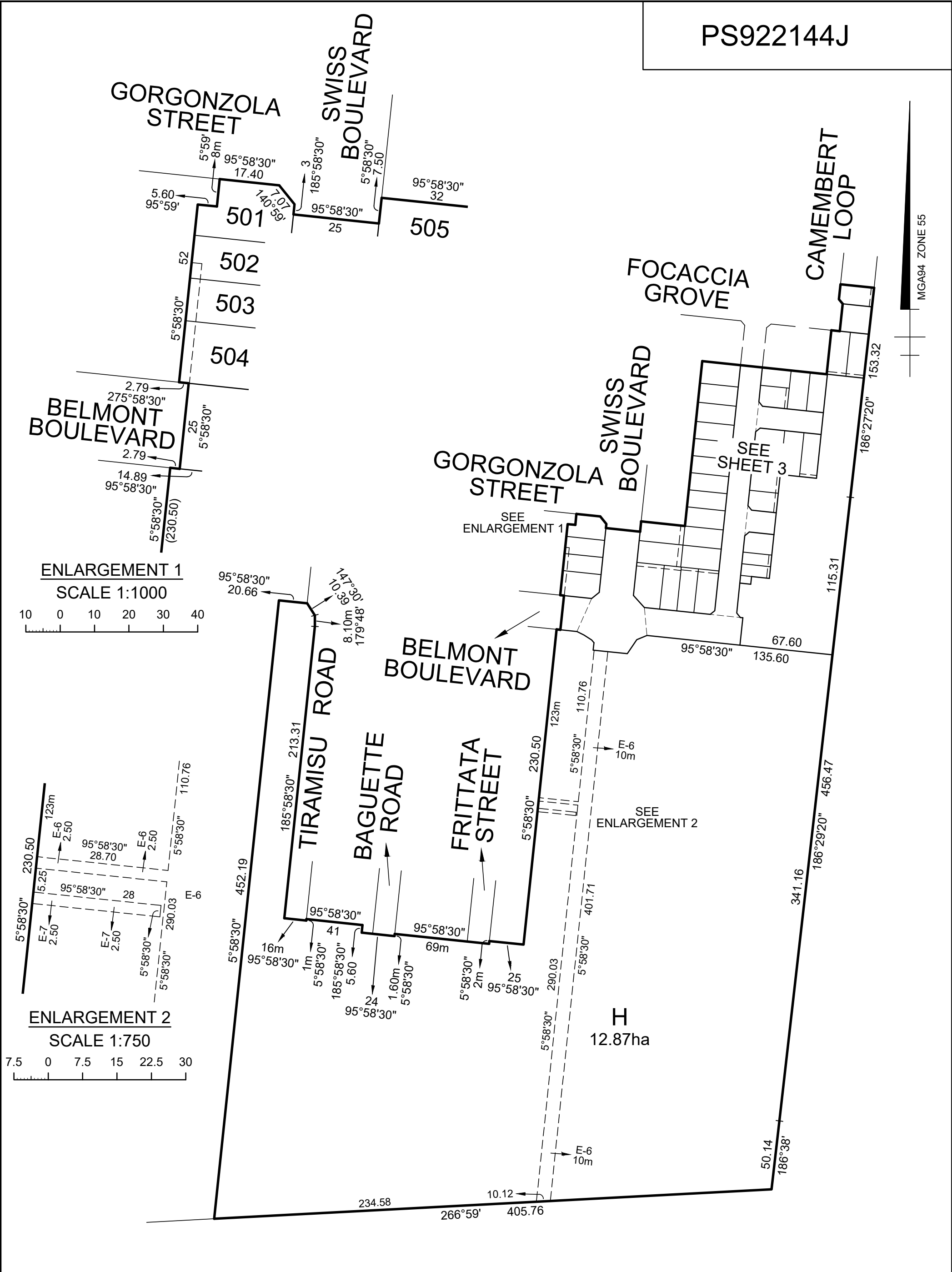
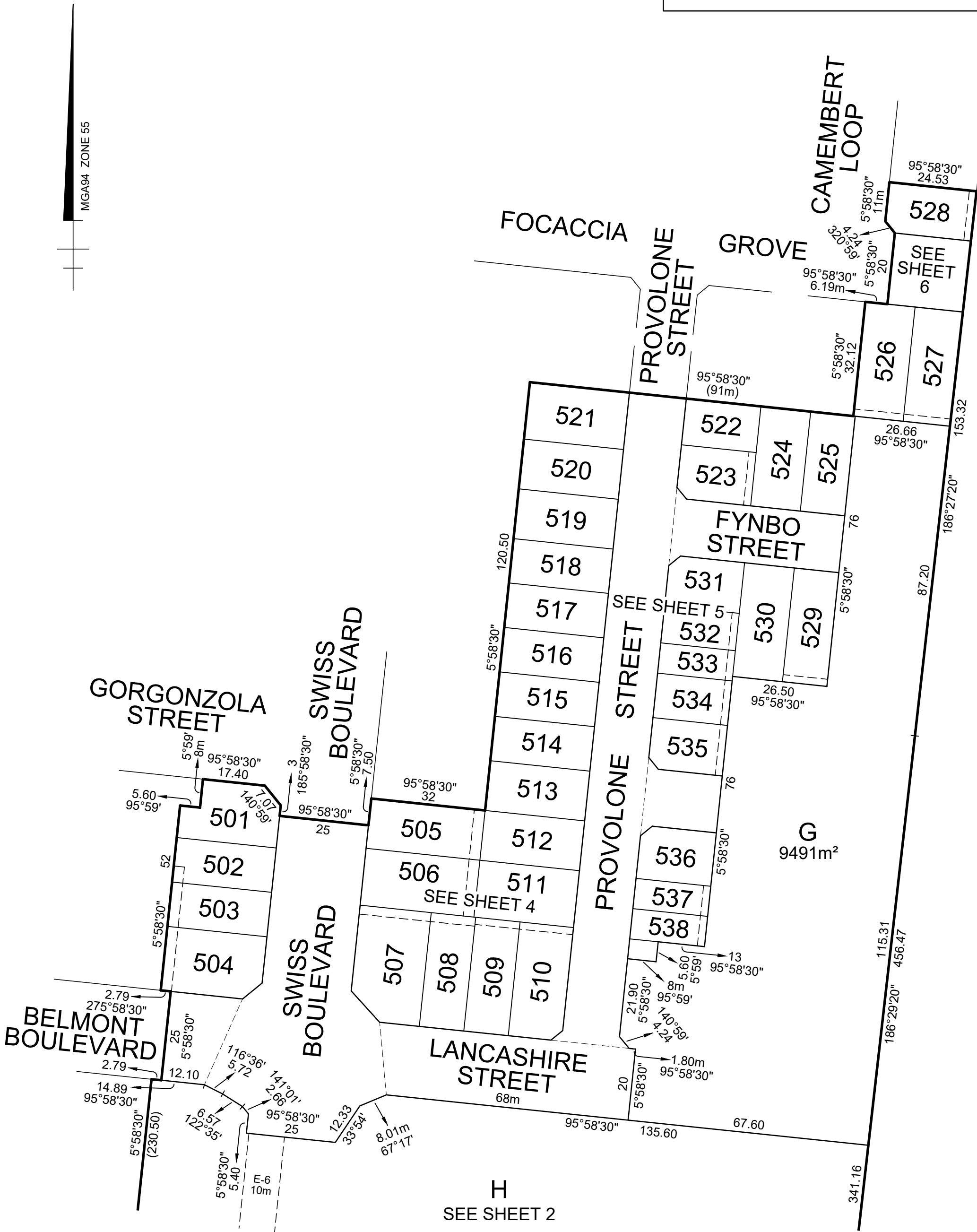


