

PLAN OF SUBDIVISION**EDITION****PS 908985P****LOCATION OF LAND**

PARISH: KALKALLO

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 (PART)

TITLE REFERENCE: VOL FOL
VOL FOLLAST PLAN REFERENCE: LOT A ON PS908950K
LOT C ON PS908973WPOSTAL ADDRESS: 1150 DONNYBROOK ROAD
(at time of subdivision) DONNYBROOK 3064MGA 94 CO-ORDINATES: E 323 920 ZONE: 55
(approx. centre of land in plan) N 5 842 320

Council Name: Whittlesea City Council

Council Reference Number: PLN-40181
Planning Permit Reference: PLN-38743
SPEAR Reference Number: S205119C**Certification**


This plan is certified under section 6 of the Subdivision Act 1988

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 09/05/2024

VESTING OF ROADS AND/OR RESERVES**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1	WHITTLESEA CITY COUNCIL	THIS IS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PLN-38743	SURVEY THIS PLAN IS TO NOT BASED ON SURVEY VIDE BP003488N THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 48, 49, 51, 82, 109 IN PROCLAIMED SURVEY AREA NO. 74
ROAD R2	WHITTLESEA CITY COUNCIL		
ROAD R3	HEAD, TRANSPORT FOR VICTORIA	DEPTH LIMITATION DOES NOT APPLY	LAND SUBDIVIDED (EXCLUDING LOTS F, G & H) - 5.611ha. LOTS 1 TO 109 & A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TANGENT POINTS ARE SHOWN THUS: 
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)		
RESERVE No.2	WHITTLESEA CITY COUNCIL		
RESERVE No.3	WHITTLESEA CITY COUNCIL		

CARRIAGEWAY EASEMENTS A-1 ON PS908950K AND E-1 ON PS908973W NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.

EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	CARRIAGEWAY	SEE DIAG	PS908973W	LOTS D AND E ON PS908973W
E-2	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	POWERLINE	SEE DIAG	THIS PLAN - SEC. 88 ELECTRICTY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES (ABN 91 064 651 118)
E-6	CARRIAGEWAY	SEE DIAG	PS908950K	LAND IN THIS PLAN
E-7 E-7	CARRIAGEWAY SEWERAGE	SEE DIAG SEE DIAG	PS908973W THIS PLAN	LOTS D AND E ON PS908973W YARRA VALLEY WATER CORPORATION
E-8 E-8 E-8	CARRIAGEWAY DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	PS908973W THIS PLAN THIS PLAN	LOTS D AND E ON PS908973W WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-9 E-9	SUPPLY OF GAS WATER SUPPLY	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	AUSNET SERVICES (GAS) PTY LTD YARRA VALLEY WATER CORPORATION

