

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS909266T

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 27 (PART)
TITLE REFERENCES: Vol.12506 Fol.982
LAST PLAN REFERENCE/S: PS905205M (LOT BA)
POSTAL ADDRESS: 520A CAMERON STREET
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates E 322 840
(of approx centre of N 5 844 520
land in plan) ZONE 55

COUNCIL NAME: CITY OF WHITTLESEA

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 2700 (BOTH INCLUSIVE) AND 2702 HAVE BEEN OMITTED FROM THIS PLAN.
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS.
 OTHER PURPOSE OF THE PLAN:
 REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-2 ON PS905205M AS AFFECTS IGNEOUS WAY ON THIS PLAN.

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

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 27
2.464ha

42 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 SEWERAGE	SEE PLAN SEE PLAN	PS847509L PS847509L	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				



1700S-27 VER K.DWG CS/AA

SURVEYOR REF: **1700s-27**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 10

ANTONY WYATT

VERSION K

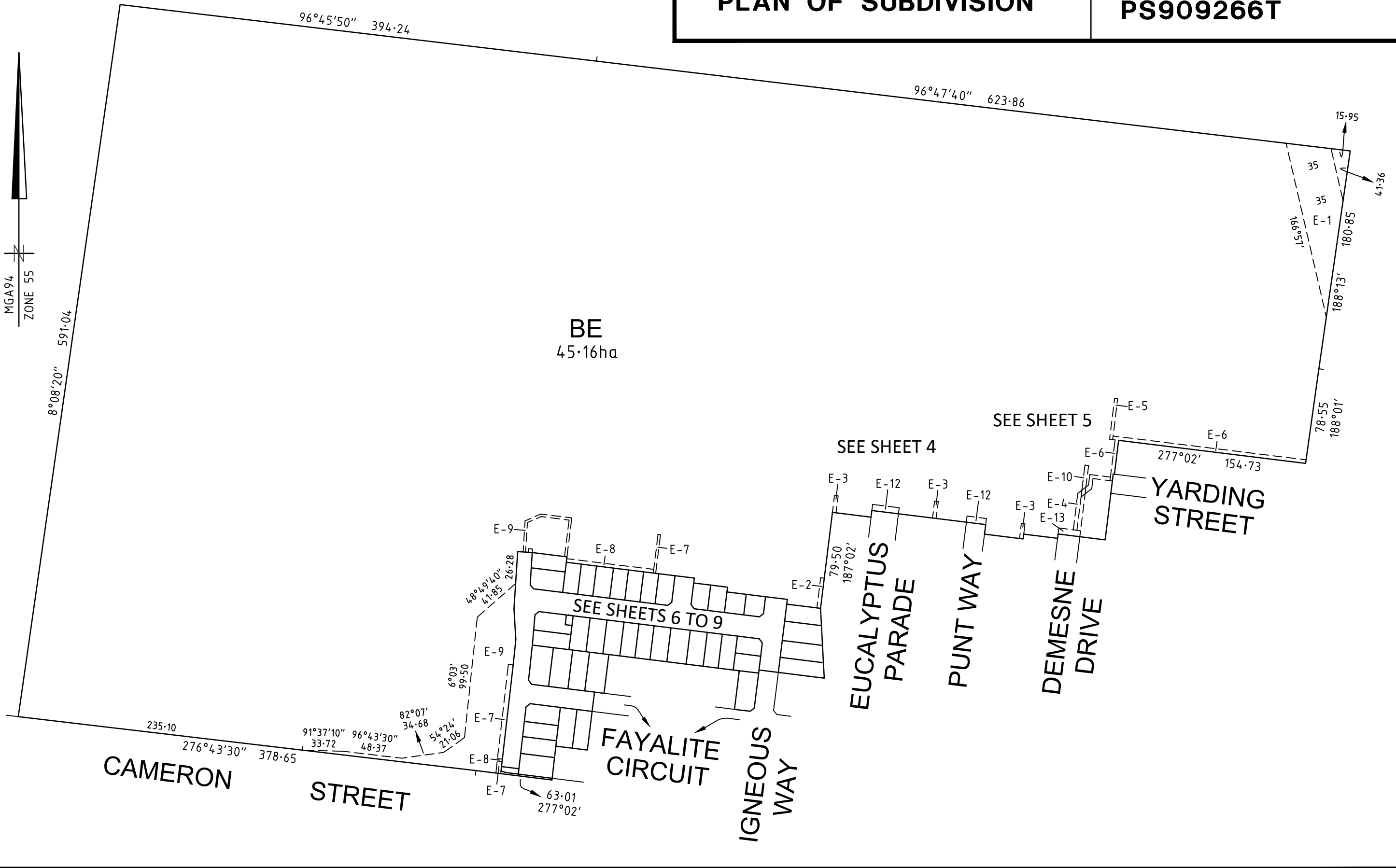
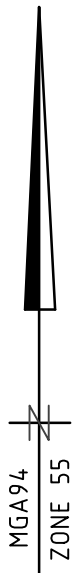
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-10	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-13	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-14	WATER SUPPLY (THROUGH UNDERGROUND PIPES) GAS DISTRIBUTION PIPELINE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	YARRA VALLEY WATER CORPORATION AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