PLAN OF SUBDIVISION				EDITION 1		PS922144J	
LOCATION OF LAND  PARISH: KALKALLO TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: --- CROWN PORTION: 15 (PART) TITLE REFERENCE: Vol. Fol. Vol. Fol.  LAST PLAN REFERENCE: Lot F on PS917397G  POSTAL ADDRESS: 1030 Donnybrook Road (at time of subdivision) DONNYBROOK VIC 3064  MGA 94 CO-ORDINATES: E: 323 240 ZONE: 55 (of approx centre of land in plan) N: 5 842 320				COUNCIL NAME: WHITTLESEA CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 501 to 538 on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on sheets 7 and 8 of this plan for details.  OTHER PURPOSE OF PLAN To remove that part of easements E-1 and E-6 on PS906443P and easements E-3 and E-10 on PS917397G.  GROUNDS FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.			
Roads R1 & R2 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. 5 Area of Release: 2.312ha No. of Lots: 38 Lots, and Balance Lots G and H							
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	Sewerage	See Diag.	PS906442R	Yarra Valley Water Corporation			
E-3	Drainage	See Diagram	PS906487S	Whittlesea City Council			
	Sewerage			Yarra Valley Water Corporation			
E-4	Drainage	See Diag.	PS906487S	Whittlesea City Council			
E-5	Drainage	2	This Plan	Whittlesea City Council			
E-6	Sewerage	See Diag.	PS917397G	Yarra Valley Water Corporation			
E-7	Drainage	2.50	PS917397G	Whittlesea City Council			
<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-S5 Ver. 5		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 8
			Licensed Surveyor:  RICHARD ILLINGWORTH / Version No. 5				

