









## 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 101 to 162 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

## DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot any dwelling
  - i. with a setback distance less than 4m from the front boundary;
  - ii. with a floor area less than 140m<sup>2</sup> excluding any verandahs and garage;
  - iii. which is a transportable home or a kit home;
  - iv. which is externally constructed out of materials other than clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick or rendered cement sheeting.
  - v. which does not provide 1.0m clear horizontal access along the full length of a minimum one side boundary of the Lot.
- (b) build or allow to be built on the Lot a garage
  - i. which is set back less than 800mm from the front wall of the dwelling;
  - ii. other than a double car garage when the Lot's frontage is equal to or greater than 12.5 metres;
  - iii. other than a single car garage (as a minimum) with an additional area available on the lot to park a second car when the Lot's frontage is less than 12.5 metres;
  - iv. which is constructed out of different building material to the dwelling;
  - v. with roller doors;
  - vi. with doors other than a sectional overhead door, panel lift door or a tilt door;
  - vii. with doors which are not complementary to the external colour scheme of the dwelling.
- (c) build or allow to be built or remain on the Lot
  - i. more or less than one private house dwelling per Lot;
  - ii. any garden shed that is constructed from materials other than non reflective or colorbond sheeting;
  - iii. solar panels that can be seen from the street frontage of that Lot;
  - iv. solar panels which are installed in locations other than the side or rear of the dwelling;
  - v. front fencing;
  - vi. side fencing other than colorbond material which is set back 1m from the front wall of that Lot's garage;
  - vii. side borders in the front yard of the dwelling other than planted hedges under a maximum height of 1 metre;
  - viii. a carport.
- (d) build or allow to be built on the Lot any roof
  - i. with a roof pitch less than 22 degrees;
  - ii. of materials other than roof tiles, non reflective or colorbond sheet roofing, stone, terracotta tiles or slate shingles.
- (e) allow the landscaping of the front yard to remain uncompleted within 6 months of a certificate of occupancy being issued.

The restrictions (a), (b), (c) and (d) shall expire after the issuance of an occupancy certificate.

STONEFIELDS - 1



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LICENSED SURVEYOR: ANDREW J. REAY

DATE: 17/03/20 REFERENCE: AA0037  
DRAWING: SU01AS DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
SHEET 5

Digitally signed by: Andrew Reay, Licensed Surveyor,  
Surveyor's Plan Version (S),  
17/03/2020, SPEAR Ref: S131739E

Digitally signed by:  
Whittlesea City Council,  
06/04/2020,  
SPEAR Ref: S131739E

## 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.

Burdened Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 101 to 162 (both inclusive) on the Plan of Subdivision

## DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot a garage which is set back less than 5m from the front boundary;
- (b) build or allow to be built any dwelling on a Lot presenting sideage directly adjoining any form of open space, unless;
  - i. the development consists of a double storey dwelling;
  - ii. the development includes passive surveillance features such as large windows and/or balconies at the first storey level overlooking the adjoining open space.
  - iii. any fencing of the front yard adjoining the open space is feature-style, with a minimum 25% transparency and has a maximum height of 1.5 metres.
- (c) build or allow to be built on the Lot any dwelling which does not incorporate dual plumbing for the use of recycled water in toilet flushing and gardening watering.
- (d) build or allow to be built a side wall of the first level of any dwelling on a corner lot unless the setback is greater than 900mm from the ground level wall that faces a side street.

STONEFIELDS - 1



LICENSED SURVEYOR: ANDREW J. REAY

DATE: 17/03/20 REFERENCE: AA0037  
DRAWING: SU01AS DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
SHEET 6

Digitally signed by: Andrew Reay, Licensed Surveyor,  
Surveyor's Plan Version (S),  
17/03/2020, SPEAR Ref: S131739E

Digitally signed by:  
Whittlesea City Council,  
06/04/2020,  
SPEAR Ref: S131739E