


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS817166K	
<div>LOCATION OF LAND</div> <div>PARISH: KALKALLO</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 22 (PART)</div> <div>TITLE REFERENCES: Vol. 12180 Fol. 485</div> <div>LAST PLAN REFERENCE/S: PS813579E (LOT L)</div> <div>POSTAL ADDRESS: 1025 DONNYBROOK ROAD (At time of subdivision) DONNYBROOK, 3064</div> <div>MGA94 Co-ordinates (of approx centre of land in plan)E 323 300 N 5843 500 ZONE 55</div>			<div>COUNCIL NAME: CITY OF WHITTLESEA</div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 to 500 (BOTH INCLUSIVE) AND LOTS 590 to 596 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>EASEMENTS E-2, E-3 AND E-8 TO E-10 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION A AFFECTING LOTS 512, 516, 530, 533, 552, 555, 559, 564, 566, 567 AND 576 SEE SHEET 12.</div> <div>FOR RESTRICTION B AFFECTING LOTS 501 TO 589 (BOTH INCLUSIVE), AND LOTS 597 AND 598 SEE SHEET 13.</div> <div>FOR RESTRICTION C AFFECTING LOTS 501 TO 589 (BOTH INCLUSIVE), AND LOTS 597 AND 598 SEE SHEET 14.</div> <div>FOR RESTRICTION D AFFECTING LOTS 570 AND 576 SEE SHEET 15.</div> <div>FOR RESTRICTION E AFFECTING LOTS 501 TO 589 (BOTH INCLUSIVE) AND LOTS 597 AND 598 SEE SHEET 16.</div>	
ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2		CITY OF WHITTLESEA CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICES PTY LTD CITY OF WHITTLESEA			
NOTATIONS					
<div>DEPTH LIMITATION NIL</div> <div>STAGING This is/is not a staged subdivision. Planning permit No. 717121</div> <div>SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): 30, 50, 51, 55, 77 and 95 (KALKALLO)</div> <div>PROCLAIMED SURVEY AREA: N/A</div> <div>THIS IS A SPEAR PLAN.</div> <div>OLIVINE 5A 6.714ha</div> <div>91 LOTS</div>					
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	WAY	SEE PLAN	PS804566Q	LOT A ON PS804566Q	
E-1	WAY	SEE PLAN	PS811330G	LOT B ON PS811330G	
E-4	DRAINAGE	SEE PLAN	PS813579E	CITY OF WHITTLESEA	
E-4	SEWERAGE	SEE PLAN	PS813579E	YARRA VALLEY WATER CORPORATION	
E-5	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA	
E-6	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION	
SEE SHEET 2 FOR CONTINUATION					
<div>1700S-05A VER J.DWG BC/RW</div> <div><div>Melbourne Survey T 9869 0813</div></div>			SURVEYOR REF: 1700s-05A		ORIGINAL SHEET SIZE: A3
			GERALD DONN	VERSION J	SHEET 1 OF 16

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DISTRIBUTION AND TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 OF THE GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-7	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-7	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-11	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-12	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	SEE PLAN	PS808024H	CITY OF WHITTLESEA
E-14	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA



