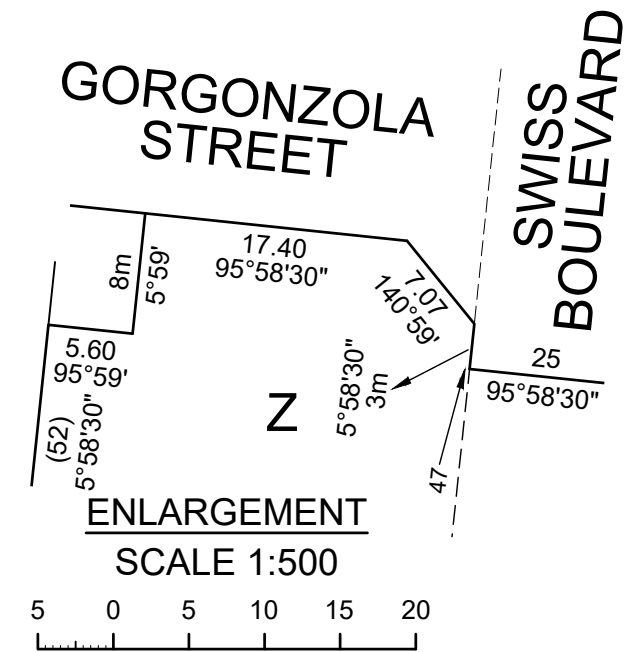
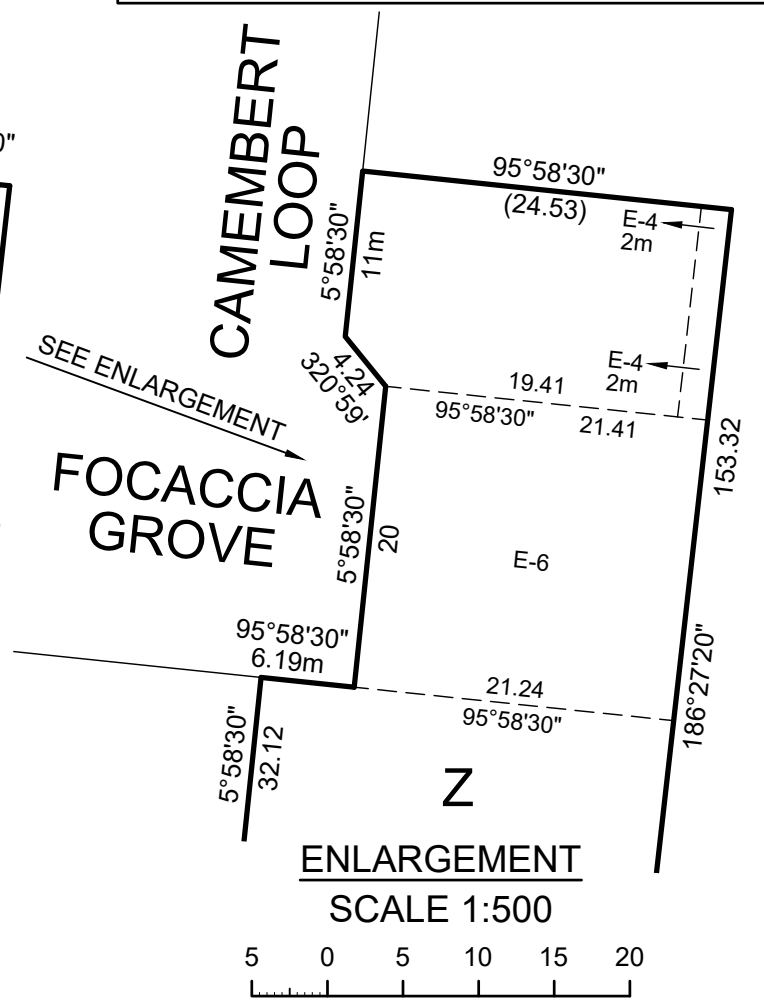
