

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS822773H

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS822768A (LOT Q)
POSTAL ADDRESS: 1025 DONNYBROOK ROAD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 350
(of approx centre of **N** 5 843 750
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF WHITTLESEA

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF WHITTLESEA

LOTS 1 to 1000 (BOTH INCLUSIVE), E-1, E-2, E-3, E-4, E-8 & E-9 HAVE BEEN OMITTED FROM THIS PLAN.

LOT U IS IN TWO PARTS ON THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 1001 TO 1052 (BOTH INCLUSIVE) SEE SHEET 9.

OTHER PURPOSE OF THE PLAN:

REMOVAL OF THOSE PARTS OF DRAINAGE AND SEWERAGE EASEMENT E-5, SEWERAGE EASEMENT E-6 AND DRAINAGE EASEMENT E-7 ON PS822768A AS AFFECTS LOTS 1001 AND 1018, MEDIAN GRANGE, DOWNTOWN AVENUE AND METROPOLIS WAY.

GROUNDS FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION NIL

STAGING This is not a staged subdivision.
Planning permit No. 717158

SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
30, 50, 51, 54, 55, 77 and 95 (KALKALLO), 33 AND 36 (MERRIANG)

PROCLAIMED SURVEY AREA: N/A

THIS IS A SPEAR PLAN.

OLIVINE 10
3.129 ha

52 LOTS

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-5	DRAINAGE	SEE PLAN	PS822768A	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	PS822768A	YARRA VALLEY WATER
E-6	SEWERAGE	SEE PLAN	PS822768A	YARRA VALLEY WATER
E-7	DRAINAGE	SEE PLAN	PS822768A	CITY OF WHITTLESEA
E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-10	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-11	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-13	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER
E-14	DRAINAGE	SEE PLAN	PS808024H	CITY OF WHITTLESEA
E-15	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA

1700S-10 VER E.DWG RW/RW



SURVEYOR REF: 1700s-10

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SIZE: A3

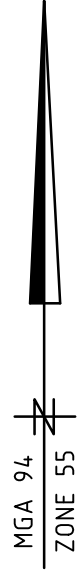
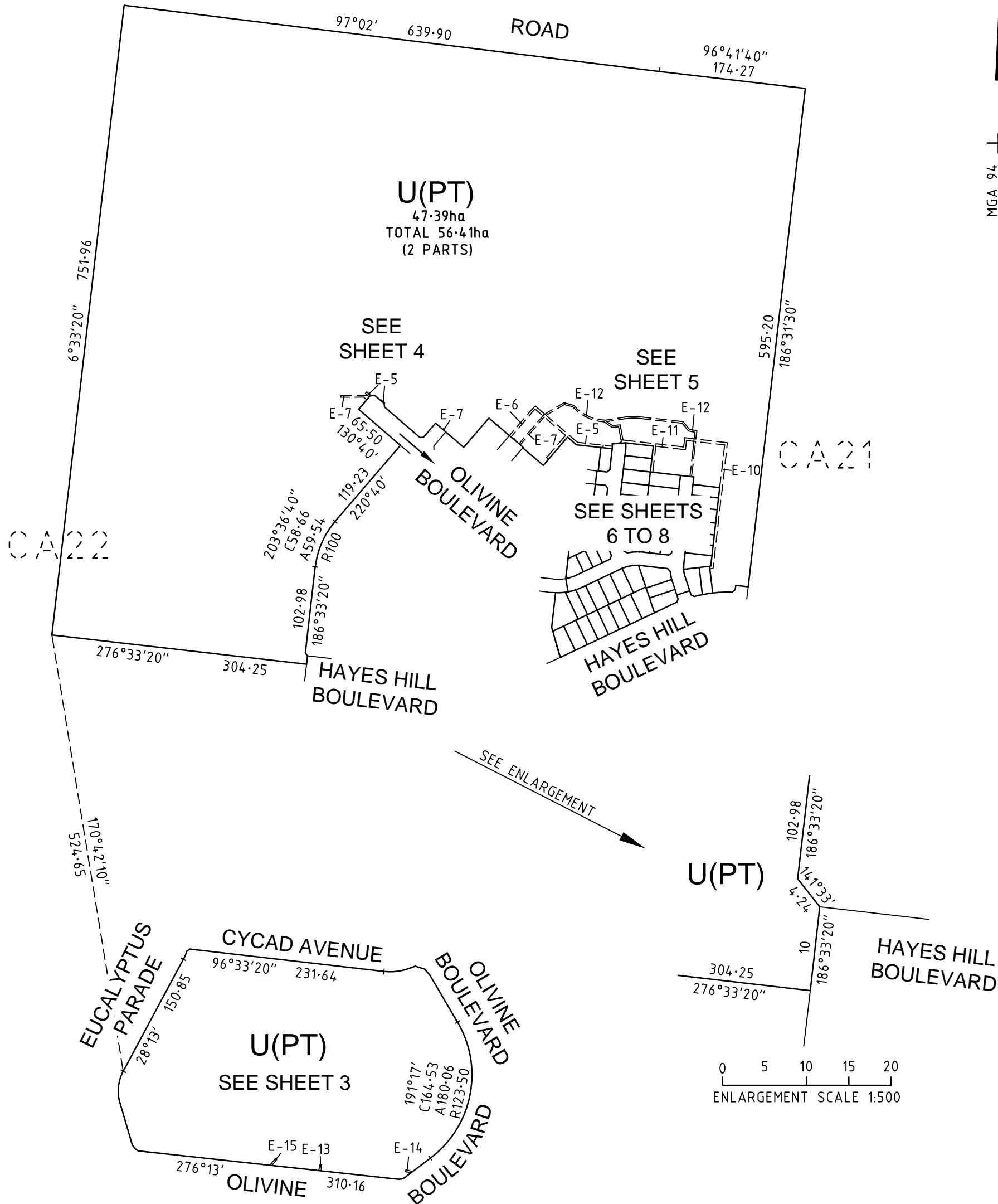
SHEET 1 OF 9