Melbourne Survey

SMEC

T 9869 0813

REF 1700s-05A

1700S-05A VER J.DWG BC/RW

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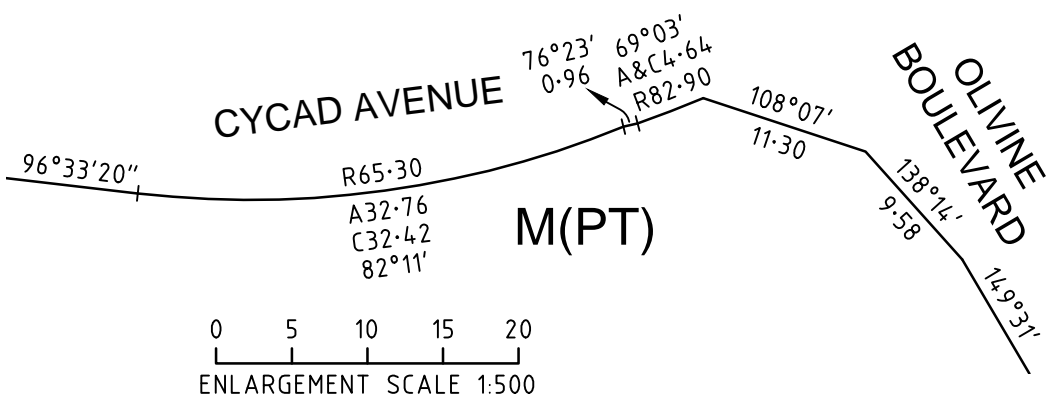
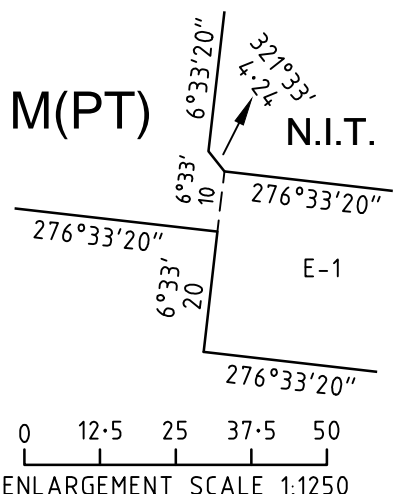
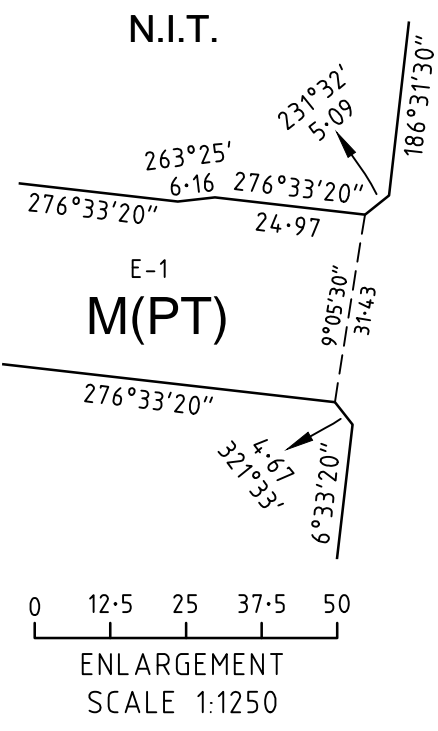
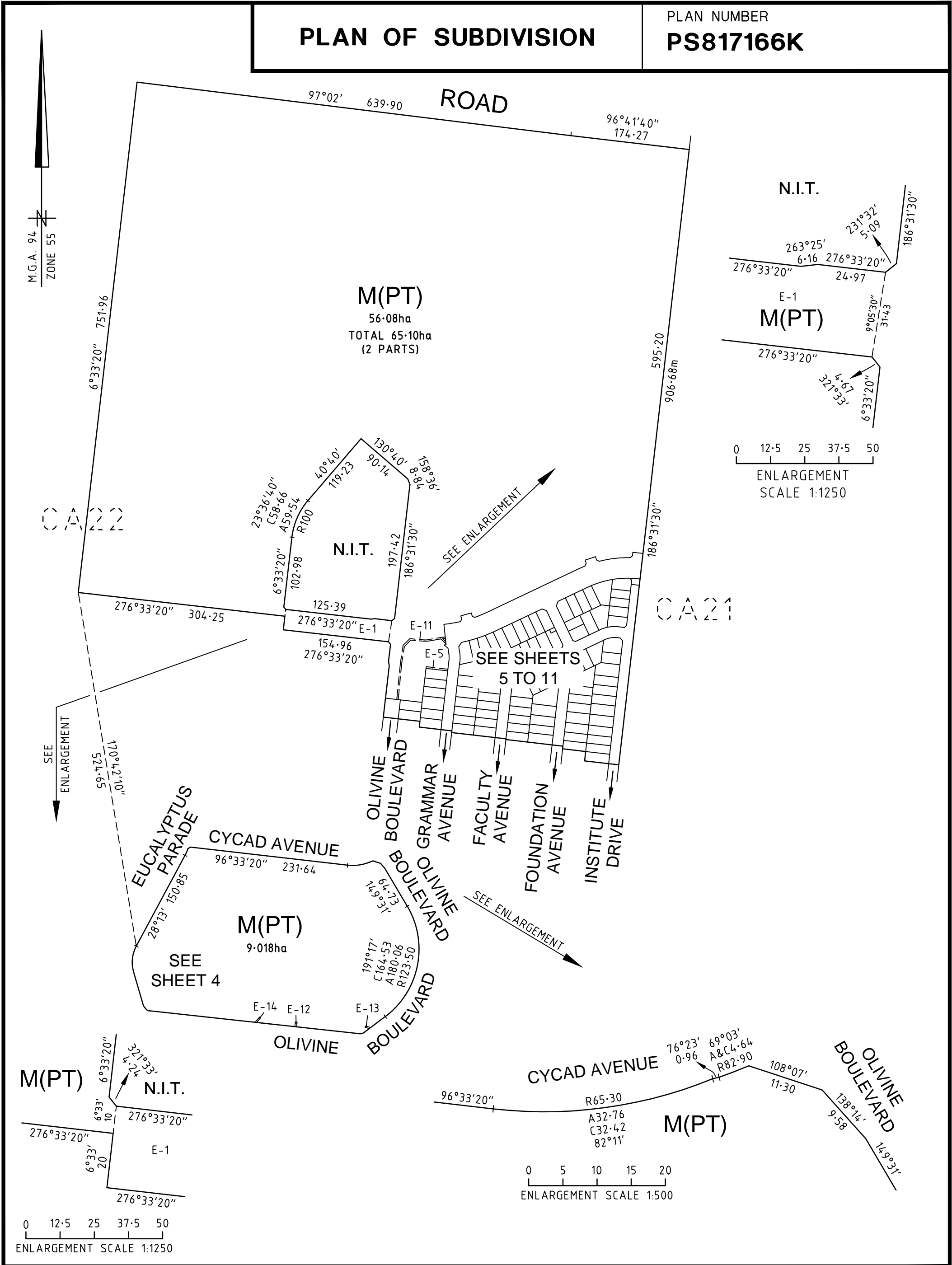
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ORIGINAL SHEET
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SHEET 2

