

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS837634P**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 22 (PART)  
**TITLE REFERENCES:** Vol. Fol.  
Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS837633R (LOT AG)  
PS833857P (LOT AB)  
**POSTAL ADDRESS:** 100A OLIVINE BOULEVARD  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** E 323 410  
(of approx centre of N 5 844 110  
land in plan) ZONE 55

**COUNCIL NAME:** CITY OF WHITTLESEA

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 1500 AND 1562 TO 15000 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOT AH COMPRISES OF TWO PARTS ON THIS PLAN.  
PT DENOTES PART ON THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
SEE SHEET 12 FOR FURTHER DETAILS.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This is/is not a staged subdivision.  
Planning permit No. 717158  
SURVEY. THIS PLAN IS/IS NOT 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: N/A

**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-1 ON PS833857P AS AFFECTS EUCALYPTUS PARADE ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-2 ON PS833857P AS AFFECTS EUCALYPTUS PARADE ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-6 ON PS837633R AS AFFECTS WILLOWMEAD BOULEVARD 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.

**OLIVINE 15**  
**4.974ha**

**62 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	PS808019A	CITY OF WHITTLESEA
E-4	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER
E-5	DRAINAGE	SEE PLAN	PS808024H	CITY OF WHITTLESEA
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS837633R PS837633R	CITY OF WHITTLESEA YARRA VALLEY WATER
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
E-10	SEWERAGE	SEE PLAN	PS833857P	YARRA VALLEY WATER
E-11	DRAINAGE	SEE PLAN	PS833857P	CITY OF WHITTLESEA

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SURVEYOR REF: 1700s-15

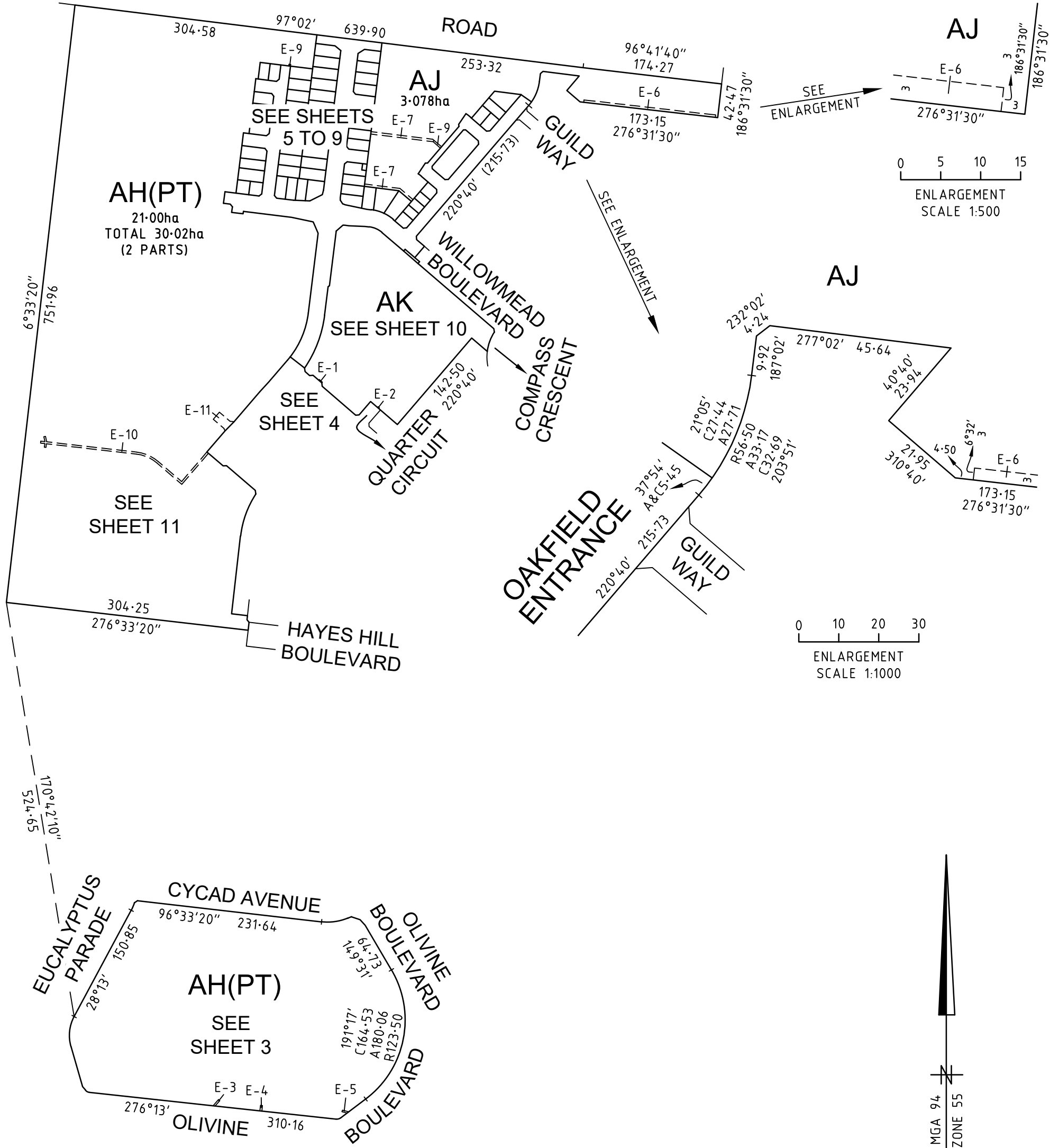
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 12

