

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS837630X

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol.12305 Fol.175
Vol.12305 Fol.176
LAST PLAN REFERENCE/S: PS833865Q (LOT AD)
PS833865Q (LOT AN)
POSTAL ADDRESS: 100A OLIVINE BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 410
(of approx centre of **N** 5 844 110
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF WHITTLESEA

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 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 1301 TO 1339 SEE SHEET 10.
(PT) DENOTES PART.
EASEMENT E-7 HAS BEEN OMITTED FROM THIS PLAN.

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, PM55, PM77, & PM95 (KALKALLO)
PROCLAIMED SURVEY AREA: N/A

OTHER PURPOSES OF THE PLAN:
REMOVAL OF WATER SUPPLY (THROUGH UNDERGROUND PIPES) EASEMENT
E-10 ON PS833865Q AS AFFECTS LONSDALE PARADE ON THIS PLAN.
REMOVAL OF DRAINAGE AND WATER SUPPLY (THROUGH UNDERGROUND
PIPES) EASEMENT E-11 ON PS833865Q AS AFFECTS SILVER STREET ON THIS
PLAN.
REMOVAL OF DRAINAGE, SEWERAGE AND WATER SUPPLY (THROUGH
UNDERGROUND PIPES) EASEMENT E-13 ON PS833865Q AS AFFECTS
DAYBROOK TERRACE 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 13
2.044ha

39 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-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS822768A PS822768A	CITY OF WHITTLESEA YARRA VALLEY WATER
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

SEE SHEET 2 FOR CONTINUATION

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS833865Q PS833865Q	CITY OF WHITTLESEA YARRA VALLEY WATER
E-9	SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS833865Q PS833865Q	YARRA VALLEY WATER YARRA VALLEY WATER
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER
E-11	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-12	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER

1700S-13 VER E.DWG BC/SB



Member of the **Surbana Jurong Group**
REF 1700s-13

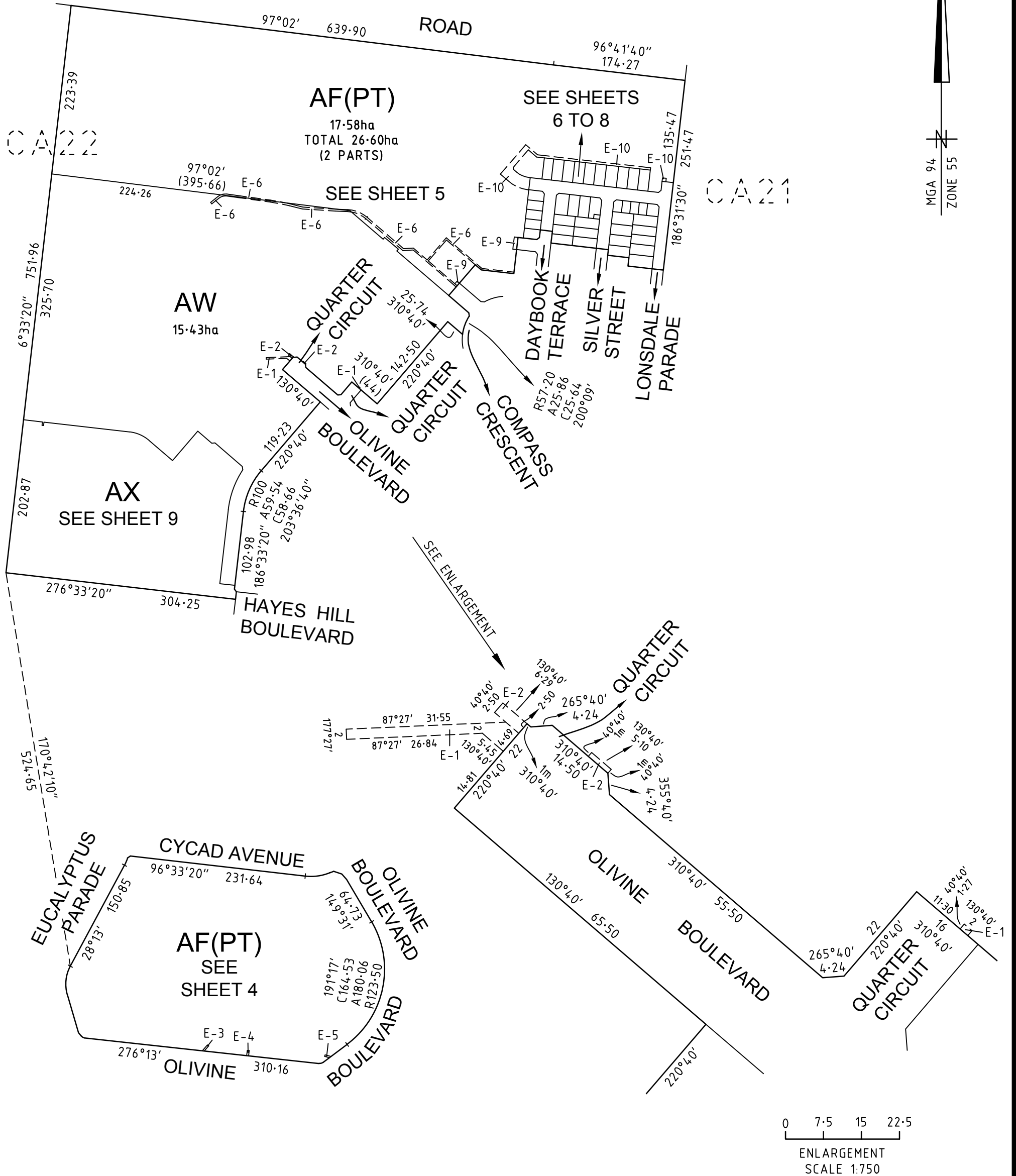
ORIGINAL SHEET
SIZE: A3

SHEET 2

GABRIELLE MCCARTHY VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS837630X

