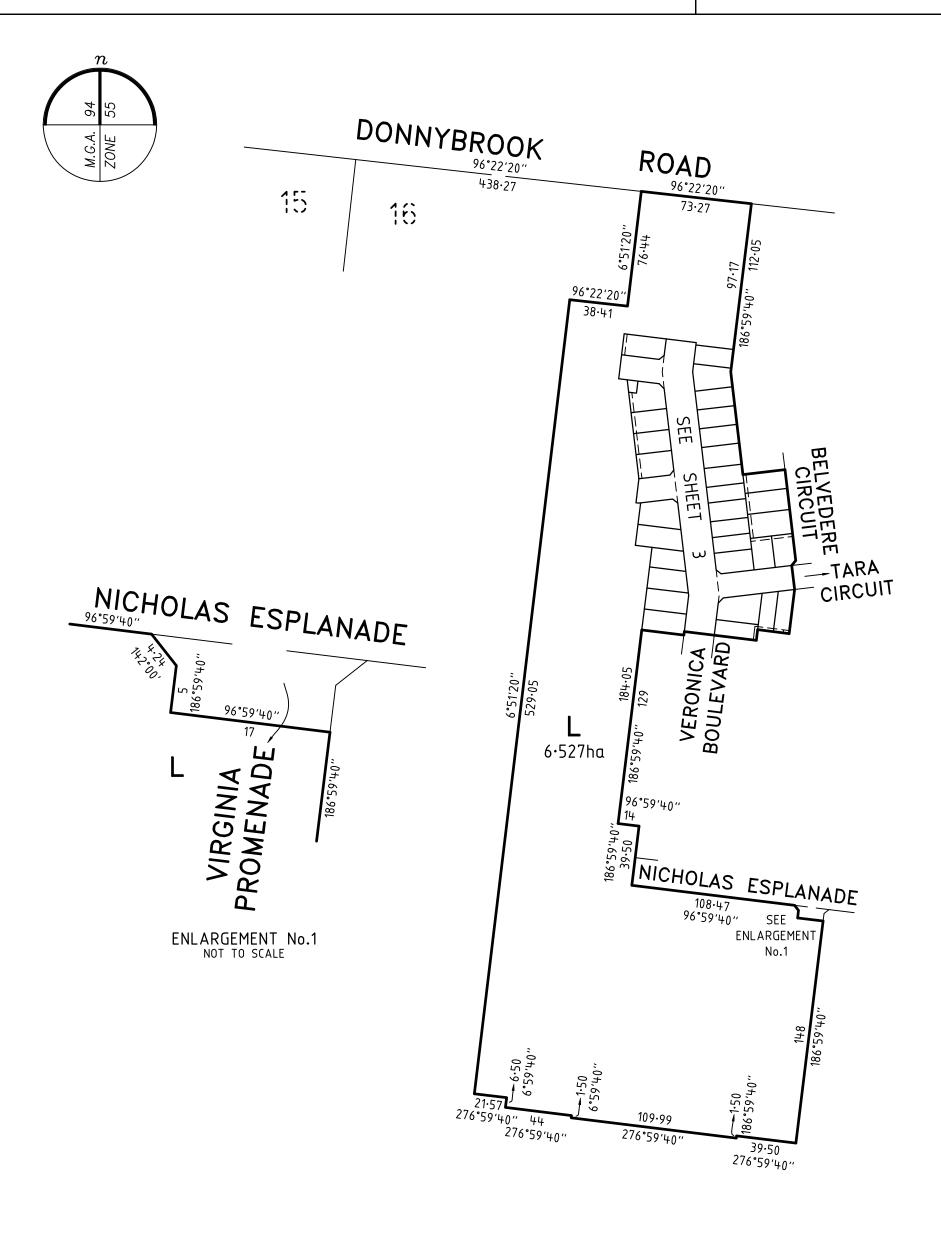
PLAN OF SUBDIVISION EDITION PS 920968U LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: **SECTION: CROWN ALLOTMENT: CROWN PORTION:** 16 (PART) TITLE REFERENCE: FOL VOL LAST PLAN LOT K ON PS923524S REFERENCE: **POSTAL ADDRESS: VERONICA BOULEVARD** (at time of subdivision) DONNYBROOK 3064 Ε MGA 94 CO-ORDINATES: 323 800 **ZONE**: 55 (approx. centre of land in plan) 5 842 310 **VESTING OF ROADS AND/OR RESERVES NOTATIONS IDENTIFIER** COUNCIL/BODY/PERSON **STAGING** THIS 18 / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PLN-38743 ROAD R1 WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD RESERVE No.1 **SURVEY** THIS PLAN IS / 13-NOT BASED ON SURVEY VIDE BP003488N (ABN 91 064 651 118) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 48, 49, 51, 82, 109 IN PROCLAIMED SURVEY AREA NO. 74 **DEPTH LIMITATION** DOES NOT APPLY LAND SUBDIVIDED (EXCLUDING LOT L) - 1.663ha. LOTS 1 TO 385, 400 TO 3099 & A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. OTHER PURPOSE OF PLAN EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN. TO REMOVE THOSE PARTS OF EASEMENTS E-2 AND E-3 ON PS923524S TANGENT POINTS ARE SHOWN THUS: NOW CONTAINED IN TARA CIRCUIT AND VERONICA BOULEVARD ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENTS BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988. **EASEMENT INFORMATION** E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT LEGEND: **SUBJECT WIDTH PURPOSE** ORIGIN LAND BENEFITED/IN FAVOUR OF LAND (metres) WHITTLESEA CITY COUNCIL SEE DIAG E-2 DRAINAGE PS908985P **DRAINAGE** E-3 SEE DIAG THIS PLAN WHITTLESEA CITY COUNCIL E-4 SEE DIAG THIS PLAN DRAINAGE WHITTLESEA CITY COUNCIL **SEWERAGE** SEE DIAG THIS PLAN YARRA VALLEY WATER CORPORATION E-4 E-5 **DRAINAGE** SEE DIAG PS908988H WHITTLESEA CITY COUNCIL

