

PLAN OF SUBDIVISION

EDITION

PS 908988H

LOCATION OF LAND

PARISH: KALKALLO

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT F ON PS908985P

POSTAL ADDRESS: BELVEDERE CIRCUIT
(at time of subdivision) DONNYBROOK 3064

MGA 94 CO-ORDINATES: E 323 890 ZONE: 55
(approx. centre of land in plan) N 5 842 300

Council Name: Whittlesea City Council

Council Reference Number: PLN-40587
Planning Permit Reference: PLN-38743
SPEAR Reference Number: S208646S

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 15/05/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL/BODY/PERSON

ROAD R1
RESERVE No.1

WHITTLESEA CITY COUNCIL
WHITTLESEA CITY COUNCIL

STAGING

THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT NO. PLN-38743

SURVEY

THIS PLAN IS ~~TO BE~~ 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 J) - 2.563ha.

LOTS 1 TO 200 & A TO H (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

TANGENT POINTS ARE SHOWN THUS: 

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF EASEMENT E-2 ON PS908985P NOW
CONTAINED IN BELVEDERE CIRCUIT AND TARA CIRCUIT ON THIS PLAN.

TO REMOVE THAT PART OF EASEMENT E-4 ON PS908985P NOW
CONTAINED IN RESERVE No.1 AND TARA CIRCUIT ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENTS

BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION
6(1)(k)(iv) 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
		SEE	SHEET 2	

MATILDA - STAGE 2

48 LOTS AND BALANCE LOT J

LICENSED SURVEYOR BRENDAN MUNARI

DATE 09/05/24

REFERENCE 332305-ST02

VERSION E

DRAWING 332305-ST02-AE

ORIGINAL SHEET SIZE A3

SHEET 1 OF 5 SHEETS



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PLAN OF SUBDIVISION

PS 908988H

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	LOT E ON PS908973W AND VOL. FOL.
E-2	DRAINAGE	SEE DIAG	PS908985P	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS908985P	YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS908985P PS908985P	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-8	POWERLINE	SEE DIAG	THIS PLAN - SEC. 88 ELECTRICTY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)
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
E-10 E-10	CARRIAGEWAY SEWERAGE	SEE DIAG SEE DIAG	PS908973W PS908985P	LOTS D AND E ON PS908973W YARRA VALLEY WATER CORPORATION
E-11 E-11 E-11	CARRIAGEWAY DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	PS908973W PS908985P PS908985P	LOTS D AND E ON PS908973W WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION