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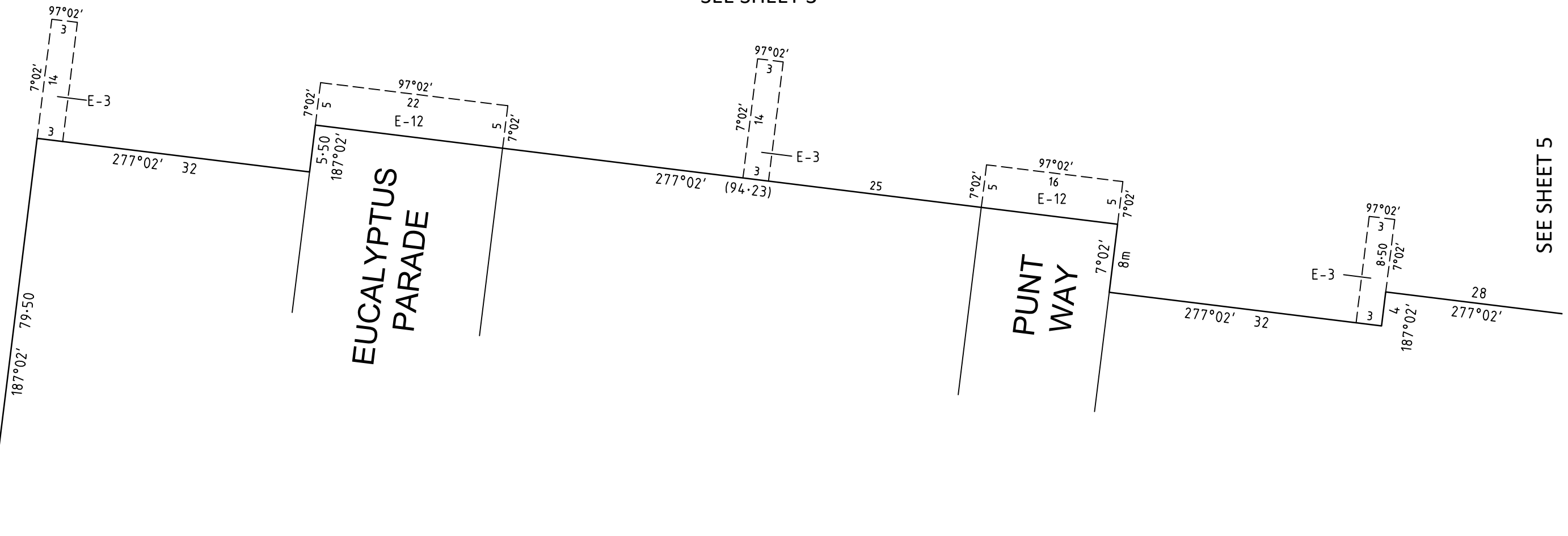
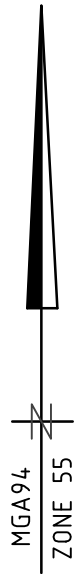
Member of the **Surbana Jurong Group**
REF 1700s-27

SCALE 1:3000	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 3
ANTONY WYATT		VERSION K	

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BE
SEE SHEET 3



SEE SHEET 5

SEE SHEET 6

1700S-27 VER K.DWG CS/AA

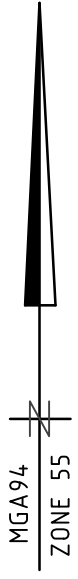
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REF 1700s-27