GABRIELLE MCCARTHY VERSION D

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS837634P**

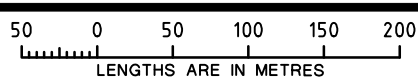


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REF 1700s-15

SCALE  
1:5000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

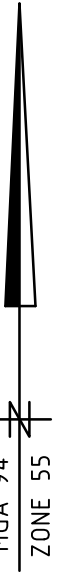
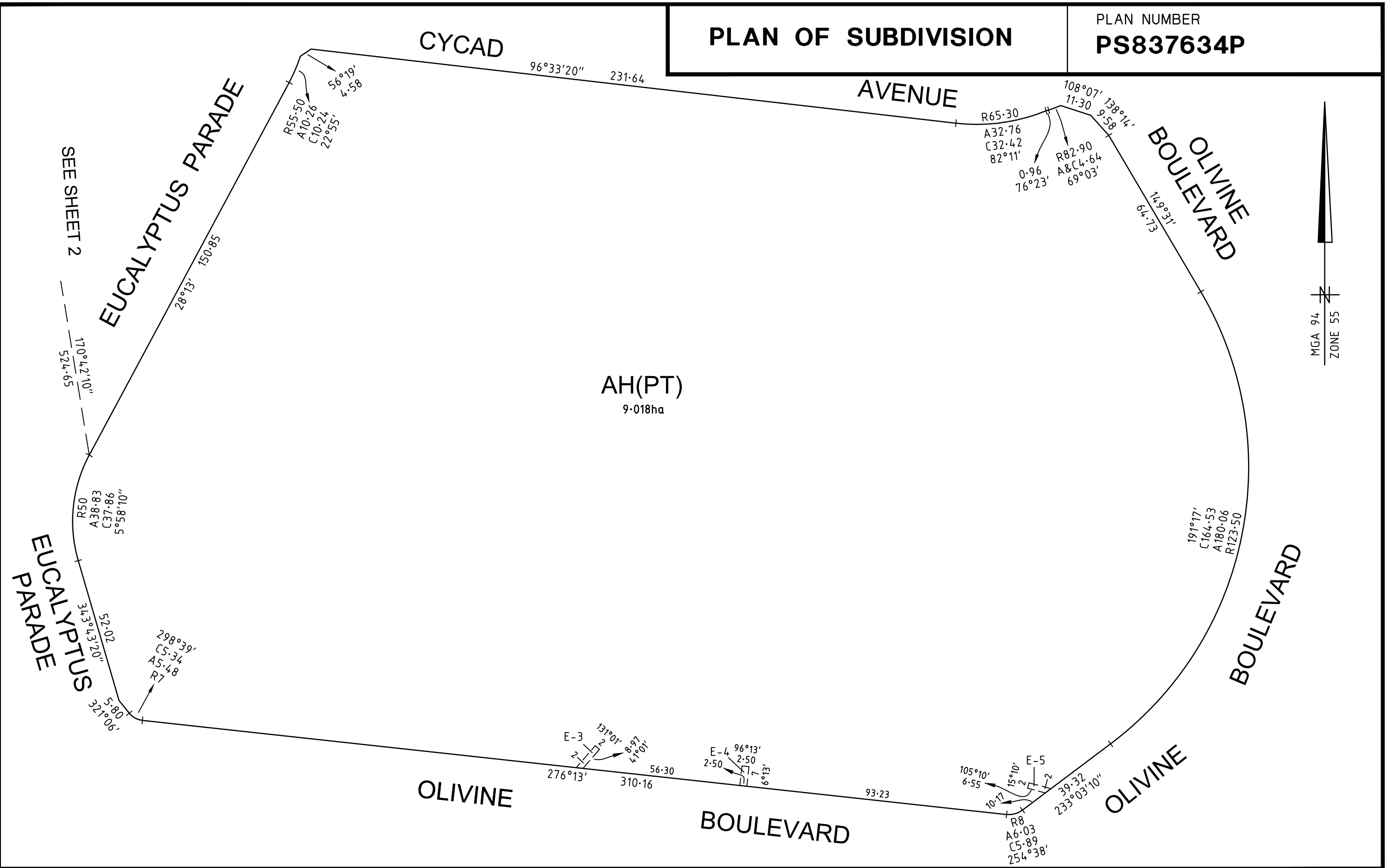
GABRIELLE MCCARTHY

VERSION D

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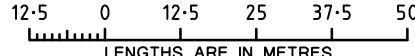
1700S-15 VER D.DWG SB/RW



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SCALE  
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LENGTHS ARE IN METRES

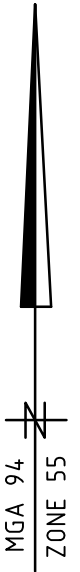
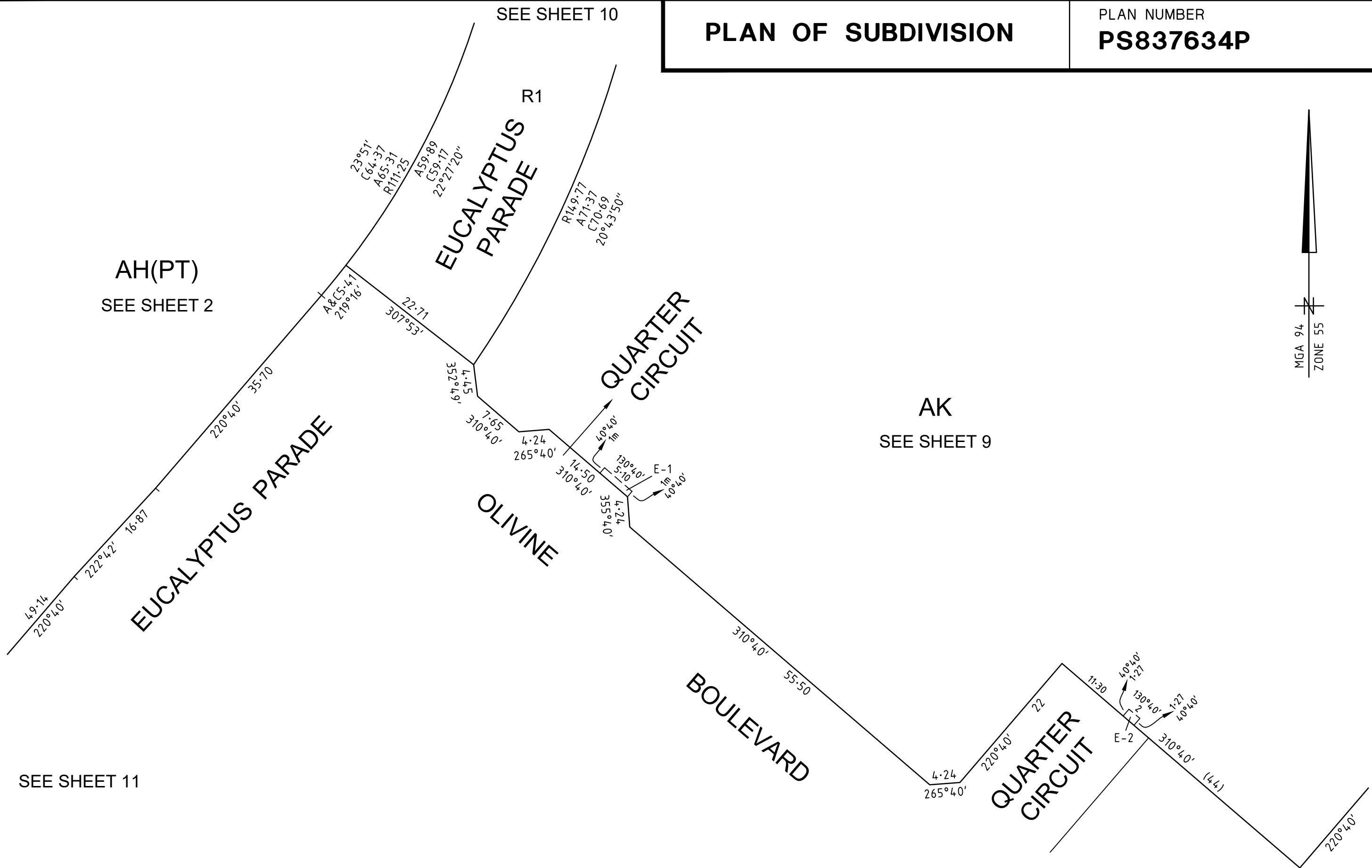
GABRIELLE MCCARTHY VERSION D

