

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS822768A

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS825756R (LOT V)
POSTAL ADDRESS: 1025 DONNYBROOK ROAD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 280
(of approx centre of **N** 5 843 520
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
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	CITY OF WHITTLESEA

LOTS 1 to 900 (BOTH INCLUSIVE), LOTS 955 TO 958 (BOTH INCLUSIVE), E-1, E-2, E-3, E-4, E-8 & E-9 HAVE BEEN OMITTED FROM THIS PLAN.
LOT Q IS IN TWO PARTS ON THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 901 TO 954 (BOTH INCLUSIVE) & LOTS 959 TO 962 (BOTH INCLUSIVE) SEE SHEET 9.

NOTATIONS

DEPTH LIMITATION NIL
STAGING This ~~is~~ 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 9
4.265ha

58 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	THIS PLAN	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-10	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS808024H	CITY OF WHITTLESEA
E-12	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA



1700S-09 VER L.DWG RW/RW

SURVEYOR REF: 1700s-09

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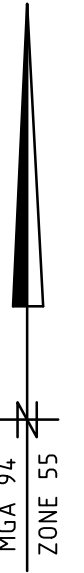
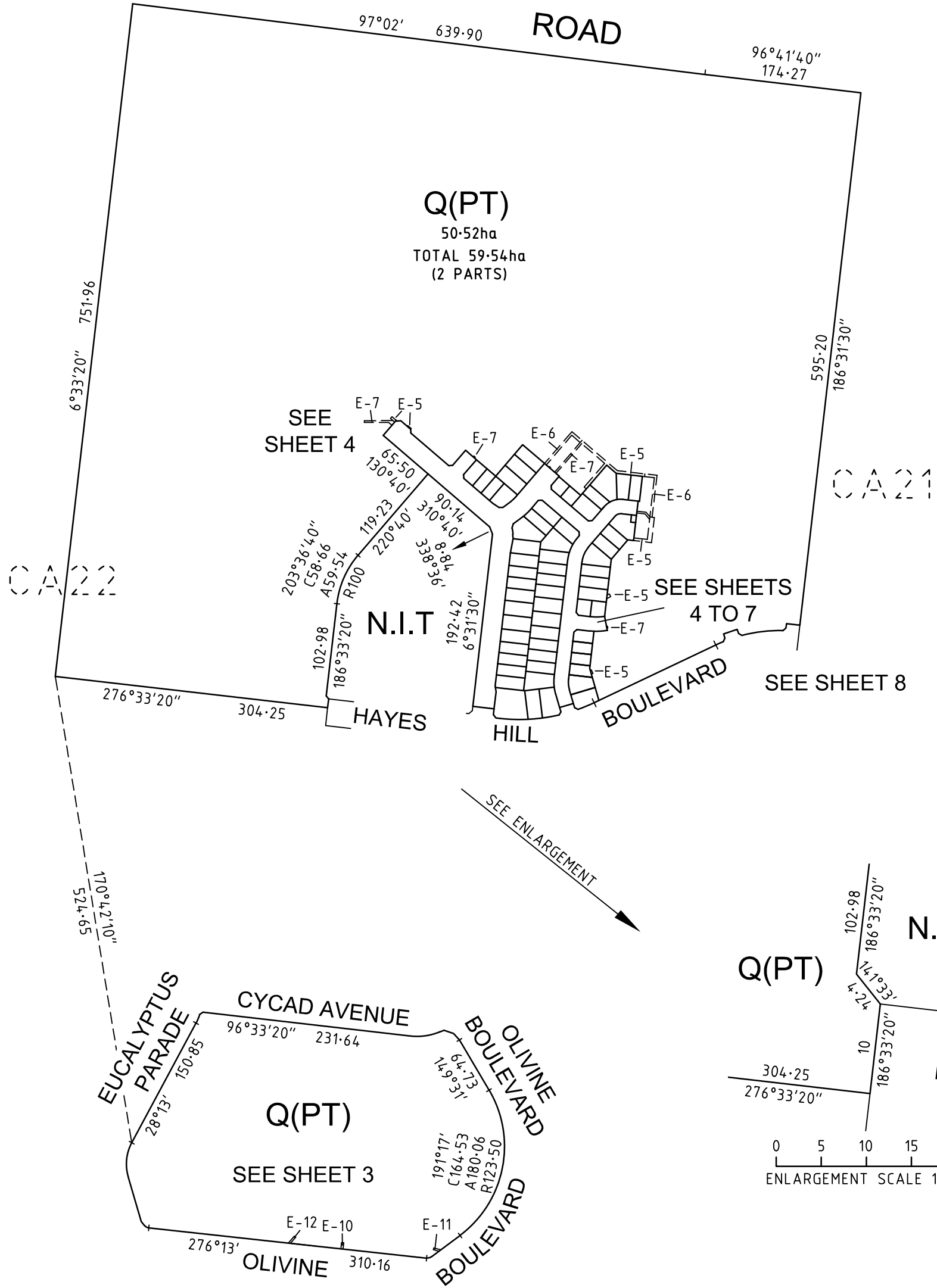
SHEET 1 OF 9

