

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS900888F

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 27 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS847525N (LOT AT)
POSTAL ADDRESS: 1195 MERRIANG ROAD
(At time of subdivision) WOODSTOCK, 3751
MGA94 Co-ordinates E 323 300
(of approx centre of N 5 844 510
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICES PTY LTD

LOTS 1 TO 2400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOT AU IS IN 2 PARTS ON THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 8 FOR FURTHER DETAILS.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-5 ON PS847525N AS
AFFECTS TOPIARY VISTA AND TANNERY STREET 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 NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. 719067
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)
PROCLAIMED SURVEY AREA: 74

OLIVINE 24
3.655ha

67 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	GAS	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION
E-2	SEWERAGE	SEE PLAN	PS847509L	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847509L PS847509L	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-6	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION



1700S-24 VER D.DWG AA/SB

SURVEYOR REF: **1700s-24**

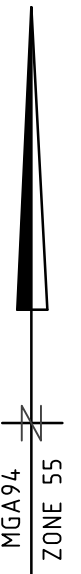
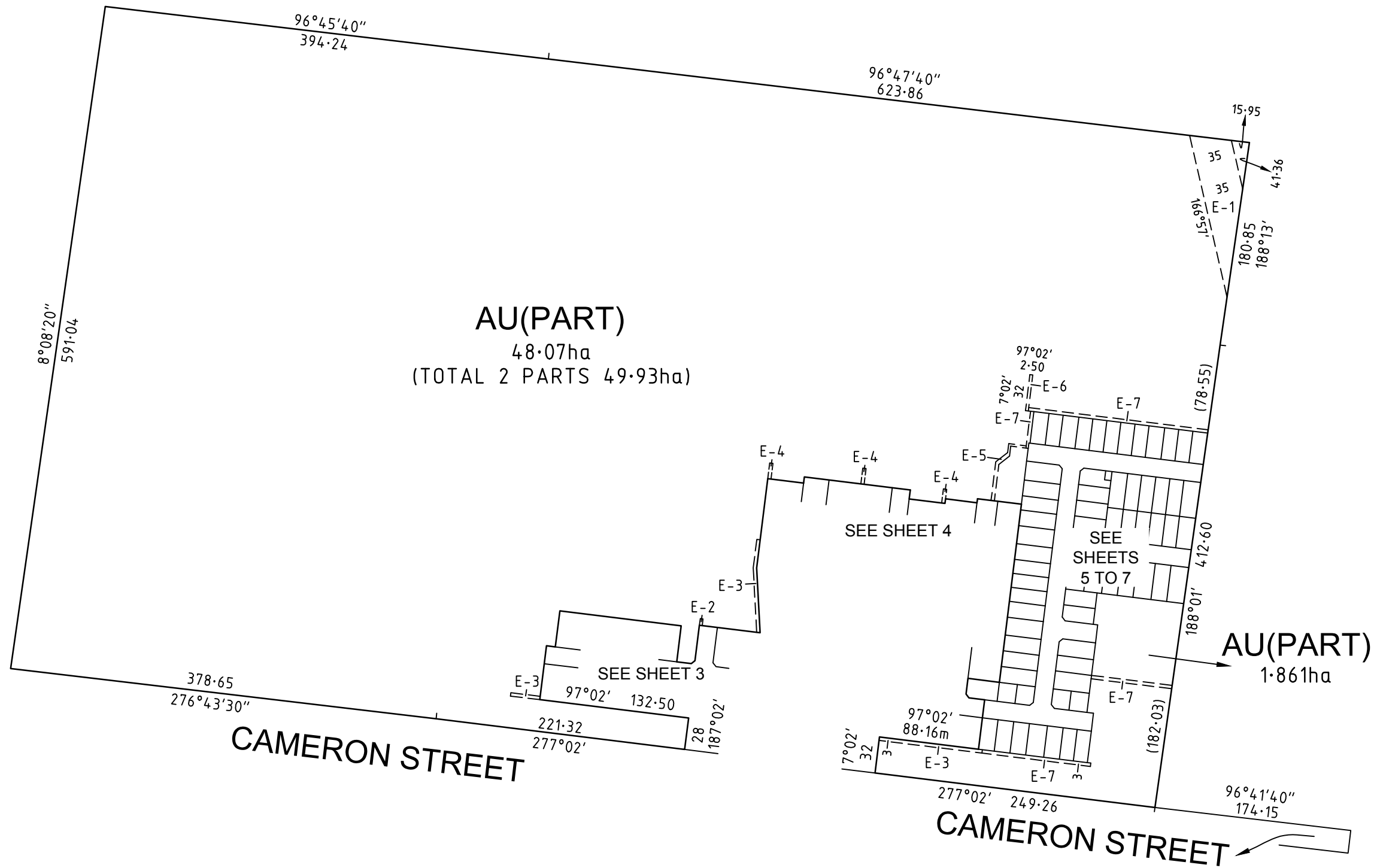
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 8

