

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS825765Q

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS822773H (LOT U)
POSTAL ADDRESS: 100A OLIVINE BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 990
(of approx centre of **N** 5 843 880
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	CITY OF WHITTLESEA
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD

LOTS 1 TO 1100 (BOTH INCLUSIVE) AND 1116 HAVE BEEN OMITTED FROM THIS PLAN.
EASEMENT E-1 TO E-4, AND E-6 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 1101 TO 1115 (BOTH INCLUSIVE) AND 1117 TO 1151 (BOTH INCLUSIVE) SEE SHEET 10.

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.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THOSE PARTS OF SEWERAGE EASEMENT E-6 & DRAINAGE EASEMENT E-7 ON PS822773H AS AFFECTS SOCIETY VISTA ON THIS PLAN.
REMOVAL OF THOSE PARTS OF DRAINAGE & SEWERAGE EASEMENT E-10 & SEWERAGE EASEMENT E-11 ON PS822773H AS AFFECTS VICINITY ROAD ON THIS PLAN.
REMOVAL OF THOSE PARTS OF DRAINAGE EASEMENT E-12 ON PS822773H AS AFFECTS SOCIETY VISTA, COMPASS CRESCENT, MEDIAN GRANGE AND VICINITY ROAD ON THIS PLAN.
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.

OLIVINE 11
3.133ha

50 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 E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS822768A PS822768A	CITY OF WHITTLESEA YARRA VALLEY WATER
E-7	DRAINAGE	SEE PLAN	PS822768A	CITY OF WHITTLESEA
SEE SHEET 2 FOR CONTINUATION				



1700S-11 VER E.DWG BD/RW

SURVEYOR REF: 1700s-11

ORIGINAL SHEET
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SHEET 1 OF 10

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DISTRIBUTION AND TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 OF THE GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-8	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-8	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-9	SEWERAGE	SEE PLAN	PS822773H	YARRA VALLEY WATER
E-10	DRAINAGE	SEE PLAN	PS822773H	CITY OF WHITTLESEA
E-10	SEWERAGE	SEE PLAN	PS822773H	YARRA VALLEY WATER
E-11	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-12	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
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