GERALD DONN

VERSION L

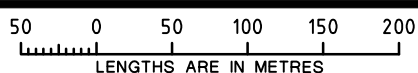
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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 2

GERALD DONN

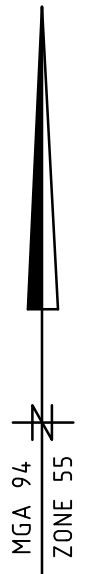
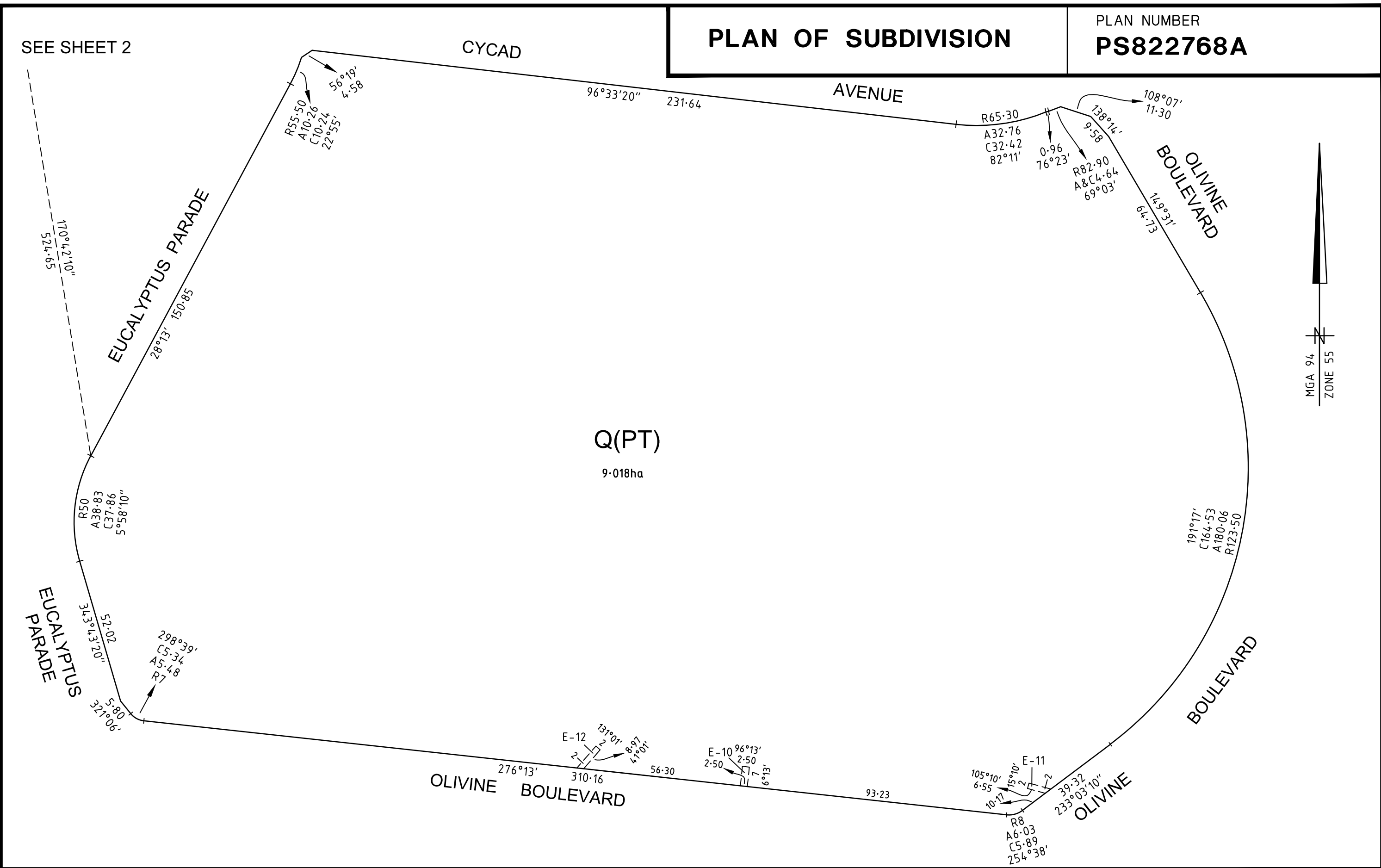
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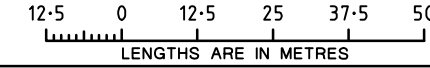


