

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS837633R

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS837630X (LOT AF)
POSTAL ADDRESS: 100A OLIVINE BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 320
(of approx centre of **N** 5 844 170
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
ROAD R2	CITY OF WHITTLESEA
RESERVE No.1	CITY OF WHITTLESEA
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	CITY OF WHITTLESEA

EASEMENTS E-1, E-2, E-7, E-8 & E-9 HAVE BEEN OMITTED FROM THIS PLAN.
LOTS 1 TO 1400 (BOTH INCLUSIVE) AND 1457 TO 1498 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOT AG COMPRISES OF TWO PARTS ON THIS PLAN.
PT DENOTES PART ON THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 1401 TO 1455 (BOTH INCLUSIVE) SEE SHEET 9.

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)
PROCLAIMED SURVEY AREA: N/A

OTHER PURPOSES OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-6 ON PS837630X AS AFFECTS WILLOWMEAD BOULEVARD ON THIS PLAN.
REMOVAL OF SEWERAGE EASEMENT E-7 ON PS837630X AS AFFECTS WILLOWMEAD BOULEVARD ON THIS PLAN.
REMOVAL OF SEWERAGE AND WATER SUPPLY EASEMENT (THROUGH UNDERGROUND PIPES) E-9 ON PS837630X AS AFFECTS HARDWOOD GROVE ON THIS PLAN.
REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-10 ON PS837630X AS AFFECTS VERDANT DRIVE AND BRONZE LANE ON THIS PLAN.
REMOVAL OF SEWERAGE EASEMENT E-12 ON PS837630X AS AFFECTS LONSDALE PARADE 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 14
4.614ha

57 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-3	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA
E-4	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER
E-5	DRAINAGE	SEE PLAN	PS808024H	CITY OF WHITTLESEA
E-6	DRAINAGE	SEE PLAN	PS833865Q	CITY OF WHITTLESEA
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS837630X PS837630X	CITY OF WHITTLESEA YARRA VALLEY WATER
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER

1700S-14 VER B.DWG SB/RW



SURVEYOR REF: 1700s-14

ORIGINAL SHEET
SIZE: A3

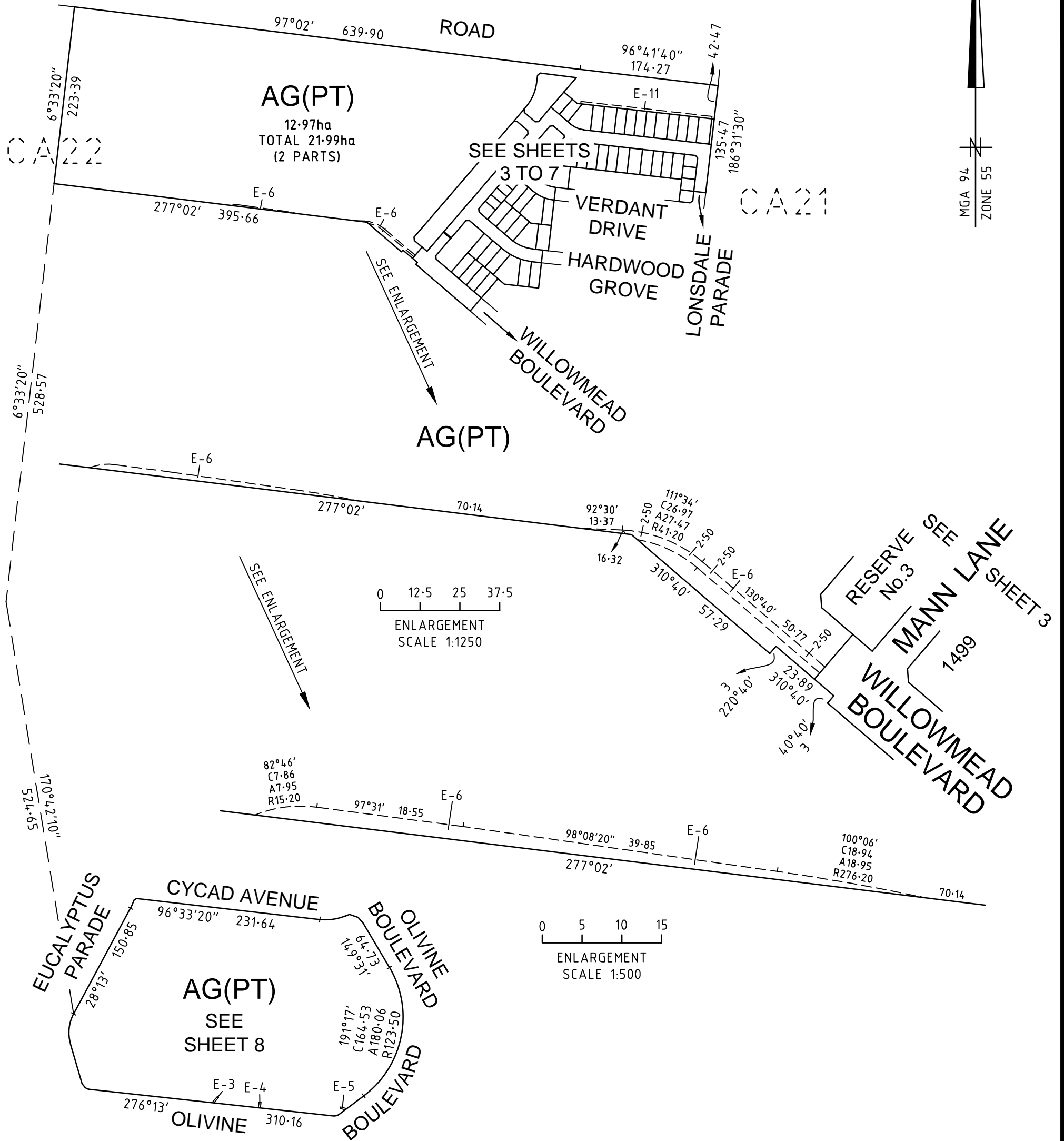
SHEET 1 OF 9

GABRIELLE MCCARTHY

VERSION B

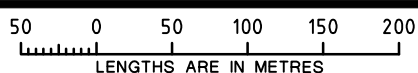
PLAN OF SUBDIVISION

PLAN NUMBER
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1700S-14 VER B.DWG SB/RW