MATILDA - STAGE 1B**78 LOTS AND BALANCE LOTS F & G**LICENSED SURVEYOR **BRENDAN MUNARI**

DATE 06/05/24

REFERENCE 332305-ST01B

ORIGINAL SHEET SIZE A3

VERSION K

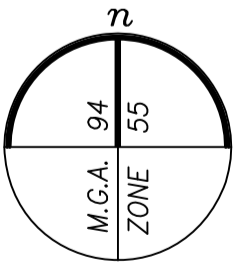
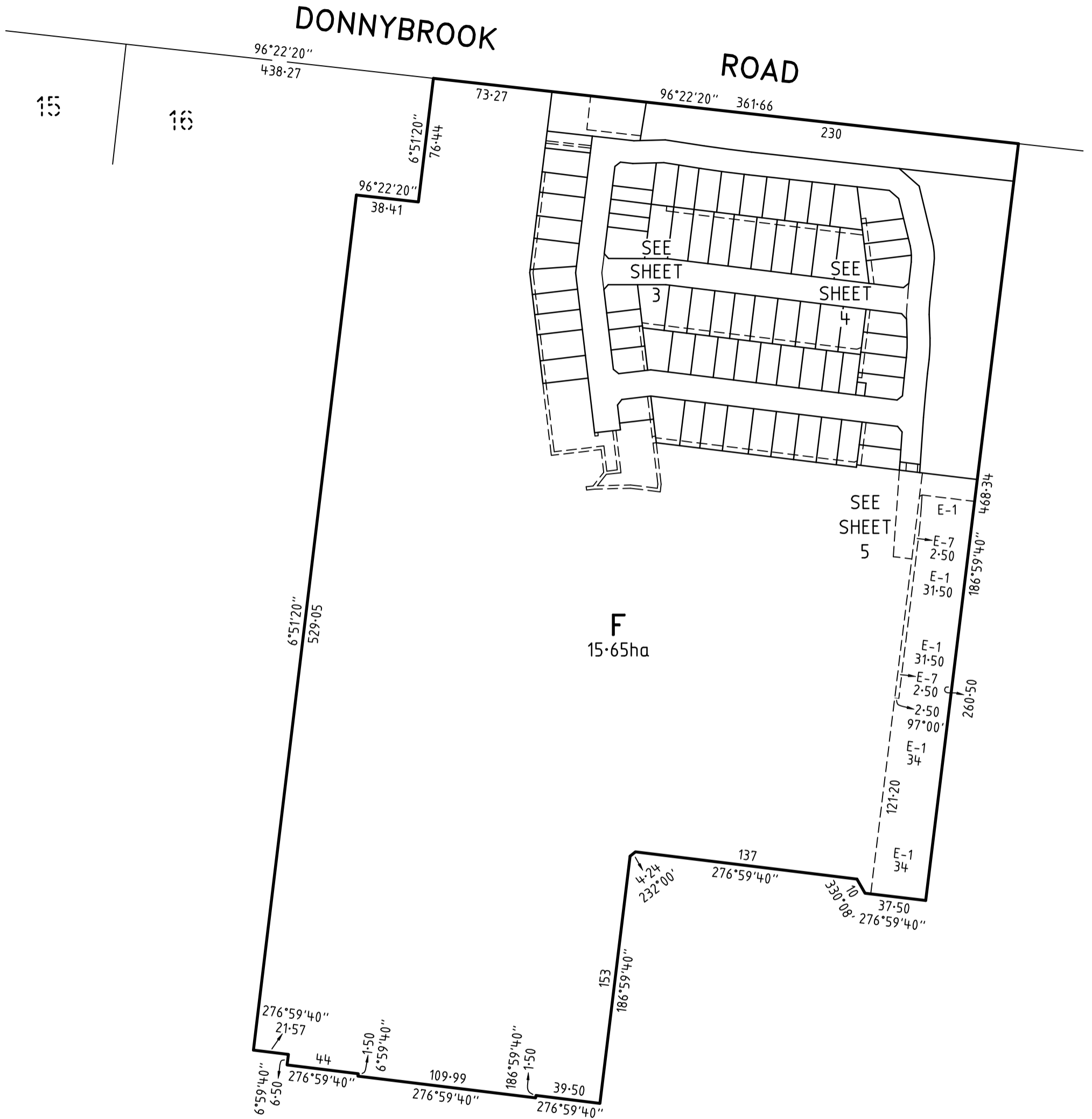
DRAWING 332305-ST01B-AK

SHEET 1 OF 6 SHEETS

Digitally signed by: Brendan Munari, Licensed Surveyor,
Surveyor's Plan Version (K),
07/05/2024, SPEAR Ref: S205119C**veris**VERIS AUSTRALIA PTY LTD
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PLAN OF SUBDIVISION

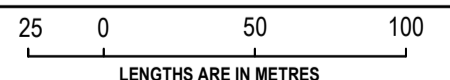
PS 908985P



MATILDA - STAGE 1B

LICENSED SURVEYOR **BRENDAN MUNARI**

SCALE
1:2500



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DATE 06/05/24 REFERENCE 332305-ST01B
 VERSION K DRAWING 332305-ST01B-AK

