

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS905205M**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 27 (PART)  
**TITLE REFERENCES:** Vol. 12479 Fol. 633  
**LAST PLAN REFERENCE/S:** PS913483L (LOT BK)  
**POSTAL ADDRESS:** 520B CAMERON STREET  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** **E** 323 330  
**(of approx centre of** **N** 5 844 390  
**land in plan)** **ZONE** 55

COUNCIL NAME: CITY OF WHITTLESEA

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 2511 (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.

## 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 25**  
**1.861ha**

**35 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	SEWERAGE	SEE PLAN	PS847509L	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847509L PS847509L	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
SEE SHEET 2 FOR CONTINUATION				



1700S-25 VER J.DWG AA/AA

SURVEYOR REF: **1700s-25**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 10

ANTONY WYATT

VERSION J

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-6	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS900888F	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-11	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



1700S-25 VER J.DWG AA/AA

Member of the **Surbana Jurong Group**  
REF 1700s-25

ANTONY WYATT

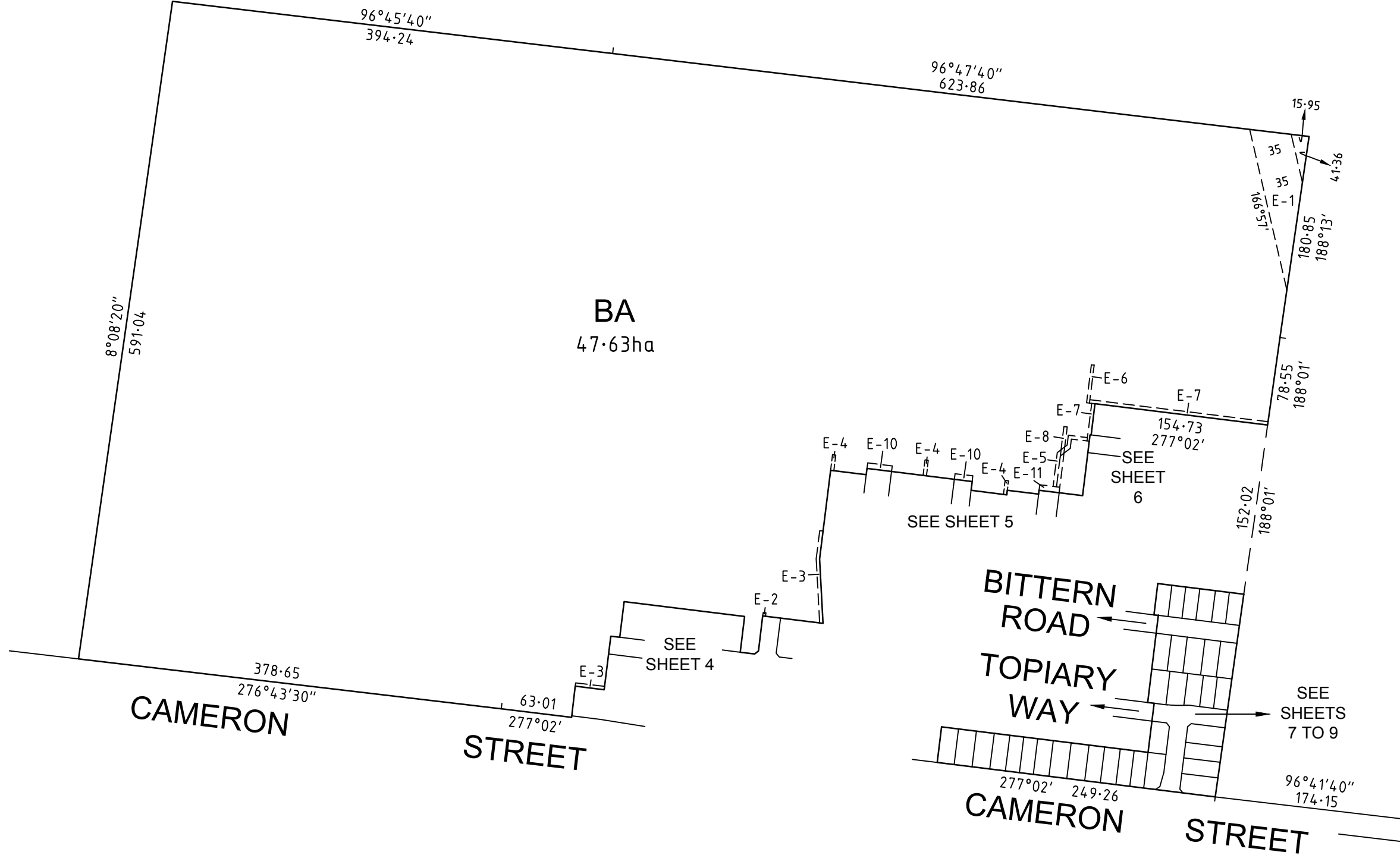
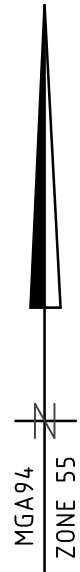
VERSION J