| MATILDA - STAGE 3A | LICENSE | D SIIBVEVOE | P RPENDAN MINAPI | • | | | |
|--|----------------------------------|-------------|------------------|-----------------|-------|------------------------|--|
| 32 LOTS AND BALANCE LOT L | LICENSED SURVEYOR BRENDAN MUNARI | | | | | | |
| _ | DATE | 28/02/25 | REFERENCE | 332305-5 | ST03A | ORIGINAL SHEET SIZE A3 | |
| VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd | VERSION | ΙE | DRAWING | 332305-ST03A-AE | | SHEET 1 OF 4 SHEETS | |
| Southbank VIC 3006 | | | | | | | |

E | melbourne@veris.com.au

PLAN OF SUBDIVISION

PS 920968U



| MATILDA - STAGE 3A | | LICENSED SURVEYOR BRENDAN MUNARI | | | SCALE 1:2500 | 25 | 0 LENGTHS | 50 ARE IN METRES | 100 |
|--------------------|--|----------------------------------|----------|-----------|---------------------|-----------------|------------------------|---------------------|-----|
| | VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 | DATE | 28/02/25 | REFERENCE | 332305-ST | 03A | ORIGINAL SHEET SIZE A3 | | |
| veris | | VERSION | <u>E</u> | DRAWING | 332305-ST | 332305-ST03A-AE | | SHEET | 2 |
| | E melbourne@veris.com.au W www.veris.com.au | | | | | | | | |

