

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS913459H

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 27 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS921799L (LOT BR)
POSTAL ADDRESS: 470D CAMERON STREET
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates E 322 890
(of approx centre of N 5 844 710
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 2900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 11 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENT E-7 ON PS921799L AS AFFECTS PATTERSON DRIVE ON THIS PLAN.

REMOVAL OF DRAINAGE EASEMENT E-8 ON PS921799L AS AFFECTS LOT 2960, RESERVE No.2, WIMBI WAY AND IGNEOUS WAY ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-9 ON PS921799L AS AFFECTS WICKLOW CRESCENT ON THIS PLAN.

REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-10 ON PS921799L AS AFFECTS WICKLOW CRESCENT AND UNITED WAY ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-13 ON PS921799L AS AFFECTS PATTERSON DRIVE ON THIS PLAN.

GROUND 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.

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 29
5.247ha

63 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 DISTRIBUTION PIPELINE	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION
E-2	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS900888F	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

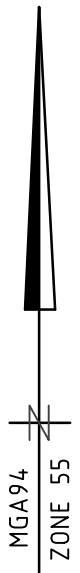
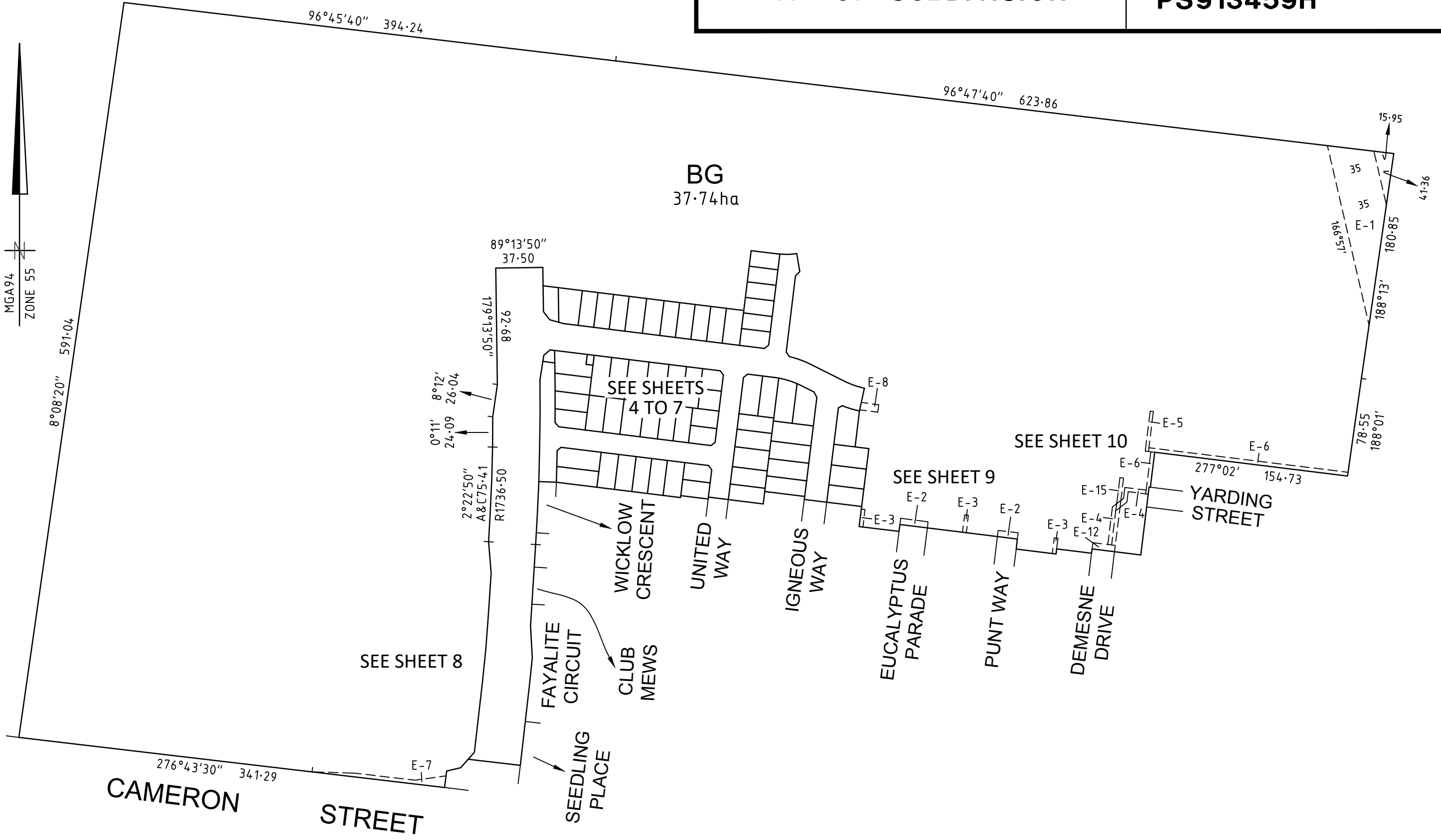
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-8	DRAINAGE	SEE PLAN	PS909277N	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	PS909277N	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS909277N PS909277N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS847525N PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-14	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-16	SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES) GAS DISTRIBUTION PIPELINE POWERLINE TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000) THIS PLAN	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION GAS AND FUEL CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD LOTS ON THIS PLAN