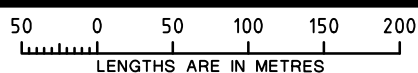


0 7.5 15 22.5
ENLARGEMENT
SCALE 1:750



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SCALE
1:5000



ORIGINAL SHEET
SIZE: A3

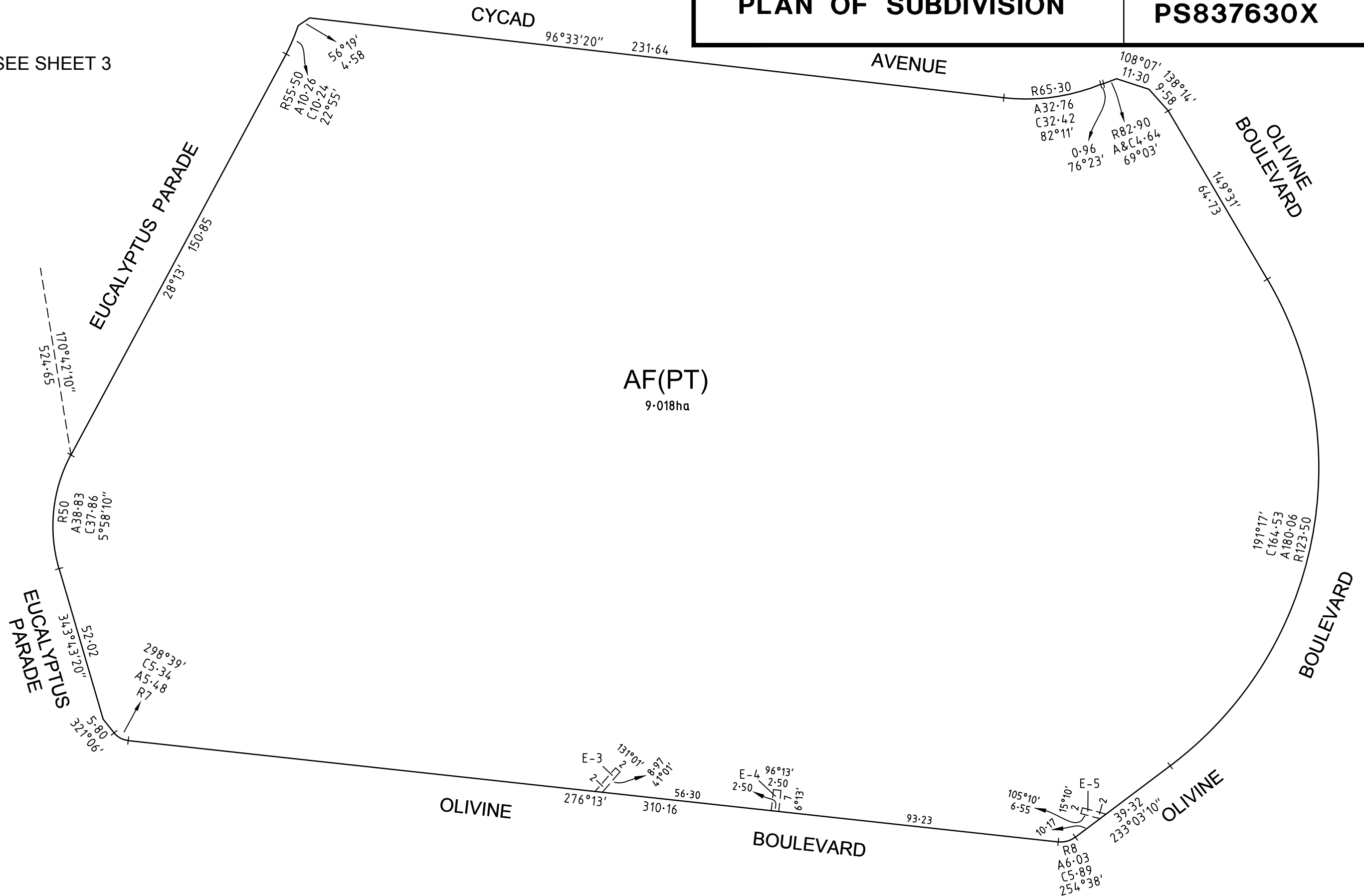
SHEET 3

GABRIELLE MCCARTHY VERSION E

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SEE SHEET 3



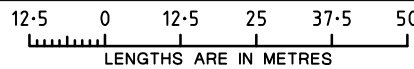
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SMEC