PLAN OF SUBDIVISION

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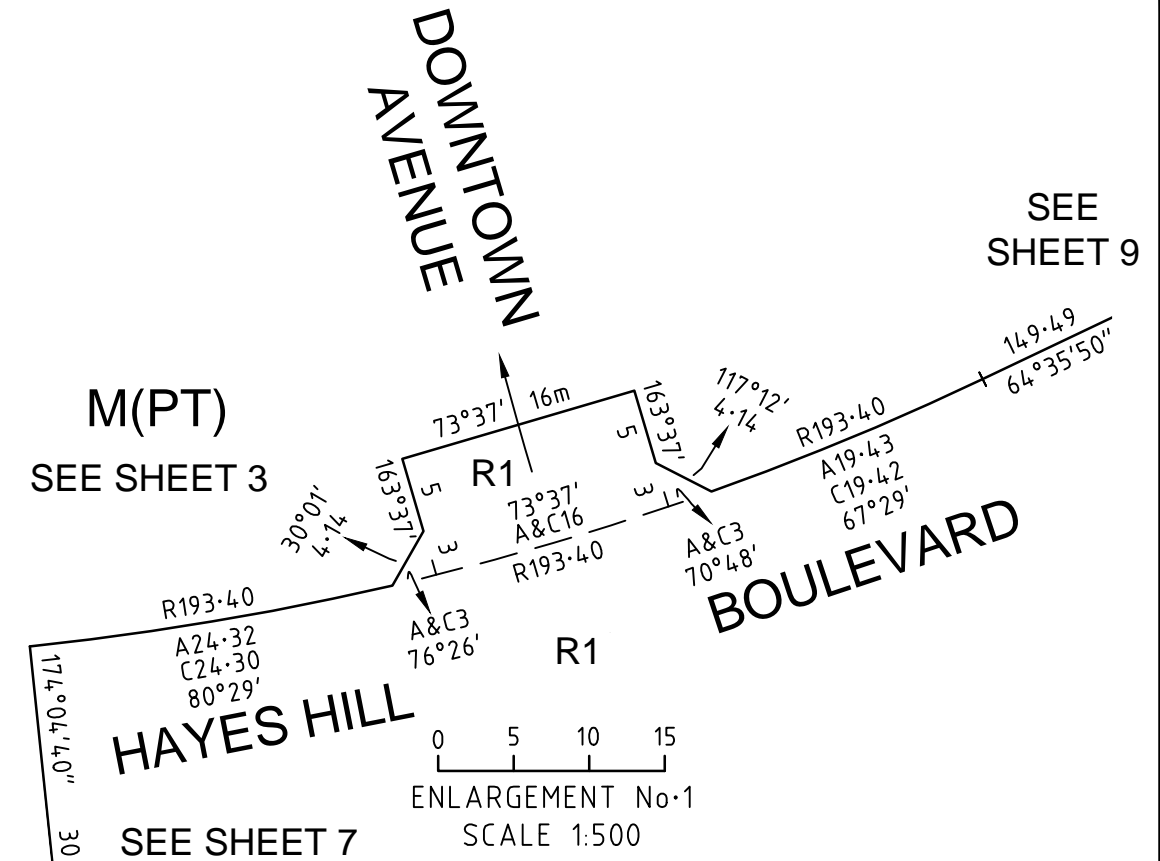
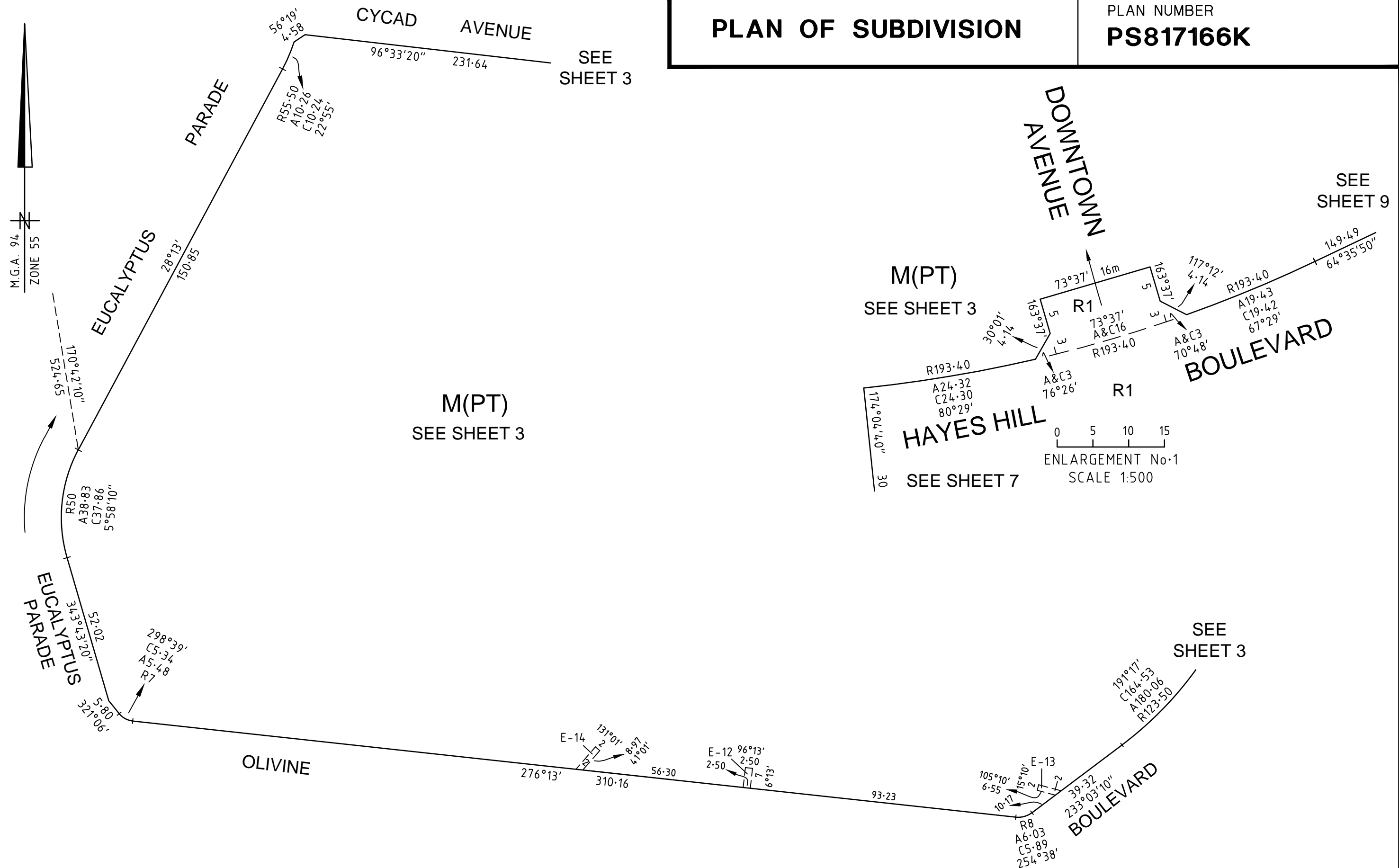
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Melbourne Survey T 9869 0813 REF 1700s-05A

