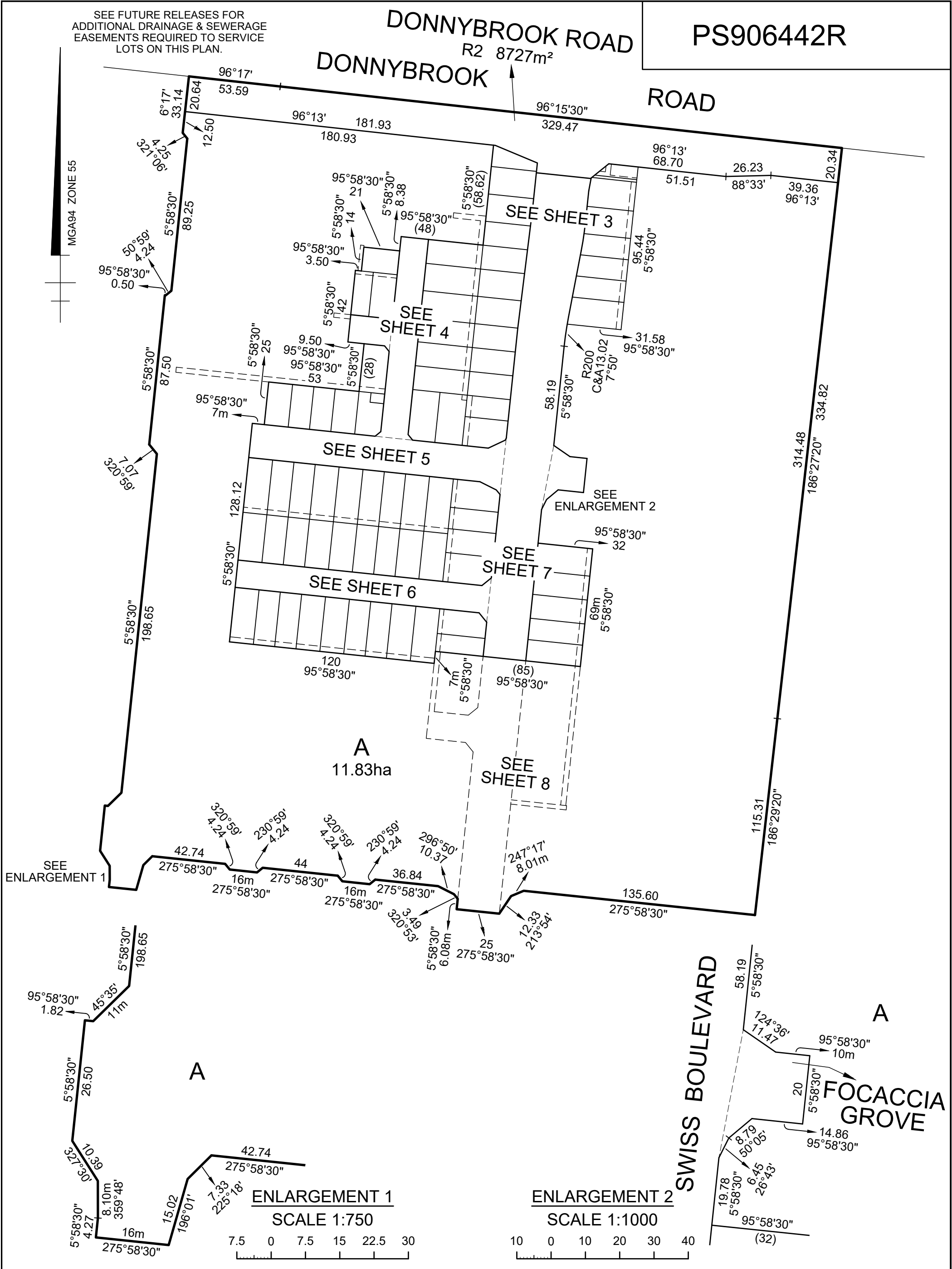
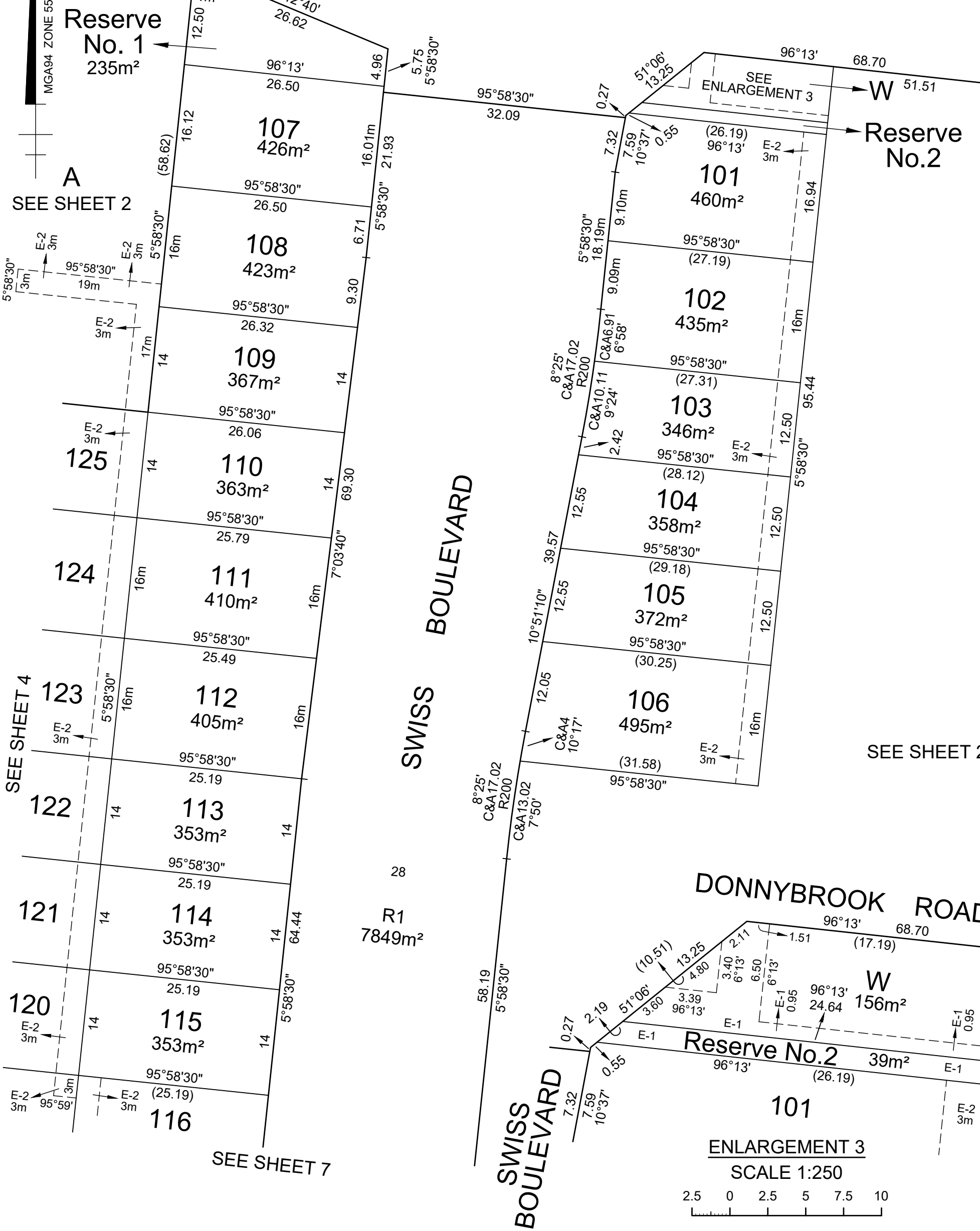