SCALE
1:5000



ORIGINAL SHEET
SIZE: A3

SHEET 2

GABRIELLE MCCARTHY

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REF 1700s-14

PLAN OF SUBDIVISION

PLAN NUMBER
PS837633R

AG(PT)
SEE SHEET 2

RESERVE
No.3
4714m²

RAZIERS
LANE

MANN
LANE

HARDWOOD

SEE SHEET 7

WILLOWMEAD

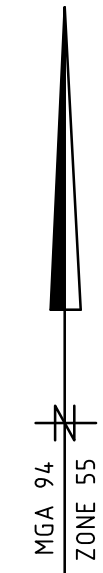
BOULEVARD

WILLOWMEAD
BOULEVARD

GROVE

HARDWOOD
GROVE

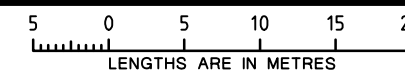
SEE SHEET 2



SMEC
Member of the Surbana Jurong Group REF 1700s-14

1700S-14 VER B.DWG SB/RW

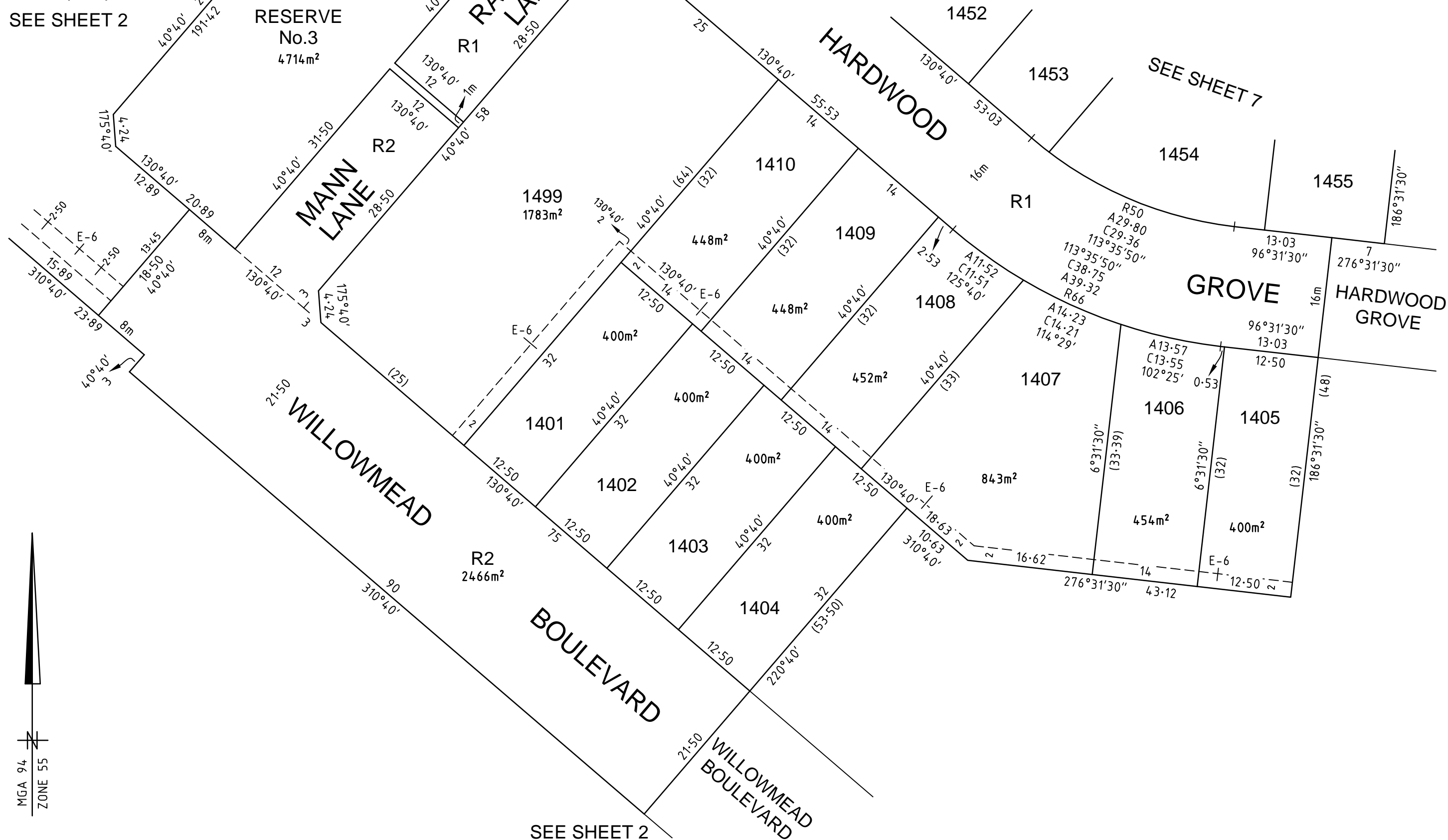
SCALE
1:500



ORIGINAL SHEET
SIZE A3

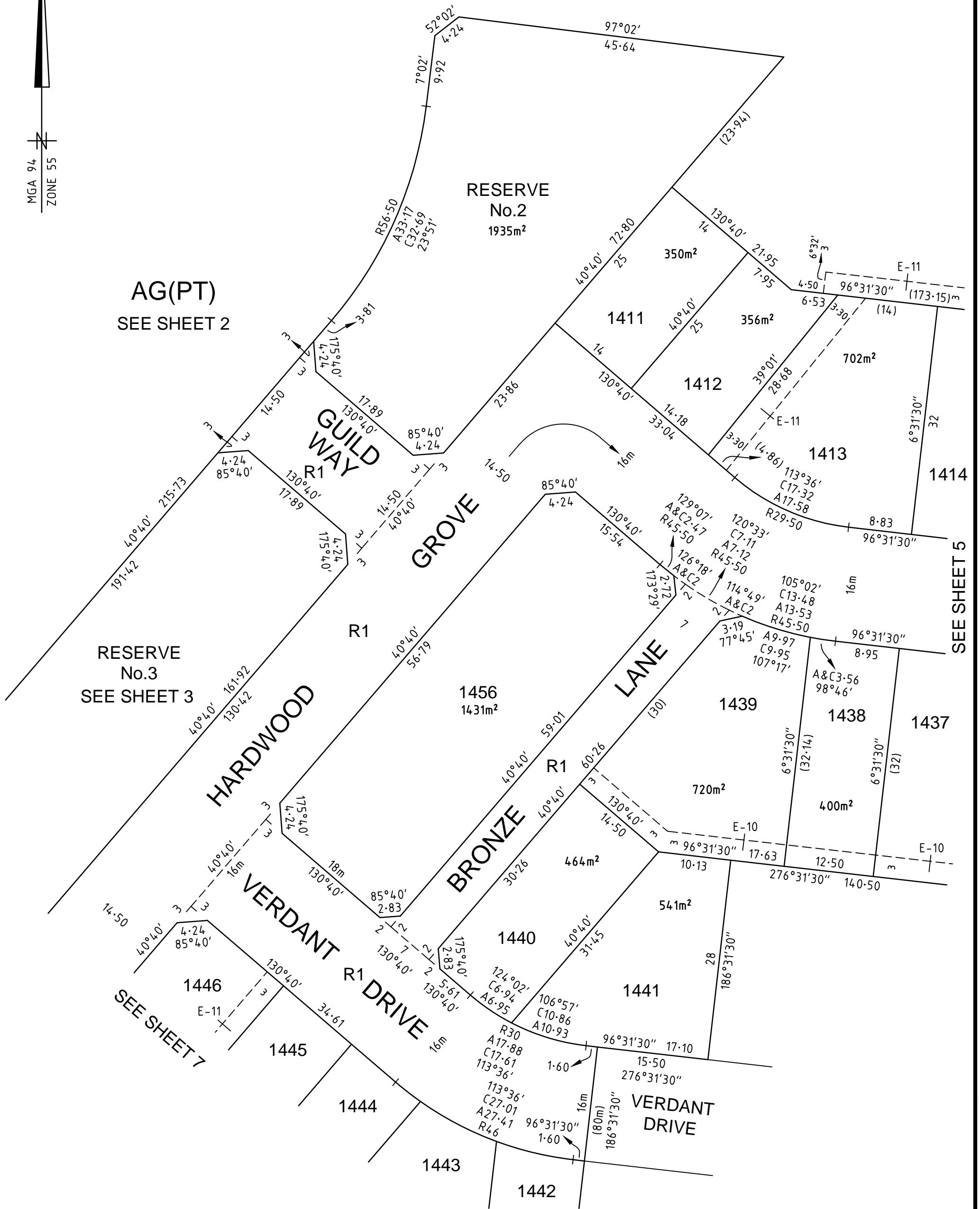
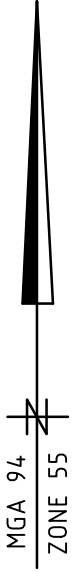
SHEET 3

