

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS847509L

LOCATION OF LAND

PARISH: KALKALLO

COUNCIL NAME: CITY OF WHITTLESEA

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

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER COUNCIL/BODY/PERSON

ROAD R1 CITY OF WHITTLESEA
RESERVE No.1 CITY OF WHITTLESEA
RESERVE No.2 CITY OF WHITTLESEA

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.

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: -

OLIVINE 22

4.011ha

52 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	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



1700s-22 VER C.DWG MW/RW

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Melbourne Survey T 9869 0813

SURVEYOR REF: 1700s-22

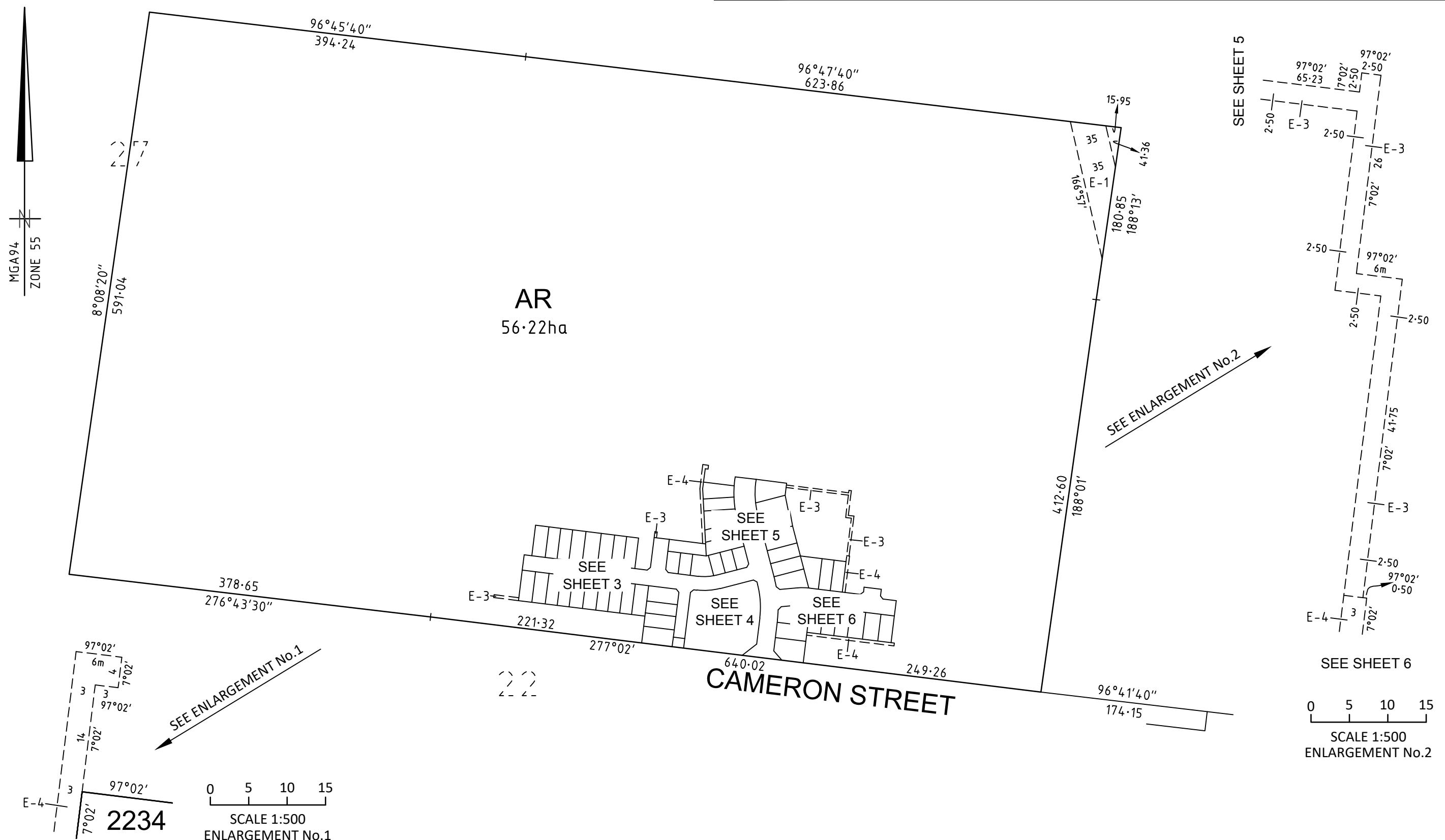
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

