

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS909277N**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 27 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS909266T (LOT BE)  
**POSTAL ADDRESS:** 470D CAMERON STREET  
(At time of subdivision) DONNYBROOK, 3064  
**MGA94 Co-ordinates** E 322 900  
(of approx centre of N 5 844 600  
land in plan) ZONE 55

Council Name: Whittlesea City Council  
Council Reference Number: PLN-39707  
Planning Permit Reference: 719067  
SPEAR Reference Number: S200722E  
**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 or 18A 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 20/03/2023

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 2800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS.  
EASEMENT E-12 HAS BEEN OMITTED FROM THIS PLAN.  
OTHER PURPOSE OF THE PLAN:  
REMOVAL OF SEWERAGE EASEMENT E-7 ON PS909266T AS AFFECTS ROWLAGH MEWS ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-9 ON PS909266T AS AFFECTS ROWLAGH MEWS AND WICKLOW CRESCENT 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.  
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 28**  
**2.033ha** **38 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 PIPELINE	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION OF VICTORIA
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847509L PS847509L	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS900888F	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
SEE SHEET 2 FOR CONTINUATION				

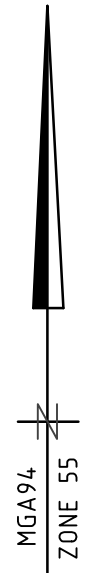
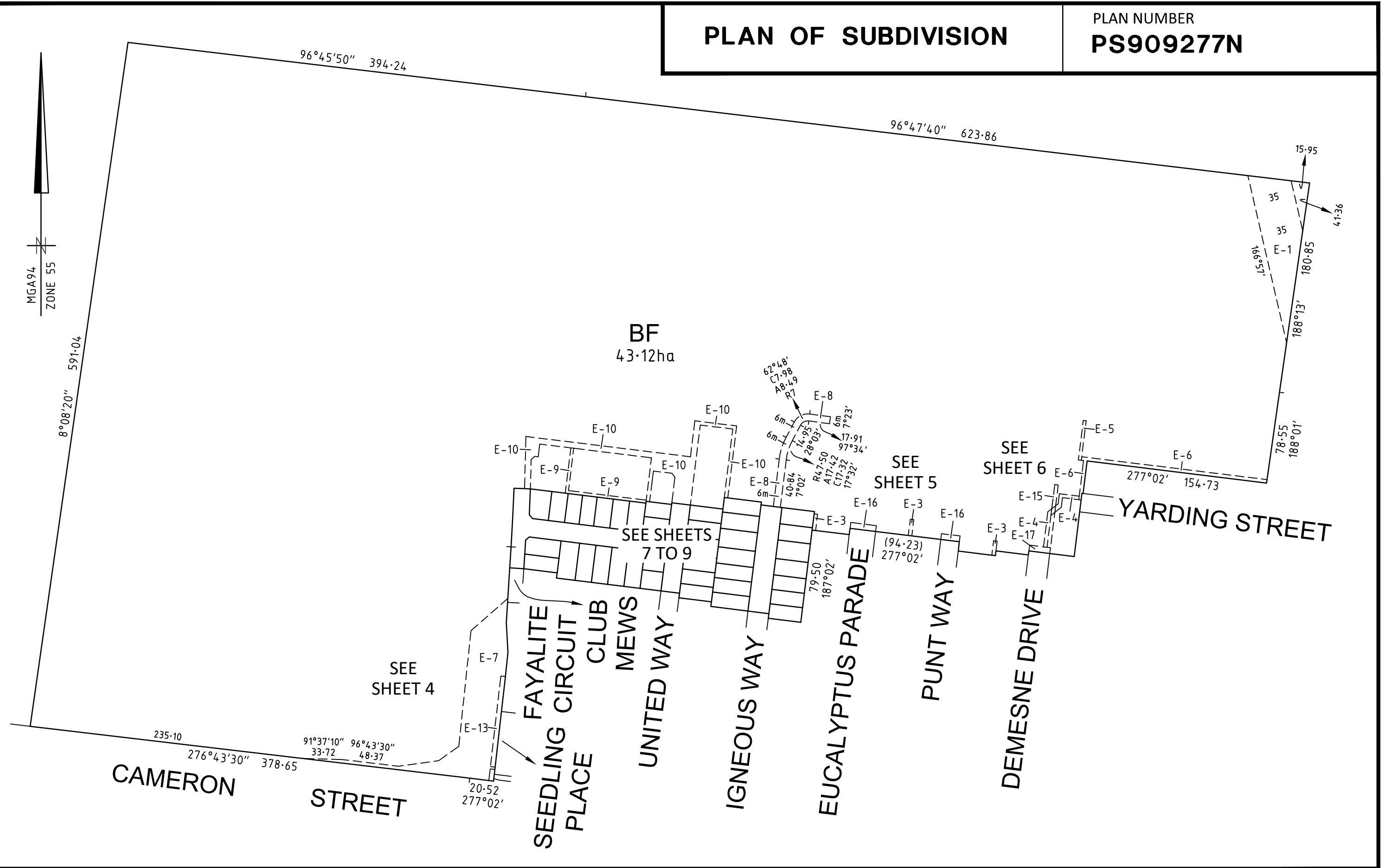
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS909266T PS909266T	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-15	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-16	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-17	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS847525N PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909277N**



