

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS909264X**

## LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 22 (PART)  
**TITLE REFERENCES:** Vol. 12380 Fol. 109  
**LAST PLAN REFERENCE/S:** PS841635N (LOT AM)  
**POSTAL ADDRESS:** 2A HAYES HILL BOULEVARD  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** **E** 322 690  
**(of approx centre of** **N** 5 843 210  
**land in plan)** **ZONE** 55

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF WHITTLESEA
ROAD R2	CITY OF WHITTLESEA
RESERVE No.1	CITY OF WHITTLESEA

LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 5 FOR FURTHER DETAILS.  
OTHER PURPOSE OF THE PLAN:  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-1 ON PS841635N AS AFFECTS GUMNUT GROVE 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.

## 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 AND PM95 (KALKALLO)  
PROCLAIMED SURVEY AREA: 74

**OLIVINE 7**  
**1.957ha**

**31 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	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION
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	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-6	GAS DISTRIBUTION PIPELINE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	AUSNET GAS NETWORKS (VIC) PTY LTD YARRA VALLEY WATER CORPORATION



1700S-07 VER E.DWG CS/AA

SURVEYOR REF: **1700s-07**

ORIGINAL SHEET  
SIZE: A3

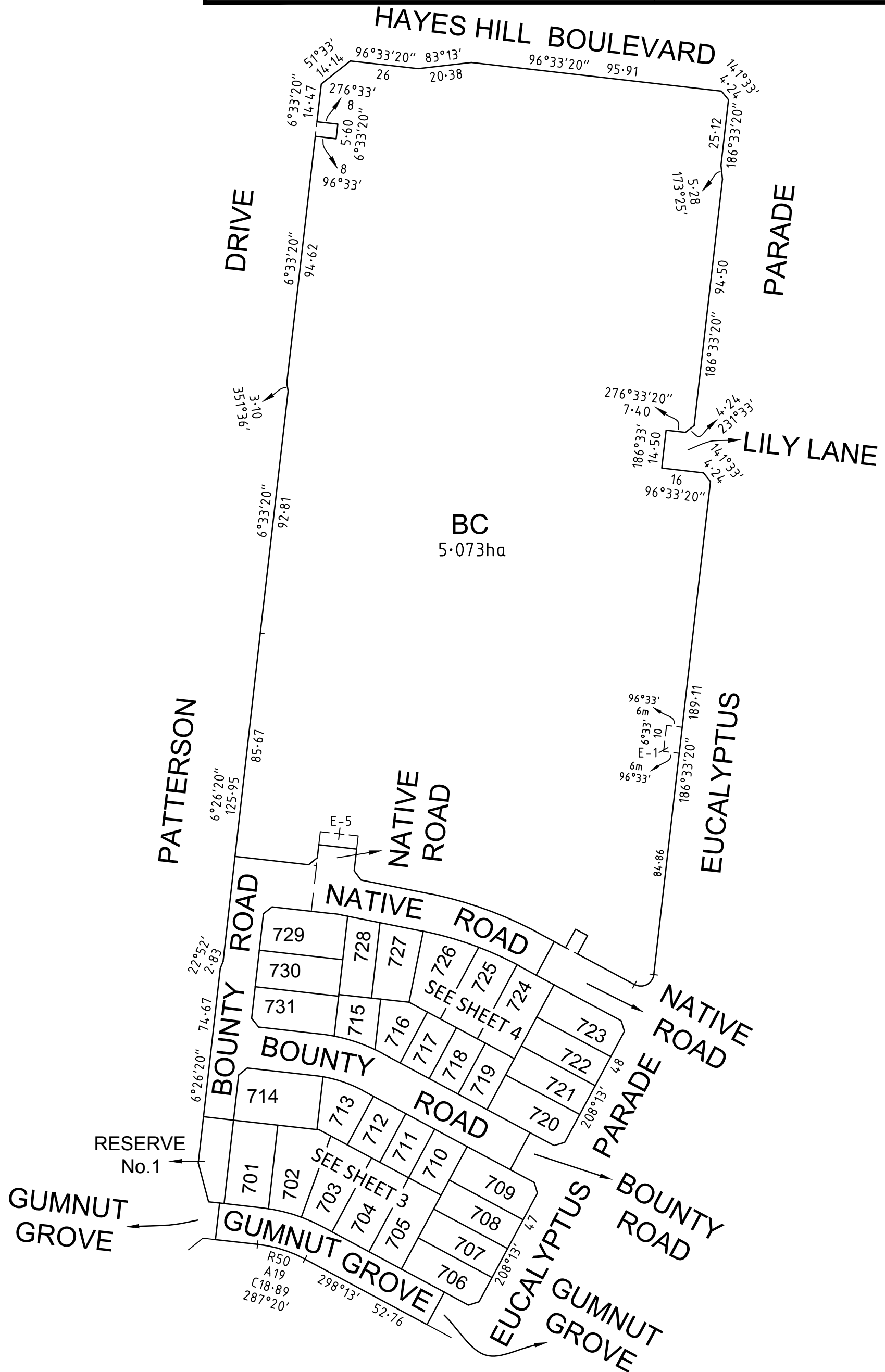
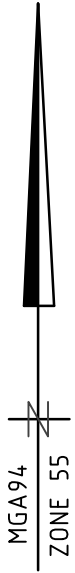
SHEET 1 OF 5