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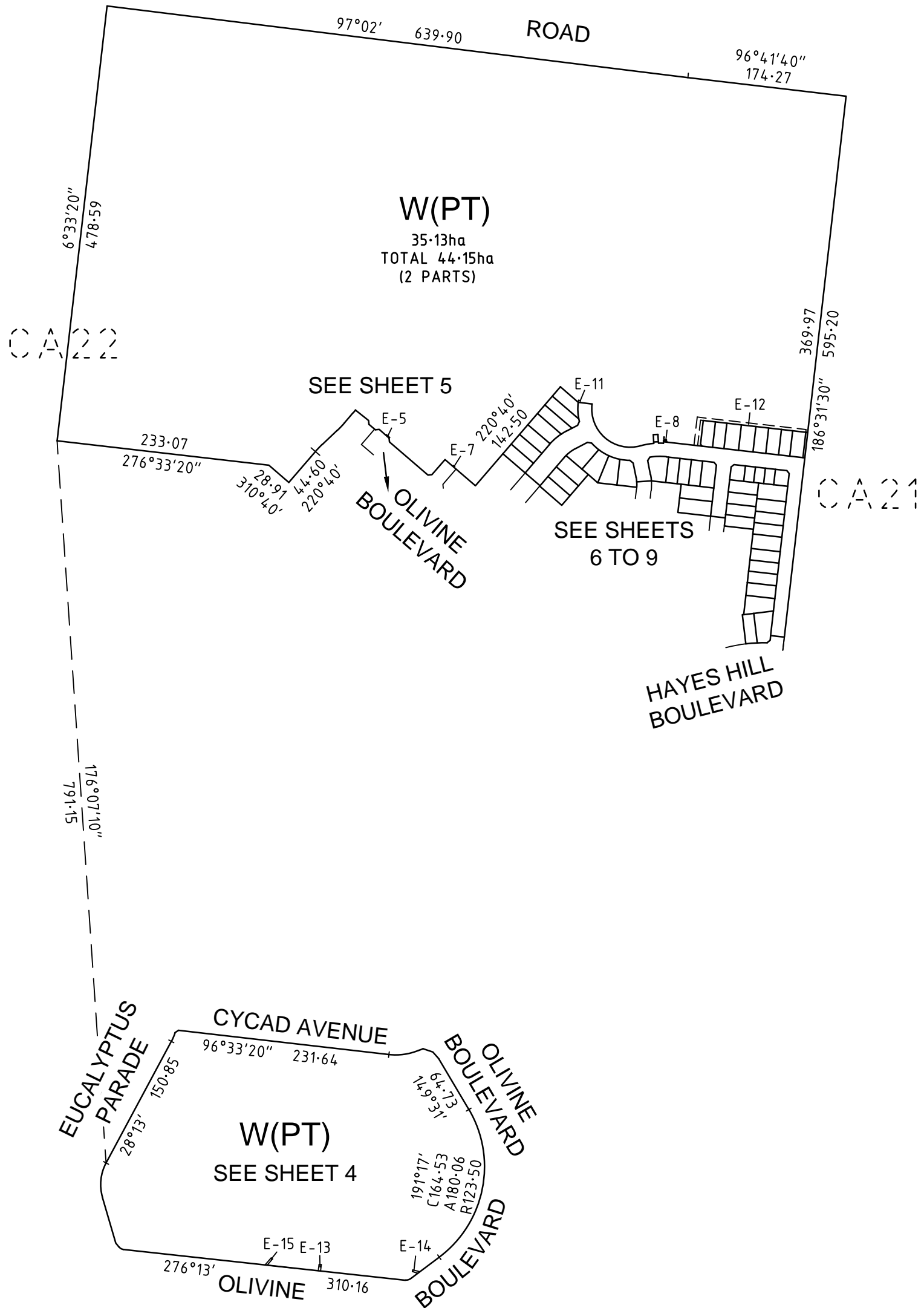
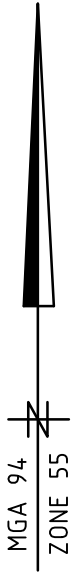
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SHEET 2

