

PLAN OF SUBDIVISION			EDITION 1		PS906487S	
LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 15 (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot A on PS906442R POSTAL ADDRESS: 1030 Donnybrook Road (at time of subdivision) DONNYBROOK 3064 MGA 94 CO-ORDINATES: E: 323 260 ZONE: 55 (of approx centre of land in plan) N: 5842 560			Council Name: Whittlesea City Council Council Reference Number: PLN-39772 Planning Permit Reference: PLN-38300 SPEAR Reference Number: S201257V 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: 12/09/2023 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 not been satisfied at Certification Digitally signed by: Angela Cuschieri for Whittlesea City Council on 07/11/2024			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 301 to 345 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 and 10 of this plan for details.		
Road R1		Whittlesea City Council				
Reserve No.'s 1, 2 & 3		Whittlesea City Council				
Reserve No. 4		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. 3 Area of Release: 2.824ha (Excl. Lots B, C, D & Z) No. of Lots: 45 Lots, Lot V plus Balance Lots B, C, D & 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	Sewerage	See Diag.	PS906442R	Yarra Valley Water Corporation		
E-2	Drainage	See Diagram	PS906442R	Whittlesea City Council		
	Sewerage			Yarra Valley Water Corporation		
E-3	Drainage	2	PS906442R	Whittlesea City Council		
E-4	Drainage	2	This Plan	Whittlesea City Council		
E-5	Sewerage	2.50	This Plan	Yarra Valley Water Corporation		
E-6	Drainage	See Diagram	This Plan	Whittlesea City Council		
	Sewerage			Yarra Valley Water Corporation		
<div>TAYLORS</div> <div>Urban Development Built Environments Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800 Web: taylorstds.com.au</div>		SURVEYORS FILE REF: Ref. 20890-S3 Ver. 12		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10	
		Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (Version 12), 07/11/2024, SPEAR Ref: S201257V				

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

DONNYBROOK ROAD

SWISS BOULEVARD

MOZZARELLA WAY

CIABATTA WAY

MUNSTER ROAD

CHEDDAR STREET

SWISS BOULEVARD

FOCACCIA GROVE

Z

SEE
ENLARGEMENT 4
ON SHEET 4

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE
ENLARGEMENT 3

SEE
ENLARGEMENT 2

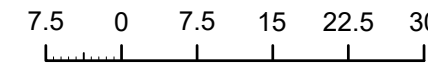
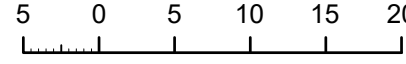
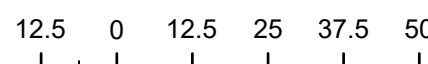
SEE
ENLARGEMENT 5
ON SHEET 6 FOR
EASEMENT DETAILS

SEE
ENLARGEMENT 8
ON SHEET 6

ENLARGEMENT 1
SCALE 1:1250

ENLARGEMENT 2
SCALE 1:500

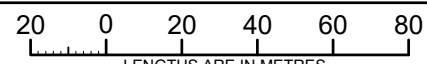
ENLARGEMENT 3
SCALE 1:750



TAYLORS

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

SCALE
1:2000



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Surveyor,
Surveyor's Plan Version (Version 12),
07/11/2024, SPEAR Ref: S201257V