ANTONY WYATT

VERSION E

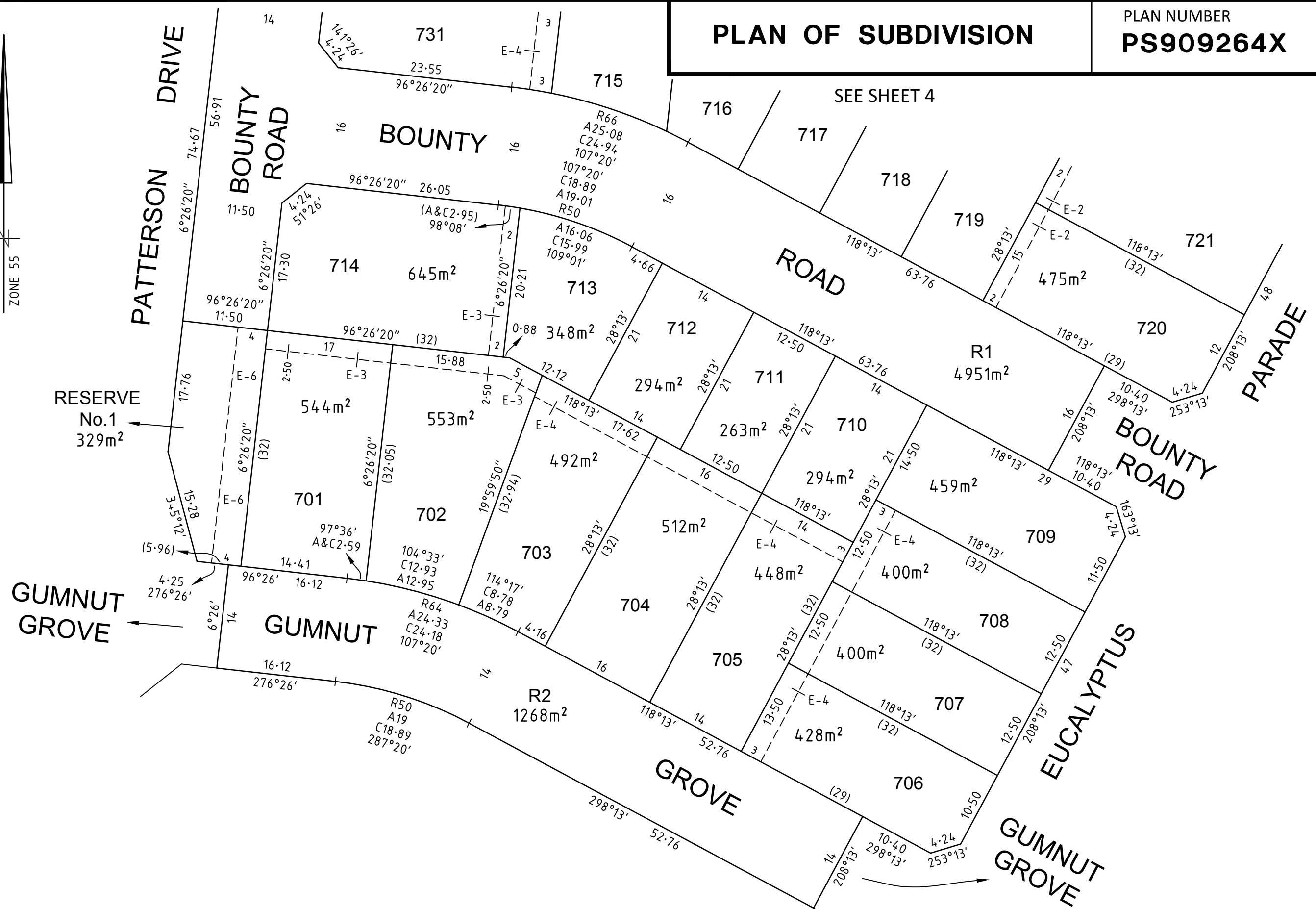
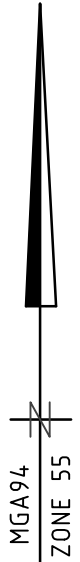
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1700S-07 VER E.DWG CS/AA  
**SMEC**  
Member of the **Surbana Jurong Group**  
REF 1700s-07