ORIGINAL SHEET  
SIZE A3

SHEET 3

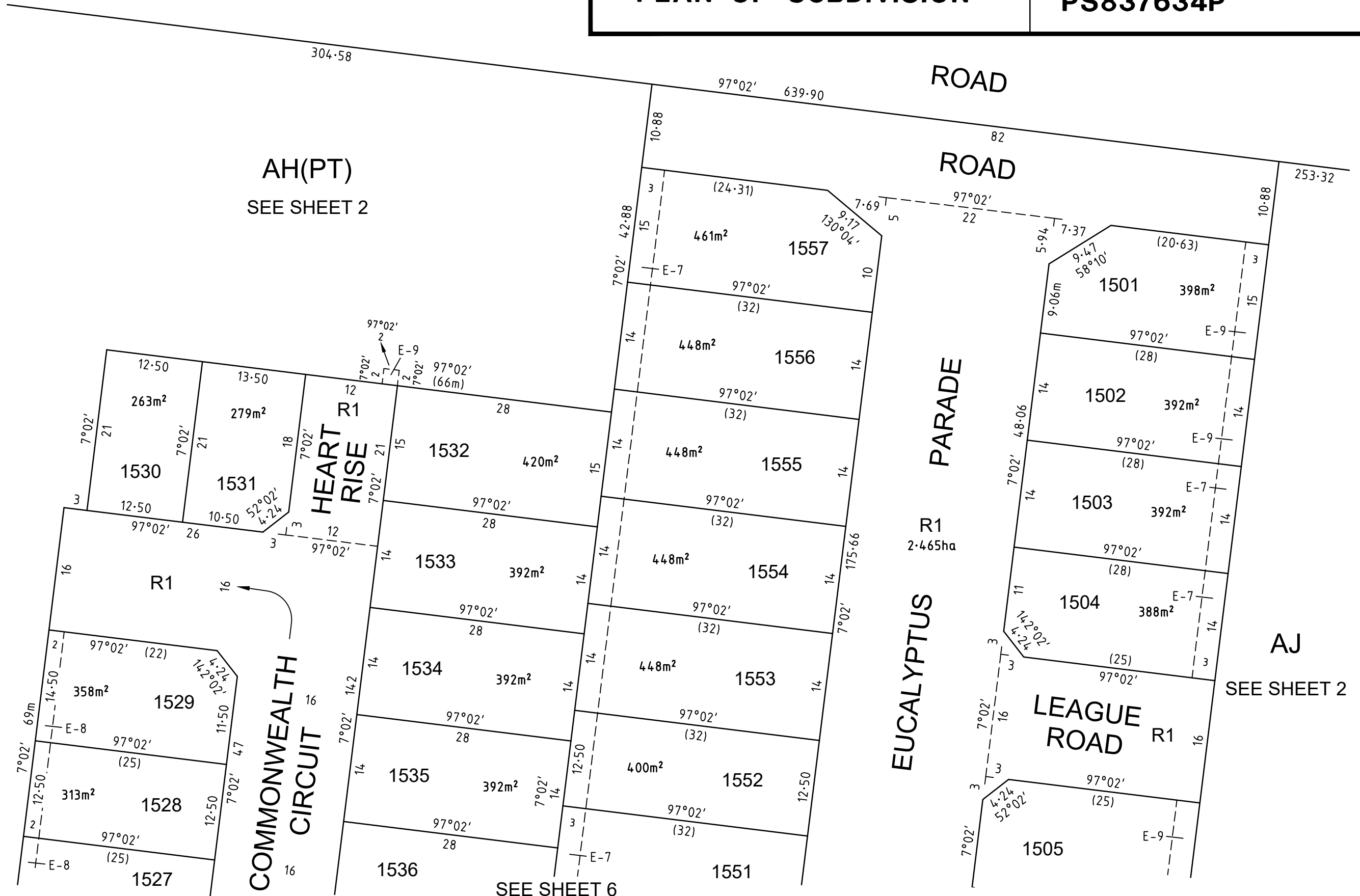
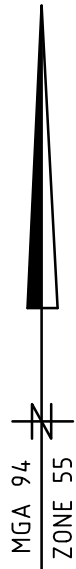
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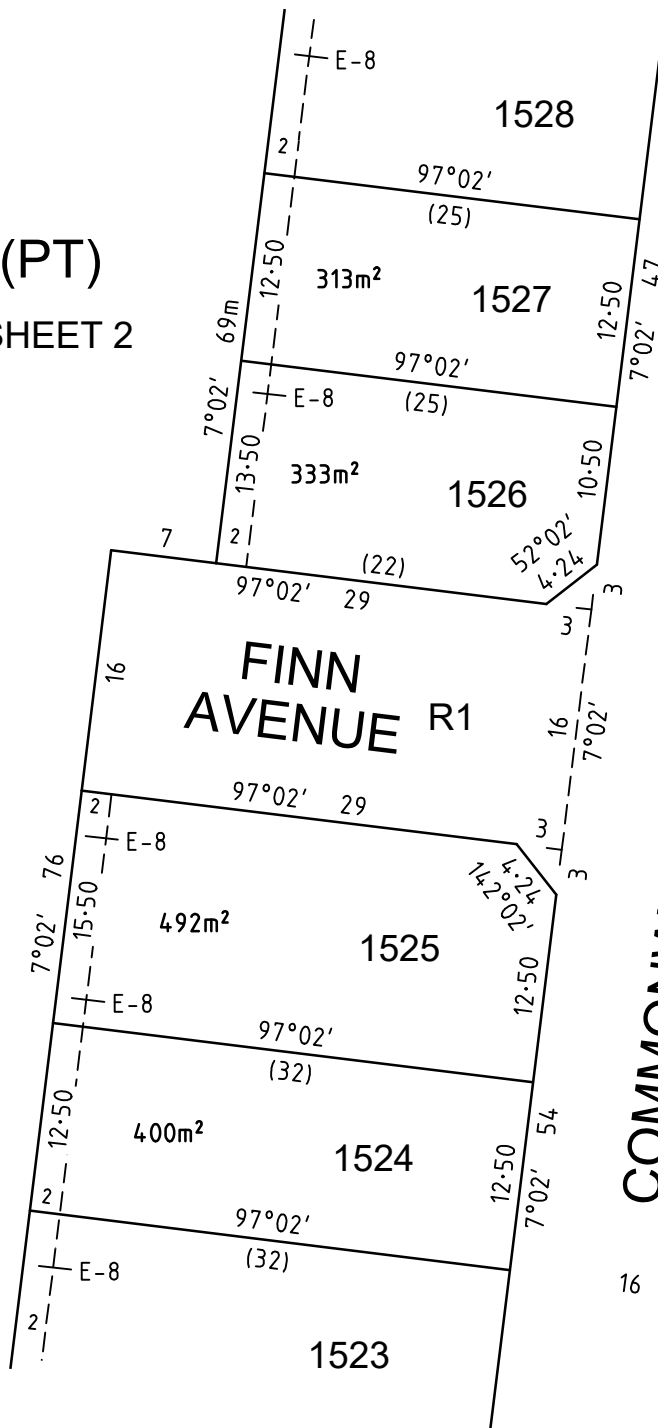
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PLAN NUMBER  
**PS837634P**