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8°08'20" 591.04

96°45'40" 394.24

96°47'40" 623.86

BG
37.74ha

89°13'50" 37.50

0°11' 8°12' 24.09 26.04

2°22'50" A&C75.41 R1736.50

179°13'50" 92.68

SEE SHEETS 4 TO 7

SEE SHEET 9

SEE SHEET 10

SEE SHEET 8

276°43'30" 341.29

CAMERON STREET

SEEDLING PLACE

FAYALITE CIRCUIT

CLUB MEWS

WICKLOW CRESCENT

UNITED WAY

IGNEOUS WAY

EUCALYPTUS PARADE

PUNT WAY

DEMESNE DRIVE

YARDING STREET

1700S-29 VER B.DWG SB/AA

SMEC

Member of the Surbana Jurong Group
REF 1700s-29

SCALE 1:3000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

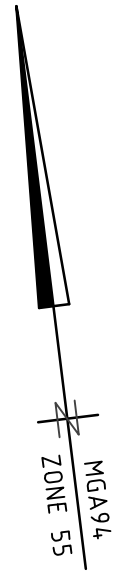
SHEET 3

ANTONY WYATT VERSION B

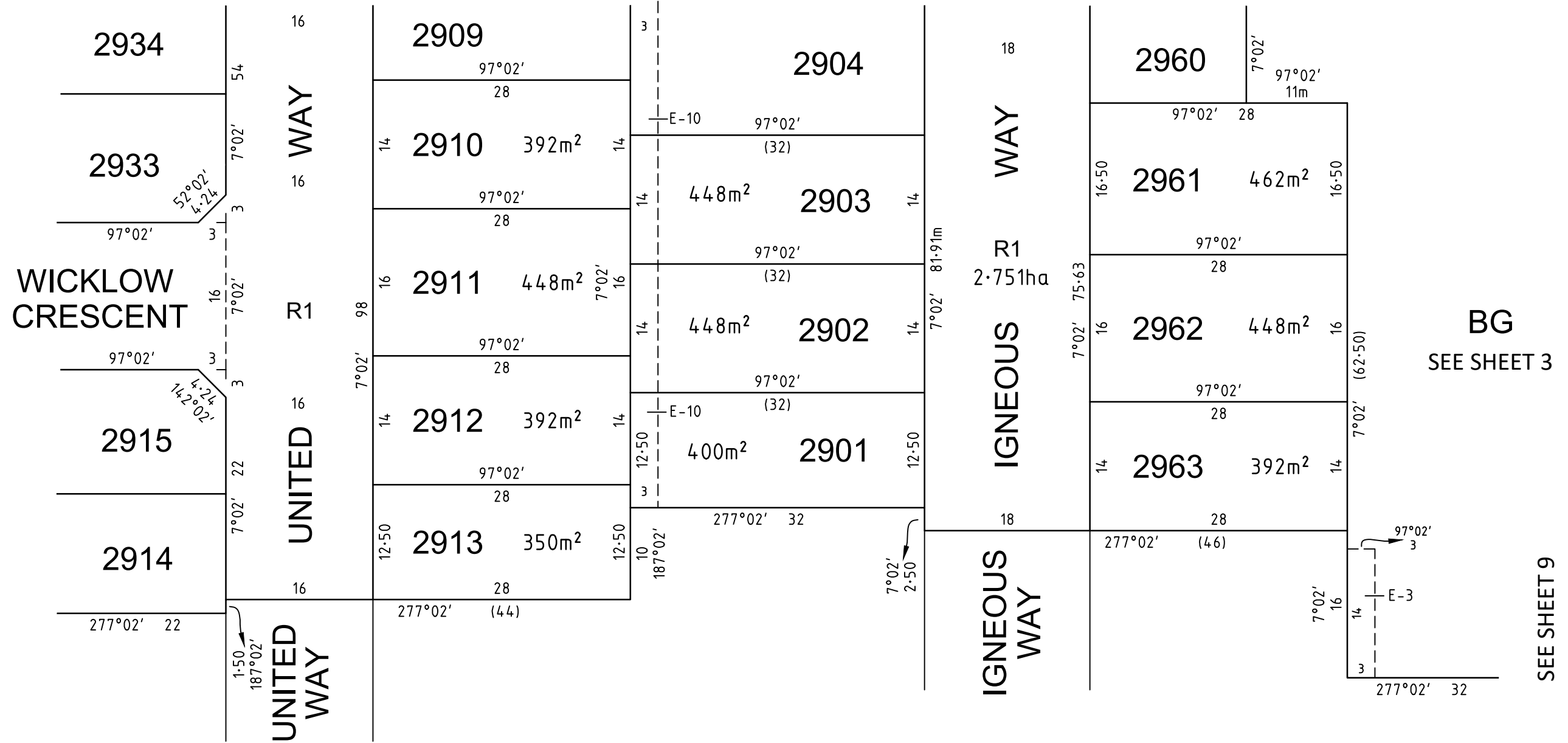