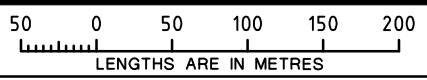
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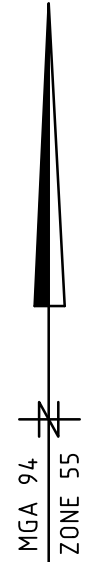
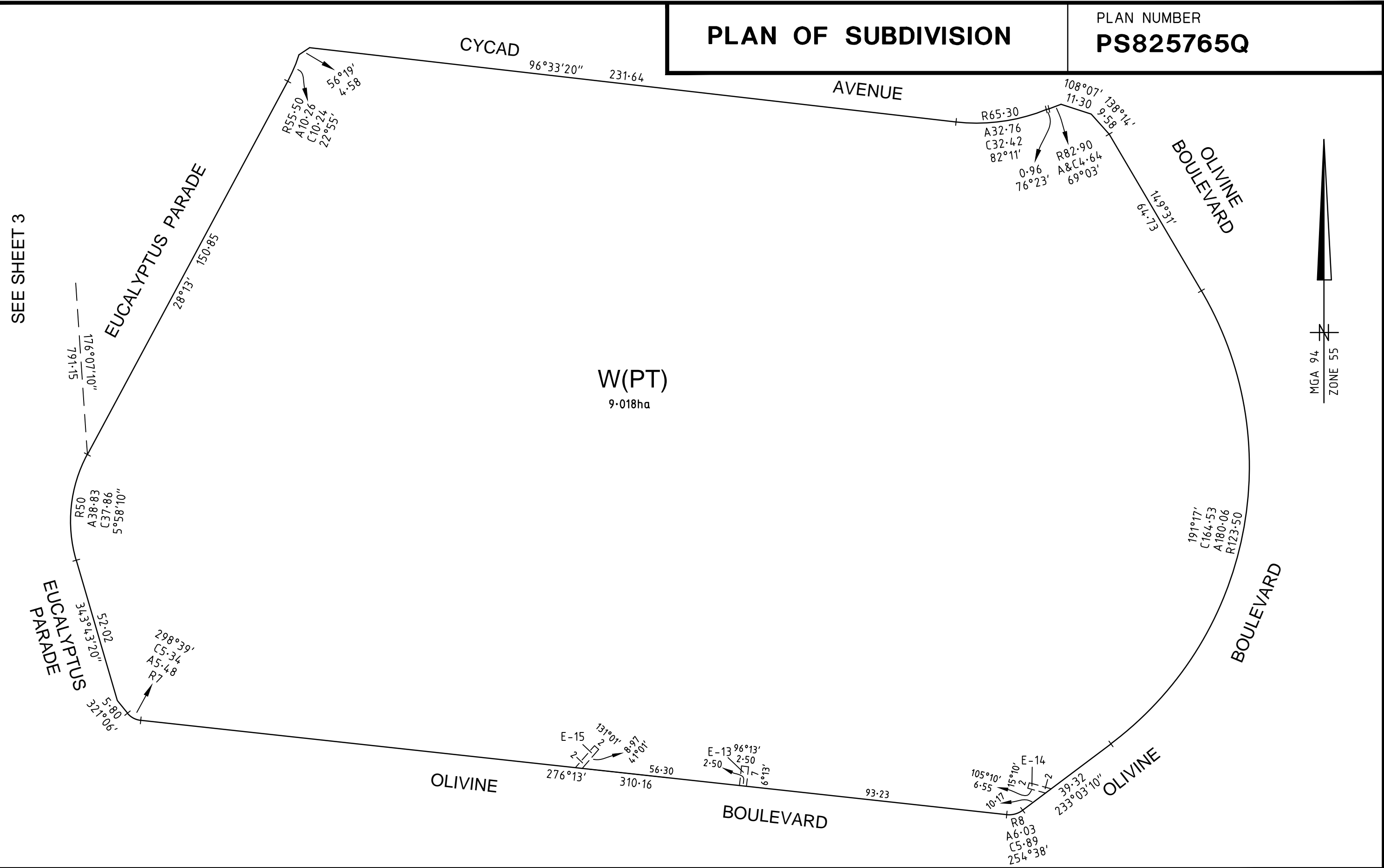
SHEET 3