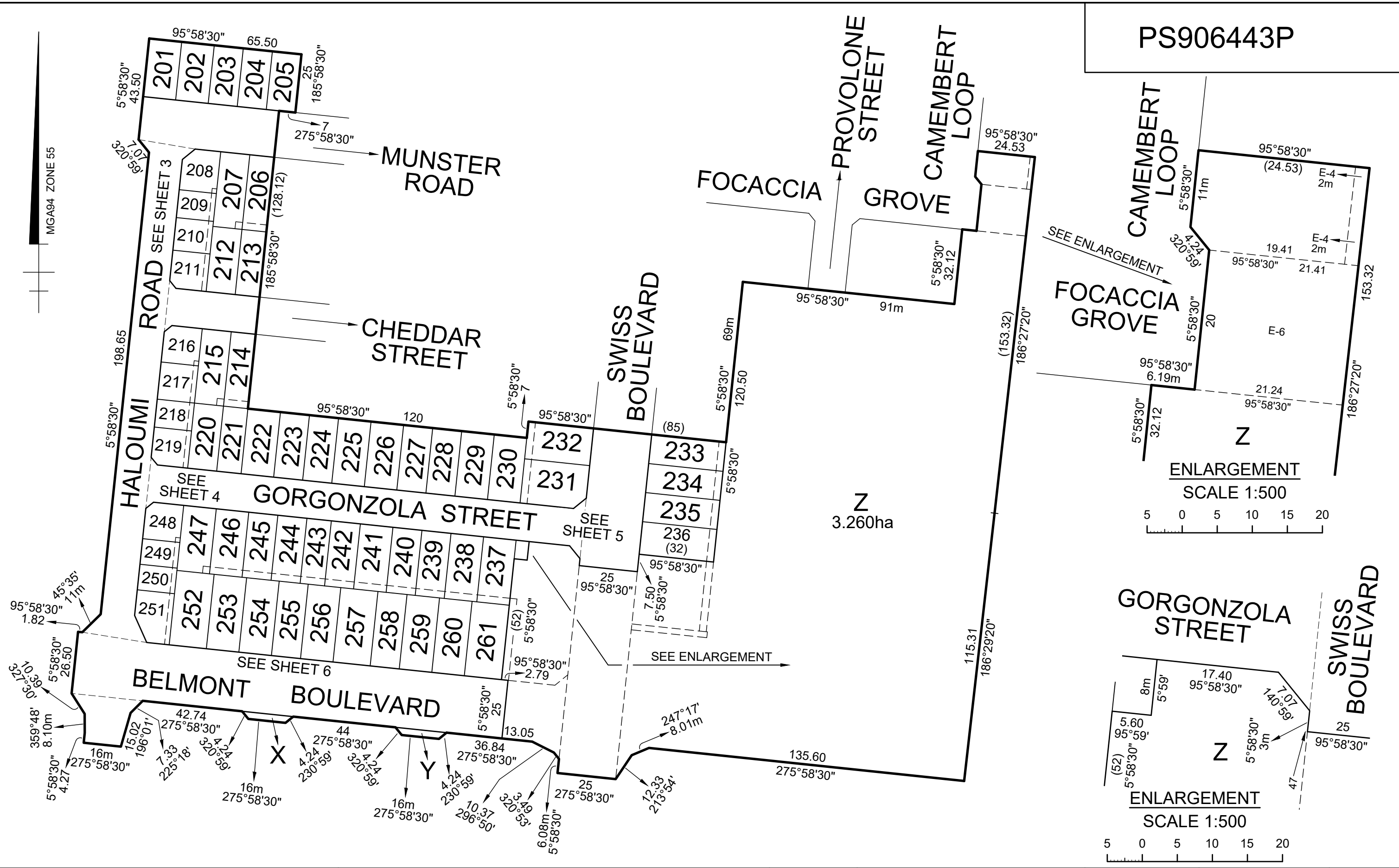