GERALD DONN

VERSION E

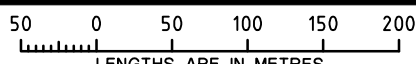
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SCALE
1:5000



ORIGINAL SHEET
SIZE: A3

SHEET 2

GERALD DONN

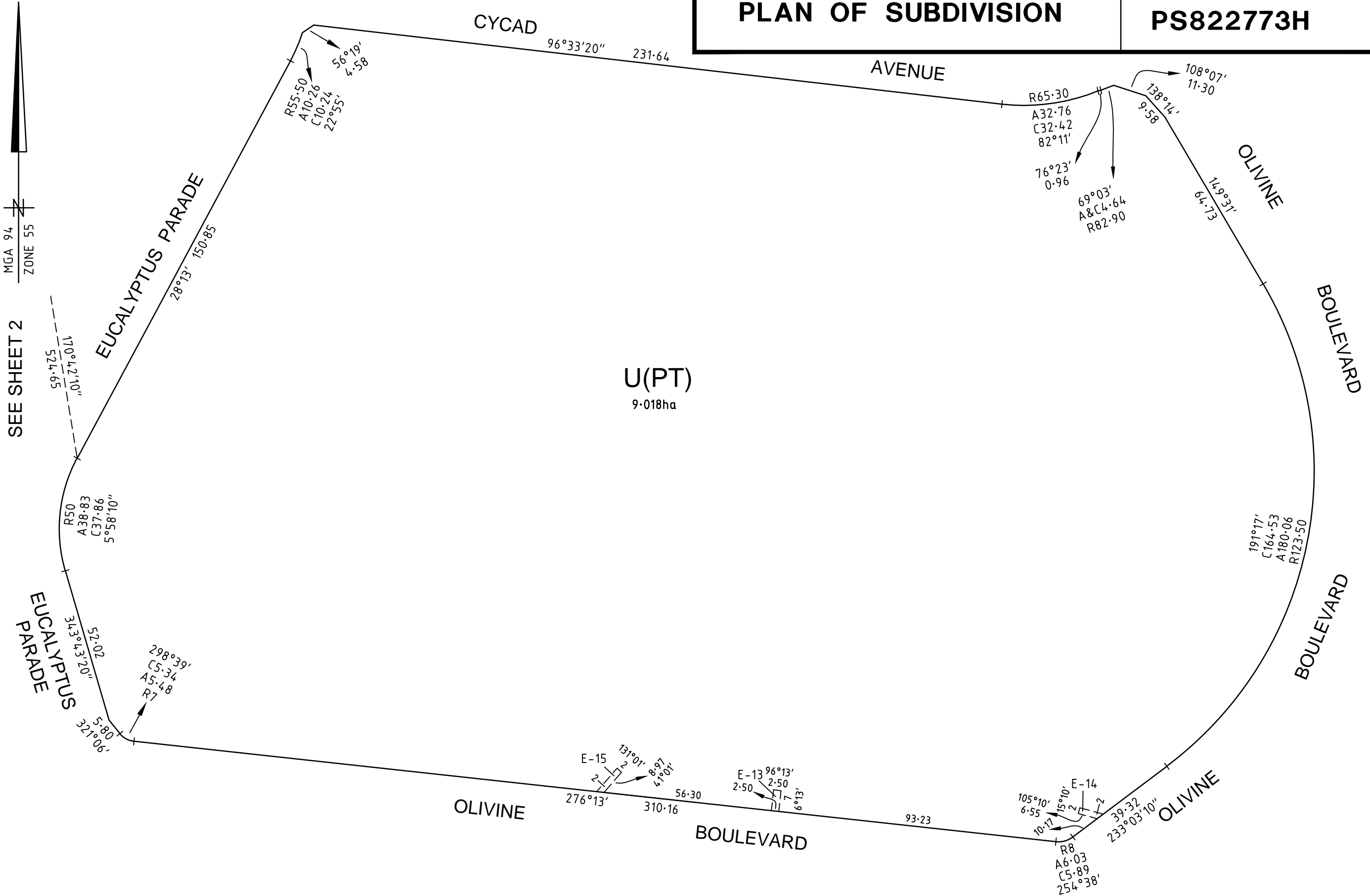
VERSION E

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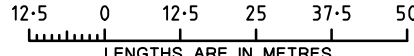
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SCALE
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LENGTHS ARE IN METRES