PLAN OF SUBDIVISION			EDITION 1		PS906442R	
LOCATION OF LAND			Council Name: Whittlesea City Council			
PARISH: KALKALLO			Council Reference Number: PLN-39433			
TOWNSHIP:			Planning Permit Reference: PLN-38300			
SECTION:			SPEAR Reference Number: S198456V			
CROWN ALLOTMENT:			Certification			
CROWN PORTION: 15 (PART)			This plan is certified under section 11 (7) of the Subdivision Act 1988			
TITLE REFERENCE: Vol.12448 Fol.177			Date of original certification under section 6 of the Subdivision Act 1988: 12/09/2023			
LAST PLAN REFERENCE: Lot 4 on PS902252T			Public Open Space			
POSTAL ADDRESS: 1030 Donnybrook Road			A requirement for public open space under section 18 or 18A of the Subdivision Act 1988			
(at time of subdivision) DONNYBROOK 3064			has been made and the requirement has not been satisfied at Certification			
MGA 94 CO-ORDINATES: E: 323 130 ZONE: 55			Digitally signed by: Angela Cuschieri for Whittlesea City Council on 07/11/2024			
(of approx centre of land in plan) N: 5842 540						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 101 to 172 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on sheets 9, 10 and 11 of this plan for details		
Road R1		Whittlesea City Council				
Road R2		Head, Transport for Victoria				
Reserve No.'s 1 & 2		Whittlesea City Council				
Reserve No. 3		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. PLN-38300						
This survey has been connected to Permanent Marks No(s) PM 51, PM 77, PM 49. In Proclaimed Survey Area No. 74						
HEARTFORD ESTATE - Release No. 1						
Area of Release: 5.421ha (Excl. Lot A)						
No. of Lots: 72 Lots, Lot W plus 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	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation		
E-2	Drainage	See Diag.	This Plan	Whittlesea City Council		
	Sewerage			Yarra Valley Water Corporation		
E-3	Drainage	2	This Plan	Whittlesea City Council		
TAYLORS		SURVEYORS FILE REF: Ref. 20890-S1 Ver. 12		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11	
Urban Development   Built Environments   Infrastructure		Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (Version 12. ), 07/11/2024, SPEAR Ref: S198456V				
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168						
Tel: 61 3 9501 2800   Web: taylorstds.com.au						