GABRIELLE MCCARTHY VERSION B



PLAN OF SUBDIVISION

PLAN NUMBER
PS837633R



AG(PT)
SEE SHEET 2

RESERVE
No.3
SEE SHEET 3

SEE SHEET 7

SEE SHEET 5

1700S-14 VER B.DWG SB/RW

SMEC

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SCALE
1:500

LENGTHS ARE IN METRES

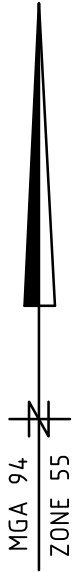
GABRIELLE MCCARTHY VERSION B

ORIGINAL SHEET
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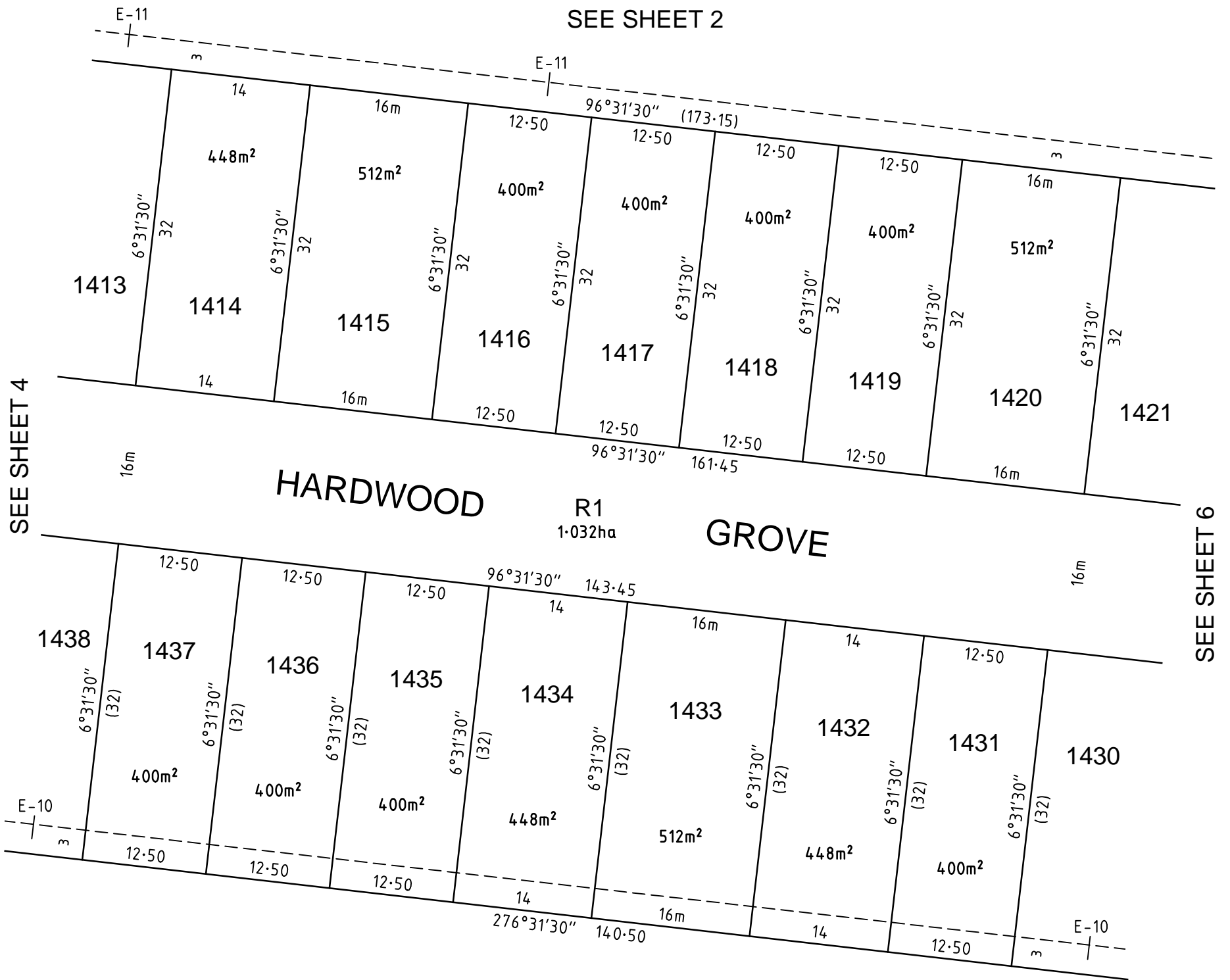
SHEET 4

PLAN OF SUBDIVISION

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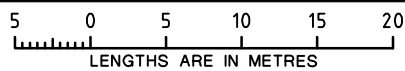


