**LUV USE ONLY** 

**PLAN NUMBER** 

**COUNCIL NAME: CITY OF WHITTLESEA** 

## **EDITION**

PS926383S

### LOCATION OF LAND

**PARISH:** 

KALKALLO

TOWNSHIP:

**SECTION:** 

**CROWN ALLOTMENT:** 27 (PART)

**CROWN PORTION:** 

TITLE REFERENCES: Fol. Vol.

LAST PLAN REFERENCE/S: PS913459H (LOT BG)

POSTAL ADDRESS: (At time of subdivision) **470D CAMERON STREET** DONNYBROOK, 3064

MGA94 Co-ordinates (of approx centre of land in plan)

Ε 323 220 5 844 680 **ZONE** 55

VESTING	ΛE	BUVDS		RESERVES
A F O I III O	OI.	NOADS	AND/ UN	NEGEN VEG

LOTS 1 TO 2600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

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

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.

OTHER PURPOSE OF THE PLAN:

SEE SHEET 10 FOR FURTHER DETAILS.

REMOVAL OF DRAINAGE AND WATER SUPPLY EASEMENT E-2 ON PS913459H AS AFFECTS PUNT WAY AND EUCALYPTUS PARADE ON THIS PLAN. REMOVAL OF DRAINAGE EASEMENT E-4 ON PS913459H AS AFFECTS DEMESNE

**NOTATIONS** 

DRIVE AND YARDING STREET ON THIS PLAN. REMOVAL OF SEWERAGE EASEMENT E-5 ON PS913459H AS AFFECTS WIMBI

WAY AND LOTS 2619 & 2620 ON THIS PLAN. REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-6 ON PS913459H AS AFFECTS YARDING STREET ON THIS PLAN.

REMOVAL OF DRAINAGE EASEMENT E-8 ON PS913459H AS AFFECTS WIMBI WAY ON THIS PLAN.

REMOVAL DRAINAGE, SEWERAGE AND WATER SUPPLY EASEMENT E-12 ON PS913459H AS AFFECTS DEMESNE DRIVE ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-19 ON PS913459H AS AFFECTS DEMESNE DRIVE 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.

**ORIGINAL SHEET** 

SIZE: A3

SHEET 1 OF 10

### **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

**OLIVINE 26** 3.852ha

59 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 OF VICTORIA
E-2	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	PS913459H	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS913459H	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS913459H	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-10	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION



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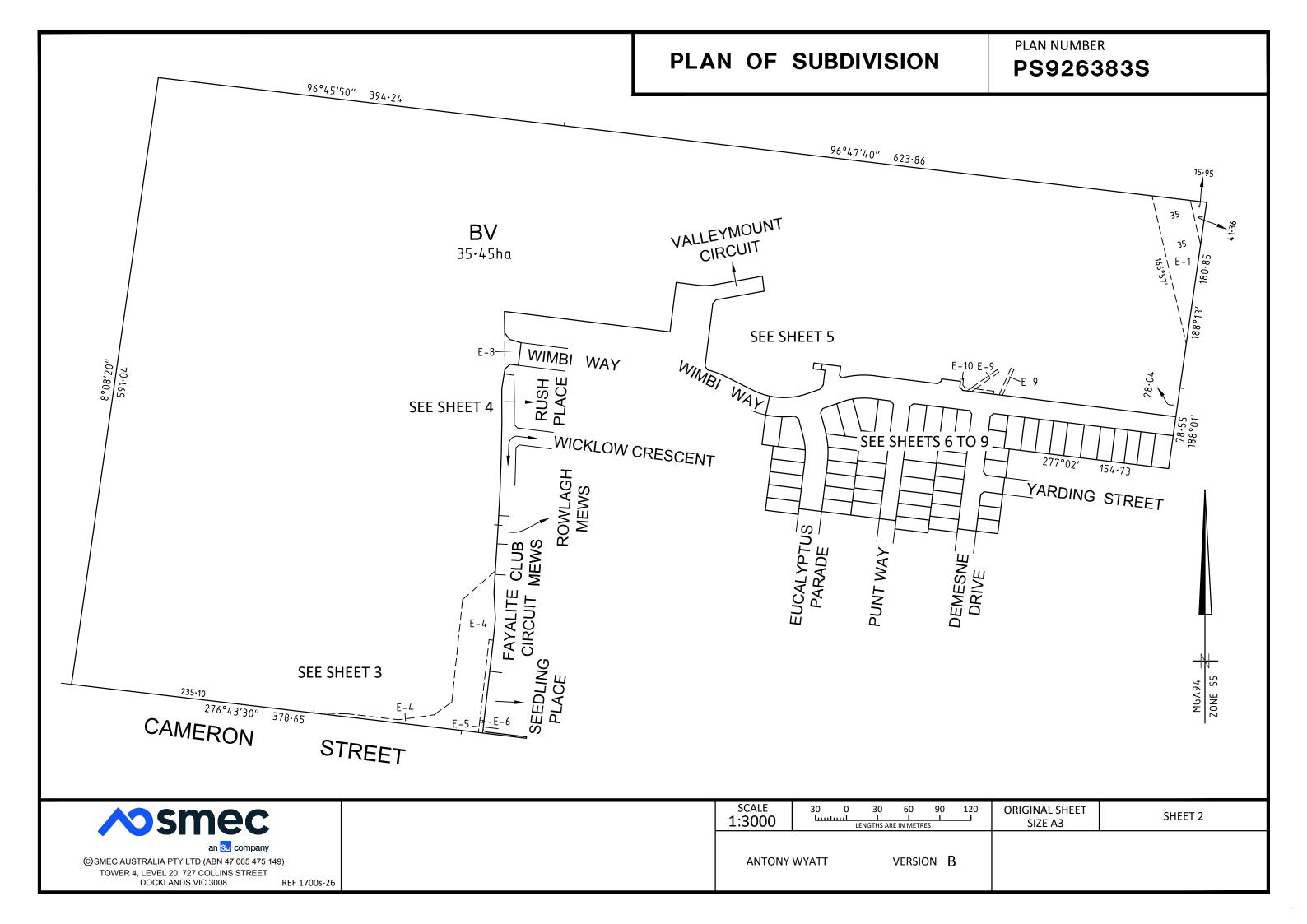
TOWER 4, LEVEL 20, 727 COLLINS STREET **DOCKLANDS VIC 3008** 