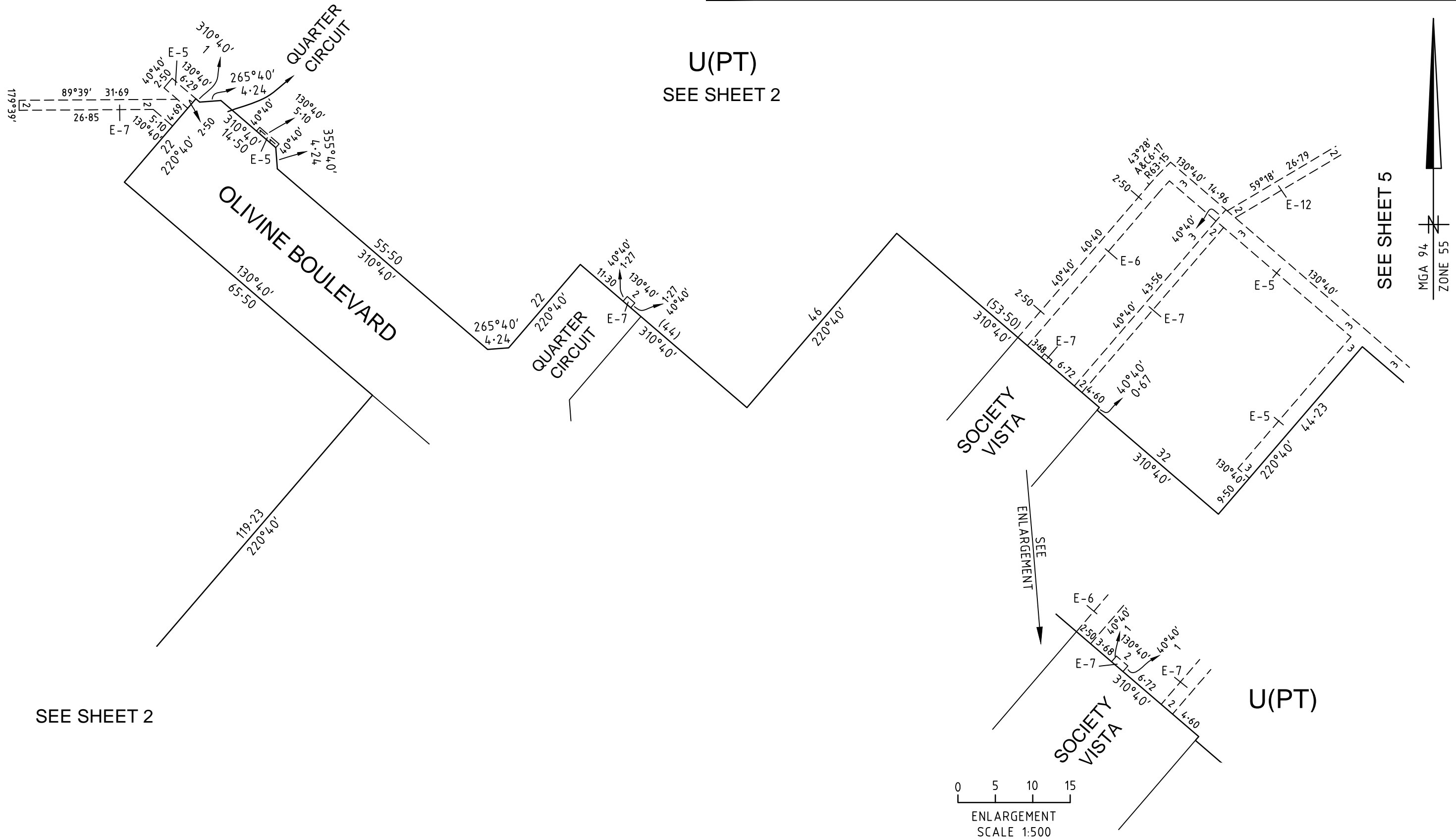
ORIGINAL SHEET
SIZE A3

SHEET 3

GERALD DONN VERSION E

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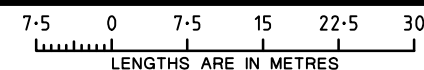
SEE SHEET 2