SEE FUTURE RELEASES FOR  
ADDITIONAL DRAINAGE & SEWERAGE  
EASEMENTS REQUIRED TO SERVICE  
LOTS ON THIS PLAN.

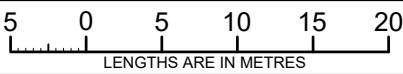
SEE SHEET 2  
DONNYBROOK  
R2  
ROAD



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SCALE  
1:500



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SIZE: A3

Ref. 20890-S1  
Ver. 12

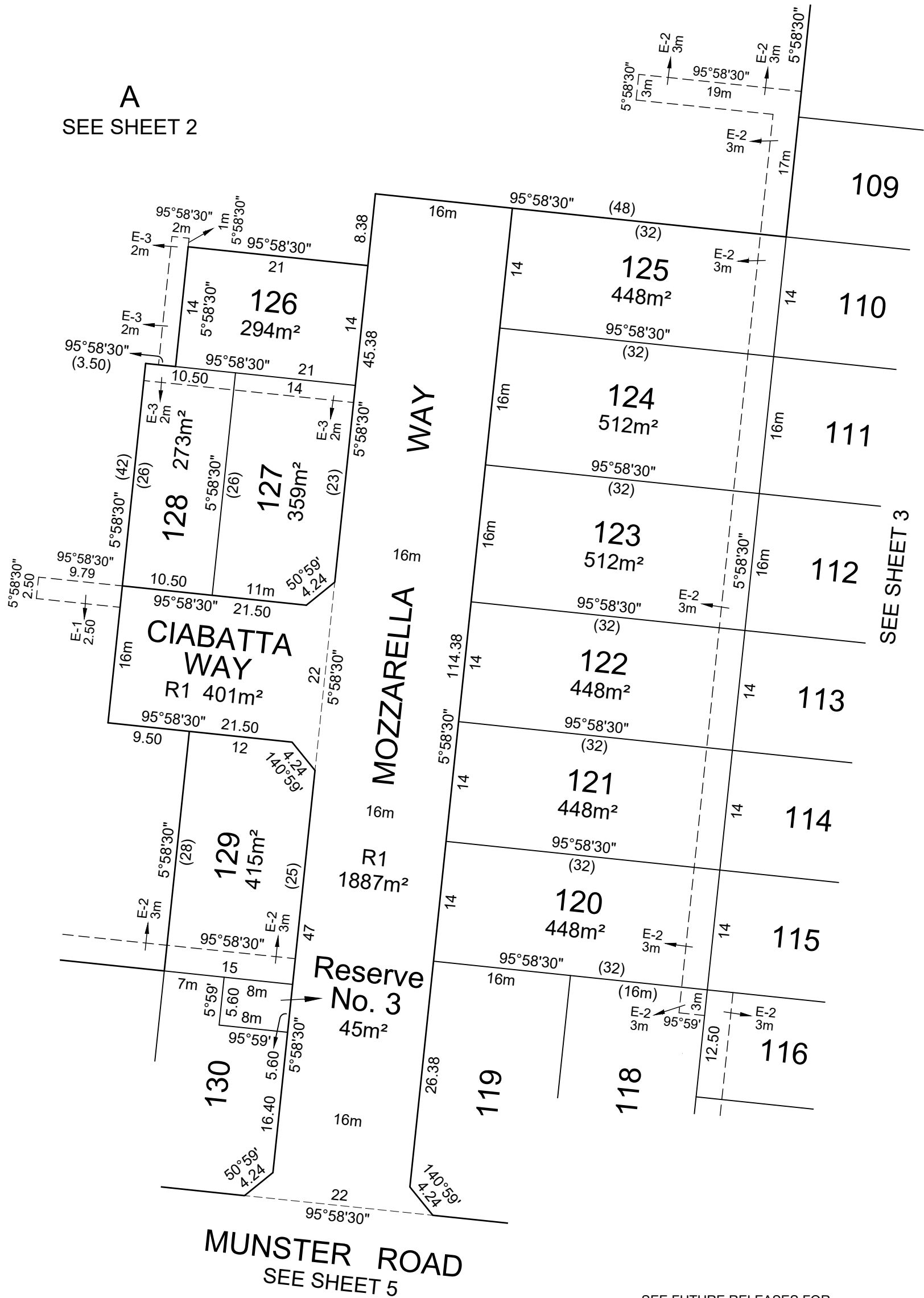
SHEET 3

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07/11/2024,  
SPEAR Ref: S198456V