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SCALE
1:1250



LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

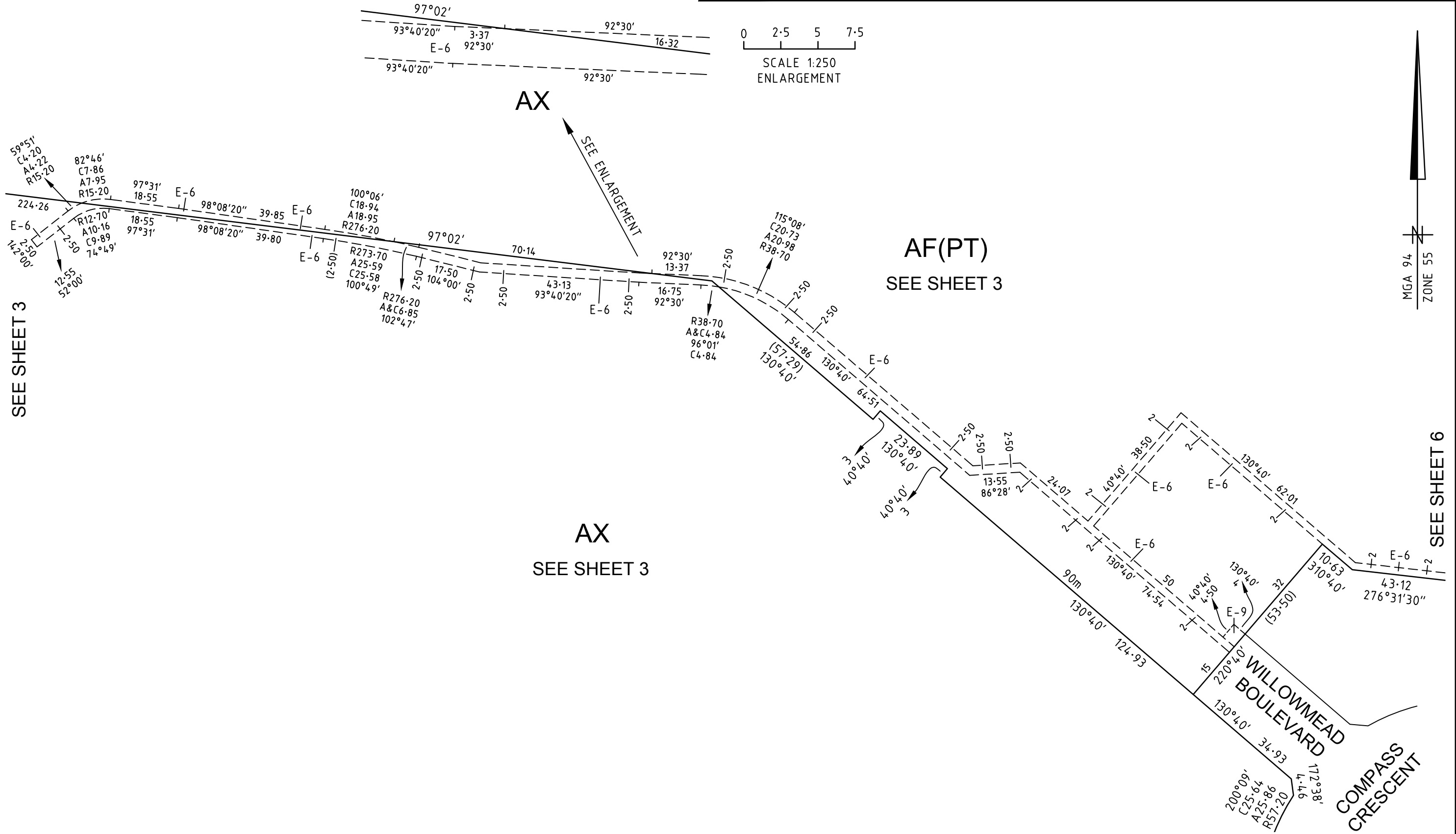
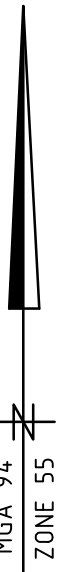
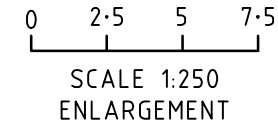
SHEET 4

GABRIELLE MCCARTHY VERSION E

PLAN OF SUBDIVISION

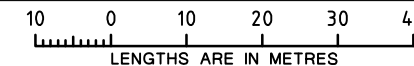
PLAN NUMBER
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AF(PT)