8°08'20" 591.04

96°45'50" 394.24

96°47'40" 623.86

**BF**  
43.12ha

15.95  
35  
35  
E-1  
166°57'  
180.85  
41.36  
188°13'  
78.55  
188°01'

SEE SHEET 5

SEE SHEET 6

SEE SHEETS 7 TO 9

SEE SHEET 4

235.10  
276°43'30" 378.65  
91°37'10" 33.72  
96°43'30" 48.37  
20.52  
277°02'

**CAMERON STREET**

**SEEDLING CIRCUIT PLACE**

**FAYALITE CLUB MEWS**

**UNITED WAY**

**IGNEOUS WAY**

**EUCALYPTUS PARADE**

**PUNT WAY**

**DEMESNE DRIVE**

**YARDING STREET**

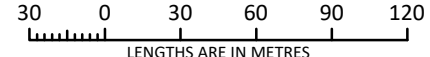
1700S-28 VER C.DWG SB/AA



**SMEC**

Member of the **Surbana Jurong Group**  
REF 1700s-28

SCALE  
**1:3000**



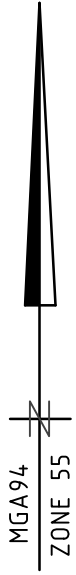
LENGTHS ARE IN METRES

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (C),  
27/02/2023, SPEAR Ref: S200722E

ORIGINAL SHEET  
SIZE A3

SHEET 3

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Whittlesea City Council,  
20/03/2023,  
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**CLUB  
MEWS**

