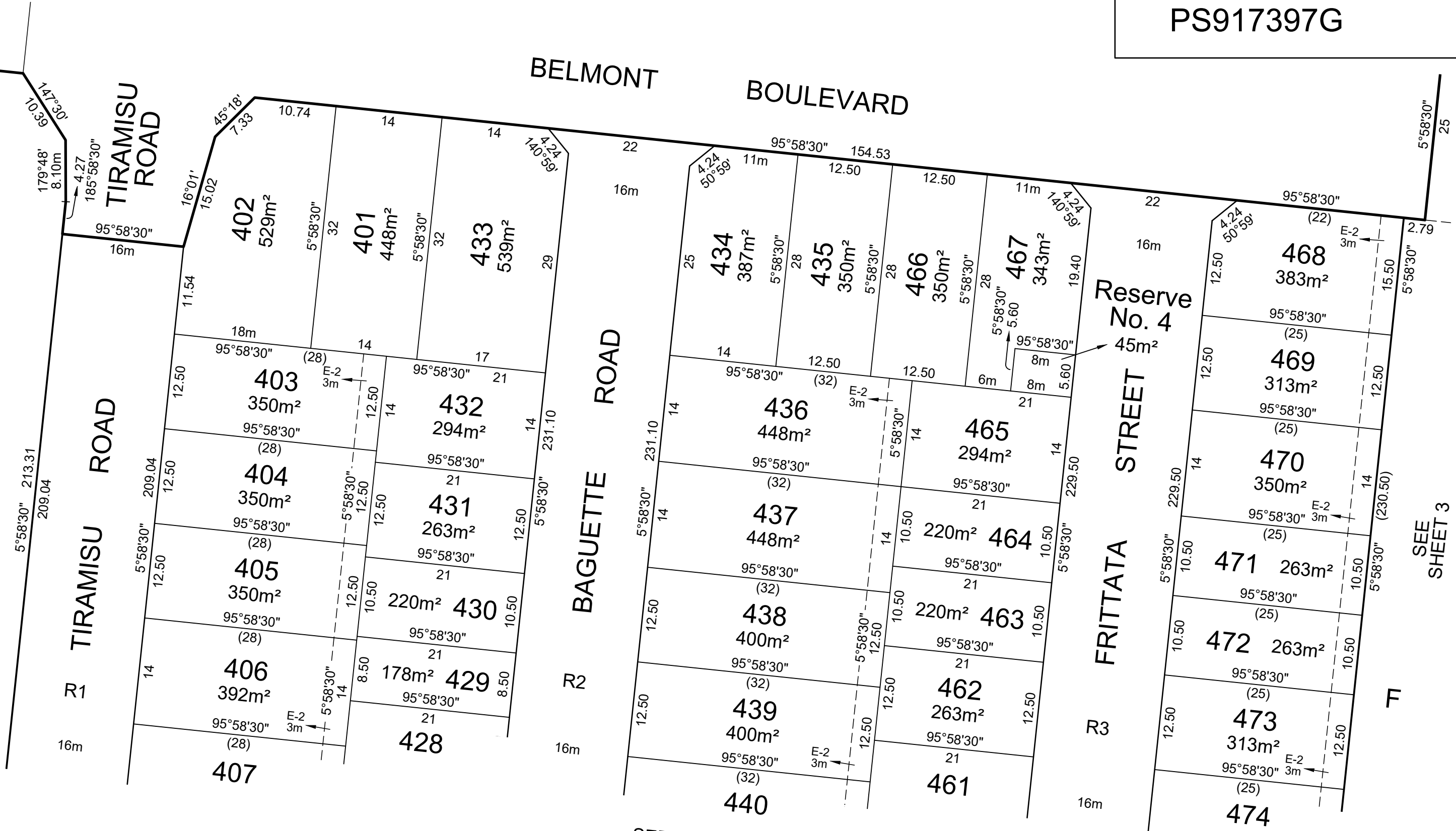
Reserve No. 4

MGA94 ZONE 55

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6



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

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SHEET 5

