

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS833865Q**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 22 (PART)  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS825765Q (LOT W)  
**POSTAL ADDRESS:** 100A OLIVINE BOULEVARD  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** **E** 323 660  
(of approx centre of **N** 5 843 880  
land in plan) **ZONE** 55

Council Name: Whittlesea City Council  
Council Reference Number: 610217  
Planning Permit Reference: 717158  
SPEAR Reference Number: S151197B

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Carolyn Leatham for Whittlesea City Council on 11/08/2020

## 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	CITY OF WHITTLESEA

LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 1201 TO 1242 SEE SHEET 9.  
(PT) DENOTES PART.

**OTHER PURPOSES OF THE PLAN:**  
REMOVAL OF SEWERAGE EASEMENT E-11 ON PS825765Q AS AFFECTS COMPASS CRESCENT ON THIS PLAN.

REMOVAL OF WATER SUPPLY (THROUGH UNDERGROUND PIPES), DISTRIBUTION AND TRANSMISSION OF GAS, POWERLINE, TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES) EASEMENT E-8 ON PS825765Q AS AFFECTS ATLAS WAY ON THIS PLAN.

REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-12 ON PS825765Q AS AFFECTS ORBIT LANE 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.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

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):  
PM30, PM50, PM51, PM54, PM55, PM77 & PM95 (KALKALLO) AND  
PM33 & PM36 (MERRIANG)

PROCLAIMED SURVEY AREA: N/A

**OLIVINE 12**  
**3.546ha**

**43 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-1	DRAINAGE	SEE PLAN	PS822768A	CITY OF WHITTLESEA
E-1	SEWERAGE	SEE PLAN	PS822768A	YARRA VALLEY WATER
E-2	DRAINAGE	SEE PLAN	PS822768A	CITY OF WHITTLESEA
E-3	DRAINAGE	SEE PLAN	PS825765Q	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS825765Q	YARRA VALLEY WATER
E-4	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER
E-6	DRAINAGE	SEE PLAN	PS808024H	CITY OF WHITTLESEA

SEE SHEET 2 FOR CONTINUATION



1700S-12 VER E.DWG AA/RW

SURVEYOR REF: 1700s-12

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 9

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-8	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-9	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-10	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-11	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER
E-12	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-12	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-13	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-13	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-13	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER

1700S-12 VER E.DWG AA/RW



**SMEC**

Melbourne Survey T 9869 0813

REF 1700s-12

ORIGINAL SHEET  
SIZE: A3

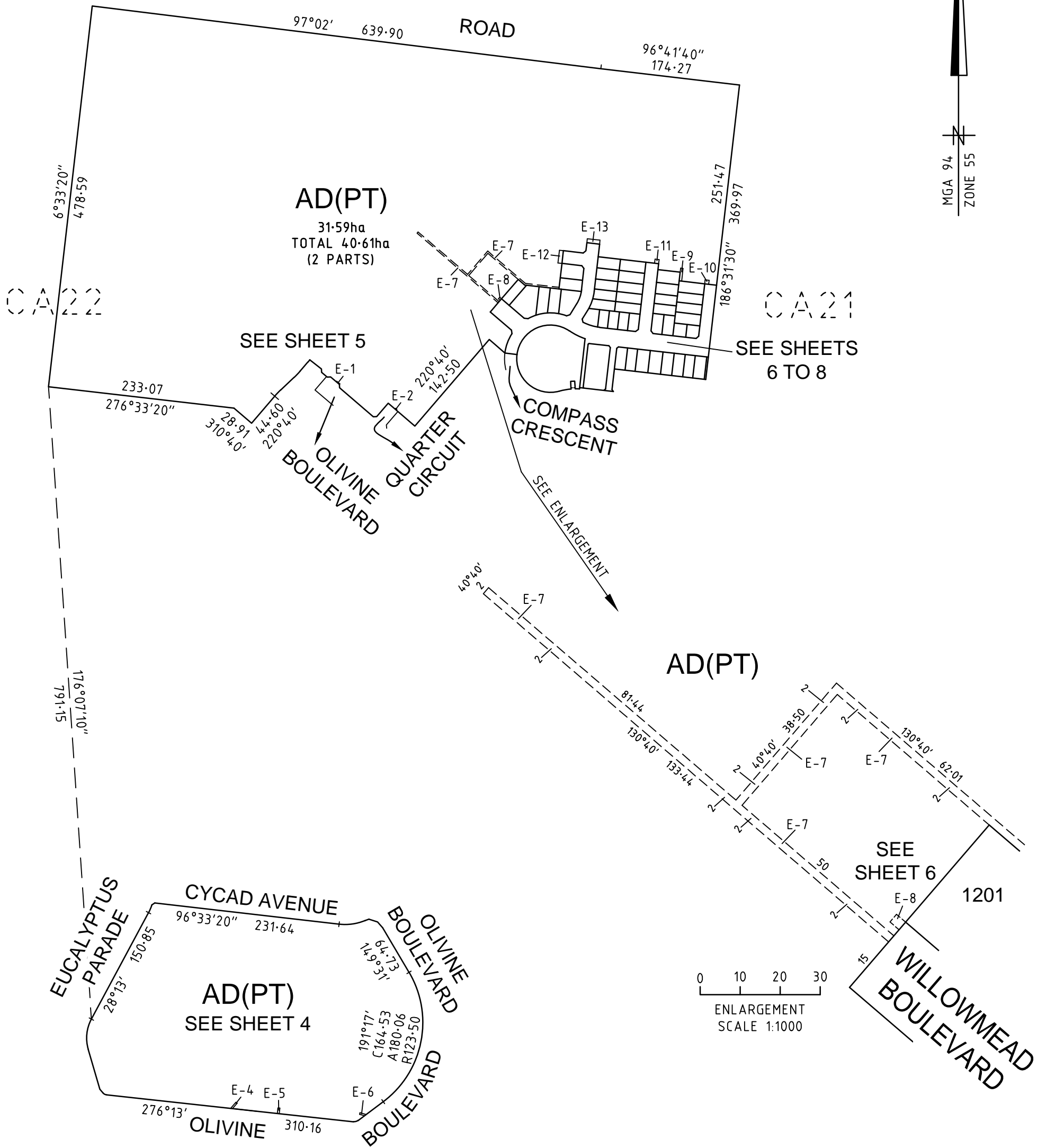
SHEET 2

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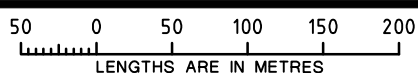
**SMEC**

