

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS921784A

LOCATION OF LAND

COUNCIL NAME: WHITTLESEA CITY COUNCIL

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS913467J (LOT BH)
POSTAL ADDRESS: 529A CAMERON STREET
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates E 322 840
(of approx centre of N 5 844 240
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WHITTLESEA CITY COUNCIL
RESERVE No.1	WHITTLESEA CITY COUNCIL
RESERVE No.2	WHITTLESEA CITY COUNCIL
RESERVE No.3	WHITTLESEA CITY COUNCIL
RESERVE No.4	WHITTLESEA CITY COUNCIL
RESERVE No.5	AUSNET ELECTRICTY SERVICES PTY LTD

LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS.
OTHER PURPOSES OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENTS E-1 & E-5 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND RESERVE No.4 ON THIS PLAN.
REMOVAL OF WATER SUPPLY AND GAS DISTRIBUTION EASEMENT E-6 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF POWERLINE AND TELECOMMUNICATIONS EASEMENT E-7 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF WATER SUPPLY, GAS DISTRIBUTION AND POWERLINE EASEMENT E-8 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF DRAINAGE, POWERLINE AND TELECOMMUNICATIONS EASEMENTS E-9 & E-10 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF DRAINAGE, WATER SUPPLY AND GAS DISTRIBUTION EASEMENT E-11 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD ON THIS PLAN.
REMOVAL OF DRAINAGE EASEMENT E-14 ON PS913467J AS AFFECTS LOT BQ AND RESERVE No.4 ON THIS PLAN.
REMOVAL OF WATER SUPPLY EASEMENT E-15 ON PS913467J AS AFFECTS COMMONWEALTH CIRCUIT AND FINN AVENUE 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, & PM95 (KALKALLO)
PM33 & PM36 (MERRIANG)
PROCLAIMED SURVEY AREA: 74

OLIVINE 16
6.317ha

74 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	SEWERAGE	SEE PLAN	PS833857P	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS833857P	WHITTLESEA CITY COUNCIL
E-3	DRAINAGE	SEE PLAN	PS913482N	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	PS913482N	YARRA VALLEY WATER CORPORATION
E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION
E-5	GAS DISTRIBUTION PIPELINE	SEE PLAN	PS837634P	AUSNET GAS NETWORKS (VIC) PTY LTD
E-5	POWERLINE	SEE PLAN	PS837634P (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICTY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P

SEE SHEET 2 FOR CONTINUATION



1700S-16 VER B.DWG AA/-

SURVEYOR REF: **1700s-16**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

ANTONY WYATT

VERSION B

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-6	SEWERAGE	SEE PLAN	PS841635N	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS841635N	WHITTLESEA CITY COUNCIL



