

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS917281C

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. 12379 Fol. 497
LAST PLAN REFERENCE/S: PS837634P (LOT AK)
POSTAL ADDRESS: 174A OLIVINE BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates E 323 240
(of approx centre of N 5 843 970
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

LOTS 1 TO 1900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
 SEE SHEET 4 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)
 PM33 & PM36 (MERRIANG)
 PROCLAIMED SURVEY AREA: 74

OLIVINE 19A
719m²

2 LOTS

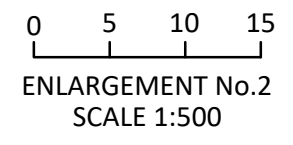
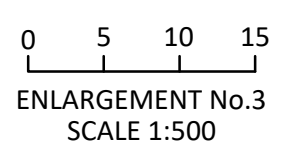
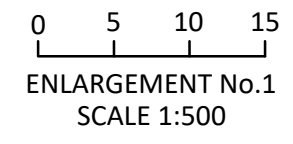
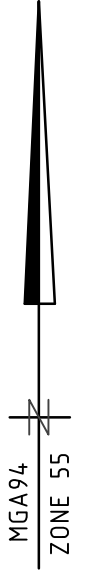
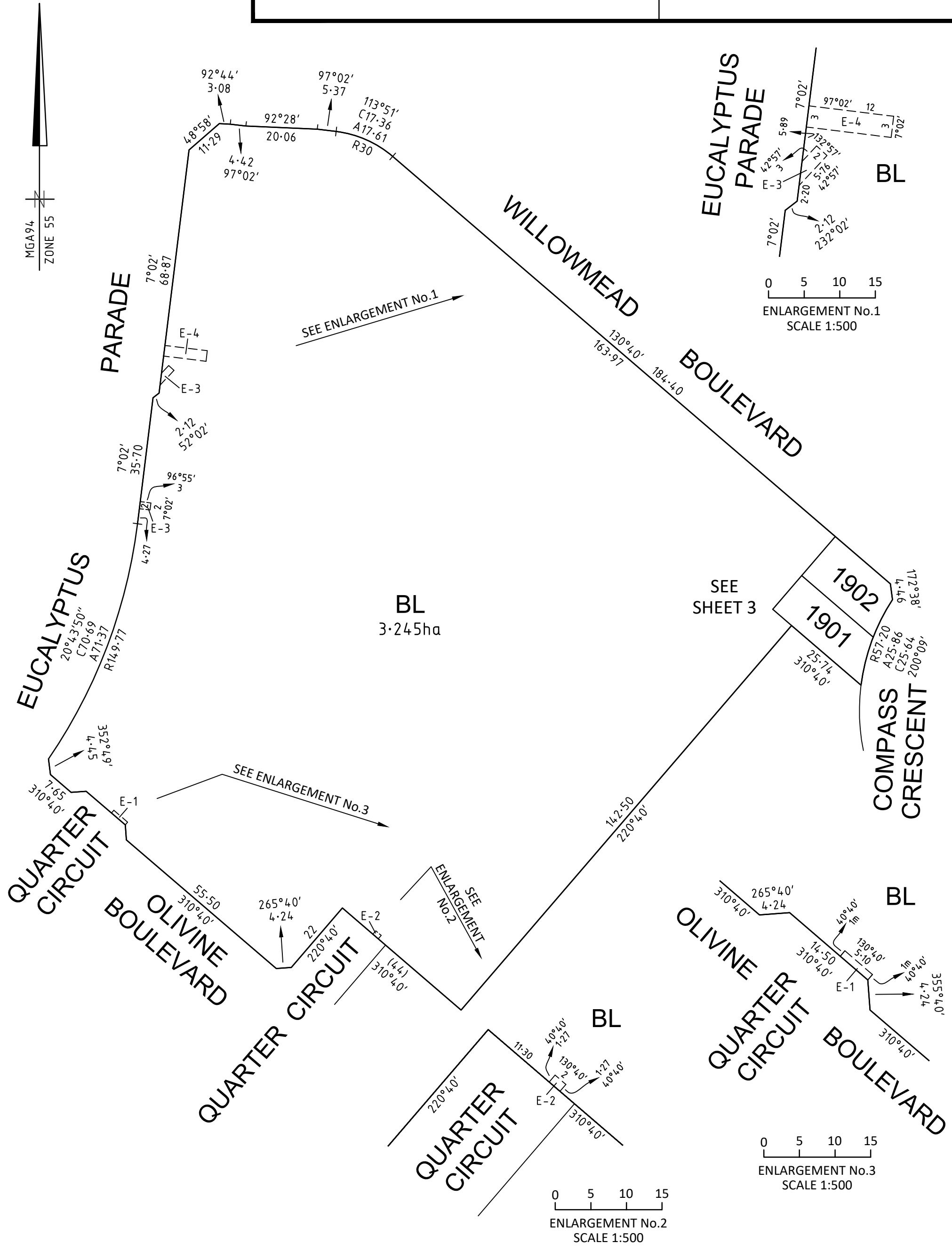
EASEMENT INFORMATION

