
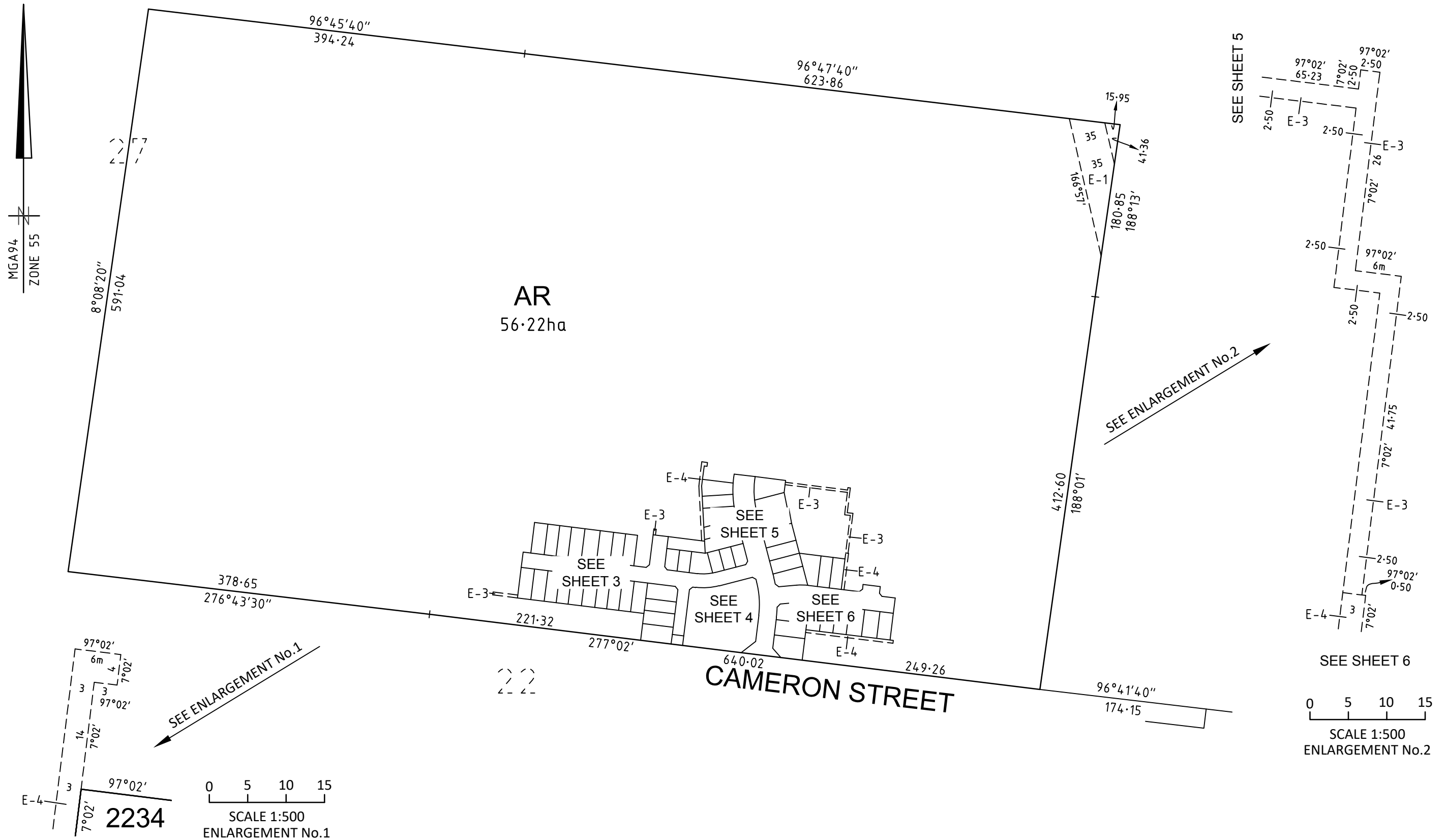


PLAN OF SUBDIVISION			LUV USE ONLY EDITION	PLAN NUMBER PS847509L	
LOCATION OF LAND  PARISH: KALKALLO  TOWNSHIP: -  SECTION: -  CROWN ALLOTMENT: 27 (PART)  CROWN PORTION: -  TITLE REFERENCES: Vol. 11354 Fol. 718  LAST PLAN REFERENCE/S: TP843230S (LOT 2)  POSTAL ADDRESS: 1195 MERRIANG ROAD (At time of subdivision) WOODSTOCK, 3751  MGA94 Co-ordinates (of approx centre of land in plan) E 323 040 N 5 844 440 ZONE 55			COUNCIL NAME: CITY OF WHITTLESEA		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 7 FOR FURTHER DETAILS.	
ROAD R1 RESERVE No.1 RESERVE No.2		CITY OF WHITTLESEA CITY OF WHITTLESEA CITY OF WHITTLESEA			
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY  STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. 719067  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: -  <b>OLIVINE 22</b> <b>4.011ha</b>  <b>52 LOTS</b>					
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	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION OF VICTORIA	
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA	
E-3	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION	
<div>1700S-22 VER C.DWG MW/RW</div> <div><div>Member of the <b>Surbana Jurong Group</b> Melbourne Survey T 9869 0813</div></div>			SURVEYOR REF: 1700s-22		ORIGINAL SHEET SIZE: A3
			GABRIELLE MCCARTHY		VERSION C
			SHEET 1 OF 7		

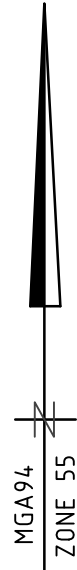
# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS847509L**