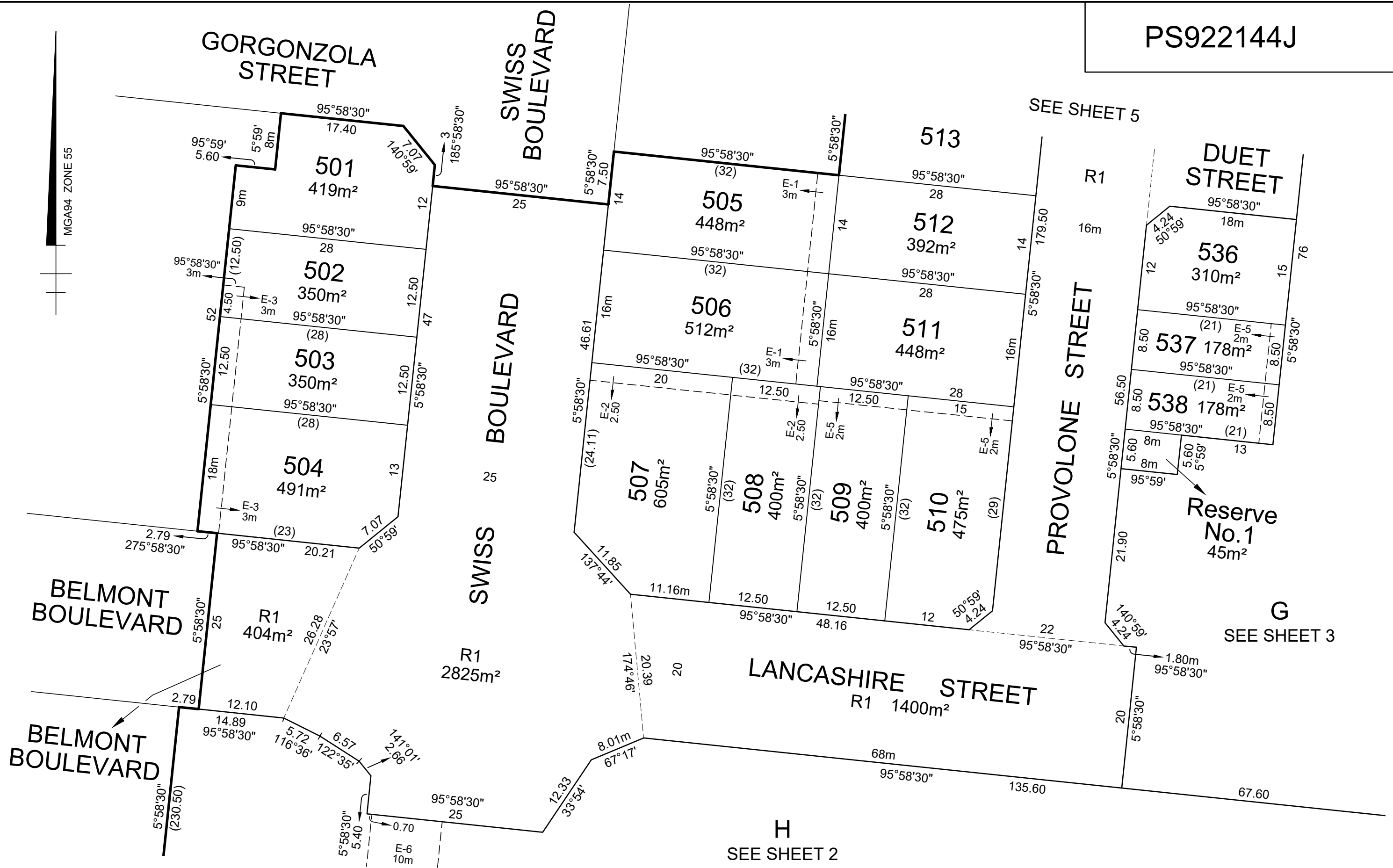
PS922144J



MGA94 ZONE 55



PS922144J





SEE SHEET 6

526

5°58'30"  
(32.12)  
E-5  
2m

G

SEE SHEET 3

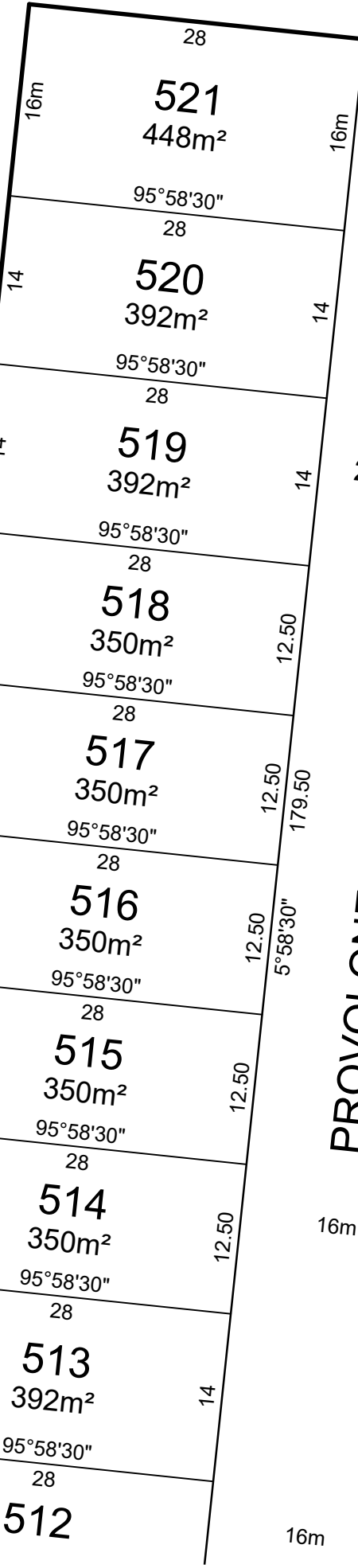
PROVOLONE STREET

FYNBO STREET

DUET STREET

PROVOLONE STREET

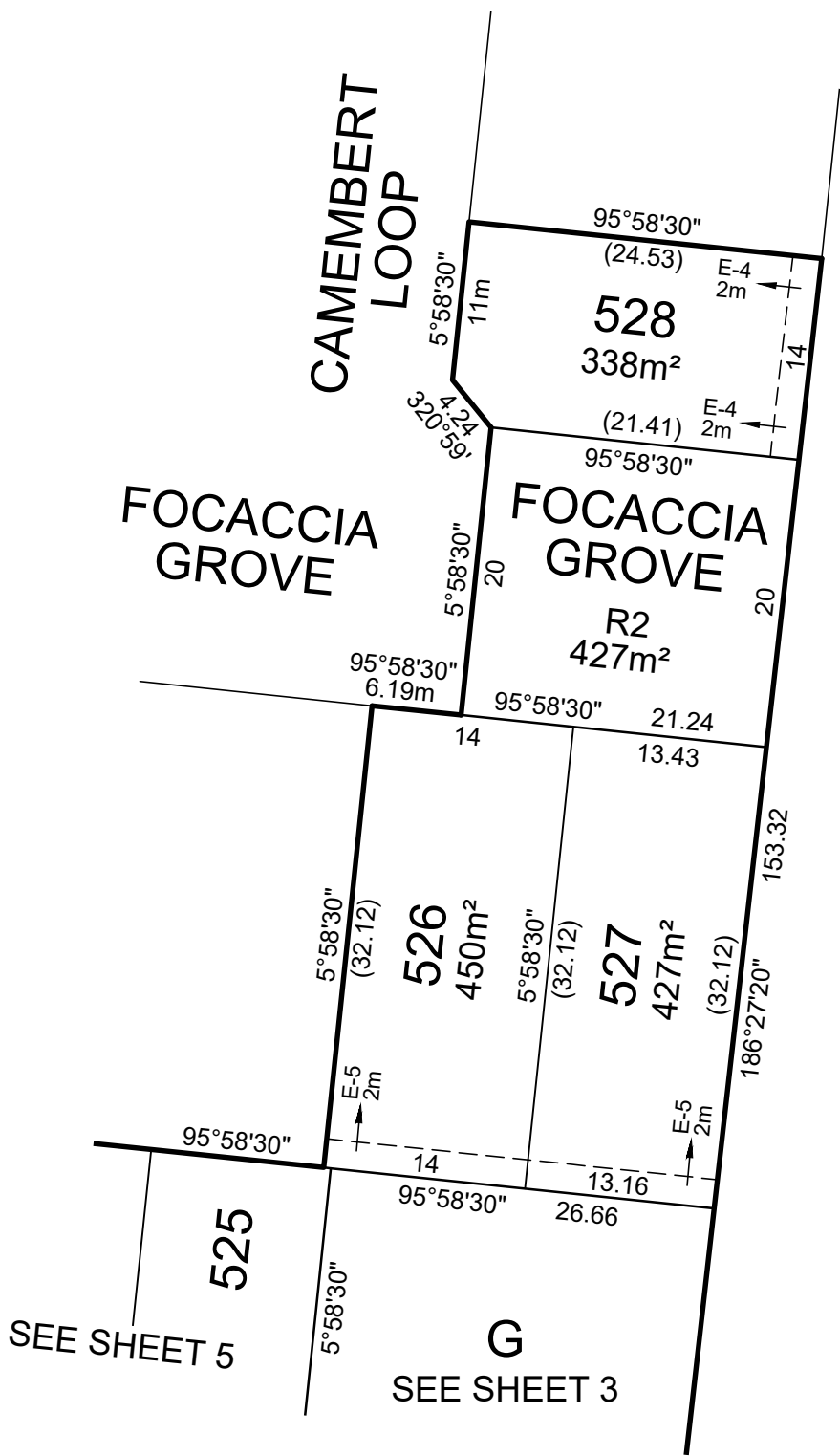
SEE SHEET 4



R1  
2930m²

R1  
769m²

R1



CREATION OF RESTRICTION

PS922144J

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.

Expiry date: 31/12/2034

TABLE 1		TABLE 1 continued		TABLE 1 continued		TABLE 1 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
501	502	509	508, 510, 511	517	516, 518	526	527
502	501, 503	510	509, 511	518	517, 519	527	526
503	502, 504	511	506, 509, 510, 512	519	518, 520	528	527
504	503	512	505, 511, 513	520	519, 521	529	530
505	506, 512	513	512, 514	521	520	530	529, 531, 532, 533