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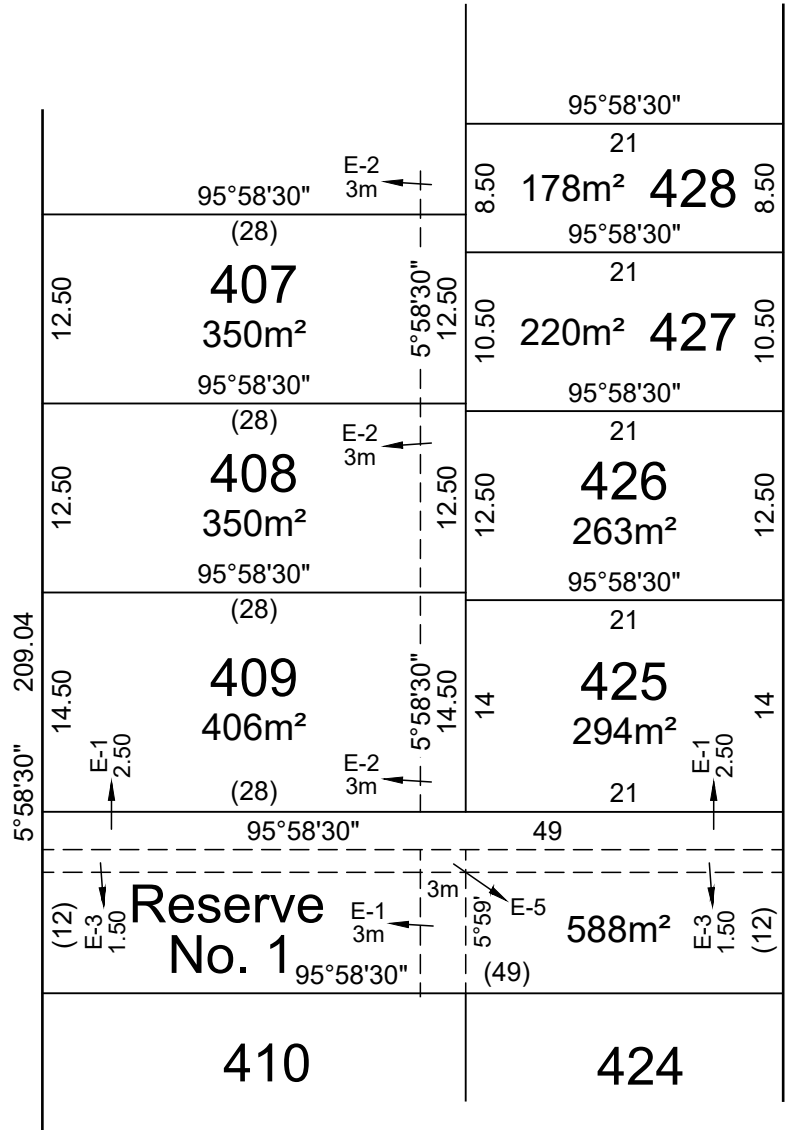
SEE SHEET 5



SEE SHEET 3

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209.04

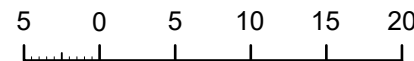
**TIRAMISU ROAD**  
R1  
3345m<sup>2</sup>



