

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS921781G

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS917281C (LOT BL)
POSTAL ADDRESS: 174A OLIVINE BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 120
(of approx centre of **N** 5 843 970
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 CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICES PTY LTD

LOTS 1 TO 1902 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 6 FOR FURTHER DETAILS.
EASEMENT E-5 IS SHOWN AT EXAGGERATED POSITION FOR CLARITY ON THIS PLAN.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE & SEWERAGE EASEMENT E-1 ON PS917281C AS AFFECTS LOT 1932 ON THIS PLAN.
REMOVAL OF DRAINAGE EASEMENT E-2 ON PS917281C AS AFFECTS QUARTER CIRCUIT 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 19
2.733ha

71 LOTS

EASEMENT INFORMATION

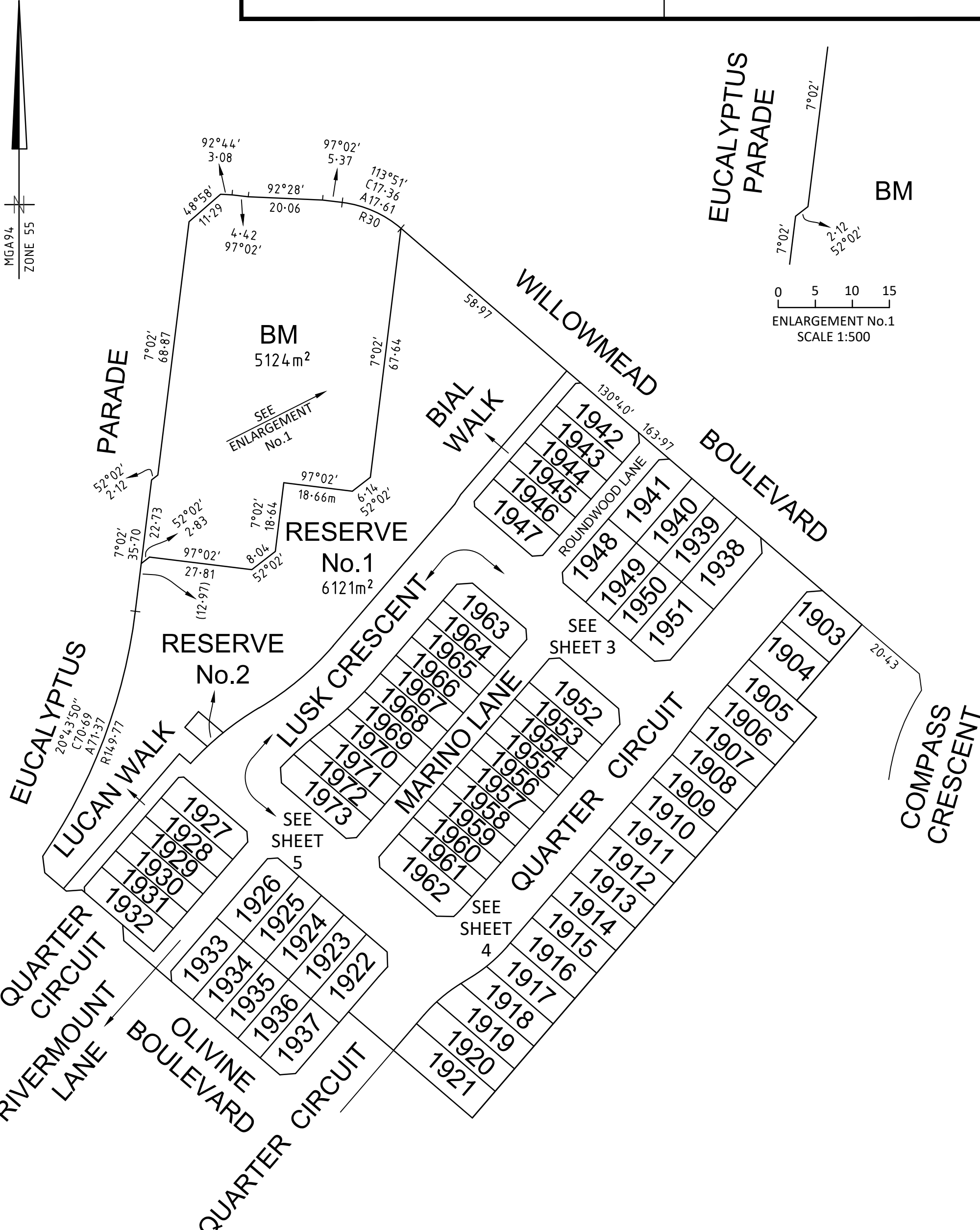
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1927 TO 1932, 1942 TO 1947 AND 1963 TO 1973 (ALL INCLUSIVE) ON THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	PS837634P	CITY OF WHITTLESEA
E-2	SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS837634P PS837634P	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-5	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN

PLAN OF SUBDIVISION

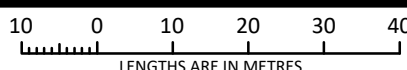
PLAN NUMBER
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Member of the Surbana Jurong Group
REF 1700s-19

1700S-19 VER D.DWG AA/RW

SCALE
1:1000



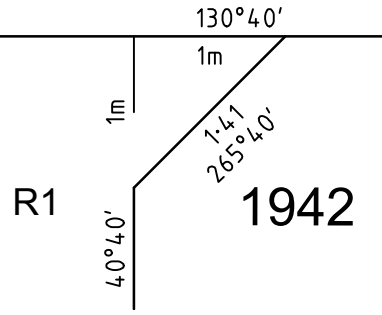
ORIGINAL SHEET
SIZE: A3

SHEET 2

ANTONY WYATT

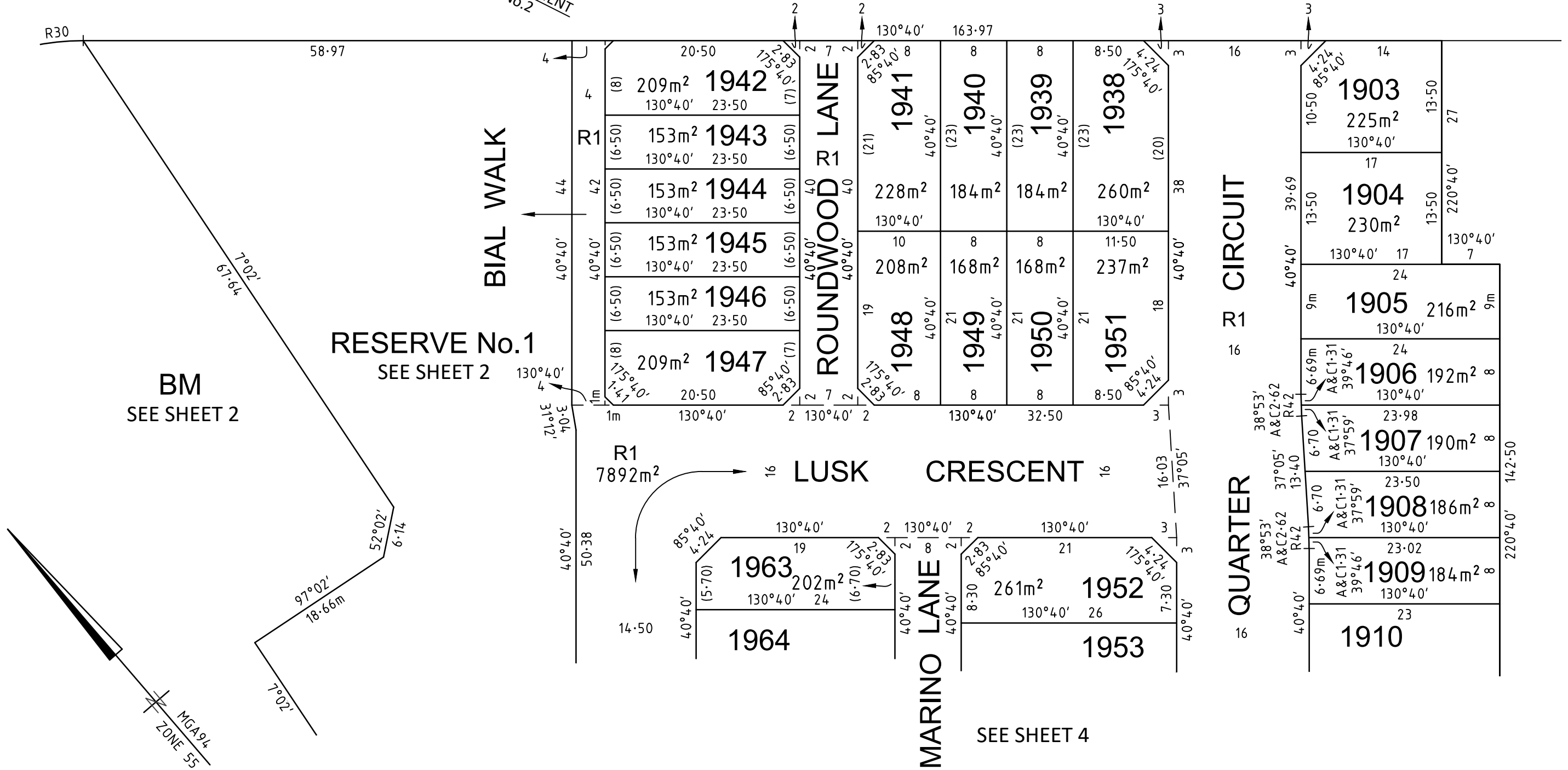
VERSION D

ENLARGEMENT No.2
NOT TO SCALE



SEE
ENLARGEMENT
No.2

WILLOWMEAD BOULEVARD



BM
SEE SHEET 2

