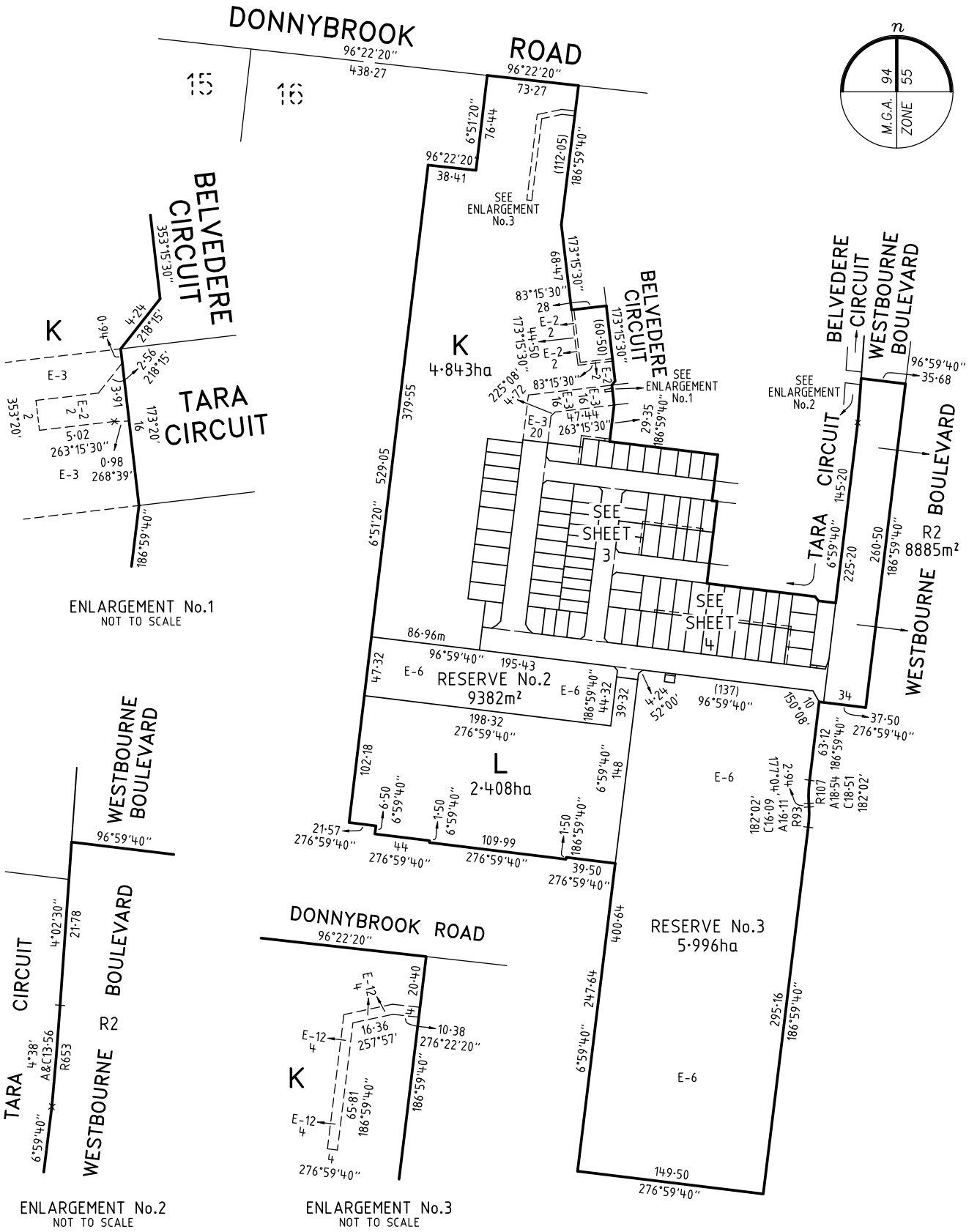
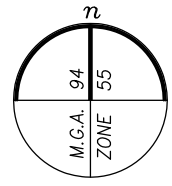