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REF 1700s-16

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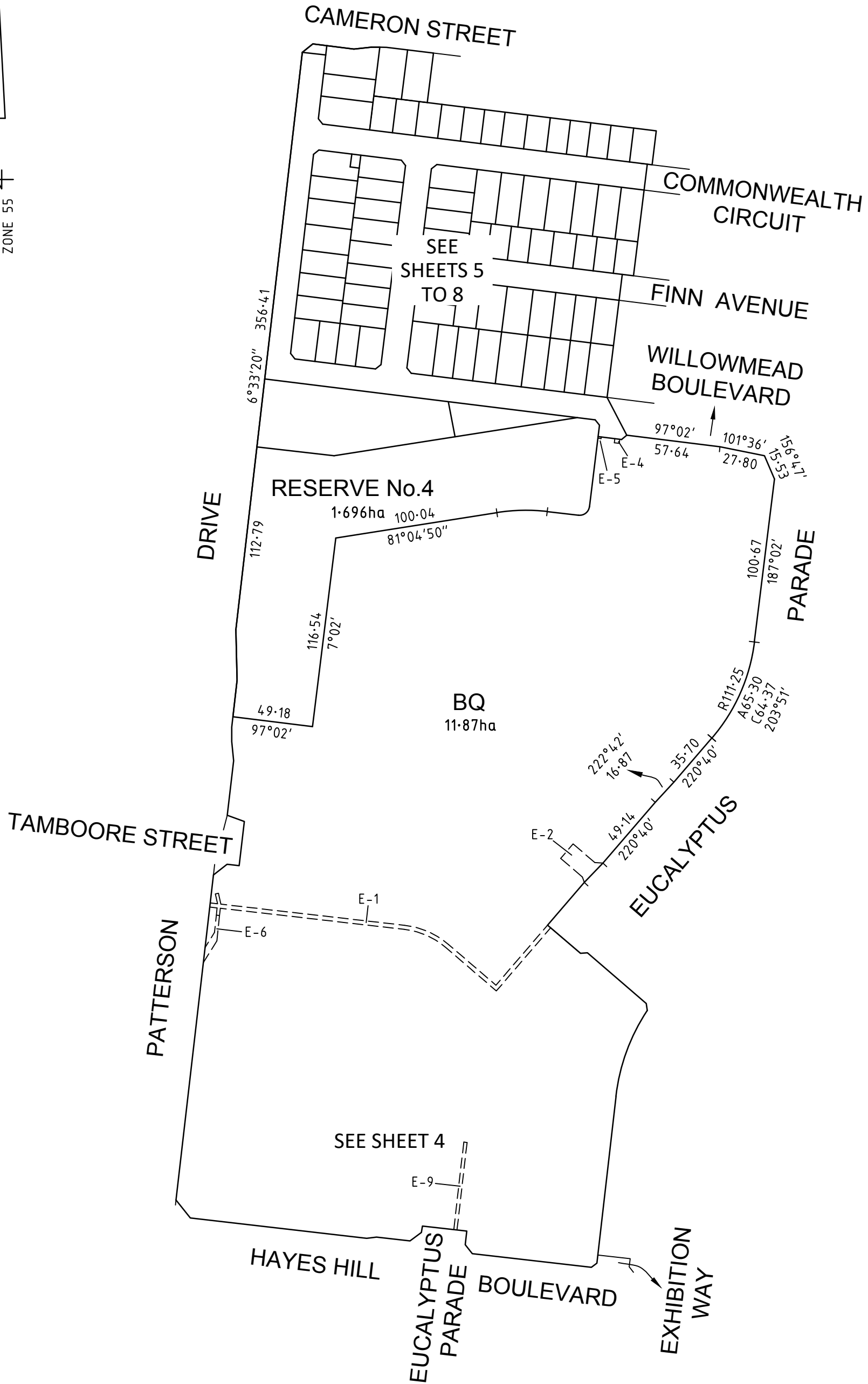
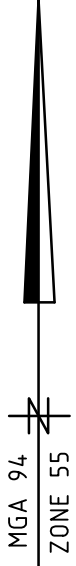
VERSION B

ORIGINAL SHEET
SIZE: A3

SHEET 2

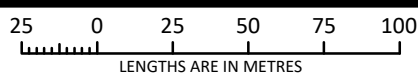
PLAN OF SUBDIVISION

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SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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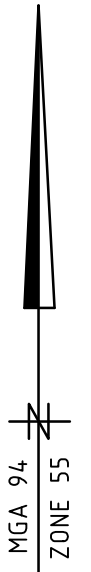
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SEE SHEET 3

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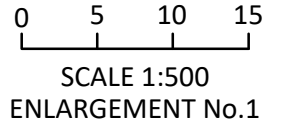


DRIVE

RESERVE
No.4

PATTERSON DRIVE

BQ



SEE SHEET 3

TAMBOORE STREET

SEE ENLARGEMENT No.1

EUCALYPTUS PARADE

PATTERSON

BQ
SEE SHEET 3

BQ

32°33'
14.14

6°33'20" 200.60

146.67

108.77
276°33'20"

HAYES HILL

263°25'
6.16m

20.62
276°33'20"

EUCALYPTUS PARADE

BOULEVARD

73.51
276°33'20"

