

HOUSE & LAND PACKAGE

LOT 213 BRINDABELLA CRES, DONNYBROOK
BALMAIN ESTATE

Royston
— HOMES —

TIVOLI FACADE



* All images are for illustrative purposes only and are not to be reproduced.

BANKSIA 135 CL

3 3 1

FIXED PRICE CONTRACT

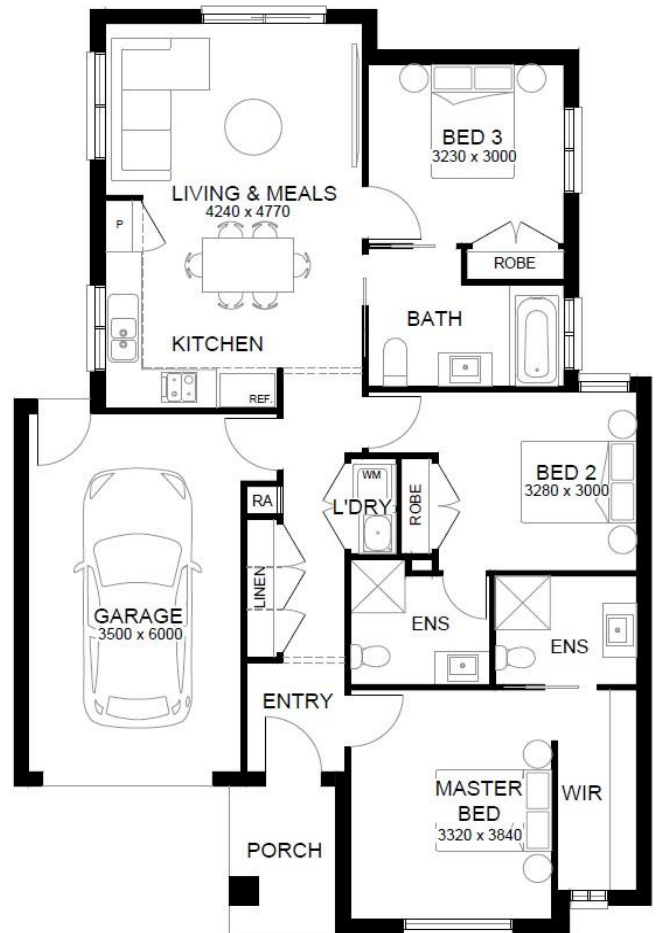
\$657,550*

Land Size : 236.00 sqm

House Size : 135.49 sqm

TURN KEY INCLUSIONS

- 20mm Composite Stone Benchtop with Square Edge to Kitchen
- Dishwasher - Stainless Steel
- Heating throughout
- Split System Air Conditioner (Cooling only) to Living
- Flooring throughout
- Downlights
- Letterbox
- Window Coverings throughout
- Premium Facade
- Front and Rear Landscaping
- Fencing
- Flyscreen
- Alarm System



ESTIMATED TITLE DATE

Titled

4|||4

Land Contract: **\$312,500**

Build Contract: **\$345,050**

The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change. VIC Builder's Licence CDB-U 50038



ROYSTON HOMES SPECIFICATIONS

Kitchen Appliances

- Oven**
Stainless steel 600mm fan forced oven.
- Hot Plate**
Stainless steel 600mm gas cook top with wok burner.
- Rangehood**
Stainless steel 600mm wide canopy range hood.
- Dishwasher**
Stainless steel dishwasher.
- Sink**
Double bowl stainless steel sink.
- Tap**
Flickmaster tap, chrome finish.

Cabinetry

- Cupboards**
Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1.
- Doors/Drawers**
Standard laminate from builder's predetermined colour boards.
- Microwave Provision**
Standard laminate including single power point.
- Kitchen Bench Top**
Laminate square edge from builder's predetermined colour boards.
- Vanity Bench Tops**
850mm high laminate square edge benchtop from builder's predetermined colour boards.
- Handles**
Selected from builder's predetermined colour boards.

Bathroom & Ensuite

- Basins**
Vitreous china vanity basin (white).
- Mirrors**
1150mm high polished edge mirror to full width of vanity.
- Bath**
Vega 1500mm freestanding bath (white). Product Specific.

- Shower Bases**
Step free tiled shower bases with waterproof system throughout (Product Specific).
- Shower Screens**
Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
- Taps**
Chrome mixer tapware.
- Shower Outlet**
Handheld shower, rail and slider in chrome finish to ensuite and bathroom.
- Toilet Suite**
Vitreous china, close coupled toilet suite in white with soft close top.
- Accessories**
600mm single towel rail or 2 no. hooks and toilet roll holders in chrome finish.
- Exhaust Fans**
Exhaust fans vented to outside air via a duct.

Ceramic Tiling

- Wall Tiles**
Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.
- Floor Tiles**
Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

Floor Coverings

- Laminate Flooring**
Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.
- Carpet**
Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

Paint - 2 Coat Application

- Timberwork**
Gloss enamel to internal doors, jambs & mouldings.
- Ceilings**
Flat acrylic to ceilings.
- Internal Walls**
Washable low sheen acrylic to internal walls.
- Entry Door**
Gloss enamel to front entry door.
- Colours**
Colours selected as per builder's predetermined colour boards.

External Features

- Bricks**
Clay brick selection from builders' pre-determined colour boards to single storey homes.
- Mortar Joints**
Face Brickwork - Natural colour rolled joints.

Front Elevations As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
Windows and Doors Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Double glazed awning windows and sliding doors as required to meet 7-star energy rating. Aluminium improved windows throughout.
Entry Frame Aluminium, powder coat finish (Product Specific).
Front Entry Door 2040mm high smart entry door with key coded lock.
Door Furniture Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).
Ext. Hinged Door Entrance lockset in polished stainless steel to external door.
Infill Over Windows Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.
Door Seal Door seal and weather seal to all external hinged doors.
Insulation
Ceiling Ceiling insulation as required to meet 7 star energy rating (excludes garage ceiling).
Walls Wall insulation including sisalation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7 star energy rating.
Garage
General Garage with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.
External Walls Brick veneer (on boundary wall or product specific if required).
Pedestrian Door Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).
Door Frame Aluminium powder coat finish.
Door Furniture Entrance lockset.

Internal Features

Doors 2040mm high flush panel hinged or sliding doors (house design specific).
Door Furniture Key coded locks to all bedroom doors. Lever door furniture to all other doors.

Mouldings 67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.
Door Stops Plastic white door stops to hinged doors (where applicable).
Door Seals Door seal to nominated internal doors. <i>Note: This will be in accordance with energy rating assessor's report.</i>

Hot Water System (Estate Specific)

Hot Water Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.
OR Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

Laundry

Trough Stainless steel tub and melamine cupboard with bypass.
Tap Flickmaster tap, chrome finish.
Washing Machine Chrome washing machine stops/grubs.

Plaster

Plasterwork 10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough including 75mm cove cornice throughout.

Plumbing

Taps 2 No. external taps. (1 to front water meter and 1 next to laundry door). Product Specific.
--

Roofing

Pitch Roof pitch to be 22.5 degrees.
Material Concrete colour on roof tiles from builder's predetermined colour boards.
Fascia & Guttering Colorbond® fascia, guttering and downpipes.

Heating

Heating Split system air conditioners in all bedrooms and living room (excludes wet areas).

Framing

Framing Engineered pine wall frame and roof trusses.
--

Storage

Shelving Walk In Robe: One white melamine shelf with single hanging rail.
Robe One white melamine shelf with single hanging rail.

Pantry/Linen 2040mm high with diverted in sections with digital locks (design specific).
Doors Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.
Pantry/Linen 2040mm high with segmented in sections with digital locks (design specific).
Handles Handles in polished chrome finish.

Ceilings

Height 2440mm (nominal) height throughout.
--

Electrical

Internal Light Points 100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
External Lights 100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.
Power Points Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).
TV Points One TV point to all bedrooms and living area, including 5 metres of coaxial cable to roof space.
Telephone Point Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - <i>basic pack only</i> .
Switch Plates White wall mounted switches.
Smoke Detector(s) Hardwired with battery backup.
Safety Switches RCD safety switch and circuit breakers to meter box.

Site Conditions / Foundations

Foundation Class Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.
Temporary Fencing Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment Termite spray system where required by relevant authority.
--

Angle of Repose Home to be sited a minimum of three metres from easement. (If sited closer then additional charges may apply).
--

Structural

Warranty 10 year structural warranty and 3 month maintenance warranty

Service Connections

Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provide within the building lot, single phase underground power up to 12 metres from pit and same side dry water tapping). Does not included electricity and telephone consumer account opening fees.
NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.


7 Star Energy

Minimum 7 star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

The builder reserves the right to substitute the make, model, or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. A electricity transfer fee applies. Effective date 01.05.2024. V1 29.05.24

INCLUSIONS RANGE

Bathroom



Phoenix Sonata hand shower & rail in chrome




Executive shower screen tiled base




Towel rail & toilet roll holder




White acrylic bath




Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

Laundry & Hot Water Service



Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)


OR




Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

INCLUSIONS RANGE

Kitchen & Flooring




Double bowl sink




600mm dishwasher 12 settings, 7 programs




600mm electric fan forced inbuilt oven with manual timer




600mm canopy range hood




Benchtop (Laminate)