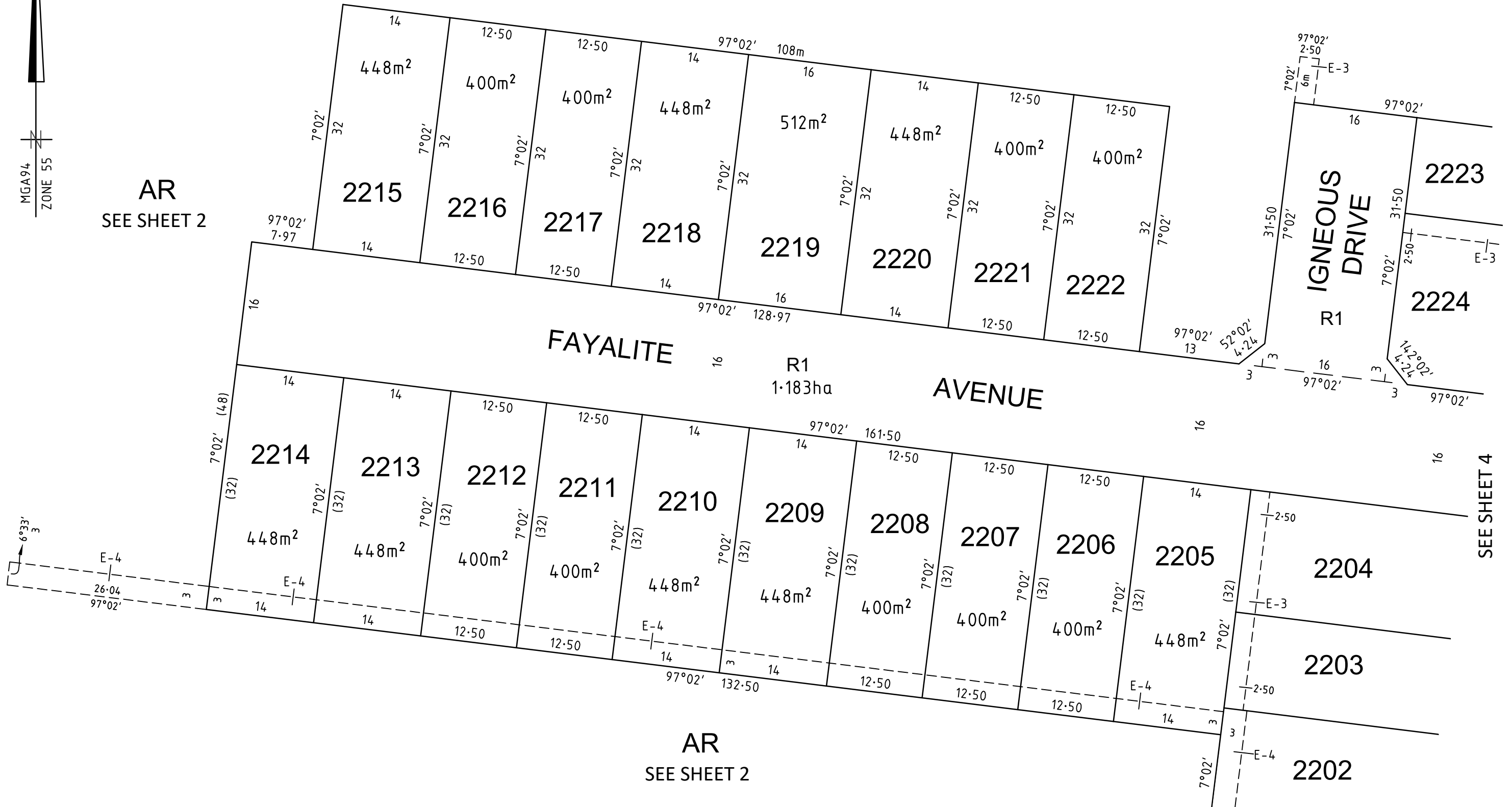


# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS847509L**



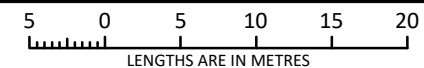
AR  
SEE SHEET 2



SEE SHEET 4

AR  
SEE SHEET 2

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 3

GABRIELLE MCCARTHY

VERSION C

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS847509L**

SEE SHEET 5

AR  
SEE SHEET 2

IGNEOUS  
DRIVE

2224

2225

2226

2227

2228

2229

2239

2240

DEMESNE  
BOULEVARD

2250

2251

2252

SEE SHEET 6

AVENUE

EUCALYPTUS

PARADE

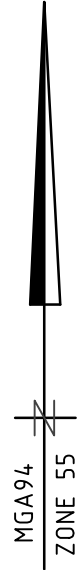