SEE SHEET 3

SEE SHEET 6

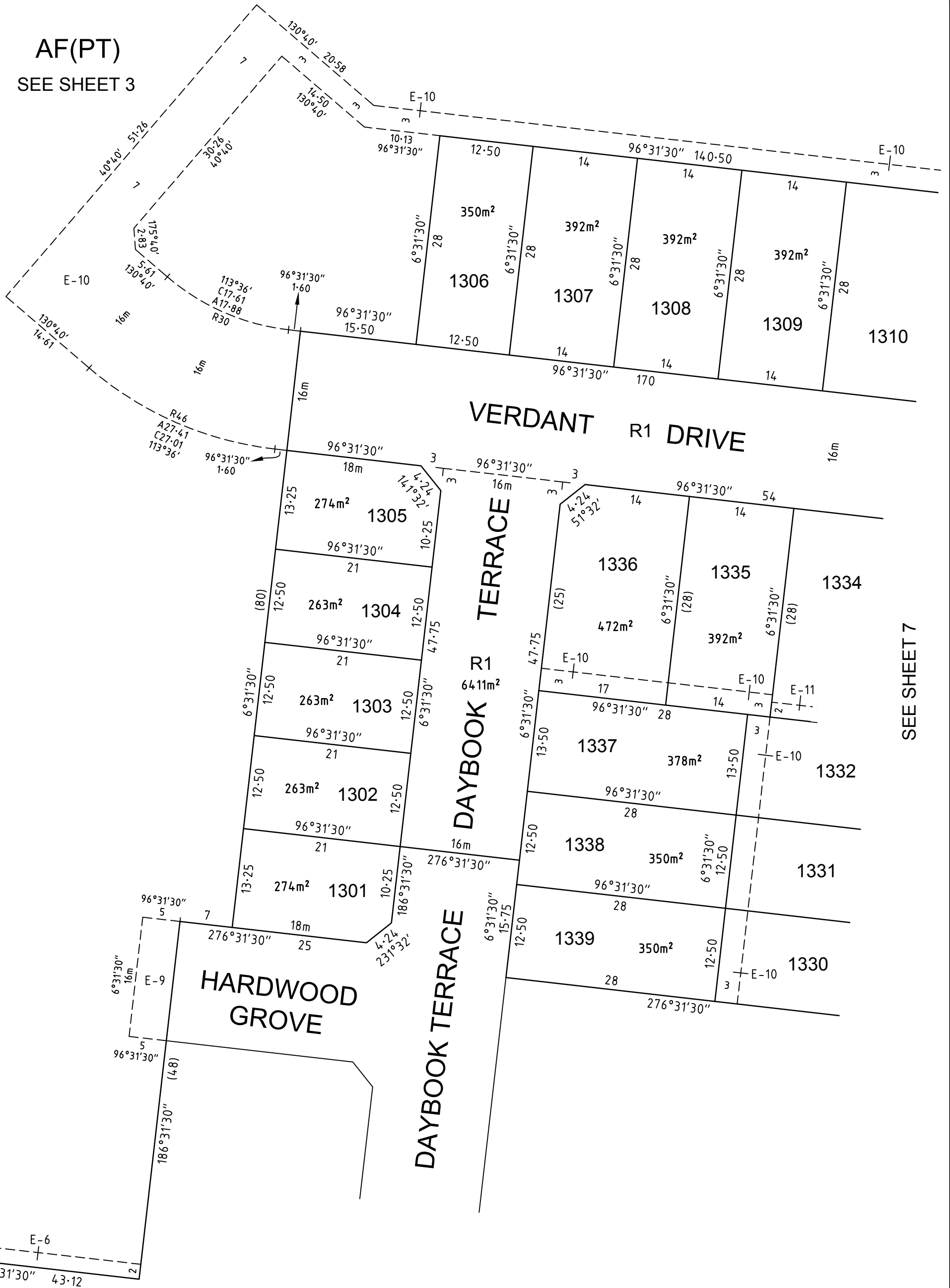


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AF(PT)
SEE SHEET 3

MGA 94
ZONE 55



SEE SHEET 7

SEE SHEET 5

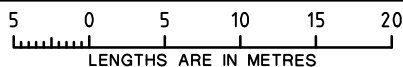


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REF 1700s-13