PS906442R

MG494 ZONE 55

A  
SEE SHEET 2

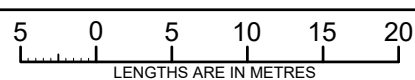


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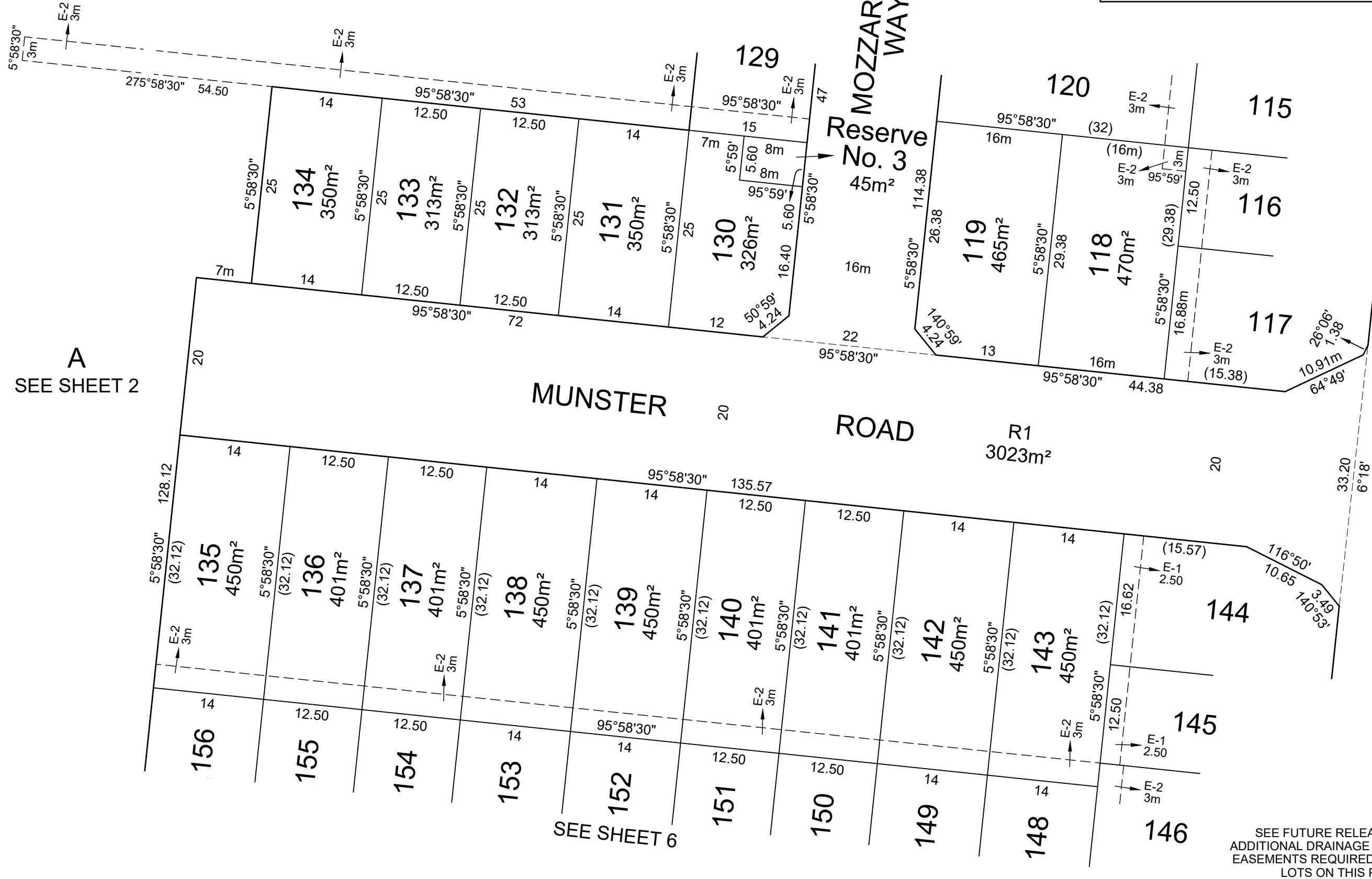
Ref. 20890-S1  
Ver. 12

SHEET 4

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Whittlesea City Council,  
07/11/2024,  
SPEAR Ref: S198456V



