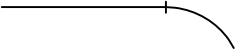
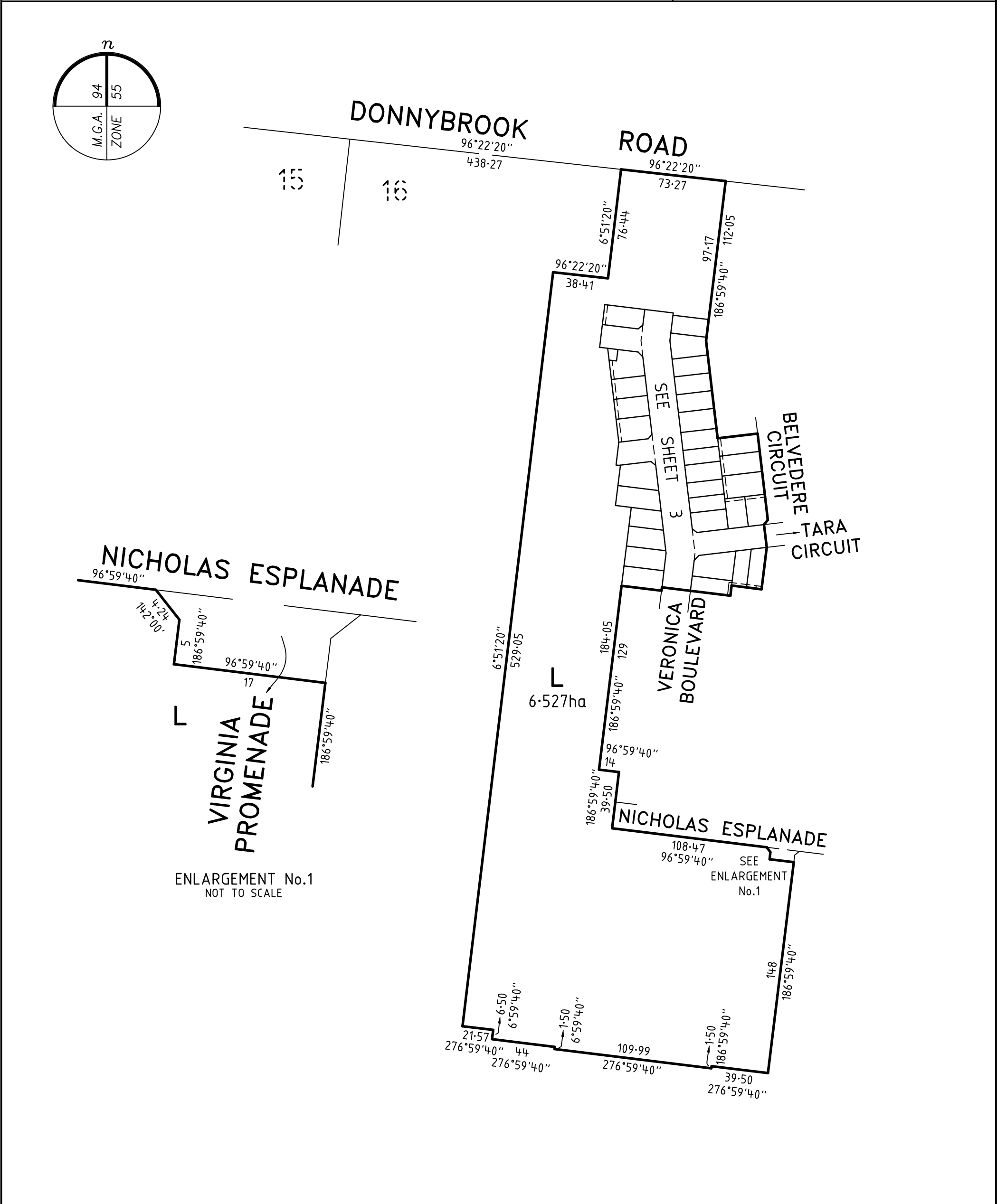
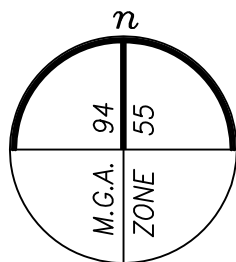


PLAN OF SUBDIVISION				EDITION		PS 920968U		
<div>LOCATION OF LAND</div> <div>PARISH: KALKALLO</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 16 (PART)</div> <div>TITLE REFERENCE: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT K ON PS923524S</div> <div>POSTAL ADDRESS: (at time of subdivision) VERONICA BOULEVARD DONNYBROOK 3064</div> <div>MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 323 800 N 5 842 310 ZONE: 55</div>								
VESTING OF ROADS AND/OR RESERVES				NOTATIONS				
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING		THIS <del>IS</del> / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PLN-38743		
ROAD R1 RESERVE No.1		WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)		SURVEY THIS PLAN IS / <del>IS NOT</del> 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  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.  EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN.  TANGENT POINTS ARE SHOWN THUS: 				
<div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THOSE PARTS OF EASEMENTS E-2 AND E-3 ON PS923524S NOW CONTAINED IN TARA CIRCUIT AND VERONICA BOULEVARD ON THIS PLAN.</div> <div>GROUND(S) FOR REMOVAL OF EASEMENTS</div> <div>BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.</div>								
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-2	DRAINAGE	SEE DIAG	PS908985P	WHITTLESEA CITY COUNCIL				
E-3	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL				
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION				
E-5	DRAINAGE	SEE DIAG	PS908988H	WHITTLESEA CITY COUNCIL				
MATILDA - STAGE 3A			LICENSED SURVEYOR BRENDAN MUNARI					
32 LOTS AND BALANCE LOT L								
<div>veris</div> <div>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</div>			DATE 28/02/25		REFERENCE 332305-ST03A		ORIGINAL SHEET SIZE A3	
			VERSION E		DRAWING 332305-ST03A-AE		SHEET 1 OF 4 SHEETS	



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

**PS 920968U**



**SHEET 3**

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 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](http://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
386	387, 388
388	386, 387, 389
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.