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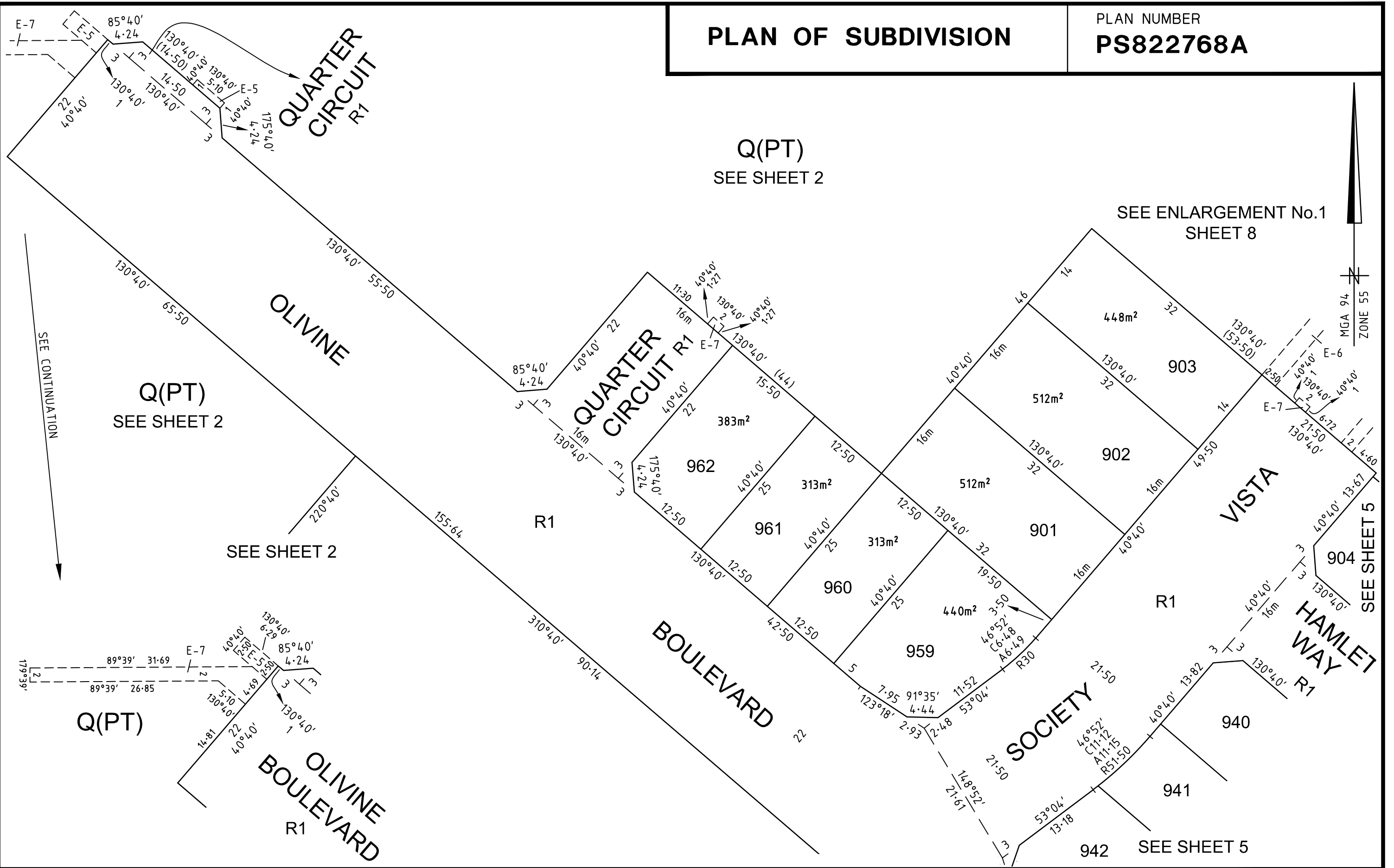
LENGTHS ARE IN METRES