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GERALD DONN	VERSION J

ORIGINAL SHEET SIZE: A3	SHEET 3
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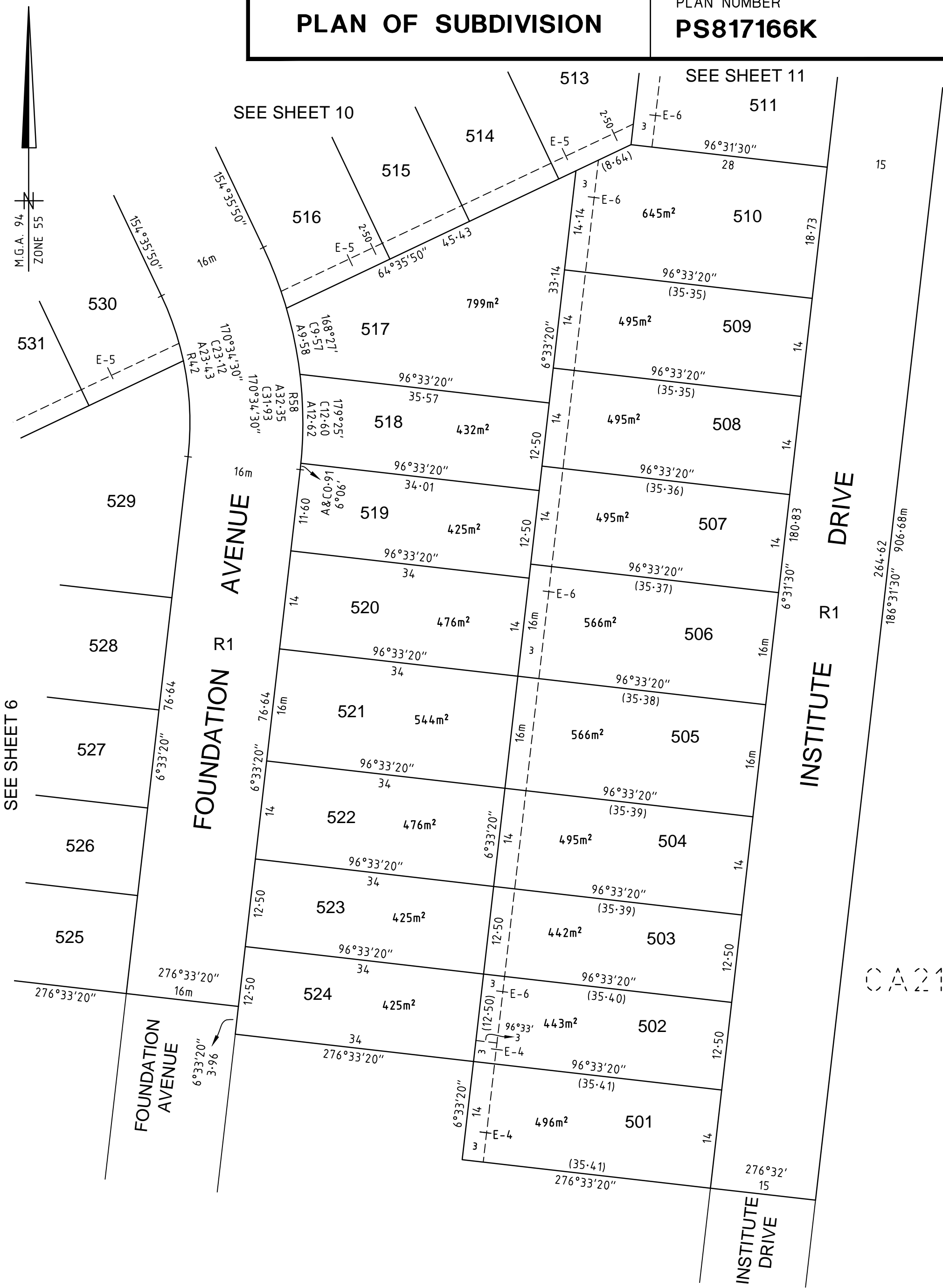
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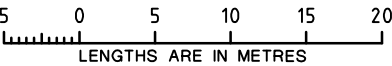