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ANTONY WYATT		VERSION K	

PLAN OF SUBDIVISION

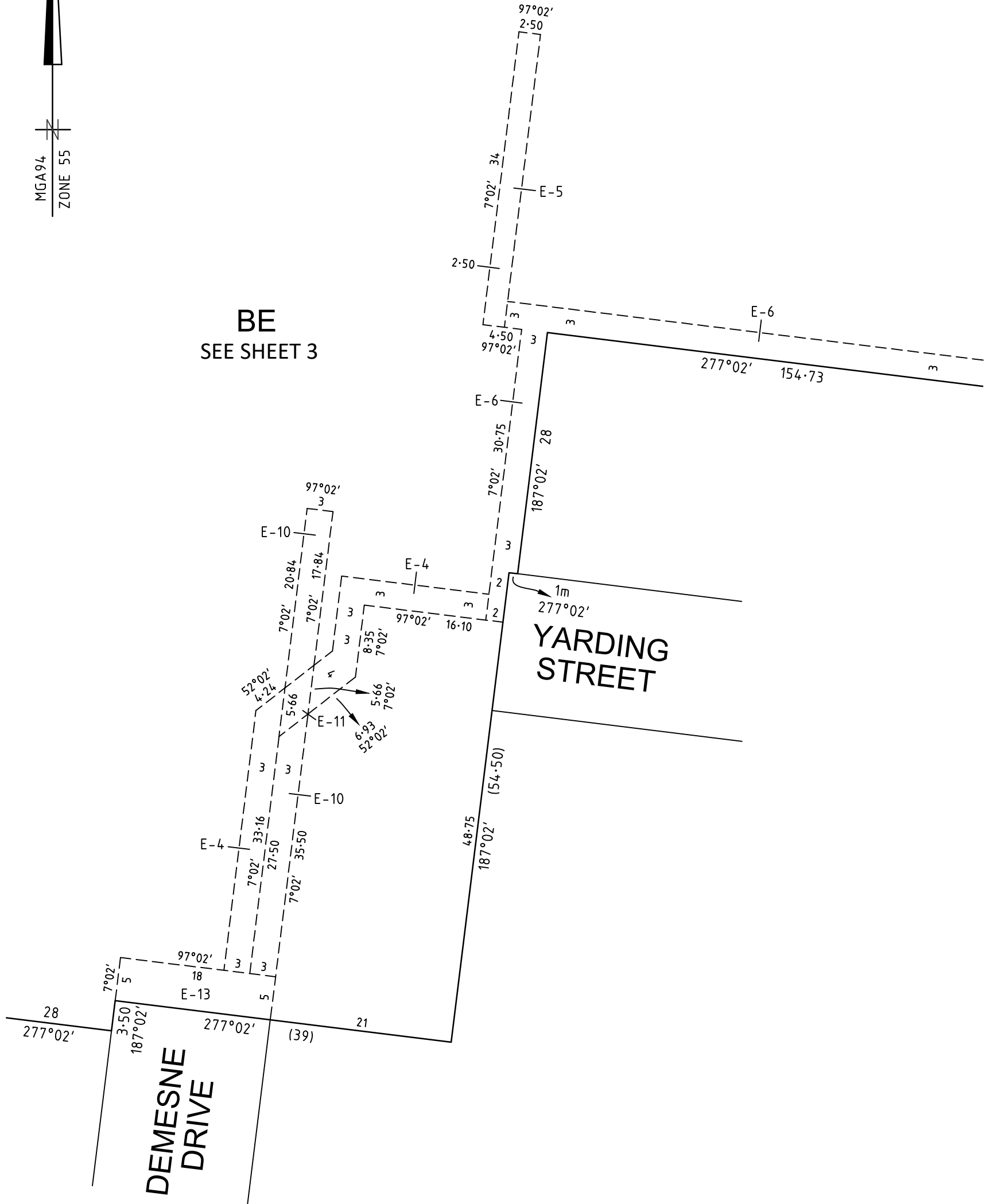
PLAN NUMBER
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SEE SHEET 3