SEE SHEET 5



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SCALE
1:750



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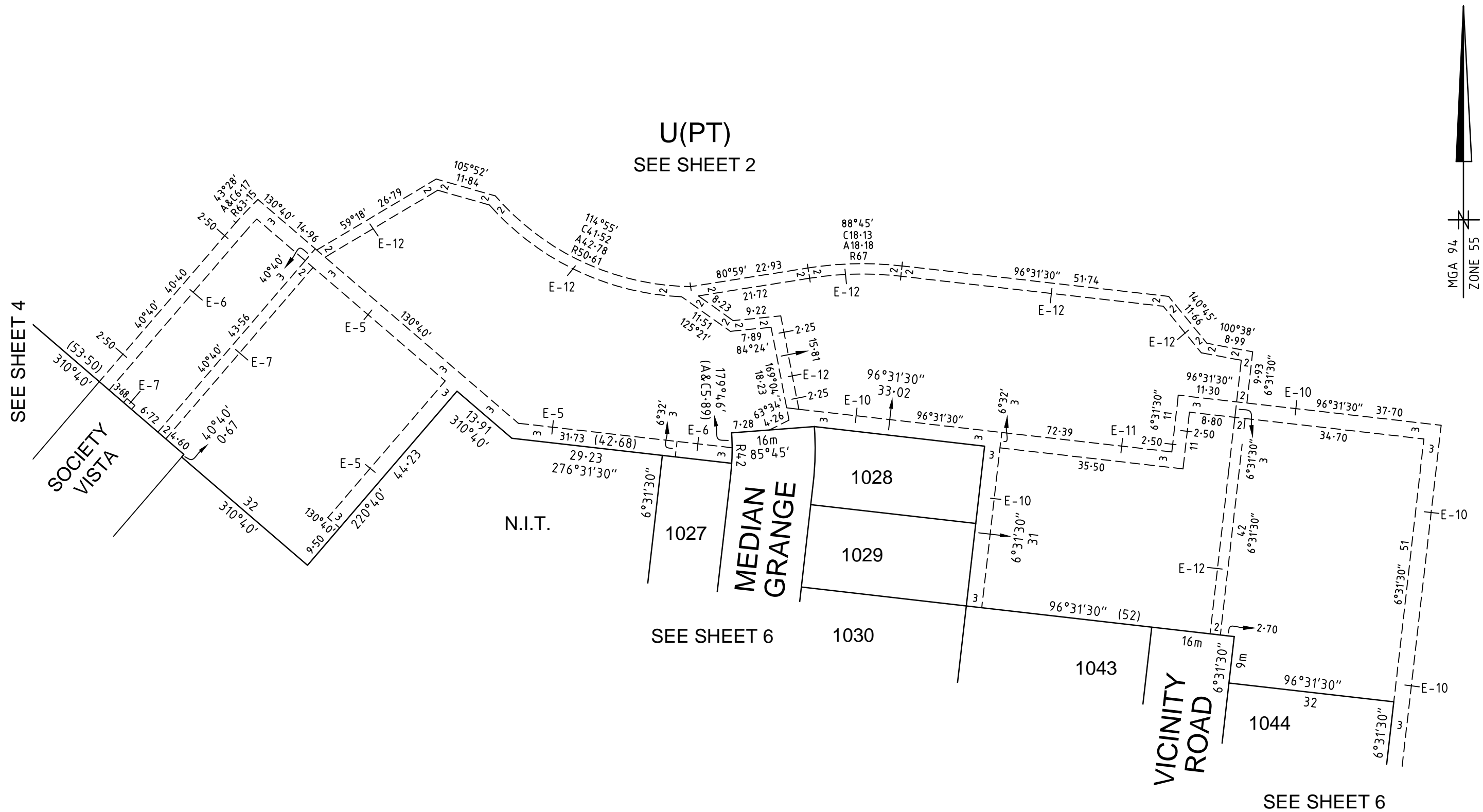
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GERALD DONN