**CIRCUIT**

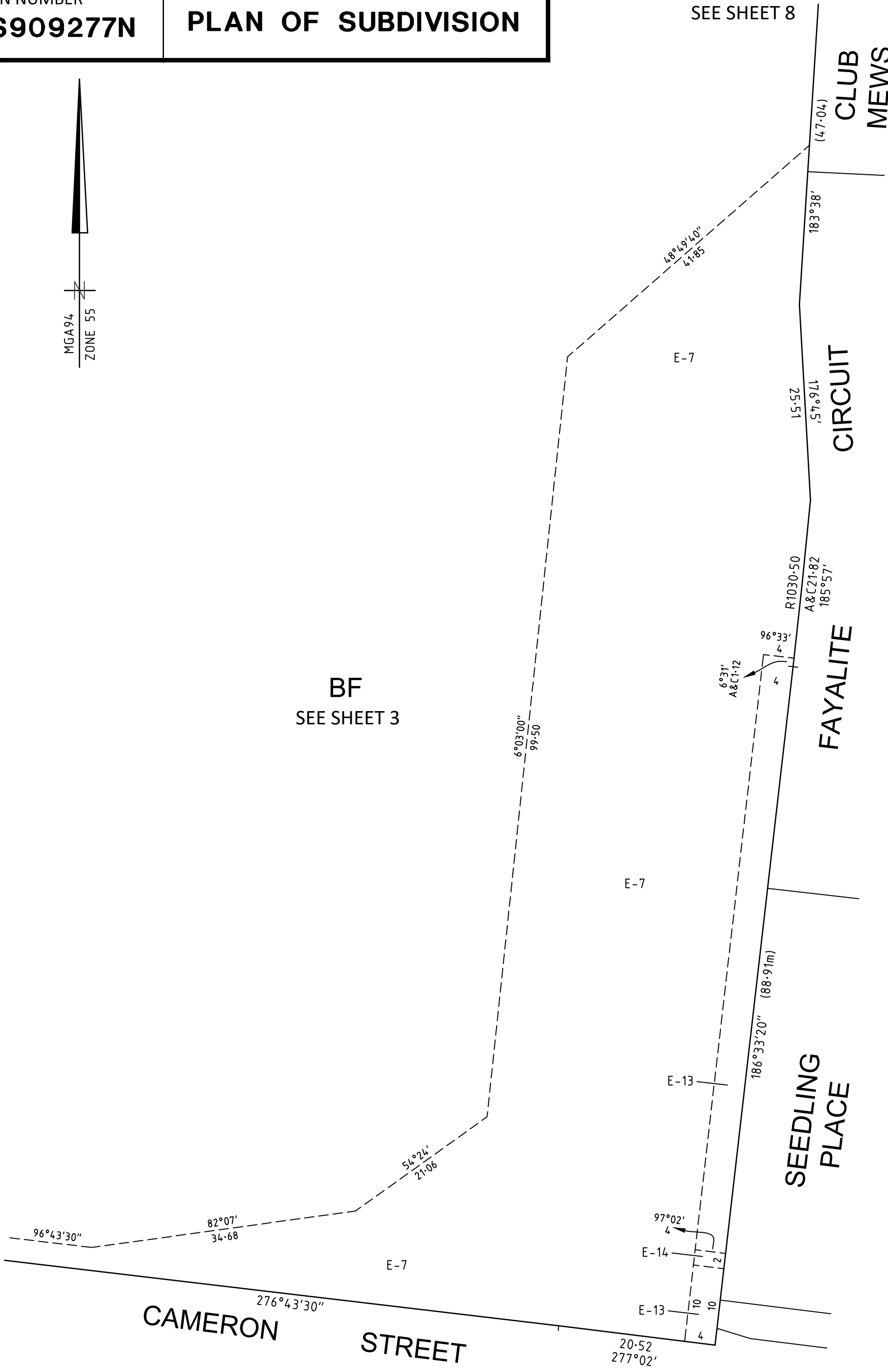
**FAYALITE**

**SEEDLING  
PLACE**

**BF  
SEE SHEET 3**

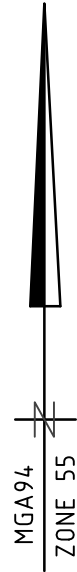
**CAMERON  
STREET**

SEE SHEET 3



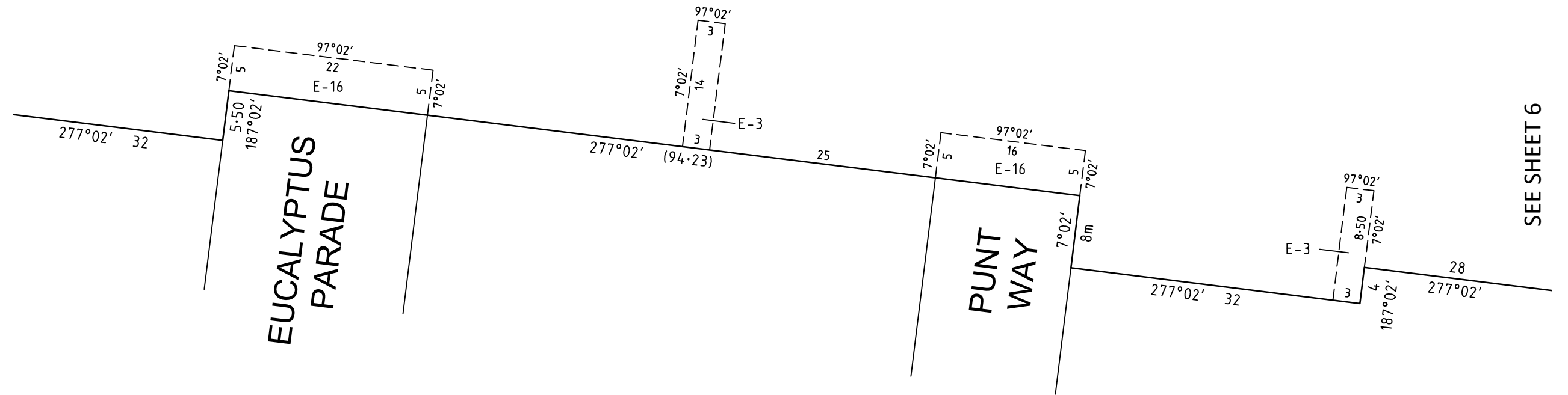
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**BF**  
SEE SHEET 3