GERALD DONN VERSION L

ORIGINAL SHEET SIZE A3	SHEET 3
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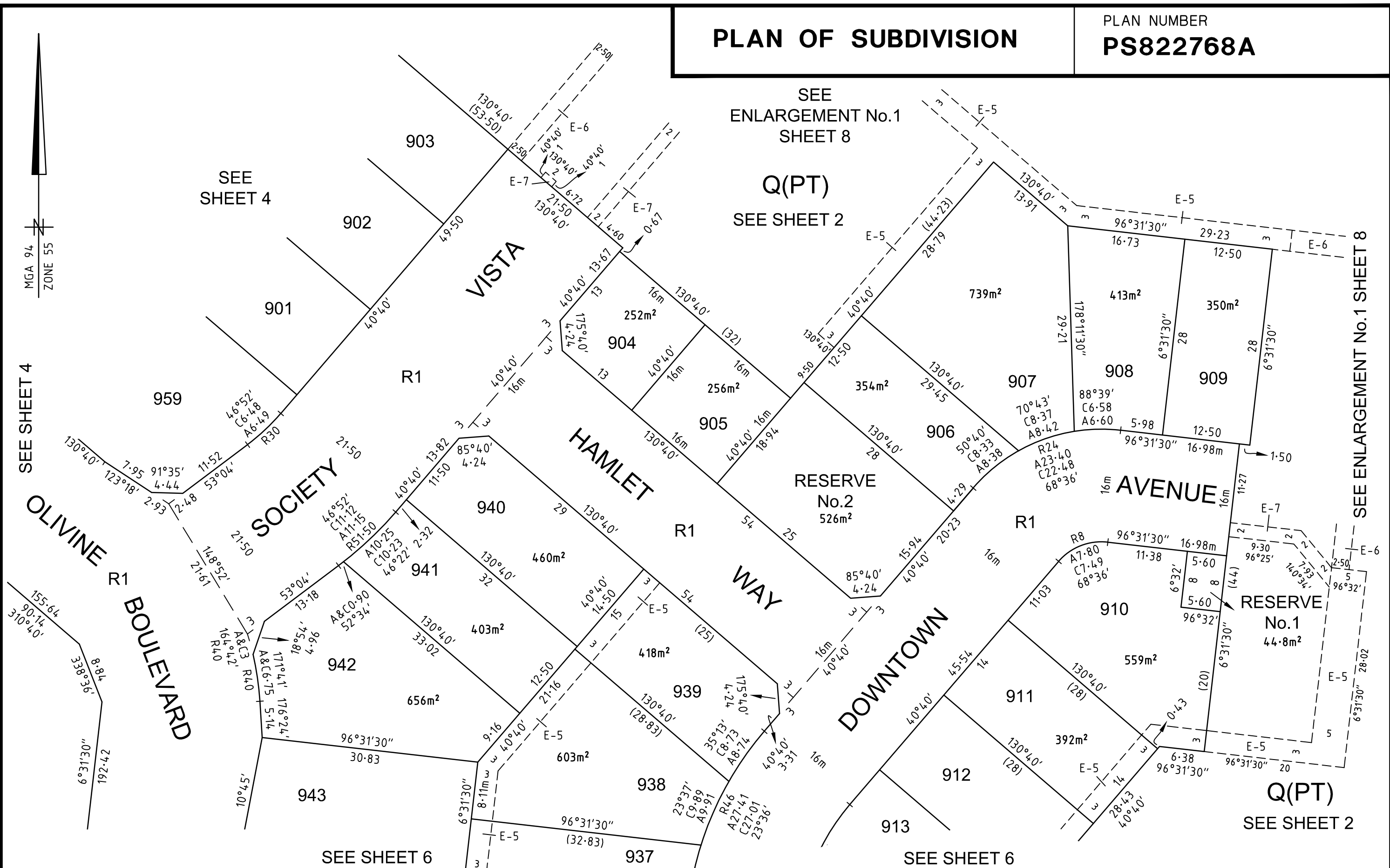
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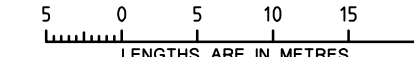
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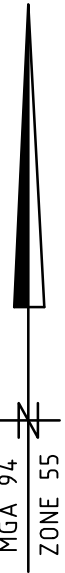