PLAN OF SUBDIVISION PS 920968U SHEET SEE 2 6.51′20″ 96°22′20″ 38.41 ENNIS R1 STREET 96°59′40′′ 96°59′40′′ 7.15 48.03 (28-03) 186°59′40″ 3107 **RESERVE** 96°59′40″ 20 No.1 388m² .00 (25) 49.4m²[∞] 3106 6°59′40′ 19.41 12.50 353°15′ 7.82 3 313m² 96°59′40″ 276°59′40′ 276°59′40″ ENNIS 5.20 R1 25 465m² 173°15'30" 981 8;42 16 3105^{\tilde{\infty}} E-3 2 STREET 3108 96°59′40″ 26.96 384m² 14.14 E-3 2 83°15′30″ SEE 20 **ENLARGEMENT** 3104 -E-33108 393m² 39 135.05. No.2 313m² ENLARGEMENT No.2 83°15′30′′ 83°15′30″ SCALE 1:250 3103 313m² 173°15′30″ (23.60)3109 VERONICA 83°15′30′′ 83°15′30′ 3102 65·89 353°15′30′′ (23-60) 313m² 83°15'30" 83°15'30" 25 3101 350m² SEE SHEET 2 (23.60) 3111 点 374m² 83°15′30″ 83°15'30" BELVEDERE 28 SYNNOTT (20.60) ~ 390 350m² 263°15′30′ SEE R1 DRIVE R1 399 5 263 m² 83°15'30" 83°15′30″ SHEET 3899m² 2 ರ 417m² 96°59′40′′.65° 2 (28)83°15'30" 22·53 3 **391** 392m² 1.93 28.24 21.37 398 313m² 1.16 83°15′30′ 3112 28.27 BOULEVARD (28)25 451m² 83°15′30′′ 392 ,448m² 60-50 397 263m² 83°15'30" 6 96°59′40″ .04,65.9 28.58 2 83°15'30" (28) 173°15'30" 3113 424m² 96°59°40″ 32 **396** 263m² 83°15′30″ 14.41 2(18) 2**393** 290m² 173:15:30" 50.65 295m² 96°59′40″ 729 729 729 729 1,200 14 173°15′30′ 25 395 346m² 計 11m TARA 24.19 47 263°15′30″ **CIRCUIT** 3115 363m² 96°59′40″ CIRCUIT TARA 809m² R1 47.44 83°15′30′′ l_∞ 10·81 10.81 3116 25.82 24.05 392m² 387 483m²; ⊻တ₃ **ౖ** \$**00** \$**0** 20 96°59'40" .≟**ω**ೡ π 28 22 (10.50) 21 276°59′40″ 1.65°98 VERÖŇÍĆĂ | BOULEVARD 276°59′40′ M.G.A. SEE 276°59'40" SHEET 2 **MATILDA - STAGE 3A SCALE** 30 7.5 LICENSED SURVEYOR BRENDAN MUNARI 1:750 **LENGTHS ARE IN METRES** REFERENCE 332305-ST03A 28/02/25 **ORIGINAL SHEET SIZE A3** DATE **VERIS AUSTRALIA PTY LTD** A | Level 3, 1 Southbank Blvd 332305-ST03A-AE VERSION E **DRAWING** SHEET

PLAN OF SUBDIVISION

PS 920968U

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.

BURDENED LAND: LOTS 386 TO 399, & 3100 TO 3117 (ALL INCLUSIVE) BENEFITED LAND: LOTS 386 TO 399, & 3100 TO 3117 (ALL INCLUSIVE)

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-ST03A-BB.
- 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 387, 395, 3102, 3103, 3104, 3111 AND 3112, 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 | BENEFITING LOTS ON THIS PLAN | | | | |
|-------------------------|------------------------------|--|--|--|--|
| THE 'SMALL LOT | | | | | |
| HOUSING CODE (TYPE A)' | | | | | |
| 386 | 387, 388 | | | | |
| 388 | 386, 387, 389 | | | | |
| 300 | 300, 301, 309 | | | | |
| 389 | 388 | | | | |
| 393 | 392, 394 | | | | |
| 394 | 392, 393, 395, 396 | | | | |

| BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)' | BENEFITING LOTS ON THIS PLAN |
|---|------------------------------|
| 396 | 392, 394, 395, 397 |
| 397 | 392, 396, 398 |
| 399 | 390, 391, 398, 3100 |
| 3114 | 3113, 3115 |

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 3A | | LICENSED SURVEYOR BRENDAN MUNARI | | | | SCALE | LENGTHS ARE IN METRES |
|--------------------|--|----------------------------------|----------|----------------------|---------------------------------|--------|------------------------|
| | VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd | DATE VERSION | 28/02/25 | REFERENCE DRAWING | 332305-ST03A 332305-ST03A-AE | | ORIGINAL SHEET SIZE A3 |
| VELIZ | Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au | VERSION | <u> </u> | DRAWING | 332303-31 | UJA-AL | SHEET 4 |