SEE SHEET 9



SEE SHEET 6

1700S-28 VER C.DWG SB/AA

**Member of the Surbana Jurong Group**  
REF 1700s-28

SCALE  
**1:500**

LENGTHS ARE IN METRES

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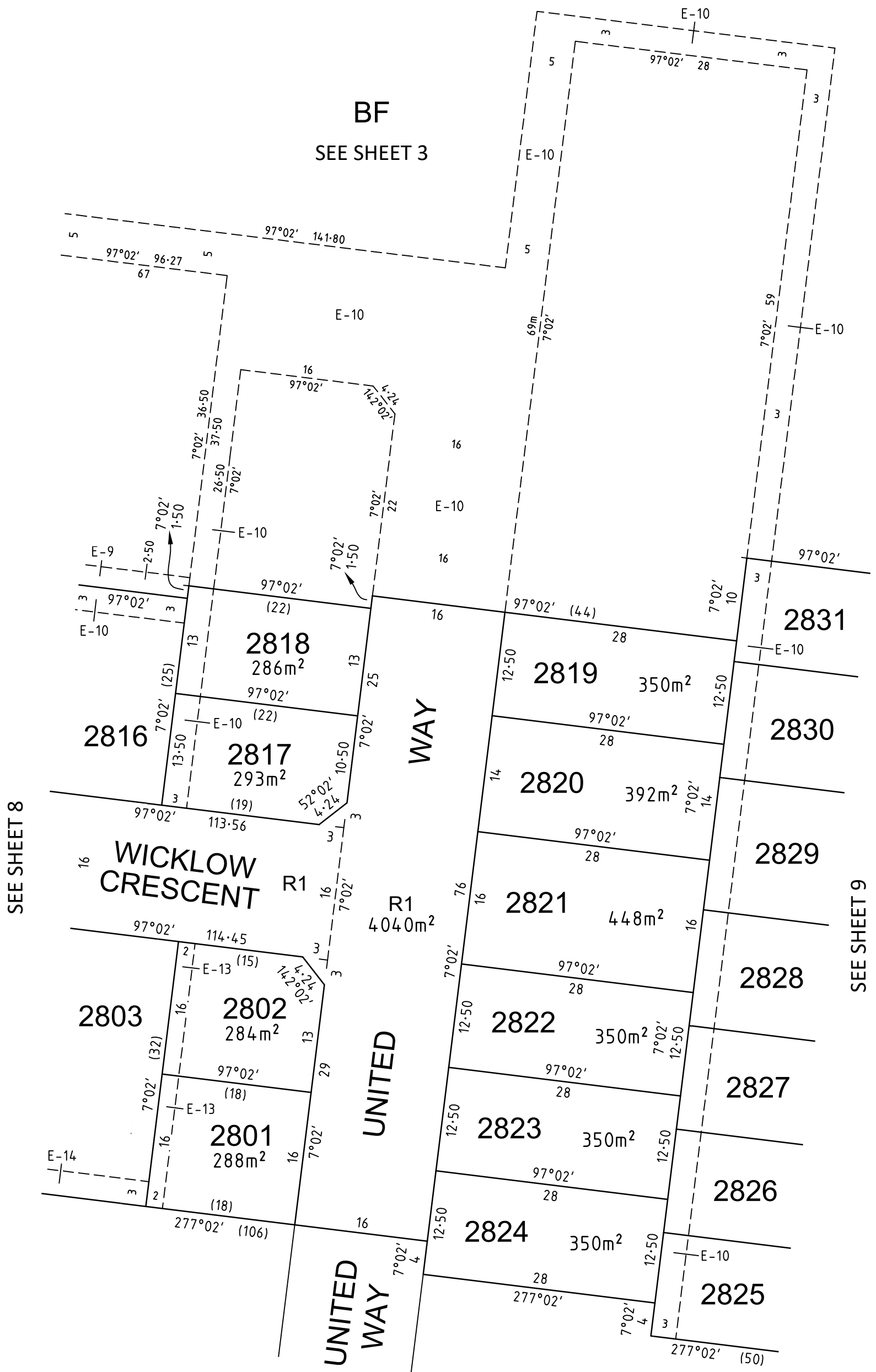
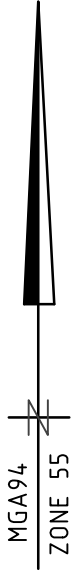
SHEET 5