GABRIELLE MCCARTHY VERSION D

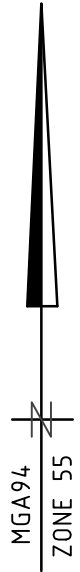
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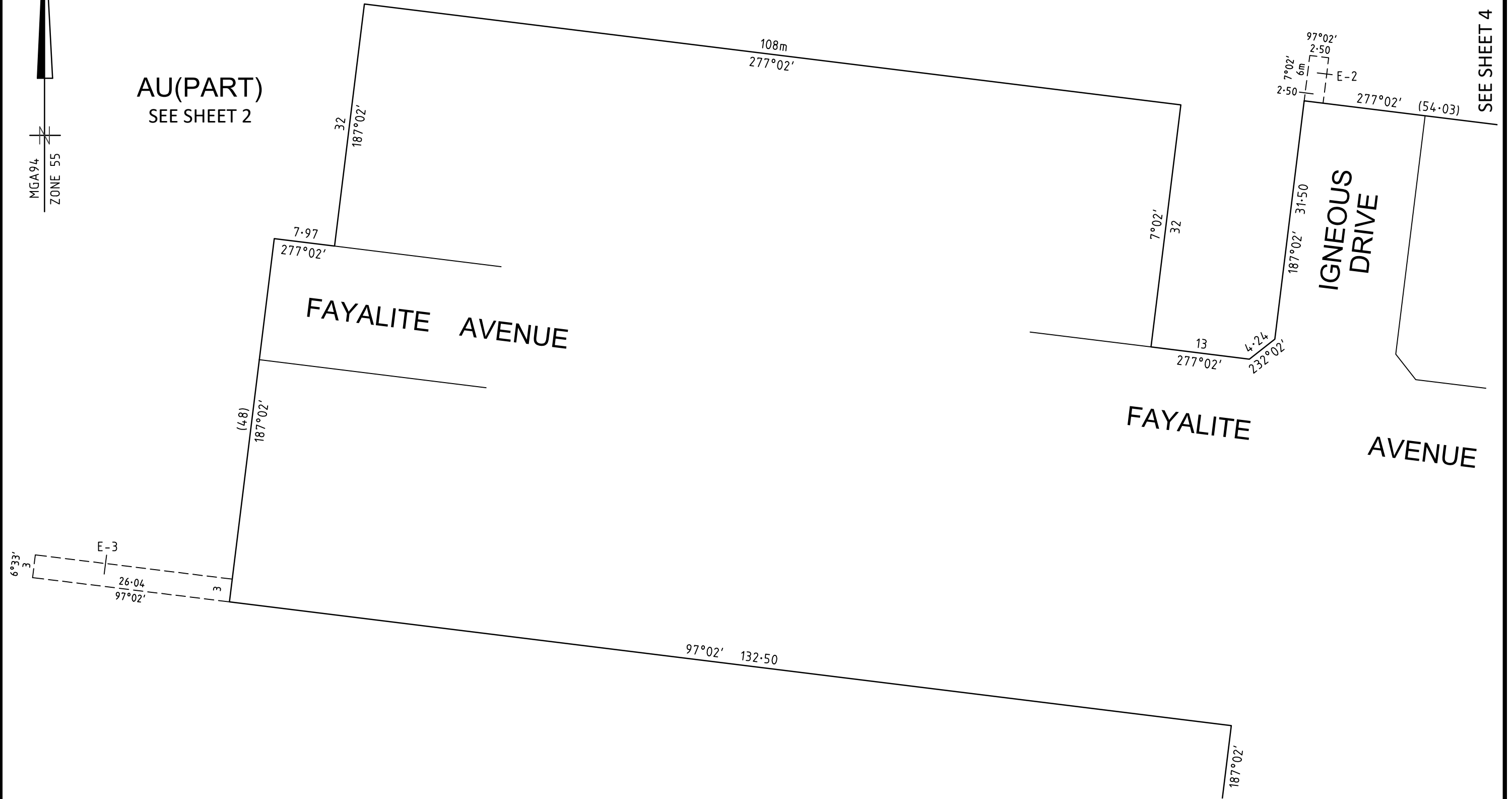
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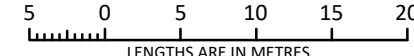


