

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS847509L**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 27 (PART)  
**TITLE REFERENCES:** Vol. 11354 Fol. 718  
**LAST PLAN REFERENCE/S:** TP843230S (LOT 2)  
**POSTAL ADDRESS:** 1195 MERRIANG ROAD  
(At time of subdivision) DONNYBROOK, 3064  
**MGA94 Co-ordinates** E 323 040  
(of approx centre of N 5 844 440  
land in plan) ZONE 55

Council Name: Whittlesea City Council  
Council Reference Number: 610561  
Planning Permit Reference: 719067  
SPEAR Reference Number: S172696V  
**Certification**  
This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6 of the Subdivision Act 1988: 30/11/2021  
Public Open Space  
A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied  
Digitally signed by: Carolyn Leatham for Whittlesea City Council on 28/04/2023  
**Statement of Compliance** issued: 03/05/2023

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF WHITTLESEA
RESERVE No.1	CITY OF WHITTLESEA
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	AUSNET ELECTRICITY SERVICES PTY LTD

LOTS 1 TO 2200 (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.

## 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 22**  
**4.011ha**

**52 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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-3	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-5	DISTRIBUTION AND/OR TRANSMISSION OF GAS POWERLINE TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001) THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000) THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD AUSNET ELECTRICITY SERVICES PTY LTD LOTS ON THIS PLAN