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

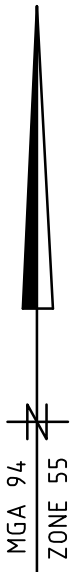
GABRIELLE MCCARTHY

VERSION E

PLAN OF SUBDIVISION

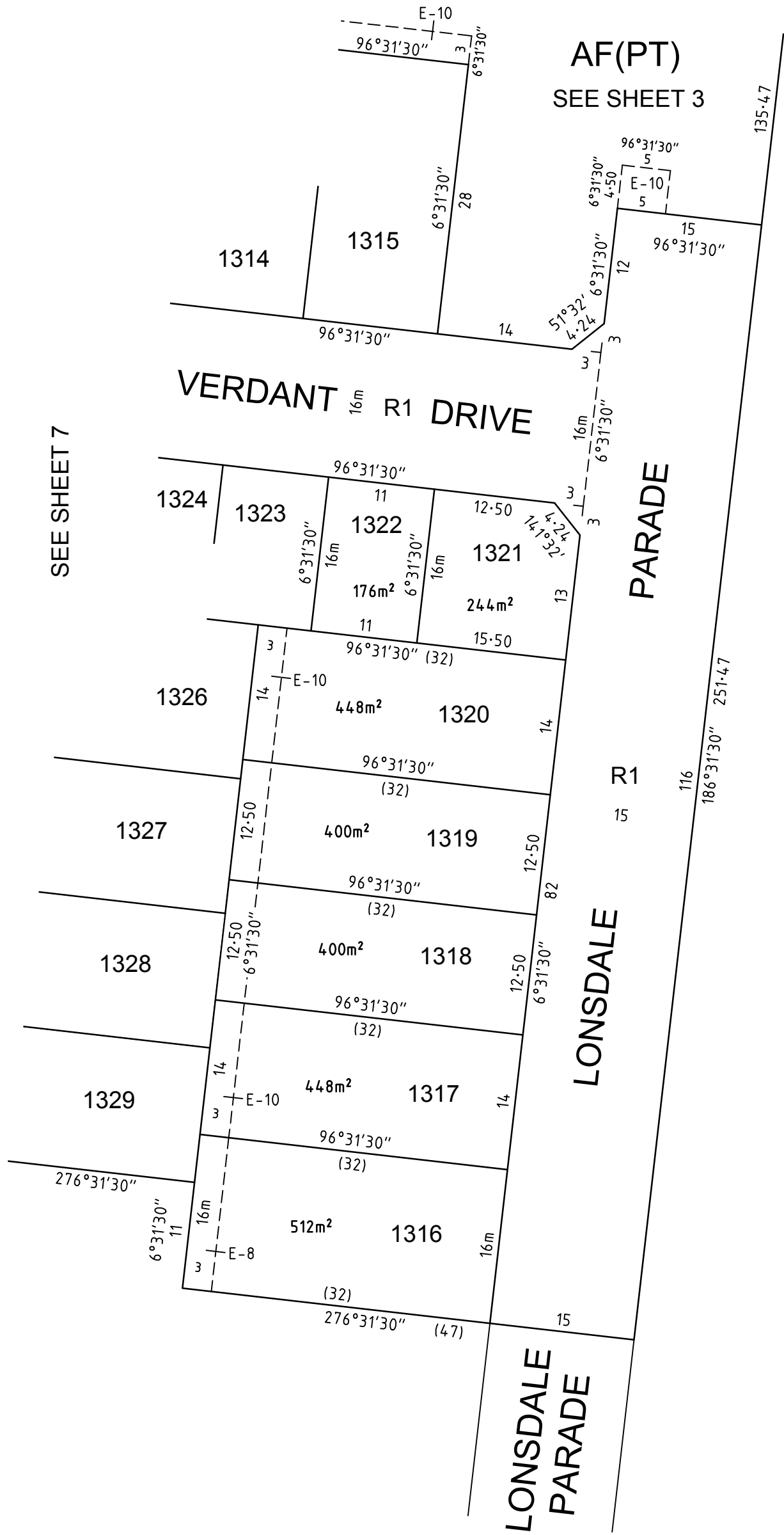
PLAN NUMBER
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AF(PT)
SEE SHEET 3