ORIGINAL SHEET SIZE A3
 SHEET 2

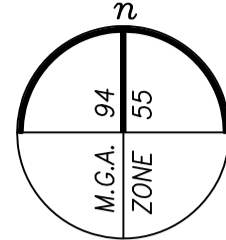
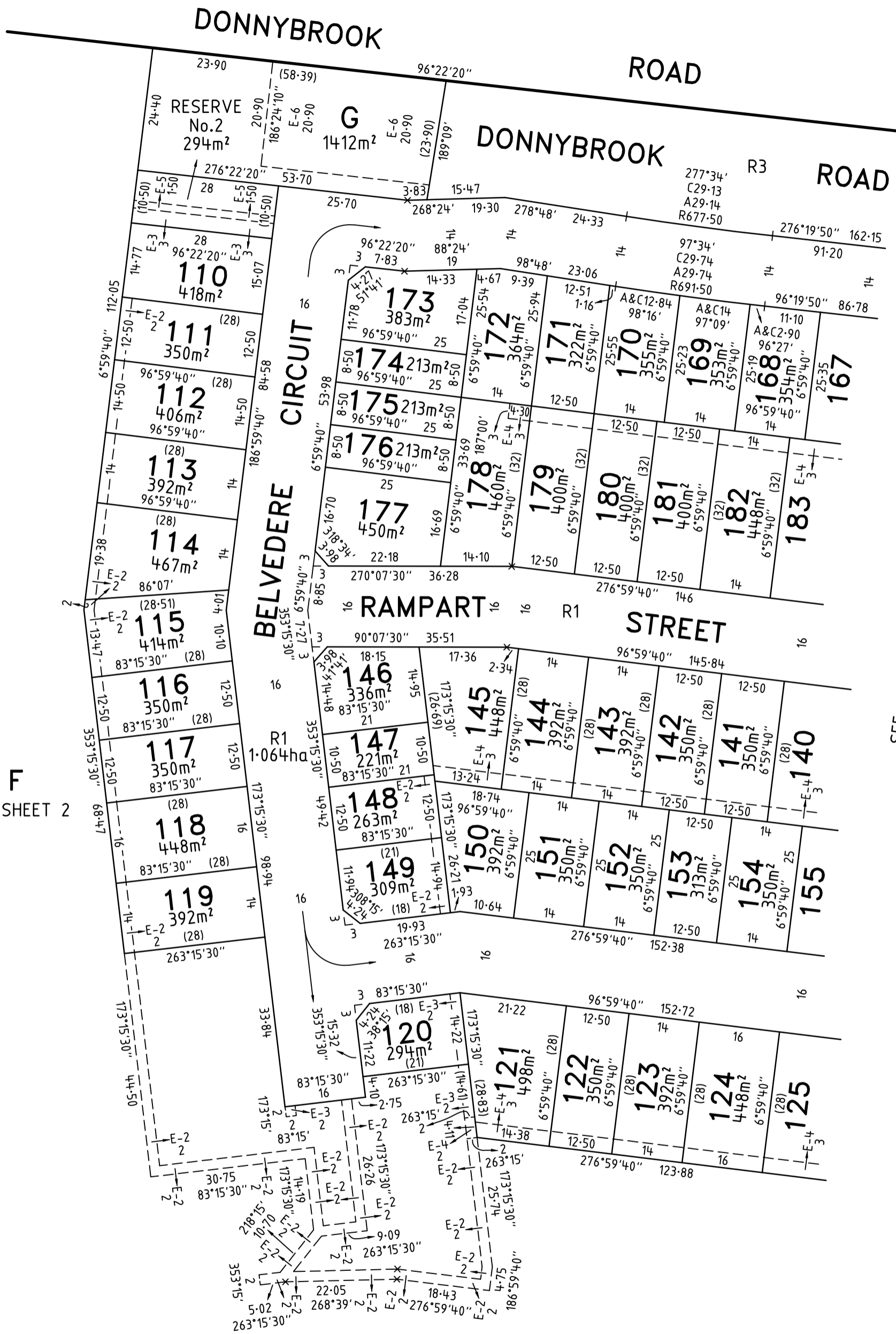
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PLAN OF SUBDIVISION