ORIGINAL SHEET
SIZE: A3

Ref. 20890-S3
Ver. 12

SHEET 2

Digitally signed by:
Whittlesea City Council,
07/11/2024,
SPEAR Ref: S201257V

DONNYBROOK ROAD

SWISS BOULEVARD

LOOP

CAMEMBERT

R1

CAMEMBERT LOOP

Reserve No. 1
SEE SHEET 5

Reserve No. 4

SEE SHEET 4

Reserve No. 2
27m²

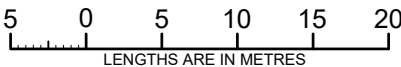
SWISS BOULEVARD

KEFIR WAY
R1 622m²

TAYLORS

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SCALE
1:500



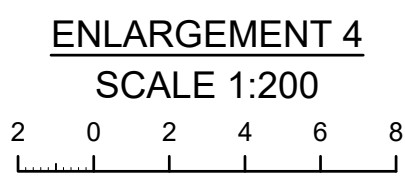
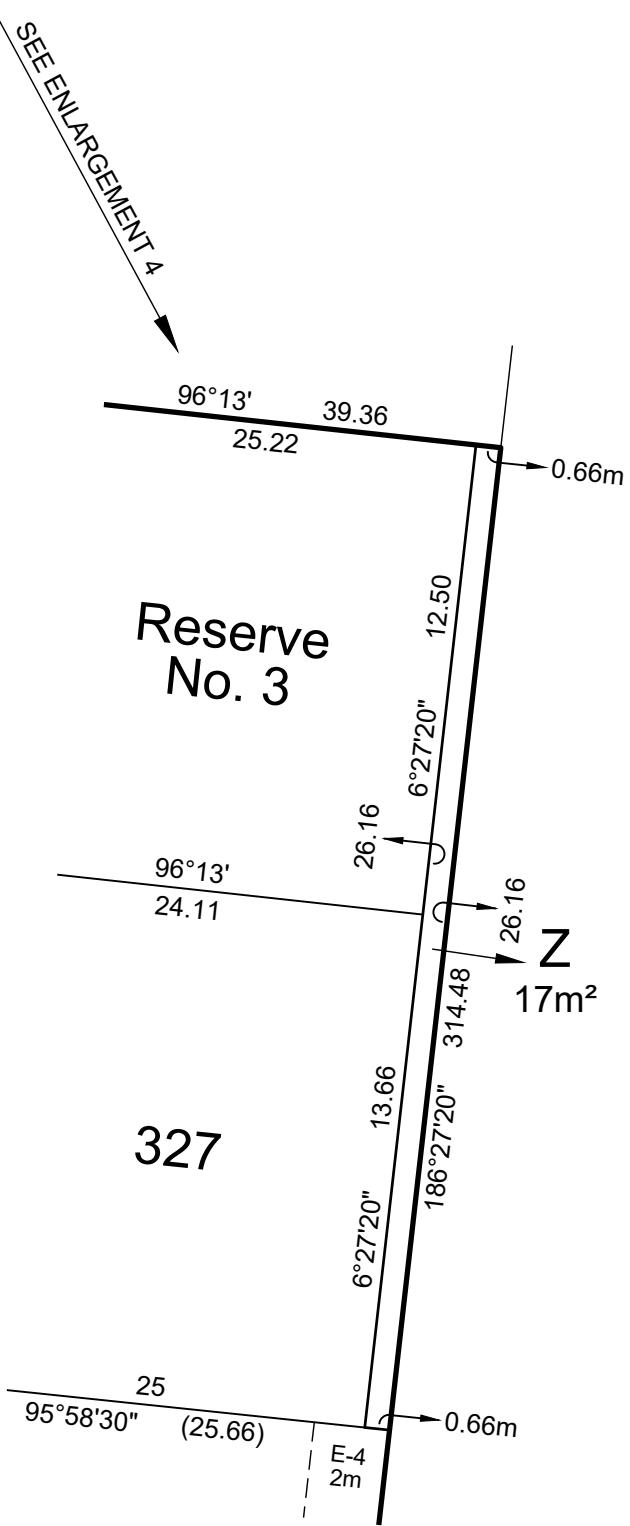
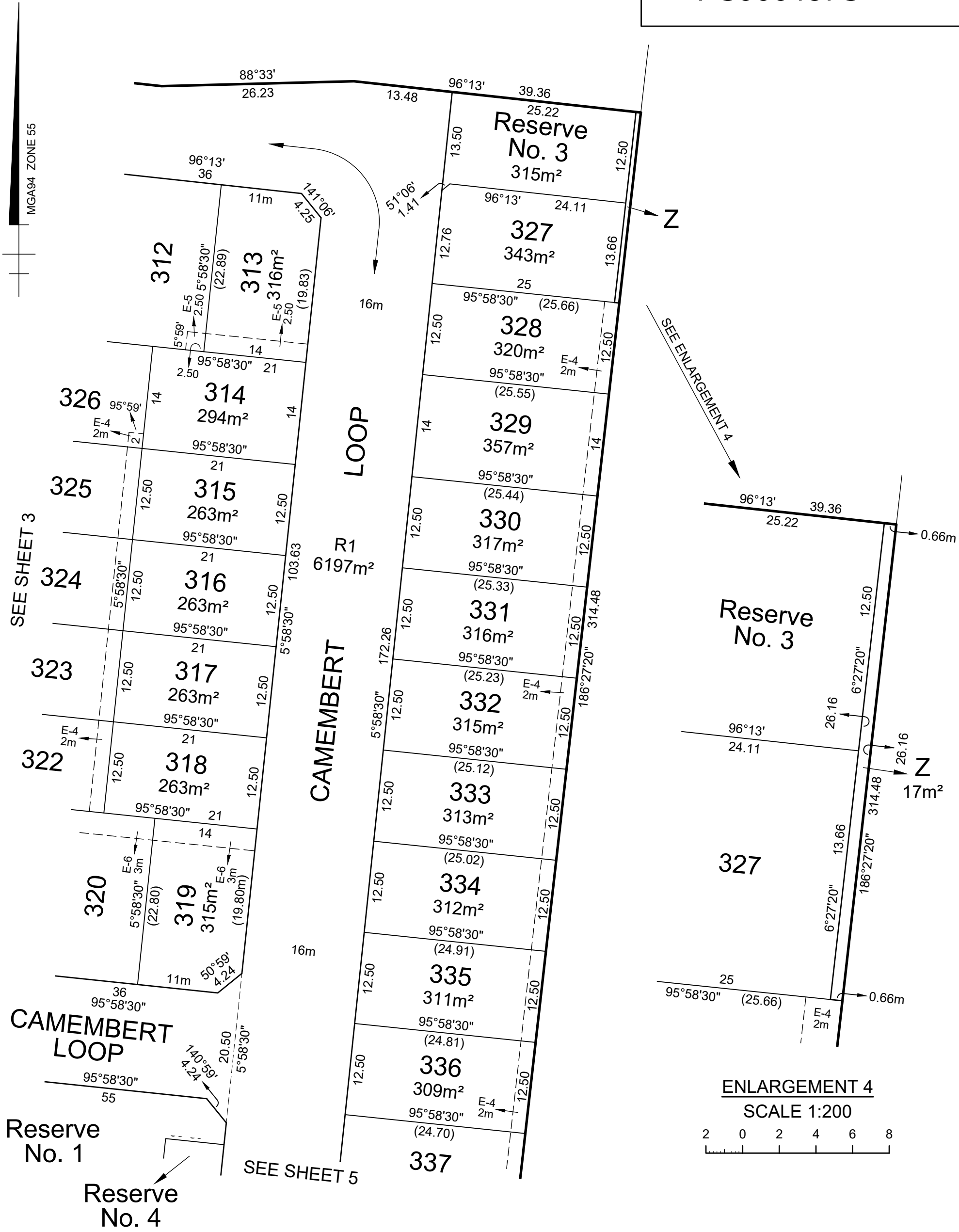
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07/11/2024, SPEAR Ref: S201257V