ORIGINAL SHEET  
SIZE: A3

SHEET 2

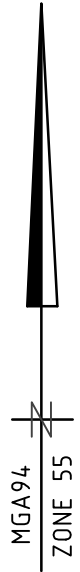
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BA  
SEE SHEET 3

FAYALITE CIRCUIT

FAYALITE

CIRCUIT

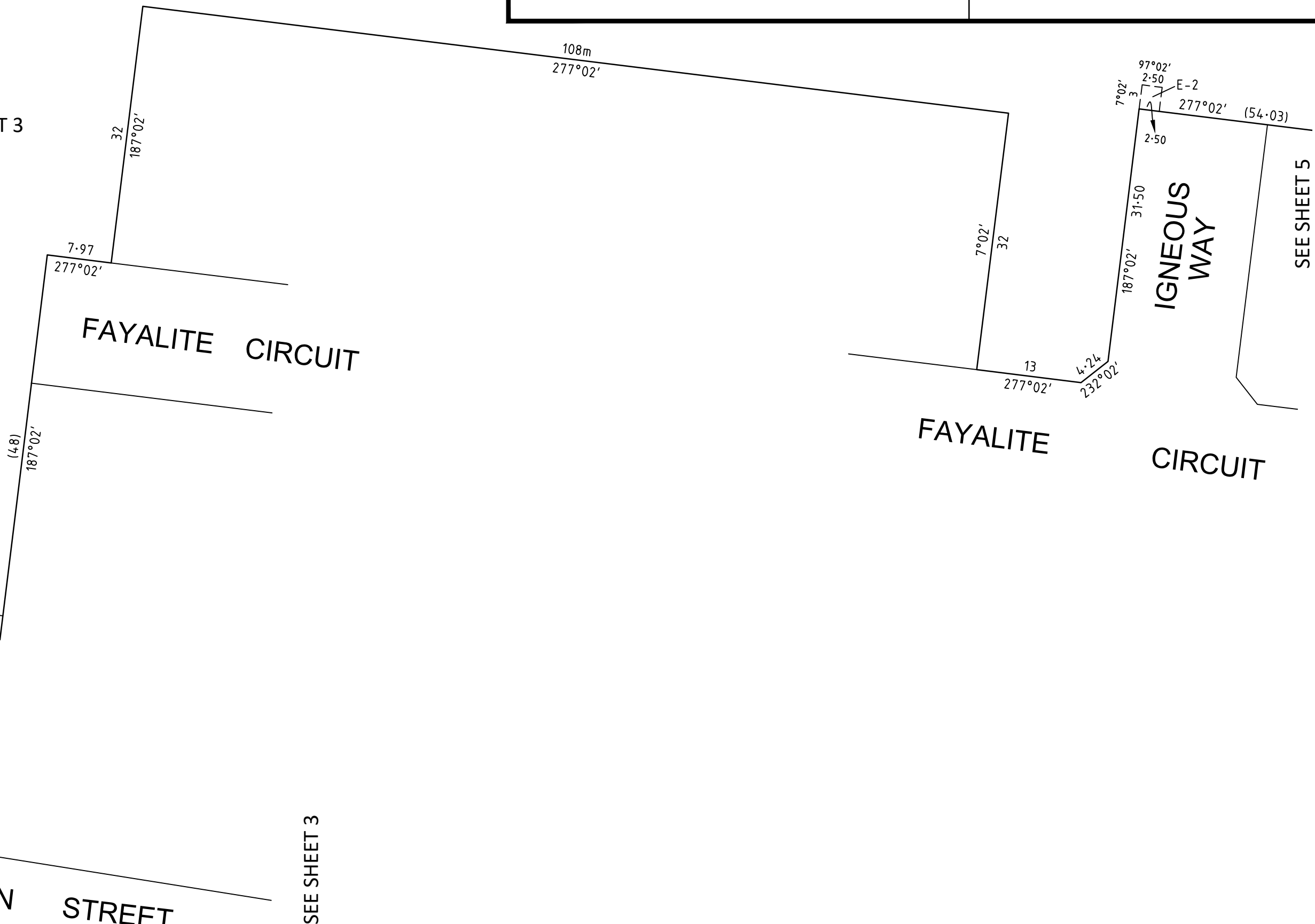
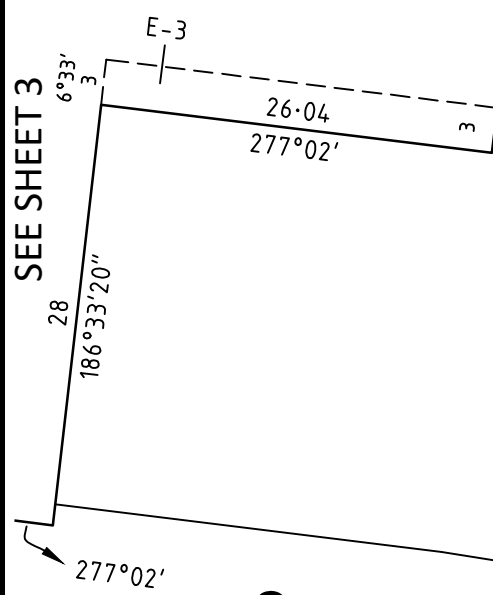
IGNEOUS  
WAY

