

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS913483L

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 27 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS900888F (LOT AU)
POSTAL ADDRESS: 470B CAMERON STREET
(At time of subdivision) DONNYBROOK 3064
MGA94 Co-ordinates E 322 870
(of approx centre of N 5 844 400
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WHITTLESEA CITY COUNCIL

LOTS 1 TO 2500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOT BK IS IN 2 PARTS ON THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 8 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 25W
4436m²

11 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	SEE PLAN	PS847509L	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847509L	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
E-6	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION

1700S-25W VER C.DWG AA/AA



SURVEYOR REF: **1700s-25W**

ORIGINAL SHEET
SIZE: A3

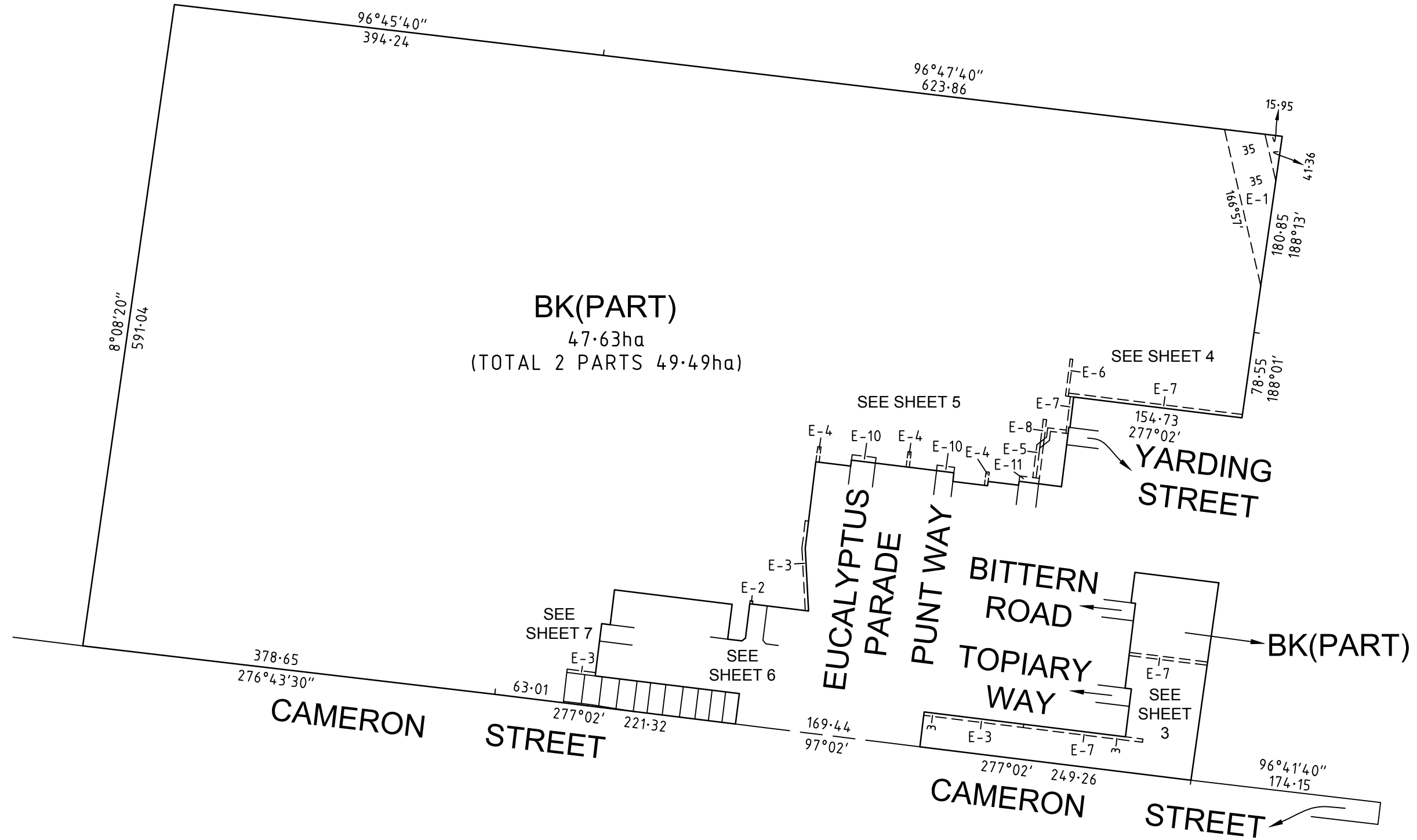
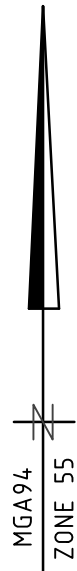
SHEET 1 OF 8