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REF 1700s-12

1700S-12 VER E.DWG AA/RW

SCALE  
1:5000



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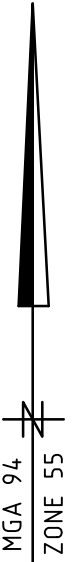
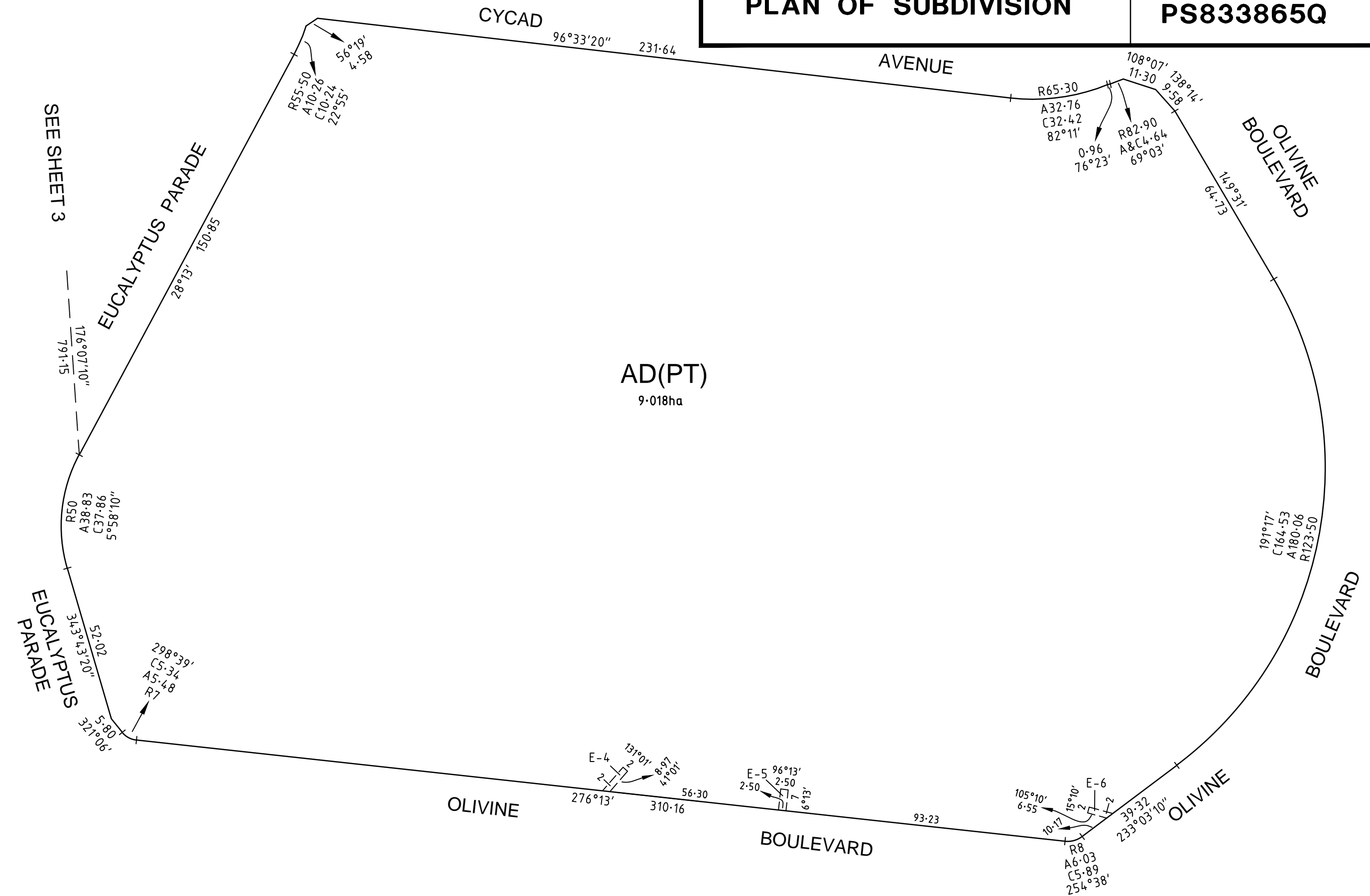
ORIGINAL SHEET  
SIZE: A3

SHEET 3

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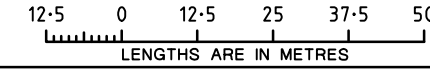
1700S-12 VER E.DWG AA/RW