AH(PT)  
SEE SHEET 2

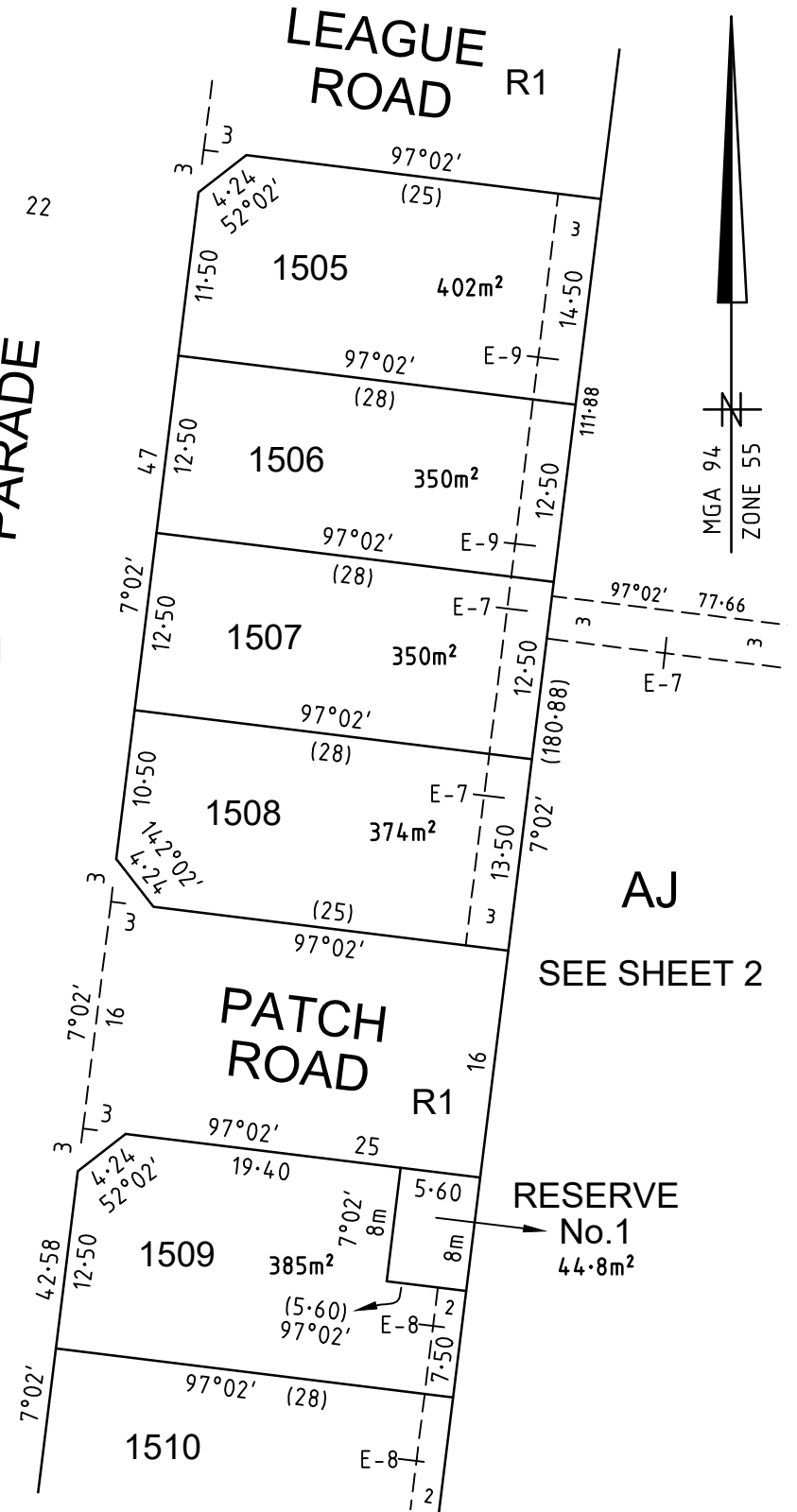


CIRCUIT  
COMMONWEALTH R1

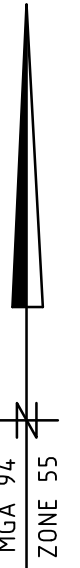


SEE SHEET 7

EUCALYPTUS R1



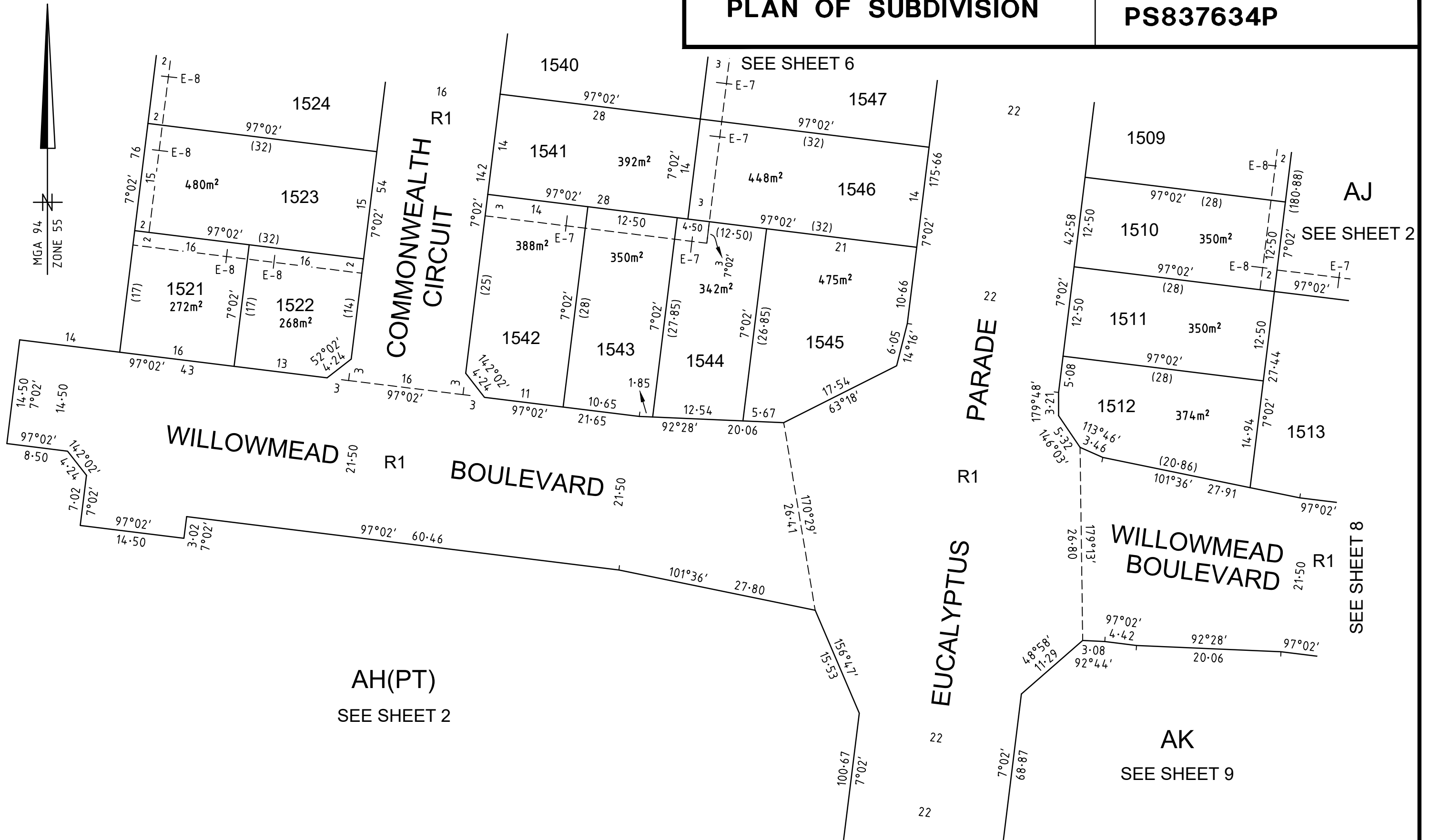
AJ  
SEE SHEET 2





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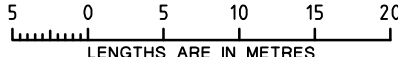
1700S-15 VER D.DWG SB/RW



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SCALE  
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LENGTHS ARE IN METRES