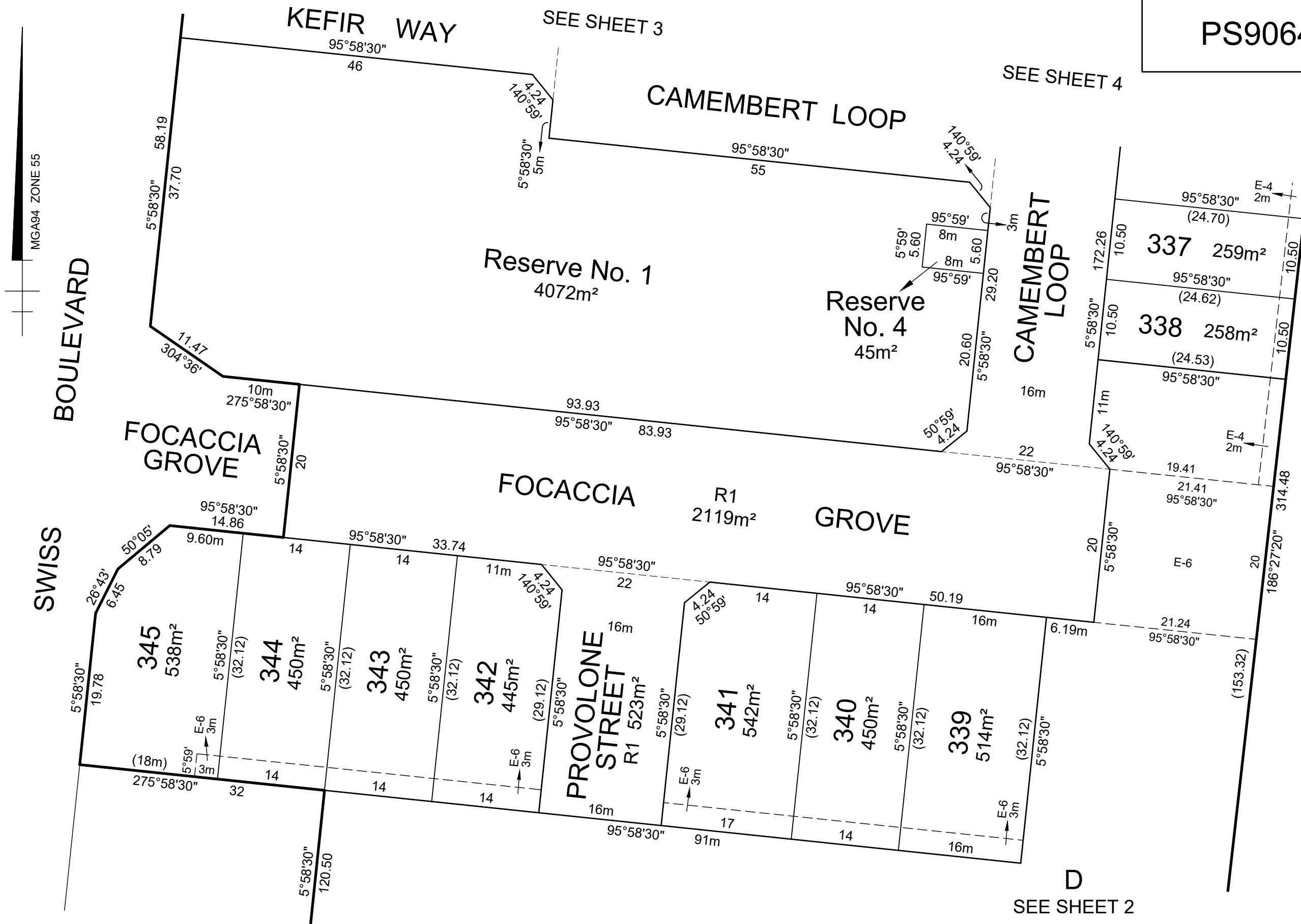
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Ref. 20890-S3
Ver. 12