PLAN OF SUBDIVISION				EDITION 1		PS906443P					
LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 15 (PART) TITLE REFERENCE: Vol. Fol. Vol. Fol. LAST PLAN REFERENCE: Lot B and Lot D on PS906487S POSTAL ADDRESS: 1030 Donnybrook Road (at time of subdivision) DONNYBROOK 3064 MGA 94 CO-ORDINATES: E: 323 030 ZONE: 55 (of approx centre of land in plan) N: 5 842 330				Council Name: Whittlesea City Council Council Reference Number: PLN-40118 Planning Permit Reference: PLN-38300 SPEAR Reference Number: S204450B Certification 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: 22/09/2023 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 been satisfied Digitally signed by: Angela Cuschieri for Whittlesea City Council on 10/12/2024							
				VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		Lots 201 to 261 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C, D and E on sheets 7, 8, 9, 10 and 11 of this plan for details. OTHER PURPOSE OF PLAN To remove that part of easements E-2 and E-6 on PS906487S in so far as they lie within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.			
				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. 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. 2 Area of Release: 3.633ha No. of Lots: 61 Lots and Balance Lots X, Y & Z.											
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 Diag.	PS906442R	Whittlesea City Council							
	Sewerage			Yarra Valley Water Corporation							
E-2	Drainage	See Diag.	This Plan	Whittlesea City Council							
	Sewerage			Yarra Valley Water Corporation							
E-3	Drainage	See Diag.	This Plan	Whittlesea City Council							
E-4	Drainage	See Diag.	PS906487S	Whittlesea City Council							
E-5	Sewerage	See Diag.	PS906442R	Yarra Valley Water Corporation							
E-6	Drainage	See Diagram	PS906487S	Whittlesea City Council							
	Sewerage			Yarra Valley Water Corporation							
TAYLORS 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. 20890-S2 Ver. 17		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 11				
			Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (Version 17), 10/12/2024, SPEAR Ref: S204450B								