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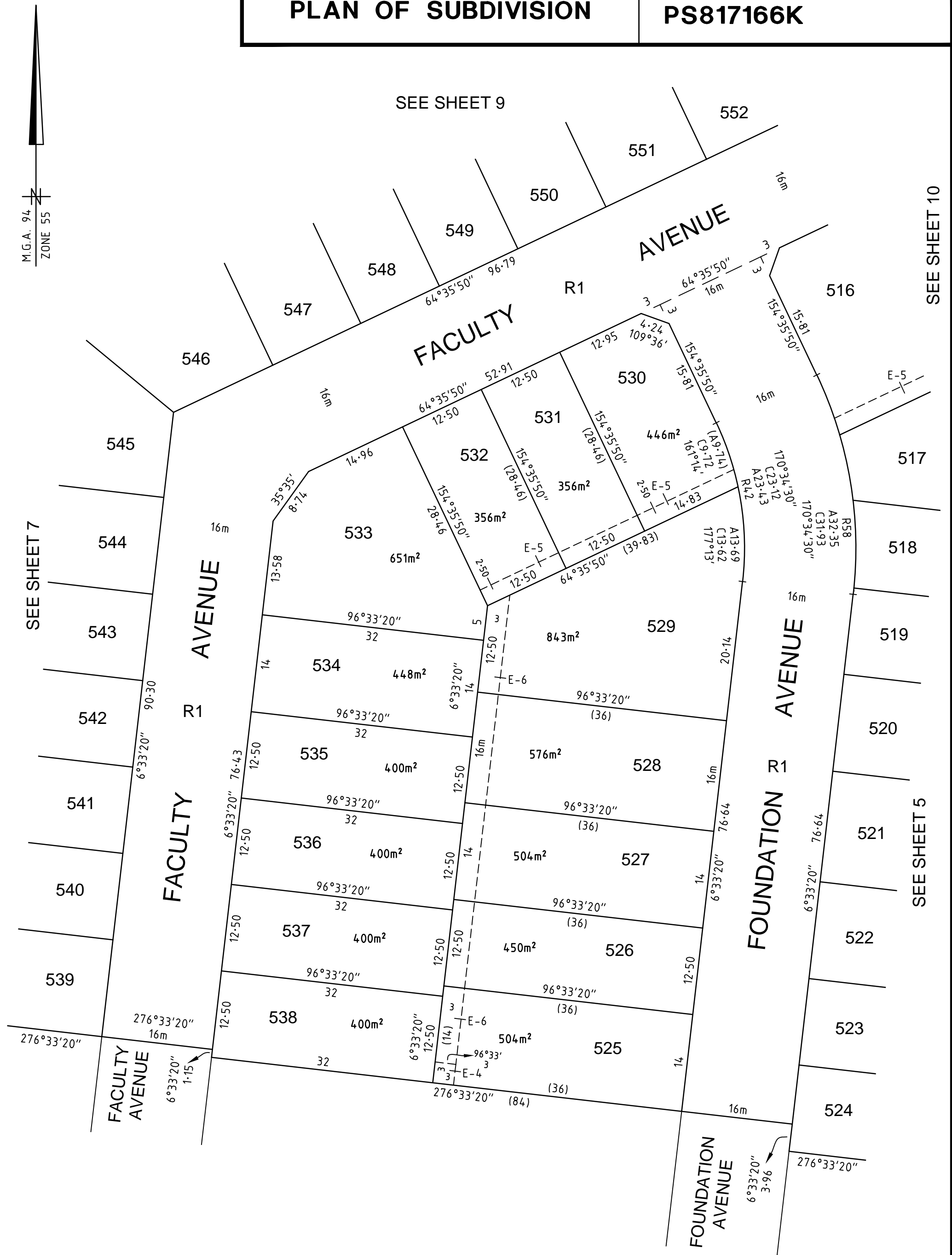