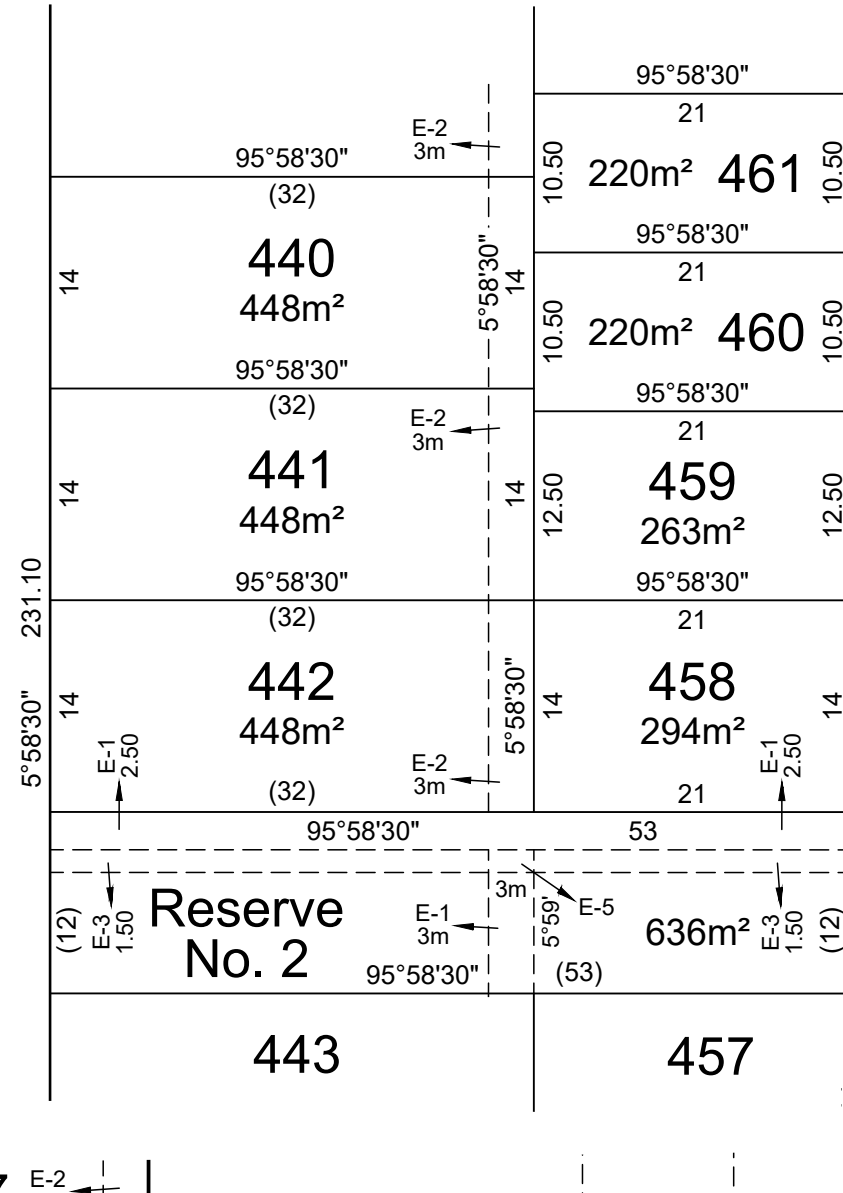
SEE SHEET 7

ENLARGEMENT 2

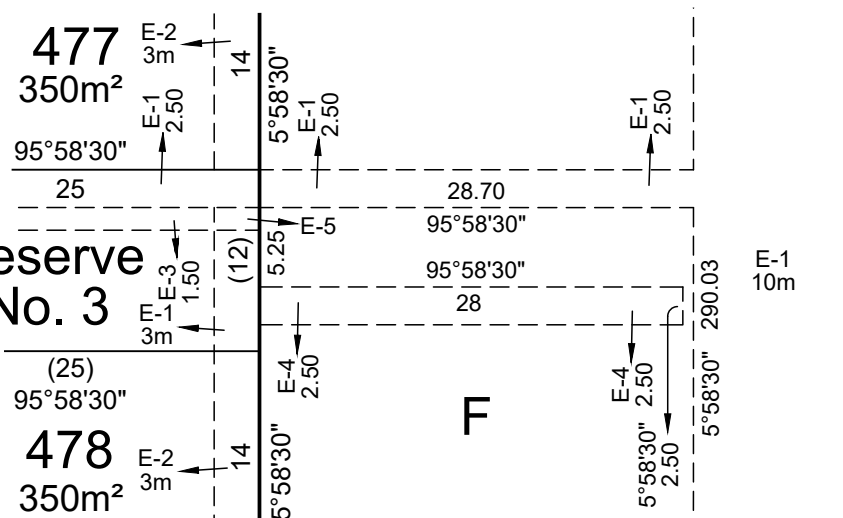
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**BAGUETTE ROAD**  
R2  
3755m<sup>2</sup>