PS 908985P

SEE SHEET 2



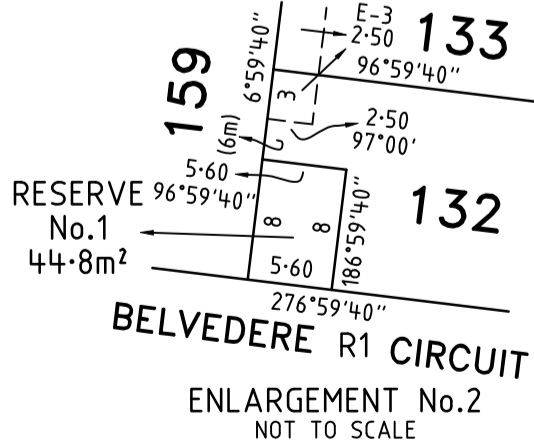
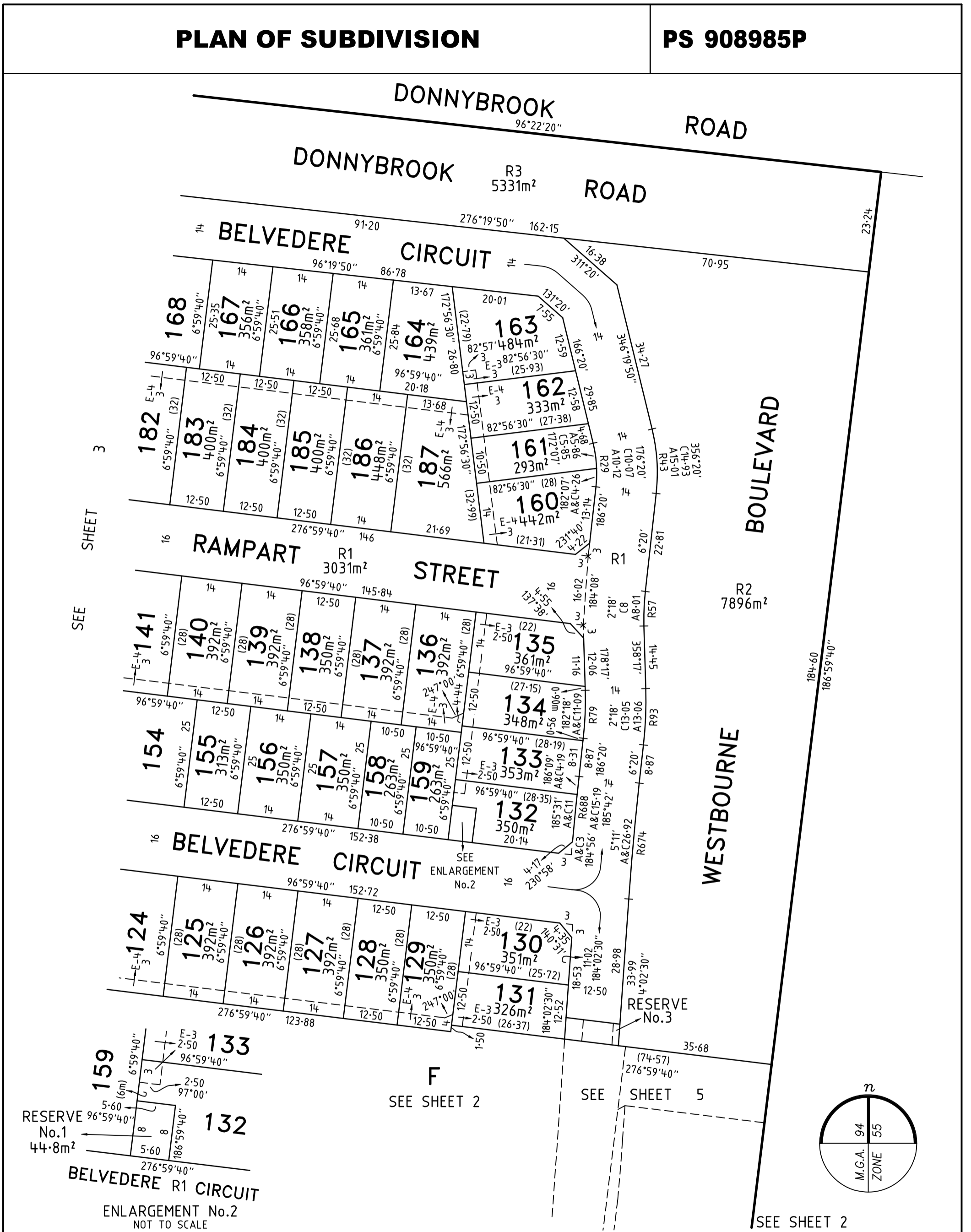
F SEE SHEET 2