600mm cooktop 4 burner w/wok cast iron trivets




Sink Mixer - Chrome




Bolero timber look laminate flooring

Garage & Roofing



Remote controlled Colorbond® Sectional overhead garage door with 2 remotes



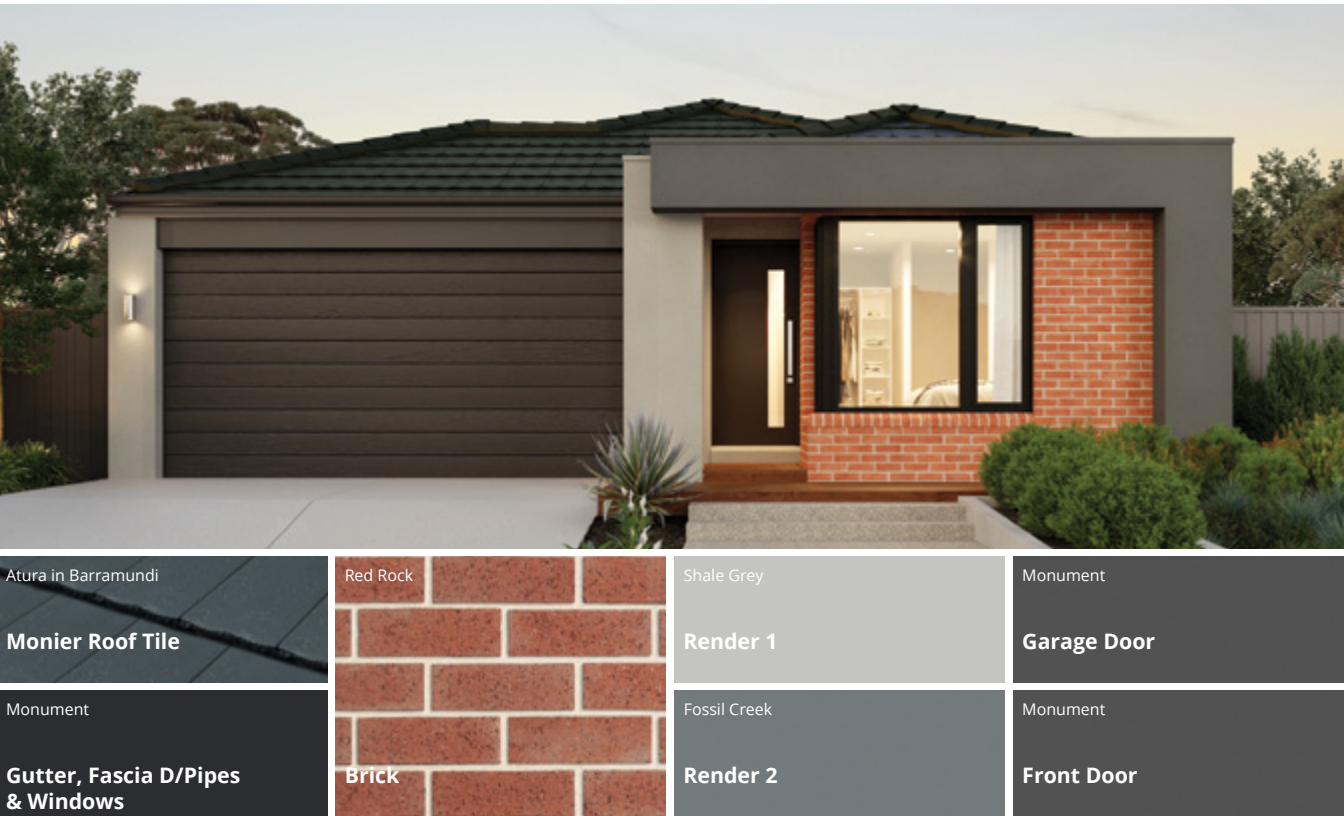
Monier Atura roof tile

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes maybe made subject to Res Code requirements. Imagery for illustrative purposes only.

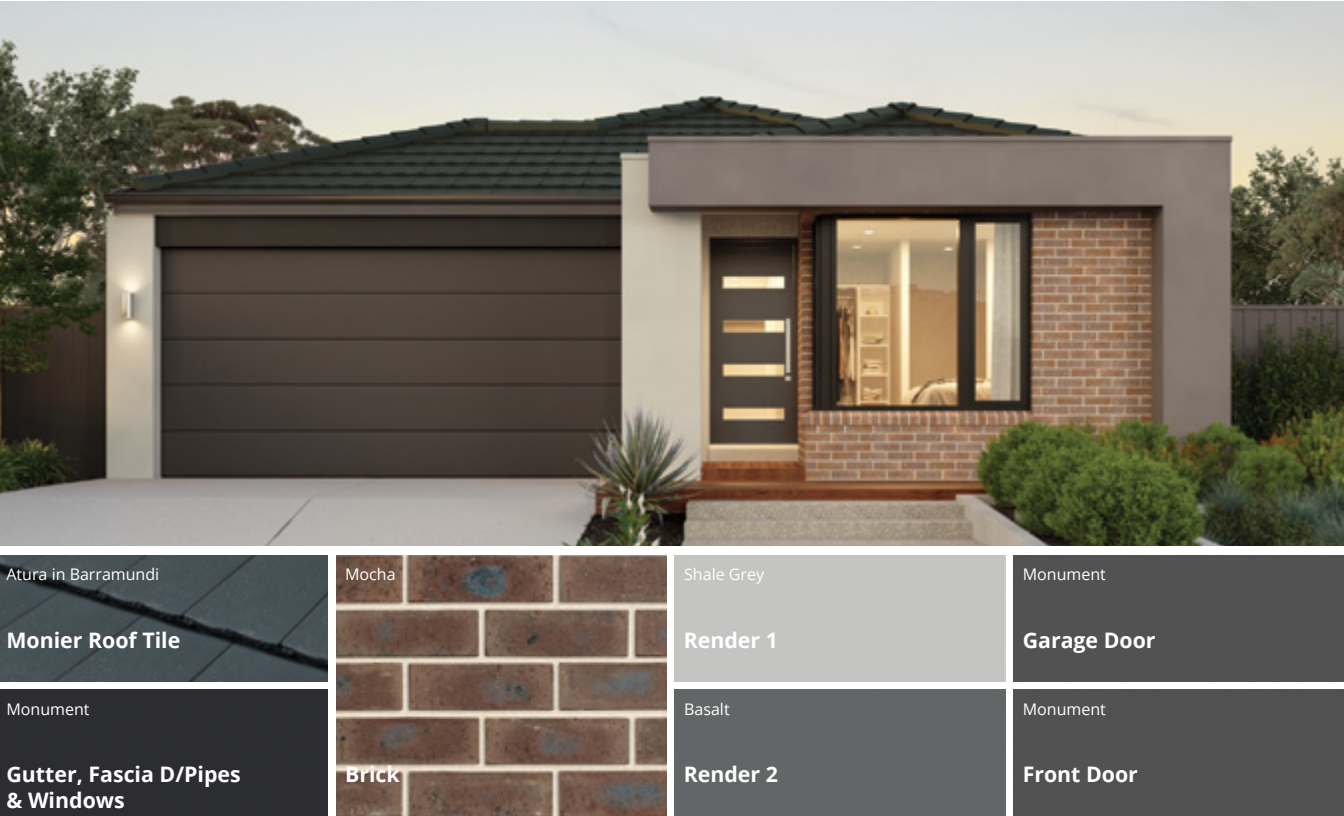
EXTERNAL COLOURS

Your selection:
☐ Sahara
☐ Verona

Sahara



Verona

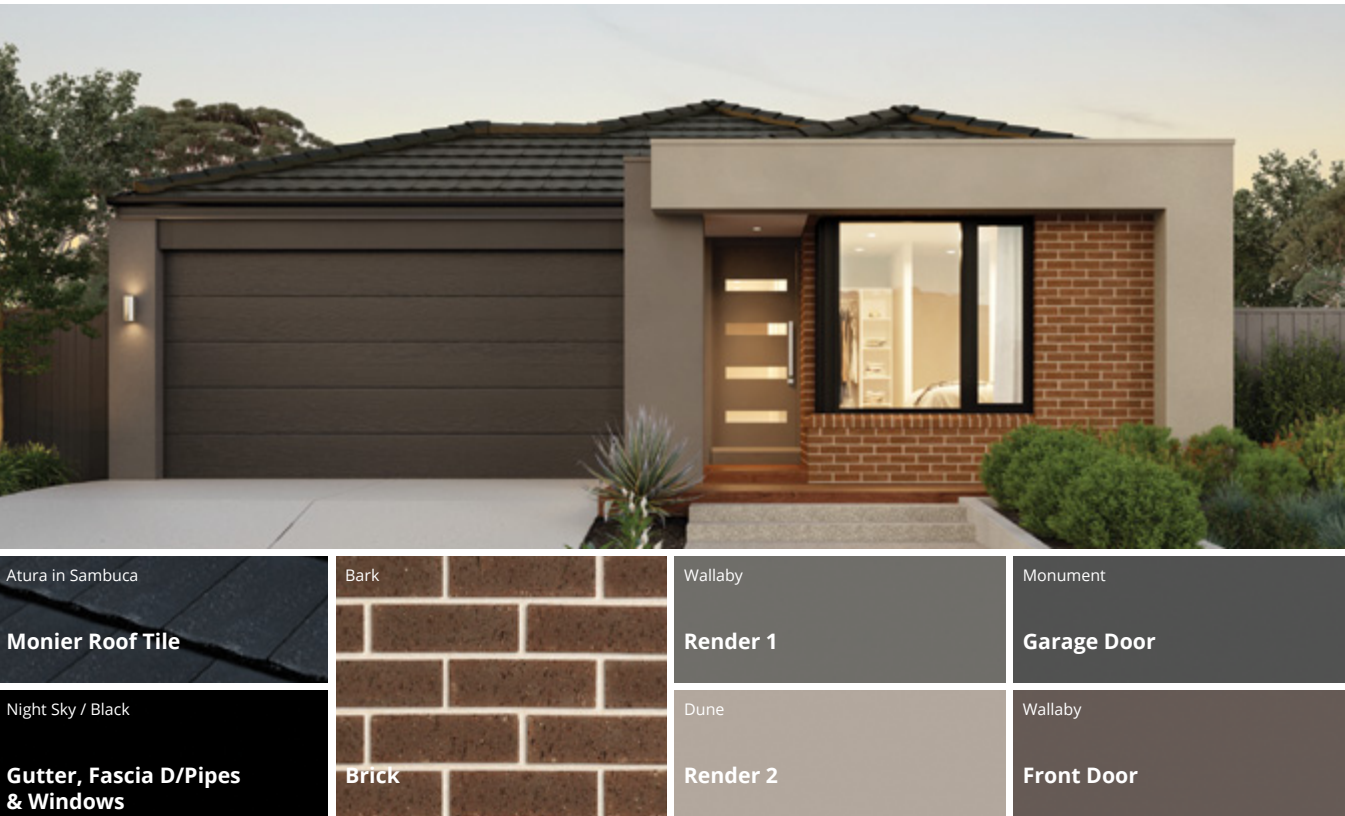


All images are for illustrative purposes only. Colour and shades of product may vary due to print and this document should be used as an example only.