SEE SHEET 3

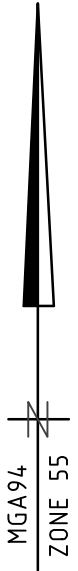
SEE SHEET 4



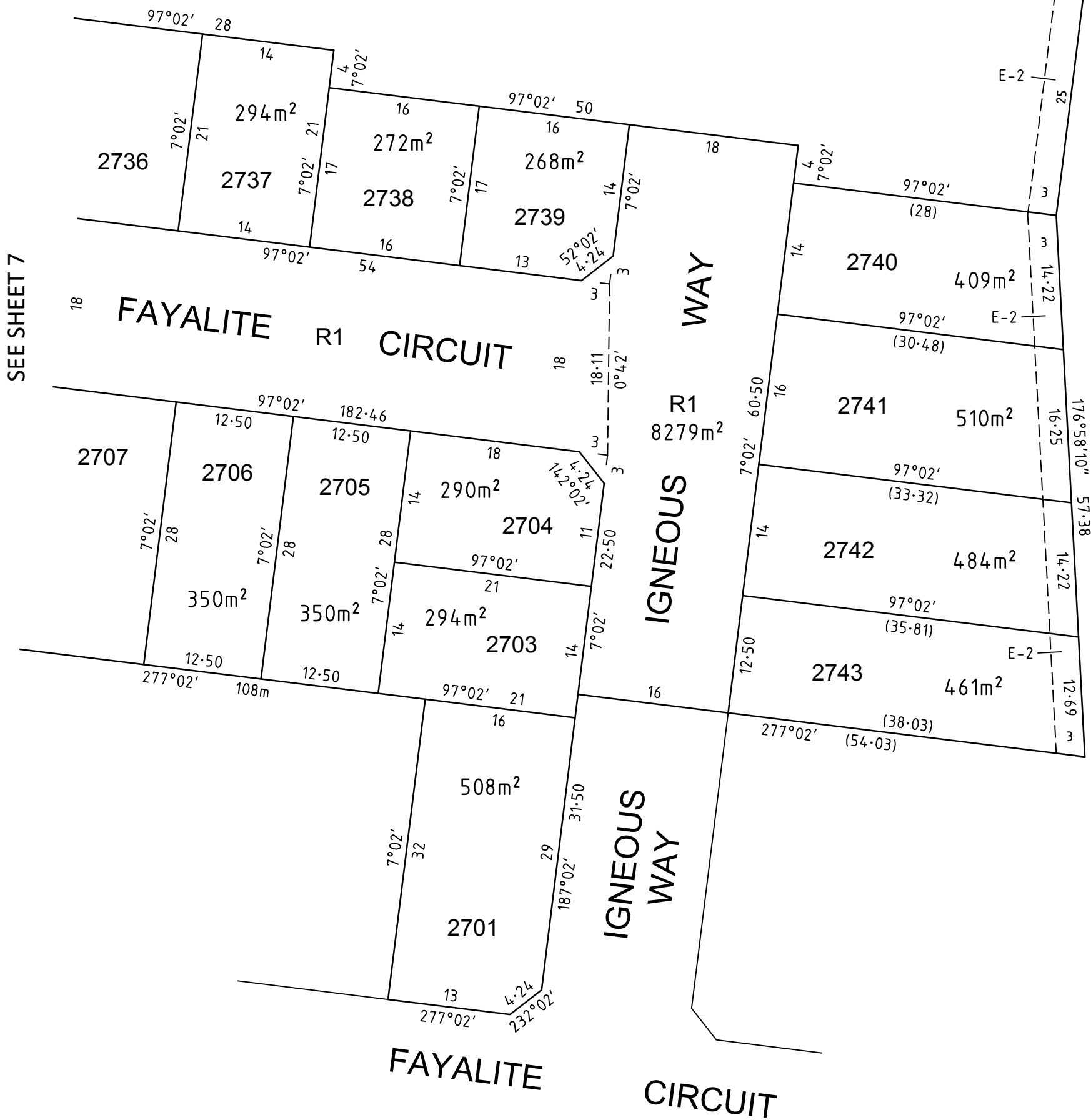
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SEE SHEET 4