SEE SHEET 4

MATILDA - STAGE 1B		LICENSED SURVEYOR BRENDAN MUNARI	SCALE 1:800	8 0 16 32 LENGTHS ARE IN METRES
 <p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>	DATE 06/05/24	REFERENCE 332305-ST01B	ORIGINAL SHEET SIZE A3	
	VERSION K	DRAWING 332305-ST01B-AK	SHEET 3	
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PLAN OF SUBDIVISION

PS 908985P

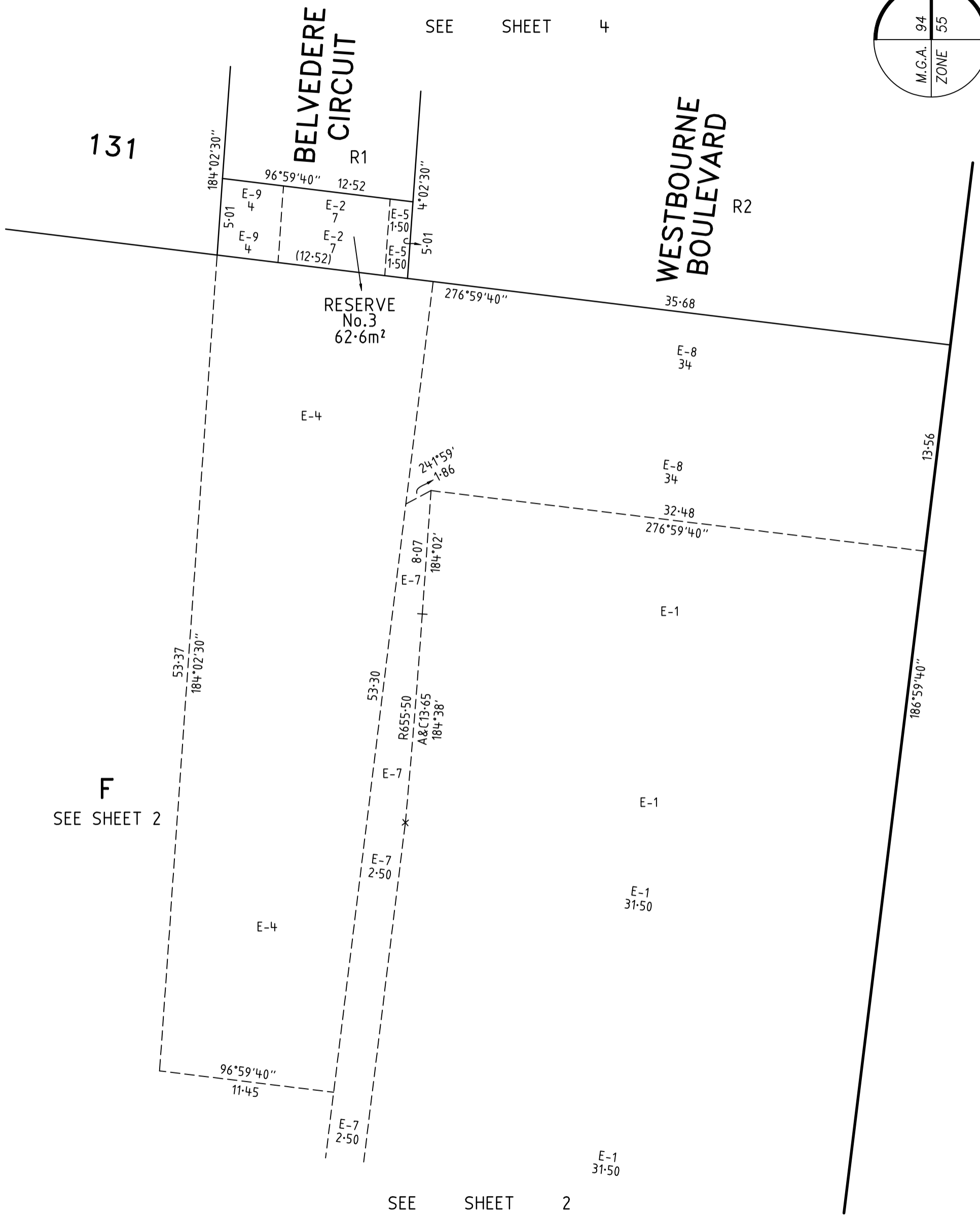
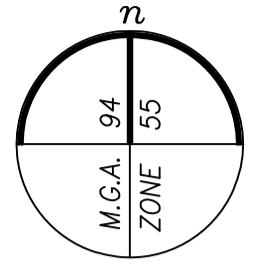