AU(PART)
SEE SHEET 2

SEE SHEET 4

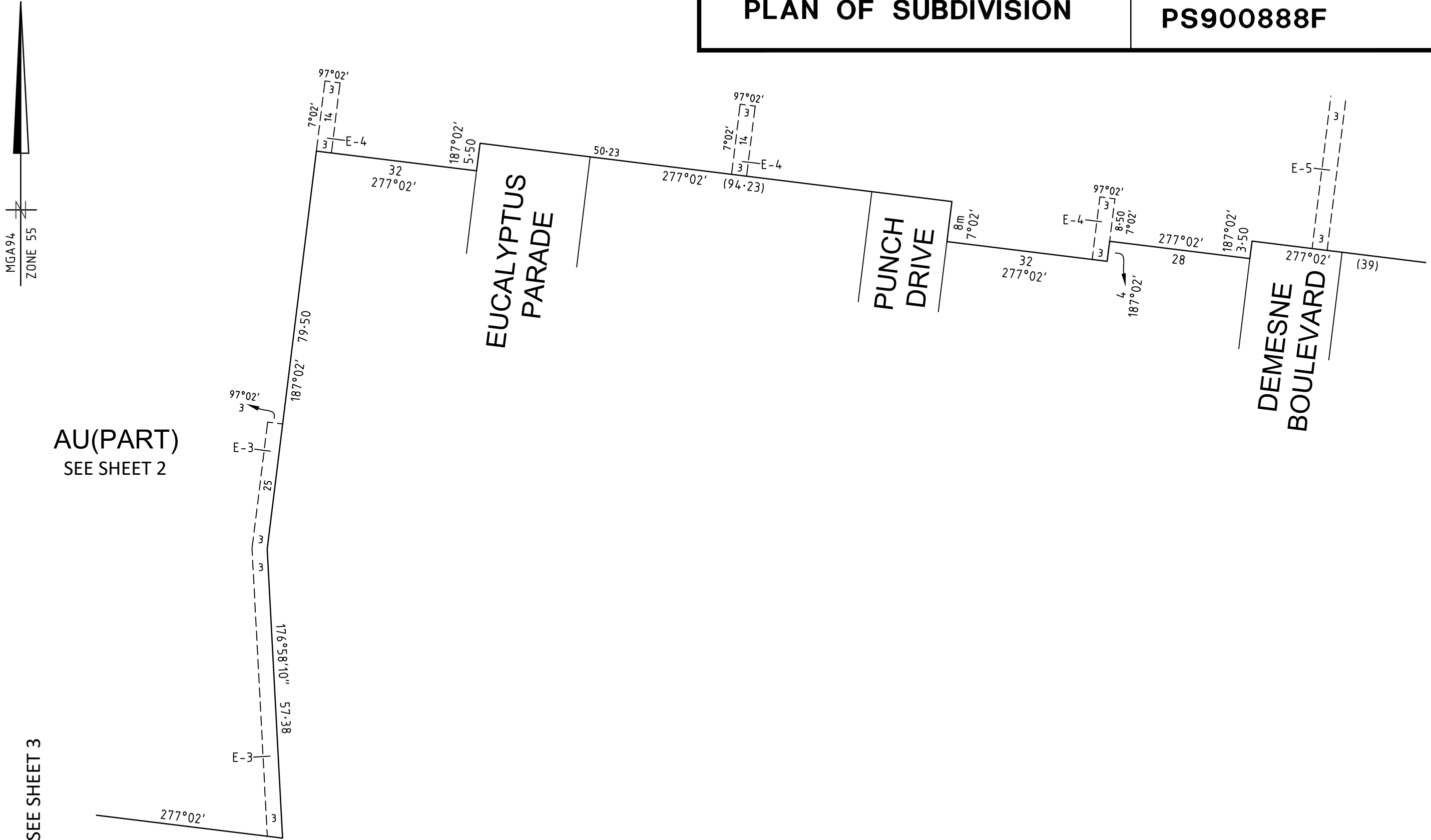


1700S-24 VER D.DWG AA/SB
**SMEC**
Member of the **Surbana Jurong Group**
REF 1700s-24

SCALE 1:500	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 3
GABRIELLE MCCARTHY VERSION D			