EXHIBITION WAY

102.98
186°33'20"

R120
A56.42
C55.90
200°01'30"

172°26'

09.76
130°40'

26.60
130°40'

4.24
85°40'

16.44
224°09'

17.61
130°40'

11.70
40°40'

17.61
130°40'

4.99
93°43'

16.44
224°09'

17.61
130°40'

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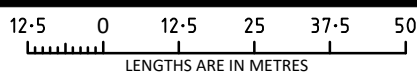
17.61
130°40'



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SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 4

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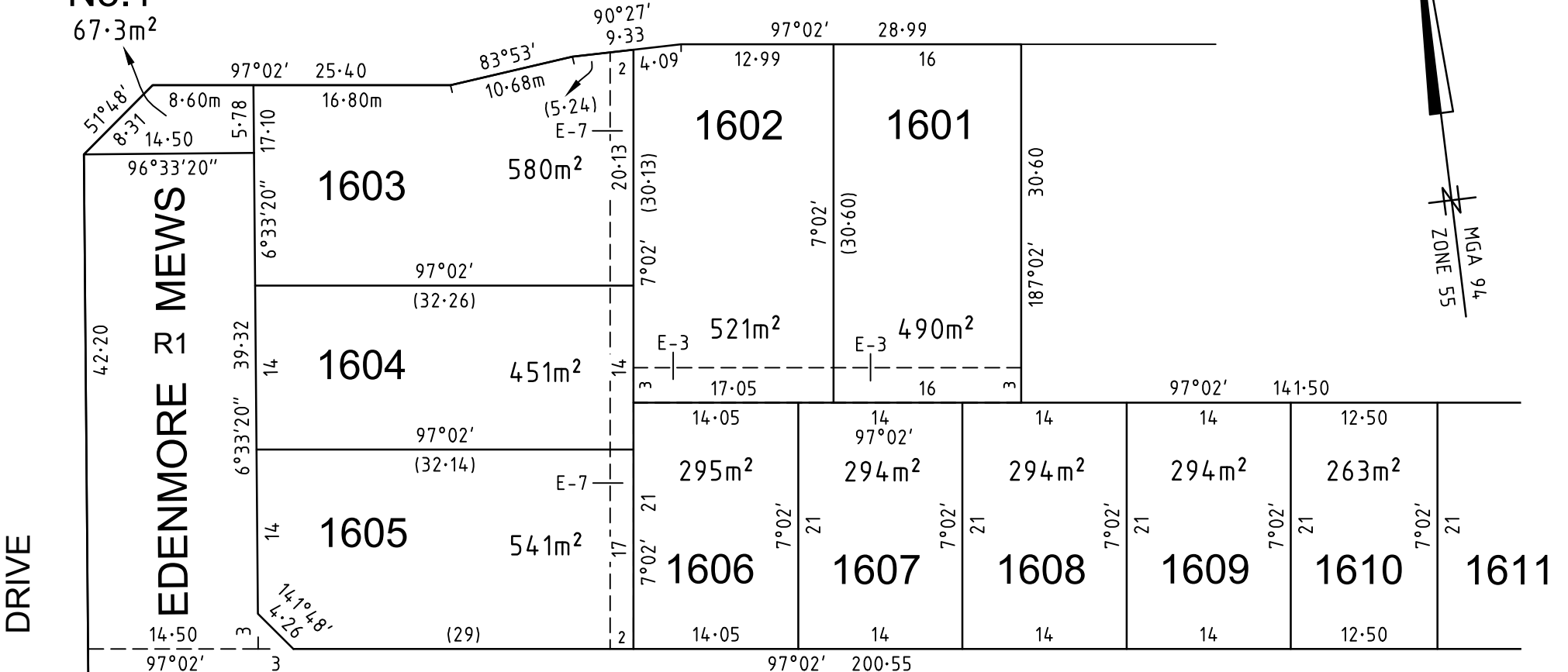
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RESERVE
No.1
67.3m²