SCALE  
**1:500**

LENGTHS ARE IN METRES

ANTONY WYATT      VERSION E

ORIGINAL SHEET  
SIZE A3

SHEET 3

# PLAN OF SUBDIVISION

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MGA94  
ZONE 55

PATTERSON DRIVE

BOUNTY ROAD

ROAD

NATIVE ROAD

NATIVE R1

ROAD

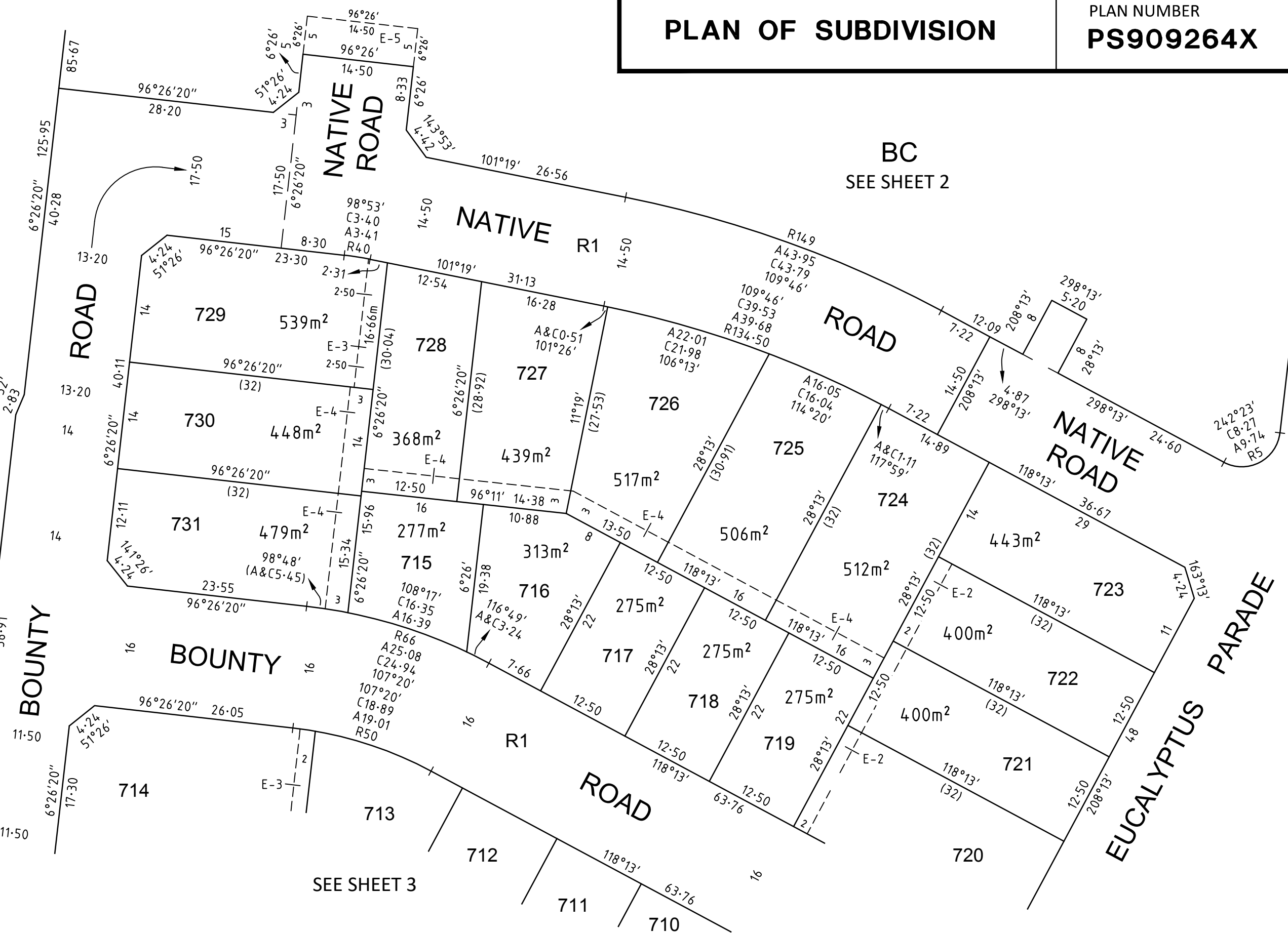
NATIVE ROAD

EUCALYPTUS PARADE

EUCALYPTUS PARADE

BC  
SEE SHEET 2

SEE SHEET 3



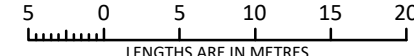
1700S-07 VER E.DWG CS/AA



**SMEC**

Member of the Surbana Jurong Group  
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SCALE  
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LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 4

ANTONY WYATT      VERSION E

**CREATION OF RESTRICTION A**

The following Restriction is to be created upon registration of Plan of Subdivision PS909264X by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be burdened:** Lots 701 to 731 (both inclusive).

**Land to be benefited:** Lots 701 to 731 (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 701, 706, 709, 714, 720, 723, 729 and 731 construct a double storey dwelling located on a corner lot unless the side wall on the first level (upper storey) facing the secondary (side) street frontage is 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 710, 711, 712, 715, 717, 718 and 719 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 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-07-BEP Ver 3. 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) 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 5 to 10 above (both inclusive) will cease to have effect after 31 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/>