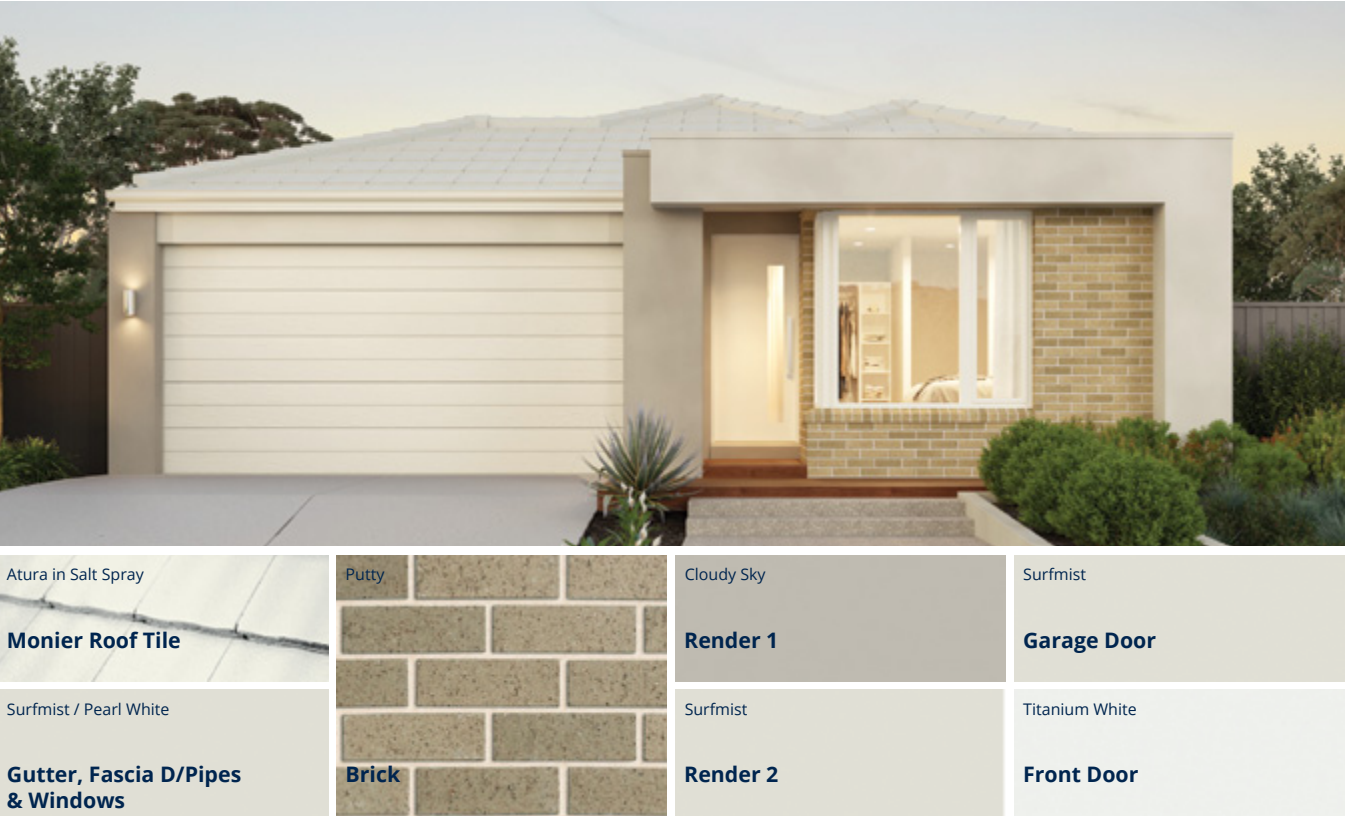
EXTERNAL COLOURS

Your selection:
☐ Olympia
☐ Havana

Olympia



Havana

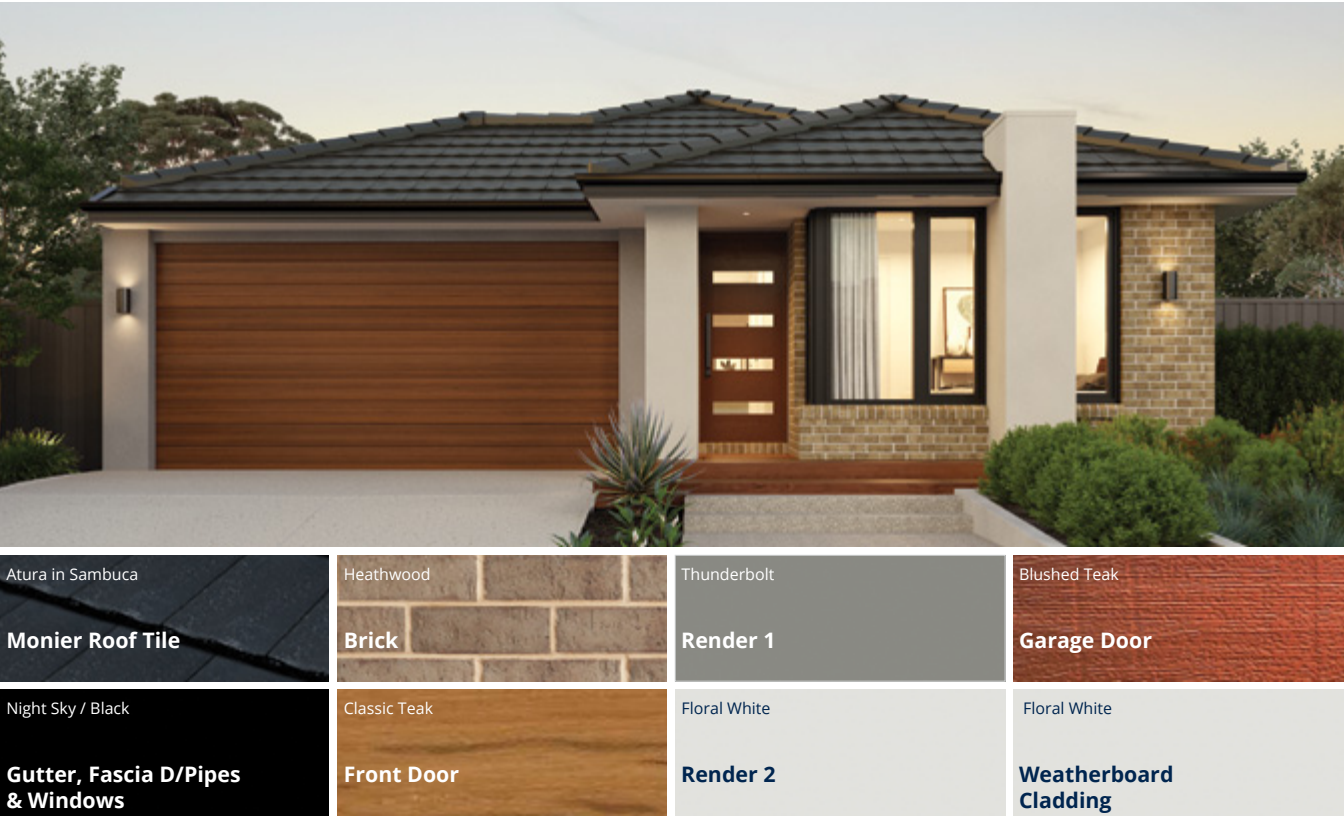


All images are for illustrative purposes only. Colour and shades of product may vary due to print and this document should be used as an example only.

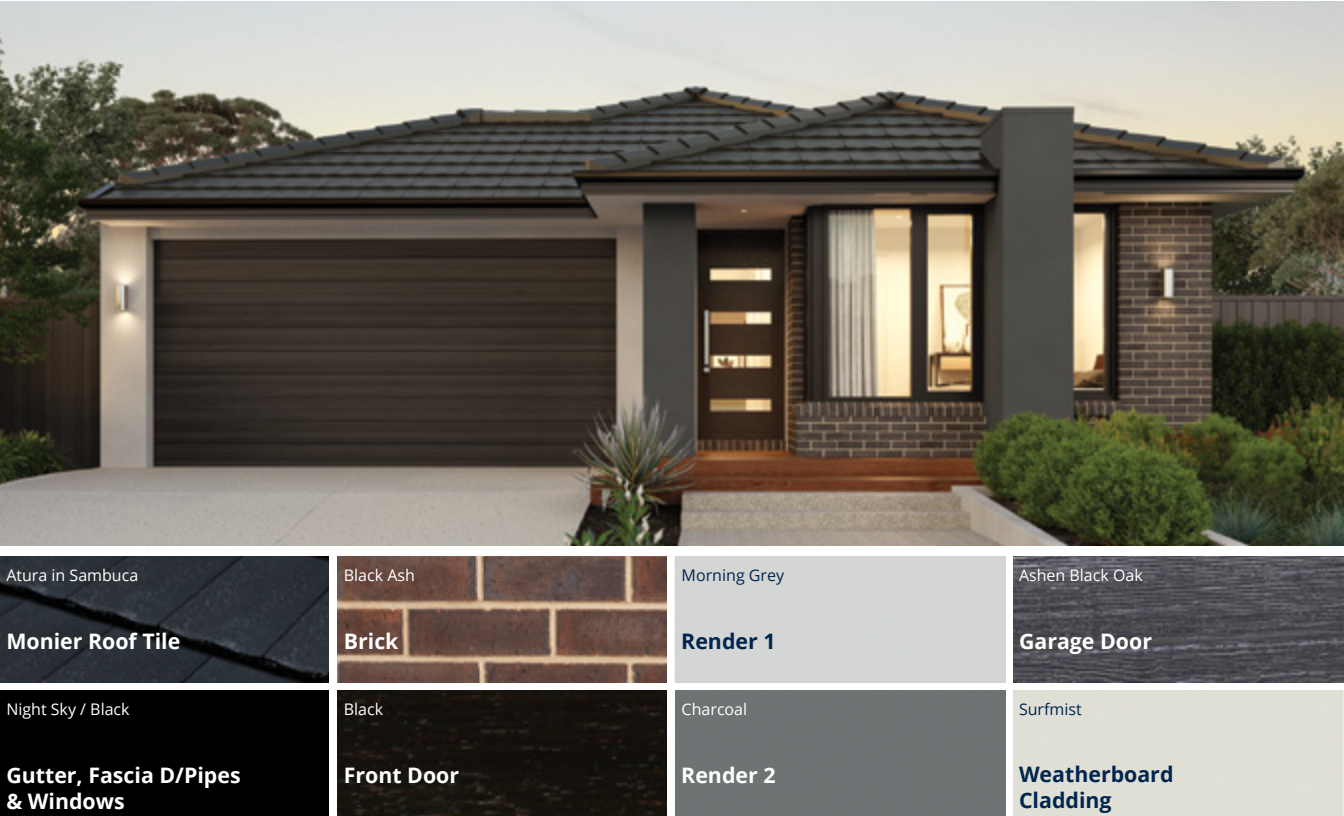
PREMIUM COLOURS

Your selection:
☒ Indiana
☐ Valencia

Indiana



Valencia





All images are for illustrative purposes only. Colour and shades of product may vary due to print and this document should be used as an example only.



INTERNAL COLOURS



Your selection:
☐ Cashmere
☐ Cloudburst

Cashmere



Maize	Idyllic	Idyllic	Belga Grey	First Snow
Timber Laminate Flooring	Kitchen Overhead Cabinetry	Bathroom Cabinetry		Wattyl Paint
Rainstorm	Seal Grey	United Charcoal Satin		Osprey
Carpet	Kitchen Base Cabinetry	Kitchen Splashback	Floor & Wall Tiles (wet areas)	Stone Bench (Upgrade)

Cloudburst





Oatmeal	Autumn Oak	Autumn Oak	Belga White	First Snow
Timber Laminate Flooring	Kitchen Overhead Cabinetry	Bathroom Cabinetry		Wattyl Paint
Vintage Pewter	Crystal White	United White Satin		Ice Snow
Carpet	Kitchen Base Cabinetry	Kitchen Splashback	Floor & Wall Tiles (wet areas)	Stone Bench (Upgrade)

All images are for illustrative purposes only. Colour and shades of product may vary due to print and this document should be used as an example only.

INTERNAL COLOURS

Your selection:
☐ Tempo

Tempo



Rye	Silver Riftwood	Seal Grey	Warehouse Dark Grey	First Snow
Timber Laminate Flooring	Kitchen Overhead Cabinetry	Bathroom Cabinetry		Wattyl Paint
City Shadow	Crystal White	United Ice Grey Satin		Snow
Carpet	Kitchen Base Cabinetry	Kitchen Splashback	Floor & Wall Tiles (wet areas)	Stone Bench (Upgrade)



All images are for illustrative purposes only. Colour and shades of product may vary due to print and this document should be used as an example only.

TURNKEY OPTIONS



Colour on Concrete Paving

Driveway (up to 30m²).



Fencing

Full share fencing to sides and rear boundaries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



Wing Fence

1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.



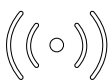
Front Landscaping

includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.