GERALD DONN VERSION J

ORIGINAL SHEET
SIZE: A3

SHEET 5

PLAN NUMBER
PS817166K



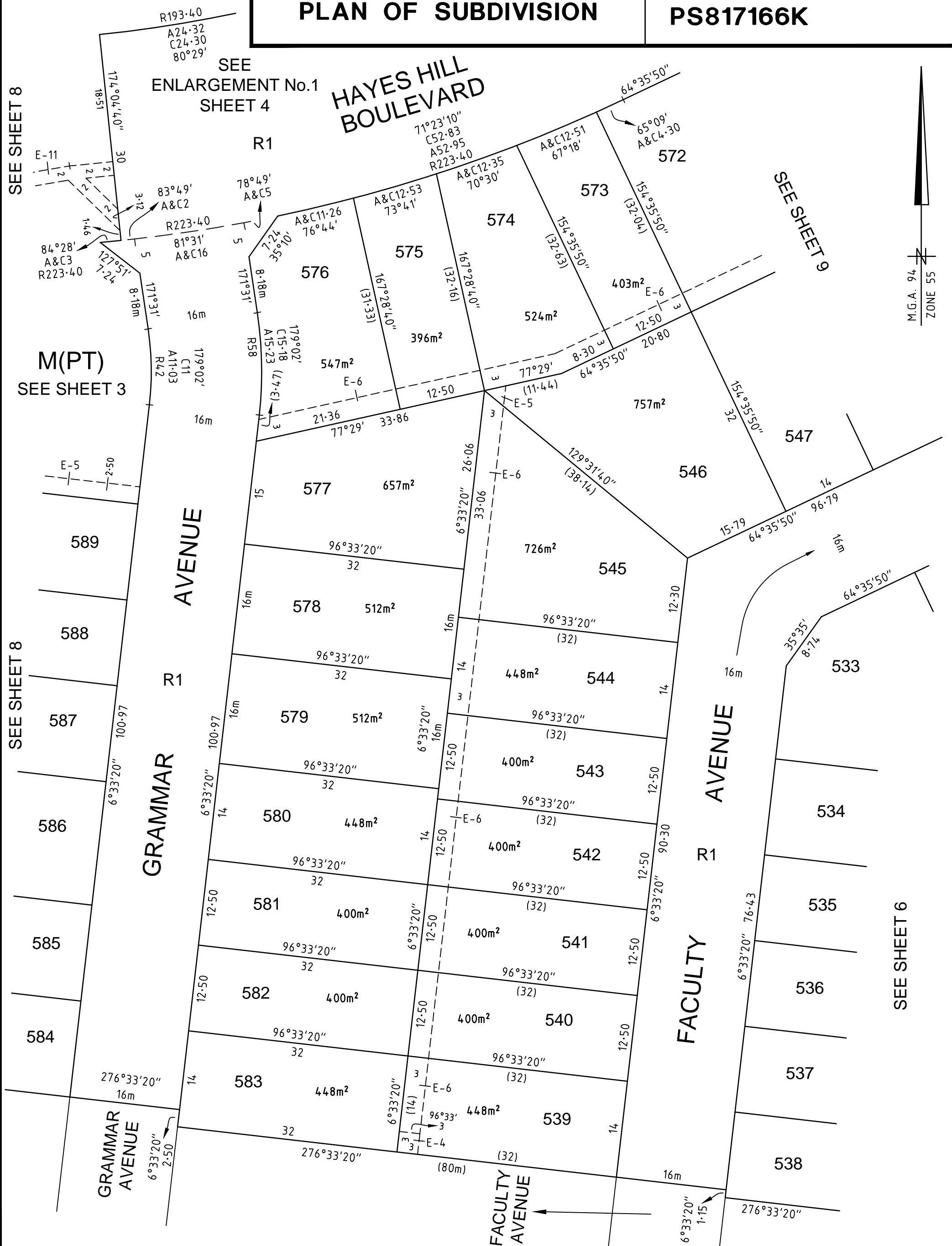
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REF 1700s-05A

VERSION J

SHEET 6

PLAN NUMBER
PS817166K



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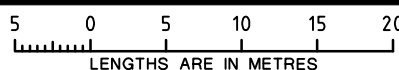


