

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS913482N

LOCATION OF LAND

COUNCIL NAME: WHITTLESEA CITY COUNCIL

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol.12379 Fol.496
LAST PLAN REFERENCE/S: PS837634P (LOT AH)
POSTAL ADDRESS: 1A HAYES HILL BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 322 920
(of approx centre of **N** 5 844 330
land in plan) **ZONE** 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL

LOTS 1 TO 1825 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 8 FOR FURTHER DETAILS.
OTHER PURPOSES OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENT E-8 ON PS837634P AS AFFECTS RESERVE No.1 ON THIS PLAN.
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-9 ON PS837634P AS AFFECTS CAMERON STREET 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 18W
9304m²

14 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	PS837634P	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	PS833857P	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS833857P	WHITTLESEA CITY COUNCIL
E-5	DRAINAGE	SEE PLAN	PS833865Q	CITY OF WHITTLESEA
E-6	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION
E-7	GAS DISTRIBUTION PIPELINE	SEE PLAN	PS837634P	AUSNET GAS NETWORKS (VIC) PTY LTD
	POWERLINE	SEE PLAN	PS837634P (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P
SEE SHEET 2 FOR CONTINUATION				



1700S-18W VER B.DWG AA/AA

SURVEYOR REF: **1700s-18W**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 8

ANTONY WYATT

VERSION B

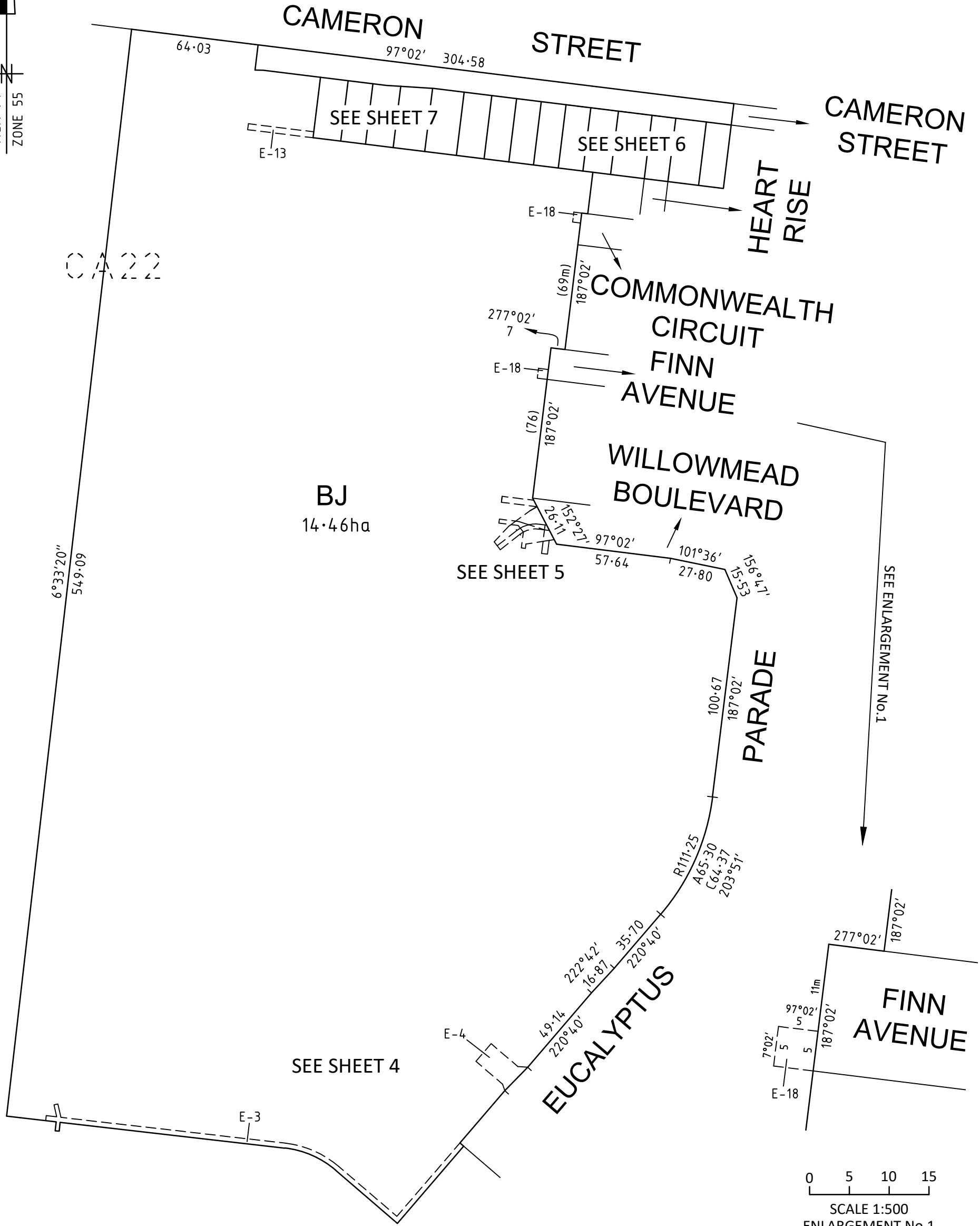
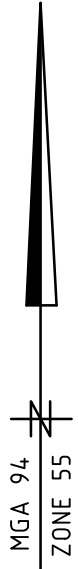
PLAN OF SUBDIVISION