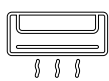
Rear Landscaping

Includes mulched garden bed with trees and / or plants to rear boundary, up to 50m² of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m² of colour on concrete pad and 12m² of colour on concrete paving to rear or alfresco area (plan specific).



TV Antennae

Connection to roof including connection to internal TV points.



Split System Air Conditioner

(3.3kw) including isolation switch and condenser to be wall mounted. Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.



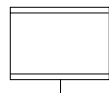
Alarm System

Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



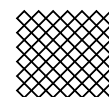
Reconstituted Stone

Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.



Holland Blinds

Comes with metal chain and Vibe Block out (design specific).



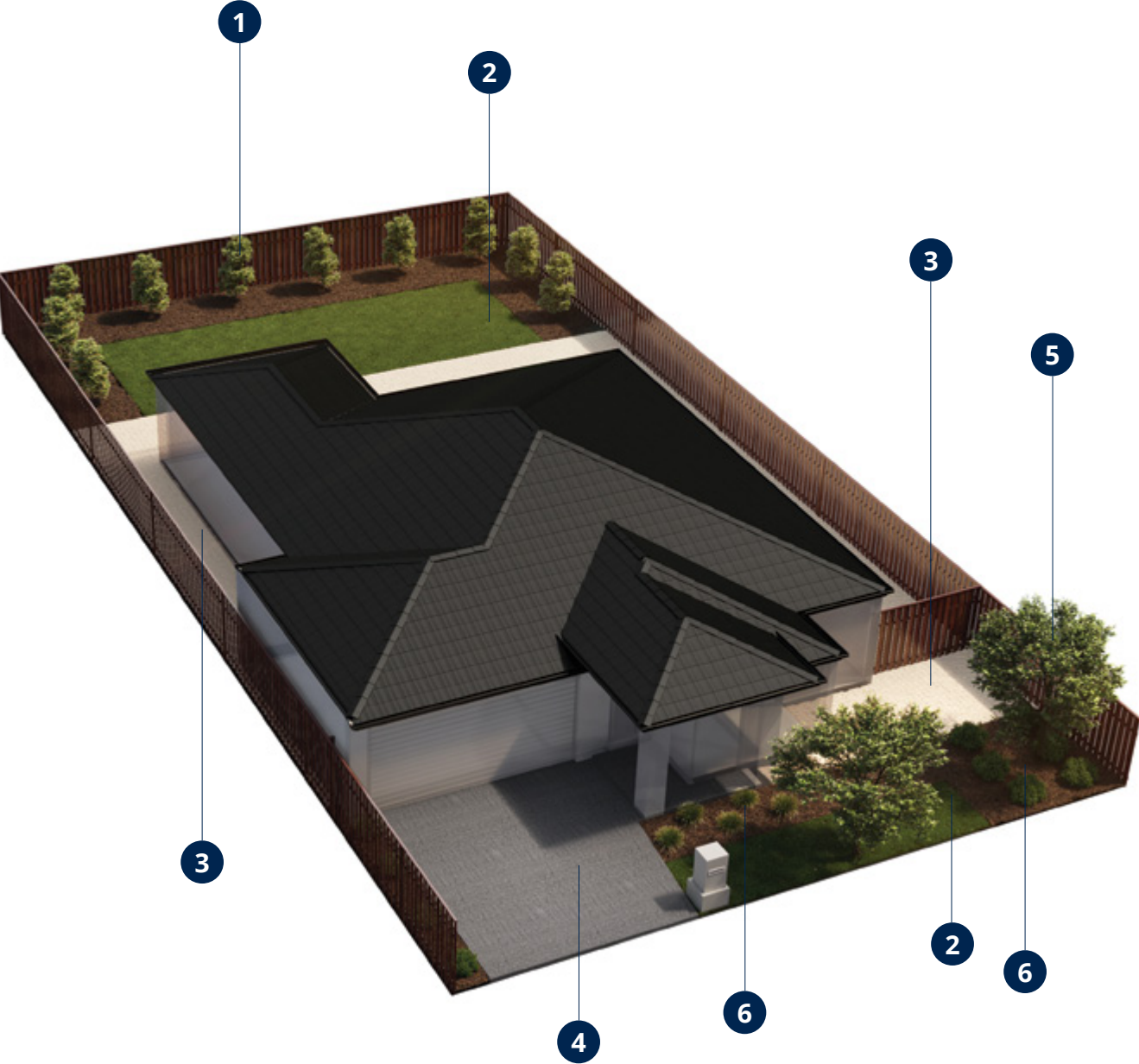
Flyscreens

Aluminium framed to all openable windows - colour to match window colour.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.



LANDSCAPE OPTION A



- 1. 1-2m Screening Trees (Pittosprum or Delonia)
- 2. Turf
- 3. Lilydale/Tuscan Toppings
- 4. Colour-on Concrete
- 5. 1.2m Australian Native Trees
- 6. 150/250mm Mixed Variety Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.





