

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS905220R

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol.12372 Fol.137
LAST PLAN REFERENCE/S: PS837633R (LOT 1456)
POSTAL ADDRESS: 30A VERDANT DRIVE
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 320
(of approx centre of **N** 5 844 200
land in plan) **ZONE** 55


PRELIMINARY

THIS IS A PRELIMINARY PLAN BASED ON ARCHITECTURAL DRAWINGS BY MIRVAC DESIGN DATED 10/11/2022 (14C 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 1455 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
BOUNDARIES DEFINED BY BUILDING ARE SHOWN BY THICK CONTINUOUS LINES.
LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:
MEDIAN: BOUNDARIES MARKED 'M'
ALL OTHER BOUNDARIES AS DESCRIBED
WHERE LINES ARE SHOWN THUS , THIS INDICATES A BUILDING WALL THAT DOES NOT DEFINE A BOUNDARY AND MAY HAVE BEEN EXAGGERATED FOR CLARITY.

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)
PROCLAIMED SURVEY AREA: No.74

OLIVINE 14C
1431m²

9 LOTS

EASEMENT INFORMATION

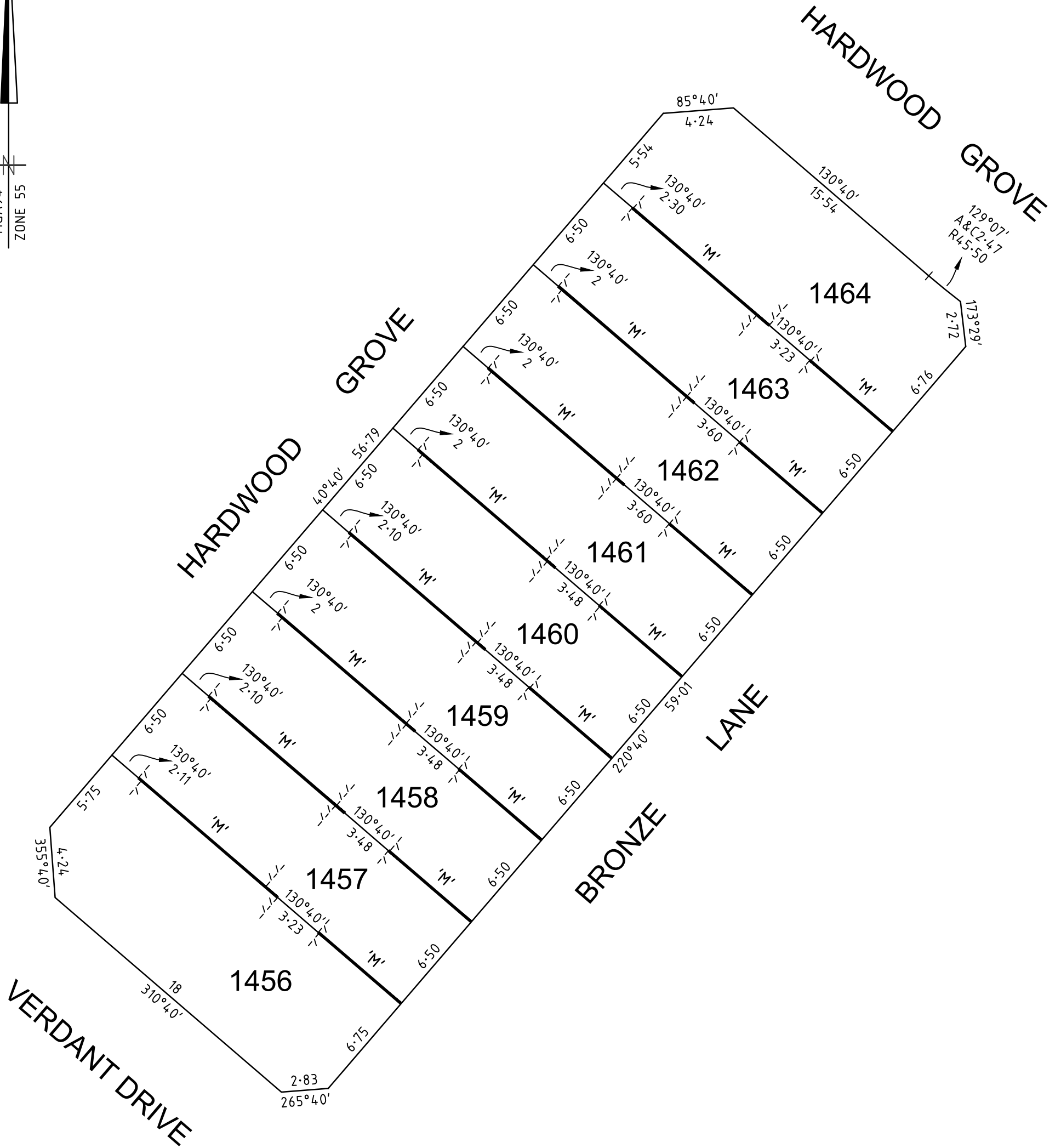
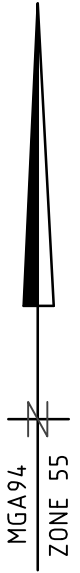
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