1700S-22 VER H.DWG MW/AA

SURVEYOR REF: **1700s-22**

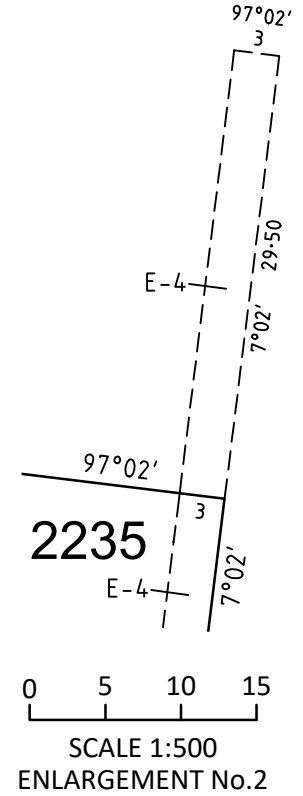
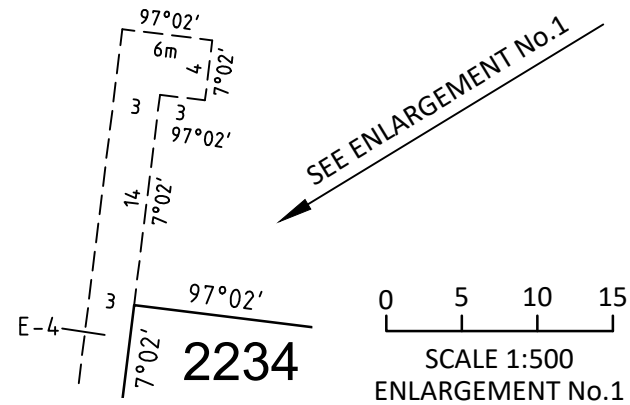
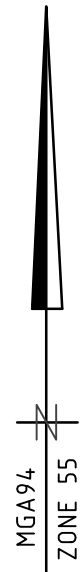
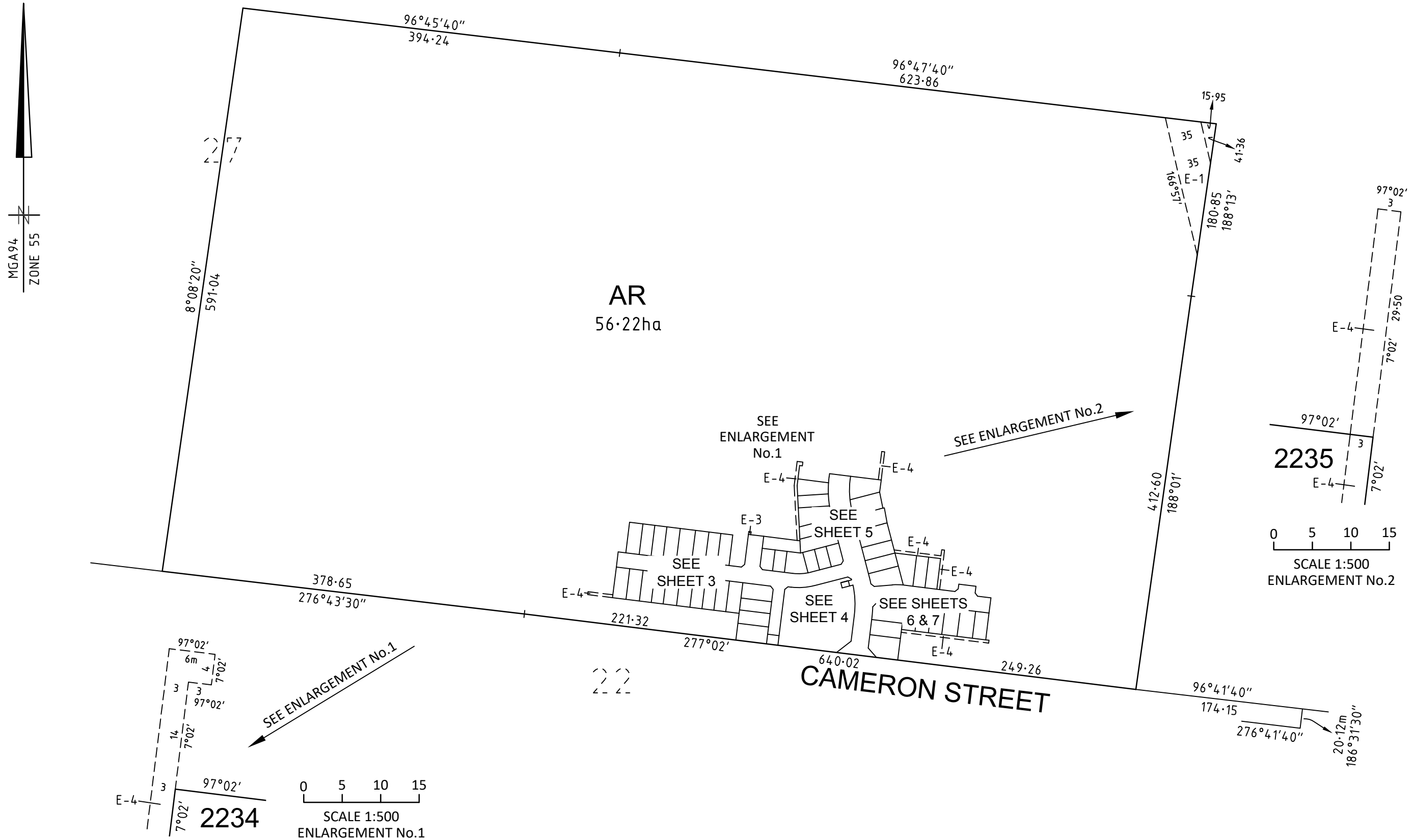
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (H),  
21/04/2023, SPEAR Ref: S172696V