LENGTHS ARE IN METRES

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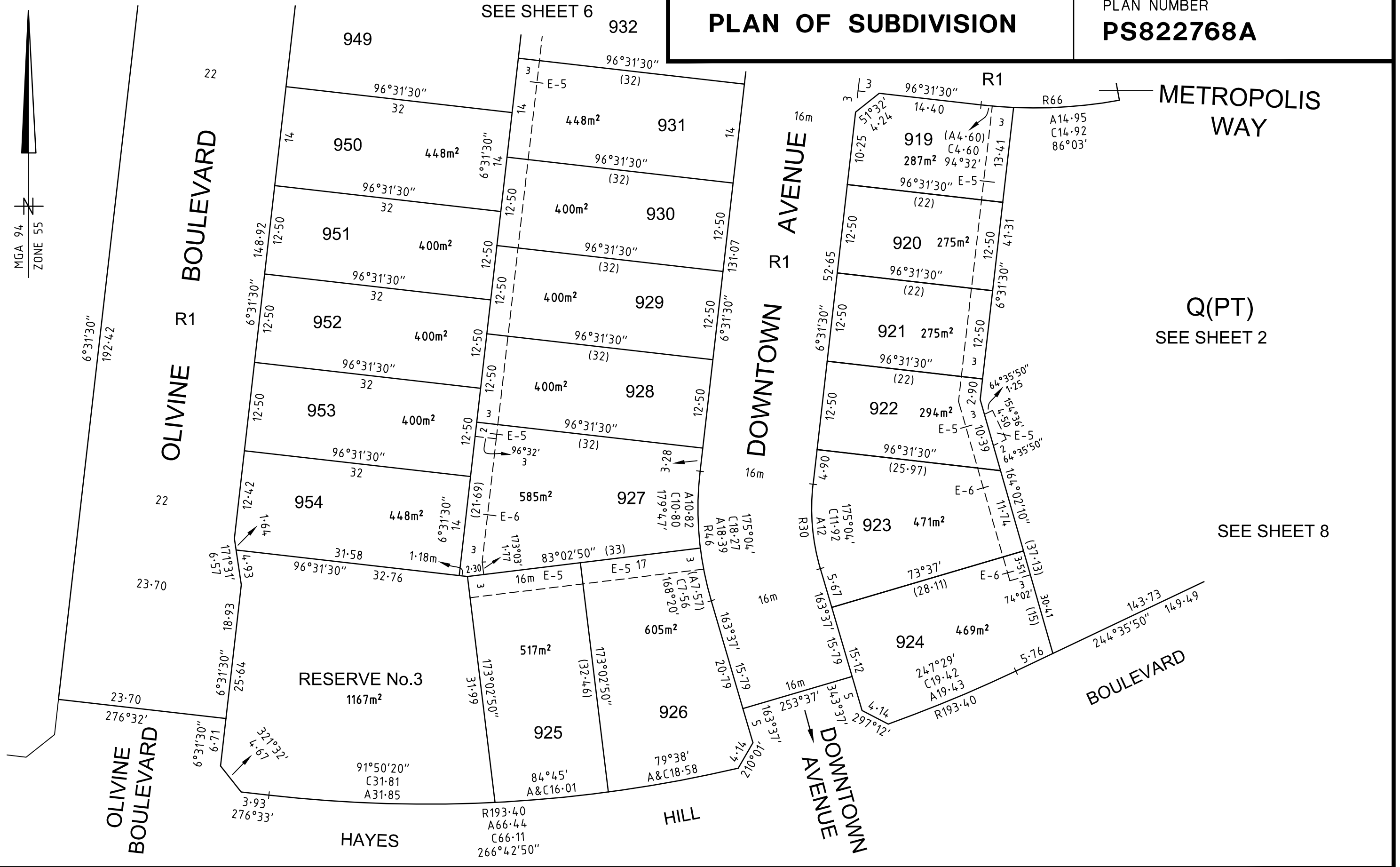
SHEET 5