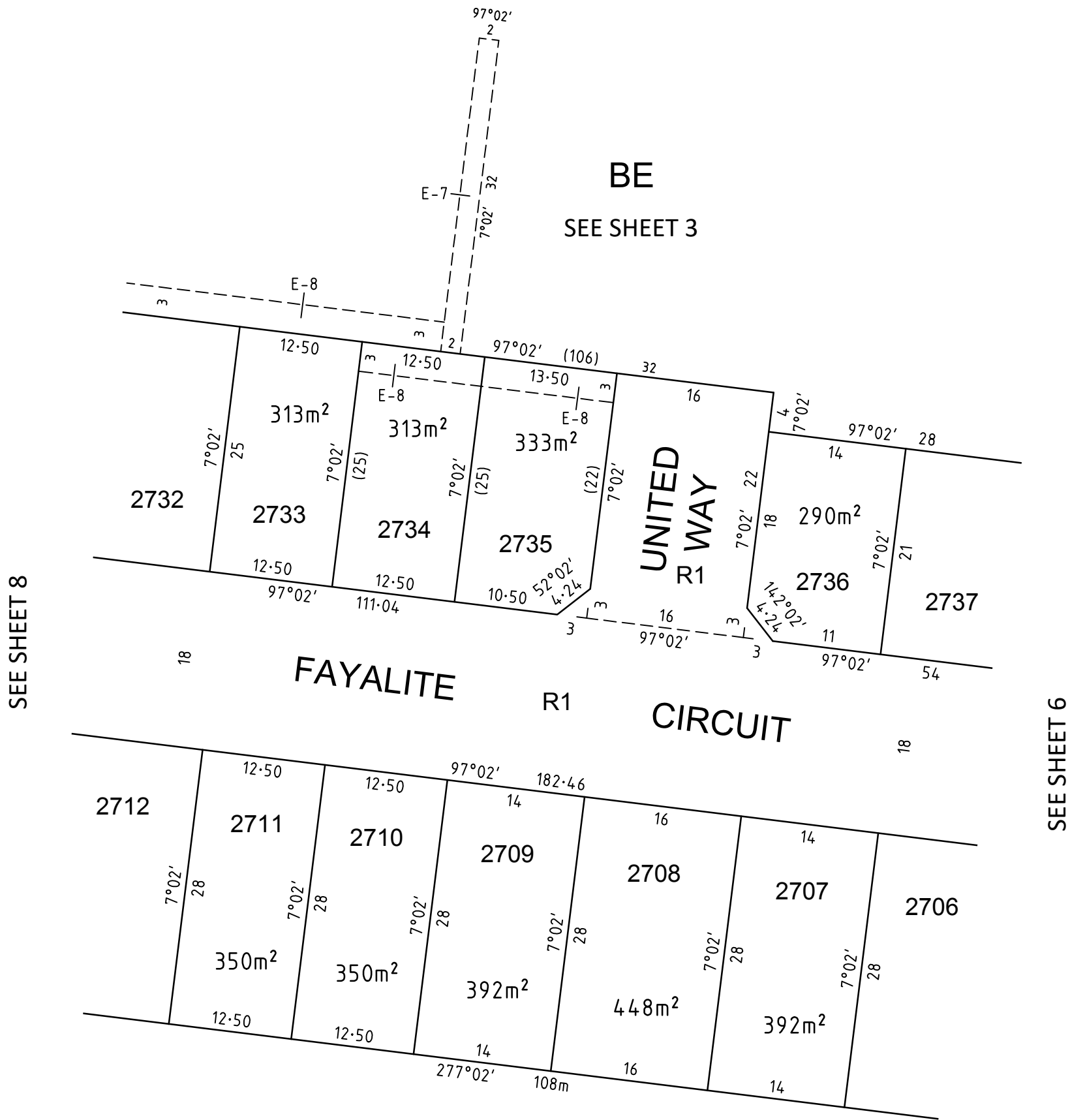
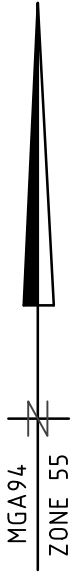