GABRIELLE McCARTHY VERSION C

PLAN OF SUBDIVISION

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PS847509L

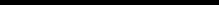


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REF 1700s-2

1700S-22 VER C.DWG MW/RW

SMEC

SCALE
1:4000



40 0 40 80 120 160

LENGTHS ARE IN METRES

GABRIELLE MCCARTHY

ORIGINAL SHEET
SIZE A3

SHEET 2

PLAN OF SUBDIVISION

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AR
E SHEET 2

SEE SHEET 2

FAYALITE

R1
1.183h

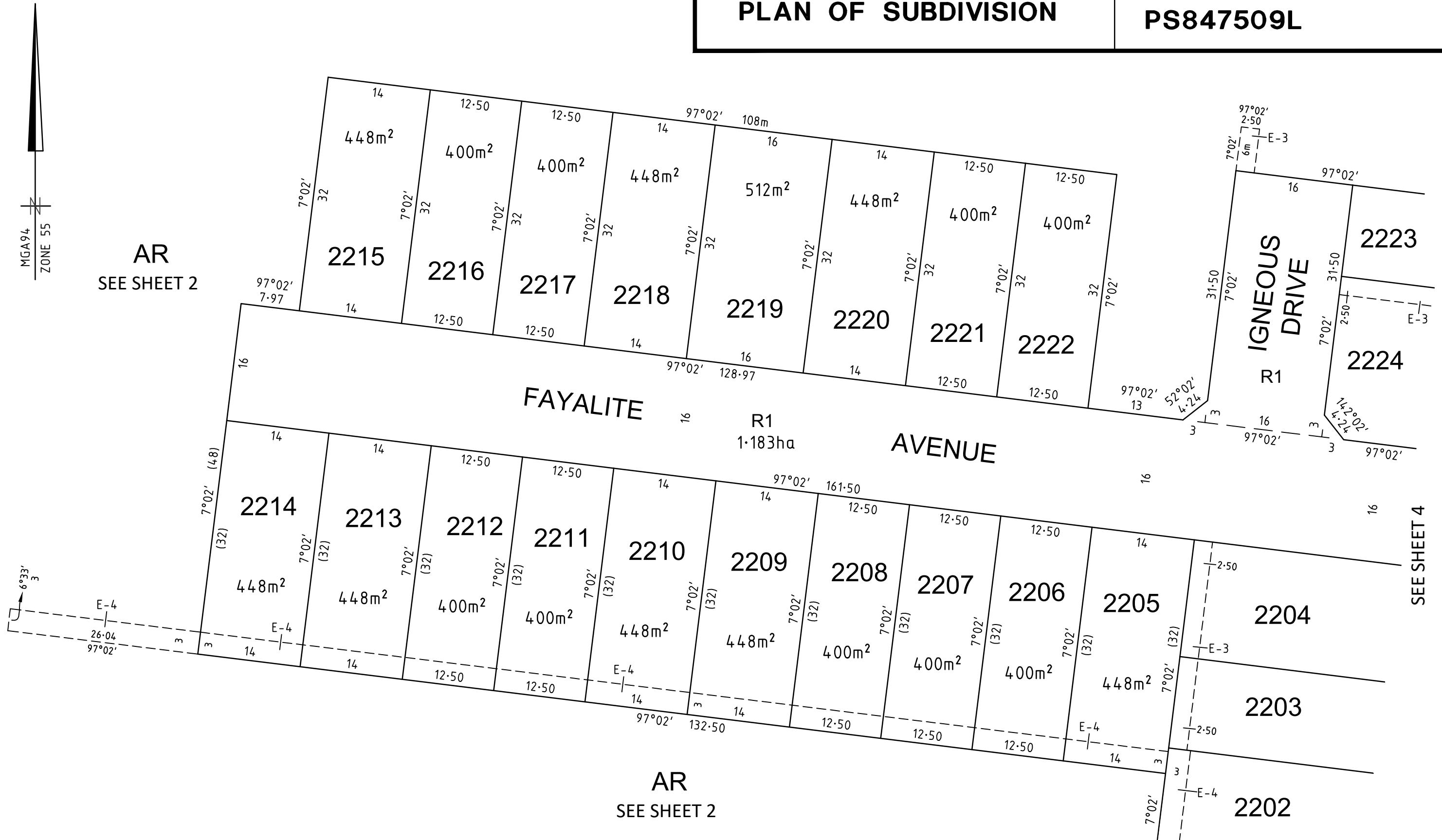
AVENUE

IGNEOUS DRIVE

2223
31-50
2.50
7°02'
E-
2224

SEE SHEET 4

AR
SEE SHEET 2



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REF 170

1700S-22 VER C.DWG MW/RW

SMEC

SCALE