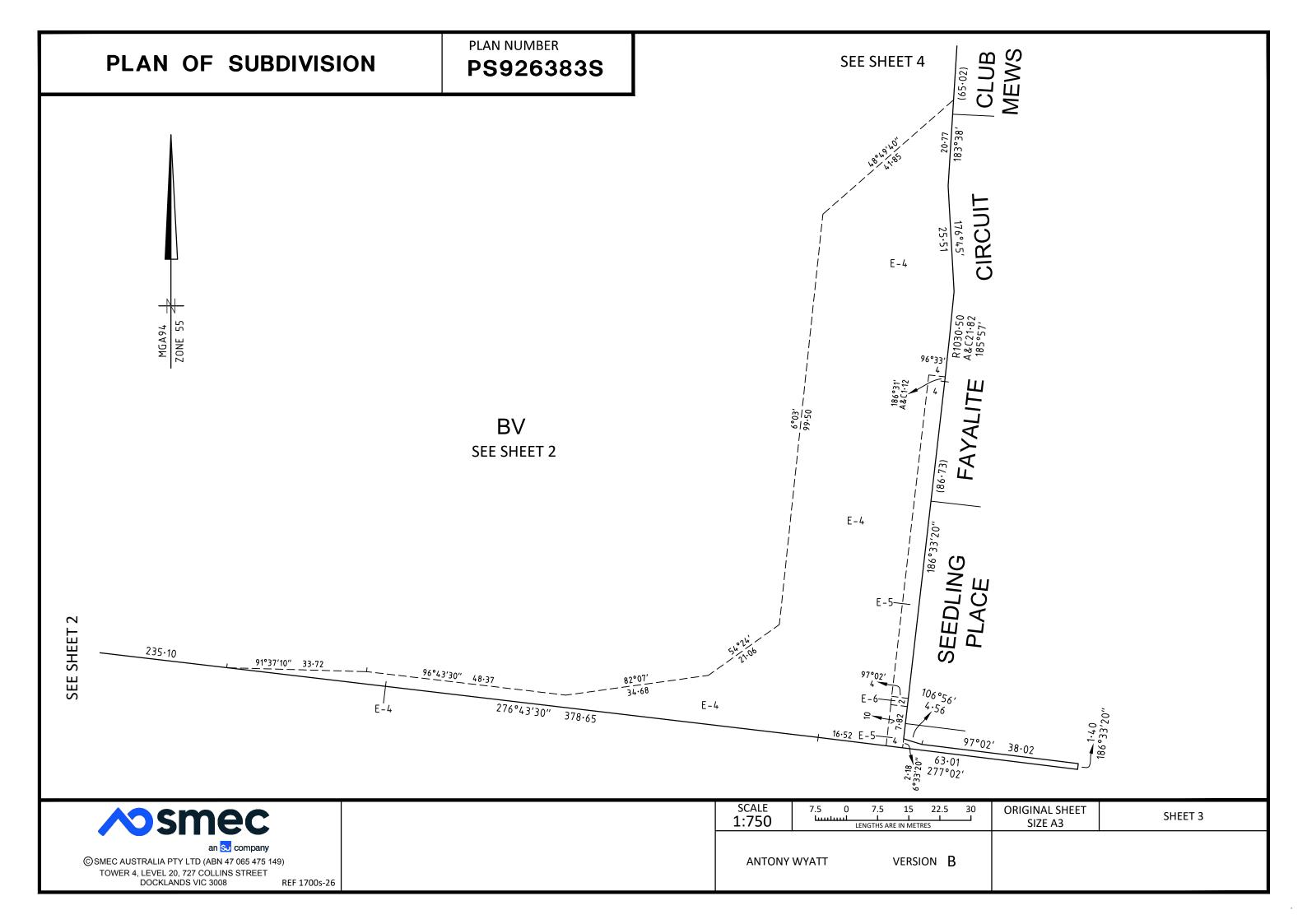
**ANTONY WYATT** 