PLAN NUMBER
PS913482N

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION
	GAS DISTRIBUTION PIPELINE	SEE PLAN	PS837634P	AUSNET GAS NETWORKS (VIC) PTY LTD
	POWERLINE	SEE PLAN	PS837634P (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICTY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P
E-9	DRAINAGE	SEE PLAN	PS837634P	WHITTLESEA CITY COUNCIL
	POWERLINE	SEE PLAN	PS837634P (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICTY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P
E-10	DRAINAGE	SEE PLAN	PS833865Q	WHITTLESEA CITY COUNCIL
	POWERLINE	SEE PLAN	PS837634P (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICTY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P
E-11	DRAINAGE	SEE PLAN	PS833865Q	WHITTLESEA CITY COUNCIL
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION
	GAS DISTRIBUTION PIPELINE	SEE PLAN	PS837634P	AUSNET GAS NETWORKS (VIC) PTY LTD
E-12	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	SEE PLAN	THIS PLAN	WHITTLESEA CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-14	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICTY SERVICES PTY LTD
E-15	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-16	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICTY SERVICES PTY LTD
E-17	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-18	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION

PLAN OF SUBDIVISION

PLAN NUMBER
PS913482N



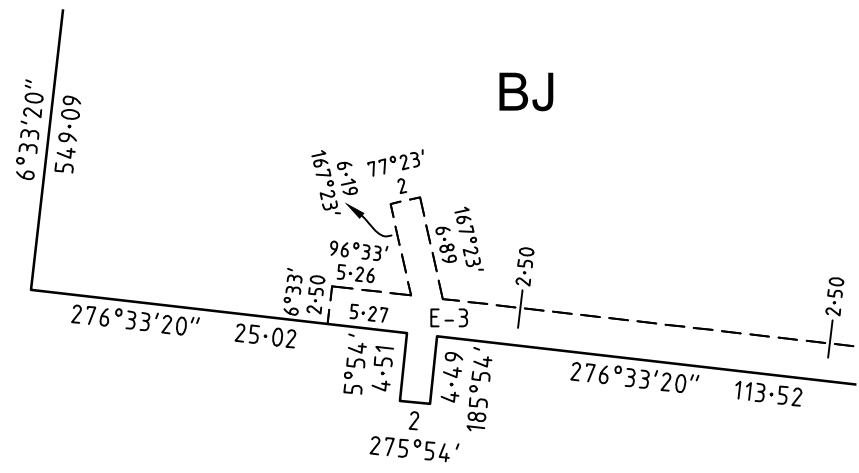
0 5 10 15
SCALE 1:500
ENLARGEMENT No.1

PLAN OF SUBDIVISION

PLAN NUMBER
PS913482N

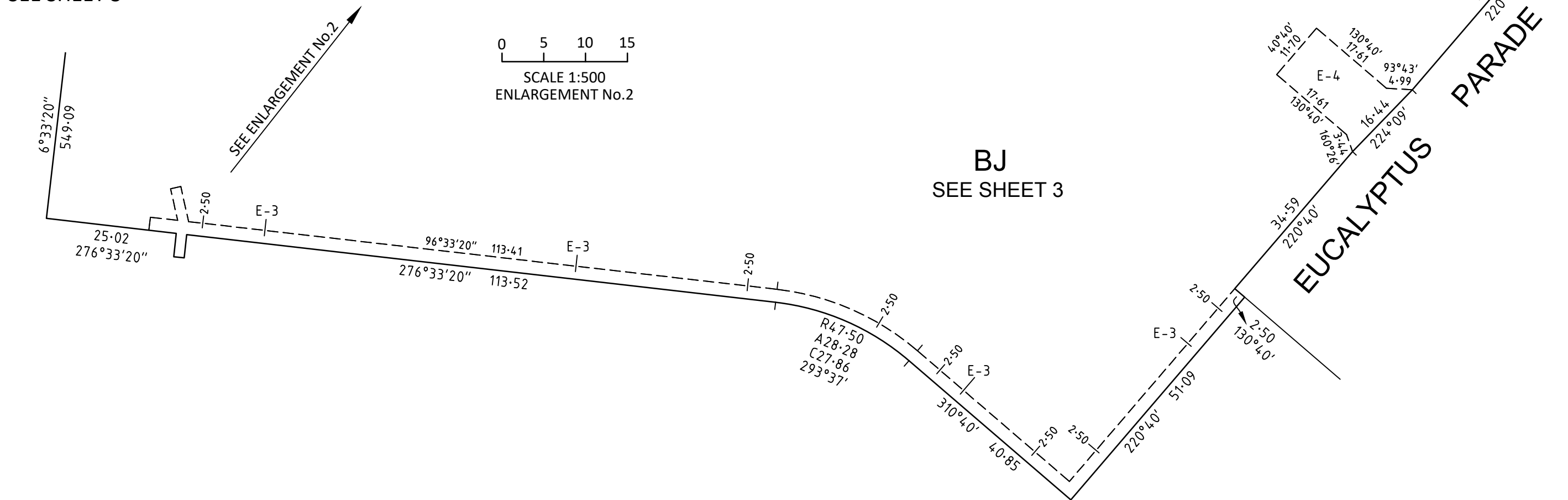
MGA 94
ZONE 55

SEE SHEET 3



SEE SHEET 3

0 5 10 15
SCALE 1:500
ENLARGEMENT No.2

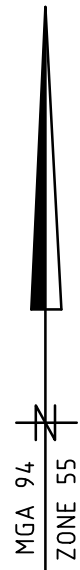


BJ
SEE SHEET 3

EUCALYPTUS PARADE

PLAN OF SUBDIVISION

PLAN NUMBER
PS913482N



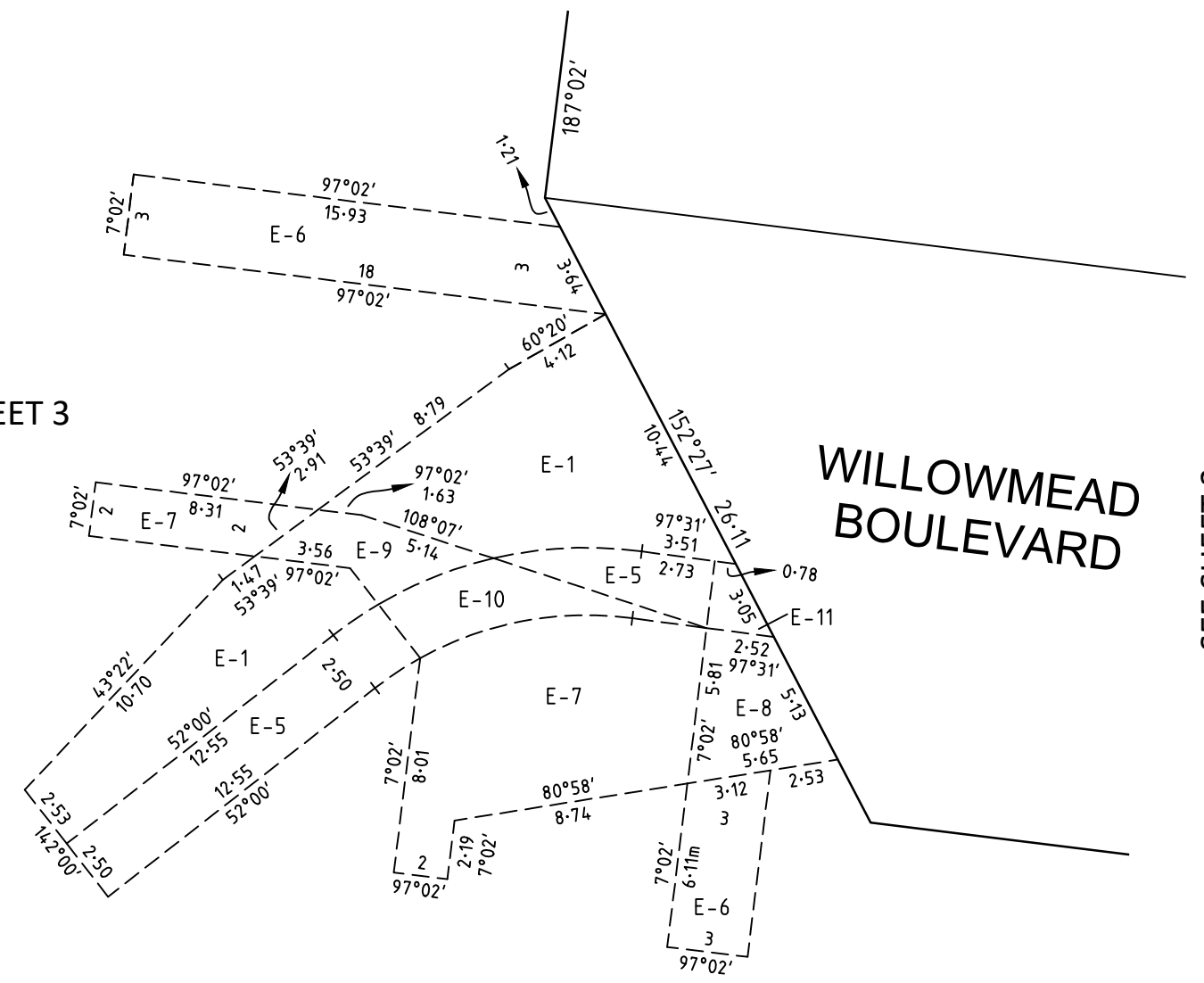
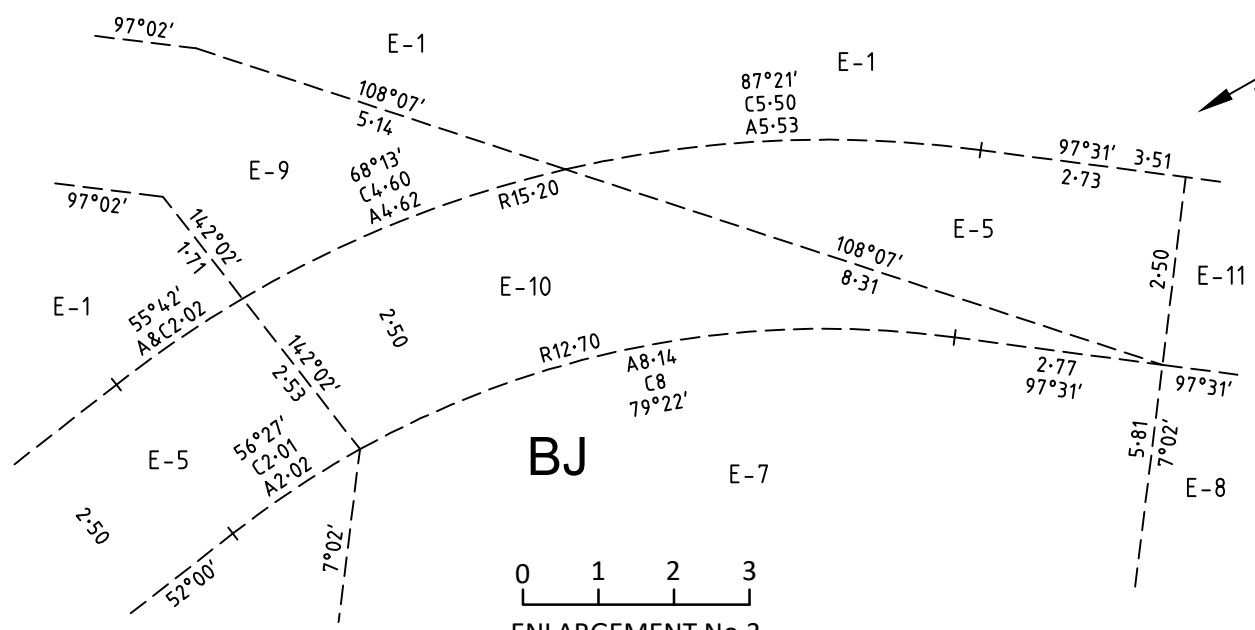
SEE SHEET 3