CAMERON STREET



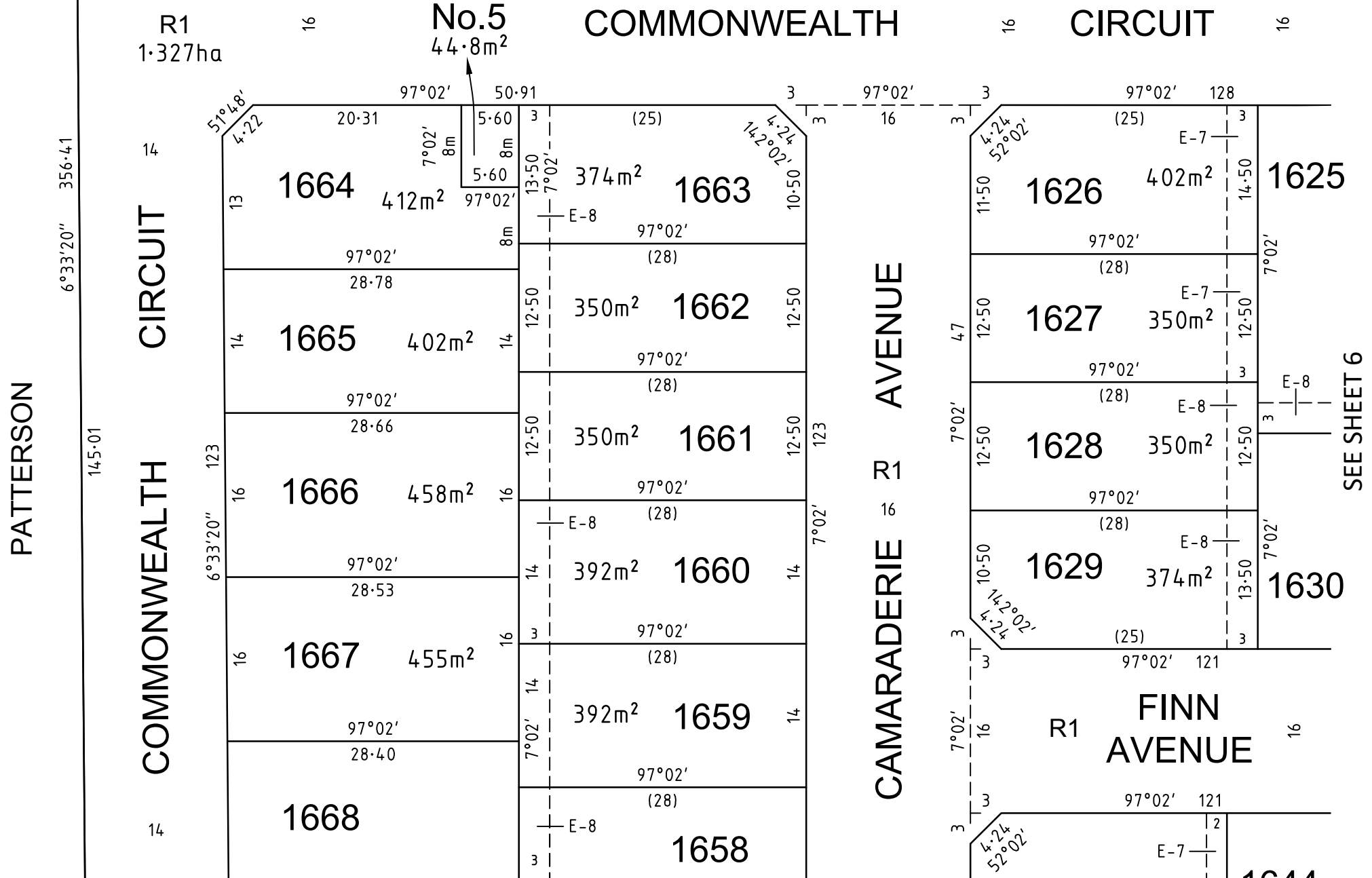
DRIVE

EDENMORE MEWS

RESERVE
No.5
44.8m²

COMMONWEALTH

CIRCUIT



PATTERSON

COMMONWEALTH
CIRCUIT

CAMARADERIE AVENUE

FINN AVENUE

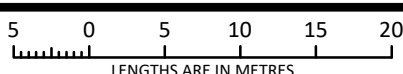
SEE SHEET 6

SEE SHEET 7



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

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VERSION B

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COMMONWEALTH CIRCUIT

	12.50	14	14	12.50	12.50	12.50	14	14
	263m ²	294m ²	294m ²	263m ²	263m ²	263m ²	294m ²	294m ²
1610	1611	1612	1613	1614	1615	1616	1617	1618
	12.50	14	14	12.50	12.50	12.50	14	14

97°02' 141.50
16 COMMONWEALTH R1 CIRCUIT 16
3 277°02'

	15	14	16	16	14	14	14
1626	1625	1624	1623	1622	1621	1620	1619
	480m ²	448m ²	512m ²	512m ²	448m ²	448m ²	448m ²
1627	1628	1629	1630	1631	1632	1633	1634
	263m ²	263m ²	263m ²	294m ²	294m ²	263m ²	263m ²
	12.50	12.50	12.50	14	14	12.50	12.50
	263m ²	263m ²	263m ²	294m ²	294m ²	263m ²	263m ²
1629	1630	1631	1632	1633	1634	1635	1636
	12.50	12.50	12.50	14	14	12.50	12.50

97°02' 128
16 COMMONWEALTH R1 CIRCUIT 16
3 277°02'
16 FINN R1 AVENUE 16
7 277°02'

	14	16	16	14	12.50	12.50	14
1645	1644	1643	1642	1641	1640	1639	1638
	392m ²	448m ²	448m ²	392m ²	350m ²	350m ²	392m ²
1646	1648	1649	1650	1651	1652	1653	1654
	14	14	16	16	14	12.50	14
	14	14	16	16	14	12.50	14
1648	1649	1650	1651	1652	1653	1654	1655
	14	14	16	16	14	12.50	14