www.roystonhomes.com.au

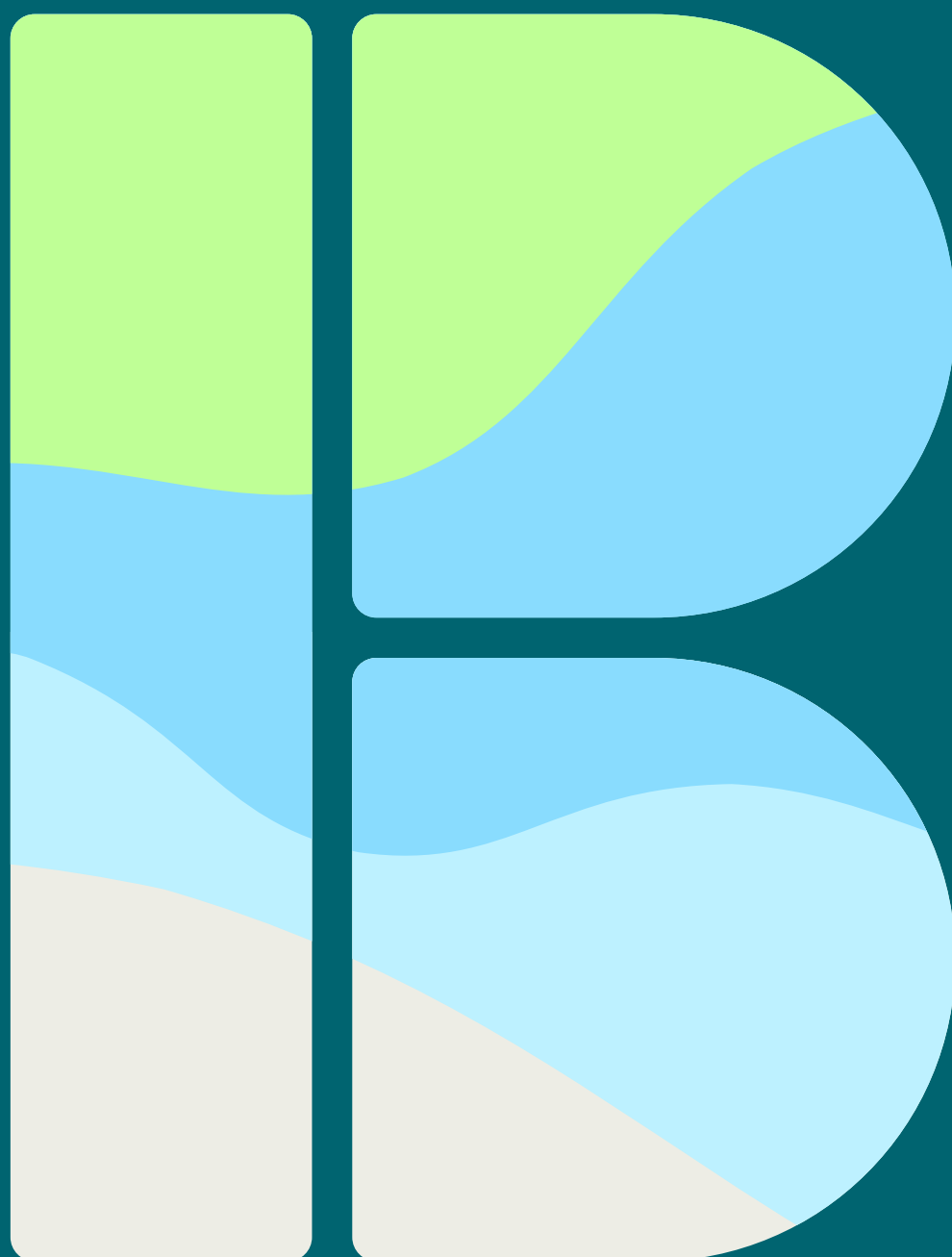
Royston
— HOMES —

Royston Homes Pty Ltd

56 Barclay Road, Derrimut VIC 3026
P: +61 3 8390 1000 | E: info@roystonhomes.com.au

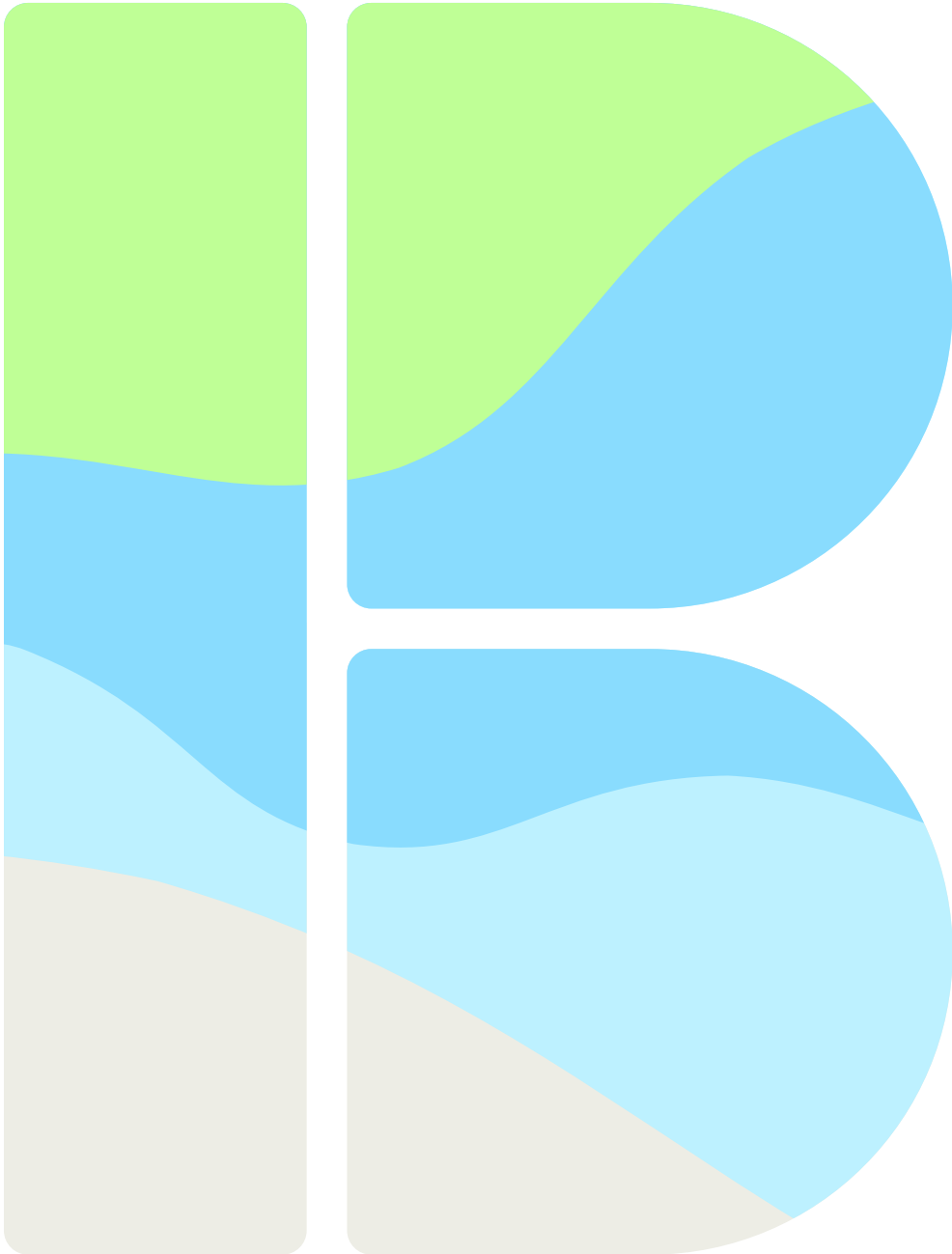
Proudly part of the **AHB** group

Balmain



Balmain

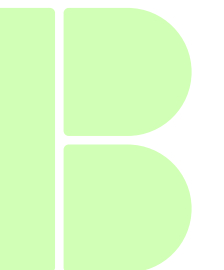
Set for life



When Blueways and Wolfdene first looked at the setting for Balmain, everything aligned.

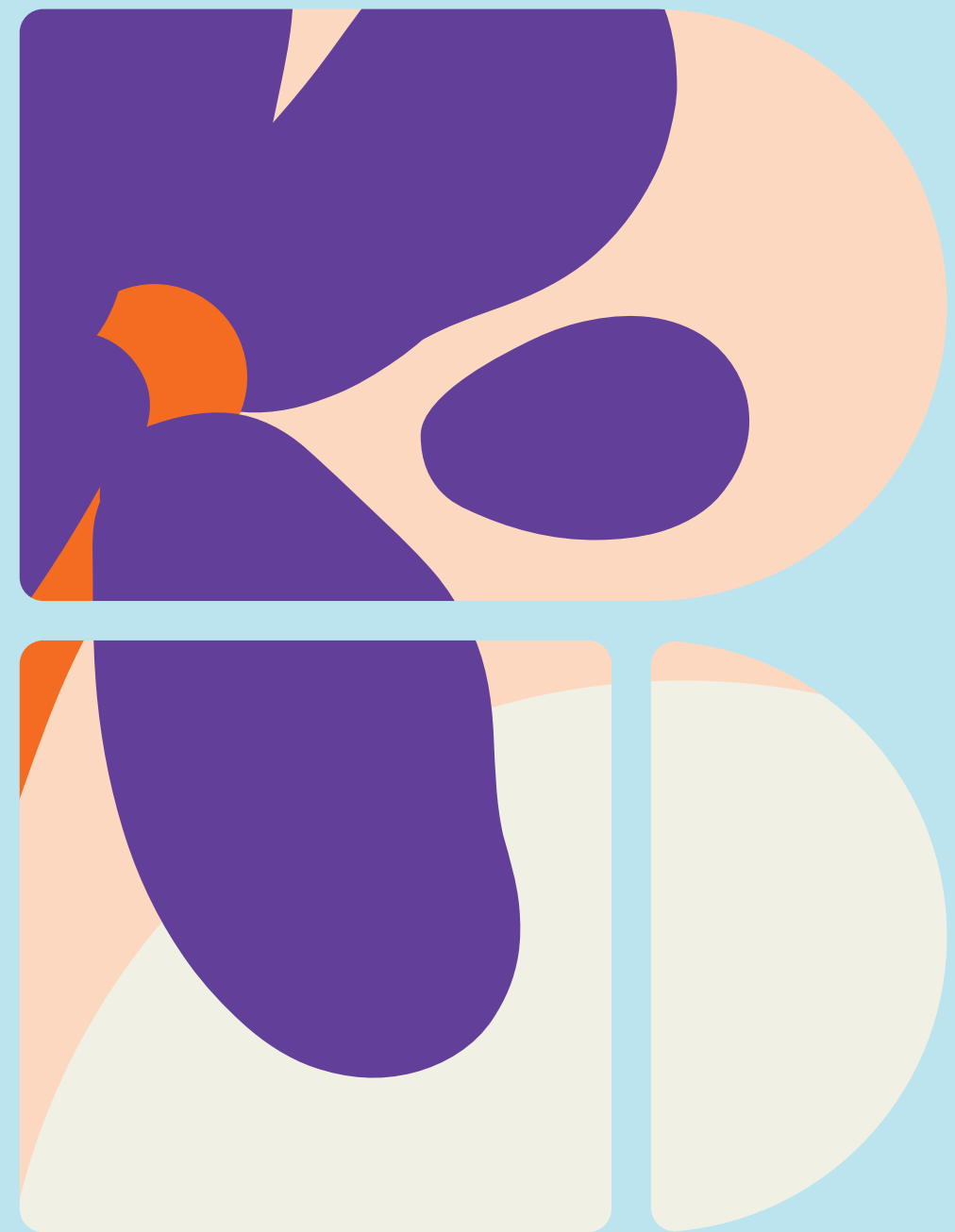
A brilliant, central Donnybrook location. The convenience of road and rail access coupled with unrivalled amenity. All balanced by the vast conservation habitat at our southern edge.

This place has been created to encourage a diverse and thriving community—one we would love you to be part of.





Masterplan



A focus on detail

Masterplan

At Balmain you'll experience the true joy of living locally. The diversity and proximity of planned amenity ensure many of your everyday needs can be met close to home; a convenience that also fosters a closeness between residents, as faces become familiar, passing smiles grow into conversations and friendships blossom.

When completed, Balmain's school will be a short stroll from your front door. The estate's community centre will be right next to the school, and the town centre—with its proposed supermarket, speciality retail and hospitality offerings—will be right across the road.

Balmain Masterplan

Balmain is comprised of three connected precincts, all bordered by nature. There are expanses of landscaped wetlands at the Donnybrook Road boundary, additional wetlands to the south, and 50 hectares of conservation habitat along the estate's southern edge.



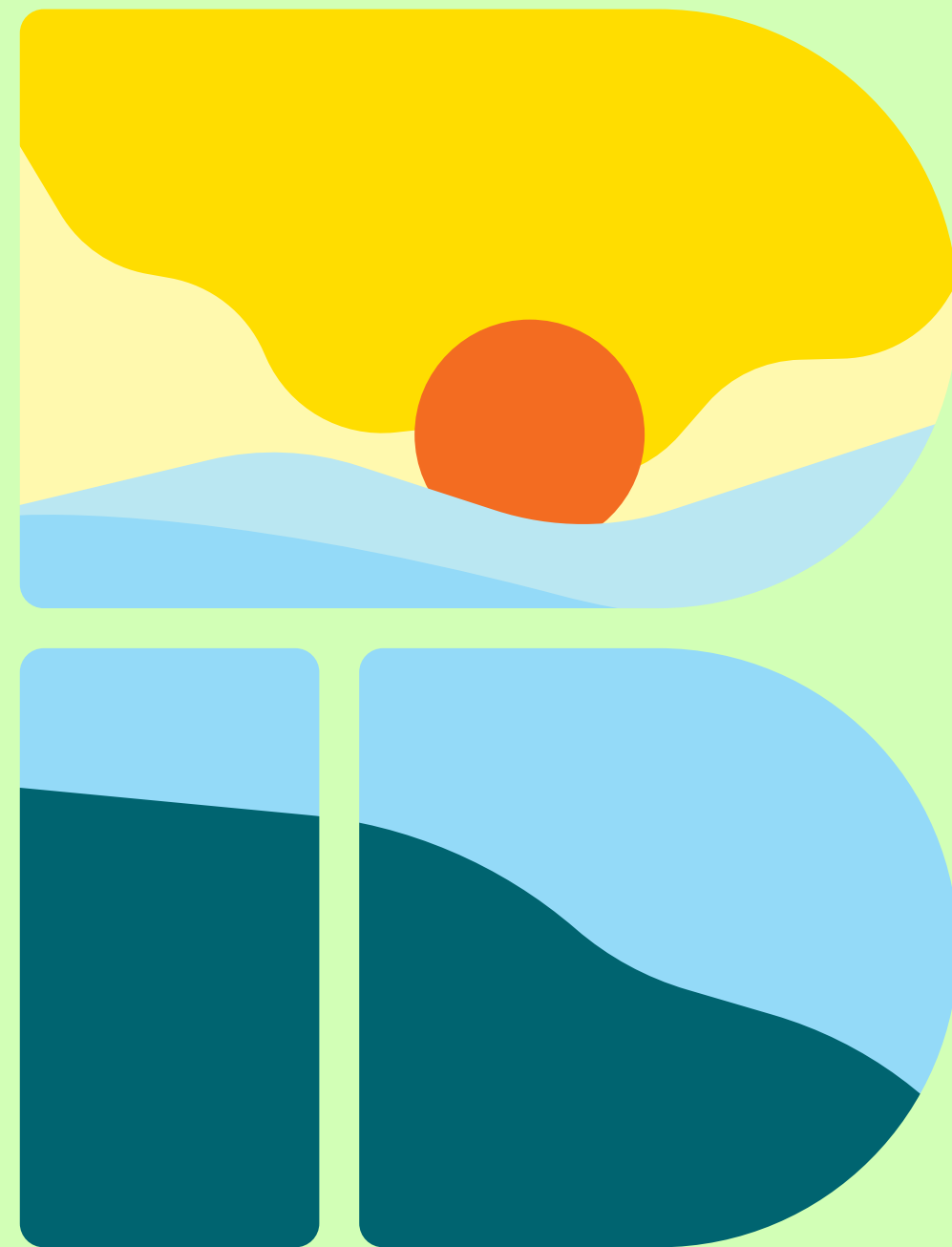


By any measure, the estate masterplan is well conceived; its thoughtful amenity, generous green spaces, and wide, bicycle-friendly streets reflect a deep understanding of modern family living, the elements of wellbeing, and the joy of community.

The future town centre, with its school and proposed full line supermarket will be just a short walk from every home—lessening the time required for practicalities like shopping or school runs, and leaving more time for the things you love.



Lifestyle and Amenity




So much,
so close

Lifestyle and Amenity

Be it yoga or jogging with your exercise buddies, a picnic in the park with neighbouring families, losing yourself in a book under your favourite tree, or just watching your kids at play, Balmain ensures the opportunity to enjoy life, your way, is always right at your doorstep.

A habitat for native wildlife and year-round nature study for curious young minds, the lushly landscaped 10-hectare wetlands is dotted with exercise zones, picnic spots and play areas, and can be lapped on two legs or two wheels via its shared pathway.