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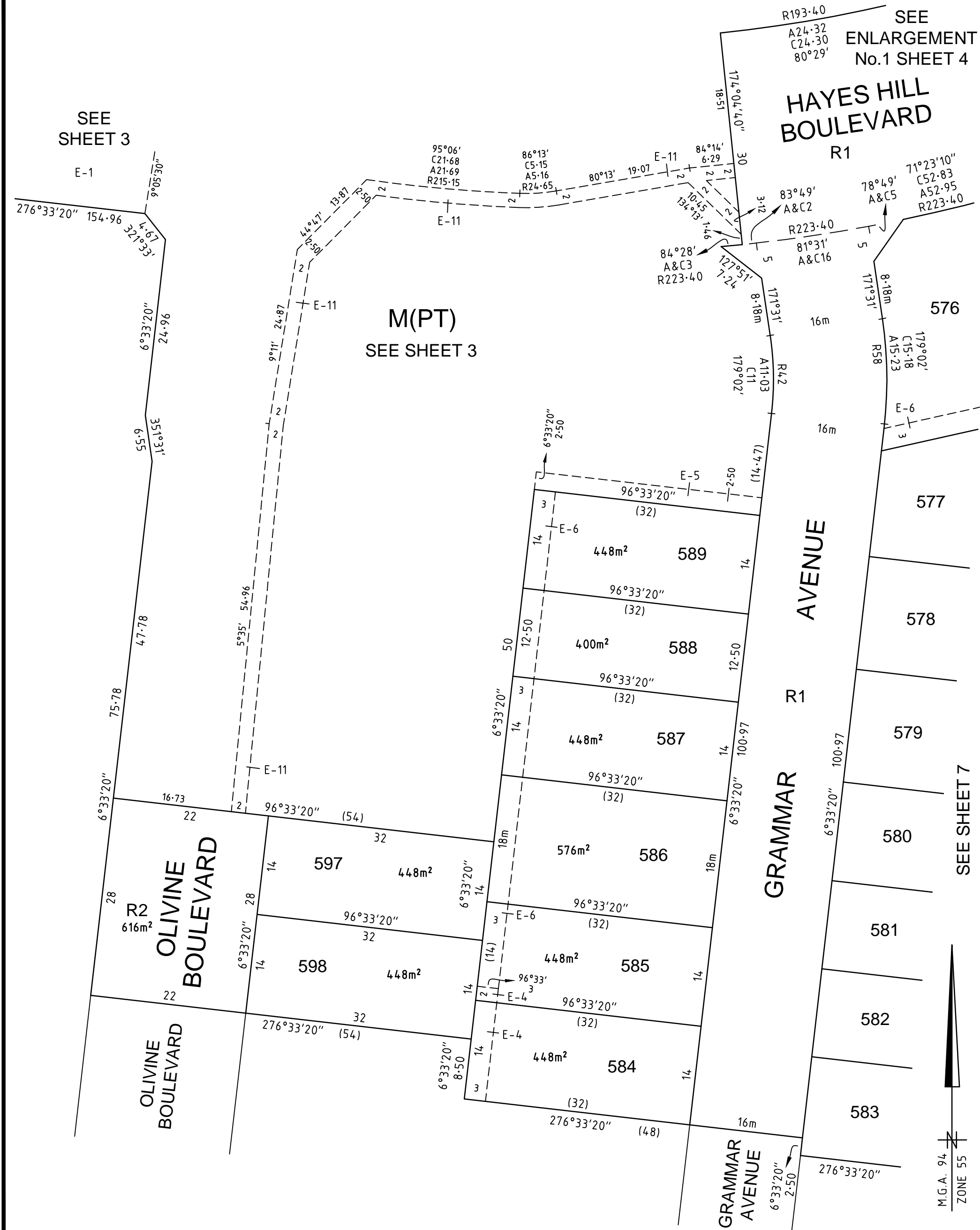
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SHEET 7

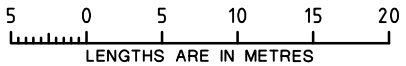
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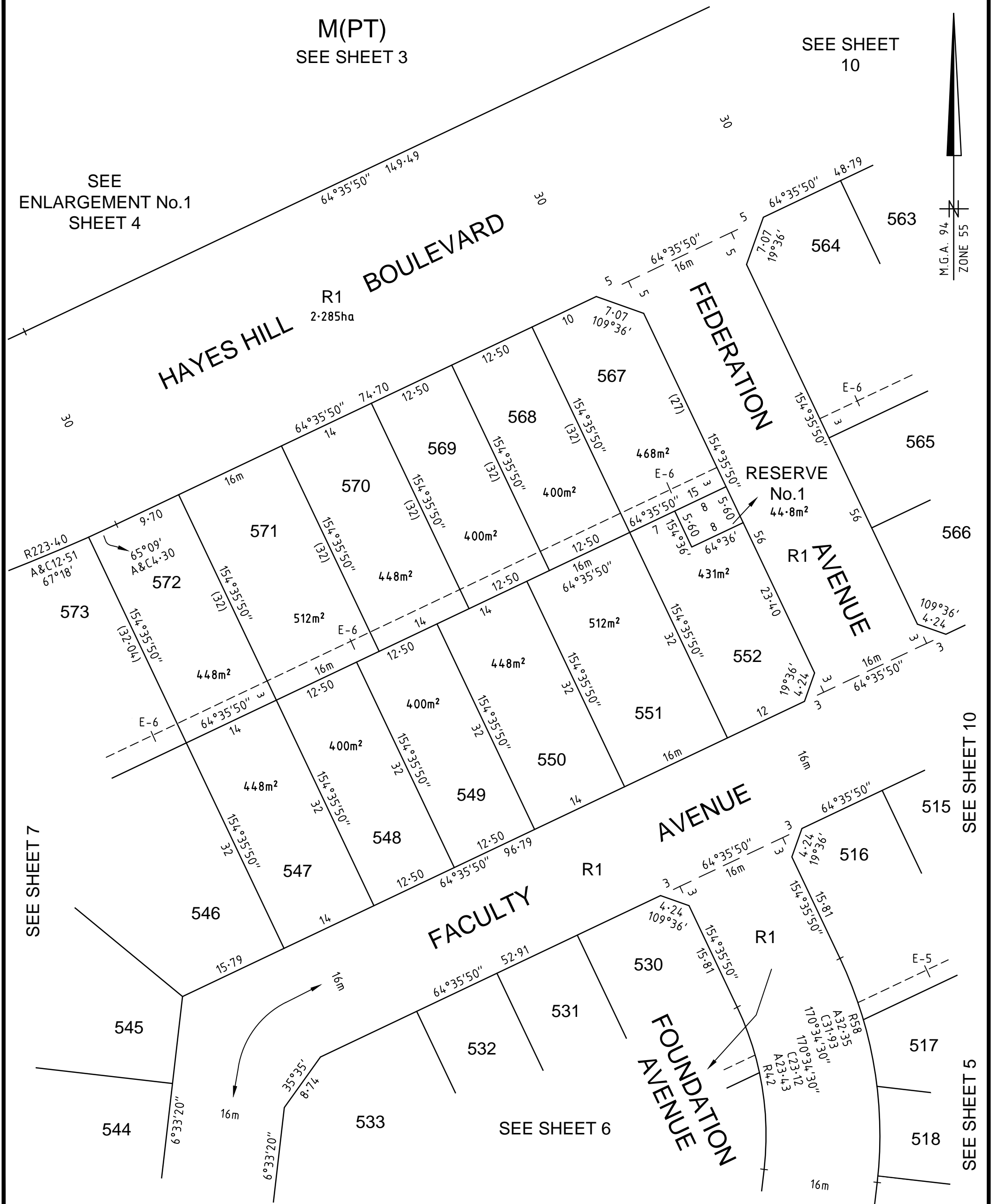
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ORIGINAL SHEET
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SHEET 8