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SEE SHEET 3



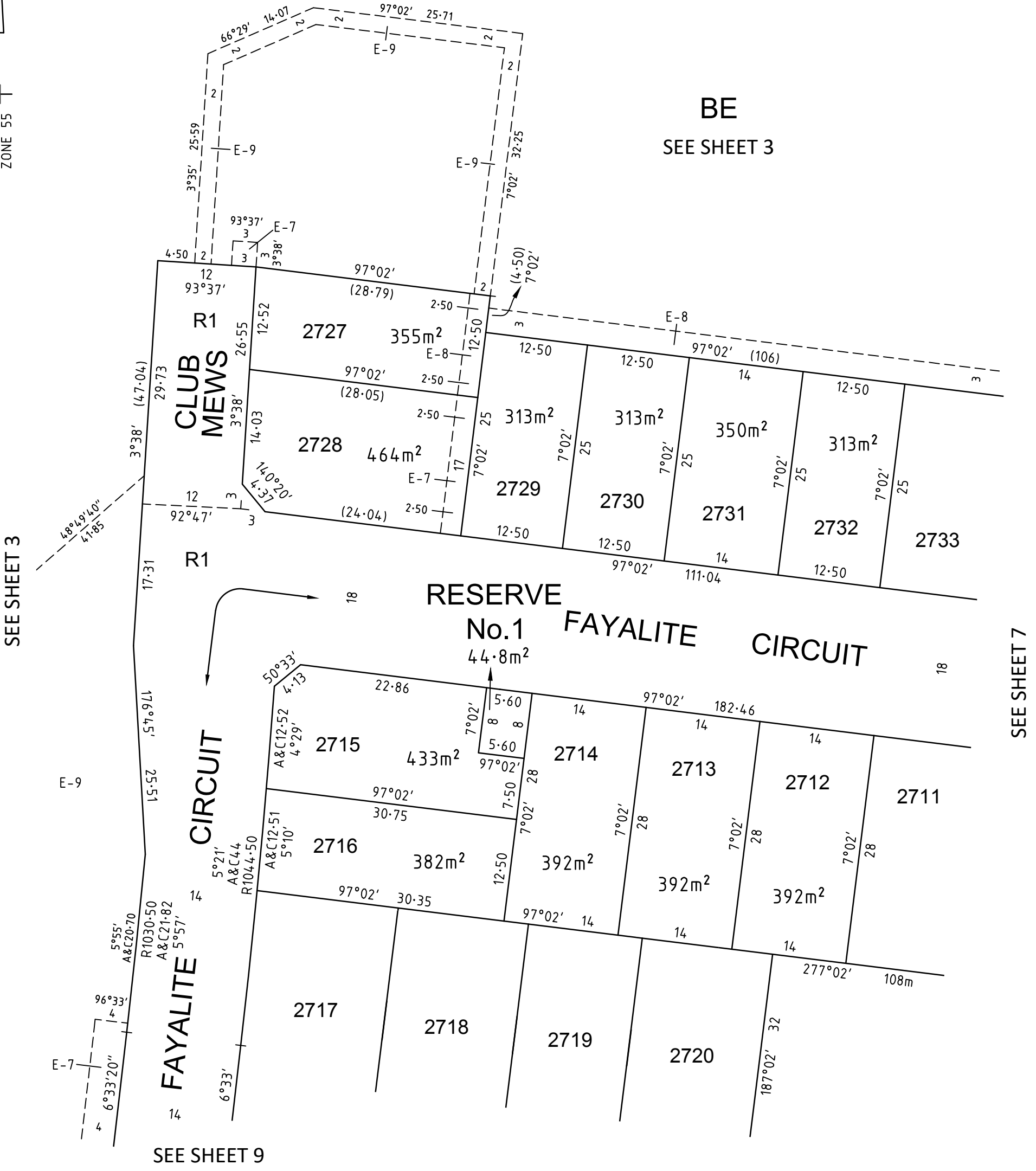
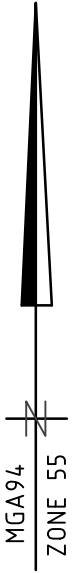
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SCALE
1:500