The first of Balmain's two local parks will sit just a block from its town centre. Thoughtfully planted, shaded and designed for the active enjoyment of all residents, it will include a covered BBQ area, a range of junior play equipment, and a selection of sports-related features, like a basketball half-court and tennis hit-up wall.



The second park will also feature BBQ facilities, but the landscaping will be more informal. Here the focus will be on native plantings and natural play settings, suitable for children of all ages and abilities.

Lifestyle and Amenity





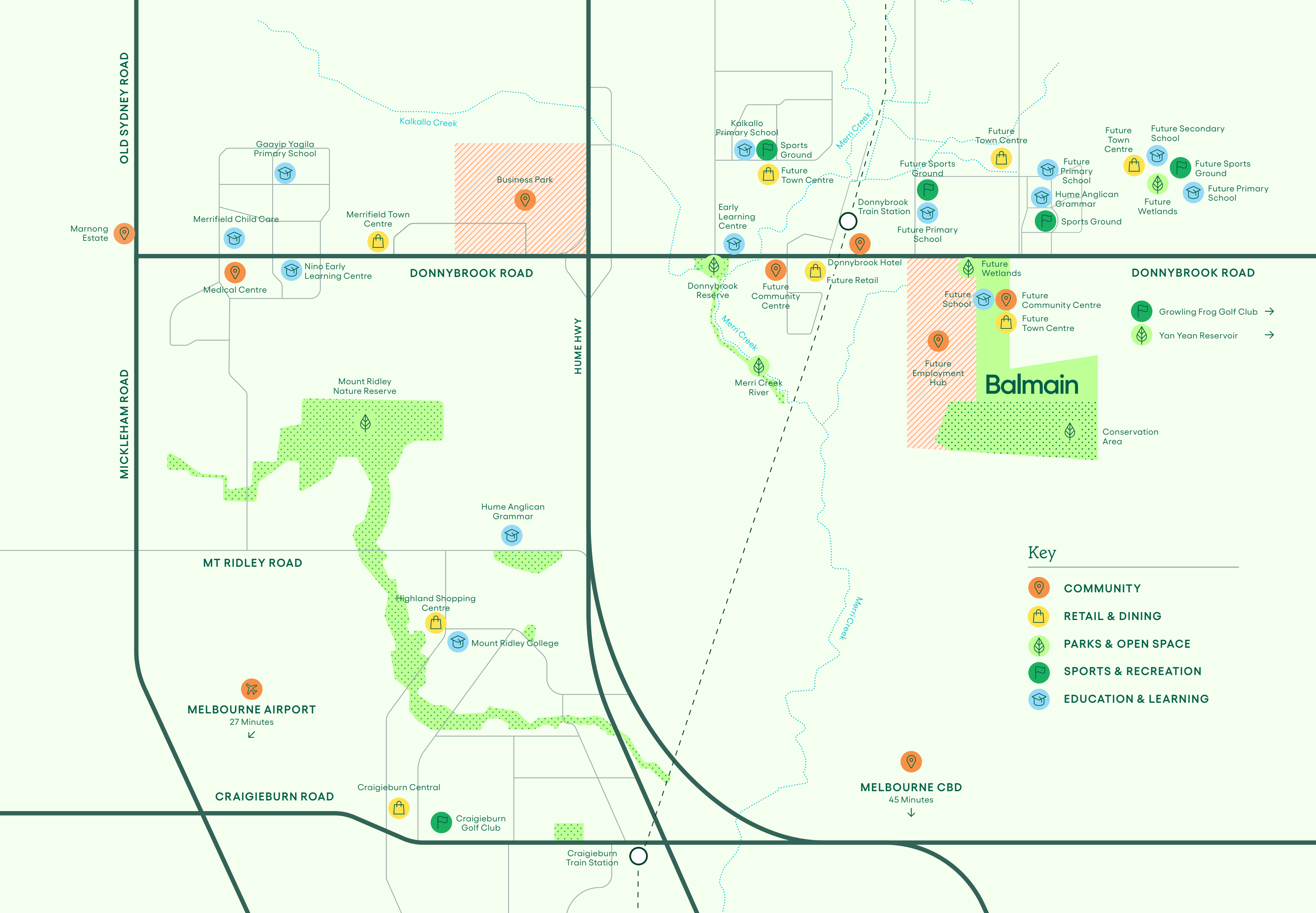
The Complete Community

Lifestyle and Amenity

Donnybrook is a postcode in demand, as more and more people recognise its compelling attractions. Balmain's central location positions you perfectly to take advantage of them all, so you and your family can enjoy a lifestyle complete in every way.

The amenity of the immediate vicinity is growing rapidly, with recently opened shopping villages, coffee shops and eateries already proving popular. While just beyond, the surrounding suburbs of Kalkallo, Woodstock, Epping, Craigieburn and Mickleham are home to a wide range of long-established retail centres, service providers, medical clinics, hospitality venues, entertainment options, and sporting clubs.





OLD SYDNEY ROAD

MICKLEHAM ROAD

DONNYBROOK ROAD

DONNYBROOK ROAD






MT RIDLEY ROAD

CRAIGIEBURN ROAD

HUME HWY

Balmain

Key

-  **COMMUNITY**
-  **RETAIL & DINING**
-  **PARKS & OPEN SPACE**
-  **SPORTS & RECREATION**
-  **EDUCATION & LEARNING**

MELBOURNE AIRPORT

27 Minutes
↙

MELBOURNE CBD

45 Minutes
↓

Merrifield Shopping Centre is just 8 minutes away by car. The major retail hubs of Epping and Craigieburn are also within easy reach.



Merrifield City



Marnong Estate

The multicultural make-up of Melbourne's north is reflected in the variety and authenticity of cuisines offered by the area's many notable restaurants, cafés and bars. There is a real food culture emerging in these parts—and a growing appetite for more.

Aurum Espresso



Marnong Estate

Sports of all sorts are also on the menu, with local clubs typically fielding senior and junior sides in well-organised competitions, including football, netball, soccer, softball, cricket, tennis and basketball, to name just a few.



The stunning Growling Frog Golf Course is just a short 'drive' down Donnybrook Road from Balmain.




Going Places

People new to the Donnybrook area are often surprised by how easily it connects with destinations further afield.

The recently upgraded Donnybrook Station is walking distance to Balmain's entrance, and its regular express services to Melbourne can have you disembarking in the city within 35 minutes—time you can spend relaxing with a good book or your favourite podcast.

Should you wish to drive into the Melbourne CBD—or access Melbourne's arterial road network—the Hume Freeway Interchange is just a short drive along Donnybrook Road. Or if you're heading to Melbourne Airport, cross over the interchange and take the back way via Mickleham.

An aerial photograph of the Yan Yean Reservoir at sunset. The sun is low on the horizon, creating a bright, shimmering reflection on the water's surface. The sky is filled with soft, golden light and scattered clouds. The reservoir is bordered by a dense forest of trees, with some trees visible in the water. The overall scene is peaceful and scenic.

The beautiful Yan Yean Reservoir Park is only 12 minutes from Balmain and offers running and riding trails, parks and playgrounds, and lovely family picnic spots.



Top Marks for Education

The number and quality of schools within the local area confirm Donnybrook as a textbook setting in which to raise and educate a family... and plans are in place to construct even more.

One of those will be a new government school within Balmain itself, situated alongside the Wetlands precinct. There is also the newly opened Gilgai Plains Primary School—which welcomed its first students in February 2022.

Hume Anglican Grammar is another option to consider. The nearest of its three local campuses—a new, eight-hectare state-of-the-art learning centre—is located just across Donnybrook Road.

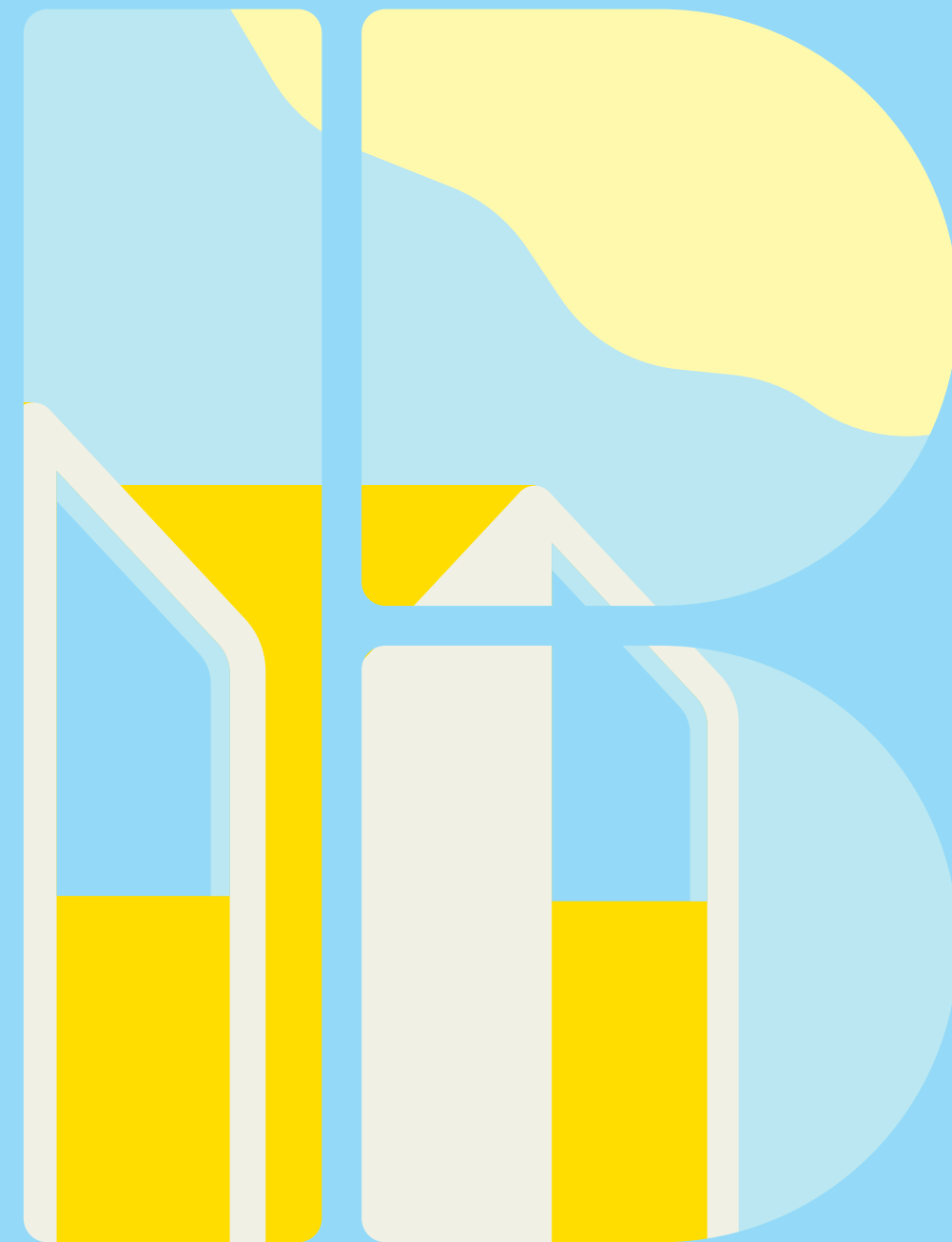
Kindergartens, childcare facilities and specialist schools are also available throughout the locale, further supporting a diverse and inclusive community in which the educational needs of all families can be met.