**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-12

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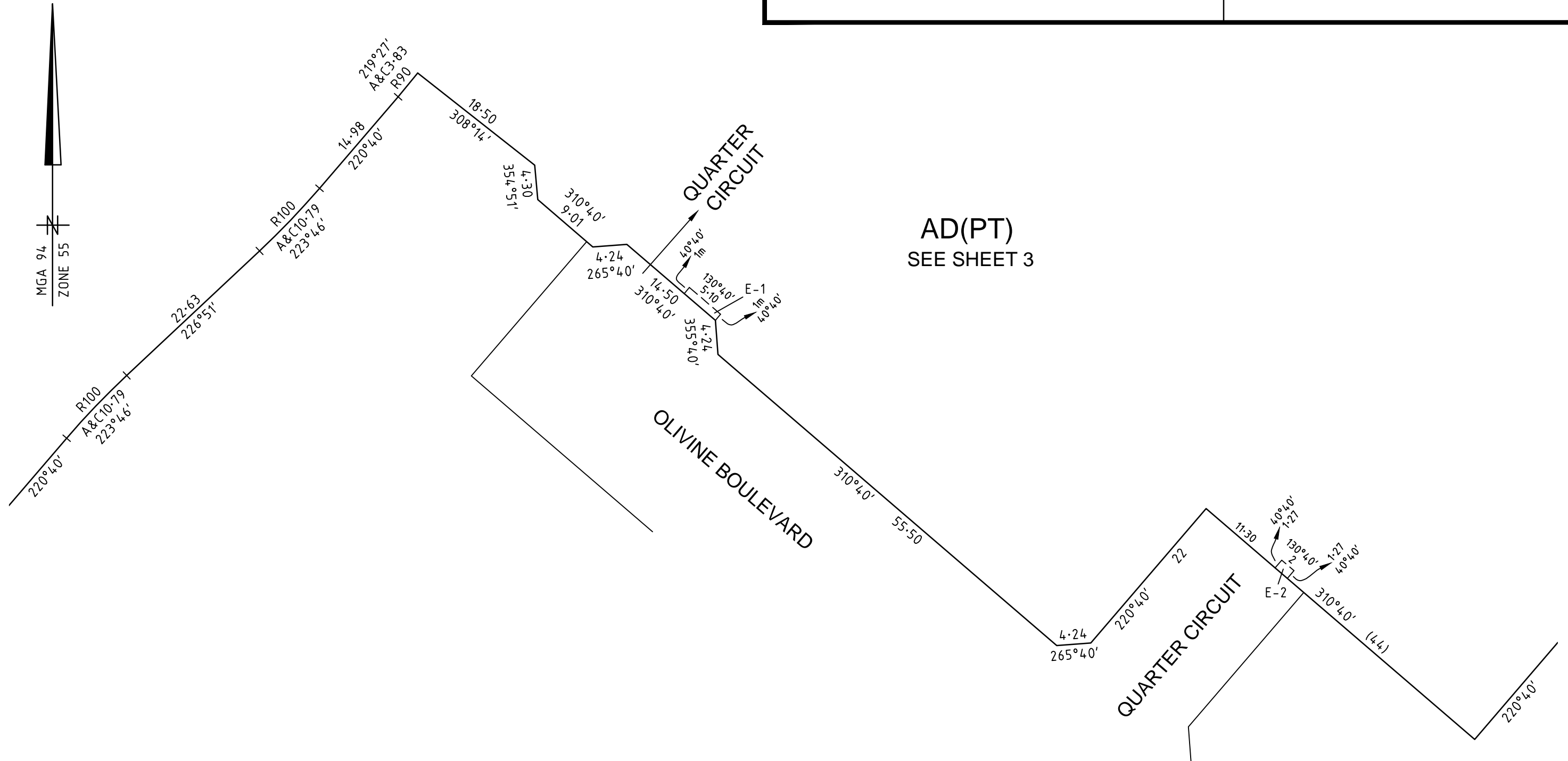
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE A3	SHEET 4