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SEE SHEET 3

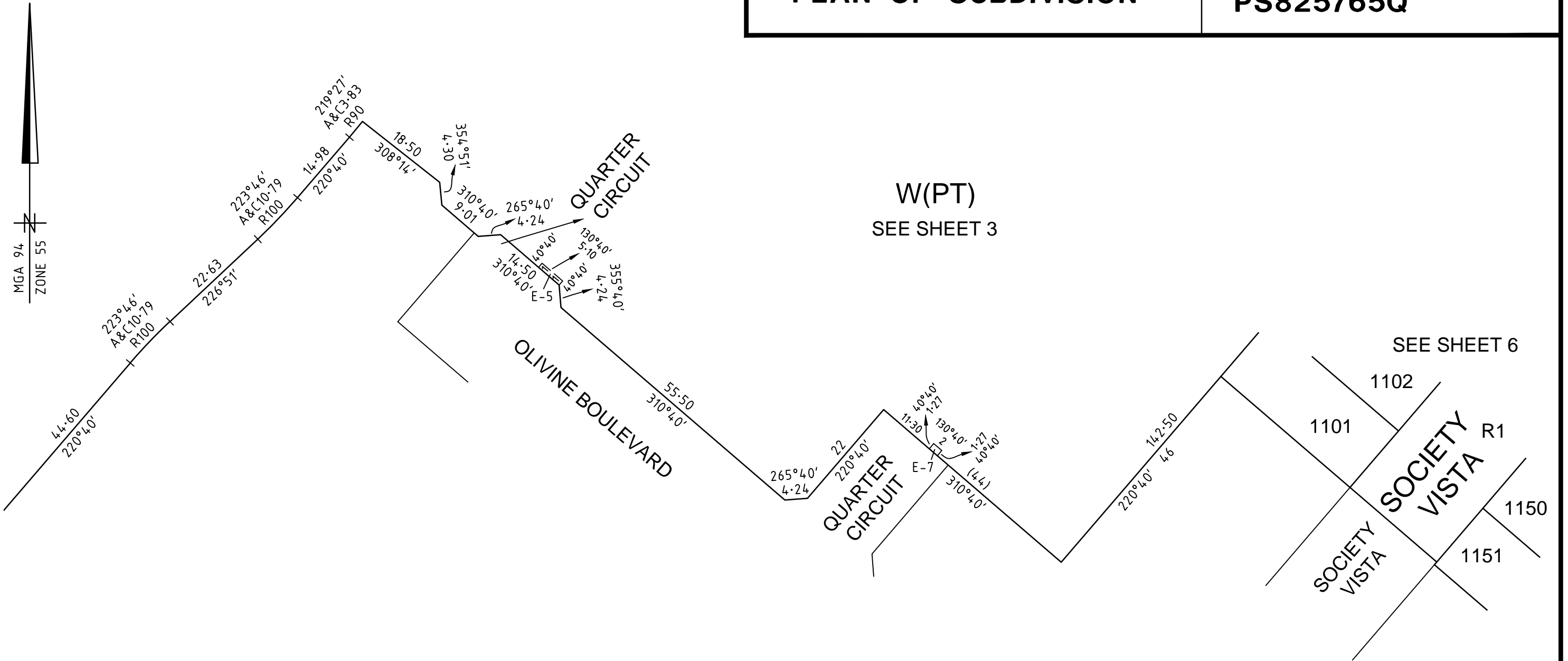
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GERALD DONN		VERSION E	