PLAN OF SUBDIVISION

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PS913459H

SEE SHEET 6



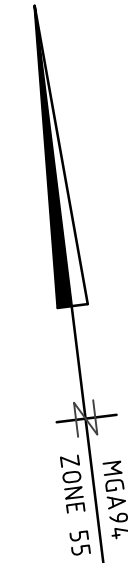
SEE SHEET 5



PLAN OF SUBDIVISION

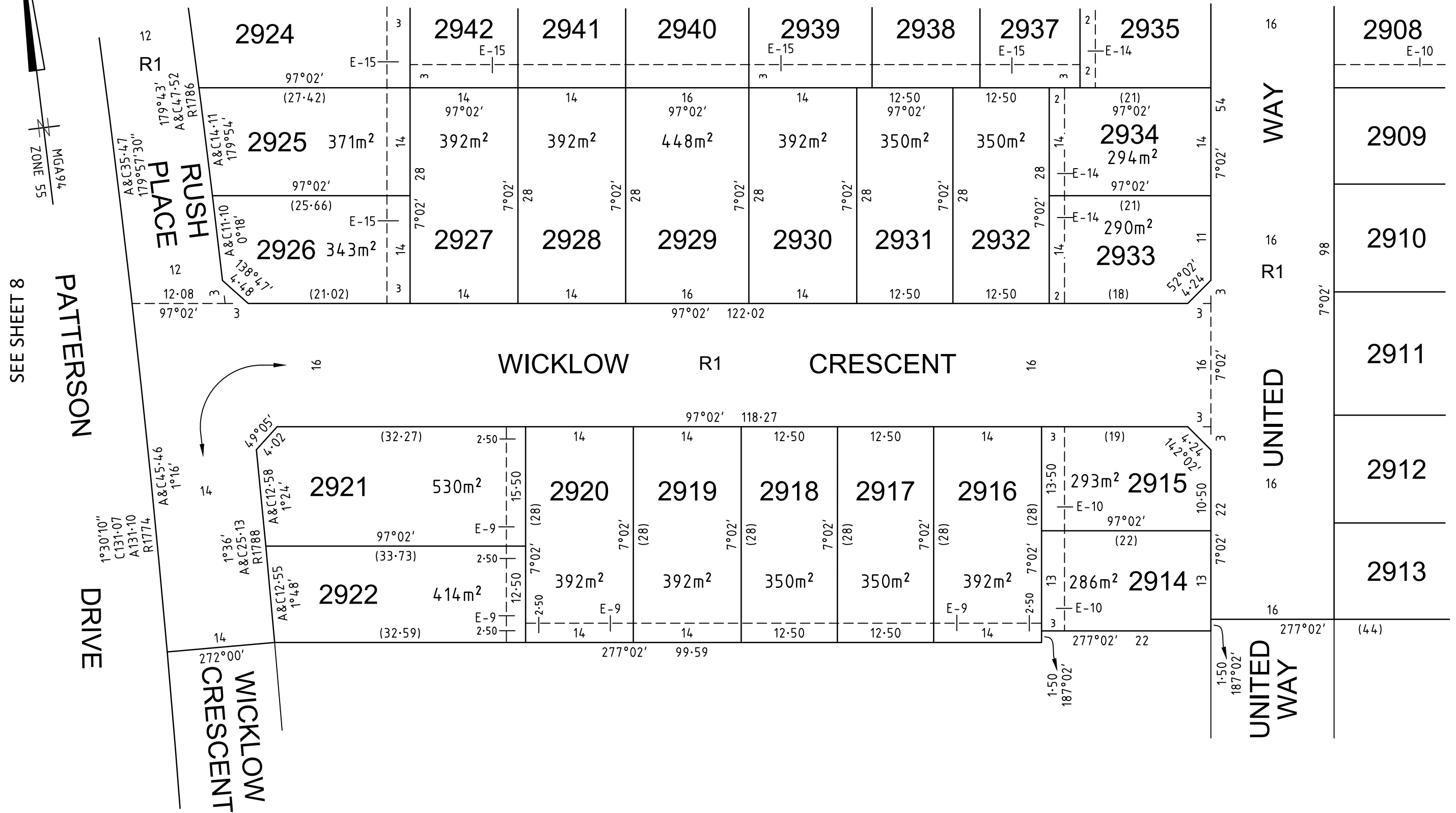
PLAN NUMBER
PS913459H

SEE SHEET 7



SEE SHEET 8

SEE SHEET 4



1700s-29 VER B.DWG SB/AA

SMEC

Member of the Surbana Jurong Group