PLAN OF SUBDIVISION		EDITION	PS 923524S	
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: KALKALLO</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 16 (PART)</p> <p>TITLE REFERENCE: VOL 12545 FOL 592 VOL 12639 FOL 860</p> <p>LAST PLAN REFERENCE: LOT AA ON PS920922V LOT J ON PS908988H</p> <p>POSTAL ADDRESS: 1150J DONNYBROOK ROAD (at time of subdivision) DONNYBROOK 3064</p> <p>MGA 94 CO-ORDINATES: E 323 870 ZONE: 55 (approx. centre of land in plan) N 5 842 300</p>				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	THIS IS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PLN-38743	
ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4	WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES (ABN 91 064 651 118)	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	
		DEPTH LIMITATION	DOES NOT APPLY	
OTHER PURPOSE OF PLAN		LAND SUBDIVIDED (EXCLUDING LOTS K & L) - 11.84ha.		
TO REMOVE THE WHOLE OF EASEMENT E-2 ON PS920922V (NOW CONTAINED IN RESERVE No.3 ON THIS PLAN).		LOTS 1 TO 300, 386 TO 3117 & A TO J (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.		
TO REMOVE THE WHOLE OF EASEMENTS E-4, E-10 & E-11 ON PS908988H (NOW CONTAINED IN WESTBOURNE BOULEVARD ON THIS PLAN).		EASEMENTS E-8 TO E11 (BOTH INCLUSIVE) & E-1 HAVE BEEN OMITTED FROM THIS PLAN.		
TO REMOVE THAT PART OF EASEMENT E-5 ON PS908988H NOW CONTAINED IN SAINT MEWS ON THIS PLAN.		TANGENT POINTS ARE SHOWN THUS: 		
GROUNDS FOR REMOVAL OF EASEMENTS		EASEMENT E-1 ON PS908988H NO LONGER AFFECTS VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.		
BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(v) OF THE SUBDIVISION ACT 1988.				
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	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	SUPPLY OF GAS THROUGH UNDERGROUND PIPES	SEE DIAG	THIS PLAN	AUSNET SERVICES (GAS) PTY LTD
E-4	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS908988H	WHITTLESEA CITY COUNCIL
E-6	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-7	POWERLINE	SEE DIAG	THIS PLAN - SEC. 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES (ABN 91 064 651 118)
E-7	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-12	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	PS908985P	YARRA VALLEY WATER CORPORATION
MATILDA - STAGE 3		LICENSED SURVEYOR SCOTT WYLLIE		
87 LOTS AND BALANCE LOTS K & L		DATE 27/02/26	REFERENCE 332305-ST03	ORIGINAL SHEET SIZE A3
 <p>VERIS AUSTRALIA PTY LTD A Botanica 3 Level 2, West Tower 570 Swan Street, Burnley VIC 3121 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>		VERSION J	DRAWING 332305-ST03-AJ	SHEET 1 OF 5 SHEETS

PLAN OF SUBDIVISION

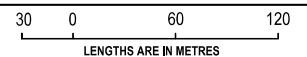
PS 923524S



MATILDA - STAGE 3

LICENSED SURVEYOR **SCOTT WYLLIE**

SCALE
1:3000



DATE 27/02/26

REFERENCE 332305-ST03

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 332305-ST03-AJ

SHEET 2



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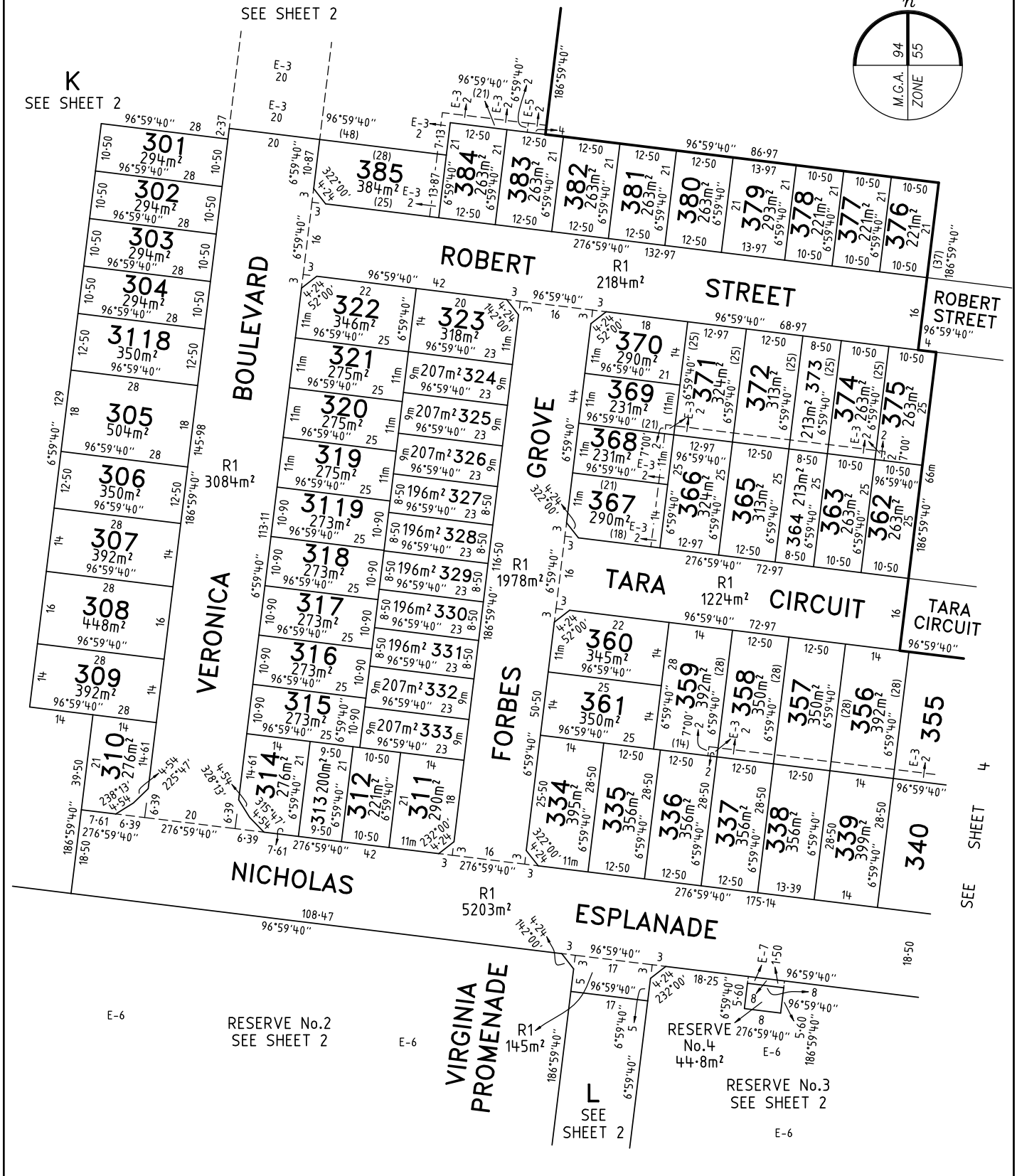
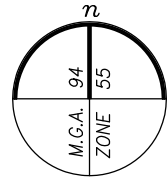
PLAN OF SUBDIVISION