BJ
SEE SHEET 3

**WILLOWMEAD
BOULEVARD**

SEE SHEET 3

SEE
ENLARGEMENT No.3



1700S-18W VER B.DWG AA/AA

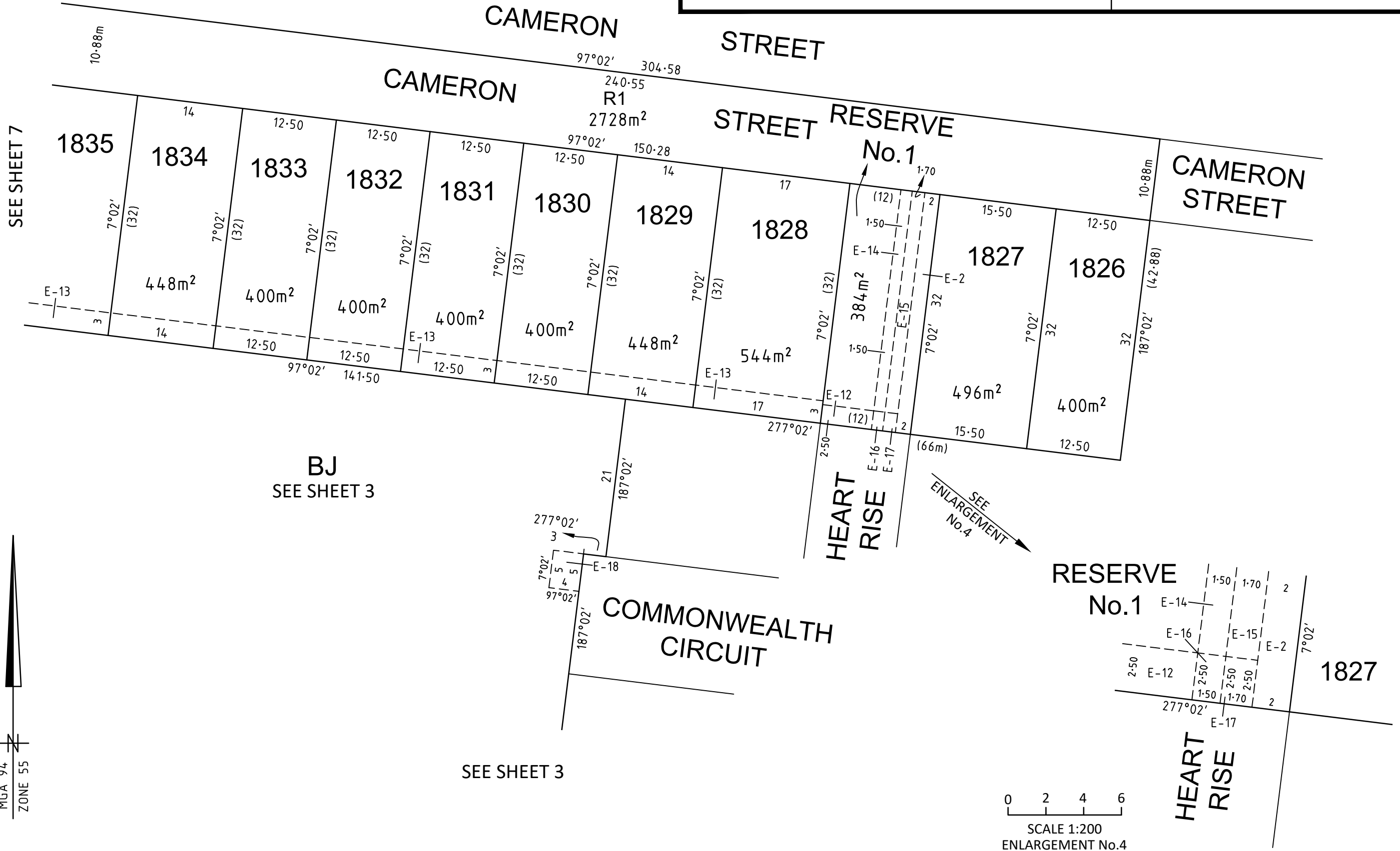
SMEC

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

SCALE 1:250	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 5