REF 1700s-29

SCALE
1:500

LENGTHS ARE IN METRES

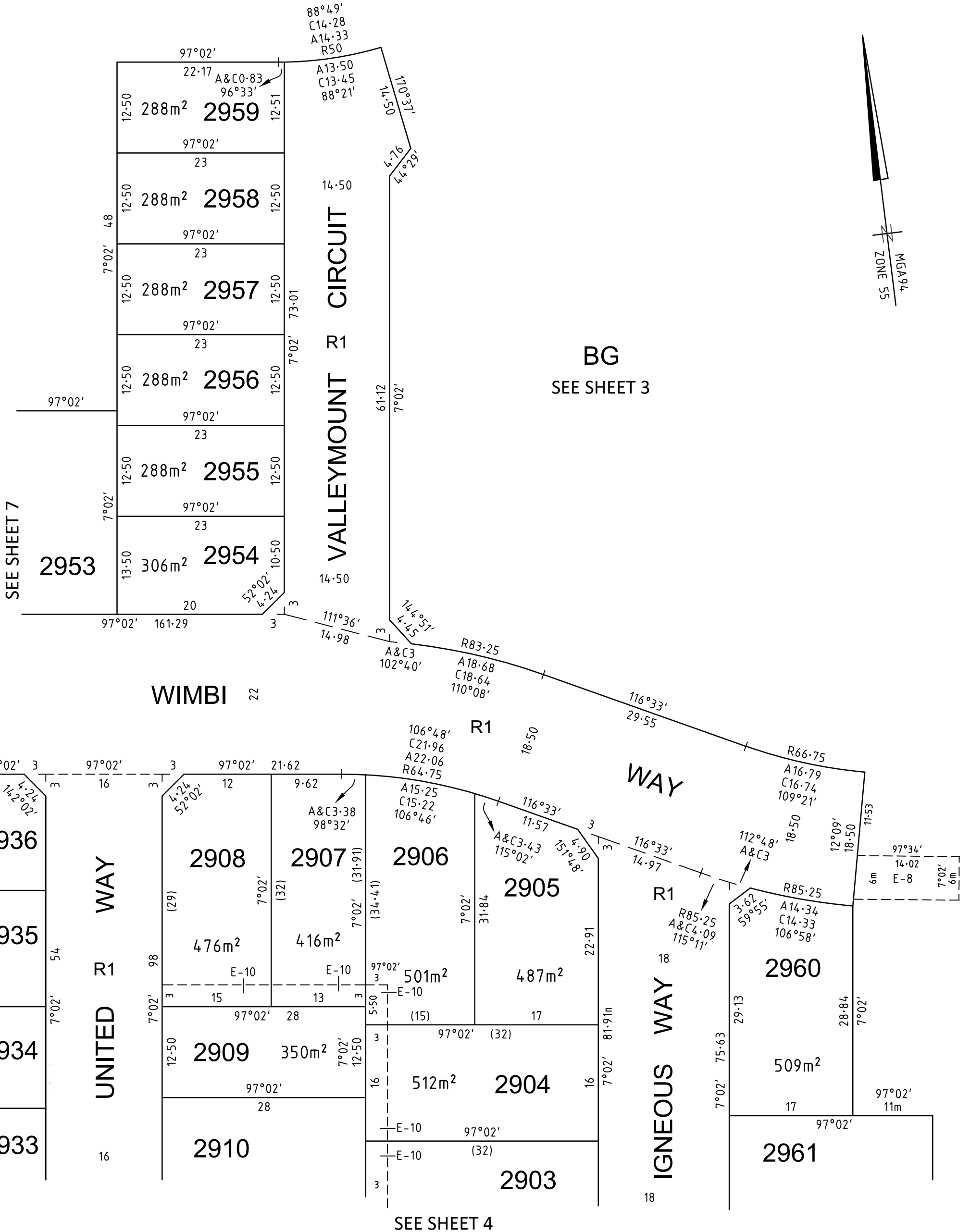
ANTONY WYATT VERSION **B**

ORIGINAL SHEET
SIZE A3

SHEET 5

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PLAN OF SUBDIVISION

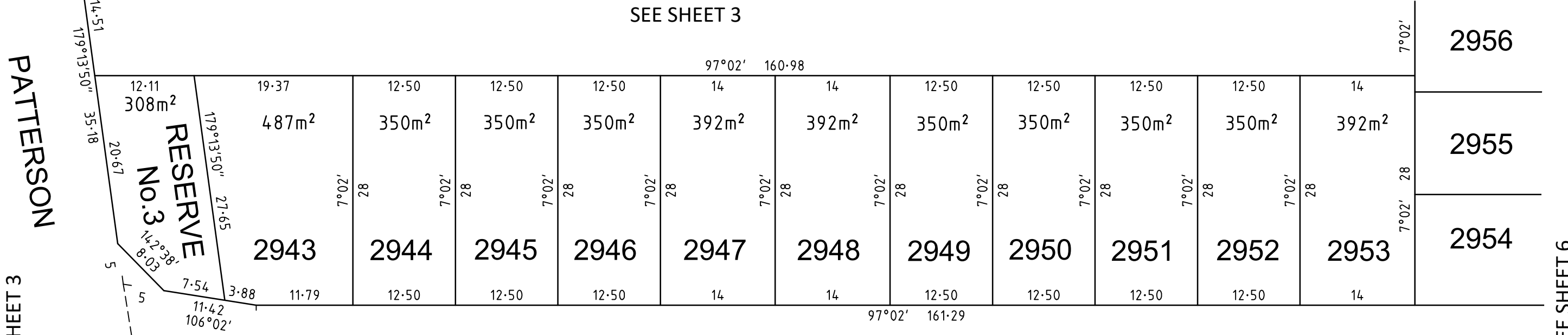
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PS913459H