AG(P.T)
SEE SHEET 2



1700S-14 VER B.DWG SB/RW

SCALE
1:500



ORIGINAL SHEET
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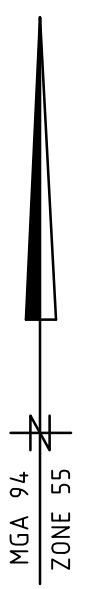
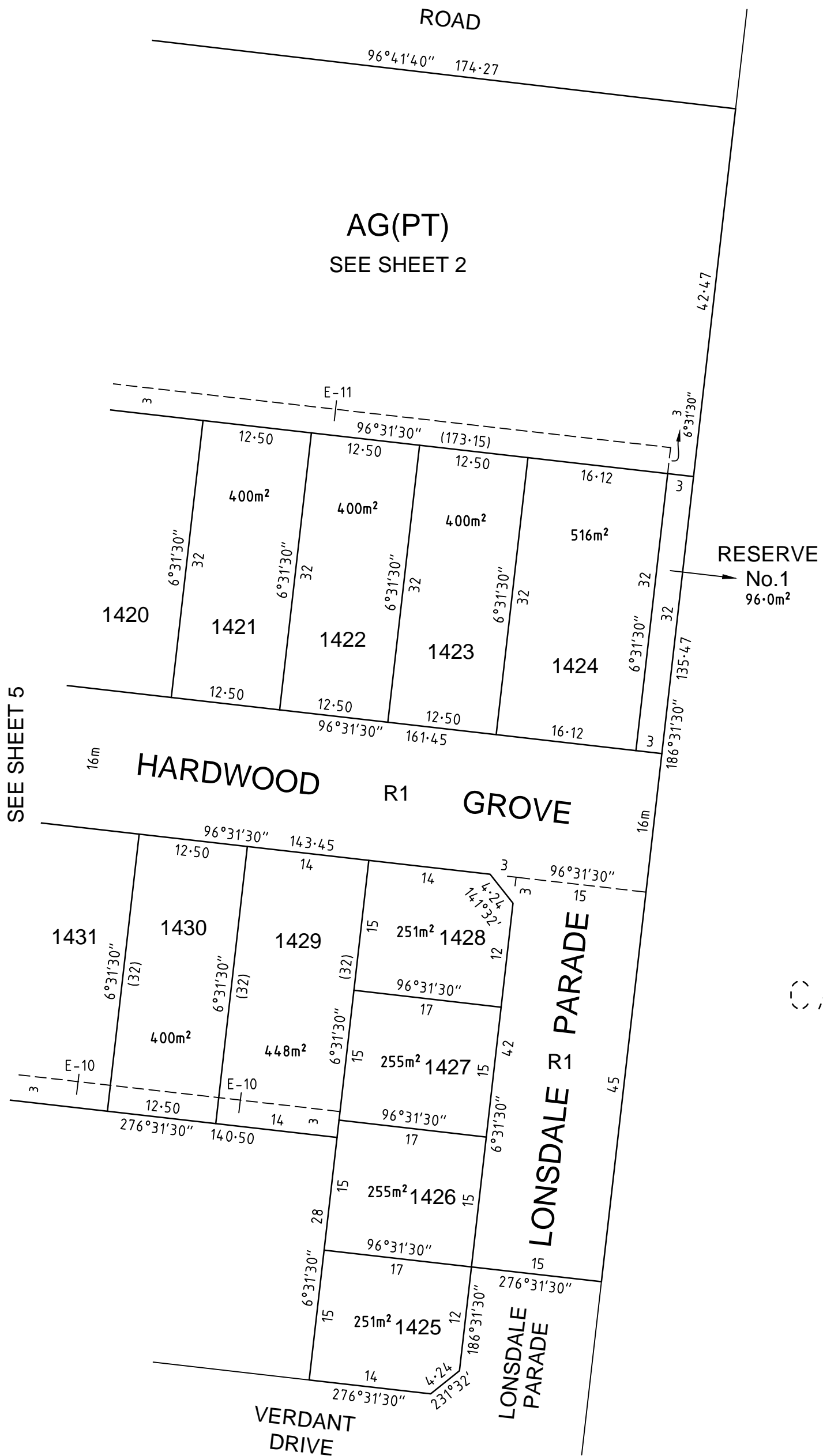
SHEET 5