RESERVE No.1  
5017m<sup>2</sup>

RESERVE  
No.2  
120m<sup>2</sup>

CAMERON

STREET

ALCOVE  
LANE



SEE SHEET 3

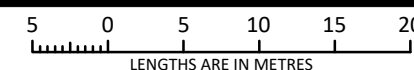
AR  
SEE SHEET 2



Member of the Surbana Jurong Group  
REF 1700s-22

1700S-22 VER C.DWG MW/RW

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

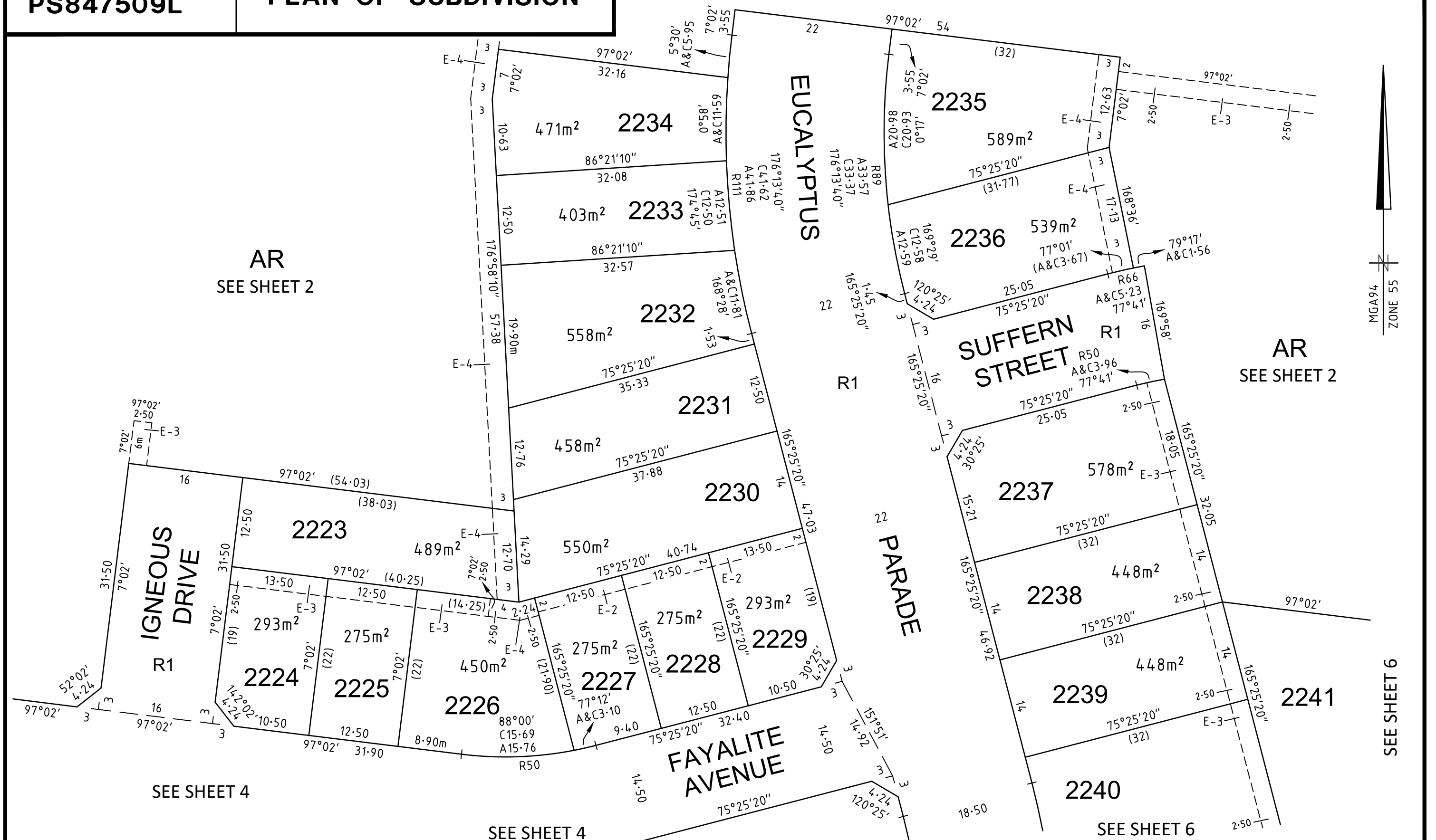
SHEET 4

GABRIELLE MCCARTHY

VERSION C

PLAN NUMBER  
**PS847509L**

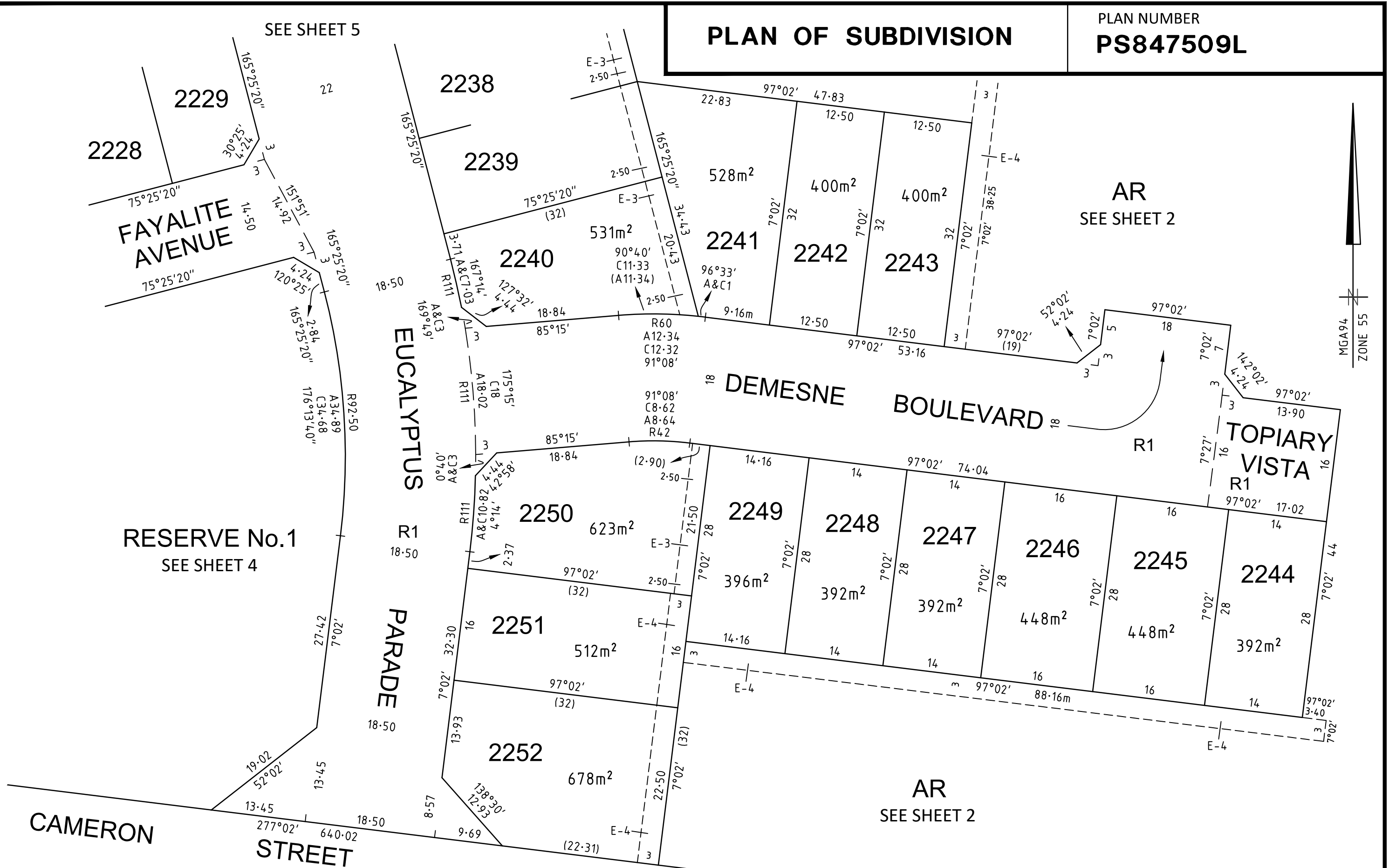
## PLAN OF SUBDIVISION





# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS847509L**



CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 847509L by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 2201 to 2252 (both inclusive).  
Land to be benefited: Lots 2201 to 2252 (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 2201, 2204, 2236, 2237, 2240, 2250 and 2252 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 300m<sup>2</sup> or greater.
- 3) For Lots 2224, 2225, 2227, 2228 and 2229 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 2224, 2225, 2227, 2228 and 2229 are Type B lots,  
Unless in accordance with a planning permit granted to construct a building or structure on the burdened 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-22-BEP Ver 1.
- 5) For Lots 2201, 2202, 2203, 2204, 2226, 2233, 2238, 2240, 2251 and 2252 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.

Clauses 5 to 11 above (both inclusive) will cease to have effect after 31 December 2030.

Nothing in this restriction applies to the Developer, 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.mirvac.com/covenant-guidelines/residential-design-standards-and-guidelines/>