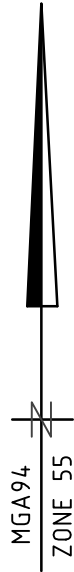
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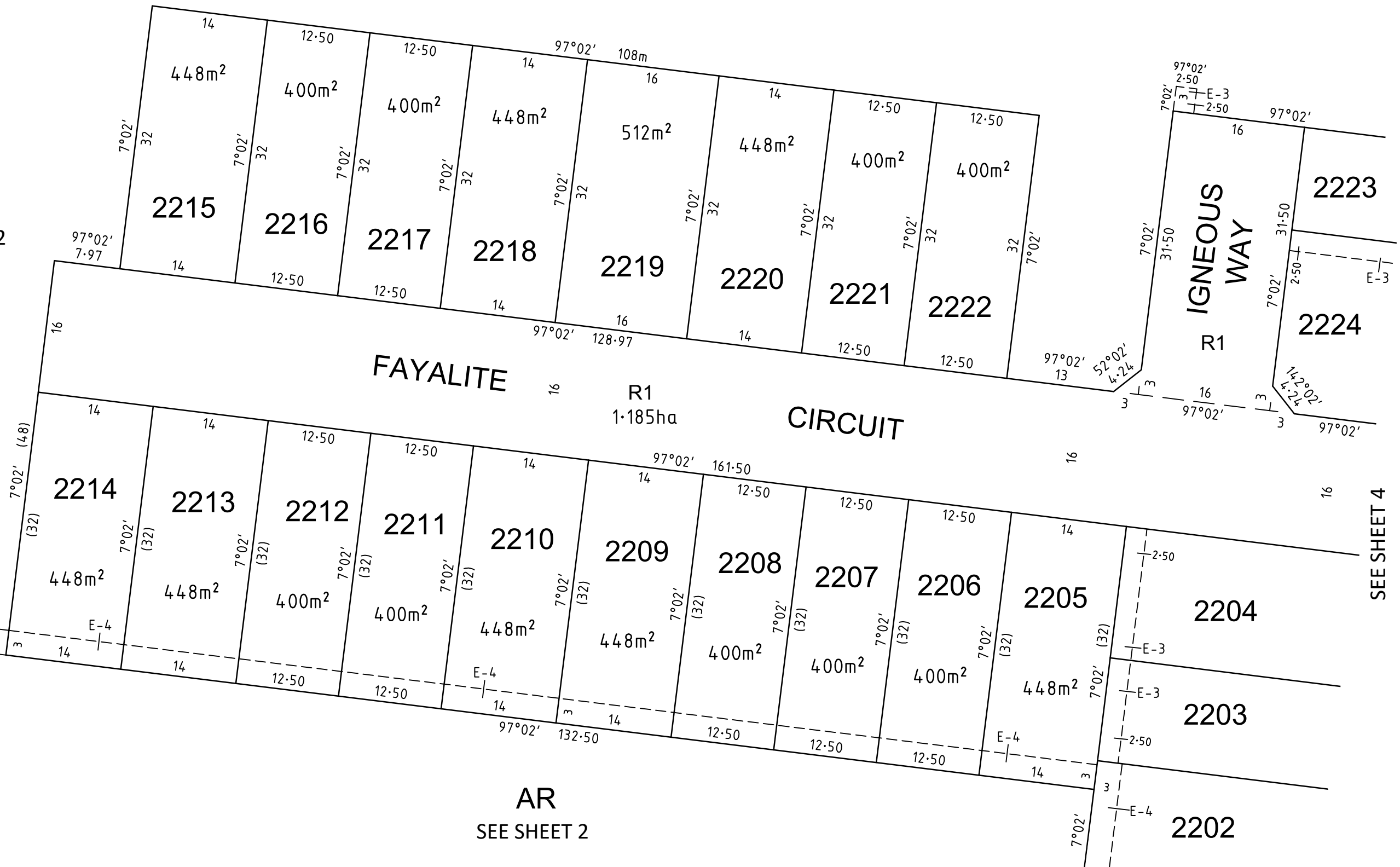