CAMERON STREET

SEE SHEET 3

SEE SHEET 5

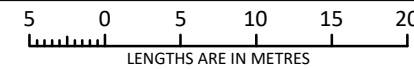
SEE SHEET 3



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REF 1700s-25

1700S-25 VER J.DWG AA/AA

SCALE  
**1:500**



ORIGINAL SHEET  
SIZE A3

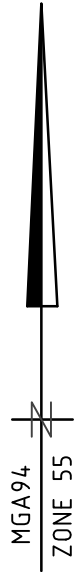
SHEET 4

ANTONY WYATT

VERSION J

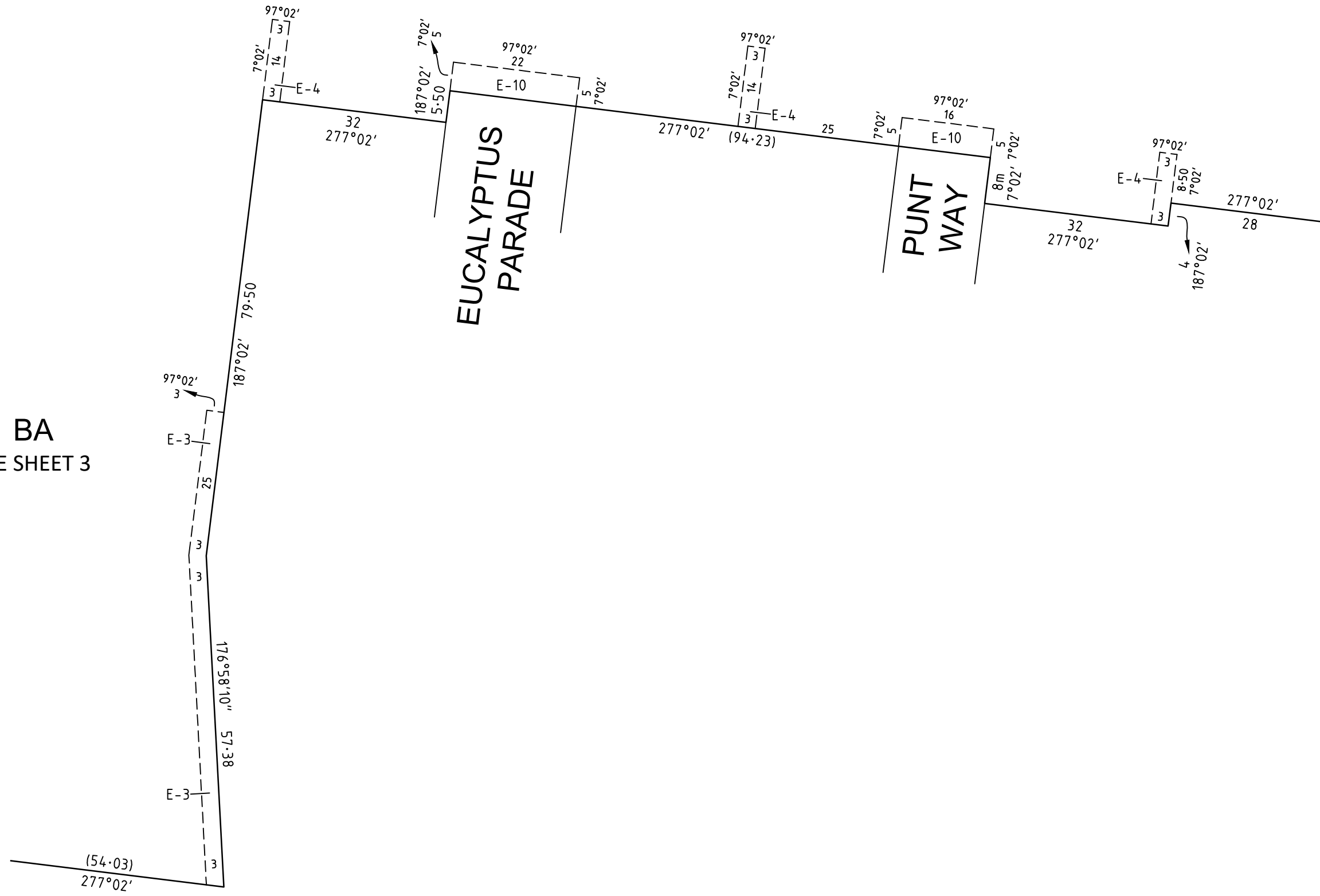
# PLAN OF SUBDIVISION

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BA  
SEE SHEET 3

SEE SHEET 4



SEE SHEET 6

1700S-25 VER J.DWG AA/AA  
**SMEC**  
Member of the Surbana Jurong Group  
REF 1700s-25