Hume Anglican Grammar





House & Land





Live the dream

House & Land

The Balmain masterplan was developed to accommodate home designs across the spectrum of the industry's leading builders.

The range of lot sizes, shapes and orientations available have been informed by experience and expertise. They provide flexible settings on which innovative, light-filled, space efficient and sustainable home designs can be tailored to your wishes, and delivered with exacting build quality to make the home life you've dreamed of a reality.

Between them, Blueways and Wolfdene have successfully delivered more than a dozen land developments to date across outer metropolitan Melbourne, providing homes for more than 15,000 residents. With a shared vision to create flourishing communities that embody best practice planning, amenity and residential design standards, they pride themselves in working side-by-side with the industry's best and brightest talents.

BLUEWAYS

Australian property developer Blueways creates communities in which everyone can thrive. Its team believes that beautiful, considered and sophisticated design and the lifestyle it enables should be available to all.

The Melbourne based group's current schedule of projects will see the construction of 4,500 dwellings, housing over 12,000 people, by 2025.

The group supports a number of local and Victorian organisations, including local sporting and community clubs, the arts and non-for-profit charities.

bluewaysgroup.com.au

Wolfdene

Wolfdene creates homes and places where people can be excited to live the lifestyle that they aspire to. We are a new-generation property developer, having learned from the past to create neighbourhoods for how we want to live today, and into the future.

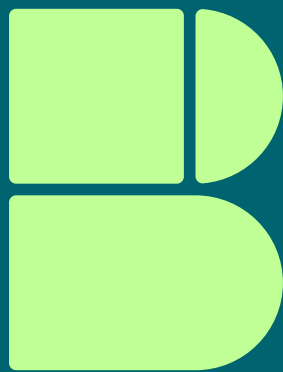
Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction. We strive to ensure that your Wolfdene neighbourhood is the one that you look forward to coming home to.

wolfdene.com.au

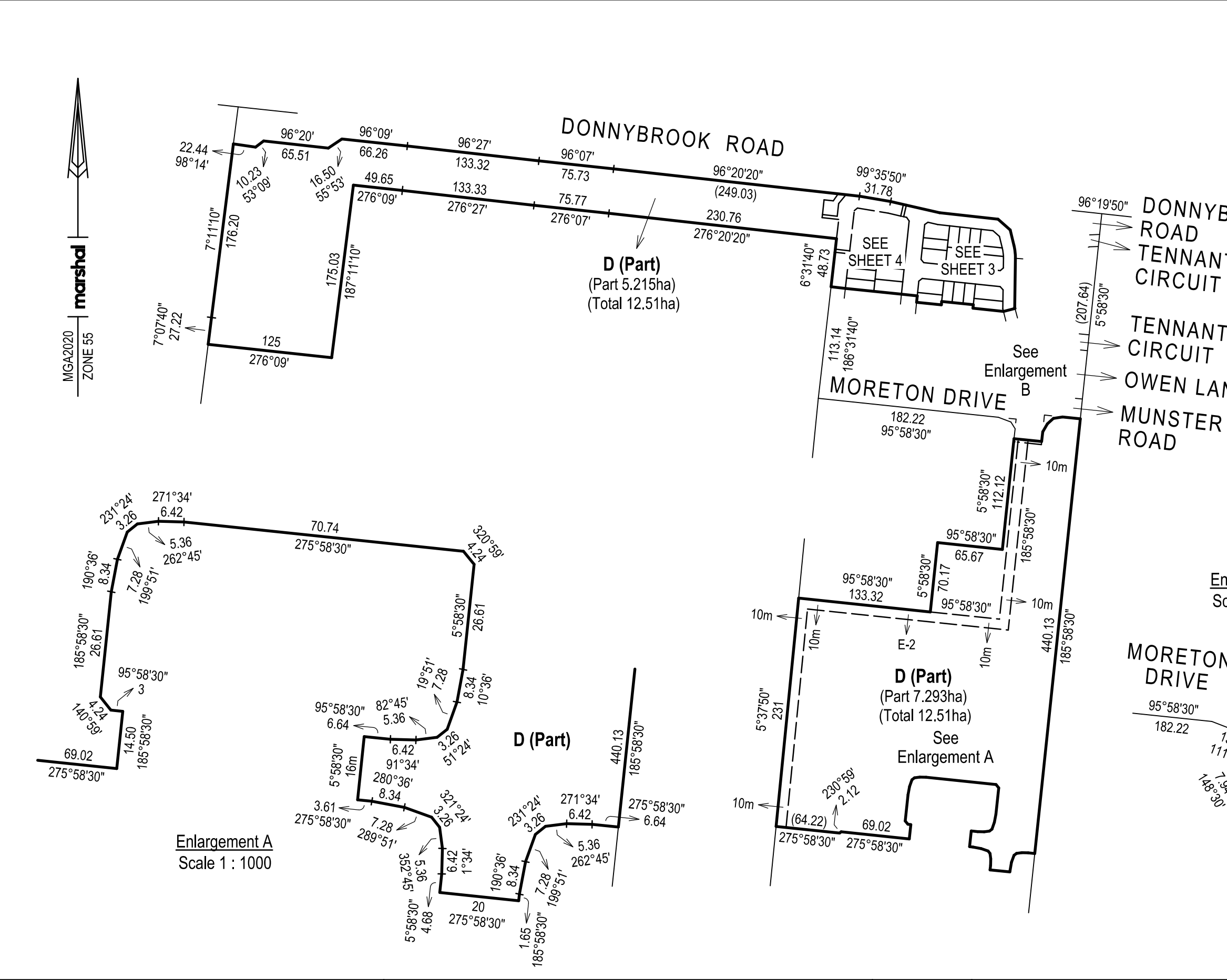
Sales Suite
960 Donnybrook Rd
Donnybrook
03 9246 0421

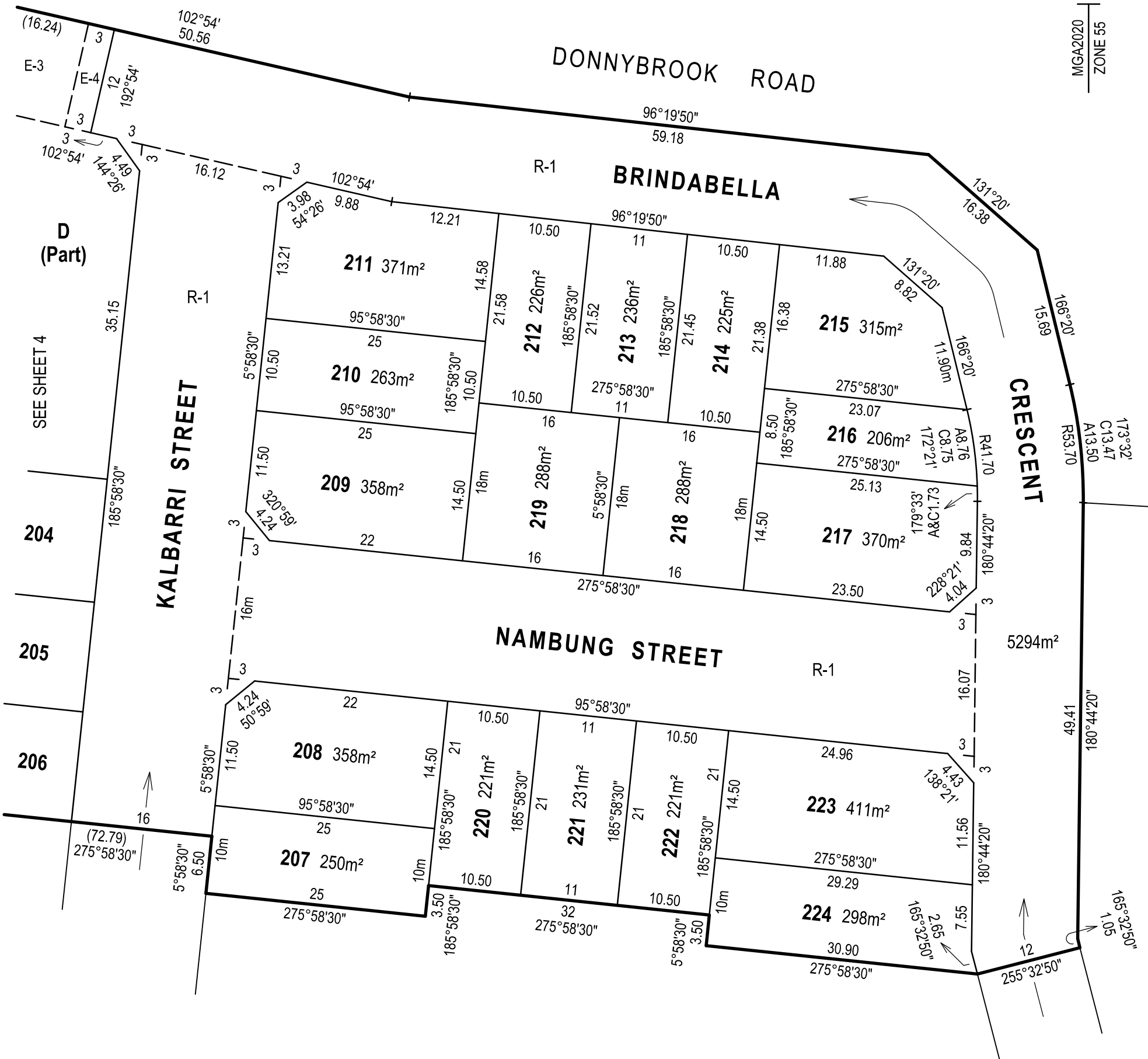
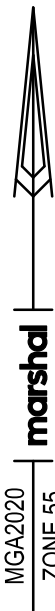
liveatbalmain.com.au

DISCLAIMER While best endeavours have been used to provide information in this publication that is true and accurate, Blueways and Wolfdene accept no responsibility and disclaim all liability in respect to errors or inaccuracies it may contain. Prospective purchasers should make their own inquiries to verify the information contained herein. All plans, copy, illustrations and images are depictions for presentation purposes only and are subject to change.