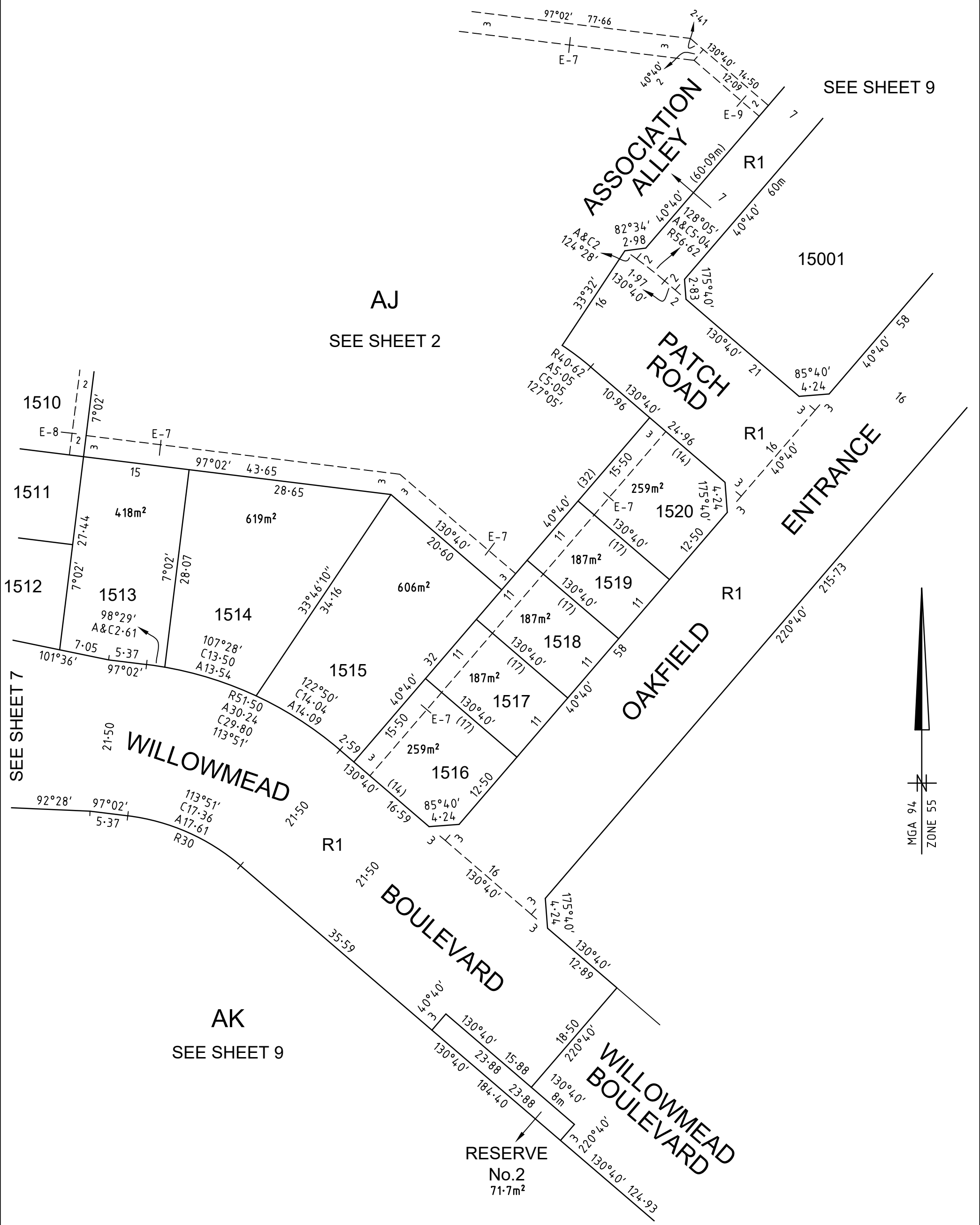
GABRIELLE MCCARTHY VERSION D

ORIGINAL SHEET  
SIZE A3

SHEET 7

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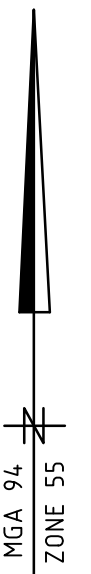


SEE SHEET 9

AJ  
SEE SHEET 2

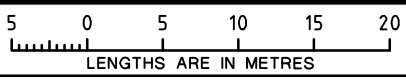
SEE SHEET 7