SEE SHEET 4



A  
SEE SHEET 2

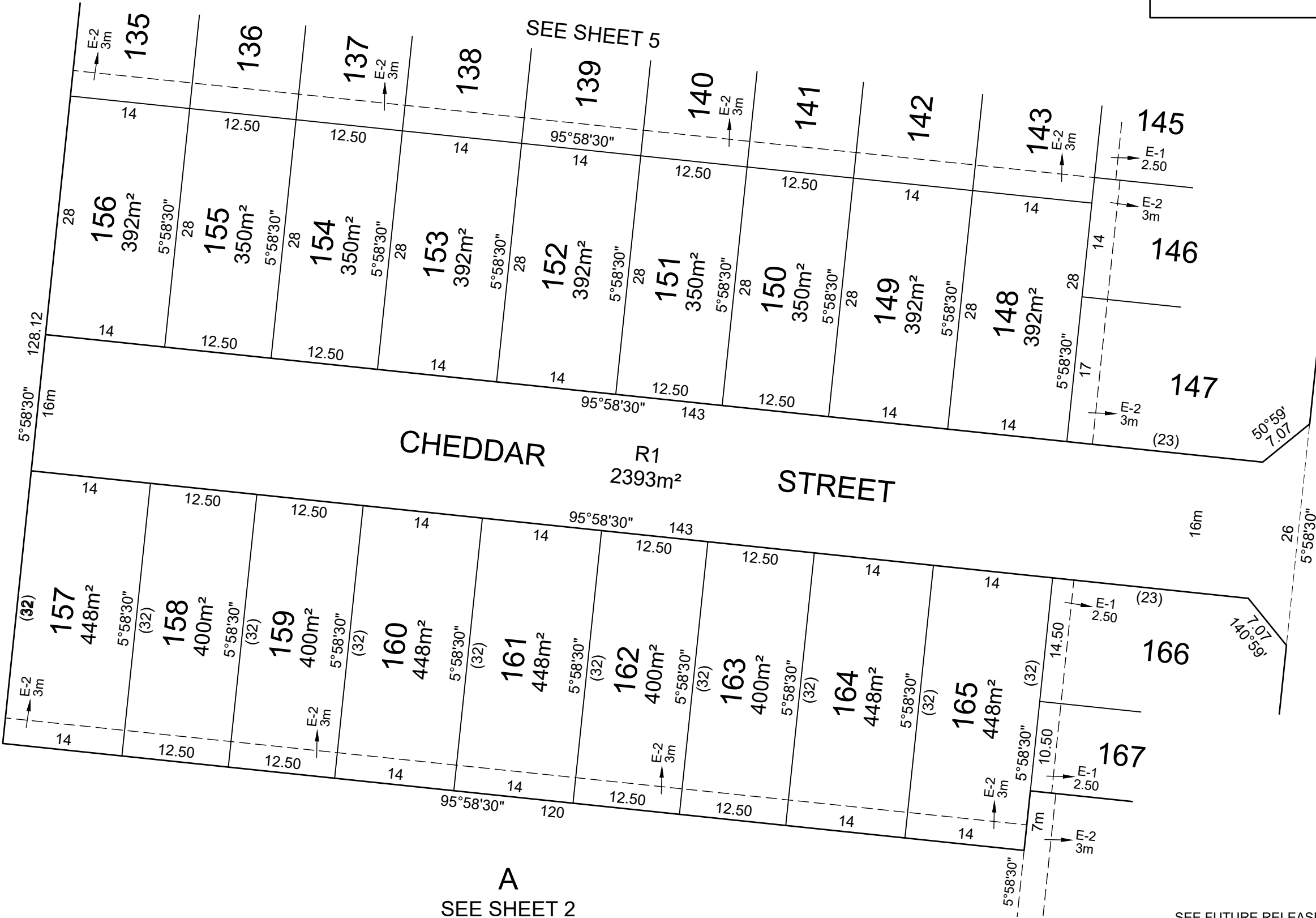
MUNSTER

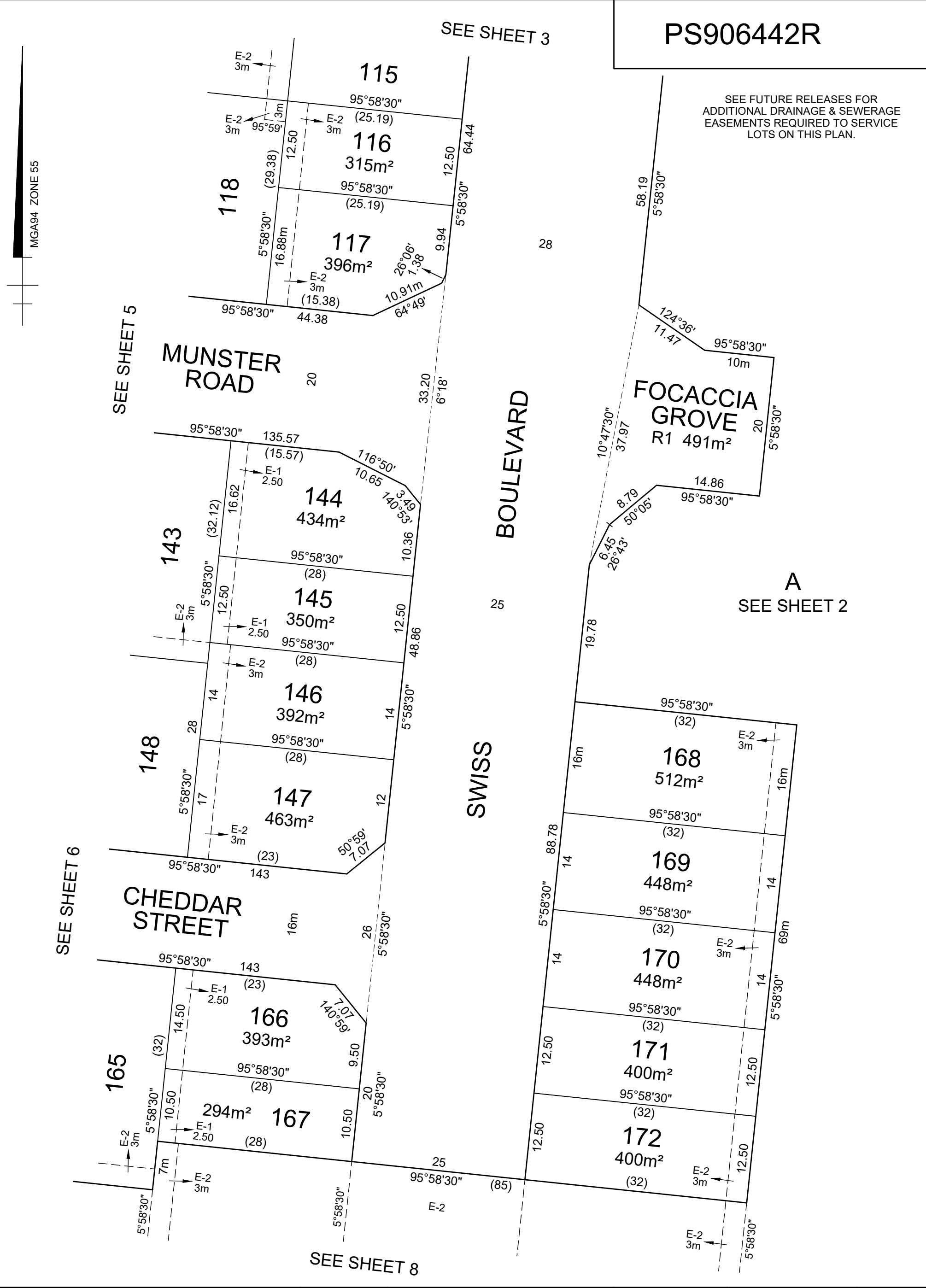
ROAD