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AU(PART)
SEE SHEET 2

SEE SHEET 3

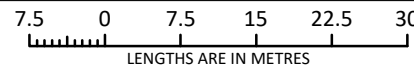
SEE SHEET 7

1700S-24 VER D.DWG AA/SB



SMEC

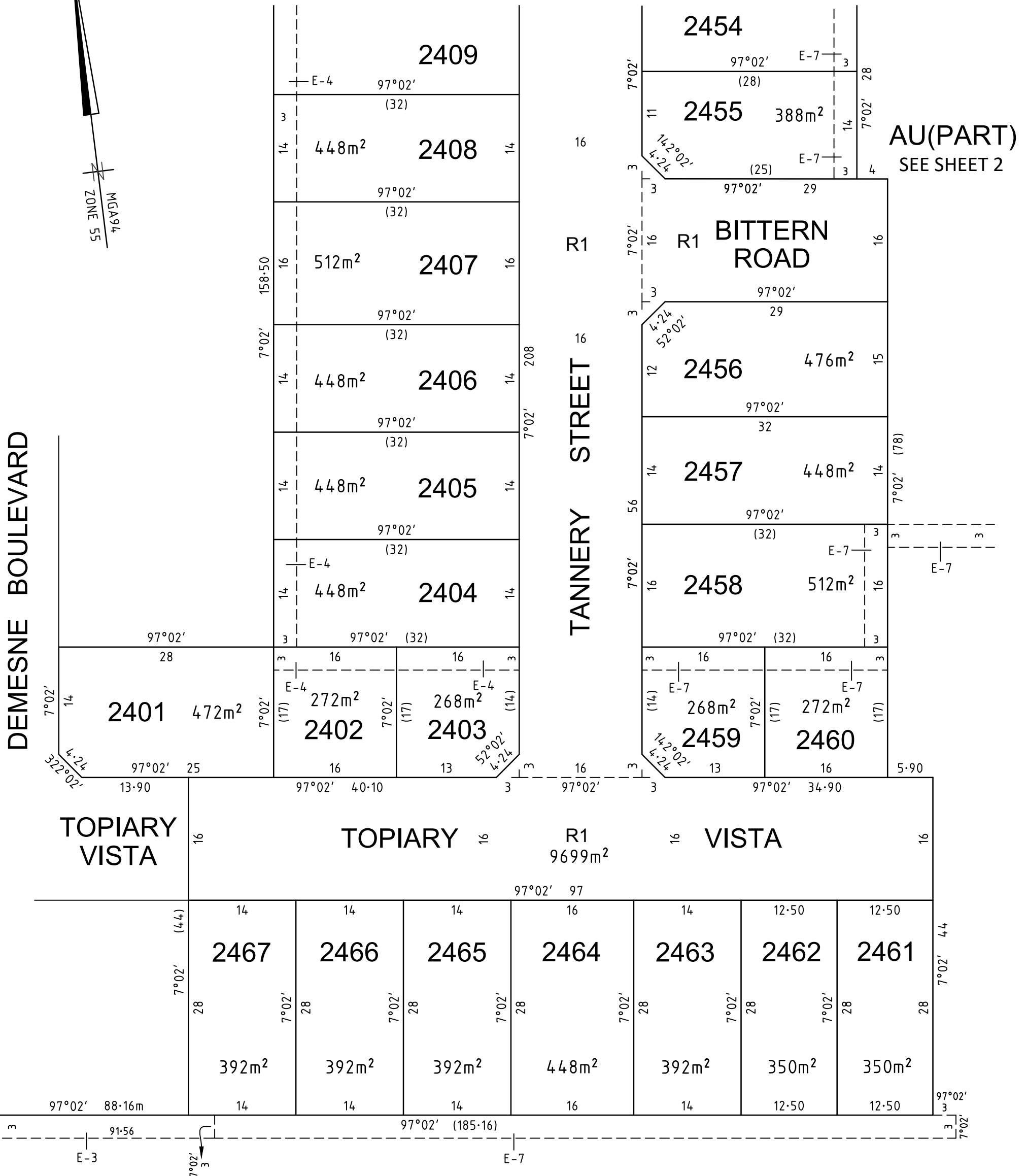
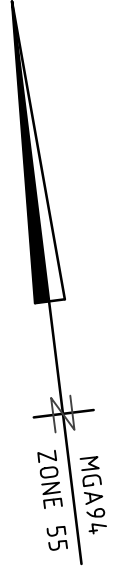
Member of the **Surbana Jurong Group**
REF 1700s-24