SCALE  
**1:750**

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

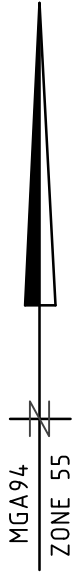
ANTONY WYATT      VERSION J

ORIGINAL SHEET  
SIZE A3

SHEET 5

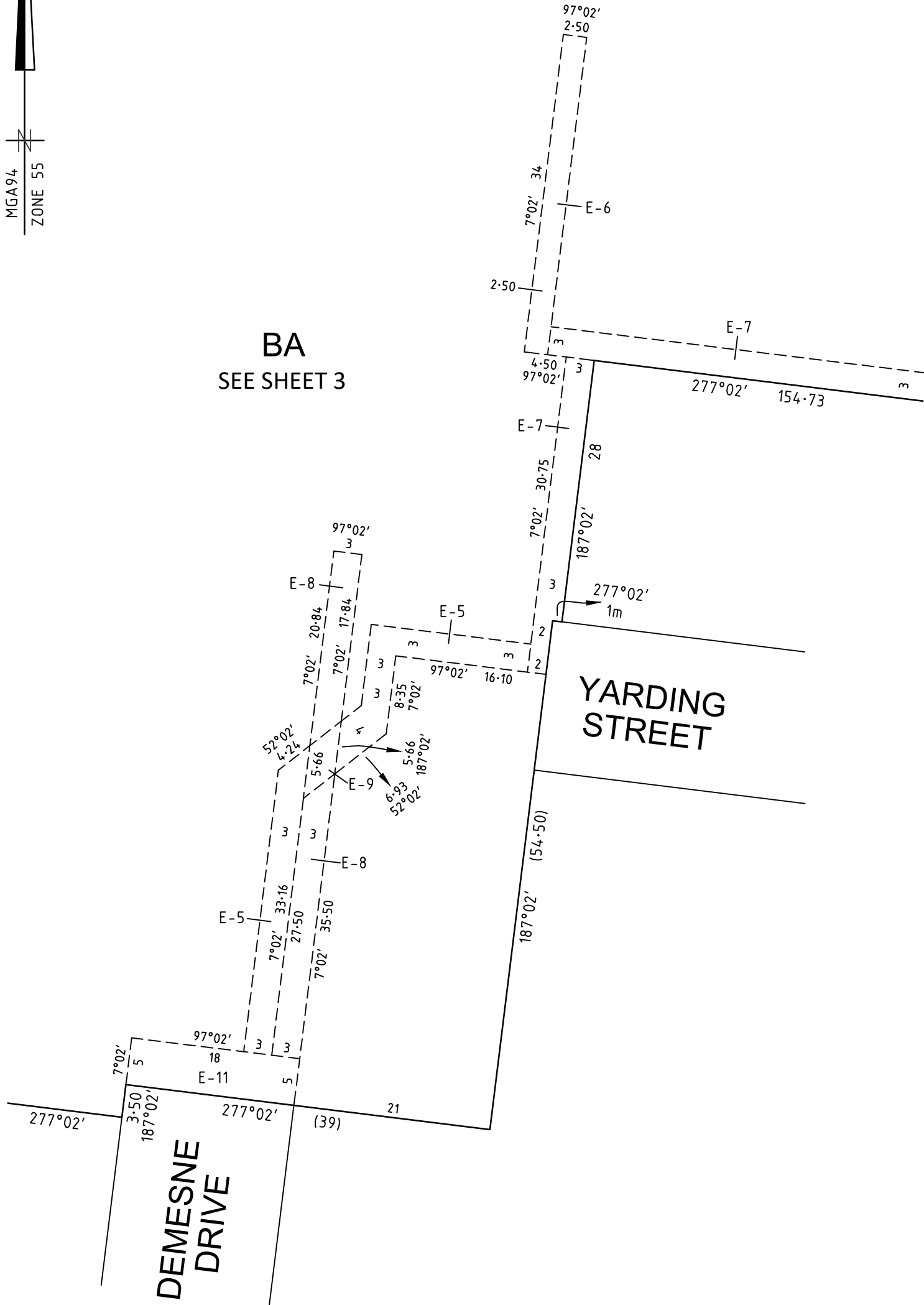
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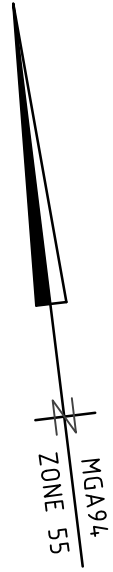
**BA**  
SEE SHEET 3