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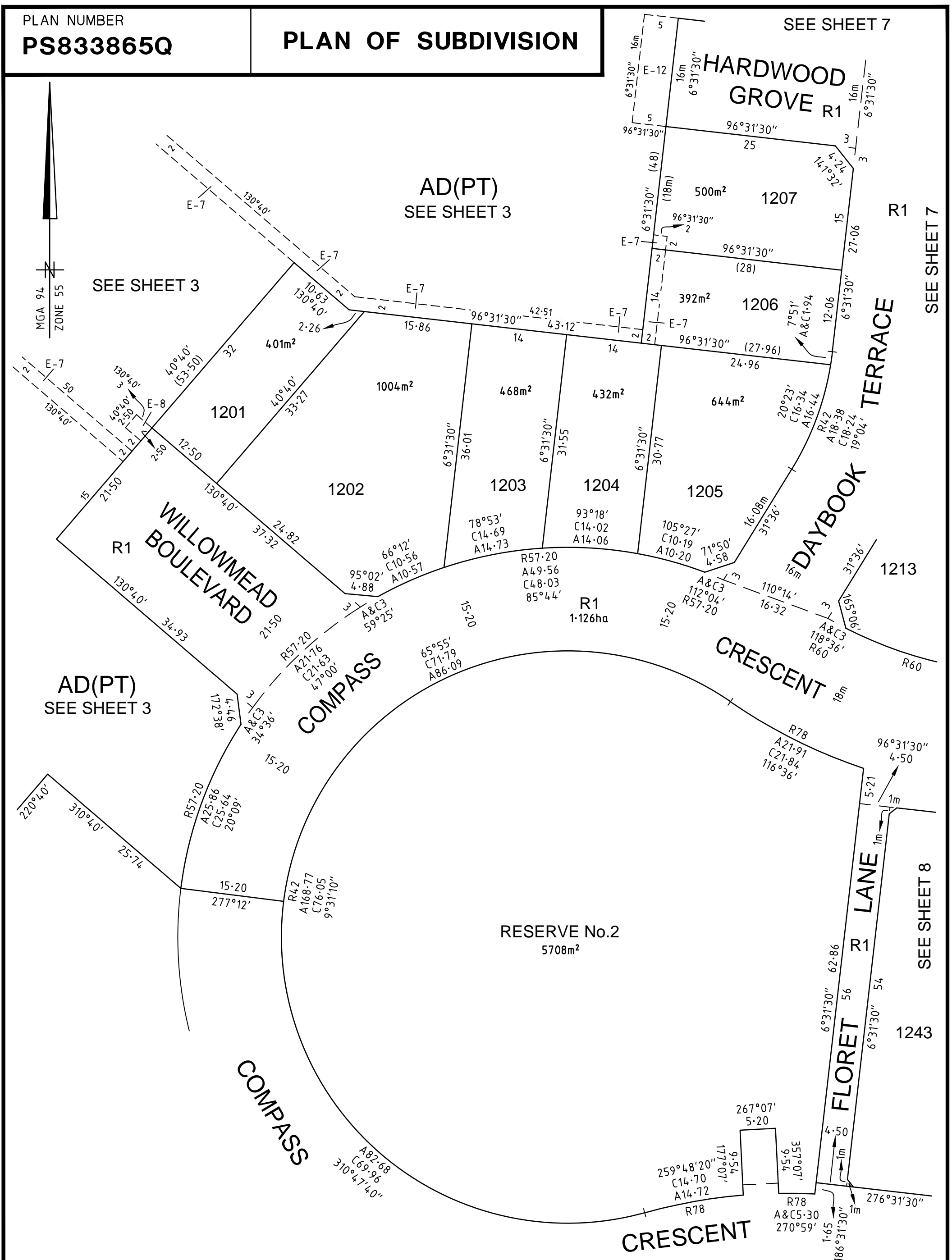
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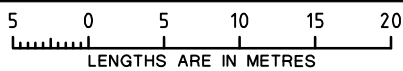
**SMEC**