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	PS822768A PS822768A	CITY OF WHITTLESEA YARRA VALLEY WATER
E-2	DRAINAGE	SEE PLAN	PS822768A	CITY OF WHITTLESEA
E-3	DRAINAGE	SEE PLAN	PS837634P	CITY OF WHITTLESEA
E-4	SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS837634P PS837634P	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION

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1700S-19A VER A.DWG AA/-

SMEC
Member of the Surbana Jurong Group
REF 1700S-19A

SCALE
1:1000

10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

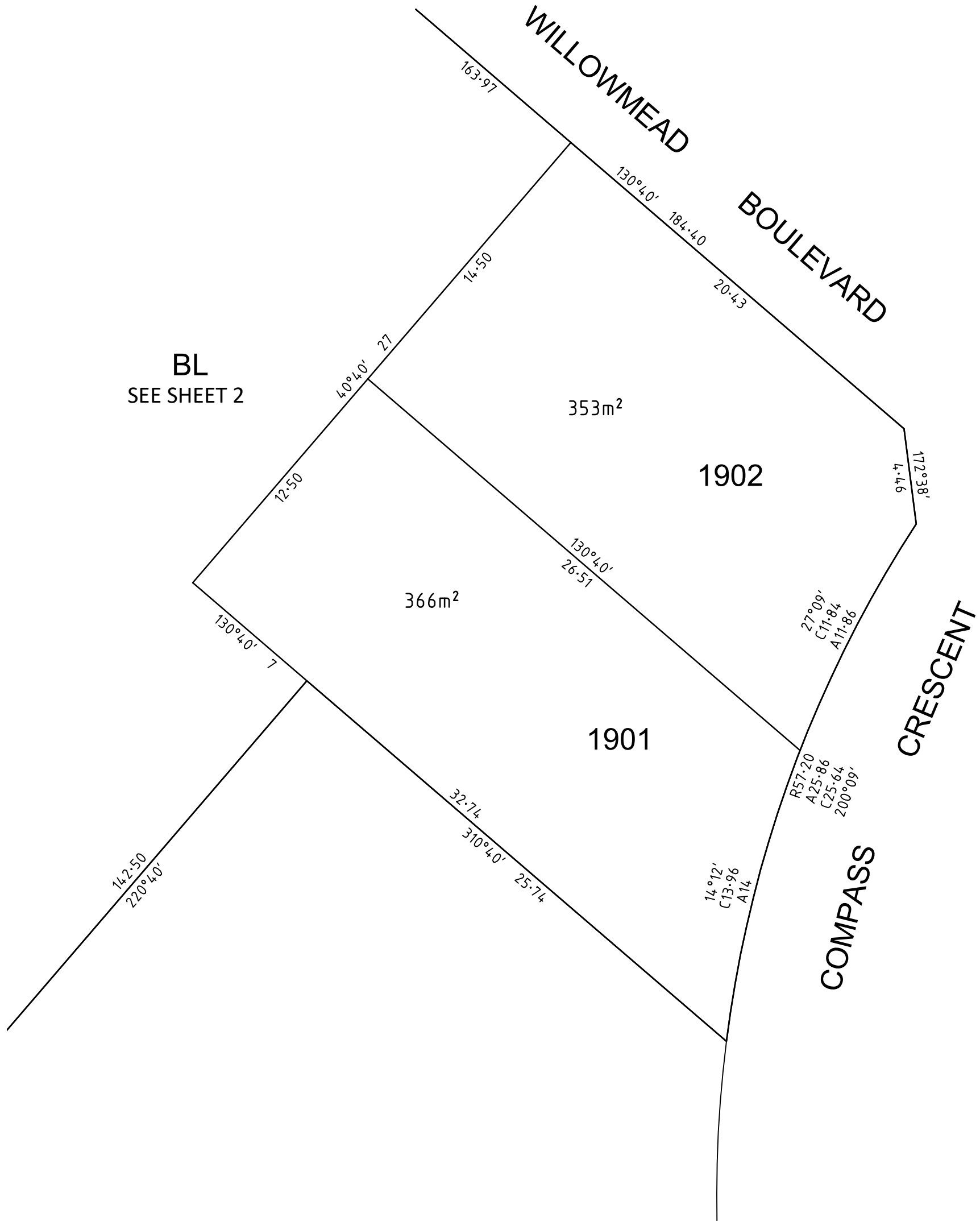
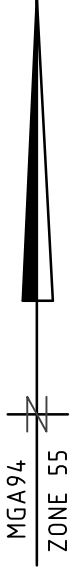
SHEET 2

ANTONY WYATT

VERSION A

PLAN OF SUBDIVISION

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 917281C by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1901 and 1902.

Land to be benefited: Lots 1901 and 1902.

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) For Lot 1902 construct a double storey dwelling located on a corner lot, the side wall on the first level (upper storey) facing the secondary (side) street frontage 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-19A-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 Lot 1902 construct or allow to be constructed on the burdened lot a dwelling unless it is two (2) storey's.

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 2033.

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/>



Member of the **Surbana Jurong Group**
REF 1700s-19A

1700S-19A VER A.DWG AA/-

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VERSION A

ORIGINAL SHEET
SIZE: A3

SHEET 4