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SEE SHEET 3

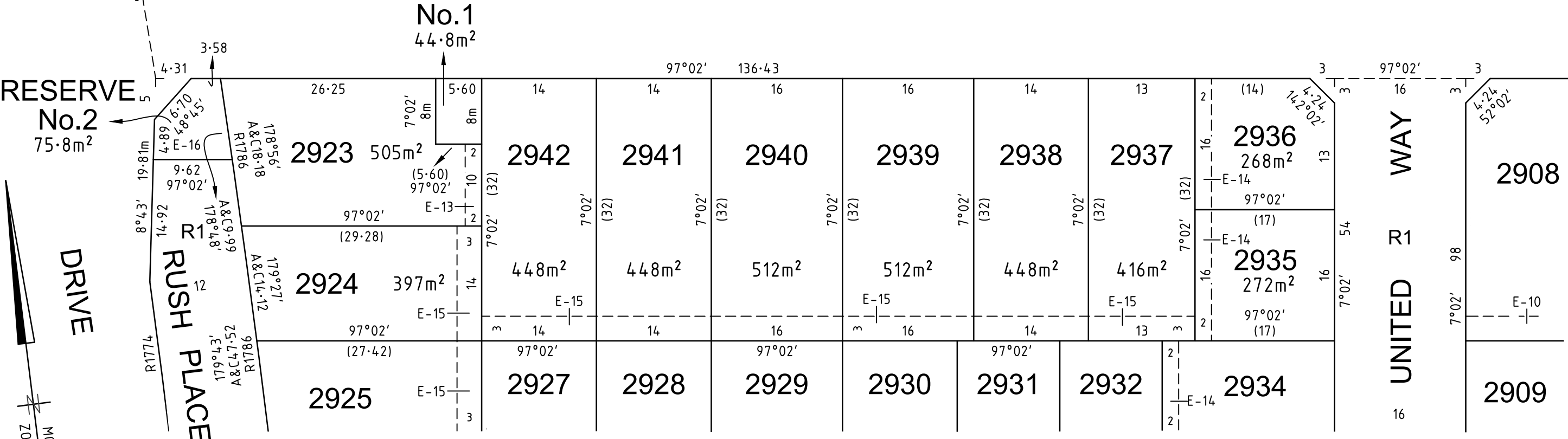
PATTERSON

SEE SHEET 3

SEE SHEET 6



RESERVE WIMBI R1 WAY



RESERVE No. 2
75.8m²

DRIVE

RUSH PLACE

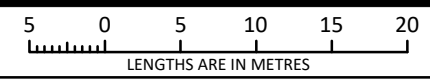
MGA94
ZONE 55

SEE SHEET 5



1700S-29 VER B.DWG SB/AA

SCALE
1:500



ORIGINAL SHEET
SIZE A3

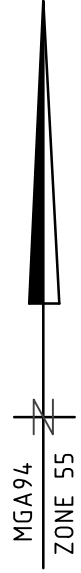
SHEET 7

ANTONY WYATT

VERSION B

PLAN OF SUBDIVISION

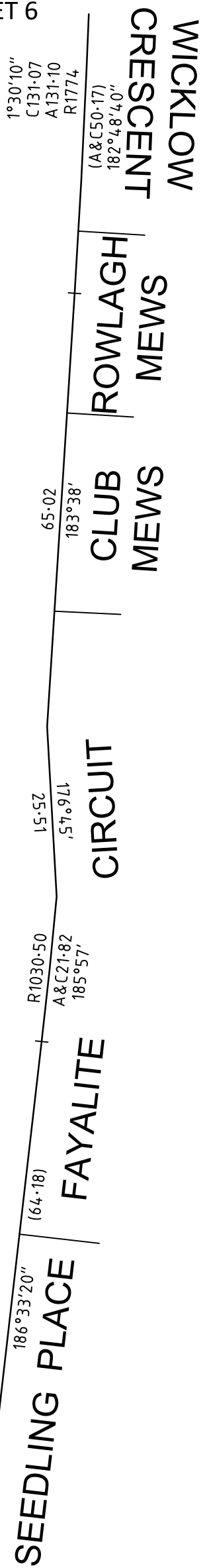
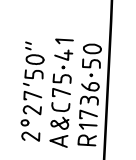
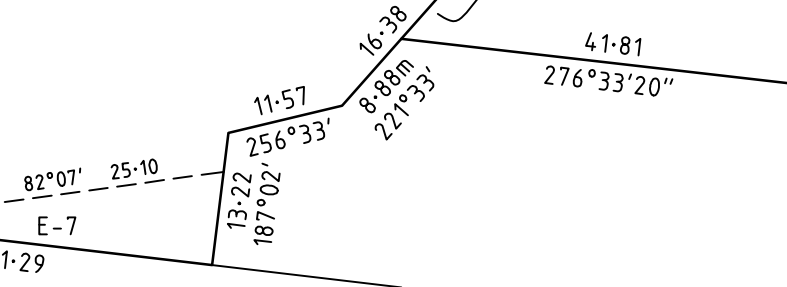
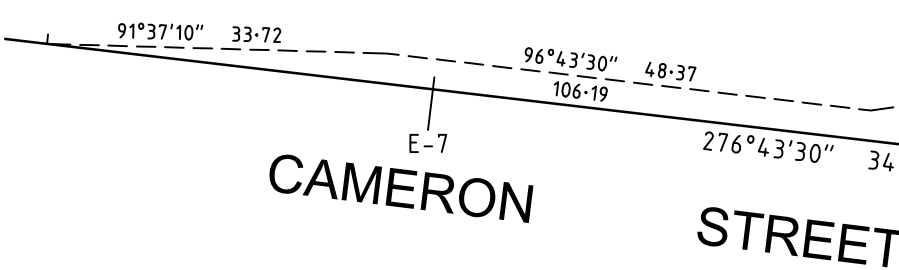
PLAN NUMBER
PS913459H