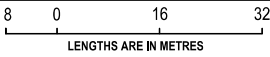
PS 923524S

SEE SHEET 2

SEE SHEET 2

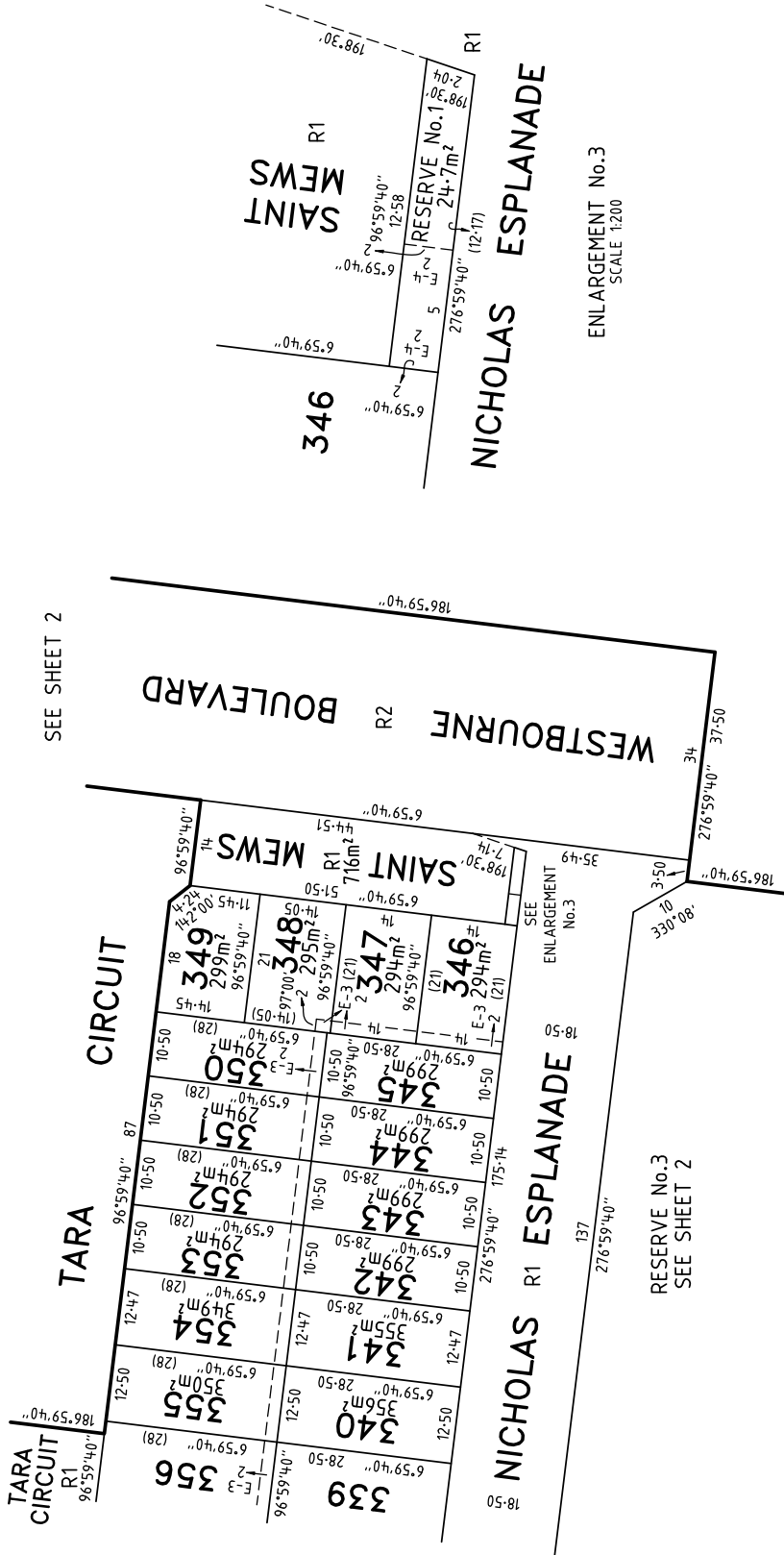
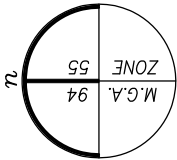
K
SEE SHEET 2



