

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS905209D**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 22 (PART)  
**TITLE REFERENCES:** Vol. 12379 Fol. 604  
**LAST PLAN REFERENCE/S:** PS847504W (LOT AQ)  
**POSTAL ADDRESS:** 31A OAKFIELD ENTRANCE  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** **E** 323 290  
**(of approx centre of** **N** 5 844 290  
**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 CITY OF WHITTLESEA

LOTS 1 TO 1800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
 SEE SHEET 6 FOR FURTHER DETAILS.  
 OTHER PURPOSE OF THE PLAN:  
 REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-1 ON  
 PS847504W AS AFFECTS LOT 1812 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 18**  
**1.699ha**

**25 LOTS**

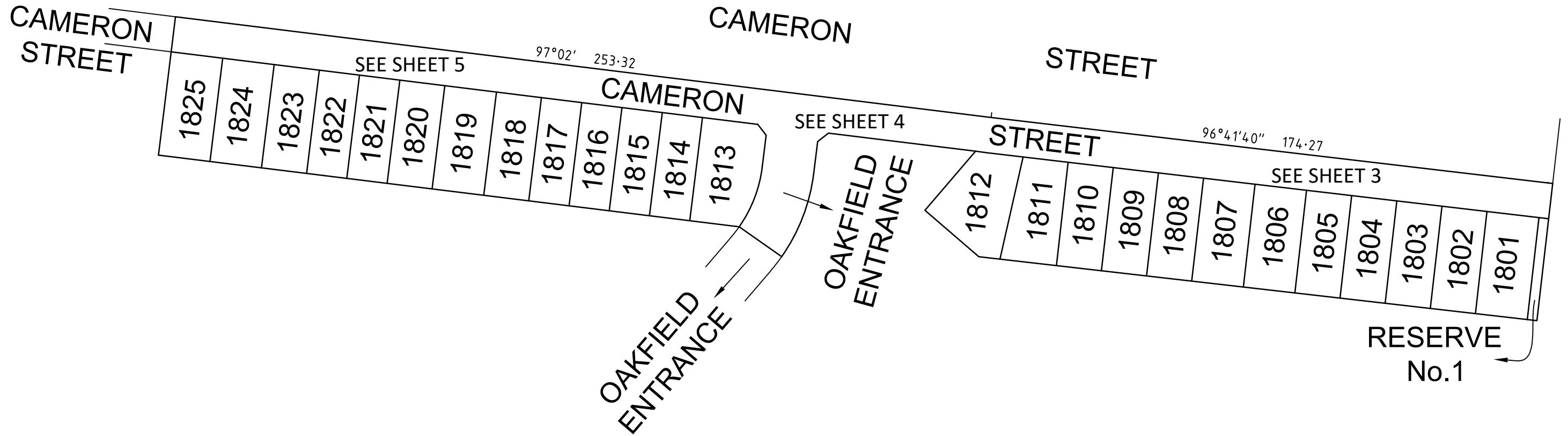
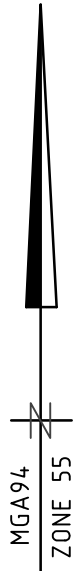
## EASEMENT INFORMATION

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 SEWERAGE	SEE PLAN SEE PLAN	PS837633R PS837633R	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847504W PS847504W	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-3	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD

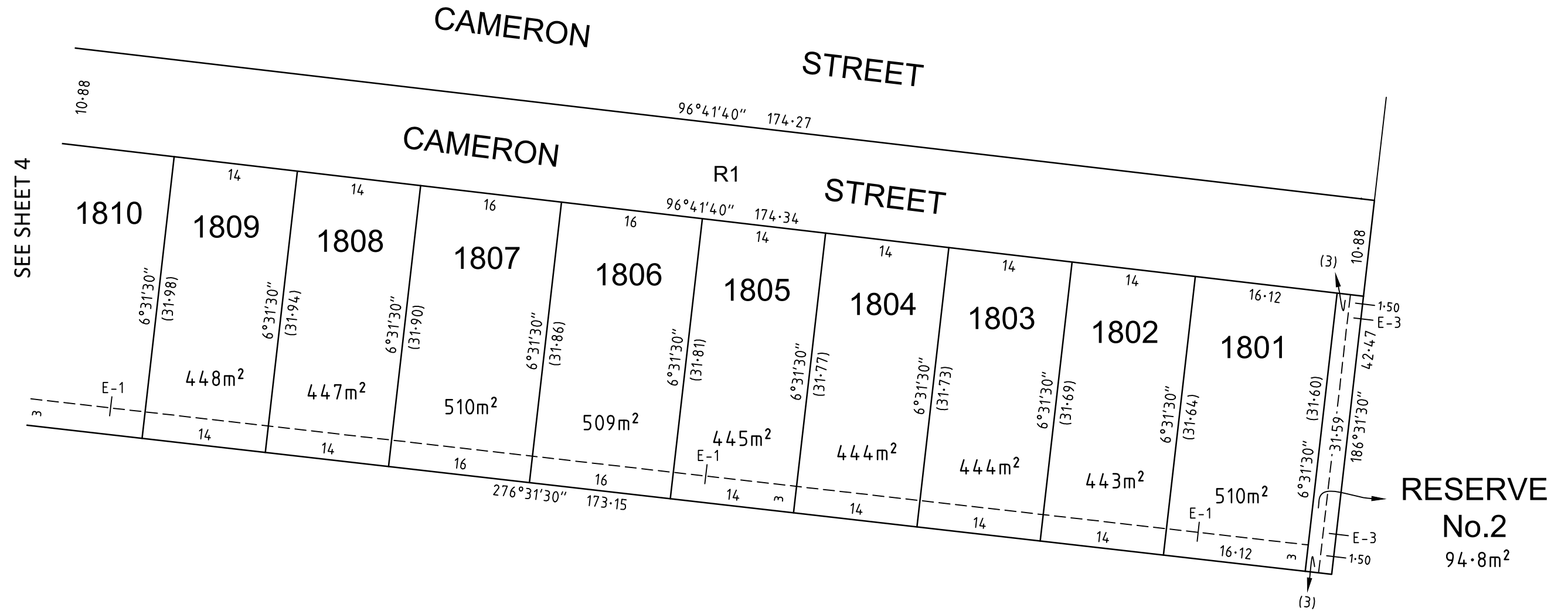
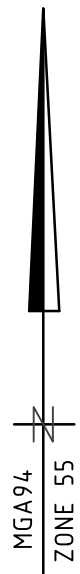
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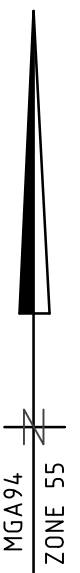
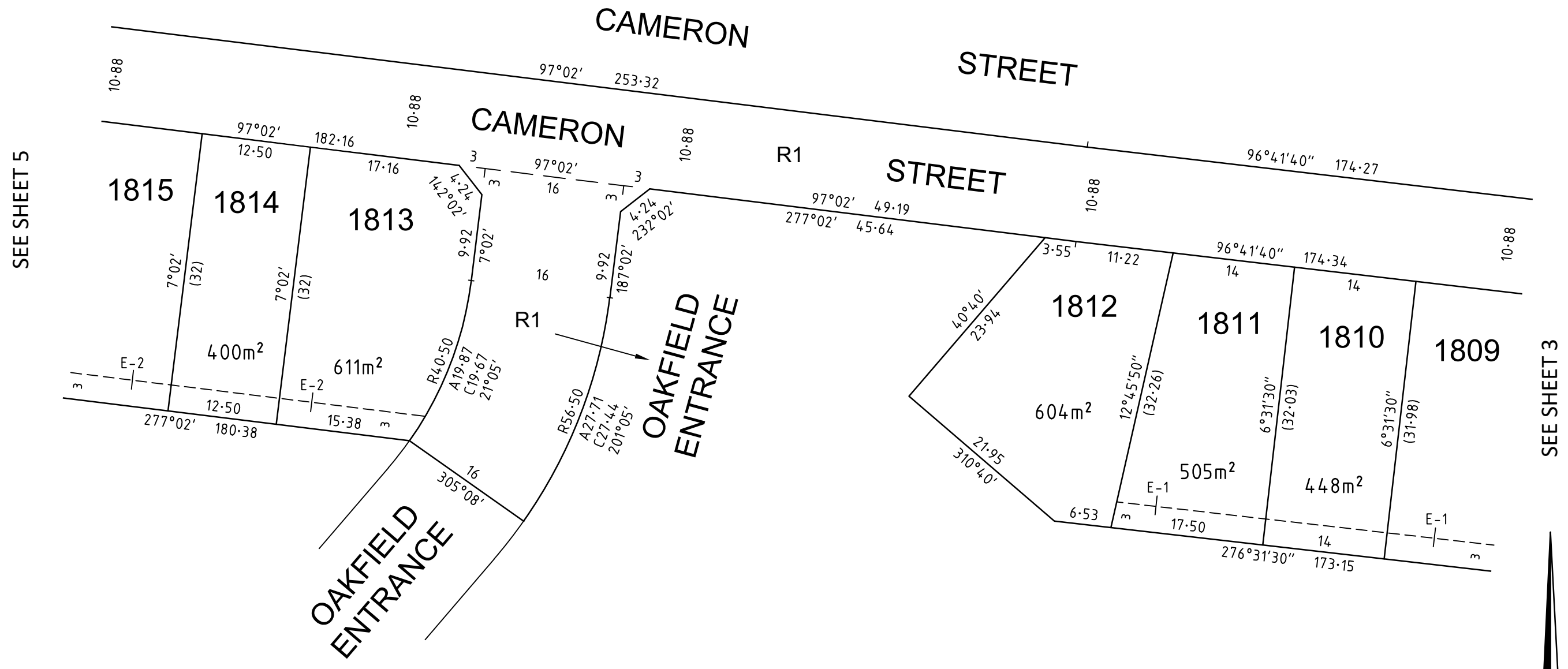
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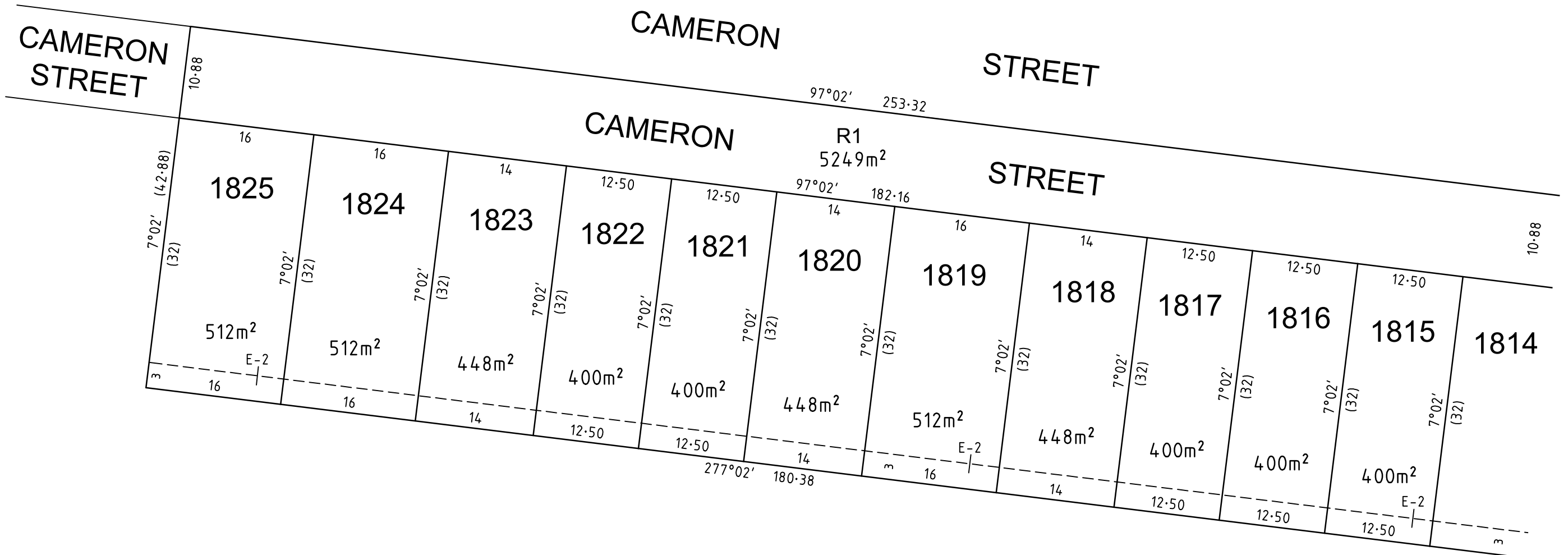
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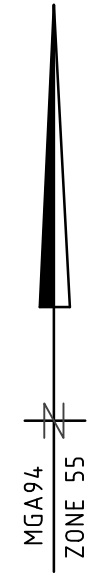


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SEE SHEET 4



1700S-18 VER E.DWG CS/AA

**SMEC**

Member of the **Surbana Jurong Group**  
REF 1700s-18

SCALE <b>1:500</b>	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 5
ANTONY WYATT		VERSION E	

**CREATION OF RESTRICTION A**

The following Restriction is to be created upon registration of Plan of Subdivision PS905209D by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be burdened:** Lots 1801 to 1825 (both inclusive).

**Land to be benefited:** Lots 1801 to 1825 (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 1812 and 1813 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 lot 1801, construct or allow to be constructed on the burdened lot a dwelling other than a two (2) or three (3) storey dwelling that incorporates passive surveillance features such as windows or balconies at the first storey on the east elevation.
- 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-18-BEP Ver 4. Any siting requirements within the Building Envelope Plans and Design Guidelines do not override any regulation under Part 5 of the Building Regulations (2018).
- 5) For lots 1812, 1813, 1816 and 1821 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.

Clauses 5 to 11 above (both inclusive) will cease to have effect after 31 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/>