ANTONY WYATT		VERSION B	

PLAN OF SUBDIVISION

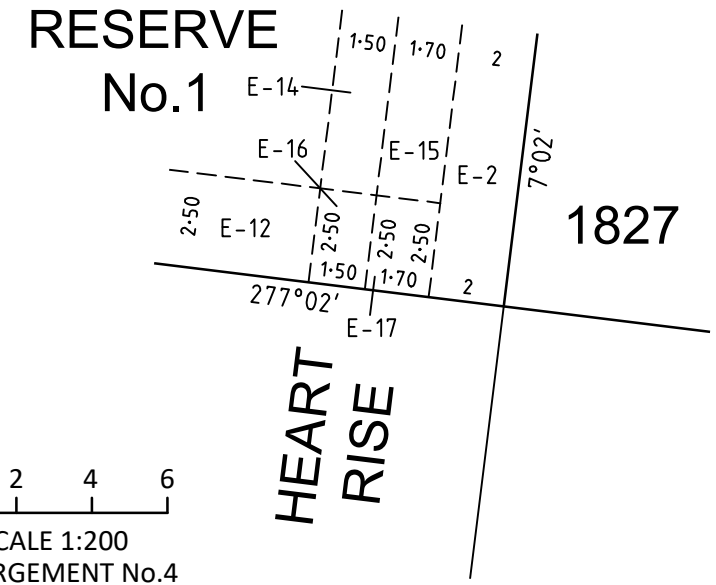
PLAN NUMBER
PS913482N



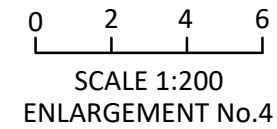
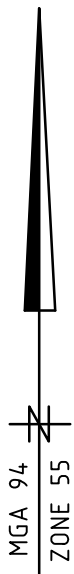
BJ
SEE SHEET 3