# PLAN OF SUBDIVISION

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AR  
SEE SHEET 2



SEE SHEET 4

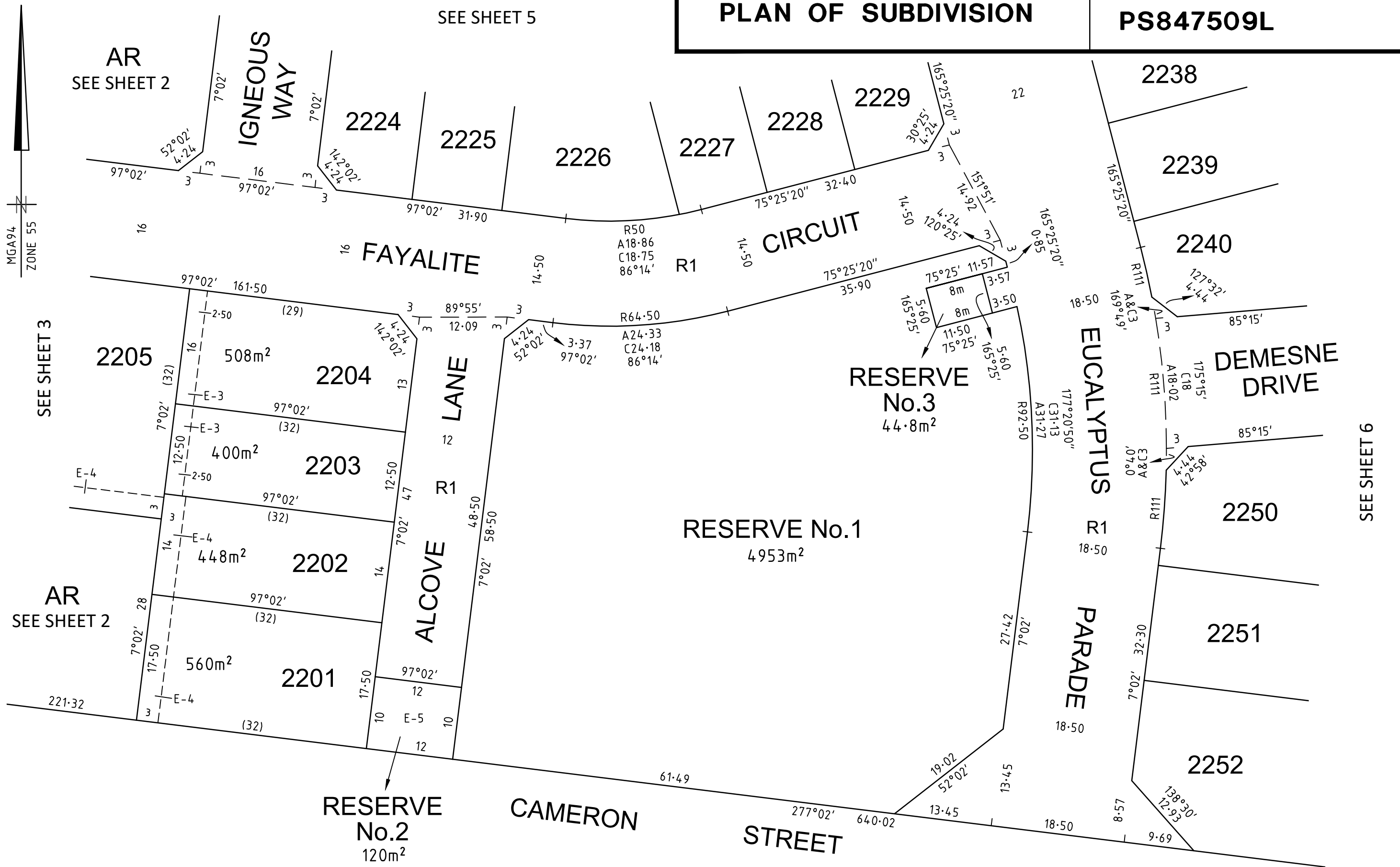
AR  
SEE SHEET 2

SEE SHEET 4

# PLAN OF SUBDIVISION

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SEE SHEET 5



MGA94  
ZONE 55

SEE SHEET 3

AR  
SEE SHEET 2

SEE SHEET 6

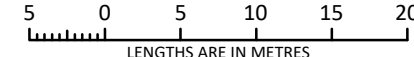
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**SMEC**