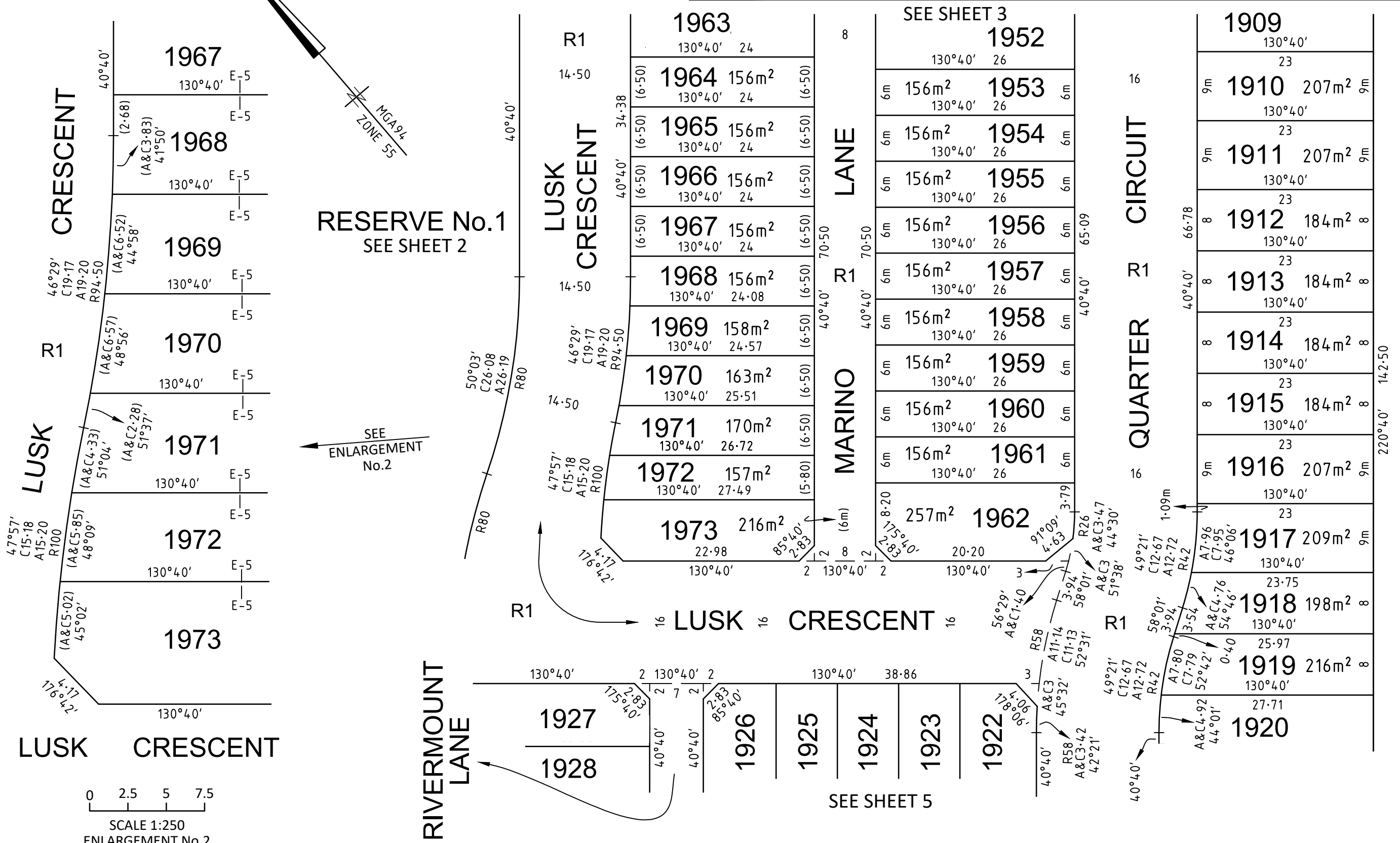
RESERVE No.1
SEE SHEET 2

MGA94
ZONE 55

SEE SHEET 4

PLAN OF SUBDIVISION

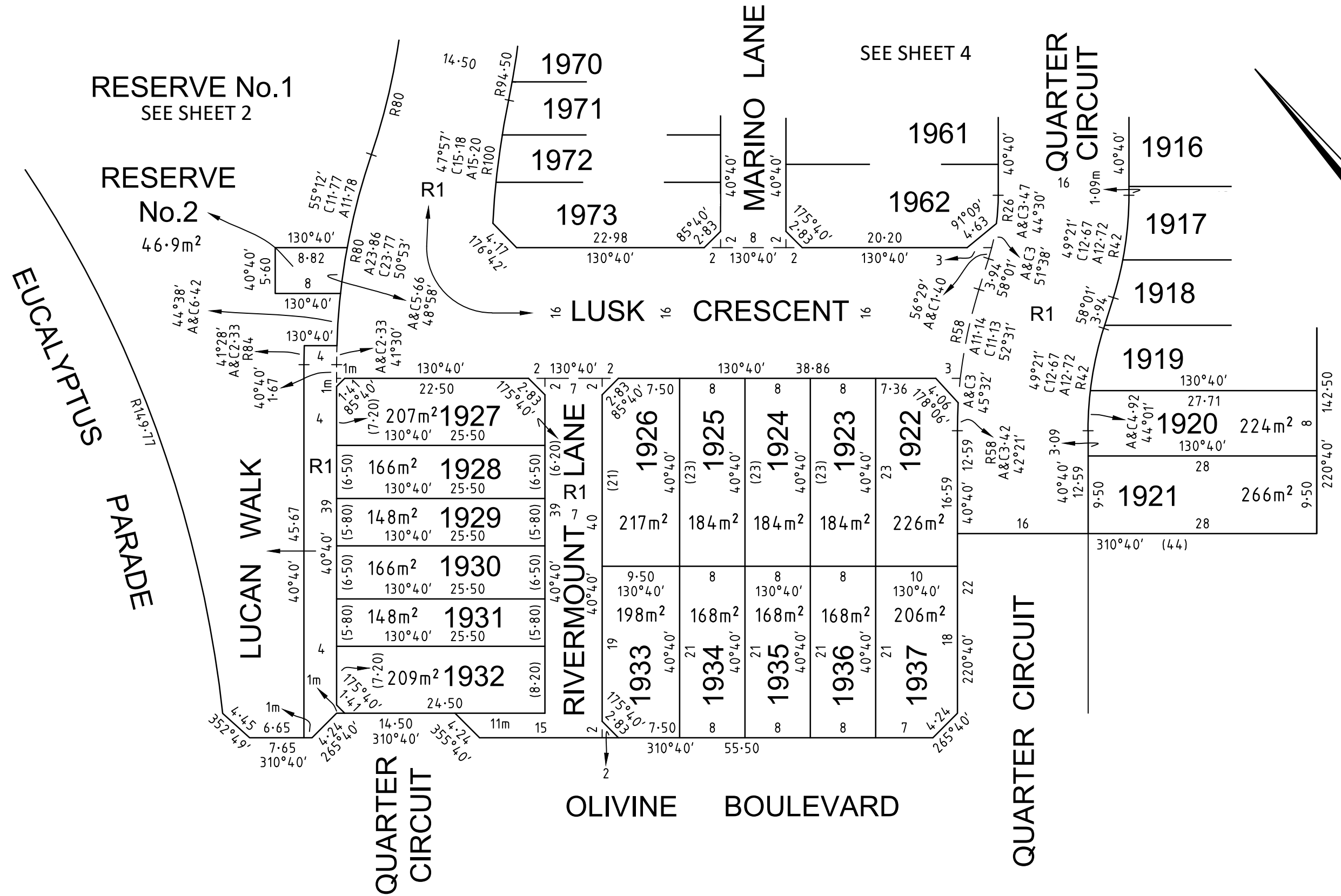
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0 2.5 5 7.5
SCALE 1:250
ENLARGEMENT No.2