GABRIELLE MCCARTHY VERSION B

REF 1700s-14

PLAN OF SUBDIVISION

PLAN NUMBER
PS837633R



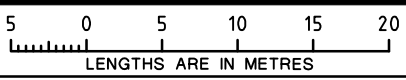
SEE SHEET 5

CA21



1700S-14 VER B.DWG SB/RW

SCALE
1:500



ORIGINAL SHEET
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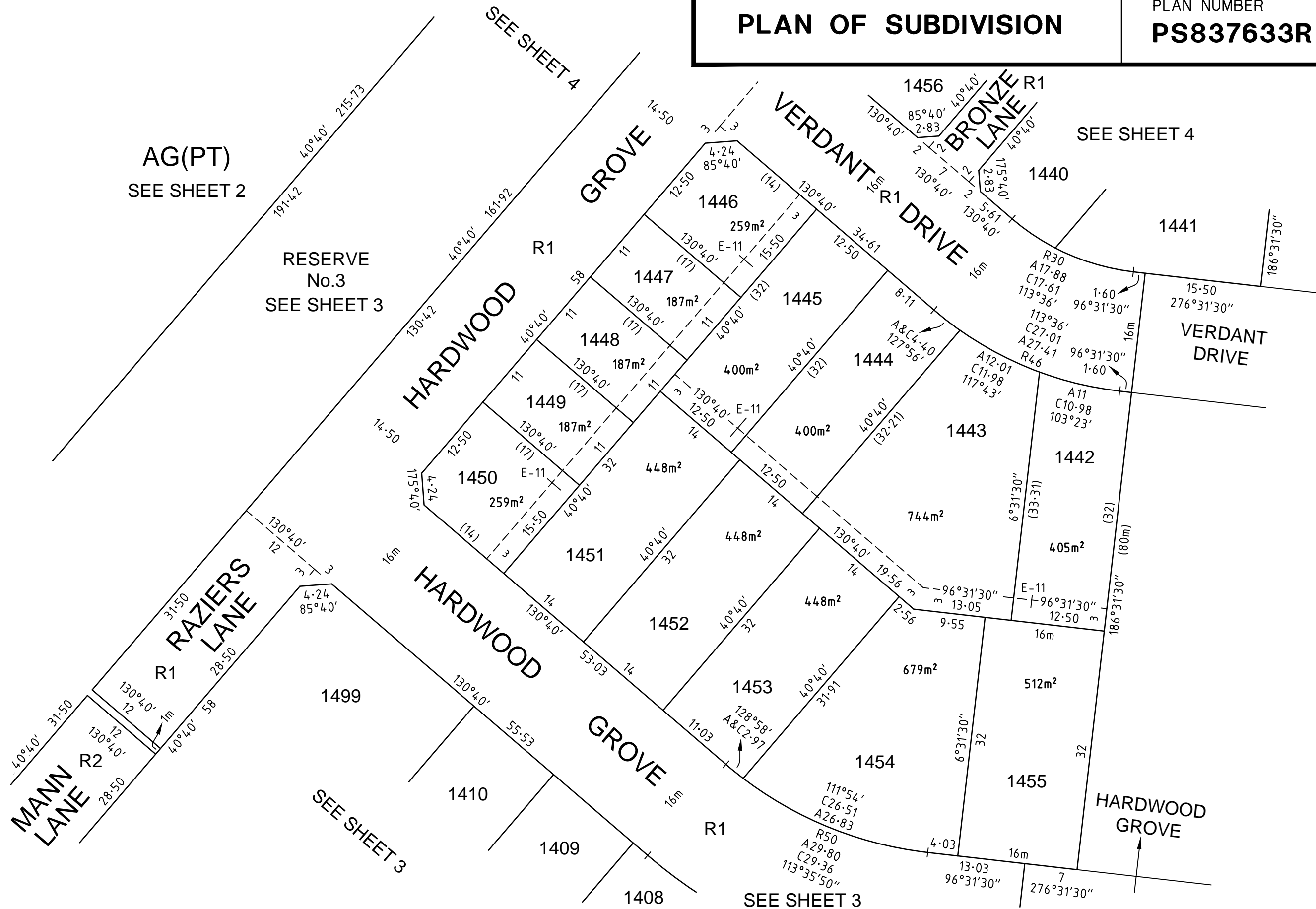
SHEET 6