SCALE 1:750	 <p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 4
GABRIELLE MCCARTHY VERSION D			

PLAN OF SUBDIVISION

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SEE SHEET 6

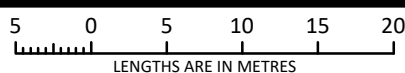


AU(PART)
SEE SHEET 2



1700S-24 VER D.DWG AA/SB

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

GABRIELLE MCCARTHY

VERSION D

SEE SHEET 7

AU(PART)
SEE SHEET 2

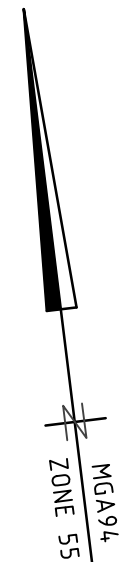
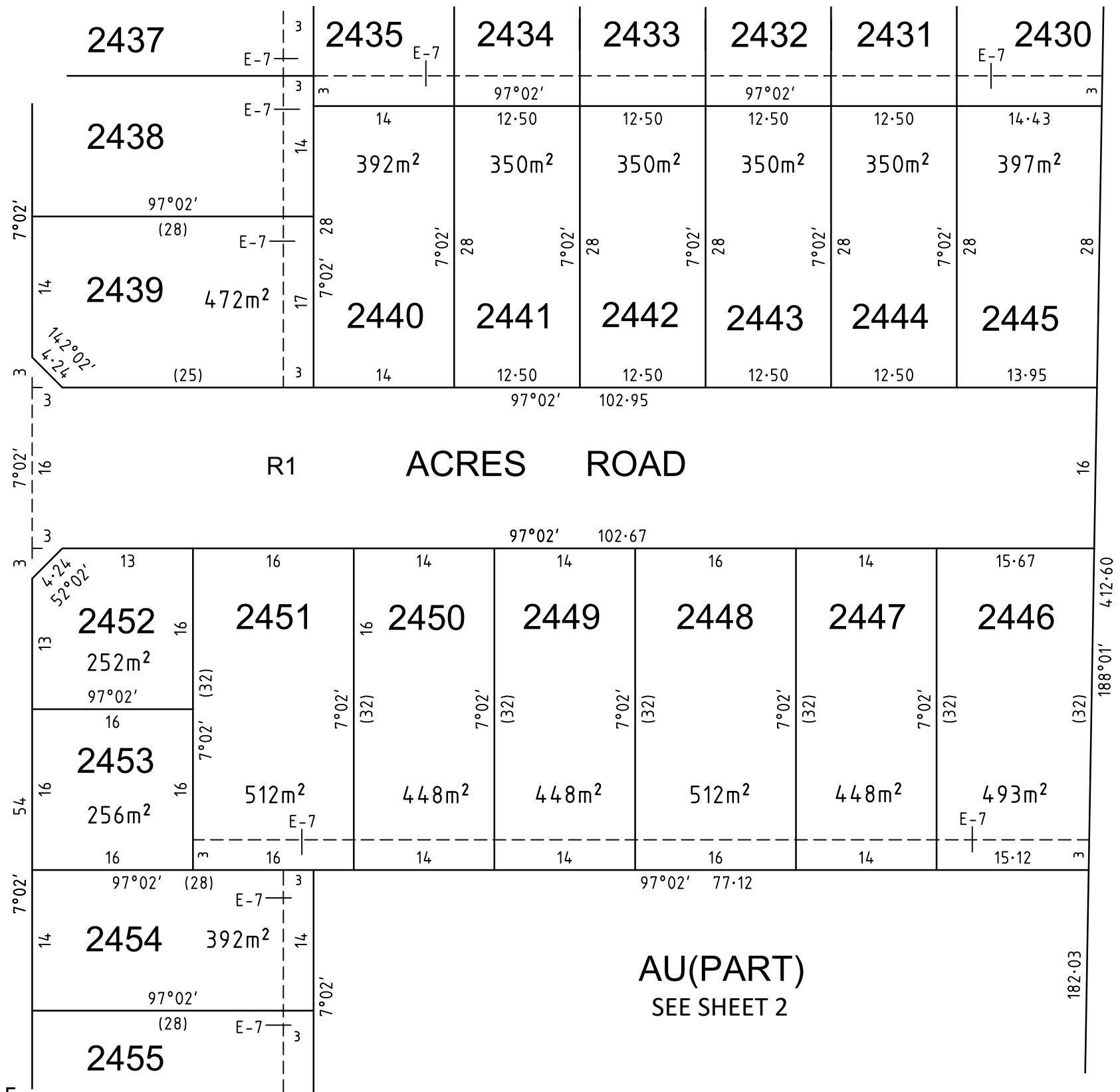
SEE SHEET 4

