

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS847504W

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS837634P (LOT AJ)
POSTAL ADDRESS: PATCH ROAD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates E 323 160
(of approx centre of N 5 844 220
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 ROAD R2	CITY OF WHITTLESEA CITY OF WHITTLESEA

LOTS 1 TO 1700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 5 FOR FURTHER DETAILS.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY
STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. 717158
SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM30, PM50, PM51, PM54, PM55, PM77 & PM95 (KALKALLO)
PM33 & PM36 (MERRIANG)
PROCLAIMED SURVEY AREA: N/A

OLIVINE 17
1.378ha

28 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 SEWERAGE	SEE PLAN SEE PLAN	PS837633R PS837633R	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS837634P PS837634P	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION

1700S-17 VER B.DWG AA/AA



SURVEYOR REF: **1700s-17**

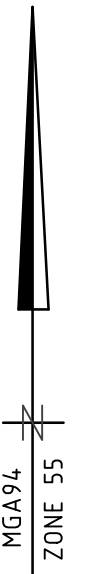
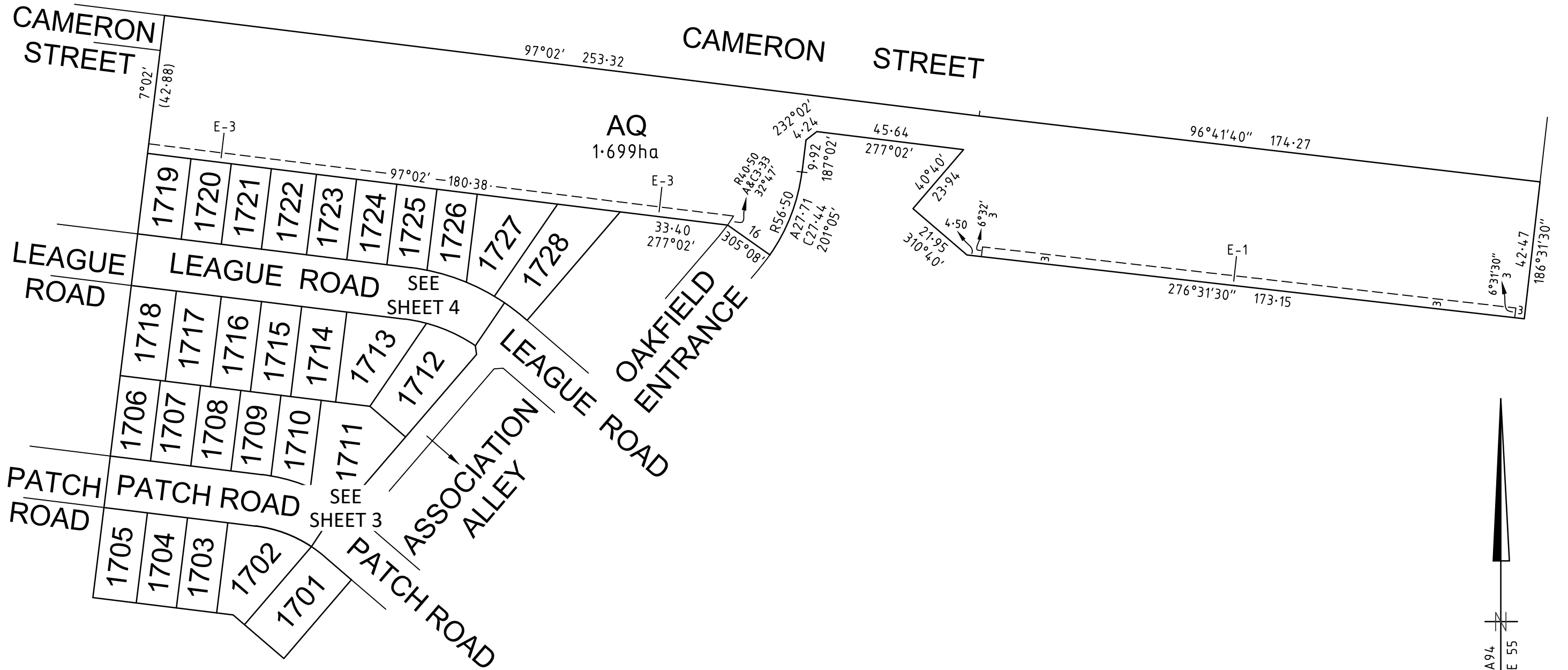
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

GABRIELLE MCCARTHY VERSION B

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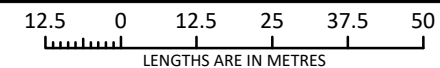