AK  
SEE SHEET 9



1700S-15 VER D.DWG SB/RW

SCALE  
1:500



ORIGINAL SHEET  
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SHEET 8

GABRIELLE MCCARTHY      VERSION D

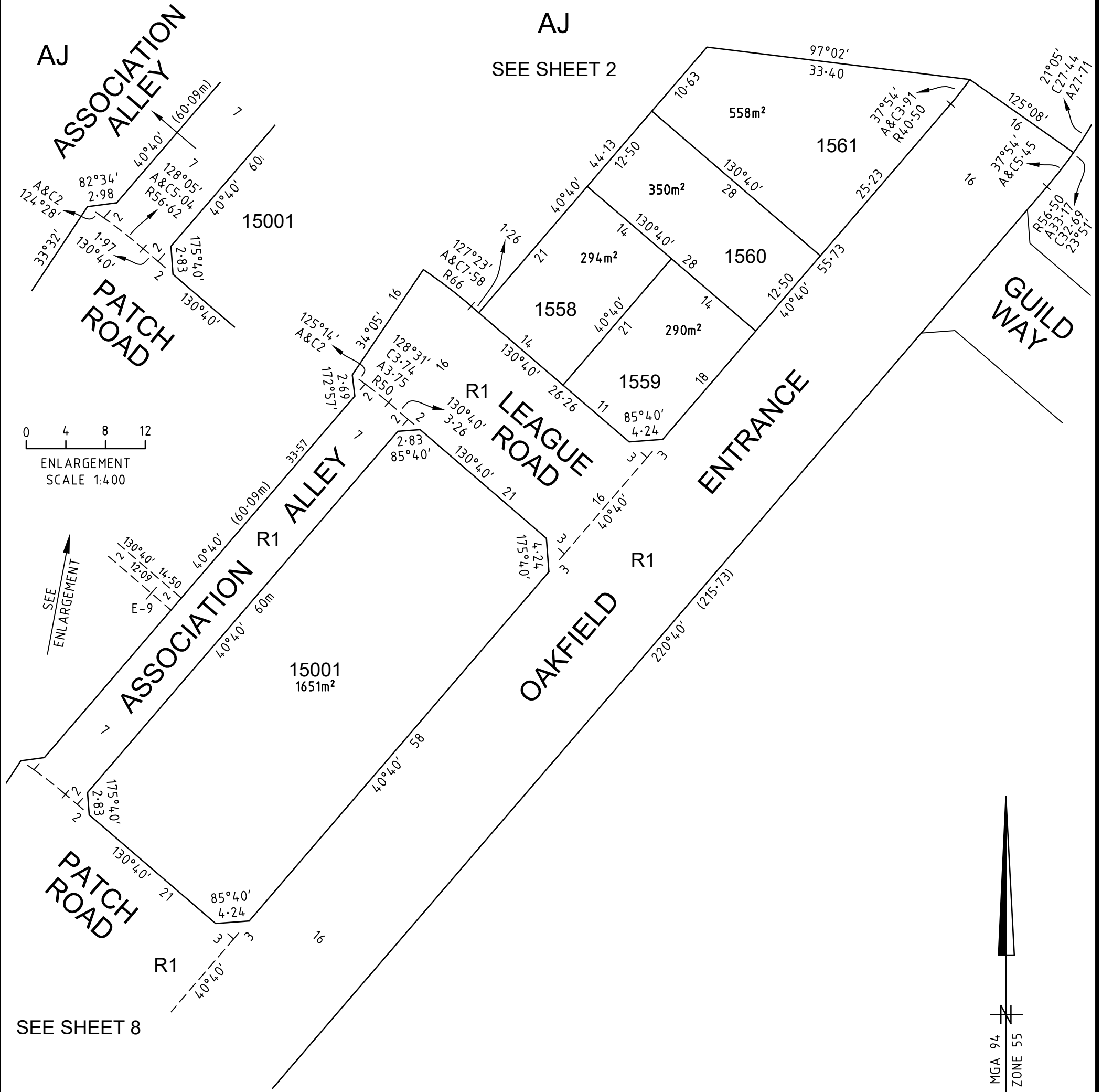
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REF 1700s-15