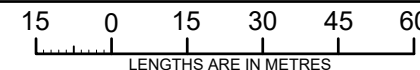
PS906443P



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SCALE
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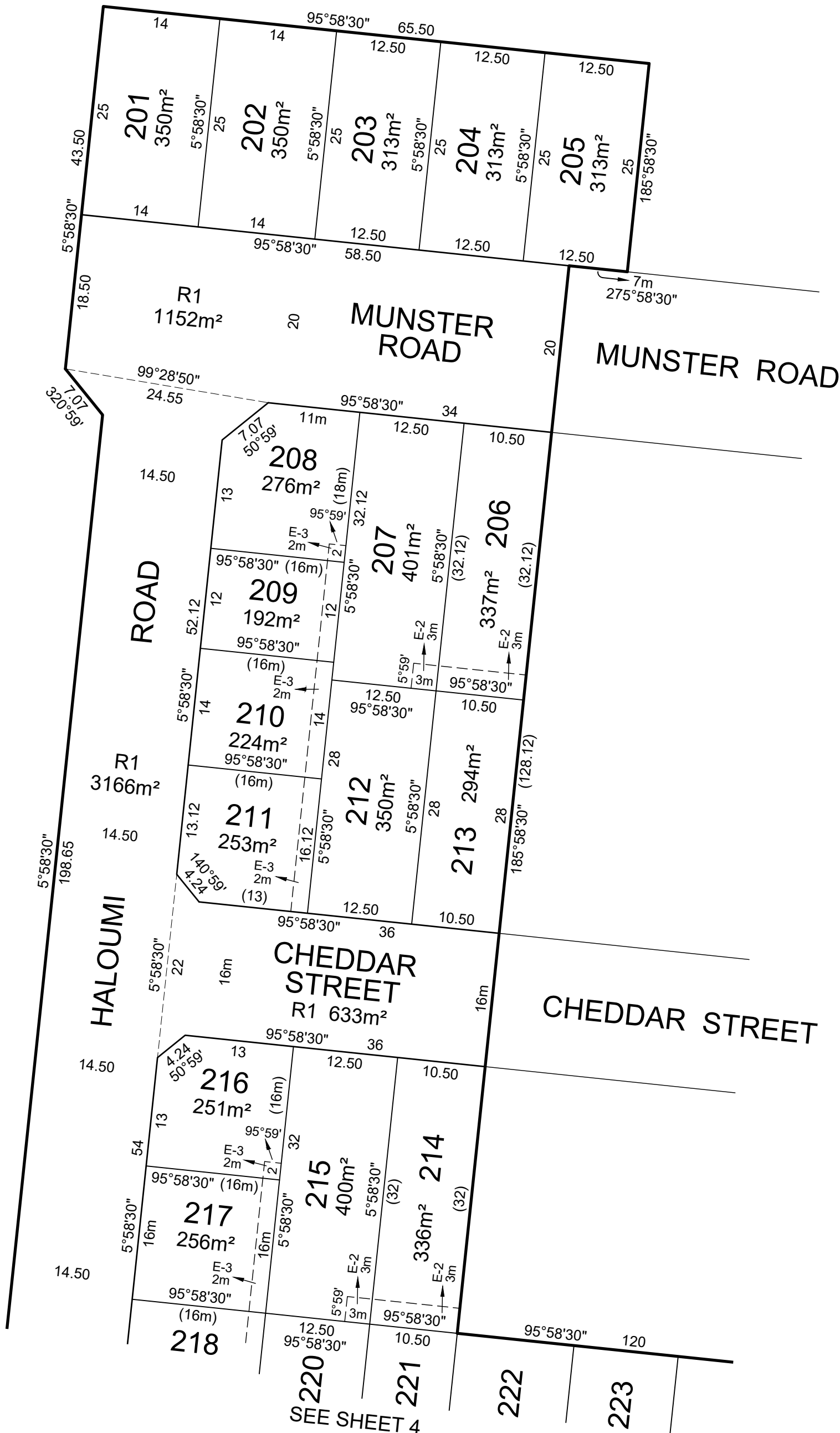
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Ver. 17