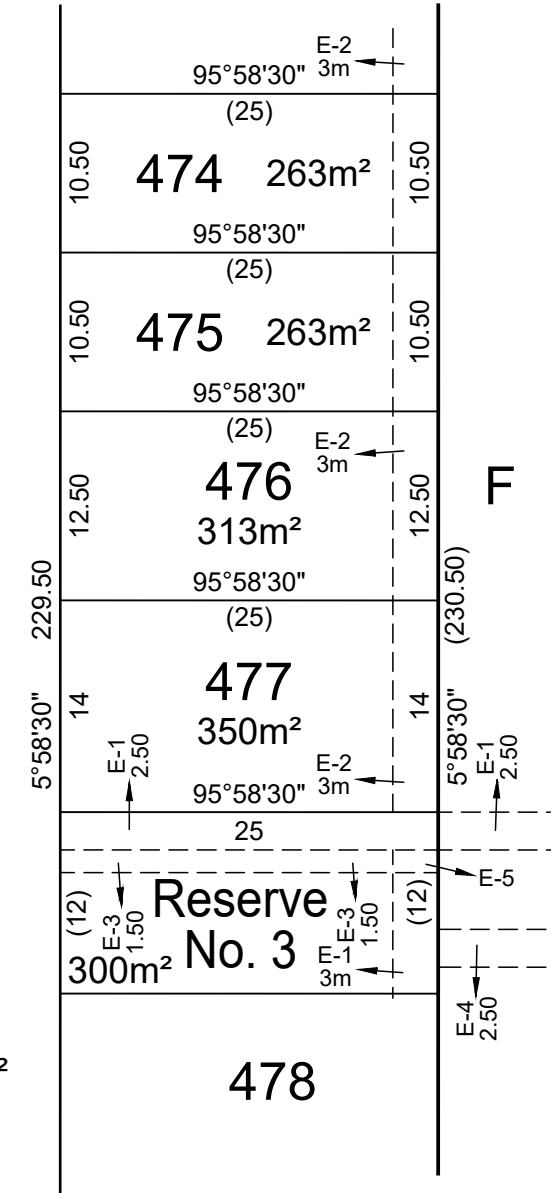


Reserve No. 3



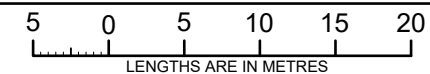
SEE SHEET 7

**FRITTATA STREET**  
R3  
3730m<sup>2</sup>



SEE SHEET 3

SEE ENLARGEMENT 2

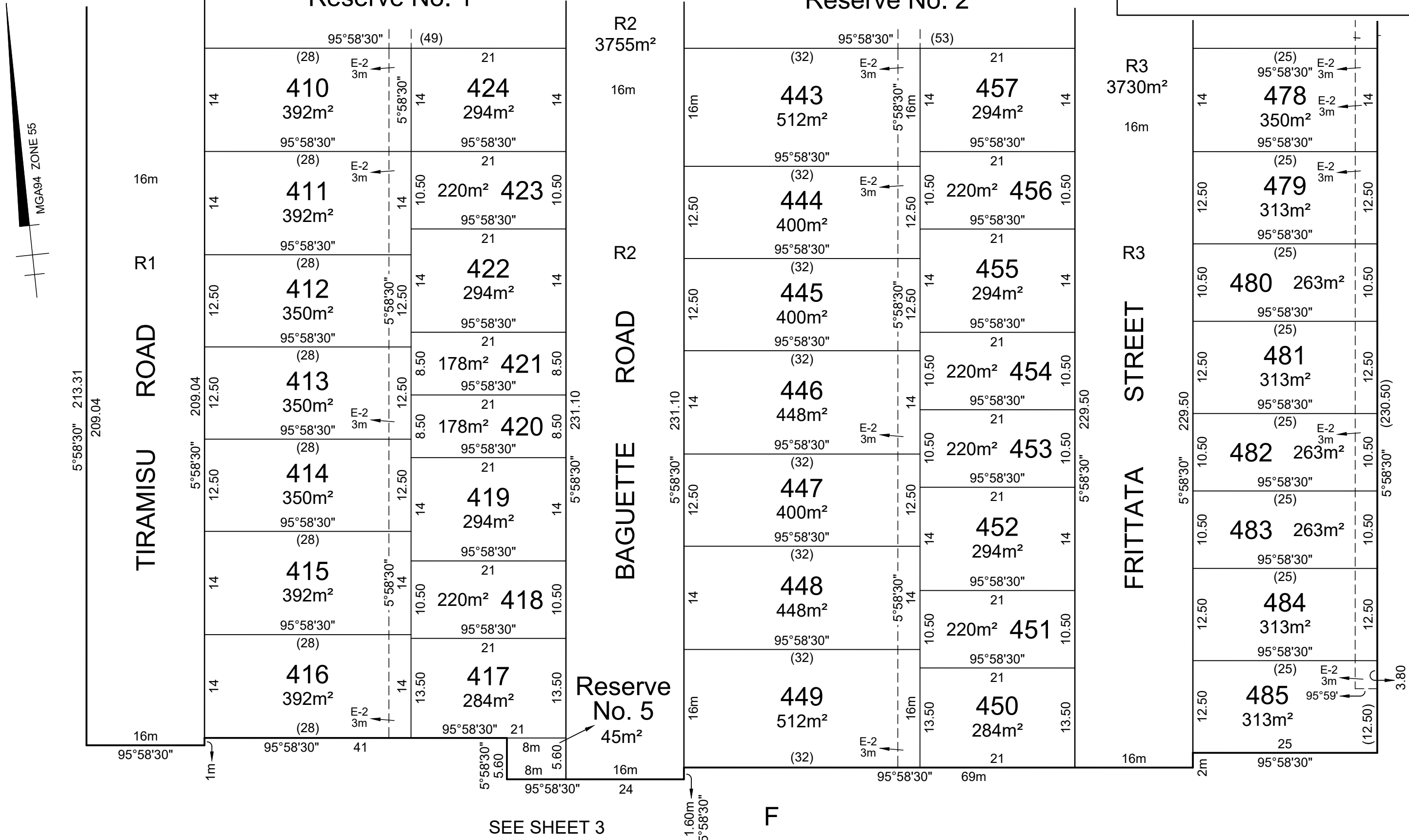


SEE SHEET 6

PS917397G

Reserve No. 1

Reserve No. 2



Reserve No. 5

F

SEE SHEET 3



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 5 0 5 10 15 20  
 LENGTHS ARE IN METRES

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 SHEET 7

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## CREATION OF RESTRICTION

PS917397G

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 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 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.
6. Construct or allow to be constructed or remain on lots 424, 458 and 478, any dwelling other than a two storey dwelling.

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402, 403, 432, 433
402	401, 403
403	401, 402, 404, 432
404	403, 405, 431, 432
405	404, 406, 429, 430, 431
406	405, 407, 428, 429
407	406, 408, 427, 428
408	407, 409, 426, 427
409	408, 425, 426
410	411, 424
411	410, 412, 422, 423
412	411, 413, 421, 422
413	412, 414, 420, 421
414	413, 415, 419, 420
415	414, 416, 418, 419
416	415, 417, 418
433	401, 432

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
434	435, 436
435	434, 436, 466
436	434, 435, 437, 465, 466
437	436, 438, 463, 464
438	437, 439, 462, 463
439	438, 440, 461, 462
440	439, 441, 460, 461
441	440, 442, 459, 460
442	441, 458
443	444, 456, 457
444	443, 445, 455, 456
445	444, 446, 454, 455
446	445, 447, 453, 454
447	446, 448, 452, 453
448	447, 449, 451, 452
449	448, 450, 451
466	435, 436, 465, 467

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
467	465, 466
468	469
469	468, 470
470	469, 471
473	472, 474
476	475, 477
477	476
478	479
479	478, 480
481	480, 482
484	483, 485
485	484



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**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.