R1  
3023m<sup>2</sup>

SWISS BOULEVARD  
SEE SHEET 7

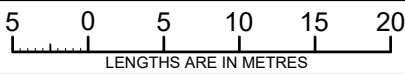
SEE FUTURE RELEASES FOR  
ADDITIONAL DRAINAGE & SEWERAGE  
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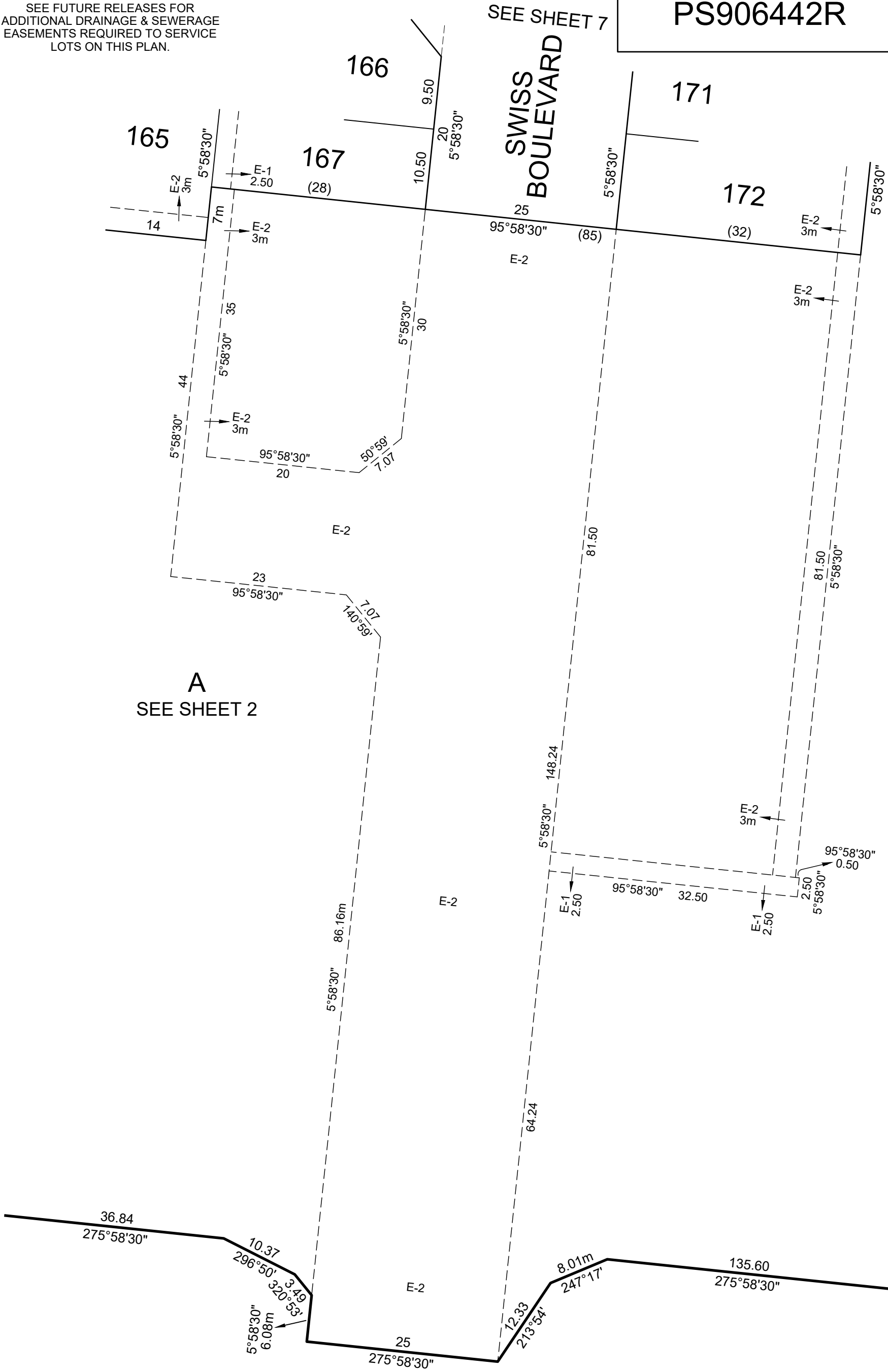
SHEET 7