SEE SHEET 6

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METROPOLIS WAY

Q(PT)
SEE SHEET 2

SEE SHEET 8

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

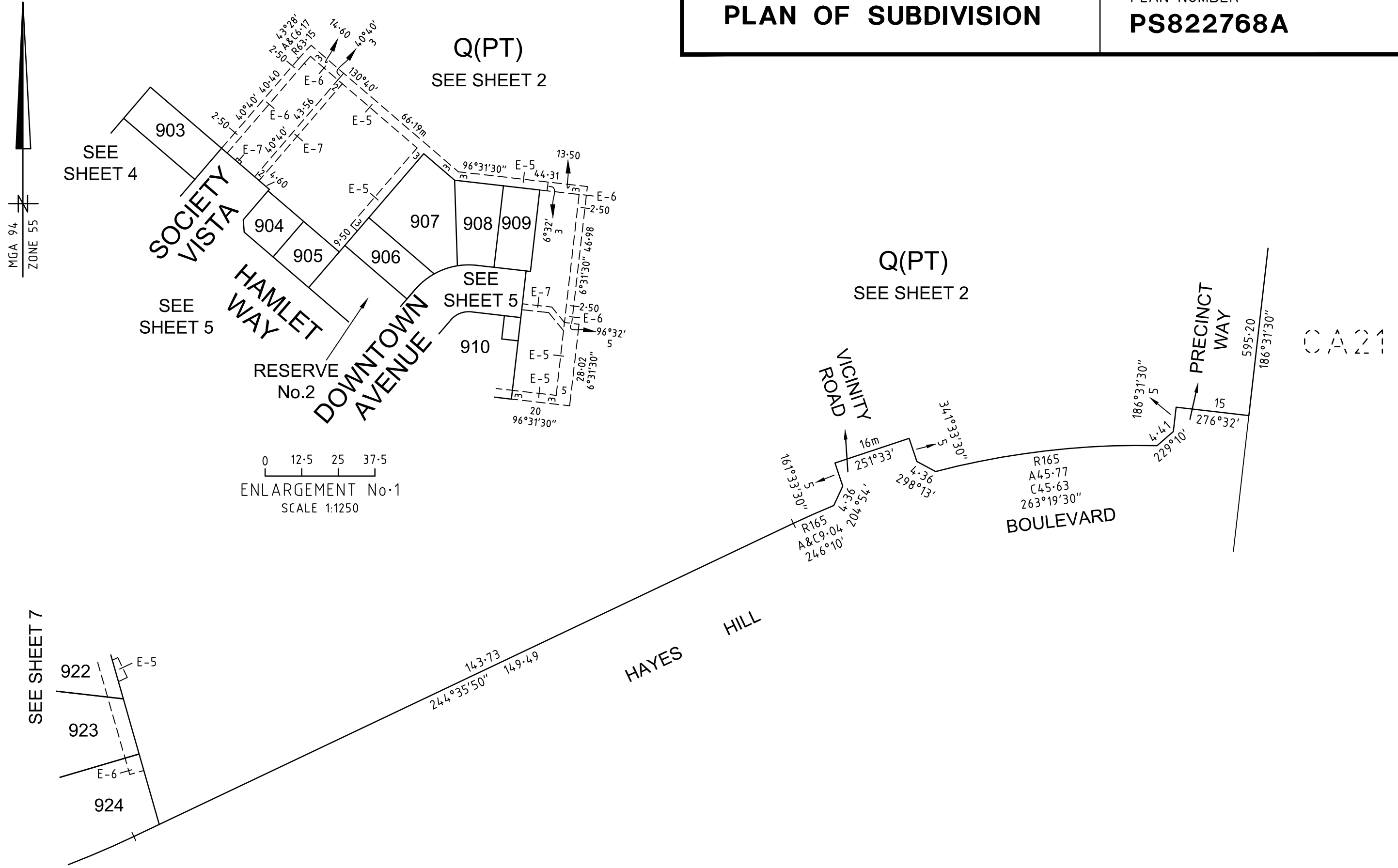
SHEET 7

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 822768A by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 901 to 954 (both inclusive) & Lots 959 to 962 (both inclusive).

Land to be benefited: Lots 901 to 954 (both inclusive) & Lots 959 to 962 (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 904, 905, 906, 917, 919, 924, 925, 926, 939, 940, 942, 954, 959, and 962 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) Develop a burdened lot with a width of 10 metres or less measured at the applicable setback from the front (road) boundary of the lot, with a garage other than a single garage where access is proposed from the front (road) boundary.
- 4) For Lots 904, 905, 917, 918, 919, 920, 921 and 922 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 918, 920, 921 and 922 are Type A lot, and
 - b) For Lots 904, 905, 917 and 919 are Type B lots,
 Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 5) For Lots 906, 924, 925, 942, 946, 951, 954 & 960 to 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.

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

Clauses 5 to 11 above (both inclusive) will cease to have effect after 31 December 2028.

Nothing in this restriction 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/>



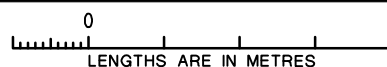
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ORIGINAL SHEET
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SHEET 9

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