SEE SHEET 5

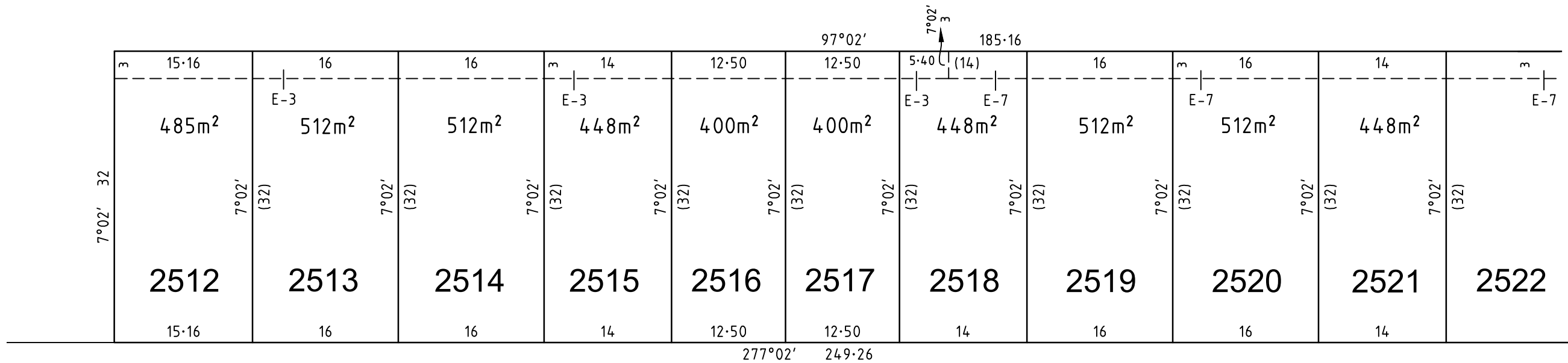


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SEE SHEET 3