MATILDA - STAGE 2

LICENSED SURVEYOR **BRENDAN MUNARI**



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DATE 09/05/24

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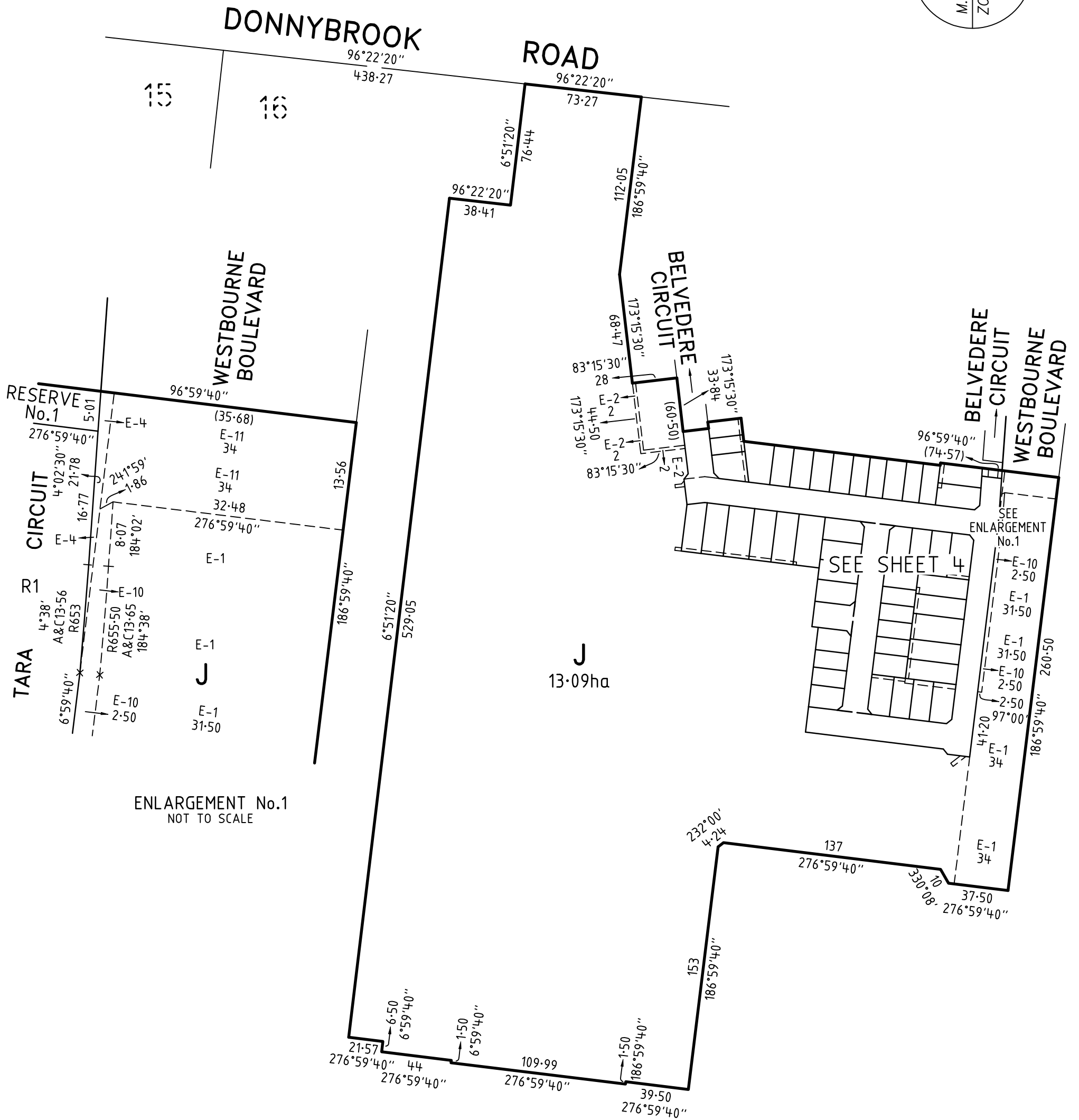
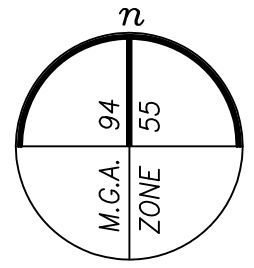
SHEET 2

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15/05/2024, SPEAR Ref: S208646S

Digitally signed by:
Whittlesea City Council,
15/05/2024,
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PLAN OF SUBDIVISION