506	505, 507, 508, 511	514	513, 515	523	522, 524	536	537
507	506, 508	515	514, 516	524	522, 523, 525		
508	506, 507, 509	516	515, 517	525	524		

RESTRICTION B

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		TABLE 2 continued		TABLE 2 continued		TABLE 2 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
501	502	511	506, 509, 510, 512	521	520	531	530, 532
502	501, 503	512	505, 511, 513	522	523, 524	532	530, 531, 533
503	502, 504	513	512, 514	523	522, 524	533	530, 532, 534
504	503	514	513, 515	524	522, 523, 525	534	533, 535
505	506, 512	515	514, 516	525	524	535	534
506	505, 507, 508, 511	516	515, 517	526	527	536	537
507	506, 508	517	516, 518	527	526	537	536, 538
508	506, 507, 509	518	517, 519	528	527	538	537
509	508, 510, 511	519	518, 520	529	530		
510	509, 511	520	519, 521	530	529, 531, 532, 533		

**RESTRICTION C**

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 (SLHC) "TYPE A" 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
522	523, 524
531	530, 532
532	530, 531, 533
533	530, 532, 534

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
534	533, 535
535	534
537	536, 538
538	537

**RESTRICTION D**

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
502	501, 503
503	502, 504
504	503
505	506, 512
506	505, 507, 508, 511
507	506, 508

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
508	506, 507, 509
511	506, 509, 510, 512
512	505, 511, 513
513	512, 514
514	513, 515
515	514, 516

TABLE 4 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
516	515, 517
517	516, 518
518	517, 519
519	518, 520
520	519, 521
521	520