Melbourne Survey T 9869 0813

REF 1700s-12

1700S-12 VER E.DWG AA/RW

SCALE  
1:500



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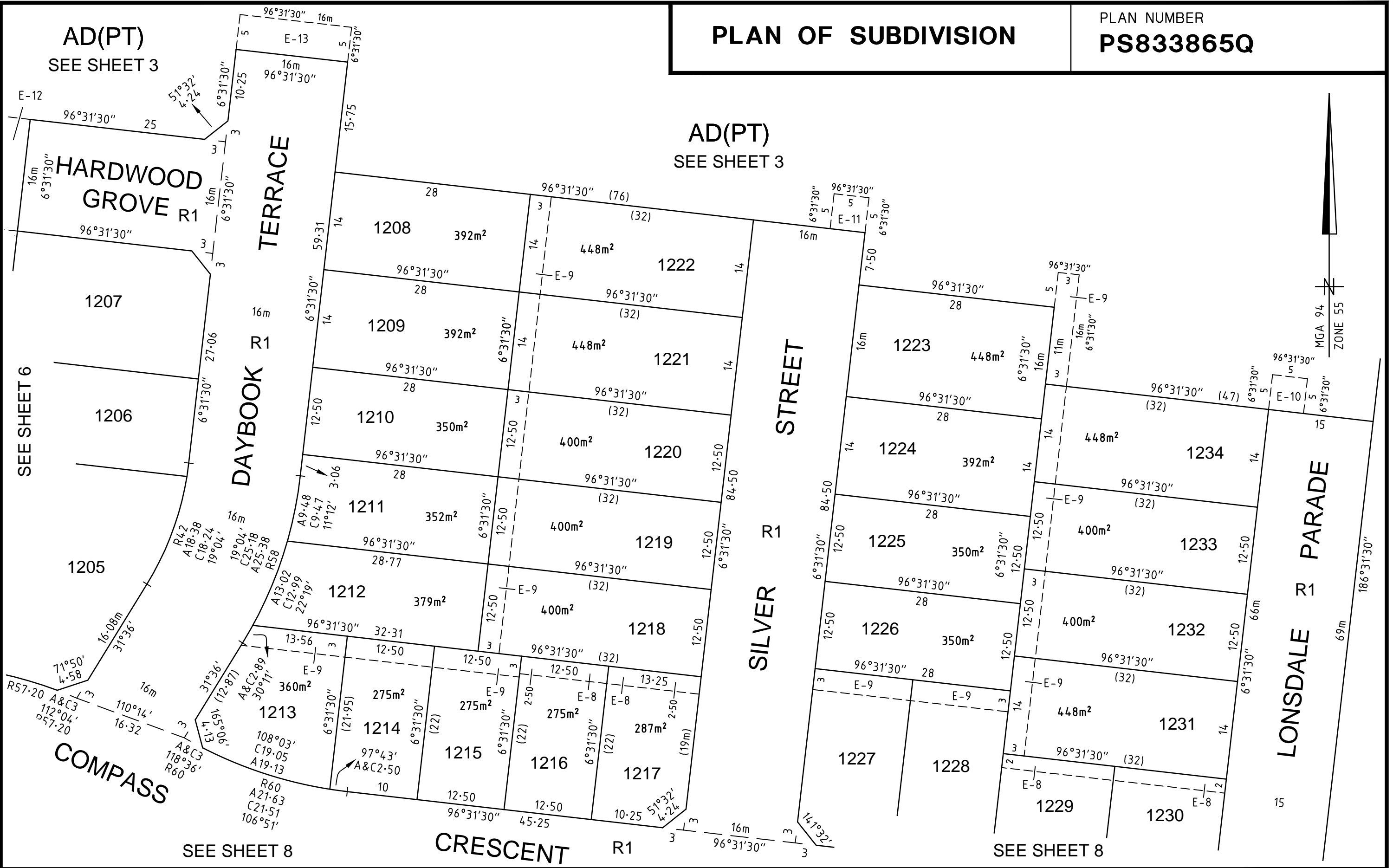
ORIGINAL SHEET  
SIZE: A3

SHEET 6

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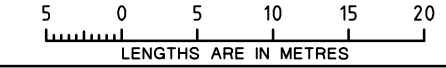