PLAN NUMBER
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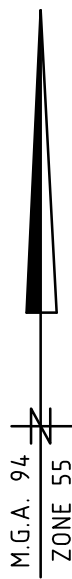
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SHEET 9

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M(PT)
SEE SHEET 3

SEE SHEET 11

BOULEVARD

HAYES HILL

FEDERATION

AVENUE

AVENUE

FACULTY

FOUNDATION
AVENUE

SEE SHEET 9

SEE SHEET 11

SEE SHEET 11

SEE SHEET 6

SEE SHEET 5

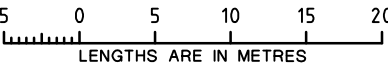


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Melbourne Survey T 9869 0813 REF 1700s-05A

1700S-05A VER J.DWG BC/RW

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 10

GERALD DONN

VERSION J

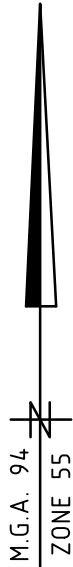
PLAN OF SUBDIVISION

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M(PT)
SEE SHEET 3

VICINITY
ROAD

PRECINCT
WAY



HAYES HILL
BOULEVARD

SEE SHEET 10

SEE SHEET 10

FACULTY AVENUE

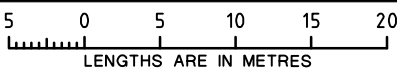
INSTITUTE

SEE SHEET 5



1700S-05A VER J.DWG BC/RW

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 11

GERALD DONN

VERSION J

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 512, 516, 530, 533, 552, 555, 559, 564, 566, 567, 576.

Land to be benefited: Lots 501 to 589 (both inclusive) and Lots 597, 598.

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:

- Corner Lots
- 1) Construct a double storey dwelling located on a corner lot, where the side wall on the first level (upper storey) facing the secondary (side) street frontage is 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.



CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 501 to 589 (both inclusive) and Lots 597 and 598.

Land to be benefited: Lots 501 to 589 (both inclusive) and Lots 597and 598.

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:

Garages

- 1) Construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the lot.



CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 501 to 589 (both inclusive) and Lots 597 and 598.

Land to be Benefited: Lots 501 to 589 (both inclusive) and Lots 597 and 598.

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot on this plan shall not and shall not permit any other person under its control or direction to:

- 1) Develop the land other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 2) Erect or affix any sign or notice on the burdened lot.
- 3) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 4) 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.
- 5) Consolidate or seek to consolidate any burdened lot with another lot or part of a lot.
- 6) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

These Covenants will cease to have effect after 31 December 2027.
Nothing in this restriction applies to the Vendor.

For the Purposes of this Restriction:

Development means the residential development to be carried out on the land originally comprised in the Parent Title by or on behalf of the Vendor or its successors as developer of that land.

Parent Title means the land which was comprised in Certificate of Title Volume 11354 Folio 717 prior to any subdivision of that title.

Vendor 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.mirvac.com/covenant-guidelines/residential-design-standards-and-guidelines/>

CREATION OF RESTRICTION D

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land to be Burdened and Land to be Benefited:

BURDENED LOT No.	BENEFITING LOTS
570	549, 550, 569, 571
576	575, 577

Description of Restriction

Except with the written consent of Mirvac 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:

Double Storey Construction

- 1) Build or allow to be built on the Lot a dwelling house unless it is 2 storeys.



CREATION OF RESTRICTION E

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 501 to 589 (both inclusive) and Lots 597 and 598.

Land to be Benefited: Lots 501 to 589 (both inclusive) and Lots 597 and 598.

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:

Dual Occupancy

- 1) For Lot 512 construct or allow to be constructed any more than two dwellings on that lot, and
- 2) For all other burdened lots on this plan, construct or allow to be constructed any more than one dwelling on the burdened lot.

Expiry

This restriction shall cease to have effect after 31 December 2027.