SEE SHEET 8

FINN AVENUE

SEE SHEET 5

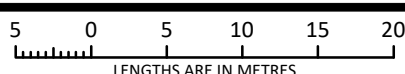
SEE SHEET 7



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

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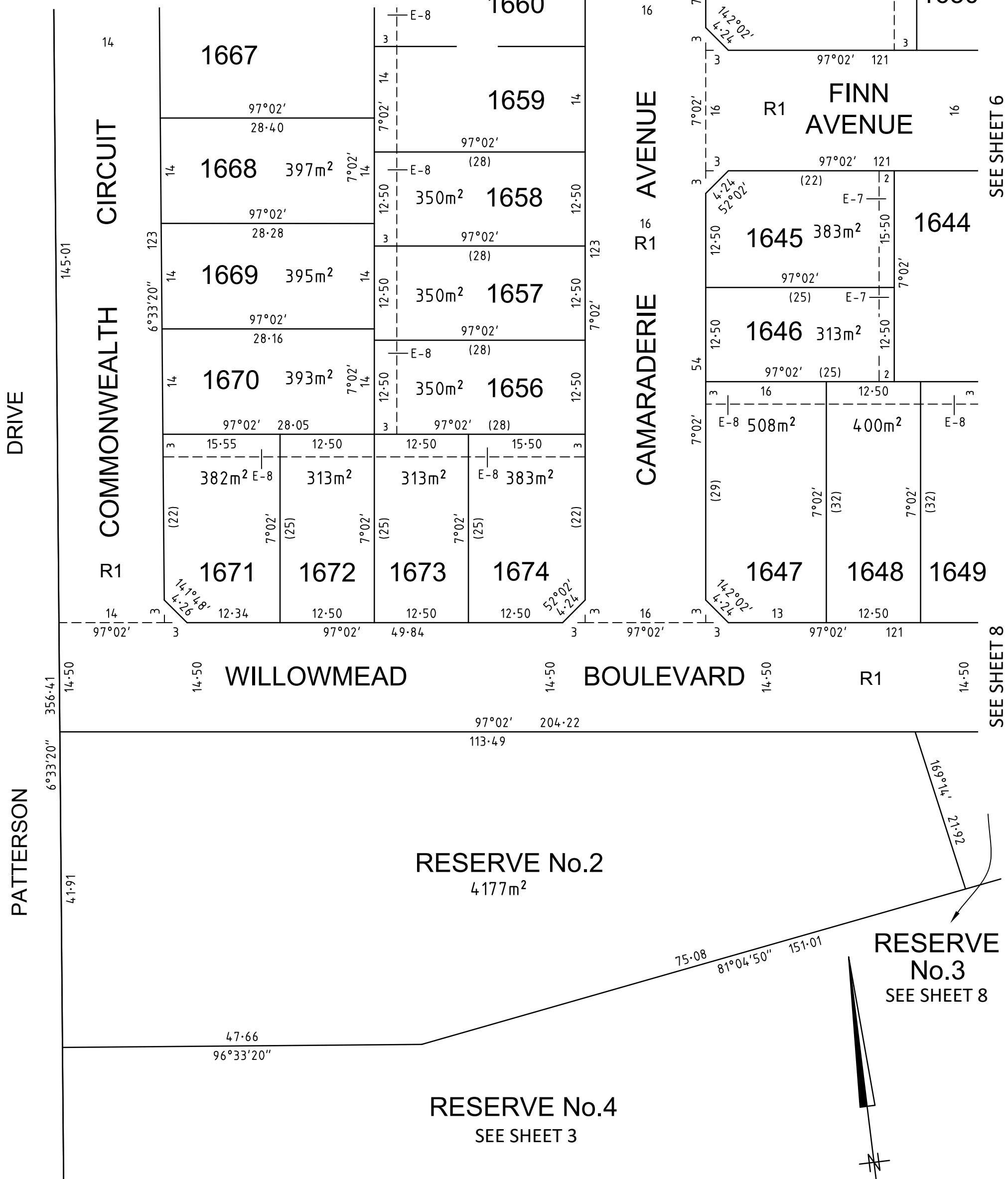
VERSION B