SHEET 2

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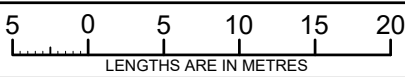


SEE SHEET 4



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Ver. 17

SHEET 3

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SPEAR Ref: S204450B

PS906443P

MGA94 ZONE 55

SEE SHEET 3

5°58'30" 198.65

HALOUMI ROAD

14.50 14.50 14.50

5°58'30" 22

16m

217 218 219 220 221 222 223 224 225 226 227 228 229

12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50

95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30"

185°58'30"

14.50 14.50 14.50

5°58'30" 22

16m

215 214

12.50 10.50 10.50

95°58'30" 95°58'30" 95°58'30"

14.50 14.50 14.50

5°58'30" 22

16m

248 249 250 251

12.50 12.50 12.50 12.50

95°58'30" 95°58'30" 95°58'30" 95°58'30"

14.50 14.50 14.50

5°58'30" 22

16m

247 246 245 244 243 242 241 240 239 238

12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50

95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30"

14.50 14.50 14.50

5°58'30" 22

16m

252 253 254 255 256 257 258 259 260

12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50 12.50

95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30" 95°58'30"

14.50 14.50 14.50

5°58'30" 22

16m

GORGONZOLA STREET

R1 3026m²

SEE SHEET 6

SEE SHEET 6

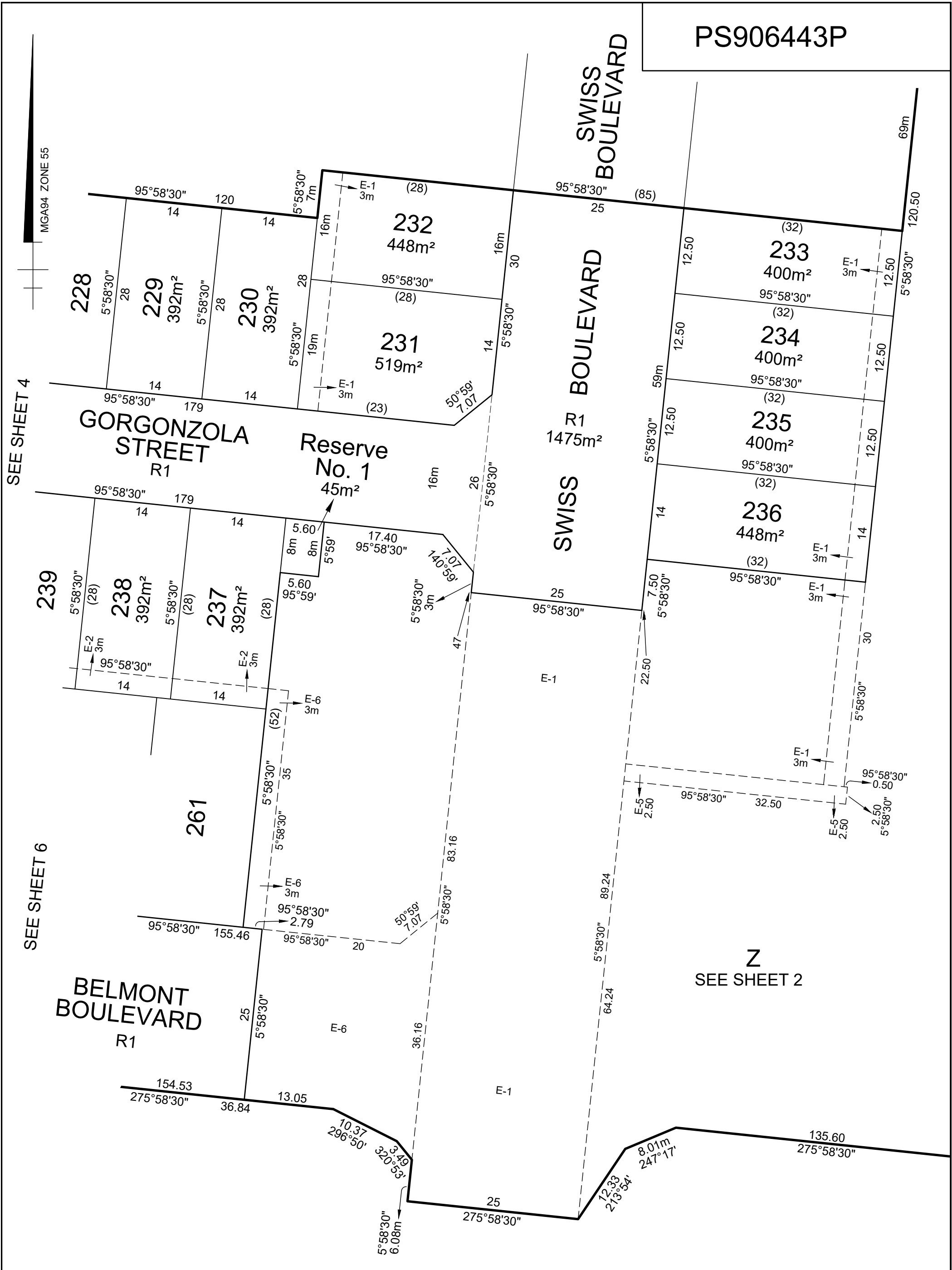
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5 0 5 10 15 20