Member of the **Surbana Jurong Group**  
REF 1700s-22

SCALE  
**1:500**



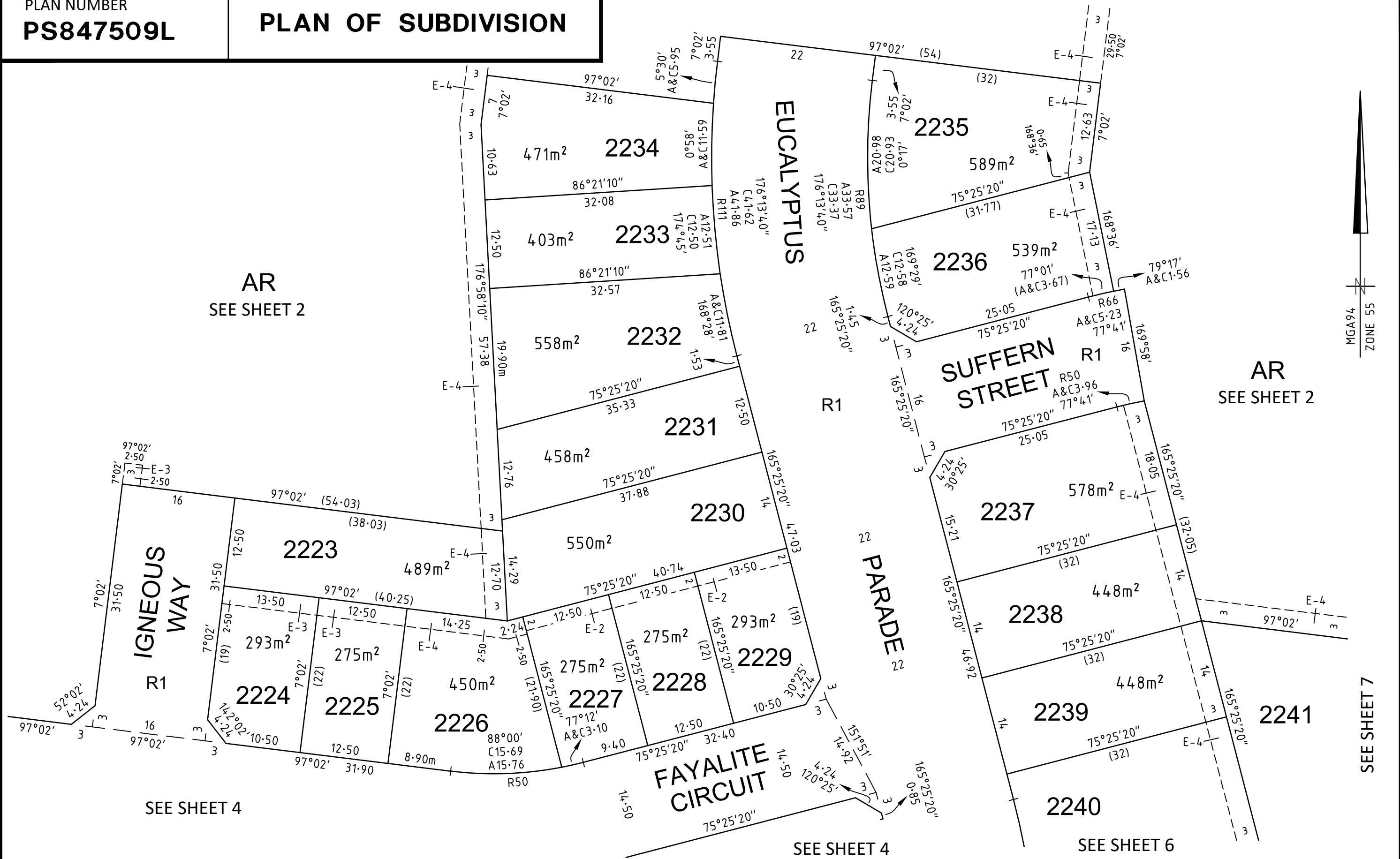
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE A3	SHEET 4
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AR  
SEE SHEET 2

AR  
SEE SHEET 2

IGNEOUS  
WAY

EUCALYPTUS

SUFFERN  
STREET

PARADE

FAYALITE  
CIRCUIT

SEE SHEET 4

SEE SHEET 4

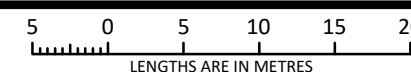
SEE SHEET 6

SEE SHEET 7



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SCALE  
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ORIGINAL SHEET  
SIZE A3