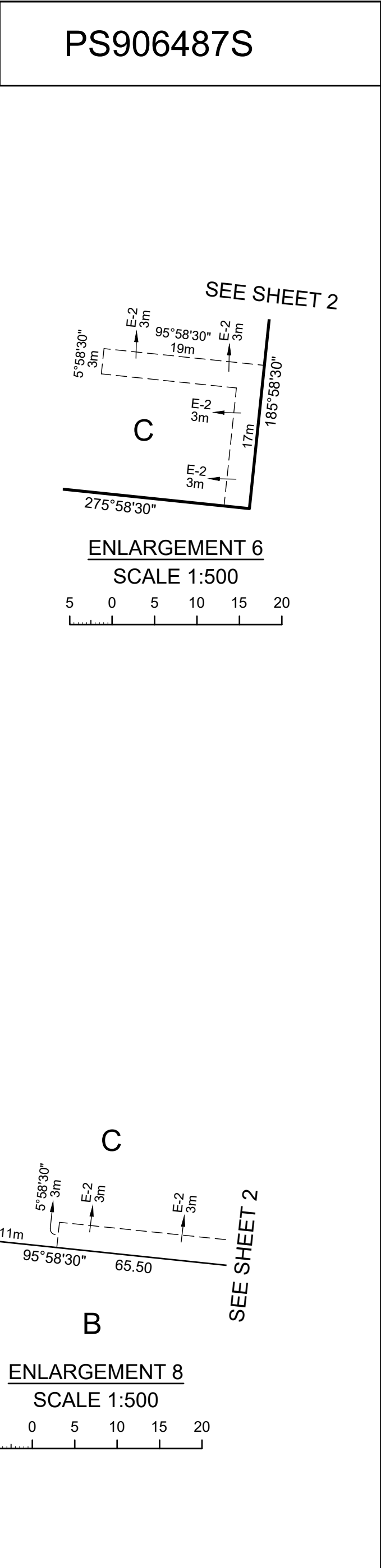
SHEET 3

Digitally signed by:
Whittlesea City Council,
07/11/2024,
SPEAR Ref: S201257V





PS906487S



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.

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
311	312, 326
312	311, 313, 314, 326
313	312, 314
319	318, 320
320	318, 319, 321, 322
321	320, 322
327	328
328	327, 329
329	328, 330
330	329, 331
331	330, 332
332	331, 333

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
333	332, 334
334	333, 335
335	334, 336
336	335, 337
339	340
340	339, 341
341	340
342	343
343	342, 344
344	343, 345
345	344

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
301	302
302	301, 303
303	302, 304, 305
304	303, 305
305	303, 304, 306
306	305, 307
307	306, 308
308	307, 309
309	308, 310
310	309
311	312, 326
312	311, 313, 314, 326
313	312, 314
314	312, 313, 315, 326
315	314, 316, 325
316	315, 317, 324
317	316, 318, 323
318	317, 319, 320, 322
319	318, 320
320	318, 319, 321, 322
321	320, 322
322	318, 320, 321, 323
323	317, 322, 324

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
324	316, 323, 325
325	315, 324, 326
326	311, 312, 314, 325
327	328
328	327, 329
329	328, 330
330	329, 331
331	330, 332
332	331, 333
333	332, 334
334	333, 335
335	334, 336
336	335, 337
337	336, 338
338	337
339	340
340	339, 341
341	340
342	343
343	342, 344
344	343, 345
345	344

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
301	B	302
302	B	301, 303
303	B	302, 304, 305
304	B	303, 305
305	A	303, 304, 306
306	A	305, 307
307	A	306, 308
308	A	307, 309
309	A	308, 310
310	A	309
314	A	312, 313, 315, 326

TABLE 3 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
315	A	314, 316, 325
316	A	315, 317, 324
317	A	316, 318, 323
318	A	317, 319, 320, 322
322	A	318, 320, 321, 323
323	A	317, 322, 324
324	A	316, 323, 325
325	A	315, 324, 326
326	A	311, 312, 314, 325
337	B	336, 338
338	B	337

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
305	303, 304, 306
306	305, 307
307	306, 308
308	307, 309
309	308, 310
310	309
319	318, 320
320	318, 319, 321, 322
321	320, 322
327	328
328	327, 329
329	328, 330
330	329, 331
331	330, 332

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
332	331, 333
333	332, 334
334	333, 335
335	334, 336
336	335, 337
337	336, 338
338	337
339	340
340	339, 341
341	340
342	343
343	342, 344
344	343, 345
345	344

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 that has less than two storeys, without prior written consent from Heartford Design Review Panel.
Expiry date: 31/12/2034

TABLE 5

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302
304	303, 305
319	318, 320
321	320, 322
341	340
344	343, 345