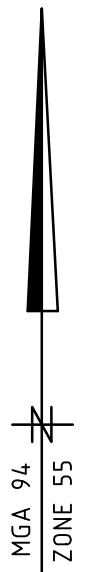
# PLAN OF SUBDIVISION

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0 4 8 12  
ENLARGEMENT  
SCALE 1:400

SEE  
ENLARGEMENT



SEE SHEET 8

AJ  
SEE SHEET 2

AJ  
ASSOCIATION  
ALLEY

PATCH  
ROAD

R1  
LEAGUE  
ROAD

OAKFIELD

ENTRANCE

GUILD  
WAY

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1700S-15 VER D.DWG SB/RW

SCALE  
1:500

LENGTHS ARE IN METRES

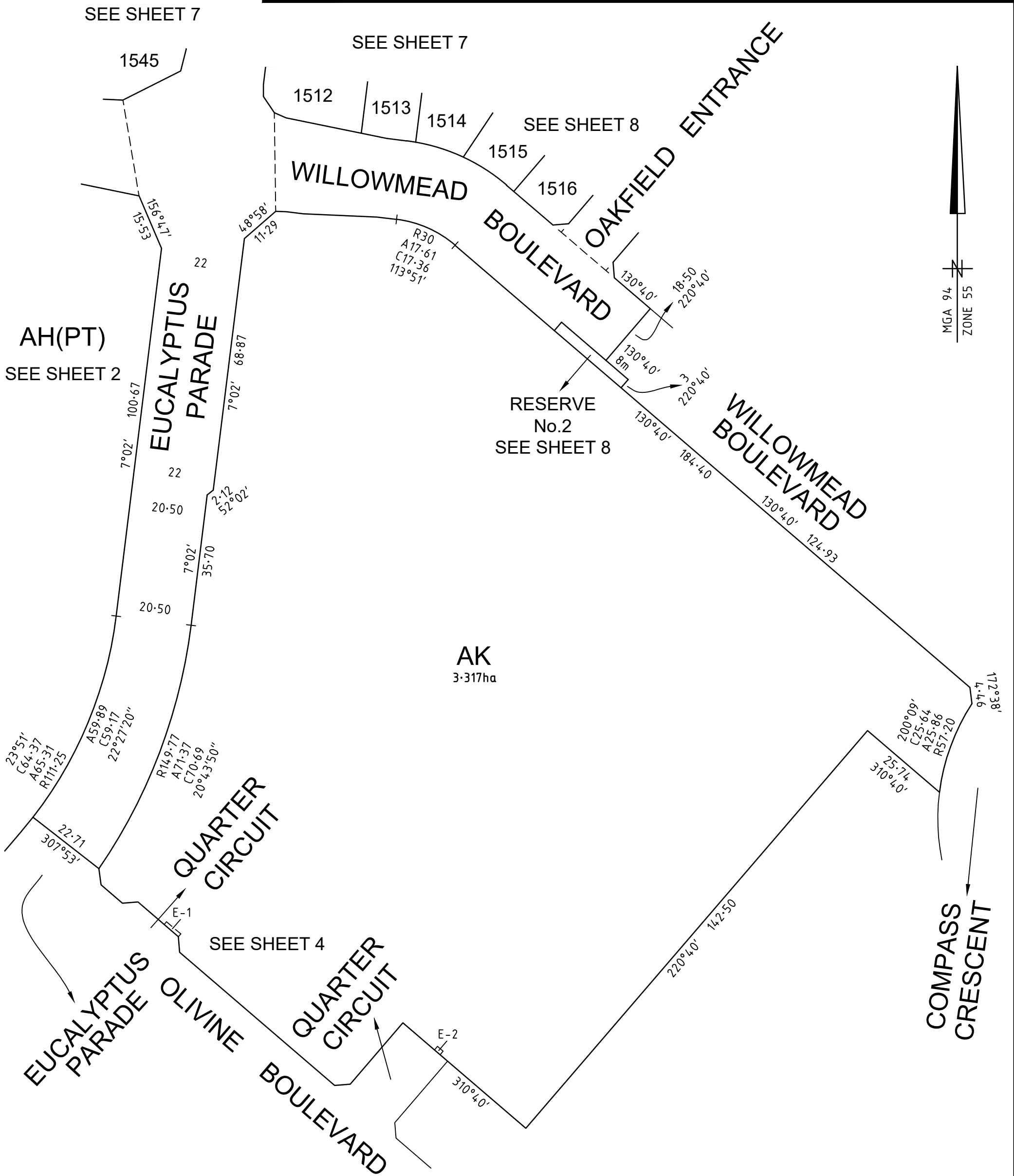
GABRIELLE MCCARTHY      VERSION D

ORIGINAL SHEET  
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SHEET 9

# PLAN OF SUBDIVISION

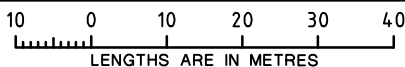
PLAN NUMBER  
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SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

SHEET 10

GABRIELLE MCCARTHY

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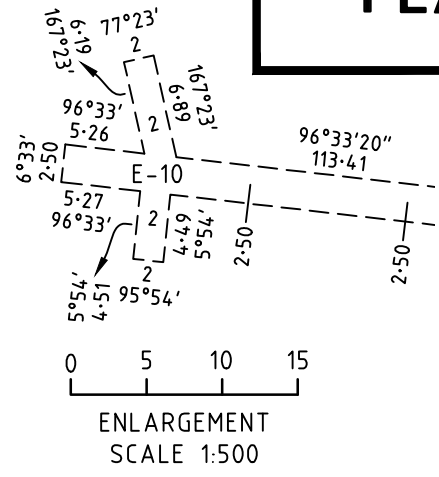
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# PLAN OF SUBDIVISION