LENGTHS ARE IN METRES

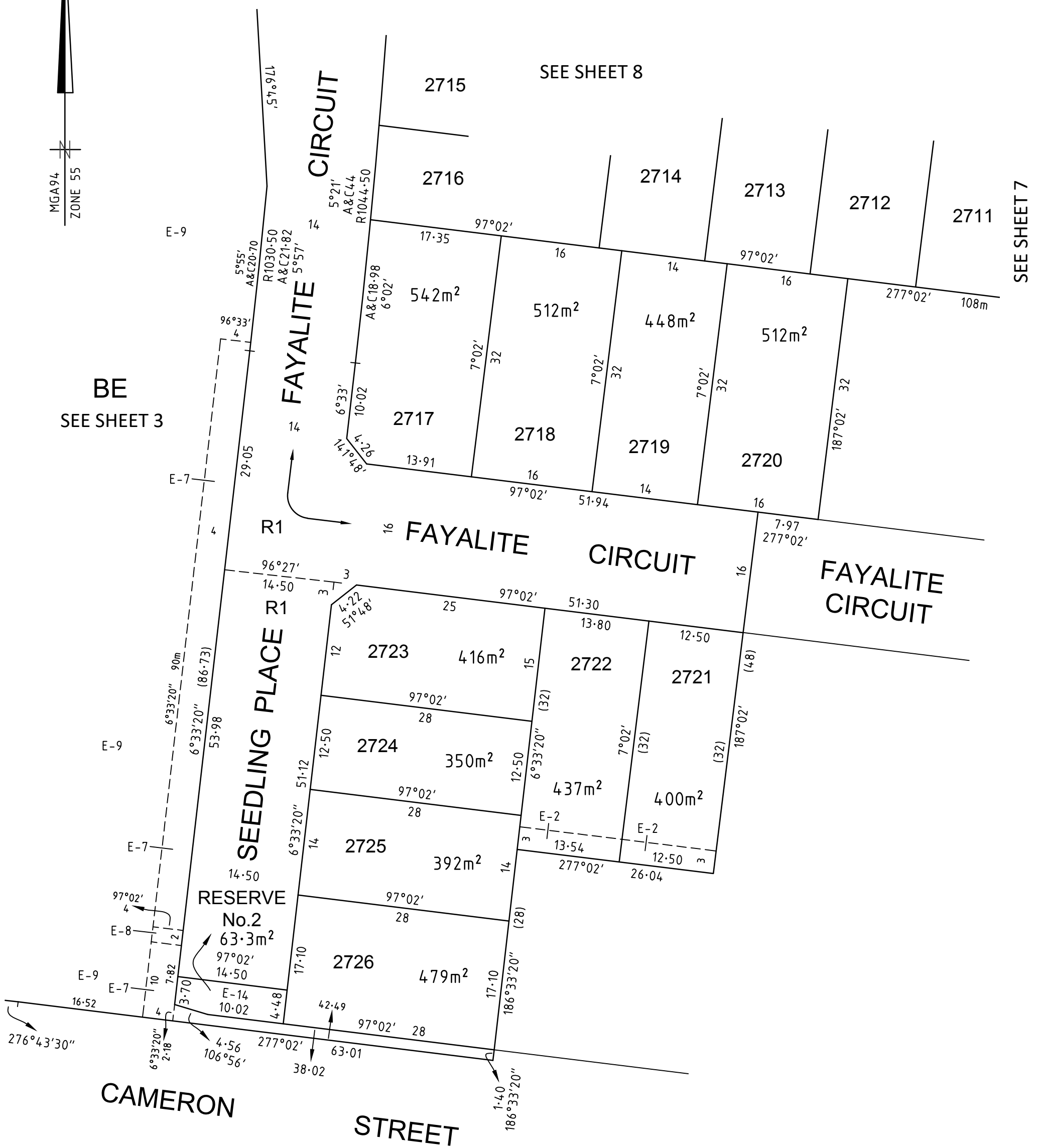
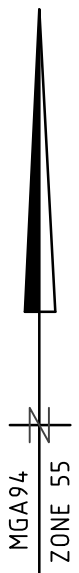
ANTONY WYATT VERSION K

ORIGINAL SHEET
SIZE: A3

SHEET 8

PLAN OF SUBDIVISION

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BE
SEE SHEET 3

SEE SHEET 7

CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS909266T by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 2701, 2703 to 2743 (both inclusive).

Land to be benefited: Lots 2701, 2703 to 2743 (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 2701, 2704, 2715, 2717, 2723, 2726, 2728, 2735, 2736 and 2739 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 2703, 2704, 2736, 2737, 2738 and 2739 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-27-BEP Ver 7. 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 Lot 2717 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) Subdivide or seek to subdivide any burdened lot.
- 13) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 13 above (both inclusive) will cease to have effect after 31th 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/>