STREET

R1

TANNERY

SEE SHEET 5



MG/A94
ZONE 55

PLAN OF SUBDIVISION

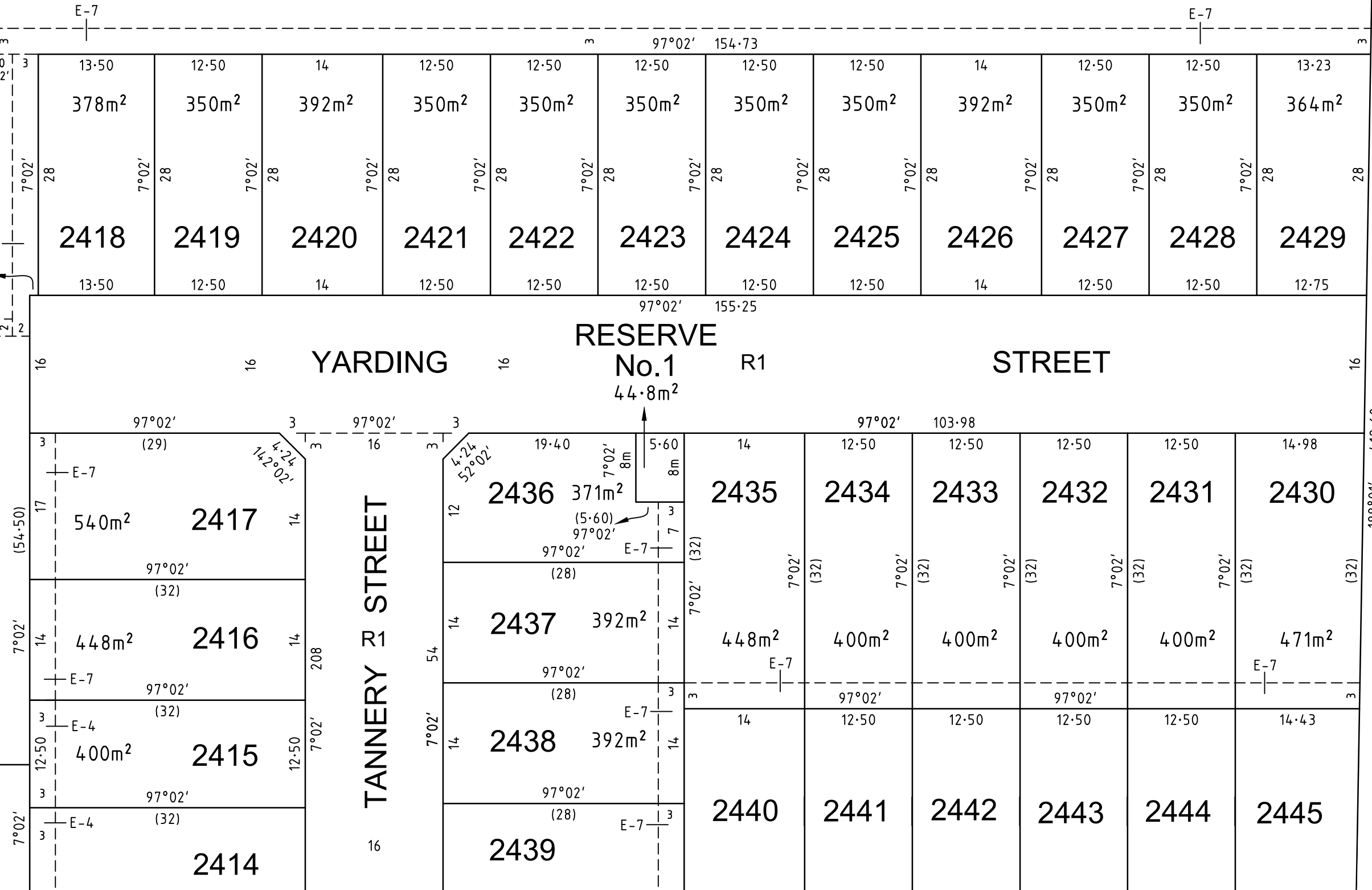
PLAN NUMBER
PS900888F

SEE SHEET 2

AU(PART)
SEE SHEET 2

SEE SHEET 4

DEMESNE
BOULEVARD



SEE SHEET 6

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 900888F by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 2401 to 2467 (both inclusive).

Land to be benefited: Lots 2401 to 2467(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 2401, 2417, 2436, 2439, 2455 and 2456 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) For Lots 2402, 2403, 2452, 2453, 2459 and 2460 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 are Type A lots.
Unless in accordance with a planning permit granted to construct a building or structure on the burned lot.
- 4) Construct or allow to be constructed any building or structure outside the building envelope applied to the lot on the Building Envelope Plan 1700s-24-BEP Ver 3.
- 5) For Lots 2402, 2403, 2452, 2453, 2459 and 2460 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.
- 12) Subdivide or seek to subdivide any burdened lot.
- 13) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 13 above (both inclusive) will cease to have effect after 31 December 2030.

Nothing in this restriction applies to the Developer, 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/>