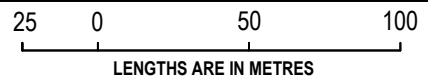
PS 908988H



ENLARGEMENT No.1
NOT TO SCALE

SEE SHEET 4

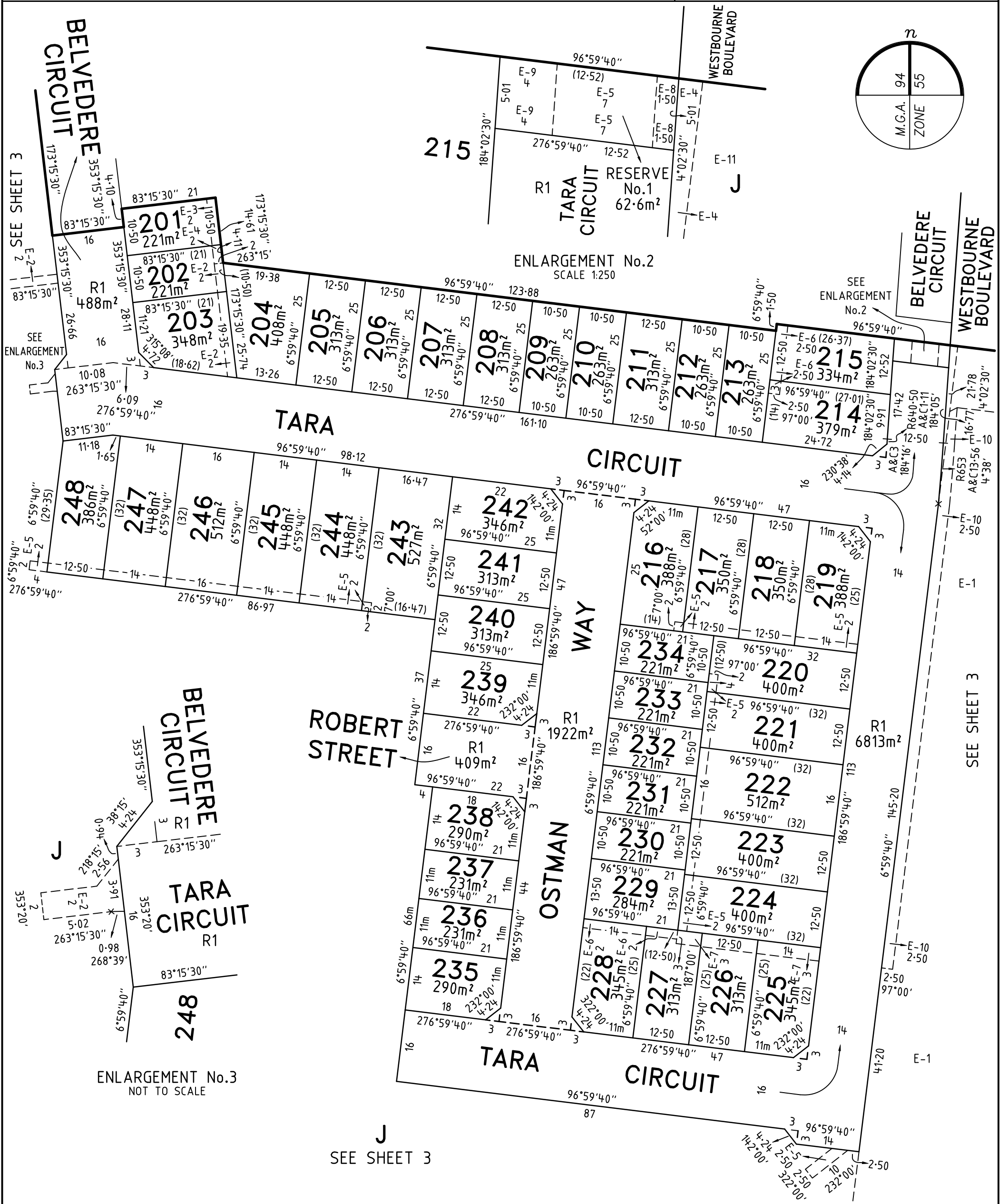
SEE ENLARGEMENT No.1


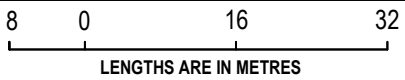
MATILDA - STAGE 2 	LICENSED SURVEYOR BRENDAN MUNARI	SCALE 1:2500	
	DATE 09/05/24 REFERENCE 332305-ST02 VERSION E DRAWING 332305-ST02-AE	ORIGINAL SHEET SIZE A3	
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MATILDA - STAGE 2 	LICENSED SURVEYOR BRENDAN MUNARI	SCALE 1:800	
	DATE 09/05/24 VERSION E	REFERENCE 332305-ST02 DRAWING 332305-ST02-AE	ORIGINAL SHEET SIZE A3 SHEET 4
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		Digitally signed by: Brendan Munari, Licensed Surveyor, Surveyor's Plan Version (E), 15/05/2024, SPEAR Ref: S208646S	
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PLAN OF SUBDIVISION

PS 908988H

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 201 TO 248 (BOTH INCLUSIVE)

BENEFITED LAND: LOTS 201 TO 248 (BOTH INCLUSIVE)

RESTRICTION:

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

- 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-ST02-BC.
- CONSTRUCT MORE THAN ONE (1) DWELLING ON THE BURDENED LOT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF 1150 DONNYBROOK ROAD PTY LTD.
- FOR BURDENED LOTS WITH AN AREA OF 300m² OR GREATER, IT IS REQUIRED THAT:
 - THE SIDE WALL OF ANY WALL ABOVE THE GROUND LEVEL OF A DWELLING ON A CORNER LOT MUST NOT BE CONSTRUCTED:
 - LESS THAN 900mm FROM THE EXTERNAL FAÇADE OF THE GROUND LEVEL WALL THAT FACES A SIDE STREET; OR
 - 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;
 - ANY GARAGE ON A BURDENED LOT MUST NOT BE CONSTRUCTED LESS THAN 5 METRES FROM THE ROAD ALIGNMENT AT THE FRONT OF THE LOT;
 - 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;
 - 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.
- 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.
- 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.
- 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.
- 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 7 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
201	202
202	201, 203
209	208, 210
210	209, 211
212	211, 213
213	212, 214, 215
229	223, 224, 227, 228, 230
230	223, 229, 231
231	222, 223, 230, 232
232	221, 222, 231, 233
233	220, 221, 232, 234
234	216, 217, 220, 233
235	236
236	235, 237
237	236, 238
238	237

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 2

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LICENSED SURVEYOR **BRENDAN MUNARI**

SCALE



DATE 09/05/24

REFERENCE 332305-ST02

ORIGINAL SHEET SIZE A3

VERSION E

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SHEET 5

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