ANTONY WYATT

VERSION C

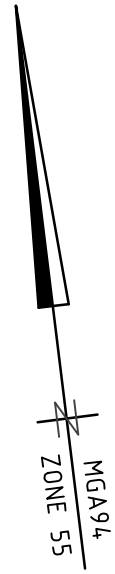
PLAN OF SUBDIVISION

PLAN NUMBER
PS913483L



PLAN NUMBER
PS913483L

PLAN OF SUBDIVISION



BITTERN ROAD

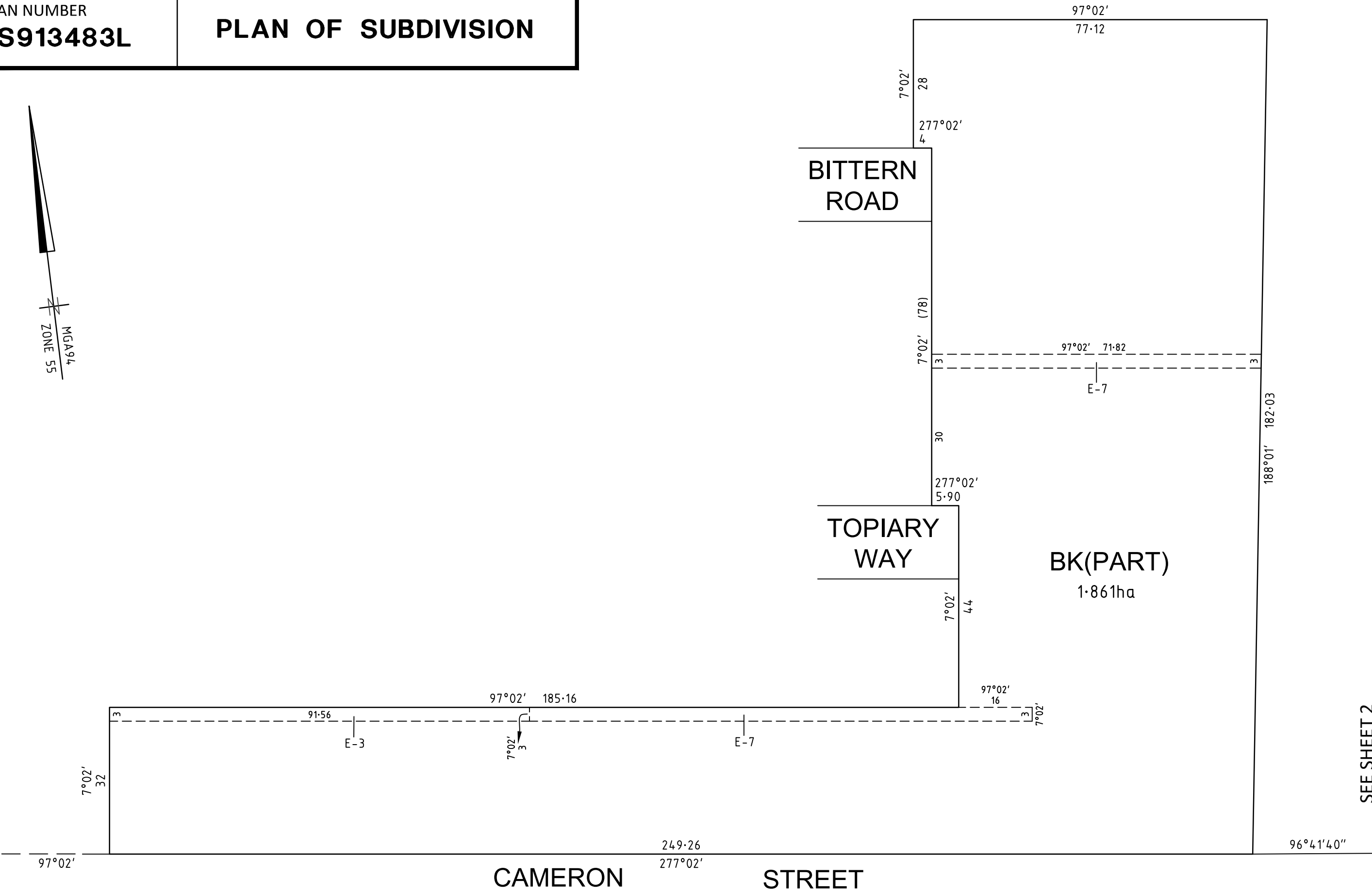
TOPIARY WAY

BK(PART)
1.861ha

CAMERON STREET

SEE SHEET 2

SEE SHEET 2



1700S-25W VER C.DWG AA/AA

SMEC

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

SCALE
1:800

LENGTHS ARE IN METRES

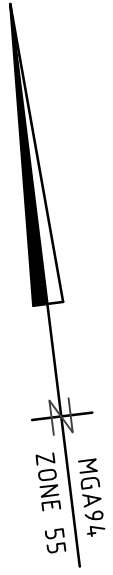
ANTONY WYATT VERSION C