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

**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 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: 31/12/2034

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402, 403, 432, 433
402	401, 403
403	401, 402, 404, 432
404	403, 405, 431, 432
405	404, 406, 429, 430, 431
406	405, 407, 428, 429
407	406, 408, 427, 428
408	407, 409, 426, 427
409	408, 425, 426
410	411, 424
411	410, 412, 422, 423
412	411, 413, 421, 422
413	412, 414, 420, 421
414	413, 415, 419, 420
415	414, 416, 418, 419
416	415, 417, 418
417	416, 418
418	415, 416, 417, 419
419	414, 415, 418, 420
420	413, 414, 419, 421
421	412, 413, 420, 422
422	411, 412, 421, 423
423	411, 422, 424
424	410, 423
425	409, 426
426	408, 409, 425, 427
427	407, 408, 426, 428
428	406, 407, 427, 429
429	405, 406, 428, 430

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
430	405, 429, 431
431	404, 405, 430, 432
432	401, 403, 404, 431, 433
433	401, 432
434	435, 436
435	434, 436, 466
436	434, 435, 437, 465, 466
437	436, 438, 463, 464
438	437, 439, 462, 463
439	438, 440, 461, 462
440	439, 441, 460, 461
441	440, 442, 459, 460
442	441, 458
443	444, 456, 457
444	443, 445, 455, 456
445	444, 446, 454, 455
446	445, 447, 453, 454
447	446, 448, 452, 453
448	447, 449, 451, 452
449	448, 450, 451
450	449, 451
451	448, 449, 450, 452
452	447, 448, 451, 453
453	446, 447, 452, 454
454	445, 446, 453, 455
455	444, 445, 454, 456
456	443, 444, 455, 457
457	443, 456
458	442, 459

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
459	441, 458, 460
460	440, 441, 459, 461
461	439, 440, 460, 462
462	438, 439, 461, 463
463	437, 438, 462, 464
464	437, 463, 465
465	436, 464, 466, 467
466	435, 436, 465, 467
467	465, 466
468	469
469	468, 470
470	469, 471
471	470, 472
472	471, 473
473	472, 474
474	473, 475
475	474, 476
476	475, 477
477	476
478	479
479	478, 480
480	479, 481
481	480, 482
482	481, 483
483	482, 484
484	483, 485
485	484

**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.

BURDENED LAND: See Table 3  
 BENEFITED LAND: See Table 3

**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 - "Type A - 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.
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: 31/12/2034

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
417	416, 418
418	415, 416, 417, 419
419	414, 415, 418, 420
420	413, 414, 419, 421
421	412, 413, 420, 422
422	411, 412, 421, 423
423	411, 422, 424
424	410, 423
425	409, 426
426	408, 409, 425, 427
427	407, 408, 426, 428
428	406, 407, 427, 429
429	405, 406, 428, 430
430	405, 429, 431
431	404, 405, 430, 432

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
432	401, 403, 404, 431, 433
450	449, 451
451	448, 449, 450, 452
452	447, 448, 451, 453
453	446, 447, 452, 454
454	445, 446, 453, 455
455	444, 445, 454, 456
456	443, 444, 455, 457
457	443, 456
458	442, 459
459	441, 458, 460
460	440, 441, 459, 461
461	439, 440, 460, 462
462	438, 439, 461, 463

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
463	437, 438, 462, 464
464	437, 463, 465
465	436, 464, 466, 467
471	470, 472
472	471, 473
474	473, 475
475	474, 476
480	479, 481
482	481, 483
483	482, 484

**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.

BURDENED LAND: See Table 4  
 BENEFITED LAND: See Table 4

**RESTRICTION:**

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction 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.

TABLE 4

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
403	401, 402, 404, 432
404	403, 405, 431, 432
405	404, 406, 429, 430, 431
406	405, 407, 428, 429
407	406, 408, 427, 428
408	407, 409, 426, 427
409	408, 425, 426
410	411, 424
411	410, 412, 422, 423
412	411, 413, 421, 422
413	412, 414, 420, 421
414	413, 415, 419, 420
415	414, 416, 418, 419

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
416	415, 417, 418
436	434, 435, 437, 465, 466
437	436, 438, 463, 464
438	437, 439, 462, 463
439	438, 440, 461, 462
440	439, 441, 460, 461
441	440, 442, 459, 460
442	441, 458
443	444, 456, 457
444	443, 445, 455, 456
445	444, 446, 454, 455
446	445, 447, 453, 454
447	446, 448, 452, 453

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
448	447, 449, 451, 452
449	448, 450, 451
468	469
469	468, 470
470	469, 471
473	472, 474
476	475, 477
477	476
478	479
479	478, 480
481	480, 482
484	483, 485
485	484



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