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SEE FUTURE RELEASES FOR  
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SEE SHEET 7

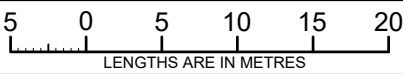
PS906442R



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SCALE  
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Ver. 12

SHEET 8

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07/11/2024,  
SPEAR Ref: S198456V



**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.

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. 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.

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105
107	108
108	107, 109
109	108, 110
110	109, 111, 125
111	110, 112, 124
112	111, 113, 123
113	112, 114, 122
114	113, 115, 121
115	114, 116, 120
116	115, 117, 118
117	116, 118
118	116, 117, 119, 120
119	118, 120
120	115, 118, 119, 121
121	114, 120, 122
122	113, 121, 123
123	112, 122, 124

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
124	111, 123, 125
125	110, 124
127	126, 128
129	130
130	129, 131
131	130, 132
132	131, 133
133	132, 134
134	133
135	136, 156
136	135, 137, 155
137	136, 138, 154
138	137, 139, 153
139	138, 140, 152
140	139, 141, 151
141	140, 142, 150
142	141, 143, 149
143	142, 144, 145, 146, 148
144	143, 145
145	143, 144, 146
146	143, 145, 147, 148
147	146, 148
148	143, 146, 147, 149

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
149	142, 148, 150
150	141, 149, 151
151	140, 150, 152
152	139, 151, 153
153	138, 152, 154
154	137, 153, 155
155	136, 154, 156
156	135, 155
157	158
158	157, 159
159	158, 160
160	159, 161
161	160, 162
162	161, 163
163	162, 164
164	163, 165
165	164, 166, 167
166	165, 167
168	169
169	168, 170
170	169, 171
171	170, 172
172	171

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.

BURDENED LAND: Lots 101 to 172 on this plan  
BENEFITED LAND: Lots 101 to 172 on this plan

RESTRICTION:  
The registered 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

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.

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 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 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 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
126	A	127, 128
128	A	126, 127
167	A	165, 166

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.

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 :-

Construct or allow to be constructed or remain on the lot or any part of it, any dwelling that has less than two storeys, without prior written consent from Heartford Design Review Panel.  
Expiry date: 31/12/2034

TABLE 3

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