GABRIELLE MCCARTHY VERSION B

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PLAN OF SUBDIVISION

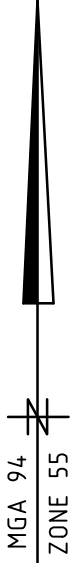
PLAN NUMBER
PS837633R



AG(PT)
SEE SHEET 2

RESERVE
No.3
SEE SHEET 3

SEE SHEET 4



RAZIER'S LANE

MANN LANE

HARDWOOD GROVE

HARDWOOD GROVE

GROVE

VERDANT DRIVE

BRONZE LANE

VERDANT DRIVE

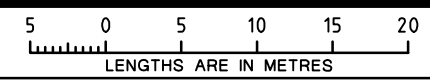
HARDWOOD GROVE

1700S-14 VER B.DWG SB/RW



Member of the Surbana Jurong Group REF 1700s-14

SCALE
1:500



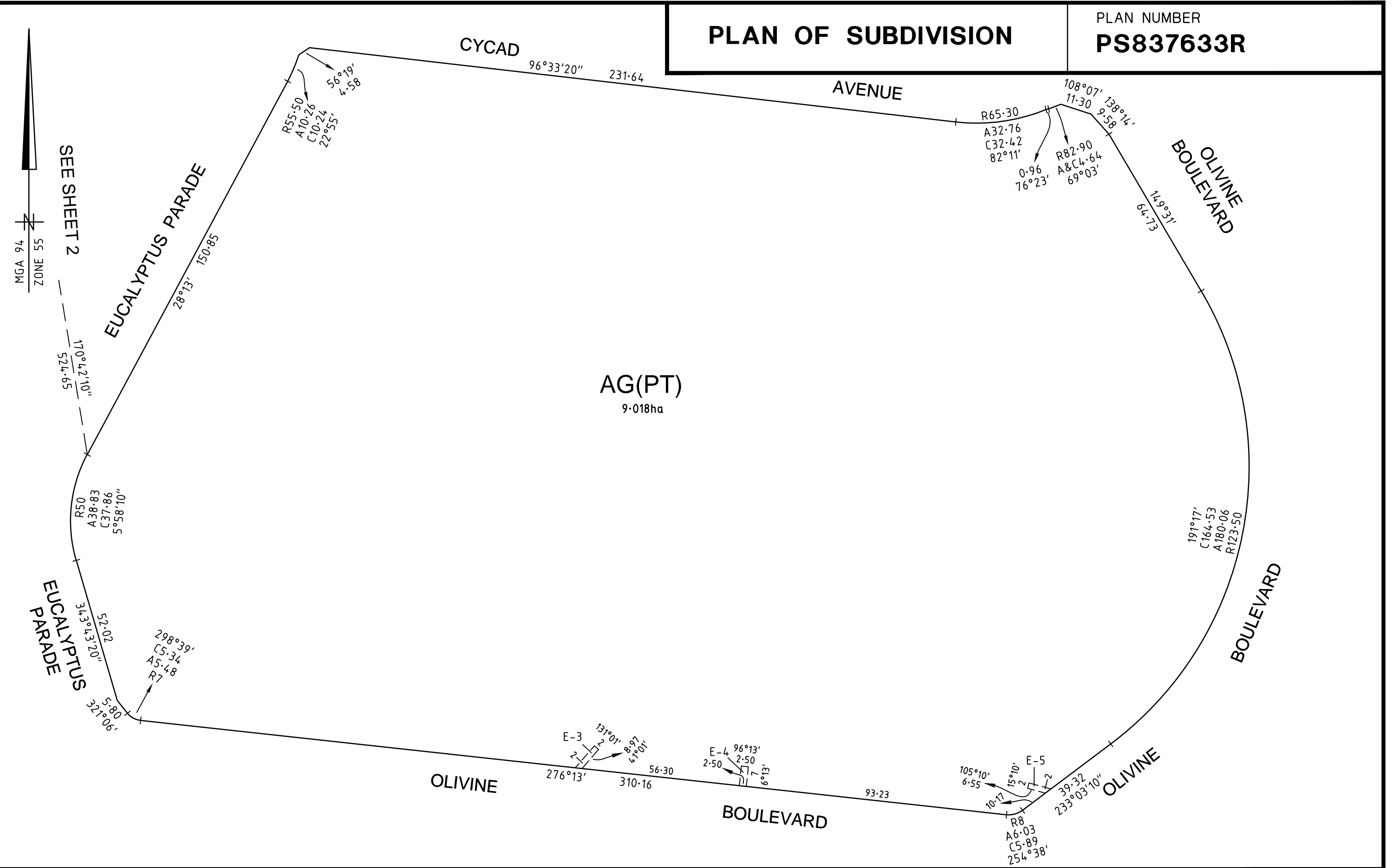
ORIGINAL SHEET
SIZE A3

SHEET 7

GABRIELLE MCCARTHY VERSION B

PLAN OF SUBDIVISION

PLAN NUMBER
PS837633R

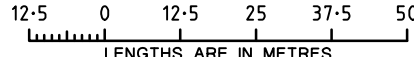


1700S-14 VER B.DWG SB/RW



SMEC

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SCALE 1:1250	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 8
GABRIELLE MCCARTHY VERSION B			

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 837633R by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1401 to 1455 (both inclusive).

Land to be benefited: Lots 1401 to 1455 (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 1411, 1439, and 1440 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 greater than 300m² in area, construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the lot.
- 3) For Lot 1424, 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 1425 to 1428 (both inclusive) and 1446 to 1450 (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 1426 and 1427 are Type A lots, and
 - b) For Lots 1425, 1428, 1446 to 1450 (both inclusive) 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 1447, 1448 and 1449 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) 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/>



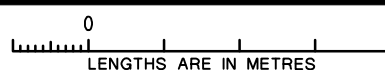
SMEC

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REF 1700s-14

SCALE



GABRIELLE MCCARTHY

VERSION B

ORIGINAL SHEET
SIZE: A3

SHEET 9