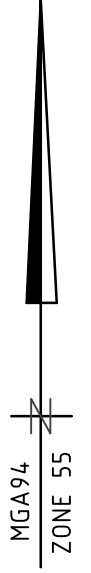
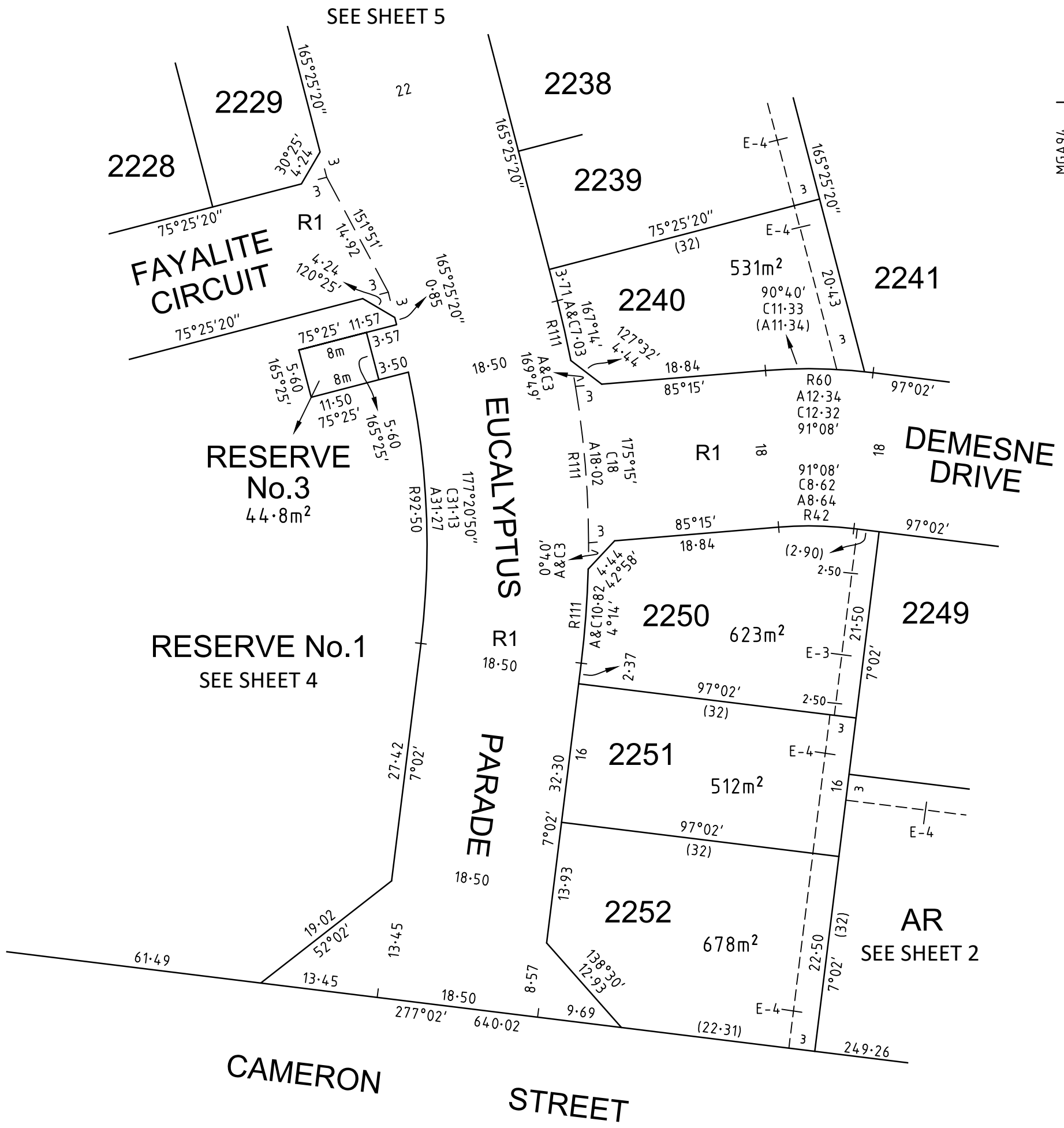
SHEET 5