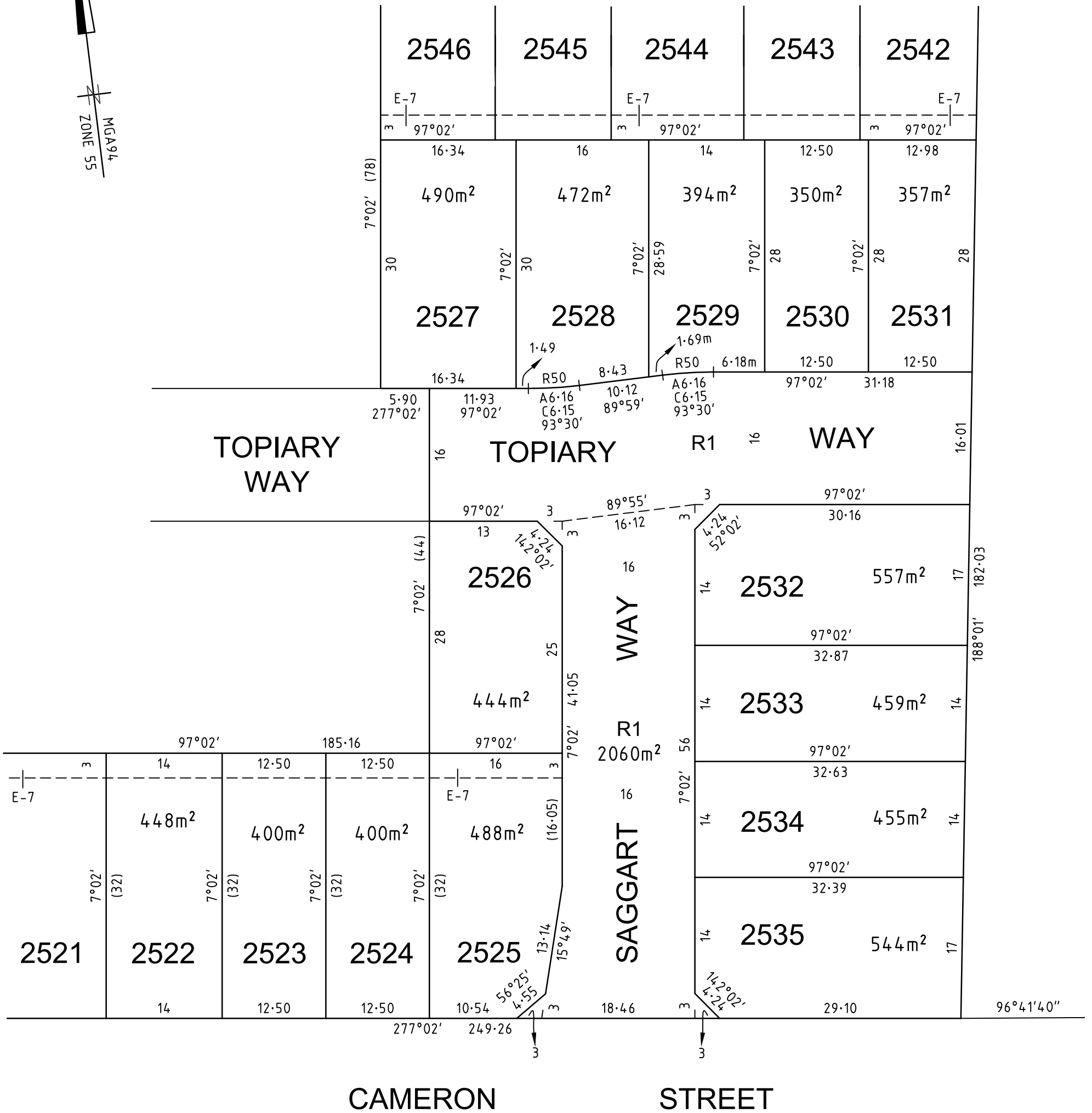
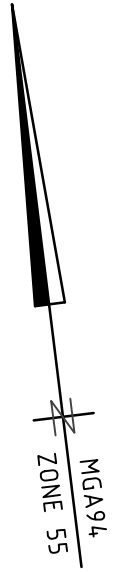
SEE SHEET 8