SEE SHEET 3

SEE
ENLARGEMENT
No.4

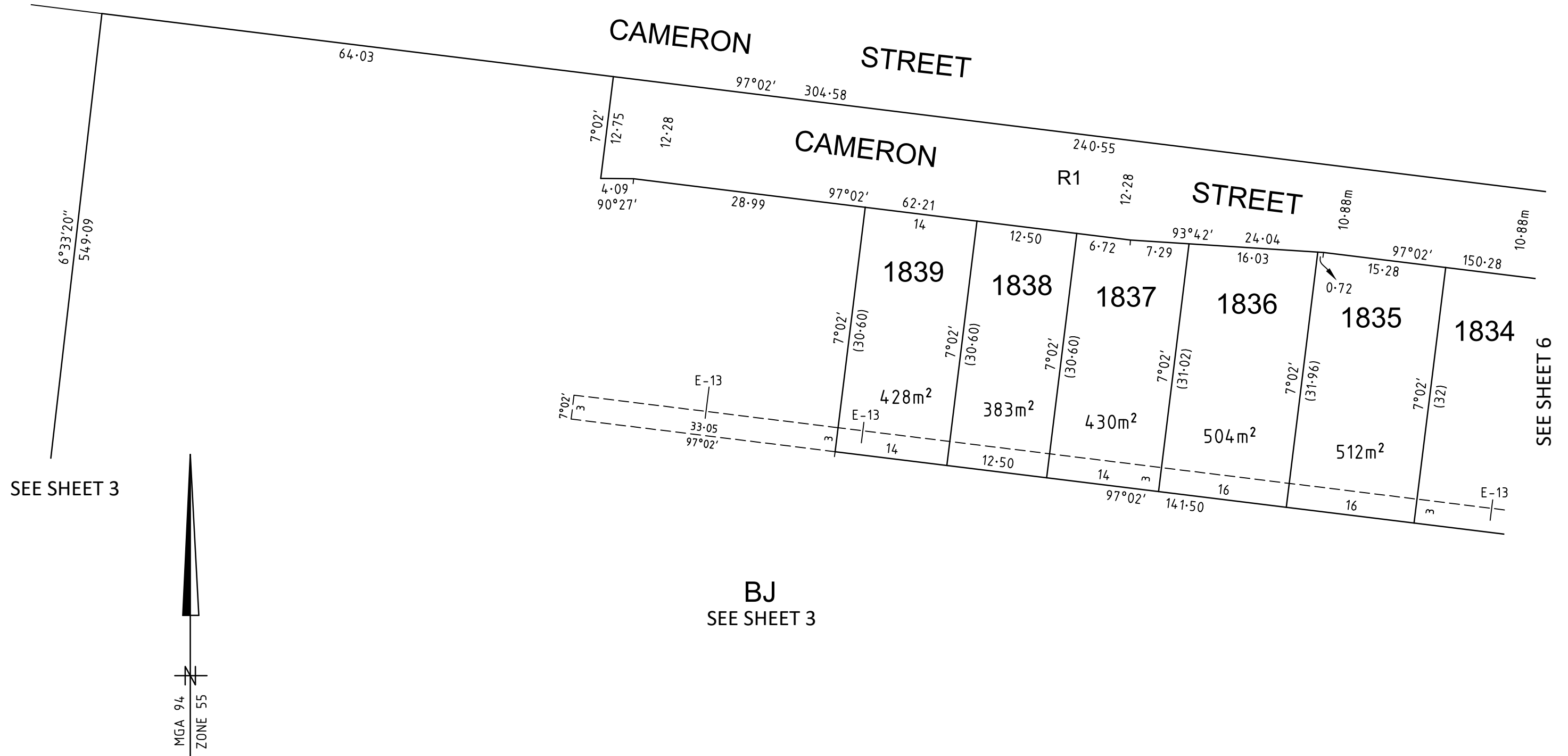


SEE SHEET 7



PLAN OF SUBDIVISION

PLAN NUMBER
PS913482N



CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS913482N by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1826 to 1839 (both inclusive).

Land to be benefited: Lots 1826 to 1839 (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 1827 and 1828 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) 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) Construct or allow to be constructed any building or structure outside the building envelope applied to the lot on the Building Envelope Plan 1700s-18W-BEP Ver 1. Any siting requirements within the Building Envelope Plans and Design Guidelines do not override any regulation under Part 5 of the Building Regulations (2018).
- 4) For lots 1827, 1828, 1832, and 1838 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 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/>