1700S-17 VER B.DWG AA/AA

Melbourne Survey T 9869 0813

REF 1700s-17

SCALE
1:1250



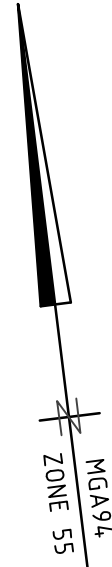
ORIGINAL SHEET
SIZE A3

SHEET 2

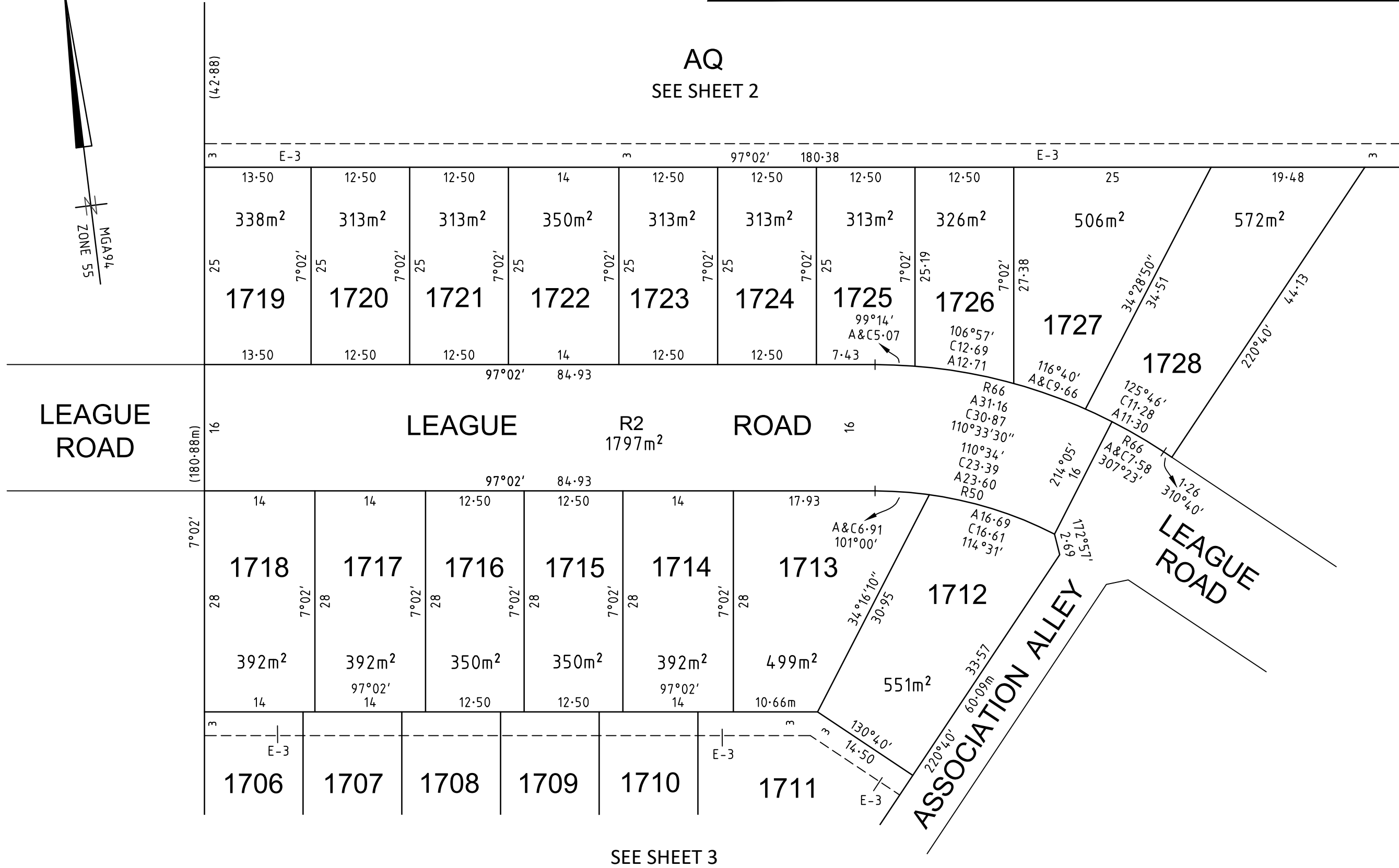
GABRIELLE MCCARTHY VERSION B

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AQ
SEE SHEET 2



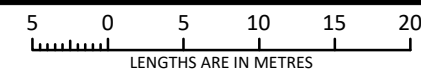
SEE SHEET 3



Melbourne Survey T 9869 0813 REF 1700s-17

1700S-17 VER B.DWG AA/AA

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

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 847504W by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1701 to 1728 (both inclusive).

Land to be benefited: Lots 1701 to 1728 (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) Construct a double storey dwelling located on a corner lot being Lots 1711 and 1712 without the side wall on the first level (upper storey) facing the secondary (side) street frontage and 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 on lots with an area of 300m² or greater.
- 3) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 4) Erect or affix any sign or notice on the burdened lot.
- 5) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 6) 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.
- 7) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 8) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

Clauses 3 to 8 above (both inclusive) will cease to have effect after 31 December 2030.

Nothing in this restriction applies to the Vendor, Mirvac Victoria Pty Ltd ACN 006708363.

"Mircvac" 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.mircvac.com/covenant-guidelines/residential-design-standards-and-guidelines/>