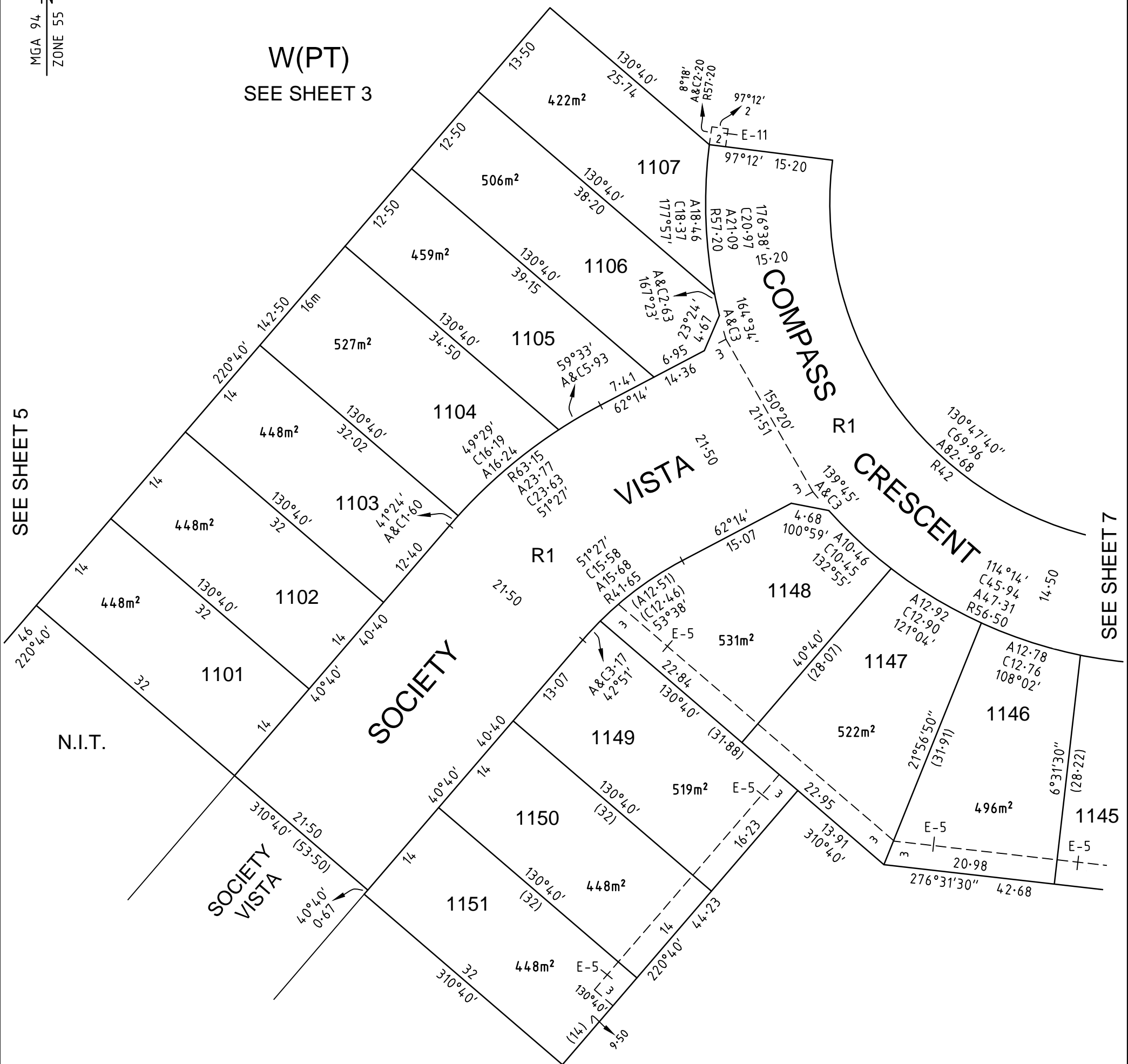
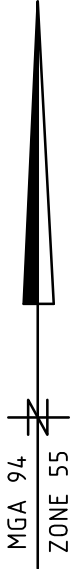
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SEE SHEET 5

W(PT)
SEE SHEET 3

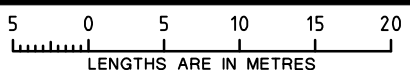
SEE SHEET 7

N.I.T.