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SEE SHEET 4

MGA 94  
ZONE 55



SEE ENLARGEMENT

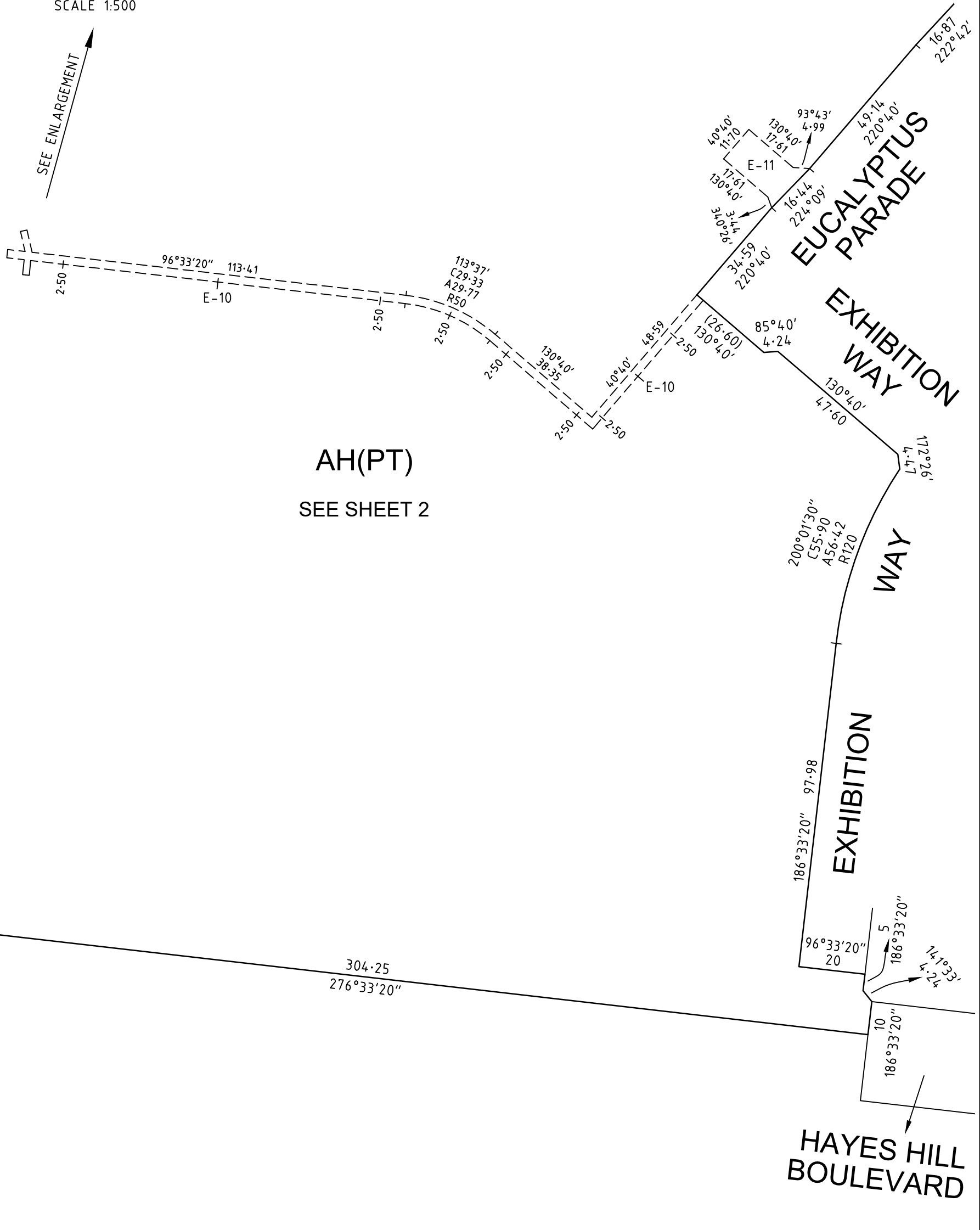
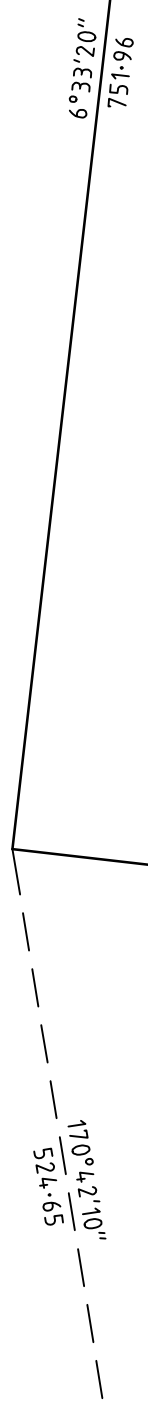
AH(PT)

SEE SHEET 2

**EUCALYPTUS PARADE**  
**EXHIBITION WAY**

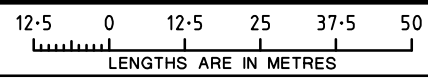
**EXHIBITION WAY**

**HAYES HILL BOULEVARD**



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SCALE  
1:1250



ORIGINAL SHEET  
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SHEET 11

GABRIELLE MCCARTHY VERSION D

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## CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 837634P by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be burdened:** Lots 1501 to 1561 (both inclusive).

**Land to be benefited:** Lots 1501 to 1561 (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) For Lots 1501, 1504, 1505, 1508, 1509, 1512, 1525, 1526, 1529, 1542, 1545 and 1557 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 300m<sup>2</sup> in area, construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the lot.
- 3) For Lots 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1530, 1531, 1558 and 1559 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 1530 and 1558 are Type A lots, and
  - b) For Lots 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1531 and 1559 are Type B lots,Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 4) For Lots 1501, 1512, 1545, 1548, 1553 and 1557 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 2029.

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/>



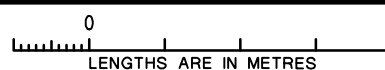
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SCALE



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SHEET 12

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VERSION D