LENGTHS ARE IN METRES

SHEET 4

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PS906443P

SEE SHEET 4

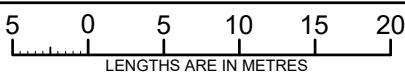
SEE SHEET 6

Z
SEE SHEET 2

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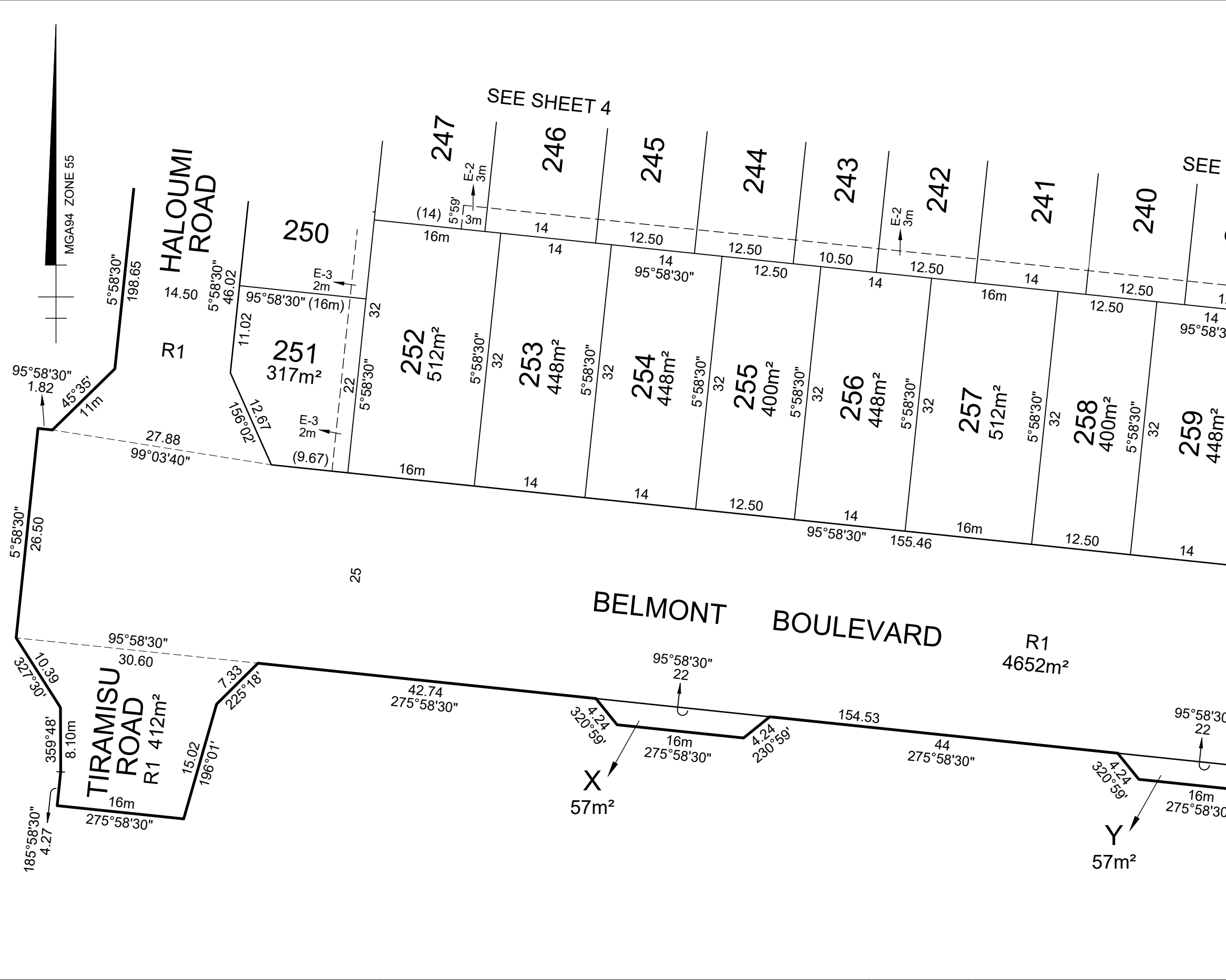
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Ver. 17

SHEET 5

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Whittlesea City Council,
10/12/2024,
SPEAR Ref: S204450B

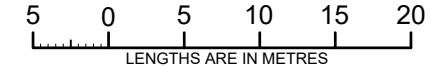
PS906443P



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SHEET 6

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10/12/2024, SPEAR Ref: S204450B

Digitally signed by:
Whittlesea City Council,
10/12/2024,
SPEAR Ref: S204450B

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 lot 251 or any part of it, a building with setback outside the building envelope specified in diagram 1. Item 1 (above) does not apply to lot 251.

Expiry date: 31/12/2034

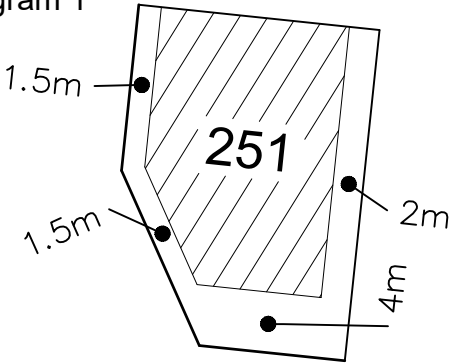
TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	201, 203
203	202, 204
204	203, 205
205	204
206	207, 213
207	206, 208, 209, 210, 212
212	207, 210, 211, 213
214	215, 221
215	214, 216, 217, 220
220	215, 218, 219, 221
222	221, 223
223	222, 224
224	223, 225
225	224, 226
226	225, 227
227	226, 228
228	227, 229
229	228, 230
230	229, 231, 232
231	230, 232
232	230, 231
233	234
234	233, 235
235	234, 236
236	235
237	238,261
238	237, 239, 260, 261