CAMERON STREET

# PLAN OF SUBDIVISION

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SEE SHEET 9

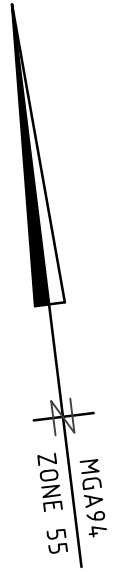


SEE SHEET 7

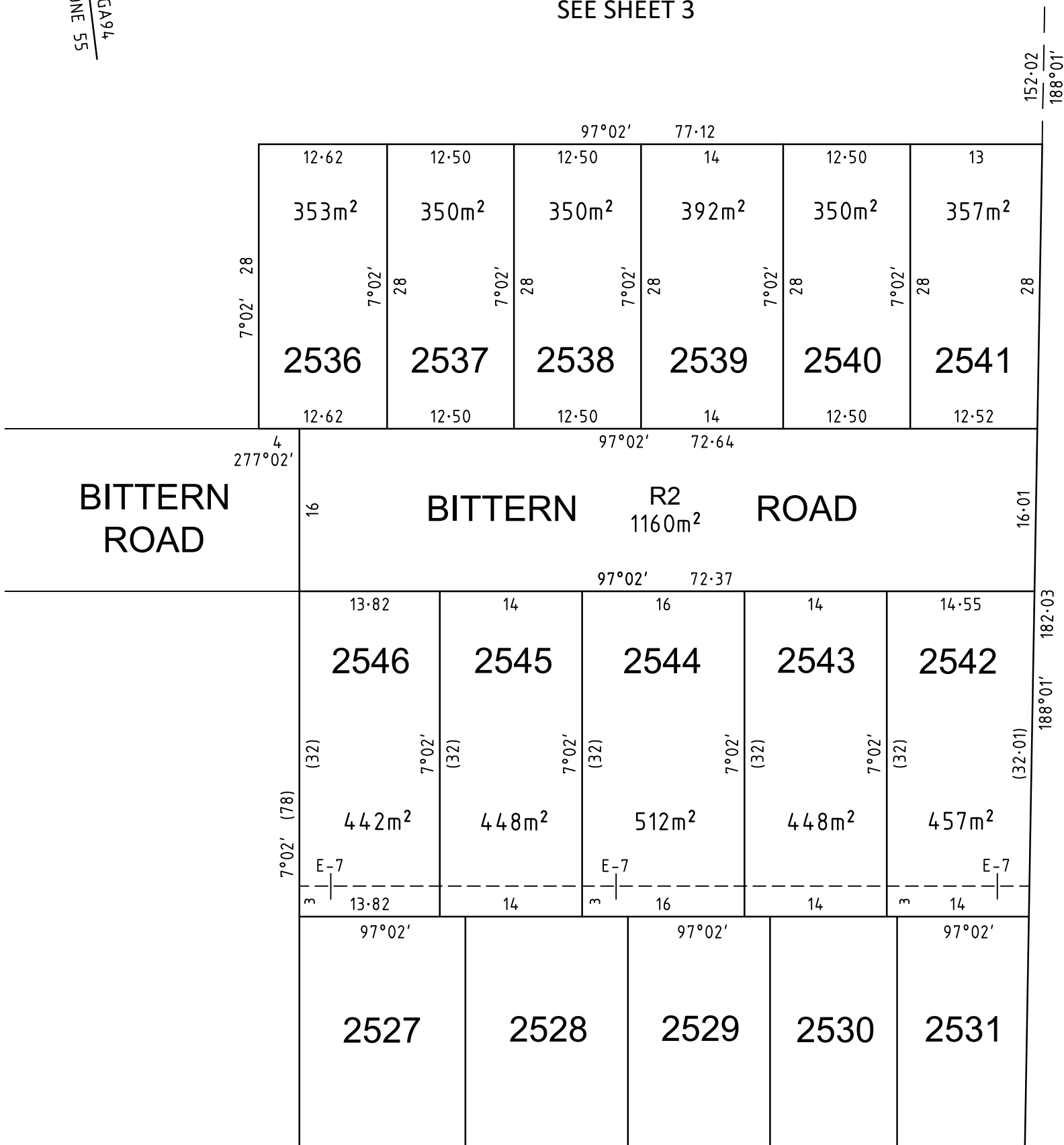


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SEE SHEET 3



SEE SHEET 8

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## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS905205M by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be burdened:** Lots 2512 to 2546 (both inclusive).

**Land to be benefited:** Lots 2512 to 2546 (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 2525, 2526, 2532 and 2535 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) Construct or allow to be constructed any building or structure outside the building envelope applied to the lot on the Building Envelope Plan 1700s-25-BEP Ver 5. 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 2525 & 2535 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) For burdened Lots 2525 & 2526 construct any fence along the Saggart Way frontage that is not:
  - a) set back 4 metres behind the front building facade on the relevant Lot and
  - b) constructed of 1.80 metre high lap and cap timber palings with expressed posts and stained with Sikkens Cetol HLSe in colour walnut (010) or the like from the shared rear boundary between Lots 2525 and 2526 for a length along the Saggart Way frontage not in excess of 16 metres for Lot 2525 and 14 metres for Lot 2526 and
  - c) constructed of 1.0 metre high permeable vertical batten fence stained to match the finish of the palings specified above for the balance of the boundary that can be fenced.
- 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.
- 12) Subdivide or seek to subdivide any burdened lot.
- 13) Construct more than one (1) dwelling on any burdened lot.

Clauses 4 to 13 above (both inclusive) will cease to have effect after 31st December 2032.

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/>