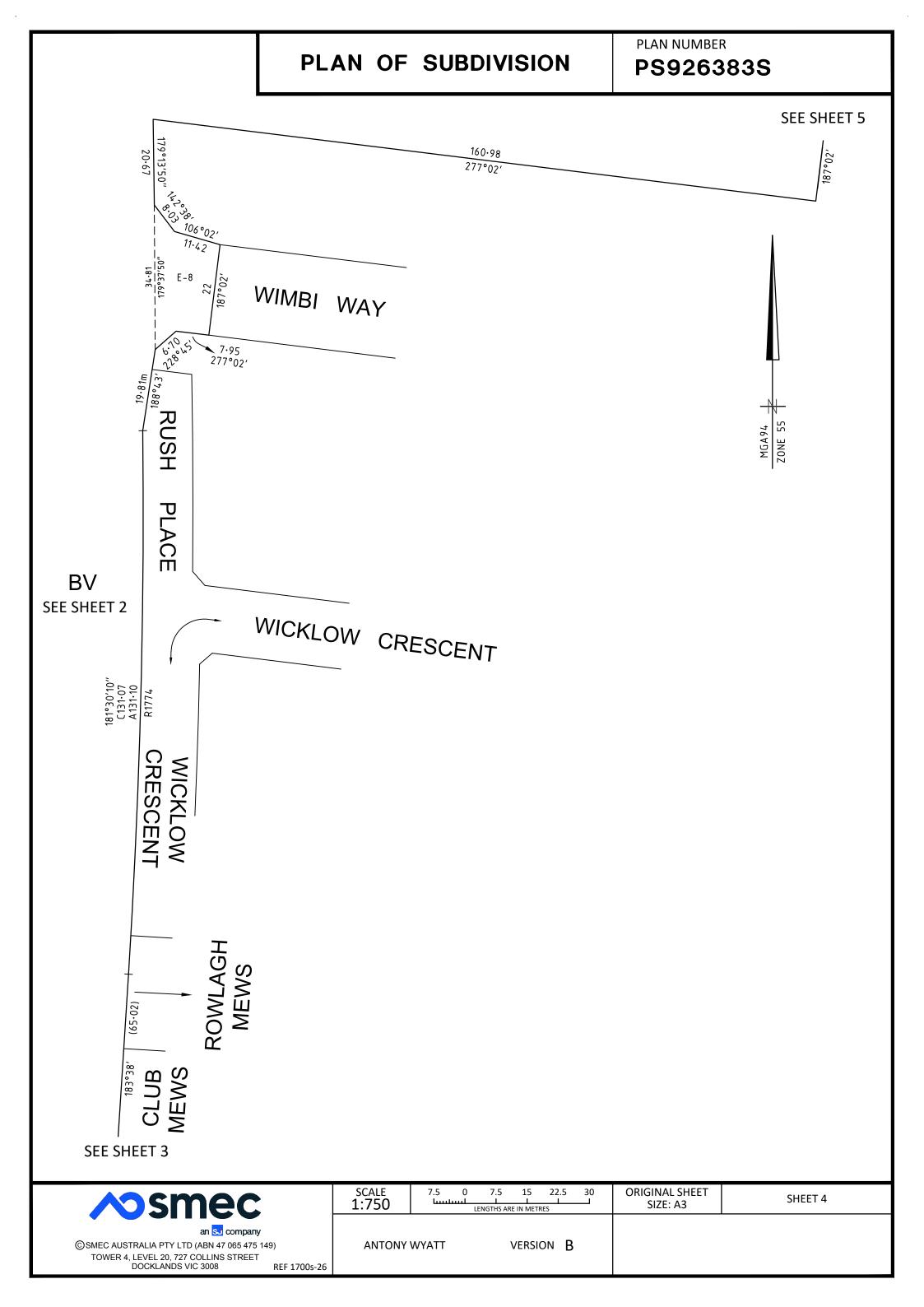
SURVEYOR REF:

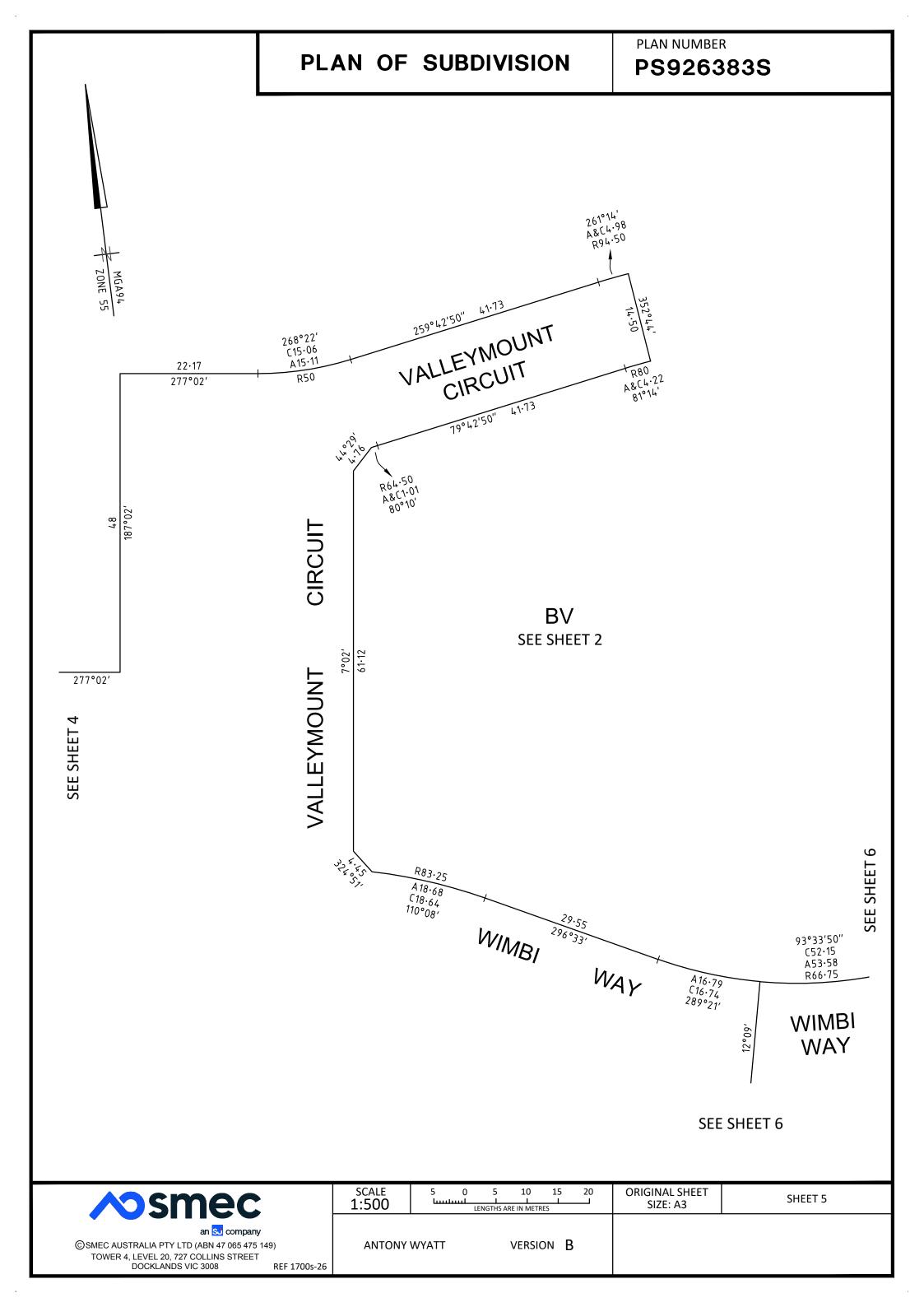
VERSION B

1700s-26









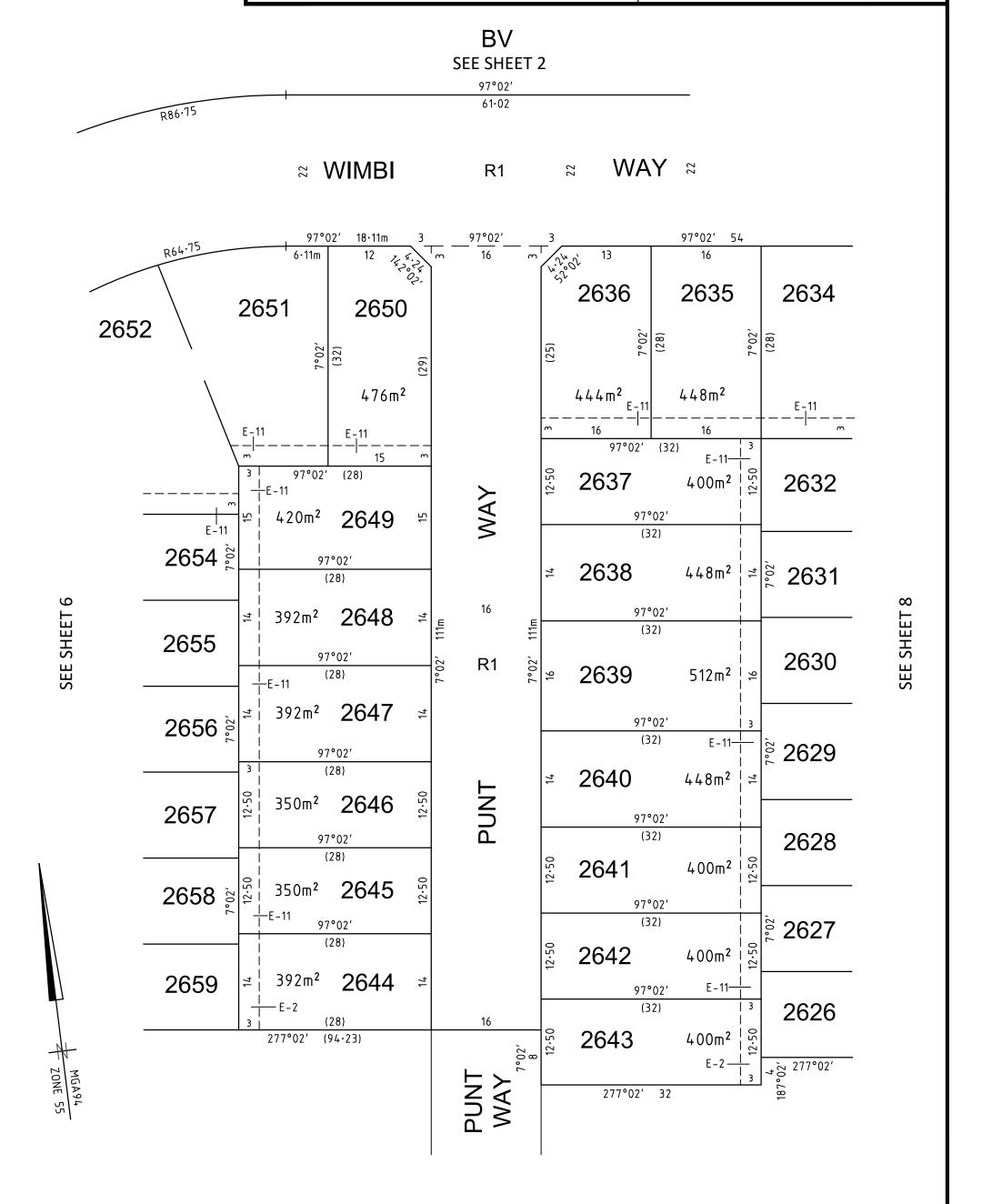
#### PLAN NUMBER PLAN OF SUBDIVISION PS926383S **RESERVE** No.1 86°29'10" 2.60 18 44.8m² c31.76 97°02' 3.50 A31.94 61.02 11.50 R86.75 14.50 97°02 BV CIRCUI 14.50 R1 7°02′ **SEE SHEET 2** 18.1811 WAY **SEE SHEET** 22 83°48′ C29.64 A29.90 R64.75 R1 97°02′ 18·11m A18·90 C18·84 88°40' 6·11m 93°33'50" C52·15 c70.99 75°26' A53.58 WIMBI 2651 2650 R66.75 A36·79 (36·33 86°21'40" A16.79 C16.74 WIMBI 2652 7°02′ (32)18.50 12°09′ 18.50 WAY ~15.75. 2653 603m<sup>2</sup> 92°40' 82°10' -R85.25 C28·10 ~&C3 A28.23 A12.21 123.49 R85·25 E - 11 E – 11 565m<sup>2</sup> C12·20 87°17 A16.02 483m² 13 C16 96°46′ 97°02′ <del>|</del>E-11 2607 2606 8, 18.71 28. 2649 97°02′ 33.14 (28.91)12.50 458m<sup>2</sup>2654 391m<sup>2</sup> $641m^{2}$ 2.50 E - 7 29.70 2648 16 26.17 2655 360m<sup>2</sup> 97°02′ (31.17)11 -2·50 277°02′ R1 397m<sup>2</sup> 2605 1·452ha SEE SHEET 28.29 2647 97°02 2656 $353m^{2}$ 22 (32)97°02′ 400m<sup>2</sup> 2604 28.23 2646 97°02′ 7°02 12.50 2657 $353m^{2}$ 62.50 (32)47.07 12.50 2603 97°02 $400m^{2}$ .07 28.23 2645 97°02' 2658 $353m^{2}$ -E – 11 2602 97°02′ $400m^{2}$ 28.23 97°02′ 2644 2659 353m² 2601 22 28.23 400m<sup>2</sup> EUCALYPTUS PARADE 277°02′ (94.23) 5.50 187°02′ 277°02′ 32 SCALE 1:500 **ORIGINAL SHEET** 15 20 5 10 **∕>**sme¢ SHEET 6 SIZE: A3 LENGTHS ARE IN METRES an SU company **ANTONY WYATT** ©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) VERSION B

TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008

REF 1700s-26

PLAN NUMBER

PS926383S





SCALE	5 0	5 10 1	.5 20	ORIGINAL SHEET	SHEET 7
<b>1:500</b>		I I		SIZE: A3	
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## PLAN NUMBER PLAN OF SUBDIVISION PS926383S BV SEE SHEET 2 22 R1 <sup>05</sup>€ WAY **WIMBI** 97°02′ 97°02′ 174·28 (14) E-10— 2619 2635 2634 2633 2618 2617 268m² 97°02′ (17) 392m² 388m² 2620 512m<sup>2</sup> <sub>E-3</sub> 272m² 97°02′ 28 97°02′ (22) 277°02′ 2637 378m<sup>2</sup> **2632** 2621 E-3- $275m^2$ 97°02′ (22) 2638 350m<sup>2</sup> 2631 2622 **SEE SHEET 7** 337m² 350m<sup>2</sup> 2630 97°02′ 18 2639 YARDING <sub>2</sub> YARDING R1 **STREET STREET** 392m<sup>2</sup> **2629** <sub>3</sub> R1 2640 2623 $279m^{2}$ 350m<sup>2</sup> **2628** 2641 97°02′ 2624 $263m^{2}$ 350m<sup>2</sup> 2627 97°02′ 2642 21 2625 263m<sup>2</sup>2626 350m² 21 2643 277°02′ 277°02′ 32 ORIGINAL SHEET SCALE 10



1:500	لسلسا	HS ARE IN METRES	ـــــــ	SIZE: A3	SHEET 8
ANTONY	WYATT	VERSION [	3		

PLAN NUMBER PS926383S

16.73

SEE SHEET 2

BV SEE SHEET 2

97°02′ 207·19

SEE SHEET 8

18.50				WIM	3 <b>I</b> F	₹1	WAY				18·50 78·55
					97°02	2′ 174•28					188°01′
	14	14	14	16	16	14	12.50	12.50	14	17·28	
2618	2617	2616	2615	2614	2613	2612	2611	2610	2609	2608	
7°02′	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)	(32)
E-3	448m²	448m²	448m²	512m²	<sub>E-3</sub> 512m <sup>2</sup>	448m²	400m²	400m²	448m²	<sub>E-3</sub> 544m <sup>2</sup>	

16 m 277°02′ 154·73

an company

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TOWER 4, LEVEL 20, 727 COLLINS STREET

DOCKLANDS VIC 3008

REF 1700s-26

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ANTONY	WYATT	VERSION	В		

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PLAN NUMBER

PS926383S

#### 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 2601 to 2659 (both inclusive) on this plan.

Land to be benefited: Lots 2601 to 2659 (both inclusive) on this plan.

#### **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 2606, 2622, 2623, 2633, 2636, 2650 and 2653 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 2619, 2620, 2621, 2623, 2624 and 2625 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-26-BEP Ver 1. Any siting requirements within the Building Envelope Plans and Design Guidelines do not overide 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 31st December 2033.

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

"Mirvac" 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.mirvac.com/covenant-guidelines/residential-design-standards-and-guidelines/