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

PLAN OF SUBDIVISION

PLAN NUMBER
PS905220R



CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS905220R 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
1456	1457
1457	1456, 1458
1458	1457, 1459
1459	1458, 1460
1460	1459, 1461

BURDENED LOT No.	BENEFITING LOTS
1461	1460, 1462
1462	1461, 1463
1463	1462, 1464
1464	1463

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 in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 2) Demolish or remove any building, fence, retaining wall or structure on the burdened lot unless the plans for such buildings or works are endorsed by Mirvac Design and Covenants prior to the issue of a building permit.
- 3) Alter the appearance of the dwelling on the burdened lot in any way, including but not limited to:
 - a) Change any materials or colours, except any maintenance that shall match the existing materials and colours;
 - b) Erect or affix any external shutters or window awnings, except where any such items is not visible from public areas;
 - c) Erect or affix any antenna, satellite dish, radio mast, air-conditioning, heating plant, solar panel to external mounted conduits on any part of a burdened lot, nor permit others to do so, except where any such items is not visible from public areas;
 - d) Install any window film to a window of a burden lot visible from a public area;
 - e) Erect or affix any sign or notice on the burden lot except in accordance with the following specifications or as required by law:
 - i) Any real estate sign or notice must not exceed 700mm in width and 1000mm in height and to the top of any sign or notice must not be more than 2000mm above the ground.
 - ii) Not more than one sign can be erected on any burdened lot.
- 4) Install any window furnishing to any window of a burdened lot except in accordance with the following specification:
 - a) Type
 - i) Roller Blinds
 - ii) Roman Blinds
 - iii) Curtains
 - iv) Hanging Blinds
 - v) Vertical Blinds
 - vi) Timber Venetian
 - b) Colour
 - i) External face of all window furnishings shall be black, charcoal or white, except for the timber blinds which shall be clear finished cedar, black, charcoal or white.
- 5) Allow the state of repair of any landscaped area of a burdened lot visible from a public area to fall below the standard as at the date of completion of the landscaping.
- 6) Subdivide or seek to subdivide any burdened lot.
- 7) Alter, repair or maintain any retaining walls on a burdened lot without obtaining the prior written approval of such alterations, repairs or maintenance from Mirvac Design and Covenants.
- 8) Carry out any works on the burdened lot which:
 - a) Are detrimental to the structural integrity of any retaining wall on the burdened lot or an adjoining lot; or
 - b) Impact on the structural integrity of any retaining wall on the burdened lot or an adjoining lot without obtaining any necessary building approvals.
- 9) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 10) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 11) 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.

Clauses 2 to 11 above (both inclusive) will cease to have effect after 31st December 2032.

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

"Mircvac" & "Mircvac Design and Covenants" 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/>