SEE SHEET 6

BG
SEE SHEET 3

SEE SHEET 3



1700S-29 VER B.DWG SB/AA
SMEC
Member of the Surbana Jurong Group
REF 1700s-29

SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

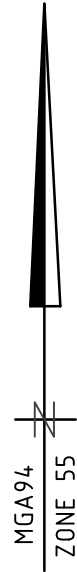
ANTONY WYATT VERSION B

ORIGINAL SHEET
SIZE: A3

SHEET 8

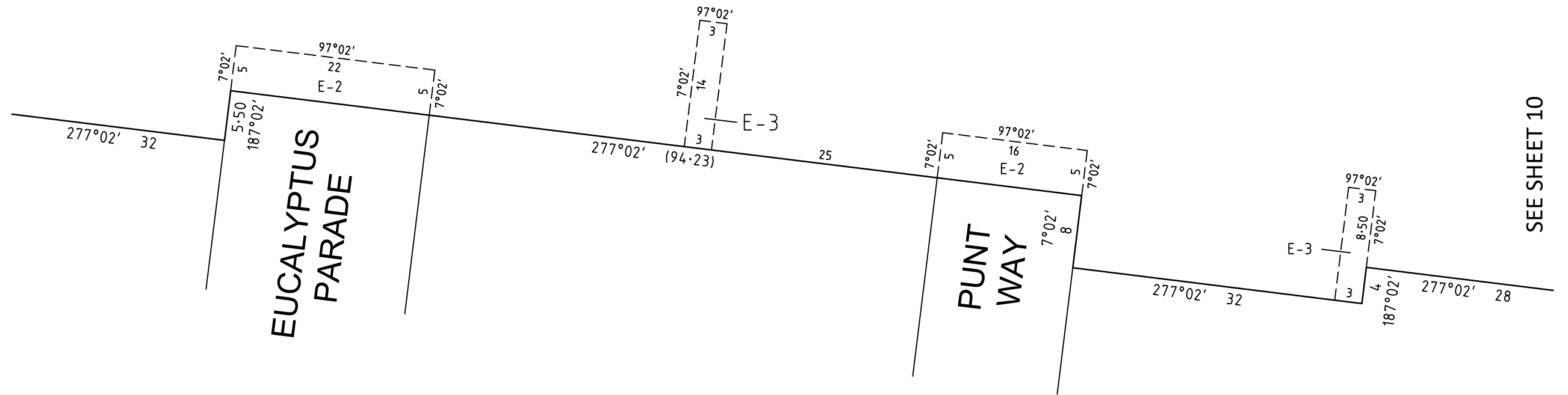
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PLAN NUMBER
PS913459H