VERSION E

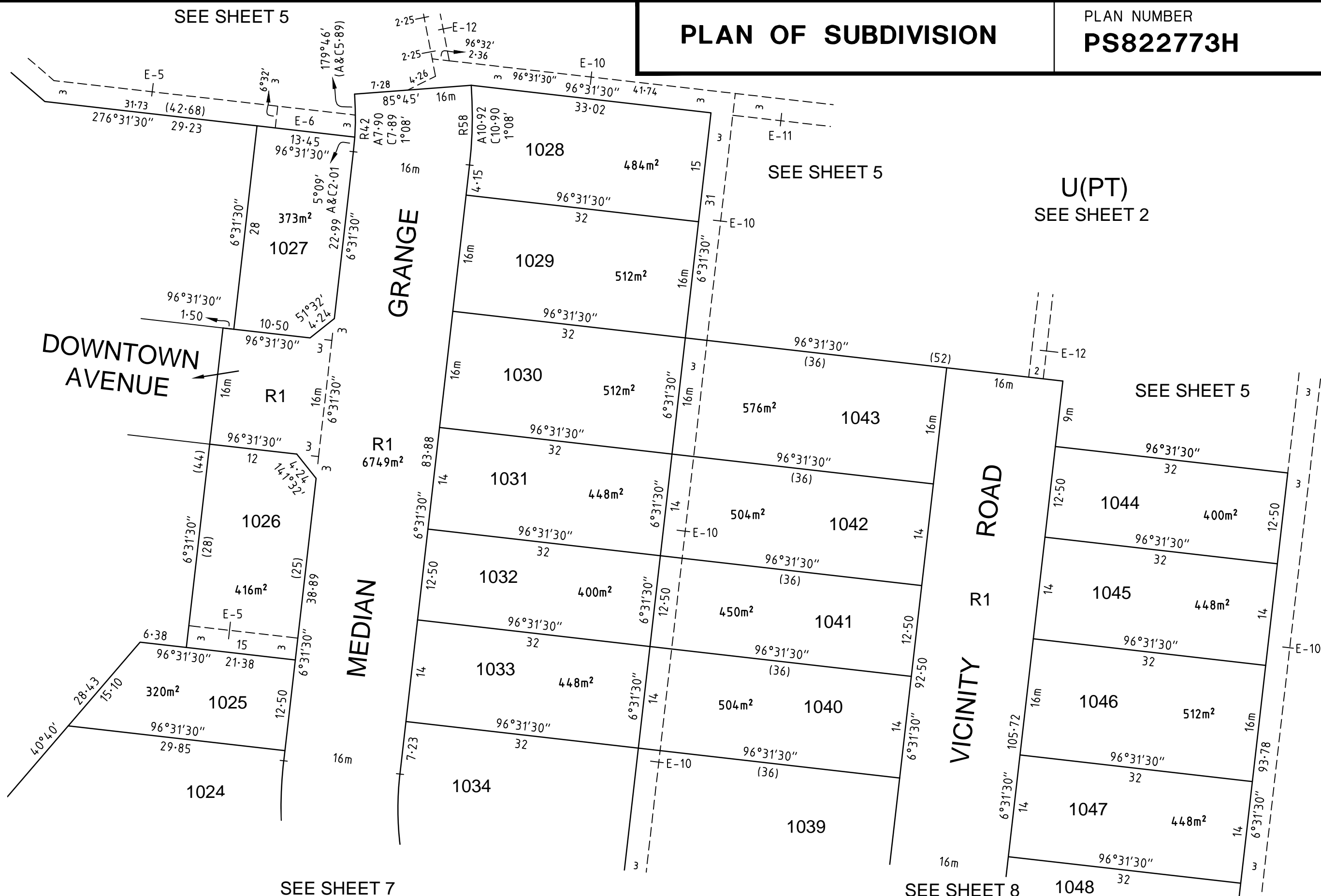
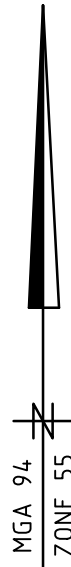
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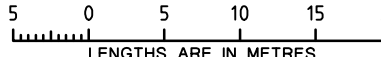