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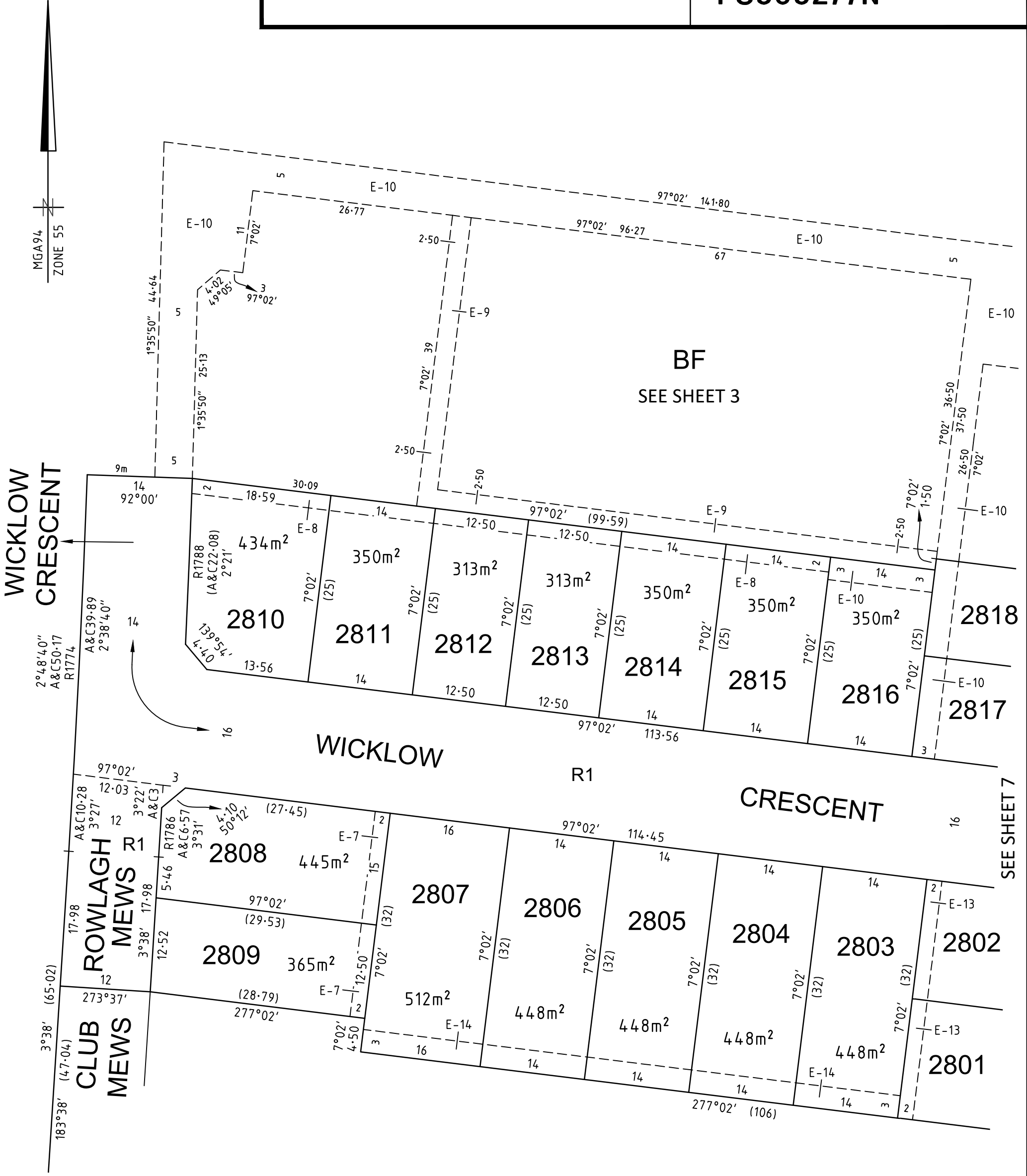
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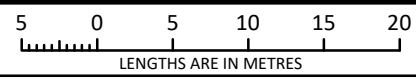
SEE SHEET 4