MATILDA - STAGE 1B		LICENSED SURVEYOR BRENDAN MUNARI	SCALE 1:800	8 0 16 32 LENGTHS ARE IN METRES
 <p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>	DATE 06/05/24	REFERENCE 332305-ST01B	ORIGINAL SHEET SIZE A3	
	VERSION K	DRAWING 332305-ST01B-AK	SHEET 4	
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PLAN OF SUBDIVISION

PS 908985P

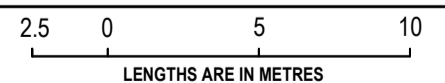
SEE SHEET 4



MATILDA - STAGE 1B

LICENSED SURVEYOR **BRENDAN MUNARI**

SCALE
1:250



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REFERENCE 332305-ST01B
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ORIGINAL SHEET SIZE A3
 SHEET 5

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PLAN OF SUBDIVISION**PS 908985P****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: LOTS 110 TO 187 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITED LAND: LOTS 110 TO 187 (BOTH INCLUSIVE) ON THIS PLAN

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT SHALL NOT:

1. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPE APPLIED TO THE BURDENED LOT ON THE BUILDING ENVELOPE PLAN 332305-ST01B-BC.
2. CONSTRUCT MORE THAN ONE (1) DWELLING ON THE BURDENED LOT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF 1150 DONNYBROOK ROAD PTY LTD.
3. FOR BURDENED LOTS WITH AN AREA OF 300m² OR GREATER, IT IS REQUIRED THAT:
 - a) THE SIDE WALL OF ANY WALL ABOVE THE GROUND LEVEL OF A DWELLING ON A CORNER LOT MUST NOT BE CONSTRUCTED:
 - i) LESS THAN 900mm FROM THE EXTERNAL FAÇADE OF THE GROUND LEVEL WALL THAT FACES A SIDE STREET; OR
 - ii) WITH LESS THAN 30% GLAZING FOR THE AREA OF THE WALL AND THE REMAINDER OF THAT WALL BEING CONSTRUCTED IN CONTRASTING MATERIAL FINISHES TO THAT OF THE GROUND FLOOR WALL;
 - b) ANY GARAGE ON A BURDENED LOT MUST NOT BE CONSTRUCTED LESS THAN 5 METRES FROM THE ROAD ALIGNMENT AT THE FRONT OF THE LOT;
 - c) DEVELOPMENT OF LOTS WITH A WIDTH OF 10 METRES OR LESS WHERE MEASURED AT THE FRONT WALL OF THE DWELLING MUST NOT CONTAIN ANY GARAGE OTHER THAN A SINGLE GARAGE OPENING WHERE ACCESS IS PROPOSED FROM THE LOT FRONTAGE;
 - d) ANY DWELLING ON A LOT WITH SIDE BOUNDARIES TO OPEN SPACE AND / OR RESERVES WITHIN THE SUBJECT LAND ON THIS PLAN MUST NOT BE CONSTRUCTED UNLESS A MINIMUM OF TWO (2) STOREYS IN HEIGHT AND WITH HABITABLE ROOM WINDOWS OR BALCONIES AT THE SECOND STOREY FRONTING TO THE OPEN SPACE / RESERVES.
4. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY IMPROVEMENTS ON THE BURDENED LOT OTHER THAN IN ACCORDANCE WITH THE PLANS APPROVED BY THE DESIGN REVIEW PANEL (BEING 1150 DONNYBROOK ROAD PTY LTD OR ITS NOMINEE) AND THE SITING AND DESIGN PROVISIONS CONTAINED WITHIN THE LATEST COPY OF THE "MATILDA DESIGN GUIDELINES" AS AMENDED FROM TIME TO TIME.
5. FOR BURDENED LOTS 130, 133, 134, 135, 160, 161, 162, 163, 164, 168, 169, 170, 173, 174, 175 AND 176, CONSTRUCT OR ALLOW TO BE CONSTRUCTED A DWELLING UNLESS A MINIMUM OF TWO (2) STOREYS IN HEIGHT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF 1150 DONNYBROOK ROAD PTY LTD.
6. KEEP A CARAVAN, TRAILER, BOAT, PLANT MACHINERY OR TRUCK ON THE BURDENED LOT EXCEPT WHERE ANY SUCH ITEM IS NOT VISIBLE FROM PUBLIC AREAS OR WITH THE PRIOR WRITTEN APPROVAL OF 1150 DONNYBROOK ROAD PTY LTD.
7. CONSOLIDATE OR SEEK TO CONSOLIDATE ANY BURDENED LOT WITH ANOTHER LOT OR PART OF ANOTHER LOT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF 1150 DONNYBROOK ROAD PTY LTD.
8. SUBDIVIDE OR SEEK TO SUBDIVIDE ANY BURDENED LOT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF 1150 DONNYBROOK ROAD PTY LTD.

A COPY OF THE BUILDING ENVELOPE PLAN AND MATILDA DESIGN GUIDELINES ARE AVAILABLE AT: www.matildadonnybrook.com.au.

EXPIRY DATE: CLAUSES 3 TO 8 ABOVE (BOTH INCLUSIVE) ONLY, THE DATE BEING 10 YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN.
NO EXPIRY APPLIES TO CLAUSES 1 AND 2 OF THIS RESTRICTION.

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
120	121
147	145, 146, 148
148	145, 147, 149, 150
158	136, 137, 157, 159
159	132, 133, 136, 158
161	160, 162, 187
174	172, 173, 175
175	174, 176, 178
176	175, 177, 178

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT BEING SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)' SHALL NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE BURDENED LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THE 'SMALL LOT HOUSING CODE (TYPE A)' UNLESS A SPECIFIC PERMIT FOR THE SAID BUILDING OR STRUCTURE HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.

MATILDA - STAGE 1B


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LICENSED SURVEYOR BRENDAN MUNARI**SCALE****DATE** 06/05/24**REFERENCE** 332305-ST01B**ORIGINAL SHEET SIZE A3****VERSION** K**DRAWING** 332305-ST01B-AK**SHEET** 6

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