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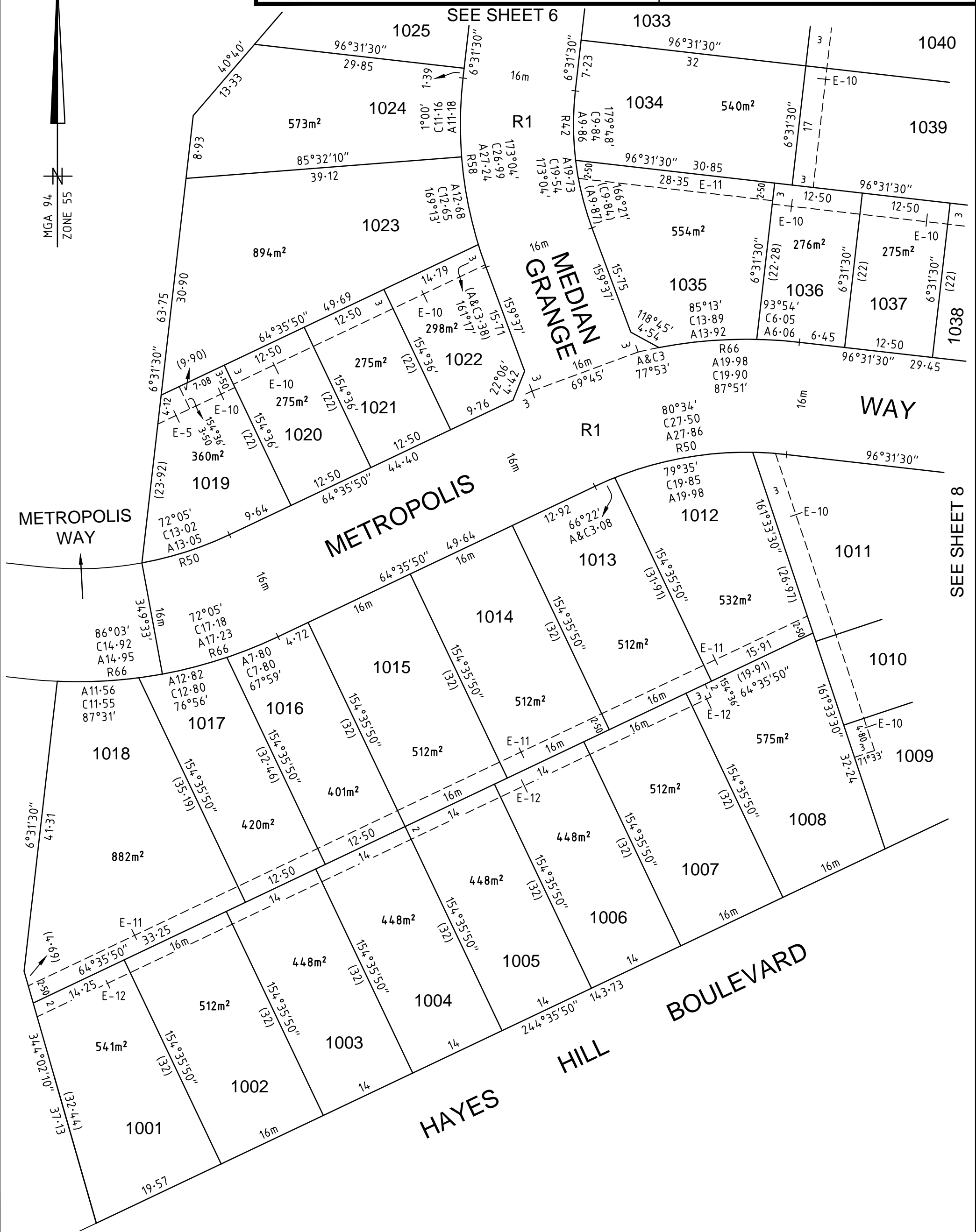
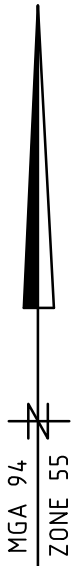
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SCALE 1:500	 <p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 6
GERALD DONN		VERSION E	