SEE SHEET 7



1700s-28 VER C.DWG SB/AA

SCALE  
**1:500**



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ORIGINAL SHEET  
SIZE: A3

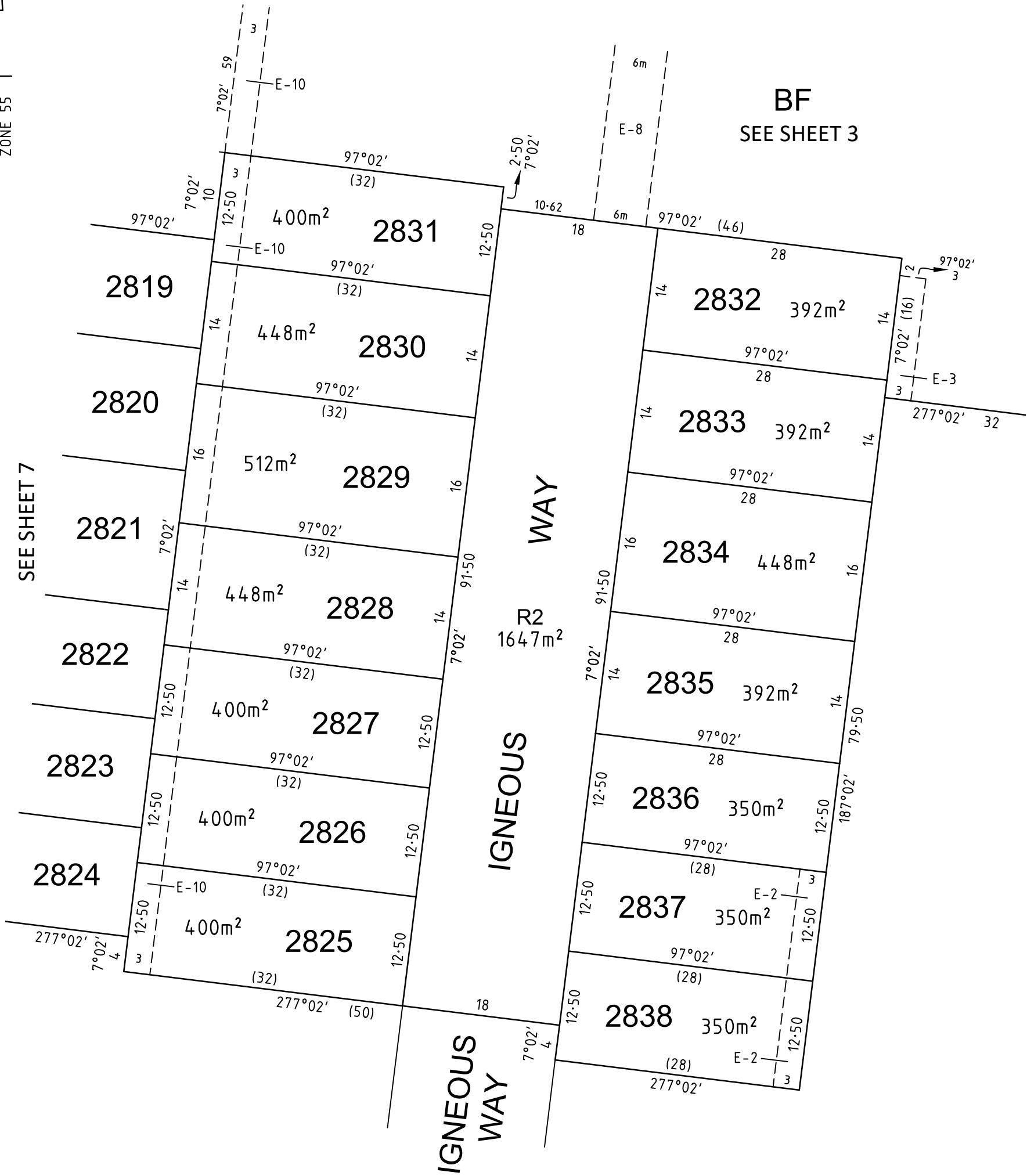
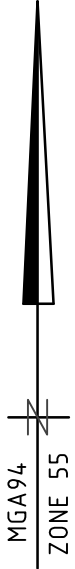
SHEET 8

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**BF**  
SEE SHEET 3

SEE SHEET 5

SEE SHEET 7

**CREATION OF RESTRICTION A**

The following Restriction is to be created upon registration of Plan of Subdivision PS909277N by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be burdened:** Lots 2801 to 2838 (both inclusive).

**Land to be benefited:** Lots 2801 to 2838 (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 2808 and 2810 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 300m<sup>2</sup> or greater.
- 3) For Lots 2801, 2802, 2817 and 2818 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-28-BEP Ver 3.
- 5) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 6) For Lots 2808 and 2010 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.
- 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 31th December 2033.

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/>



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ORIGINAL SHEET  
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SHEET 10

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