MATILDA - STAGE 3 	LICENSED SURVEYOR SCOTT WYLLIE		SCALE 1:800	
	DATE 27/02/26 REFERENCE 332305-ST03		ORIGINAL SHEET SIZE A3	
VERSION J DRAWING 332305-ST03-AJ		SHEET 3		
VERIS AUSTRALIA PTY LTD A Botanica 3 Level 2, West Tower 570 Swan Street, Burnley VIC 3121 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au				

PLAN OF SUBDIVISION

PS 923524S



VERIS AUSTRALIA PTY LTD A Bolacca 3 Tower 570 Swan Street Bunbury VIC 3121 T +61 3 7019 8400 E me@veris.com.au W www.veris.com.au		MATILDA - STAGE 3	
LICENSED SURVEYOR SCOTT WYLLIE		ENLARGEMENT No.3	
DATE 27/02/26	REFERENCE 332305-ST03	ORIGINAL SHEET SIZE A3	
VERSION J	DRAWING 332305-ST03-AJ	SCALE 1:800	SHEET 4
		LENGTHS ARE IN METRES 8 0 16 32	

PLAN OF SUBDIVISION

PS 923524S

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 301 TO 385 (BOTH INCLUSIVE), 3117 & 3118
 BURDENED LAND: LOTS 301 TO 385 (BOTH INCLUSIVE), 3117 & 3118

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-ST03-BD.
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 310 TO 314, 341 TO 347 (ALL INCLUSIVE), 337 AND 338, 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	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
301	302	330	317, 318, 329, 331	369	368, 370, 371
302	301, 303	331	316, 317, 330, 332	370	369, 371
303	302, 304	332	315, 316, 331, 333	373	364, 372, 374
304	303, 3118	333	311, 312, 315, 332	374	363, 373, 375
315	312, 313, 314, 316, 332, 333	346	345, 347	375	362, 374
316	315, 317, 331, 332	347	345, 346, 348	376	377
317	316, 318, 330, 331	348	345, 347, 349, 350	377	376, 378
318	317, 329, 330, 3119	349	348, 350	378	377, 379
319	320, 326, 327, 3119	350	345, 348, 349, 351	379	378, 380
320	319, 321, 325, 326	351	344, 350, 352	380	379, 381
321	320, 322, 324, 325	352	343, 351, 353	381	380, 382
324	321, 323, 325	353	342, 352, 354	382	381, 383
325	320, 321, 324, 326	362	363, 375	383	382, 384
326	319, 320, 325, 327	363	362, 364, 374	384	383, 385
327	319, 326, 328, 3119	364	363, 365, 373	3119	318, 319, 327, 328
328	318, 319, 327, 329, 3119	367	366, 368		
329	318, 328, 330	368	366, 367, 369		

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.

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)'	BENEFITING LOTS ON THIS PLAN
310	309	313	312, 314, 315	343	342, 344, 352
311	312, 333	314	313, 315	344	343, 345, 351
312	311, 313, 315, 333	342	341, 343, 353	345	344, 346, 347, 348, 350

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT BEING SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE B)' 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 B)' UNLESS A SPECIFIC PERMIT FOR THE SAID BUILDING OR STRUCTURE HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.

MATILDA - STAGE 3



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 W | www.veris.com.au

LICENSED SURVEYOR **SCOTT WYLLIE**

SCALE



DATE 27/02/26

REFERENCE 332305-ST03

VERSION J

DRAWING 332305-ST03-AJ

ORIGINAL SHEET SIZE A3

SHEET 5