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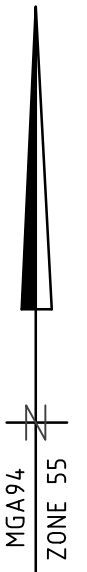
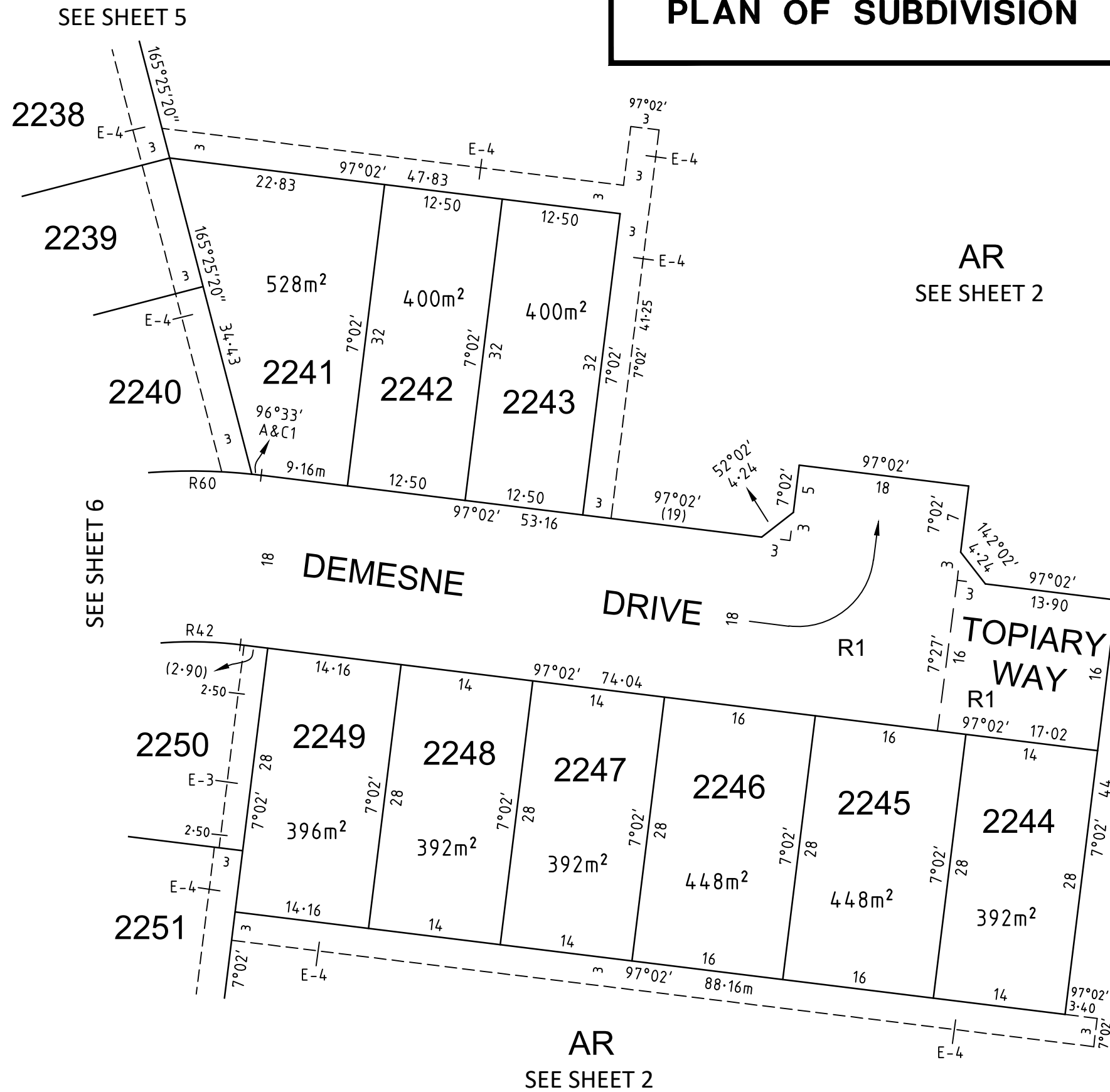
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SEE SHEET 7

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## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 847509L by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be burdened:** Lots 2201 to 2252 (both inclusive).

**Land to be benefited:** Lots 2201 to 2252 (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 2201, 2204, 2236, 2237, 2240, 2250 and 2252 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 Lots 2224, 2225, 2227, 2228 and 2229 construct or allow to be constructed on the burdened lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code" which:
  - a) For Lots 2224, 2225, 2227, 2228 and 2229 are Type A lots,  
Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 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-22-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 2201, 2202, 2203, 2204, 2226, 2233, 2238, 2240, 2251 and 2252 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.
- 12) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 12 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.

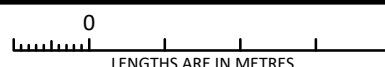
"Mircac" means Mirvac Victoria Pty Ltd ACN 006708363.

"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/>



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SCALE



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SHEET 8

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