PLAN OF SUBDIVISION				EDITION		PS 846211T	
<div><div>Parish:</div><div>Township:</div><div>Section:</div><div>Crown Allotment:</div><div>Crown Portion:</div><div>Title Reference:</div><div>Last Plan Reference:</div><div>Postal Address: (at time of subdivision)</div><div>MGA Co-ordinates: (of approx. centre of land in plan)</div></div> <div><div>Location of Land</div><div>Kalkallo</div><div></div><div></div><div>15 (Part)</div><div>Vol. Fol.</div><div>Lot C PS 846209E</div><div>960 Donnybrook Road Donnybrook 3064</div><div>E 322 430 Zone: 55 N 5 842 700 GDA 2020</div></div>				<div>Council Name: Whittlesea City Council</div> <div>Council Reference Number: PLN-39104 Planning Permit Reference: PLN-38371 SPEAR Reference Number: S195844J</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Allison Bonanno for Whittlesea City Council on 02/05/2024</div>			
Vesting of Roads and/or Reserves				NOTATIONS			
Identifier		Council/Body/Person		<div>Lots 1 to 200 (Both Inclusive) and A to C (Both Inclusive) have been omitted from this plan.</div> <div>Other Purpose of Plan:</div> <div>Part of the easement E-3 for 'Drainage' purposes within Jurien Street created in PS 846209E is removed by agreement (Subdivision Act 1988, Section 6(1)(k)) of all interested parties upon registration of this plan.</div> <div>The easement E-4 for 'Drainage' & 'Sewerage' purposes within Brindabella Crescent & Kalbarri Street created in PS 846209E is removed by agreement (Subdivision Act 1988, Section 6(1)(k)) of all interested parties upon registration of this plan.</div> <div>Part of the easement E-5 for 'Drainage', 'Sewerage', 'Supply of water', 'Supply of gas', and 'Supply of electricity' purposes within Kalbarri Street created in PS 846209E is removed by agreement (Subdivision Act 1988, Section 6(1)(k)) of all interested parties upon registration of this plan.</div> <div>The easement E-7 for 'Drainage', 'Supply of water', 'Supply of gas', and 'Supply of electricity' purposes within Jurien Street created in PS 846209E is removed by agreement (Subdivision Act 1988, Section 6(1)(k)) of all interested parties upon registration of this plan.</div> <div>The easement E-8 for 'Drainage', 'Sewerage' and ' Supply of electricity' purposes within Brindabella Crescent created in PS 846209E is removed by agreement (Subdivision Act 1988, Section 6(1)(k)) of all interested parties upon registration of this plan.</div> <div>Estate: BALMAIN</div> <div>Development No.: 2</div> <div>No. of Lots: 24</div> <div>Area: 1.252ha</div>			
Road R-1		Whittlesea City Council					
NOTATIONS				<div>Survey: This plan is based on survey</div> <div>This survey has been connected to permanent marks No(s)</div> <div>In Proclaimed Survey Area No. 74.</div> <div>Staging: This is not a staged subdivision</div> <div>Planning Permit No. PLN-38371</div>			
Depth Limitation: Does not apply.							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	Drainage	See Diag.	PS 839296W	Whittlesea City Council			
E-2 & E-6	Carriageway	See Diag.	PS 902225W	Lot A and Lot Z on PS 902225W			
E-3, E-4, E-5, & E-6	Drainage	See Diag.	PS 846209E	Whittlesea City Council			
E-5 & E-6	Sewerage	See Diag.	PS 846209E	Yarra Valley Water Corporation			
E-5 & E-6	Supply of water (through underground pipes)	See Diag.	PS 846209E	Yarra Valley Water Corporation			
E-5 & E-6	Supply of gas	See Diag.	PS 846209E	Australian Gas Networks (VIC) Pty Ltd			
E-5 & E-6	Supply of electricity (through underground cable)	See Diag.	PS 846209E	AusNet Electricity Services Pty Ltd			
E-4	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation			
E-4	Supply of water (through underground pipes)	See Diag.	This Plan	Yarra Valley Water Corporation			
E-4	Supply of gas	See Diag.	This Plan	Australian Gas Networks (VIC) Pty Ltd			
E-4	Supply of electricity (through underground cable)	See Diag.	This Plan	AusNet Electricity Services Pty Ltd			
<div>marshal</div> <div>Suite 201, Level 2, 448 St Kilda Road Melbourne Victoria 3004 +61 3 9860 0380 marshal.melbourne hello@marshal.melbourne ABN 58 643 224 266</div>		REF 37011/Stg.2		ORIGINAL SHEET SIZE A3		SHEET 1 OF 5 SHEETS	
		Digitally signed by: Jonathan Neate, Licensed Surveyor, Surveyor's Plan Version (4), 04/04/2023, SPEAR Ref: S195844J					



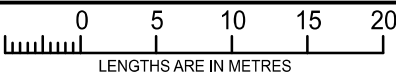


marshal

Suite 201, Level 2, 448 St Kilda Road Melbourne Victoria 3004
+61 3 9860 0380
hello@marshal.melbourne

marshal.melbourne
ABN 58 643 224 266

SCALE
1 : 500

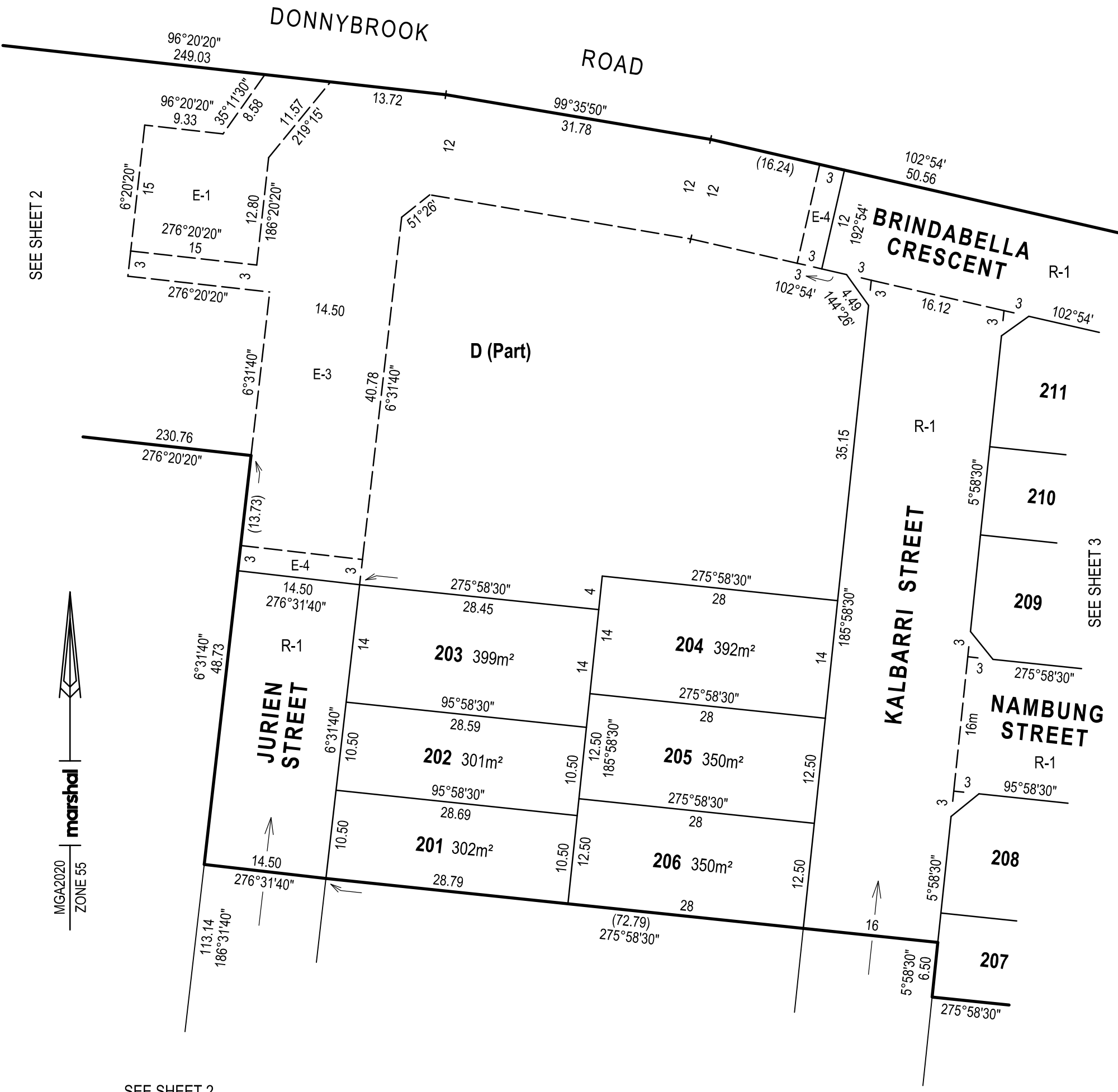


Digitally signed by: Jonathan Neate, Licensed Surveyor,
Surveyor's Plan Version (4),
04/04/2023, SPEAR Ref: S195844J

ORIGINAL SHEET
SIZE A3

SHEET 3

Digitally signed by:
Whittlesea City Council,
02/05/2024,
SPEAR Ref: S195844J



SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

PS 846211T

Upon registration of this plan the following restriction is to be created.

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 206 (Both Inclusive), 208, 209, 211, 215, 217 and 223.

Benefited Land: All lots in the plan.

The burdened land cannot be used except in accordance with the provisions recorded in MCP unless with the written consent of the Design Review Committee.

Shall not construct a side wall of the first level of any dwelling on a corner lot: less than 900mm from 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 the wall must be constructed in contrasting material finishes.

Shall not construct any garage on a burdened lot less than 5 metres from the road alignment at the front of the lot.

Shall not develop lots with a lot frontage of less than 10 metres with any garage other than a single garage where access is proposed from the lot frontage.

NOTE: The provisions recorded in MCP for any lot will be deemed to expire for that lot:
- After the issue of a Certificate of Occupancy for the whole of the building (where the lot may only contain one habitable building); or
- 31 December 2033
Whichever occurs first.

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is to be created.

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 207, 210, 212 to 214 (Both Inclusive), 216, 218 to 222 (Both Inclusive) and 224.

Benefited Land: All lots in the plan.

The burdened land cannot be used except in accordance with the provisions of the Small Lot Housing Code.

NOTE: Burdened land with reference to Small Lot Housing Code are type A lots.

SUBDIVISION ACT 1988
CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is to be created.

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 224 (Both Inclusive).

Benefited Land: Lots 201 to 224 (Both Inclusive).

Shall not build or allow to remain more than one private dwelling - house (which expression shall include a house, apartment, unit or flat).

Shall not build or carryout improvements without approval of the Design Review Committee or an entity that may be nominated by the Design Review Committee.

Shall not subdivide the land sold.

Shall not allow any of the restriction to be changed or amended unless otherwise approved in writing by the Design Review Committee.

Expiry Date: 31 December 2033.

SUBDIVISION ACT 1988
CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is to be created.

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 215 to 217 (Both Inclusive), 223, and 224.

Benefited Land: Lots 201 to 224 (Both Inclusive).

Shall not build or allow to be built a dwelling other than a double storey dwelling.

Shall not allow any of the restriction to be changed or amended unless otherwise approved in writing by the Design Review Committee.

Expiry Date: 31 December 2033.

marshal

Suite 201, Level 2, 448 St Kilda Road Melbourne Victoria 3004
+61 3 9860 0380
hello@marshal.melbourne

marshal.melbourne
ABN 58 643 224 266

Digitally signed by: Jonathan Neate, Licensed Surveyor,
Surveyor's Plan Version (4),
04/04/2023, SPEAR Ref: S195844J

ORIGINAL SHEET
SIZE A3

SHEET 5

Digitally signed by:
Whittlesea City Council,
02/05/2024,
SPEAR Ref: S195844J