

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS905203R

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol.12305 Fol.174
LAST PLAN REFERENCE/S: PS833865Q (LOT 1243)
POSTAL ADDRESS: 18 COMPASS CRESCENT
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 360
(of approx centre of **N** 5 843 930
land in plan) **ZONE** 55

PRELIMINARY

THIS IS A PRELIMINARY PLAN BASED ON ARCHITECTURAL DRAWINGS BY MIRVAC DESIGN DATED 11-10-2021(12B DCM5) AND IS SUBJECT TO DESIGN AND AUTHORITY APPROVALS AND CHANGES. ALL INFORMATION SHOWN HEREON IS SUBJECT TO FINAL SURVEY VERIFICATION AND COUNCIL AND LAND REGISTRY APPROVAL

VESTING OF ROADS AND/OR RESERVES


NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 3 FOR FURTHER DETAILS.
 LOTS 1 TO 1242 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
 BOUNDARIES DEFINED BY BUILDING ARE SHOWN BY THICK CONTINUOUS LINES.
 HATCHING SHOWN WITHIN A PARCEL INDICATES THAT THE STRUCTURE IS CONTAINED WITHIN THAT PARCEL.

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

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:
 MEDIAN: BOUNDARIES MARKED 'M'
 EXTERIOR FACE: BOUNDARIES MARKED 'E'
 ALL OTHER BOUNDARIES AS DESCRIBED
 WHERE LINES ARE SHOWN THUS , THIS INDICATES A BUILDING WALL THAT DOES NOT DEFINE A BOUNDARY.

OLIVINE 12B
1563m²

8 LOTS

EASEMENT INFORMATION

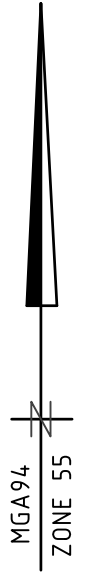
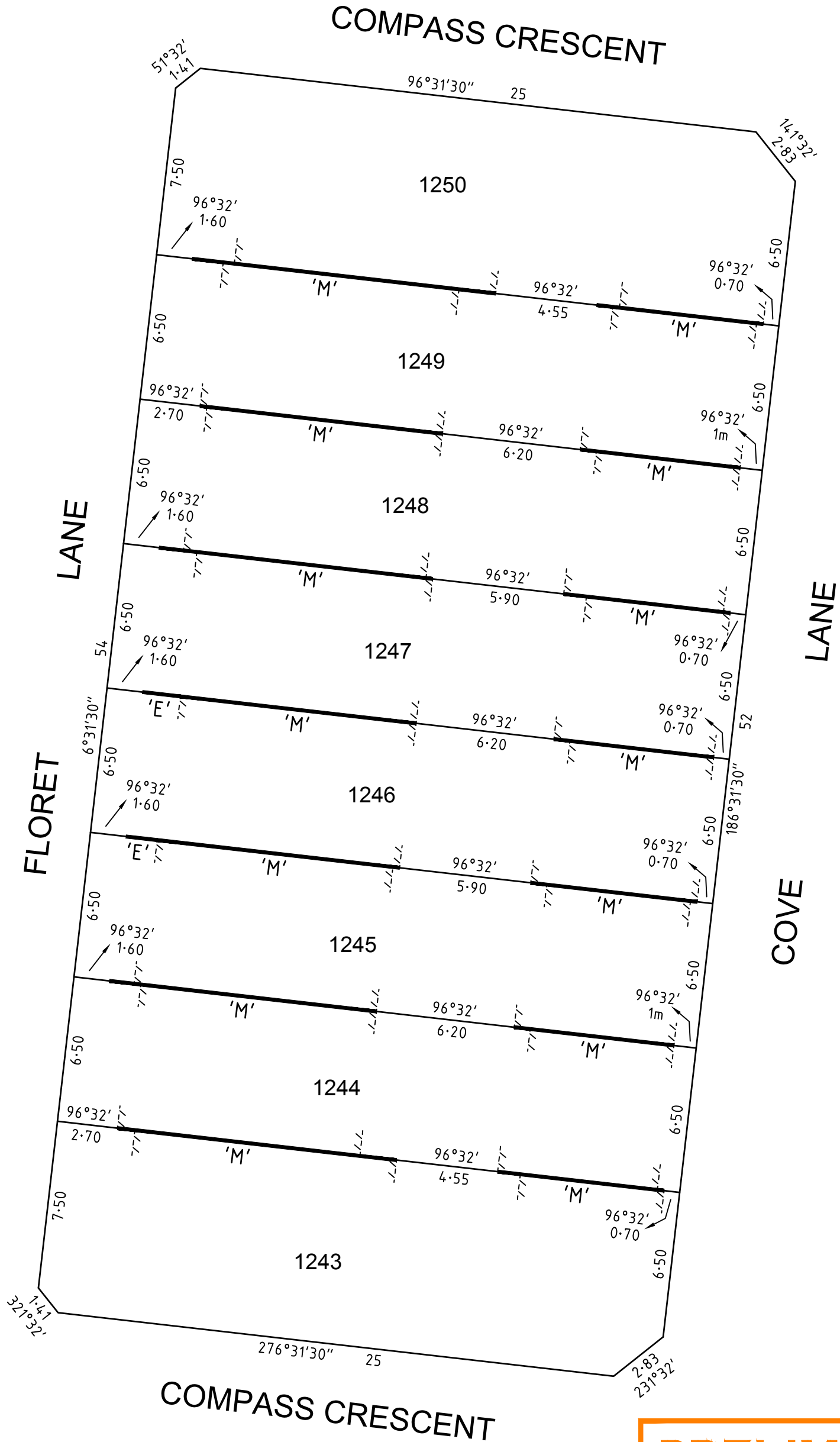
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LOTS ON THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

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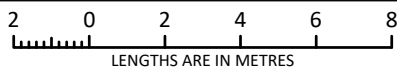
PRELIMINARY



1700S-12B VER C.DWG CS/RW

Member of the Surbana Jurong Group
REF 1700s-12B

SCALE
1:200



ORIGINAL SHEET
SIZE: A3

SHEET 2

GABRIELLE MCCARTHY VERSION C

CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS905203R by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land Burdened and Land Benefited:

BURDENED LOT No.	BENEFITING LOTS
1243	1244
1244	1243, 1245
1245	1244, 1246
1246	1245, 1247
1247	1246, 1248
1248	1247, 1249
1249	1248, 1250
1250	1249

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) Build any building unless in accordance with the Small Lot Housing Code 'Type B lots' or unless a specific planning permit for the building has been obtained from City of Whittlesea.
- 2) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 3) Erect or affix any sign or notice on the burdened lot.
- 4) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 5) 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.
- 6) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 7) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

Clauses 2 to 7 above (both inclusive) will cease to have effect after 31st December 2031.

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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