ORIGINAL SHEET
SIZE A3

SHEET 3

PLAN OF SUBDIVISION

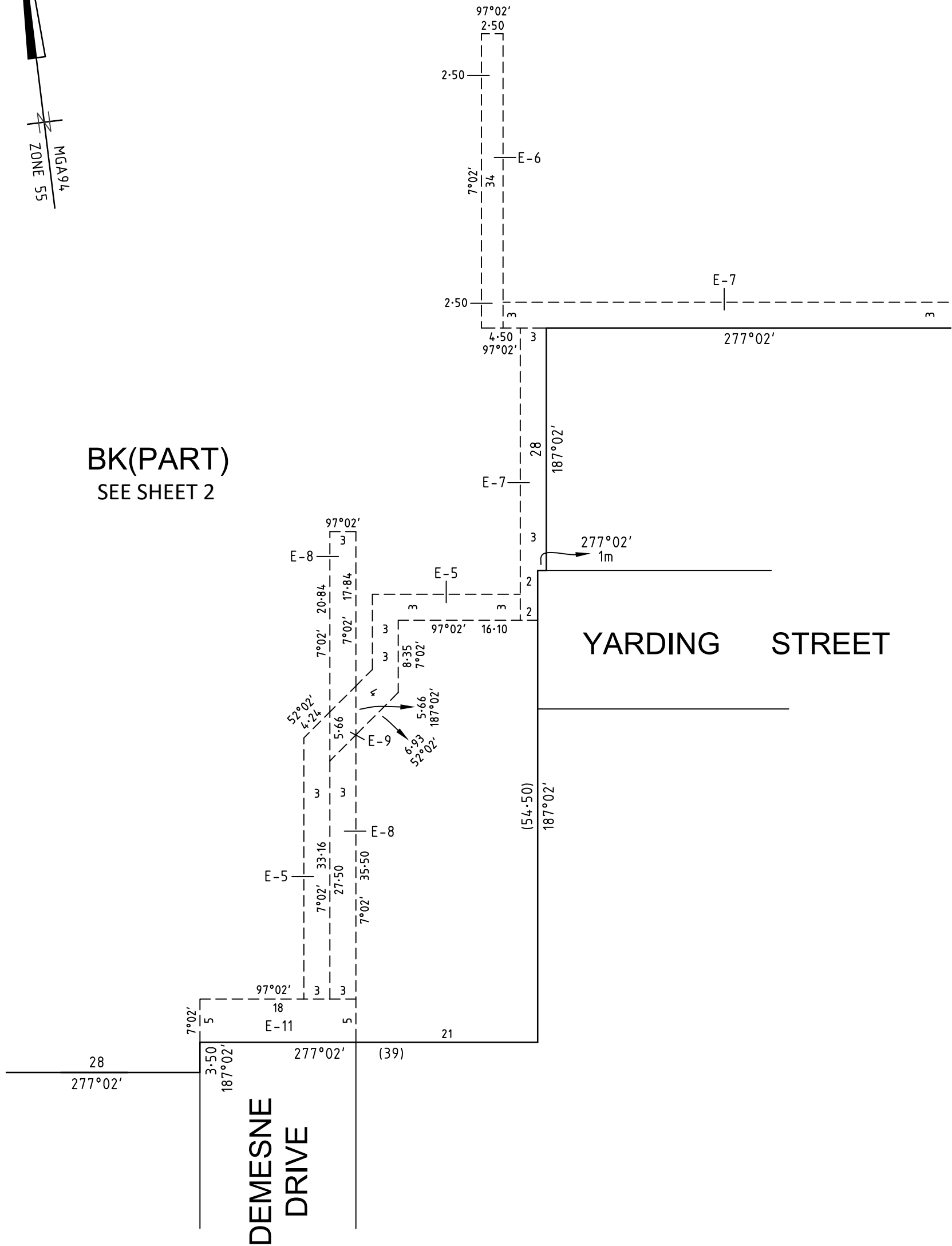
PLAN NUMBER
PS913483L



BK(PART)
SEE SHEET 2

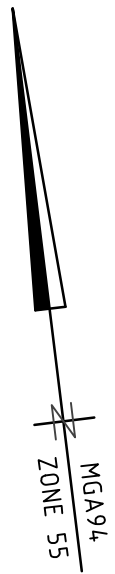
SEE SHEET 2

SEE SHEET 5



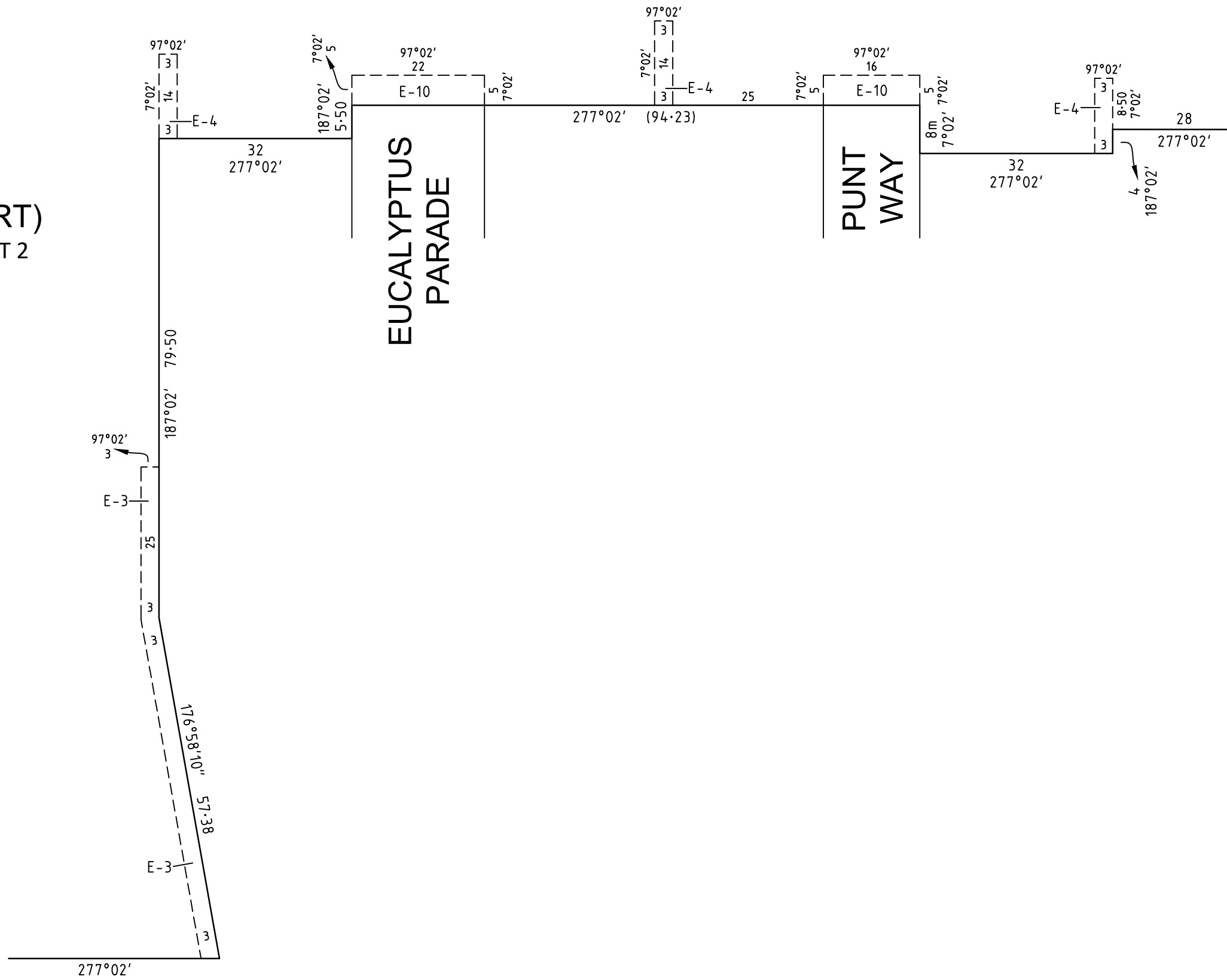
PLAN OF SUBDIVISION

PLAN NUMBER
PS913483L



BK(PART)
SEE SHEET 2

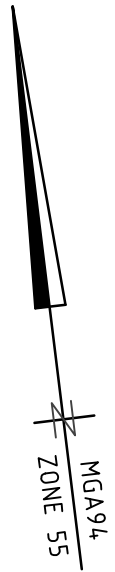
SEE SHEET 6



SEE SHEET 4

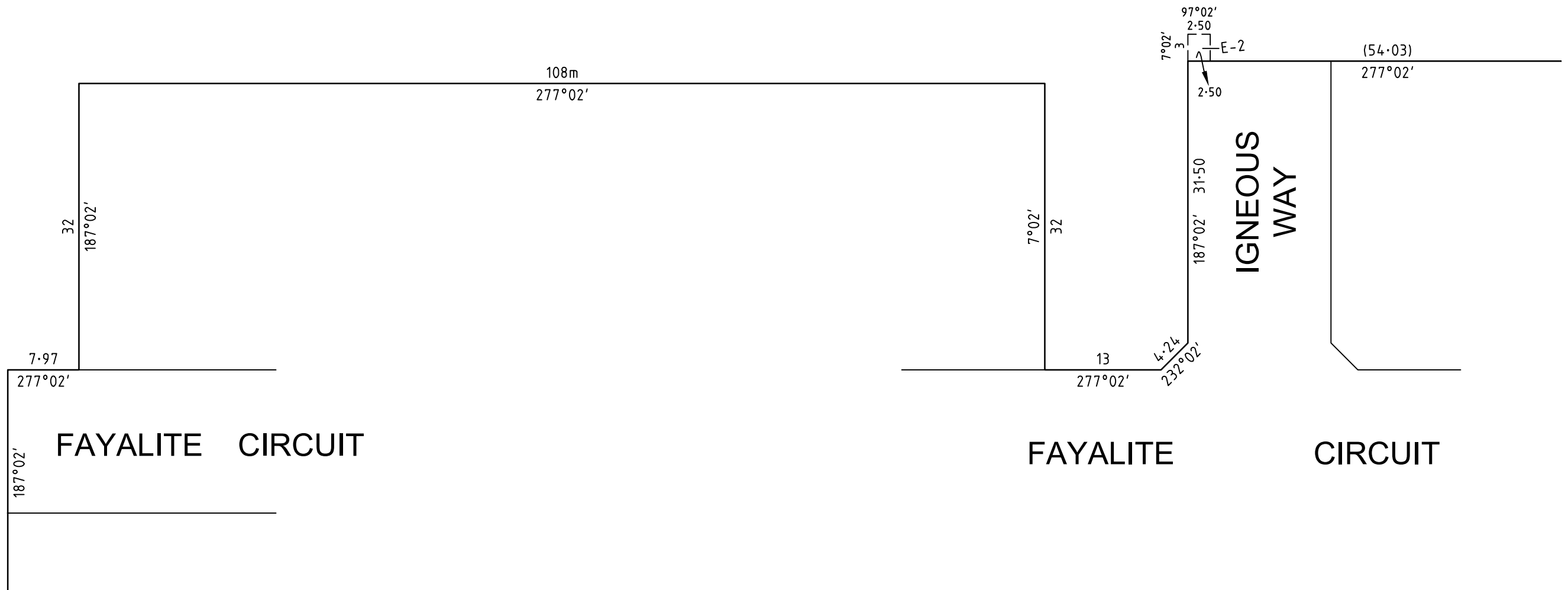
PLAN OF SUBDIVISION