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SEE SHEET 6

SEE SHEET 8

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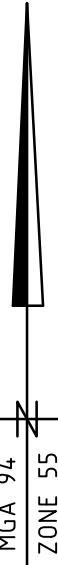
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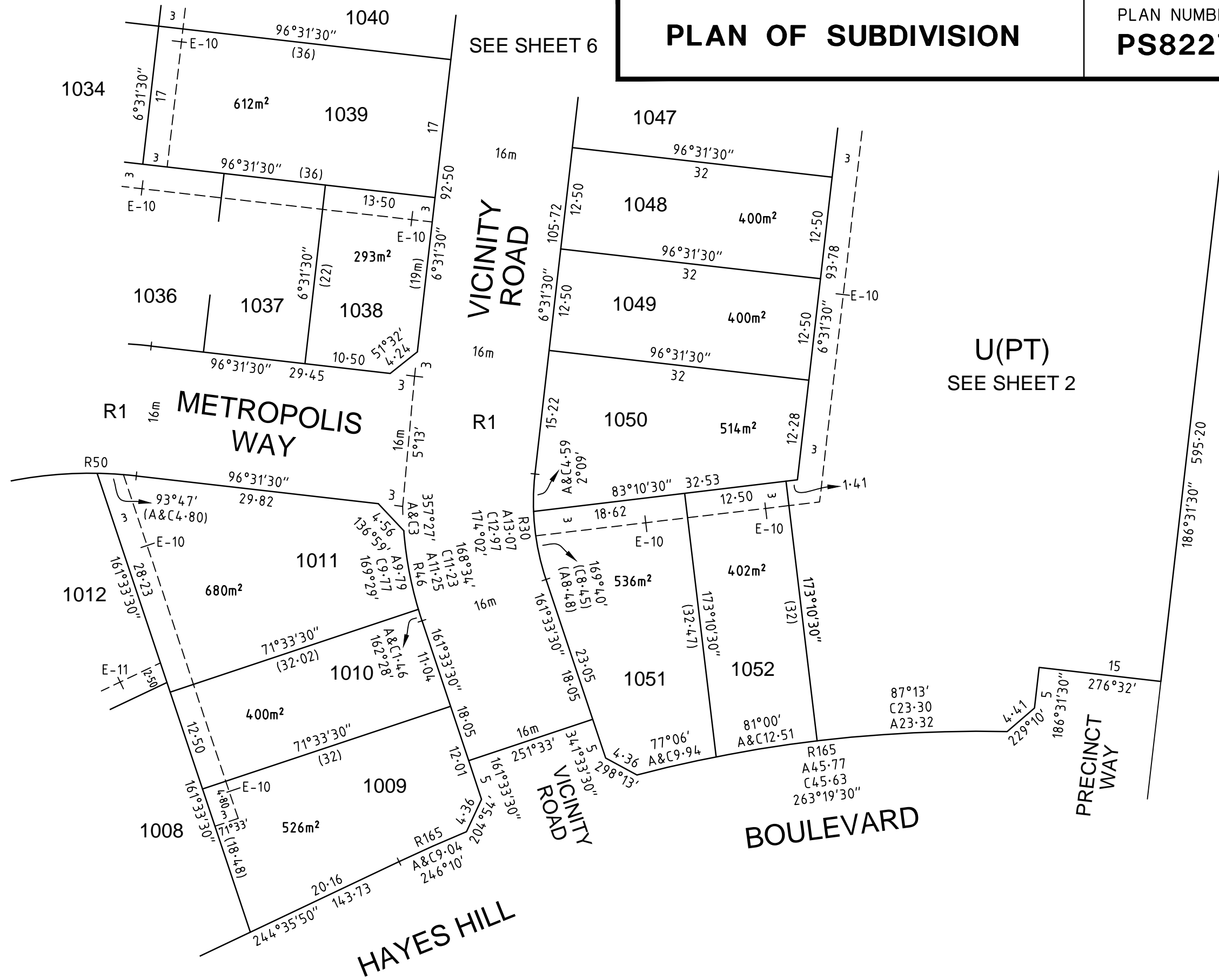
GERALD DONN VERSION E