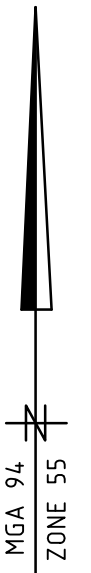


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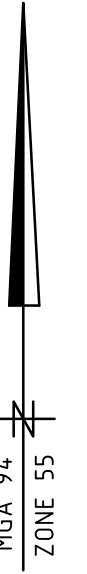
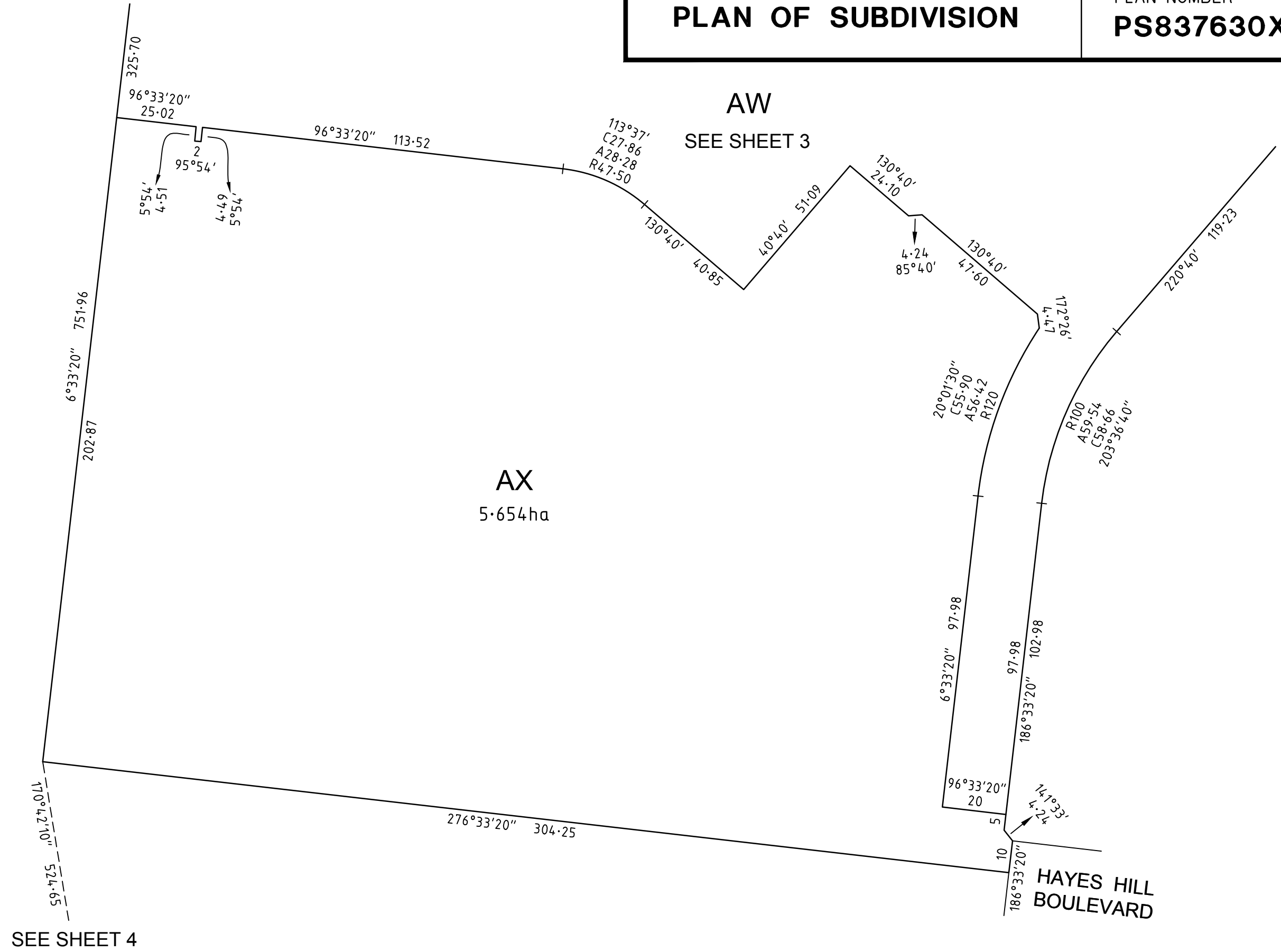
SEE SHEET 7



CA21

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 837630X by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1301 to 1339 (both inclusive).

Land to be benefited: Lots 1301 to 1339 (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 1333 and 1336 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 Lots 1301 to 1305 (both inclusive) and 1321 to 1325 (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 1302, 1303 and 1304 are Type A lots, and
 - b) For Lots 1301, 1305, 1321 to 1325 (both inclusive) are Type B lots,Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 4) For Lots 1322, 1323 and 1324 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.
- 5) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 6) Erect or affix any sign or notice on the burdened lot.
- 7) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 8) 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.
- 9) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 10) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

Clauses 4 to 10 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/>



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ORIGINAL SHEET
SIZE: A3

SHEET 10

GABRIELLE MCCARTHY VERSION E