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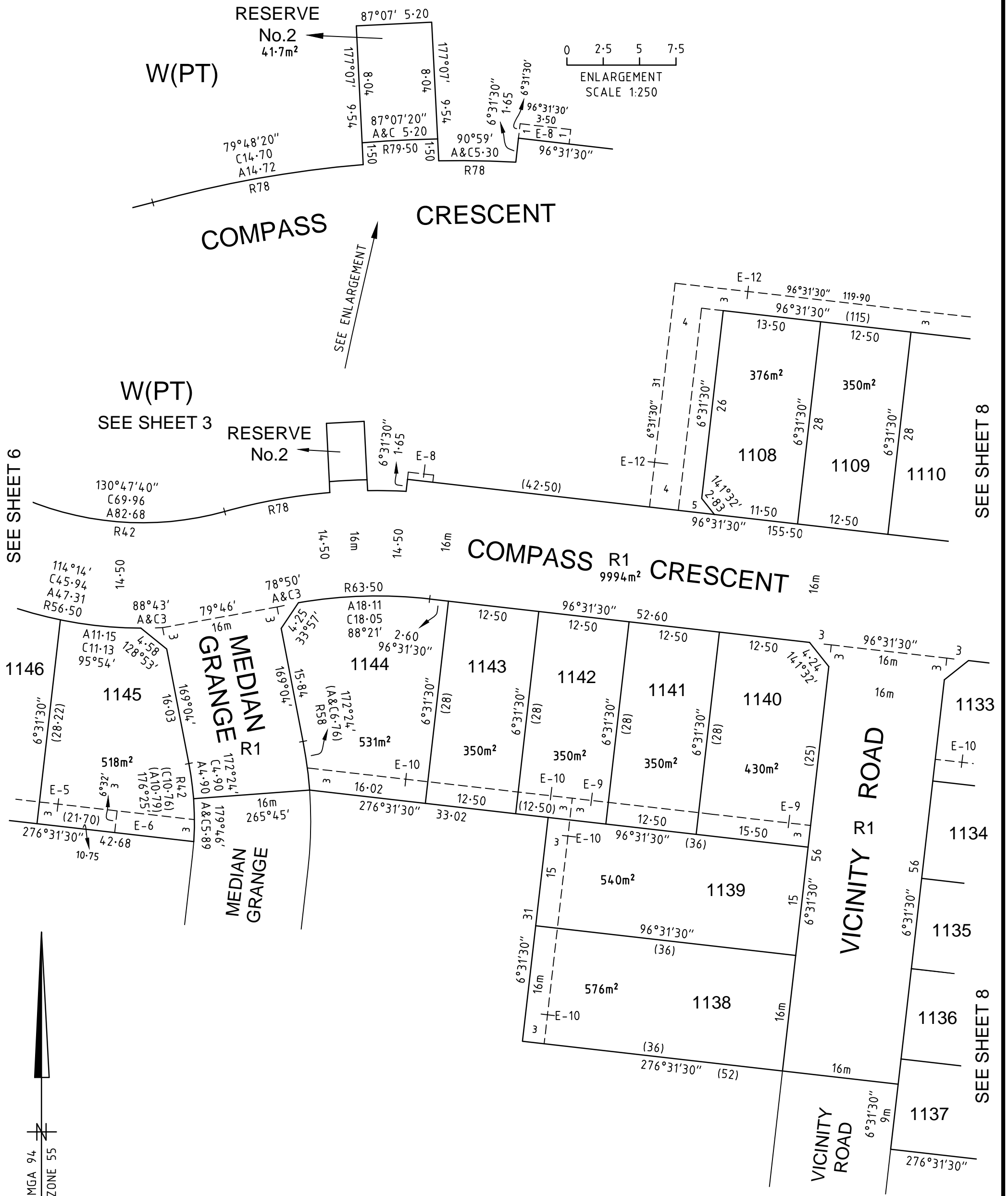
SHEET 6