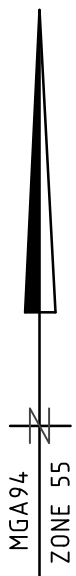


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SEE SHEET 3

SEE SHEET 3



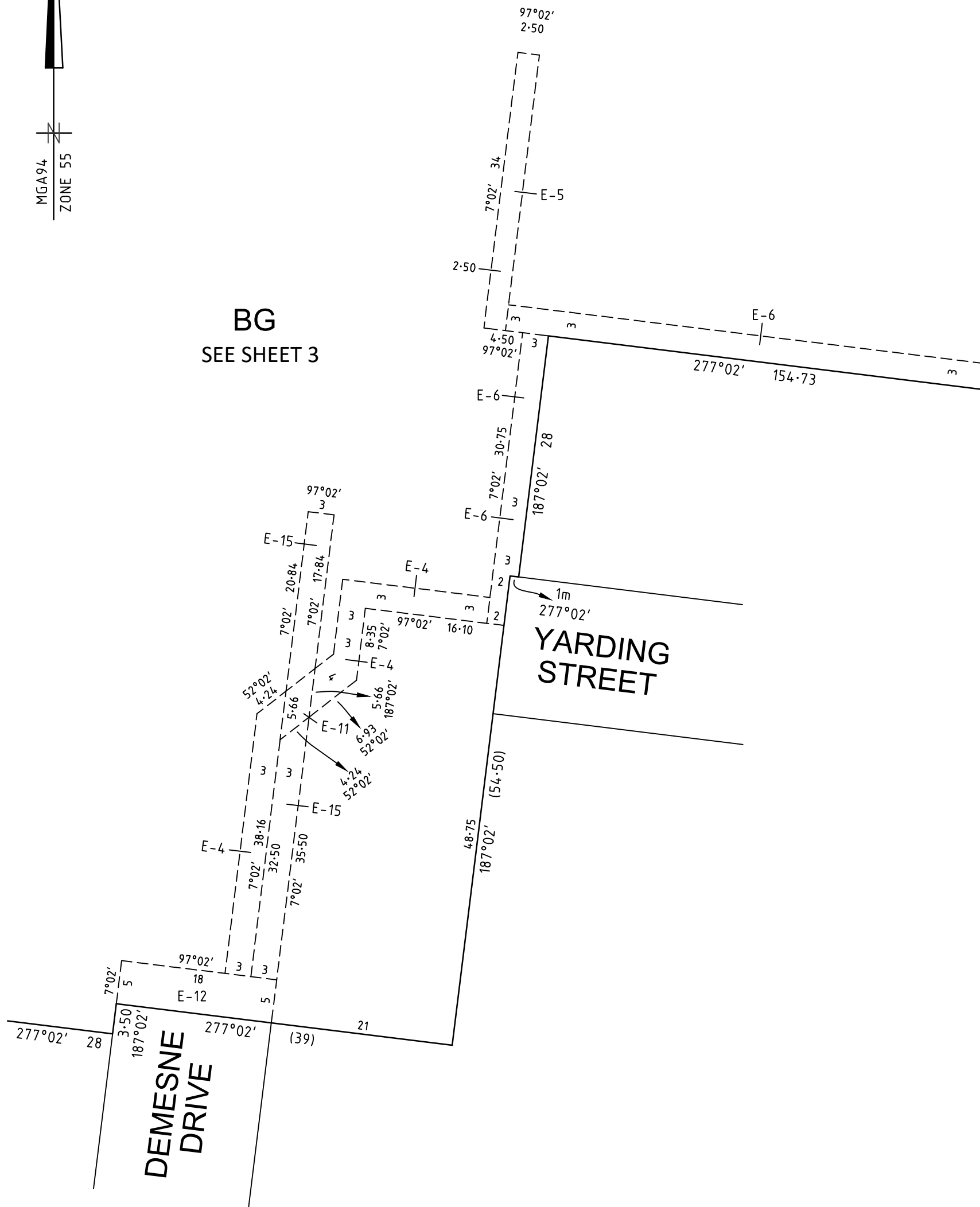
SEE SHEET 10



BG
SEE SHEET 3

SEE SHEET 3

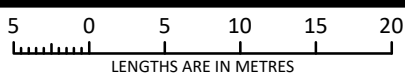
SEE SHEET 9



Member of the Surbana Jurong Group
REF 1700s-29

1700s-29 VER B.DWG SB/AA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 10

ANTONY WYATT

VERSION B

CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS913459H by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 2901 to 2963 (both inclusive).

Land to be benefited: Lots 2901 to 2963 (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 2905, 2908, 2915, 2921, 2923, 2926, 2933, 2954 and 2960 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 300m² or greater.
- 3) For Lots 2914, 2915, 2933, 2934, 2935, 2936, 2955, 2956, 2957, 2958 and 2959 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 burned 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-29-BEP Ver 2. 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.
- 11) Subdivide or seek to subdivide any burdened lot.
- 12) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 12 above (both inclusive) will cease to have effect after 31th December 2033.

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/>