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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 1903 to 1973 (both inclusive).

Land to be benefited: Lots 1903 to 1973 (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 1903 to 1973 (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:
 - i) For Lots 1903 to 1925 (both inclusive), 1934 to 1941 (both inclusive) and 1948 to 1951 (both inclusive) are Type A lots,
 - ii) For Lots 1926 to 1933 (both inclusive), 1942 to 1947 (both inclusive) and 1952 to 1973 (both inclusive) are Type B lots,Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.
2. Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
3. Construct or allow to be constructed, any building, structure, fence, or landscaping on the burdened Lot unless the plans for such a building, structure, fence, or landscaping have been approved in writing by Mirvac. Prior to the issue of a Building Permit.
4. Undertake any demolition or removal of any approved building or improvements (or part thereof) on the burdened lot without the prior written approval from Mirvac and Whittlesea City Council.
5. Undertake construction or maintenance works on an existing approved building on a burdened lot unless the constructed and/or maintenance works maintains the exterior appearance materials and colours of the approved existing building.
6. Erect or affix any antenna, satellite dish, radio mast, air-conditioning plant, heating plant or external mounted conduits on any part of a burdened lot, nor permit others to do so, except where any such items is not visible from the street or any other public areas;
7. Erect or affix any external shutters or window awnings on a building or dwelling on a burdened lot, unless the erected or affixed external shutters or window awning is not visible from the street or any other public areas;
8. Install or affix any window film to a window of the building on a burdened lot unless the installed or affixed window film is not visible from the street or any other public areas;
9. Erect or install any clothes drying or airing facility on a burdened lot, unless the erected or installed clothes drying or airing facility is not visible from the street or any other public areas;
10. Construct or erect any shed, pergola, or water tank on a burdened lot, unless the construct or erect any shed, pergola, or water tank is not visible from the street or any other public areas;
11. Park or store any caravan, trailer, boat, plant, machinery or truck on a burdened lot, unless the caravan, trailer, boat, plant, machinery or truck not visible from the street or any other public areas;
12. Install or affix any window furnishings to a window of a building or dwelling on a burdened lot, unless the window furnishings are in accordance with the following specification:
 - a) The window furnishing type happy be either of the following:
 - i) Roller Blinds
 - ii) Venetian Blinds
 - iii) Roman Blinds
 - iv) Curtains
 - v) Vertical Blinds
 - vi) Timber Venetian
 - vii) Timber Plantation Shutter
 - b) The External Face of all window furnishing shall be black, charcoal or white, except of timber blinds which shall be clear finished cedar, black, charcoal or white.
13. Undertake additional landscape planting or works or any landscape removal works for any existing approved landscape planting or works on a burdened lot, unless the landscape planting or works or any landscape removal works maintains the appearance of the landscape plans approved by Mirvac.

Clauses 2 to 13 above (both inclusive) will cease to have effect after 31 December 2033.

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/>