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MGA 94
ZONE 55



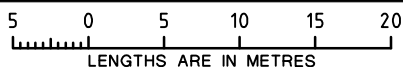
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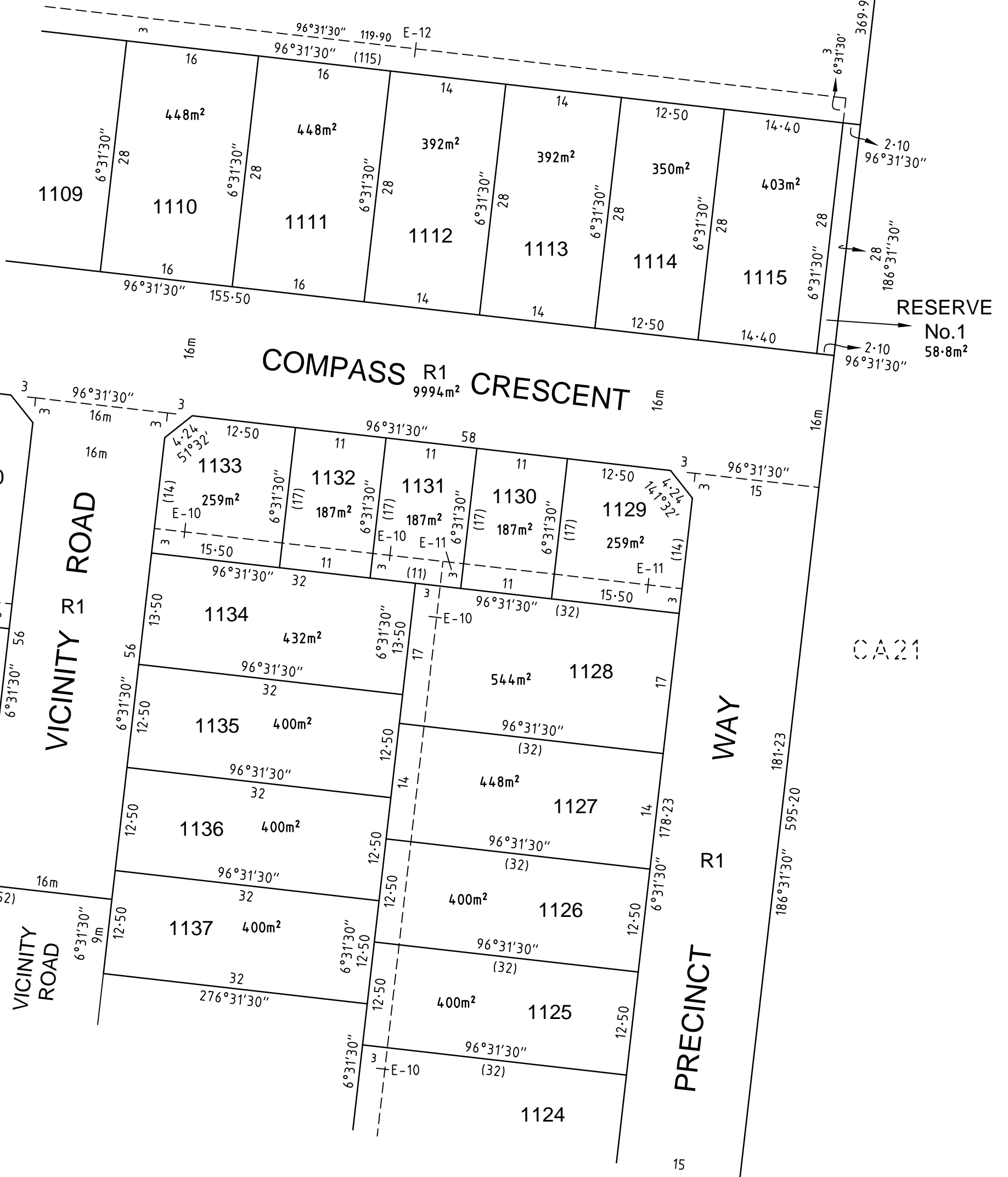
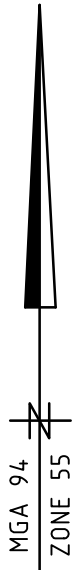
SHEET 7