MGA 94
ZONE 55

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SEE SHEET 5



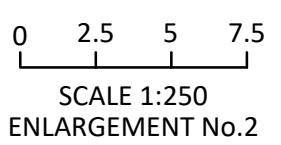
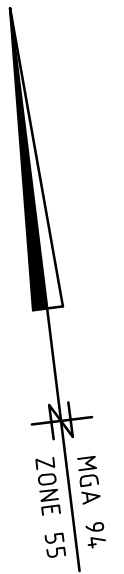
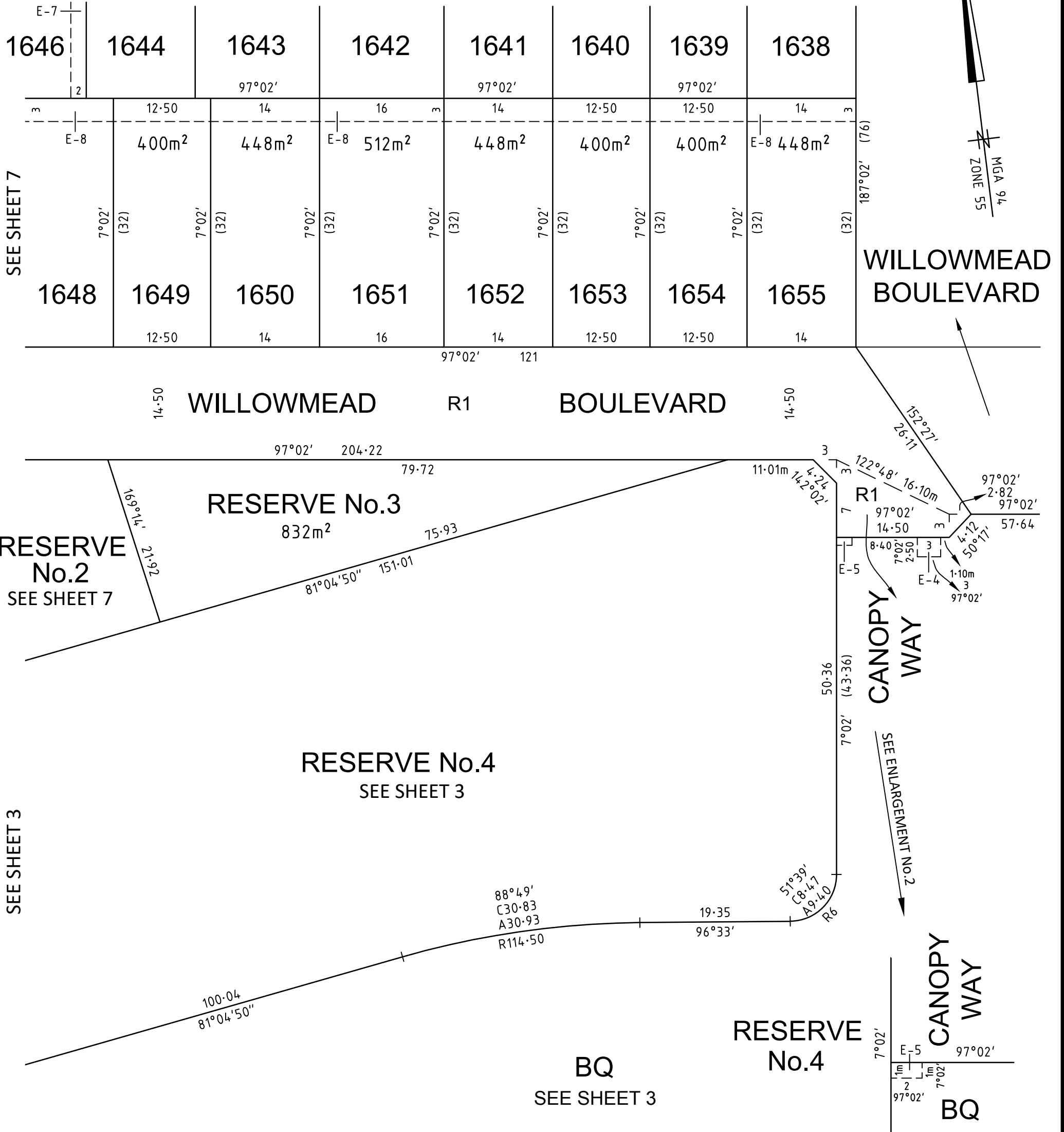
SEE SHEET 6

SEE SHEET 8

PLAN OF SUBDIVISION

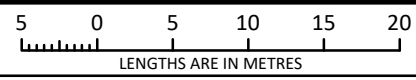
PLAN NUMBER
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SEE SHEET 6



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 8

ANTONY WYATT

VERSION B

Upon registration of this plan the following restrictions are created:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

CREATION OF RESTRICTION A

Land to be burdened: Lots 1601 to 1674 (both inclusive).

Land to be benefited: Lots 1601 to 1674 (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 1603, 1605, 1626, 1629, 1645, 1647, 1663, 1664, 1671 and 1674 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) For Lots 1606 to 1618 (both inclusive) and 1630 to 1637 (both inclusive) 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 1606 to 1618 (both inclusive) and 1630 to 1637 (both inclusive) are Type B lots,

Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
- 3) 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.
- 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-16 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.

Clauses 5 to 10 above (both inclusive) will cease to have effect after 31 December 2032.

Nothing in this restriction applies to the Vendor, Mirvac Victoria Pty Ltd ACN 006708363.

"Mircvac" 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.mircvac.com/covenant-guidelines/residential-design-standards-and-guidelines/>