ORIGINAL SHEET SIZE: A3

SHEET 7



SEE SHEET 7



CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 822773H by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1001 to 1052 (both inclusive).
Land to be benefited: Lots 1001 to 1052 (both inclusive).

Description of Restriction

The registered proprietor or proprietors for the time being of any Lot on this plan to which the following restriction applies shall not:

- 1) For Lots 1009, 1011, 1022, 1026, 1027, 1035, 1038 and 1051 construct a double storey dwelling located on a corner lot, the side wall on the first level (upper storey) facing the secondary (side) street frontage being constructed:
 - a) with less than 30% glazing for the area of the wall and the remainder of that wall being constructed in contrasting material finishes, or
 - b) setback less than 900 millimetres from the ground level (lower storey) wall.
- 2) Construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the lot.
- 3) For Lots 1020, 1021, 1022, 1036, 1037 and 1038 construct or allow to be constructed on the burdened lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code" which:
 - a) For Lot 1020, 1021, 1036, 1037 and 1038 are Type A lots, and
 - b) For Lot 1022 is a Type B lot,
 Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.

- 4) For Lots 1003, 1006, 1009 and 1051 construct or allow to be constructed on the burdened lot a dwelling unless it is two (2) storeys.

Except with the written consent of Mirvac and in all other instances with the written consent of each and every registered proprietor of all benefiting lots on the Plan of Subdivision, immediately adjoining the burdened lot.

- 5) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 6) Erect or affix any sign or notice on the burdened lot.
- 7) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 8) Keep a caravan, trailer, boat, plant machinery or a truck on a burdened lot except where any such item is not visible from public areas.
- 9) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 10) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

Clauses 4 to 10 above (both inclusive) will cease to have effect after 31 December 2028.

Nothing in this registration applies to the Vendor, Mirvac Victoria Pty Ltd ACN 006708363.

"Mircac" means Mirvac Victoria Pty Ltd ACN 006708363.

"Olivine Design Guidelines" is available from Mirvac Victoria Pty Ltd ACN 006708363 and can be download from the Olivine Design Portal website - <https://portal.olivine.mircac.com/covenant-guidelines/residential-design-standards-and-guidelines/>



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ORIGINAL SHEET
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