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
239	238, 240, 259, 260
240	239, 241, 258, 259
241	240, 242, 257,258
242	241, 243, 256, 257
244	243, 245, 254,255
245	244, 246, 253, 254
246	245, 247, 252, 253
247	246, 248, 249, 250, 252
251	250, 252
252	246, 247, 250, 251
253	245, 246, 252, 254
254	244, 245, 253, 255
255	243, 244, 254, 256
256	242, 243, 255, 257
257	241, 242, 256, 258
258	240, 241, 257, 259
259	239, 240, 258, 260
260	238, 239, 259, 261
261	237, 238, 260

Diagram 1



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: See Table 2
BENEFITED LAND: See Table 2

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

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	201, 203
203	202, 204
204	203, 205
205	204
206	207, 213
207	206, 208, 209, 210, 212
208	207, 209
209	207, 208, 210
210	207, 209, 211, 212
211	210, 212
212	207, 210, 211, 213
213	206, 212
214	215, 221
215	214, 216, 217, 220
216	215, 217
217	215, 216, 218
218	217, 219, 220
219	218, 220
220	215, 218, 219, 221
221	214, 220, 222
222	221, 223
223	222, 224
224	223, 225
225	224, 226
226	225, 227
227	226, 228
228	227, 229
229	228, 230
230	229, 231, 232
231	230, 232

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
232	230, 231
233	234
234	233, 235
235	234, 236
236	235
237	238, 261
238	237, 239, 260, 261
239	238, 240, 259, 260
240	239, 241, 258, 259
241	240, 242, 257,258
242	241, 243, 256, 257
243	242, 244, 255, 256
244	243, 245, 254,255
245	244, 246, 253, 254
246	245, 247, 252, 253
247	246, 248, 249, 250, 252
248	247, 249
249	247, 248, 250
250	247, 249, 251, 252
251	250, 252
252	246, 247, 250, 251
253	245, 246, 252, 254
254	244, 245, 253, 255
255	243, 244, 254, 256
256	242, 243, 255, 257
257	241, 242, 256, 258
258	240, 241, 257, 259
259	239, 240, 258, 260
260	238, 239, 259, 261
261	237, 238, 260

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 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 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.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
208	A	207, 209
209	A	207, 208, 210
210	A	207, 209, 211, 212
211	A	210, 212
213	A	206, 212
216	A	215, 217
217	A	215, 216, 218
218	A	217, 219, 220
219	A	218, 220
221	A	214, 220, 222
243	A	242, 244, 255, 256
248	A	247, 249
249	A	247, 248, 250
250	A	247, 249, 251, 252

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 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
201	202
202	201, 203
203	202, 204
204	203, 205
205	204
206	207, 213
207	206, 212
212	207, 213
213	206, 212
214	215, 221
215	214, 220
220	215, 221
221	214, 220, 222
222	221, 223
223	222, 224
224	223, 225
225	224, 226
226	225, 227
227	226, 228
228	227, 229
229	228, 230
230	229, 231, 232
231	230, 232
232	230, 231
233	234

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
234	233, 235
235	234, 236
236	235
237	238, 261
238	237, 239, 260, 261
239	238, 240, 259, 260
240	239, 241, 258, 259
241	240, 242, 257,258
242	241, 243, 256, 257
243	242, 244, 255, 256
244	243, 245, 254,255
245	244, 246, 253, 254
246	245, 247, 252, 253
247	246, 252
252	246, 247, 253
253	245, 246, 252, 254
254	244, 245, 253, 255
255	243, 244, 254, 256
256	242, 243, 255, 257
257	241, 242, 256, 258
258	240, 241, 257, 259
259	239, 240, 258, 260
260	238, 239, 259, 261
261	237, 238, 260

CREATION OF RESTRICTION E

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 5
BENEFITED LAND: See Table 5

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 other than a single storey dwelling.

TABLE 5

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	201, 203
203	202, 204
204	203, 205