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SEE SHEET 3

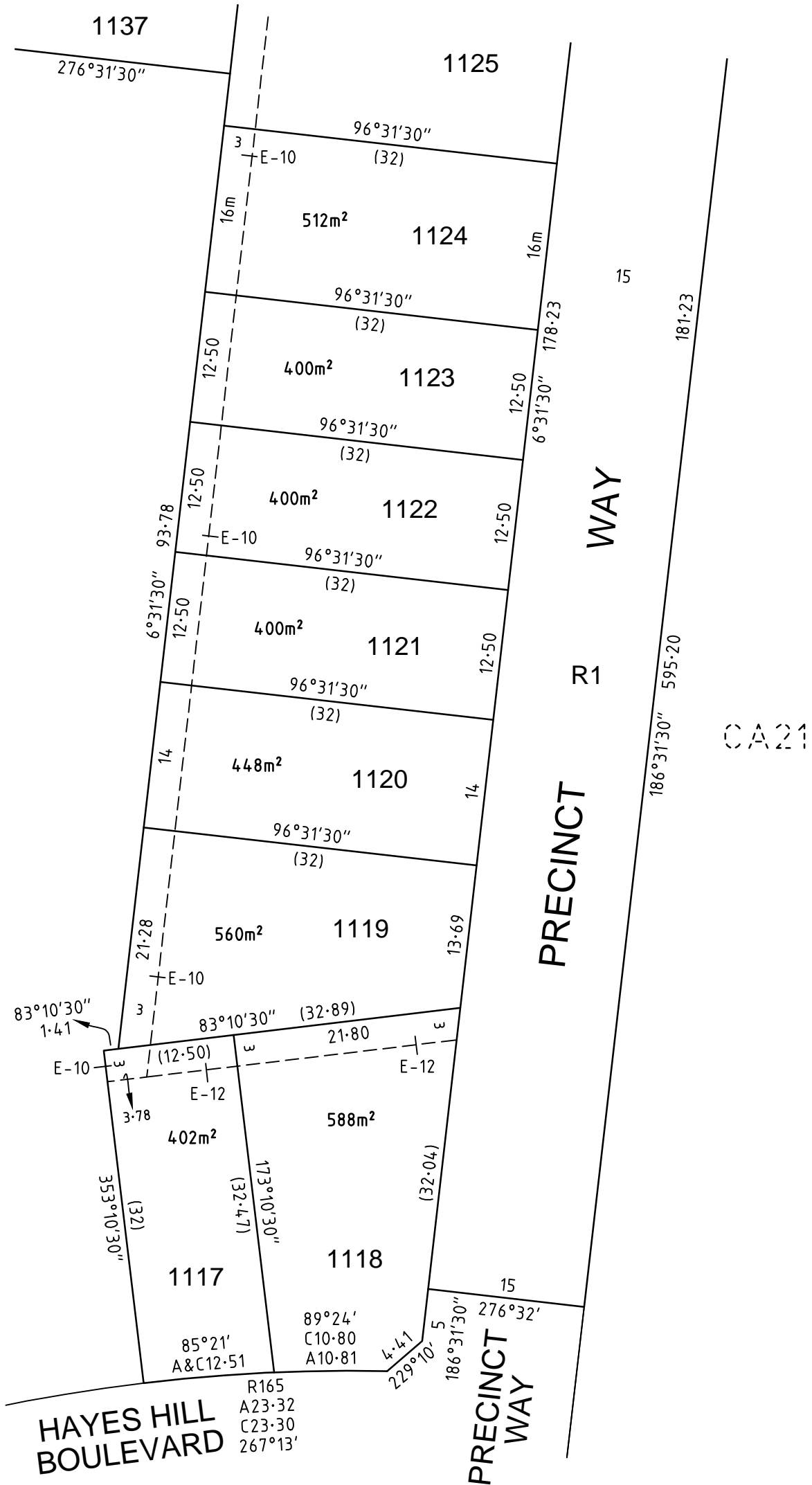
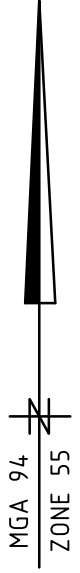
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SEE SHEET 3



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SEE SHEET 8



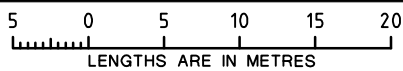
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SHEET 9

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 825765Q by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1101 to 1115 (both inclusive) and 1117 to 1151 (both inclusive).
Land to be benefited: Lots 1101 to 1115 (both inclusive) and 1117 to 1151 (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 1108, 1118, 1129, 1133, 1140, 1144, 1145 and 1148 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 Lot 1115, construct or allow to be constructed on the burdened lot a dwelling other than a two (2) or three (3) storey dwelling that incorporates passive surveillance features such as windows or balconies at the first storey on the east elevation.
- 5) For Lots 1107, 1118, 1122, 1126, 1130, 1131, 1132, 1145 and 1148 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 a benefiting lot on the Plan of Subdivision, immediately adjoining the burdened lot.

- 6) For Lots 1129 to 1133 (both inclusive), 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 Lots 1129 to 1133 (both Inclusive) are Type B lots,
Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 7) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 8) Erect or affix any sign or notice on the burdened lot.
- 9) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 10) 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.
- 11) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 12) 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 12 above (both inclusive) will cease to have effect after 31 December 2029.

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/>

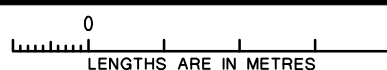


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SHEET 10

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