1700S-12 VER E.DWG AA/RW



**SMEC**  
Melbourne Survey T 9869 0813 REF 1700s-12

SCALE  
1:500



LENGTHS ARE IN METRES

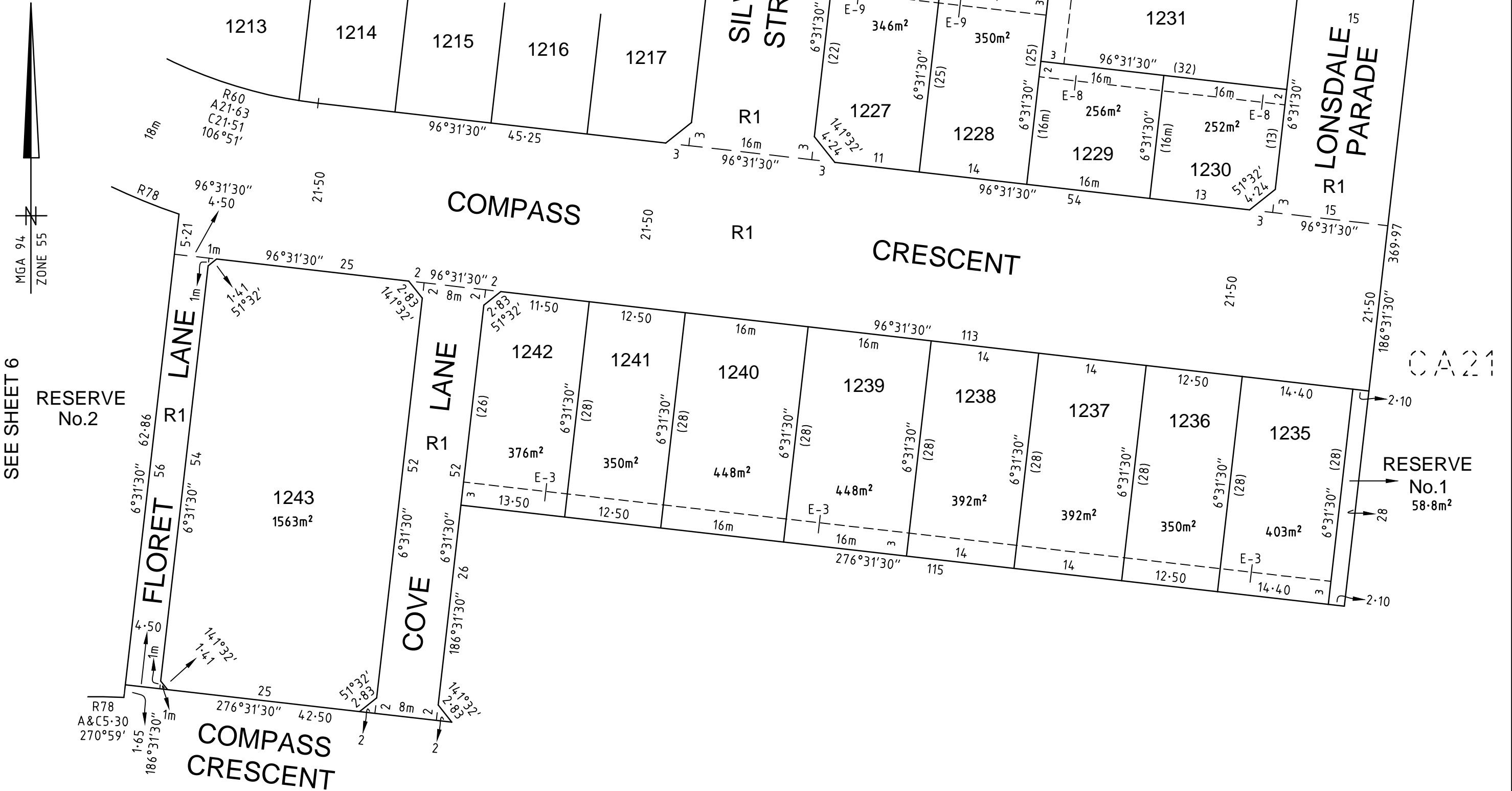
Digitally signed by: Gabrielle McCarthy, Licensed Surveyor,  
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ORIGINAL SHEET SIZE A3	SHEET 7
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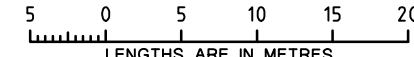
1700S-12 VER E.DWG AA/RW



**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-12

SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 8

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**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision PS 833865Q by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1201 to 1242 (both inclusive).

Land to be benefited: Lots 1201 to 1242 (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 1202, 1205, 1207, 1213, 1227 and 1242 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) For lots 300m<sup>2</sup> in area or greater, construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the lot.
- 3) For Lot 1235, 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.
- 4) For Lots 1214, 1215, 1216, 1217, 1229 and 1230 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 1214, 1215, 1216 and 1229 are Type A lots, and
  - b) For Lots 1217 and 1230 are Type B lots,
 Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 5) For Lot 1230, 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 2029.

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/>