PLAN NUMBER
PS913483L



BK(PART)
SEE SHEET 2

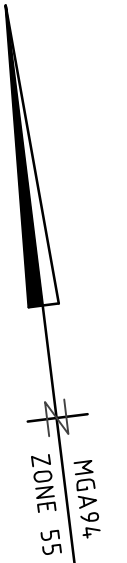
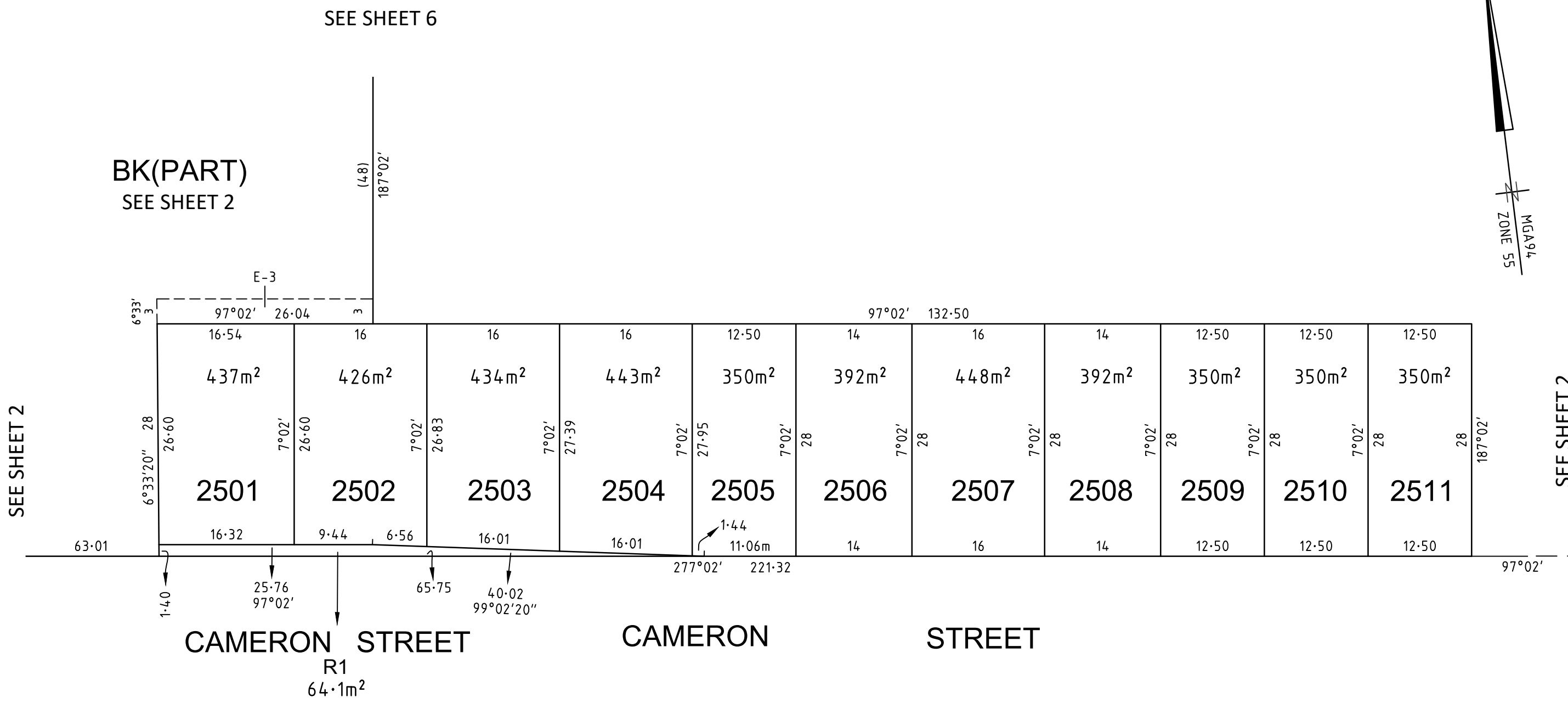
SEE SHEET 5



SEE SHEET 7

PLAN OF SUBDIVISION

PLAN NUMBER
PS913483L



CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS913483L by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 2501 to 2511 (both inclusive).

Land to be benefited: Lots 2501 to 2511 (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 garage on the burdened lot setback less than 5 metres from the front (road) boundary on lots with an area of 300m² or greater.
- 2) Construct or allow to be constructed any building or structure outside the building envelope applied to the lot on the Building Envelope Plan 1700s-25W-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).
- 3) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 4) Erect or affix any sign or notice on the burdened lot.
- 5) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 6) 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.
- 7) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 8) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.
- 9) Subdivide or seek to subdivide any burdened lot.
- 10) Construct more than one (1) dwelling on any burdened lot.

Clauses 3 to 10 above (both inclusive) will cease to have effect after 31 December 2030.

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/>