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

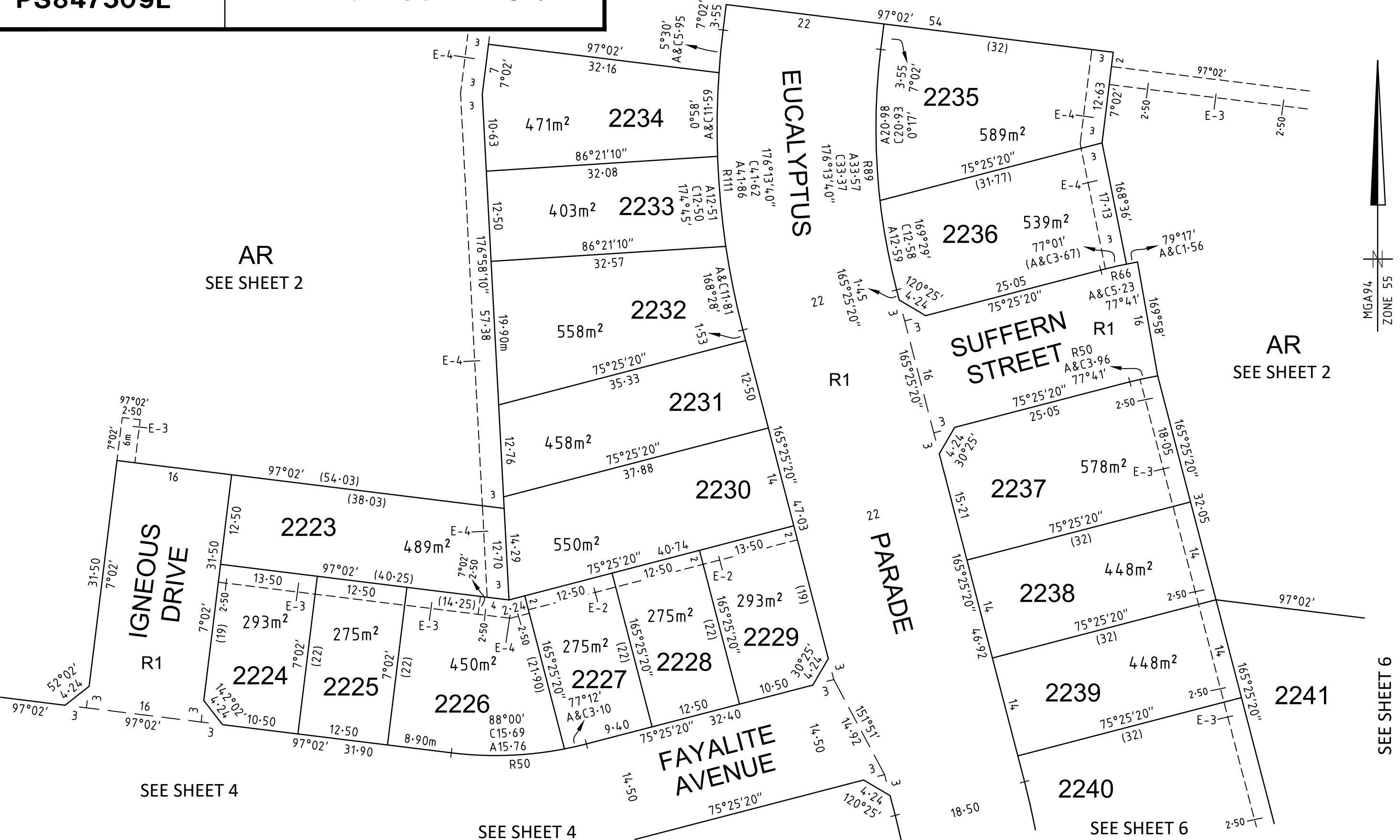
SHEET 3

GABRIELLE MCCARTHY

PLAN NUMBER
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PLAN OF SUBDIVISION

AR
SEE SHEET 2



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1700S-22 VER C.DWG MW/RW

SMEC

SEE SHEET 4

SCALE
1:500

SCALE
1:500

5 0 5 10 15 20

LENGTHS ARE IN METRES

ORIGINAL
SIZE

A scale bar for a map. It features a horizontal line with tick marks. The numbers 5, 0, 5, 10, 15, and 20 are placed above the line. Below the line, the text "LENGTHS ARE IN METRES" is centered. To the left of the scale bar, the text "SCALE 1:500" is written vertically. To the right, the text "ORIGINAL SIZE" is written vertically.

ORIGINAL SHEET
SIZE A3

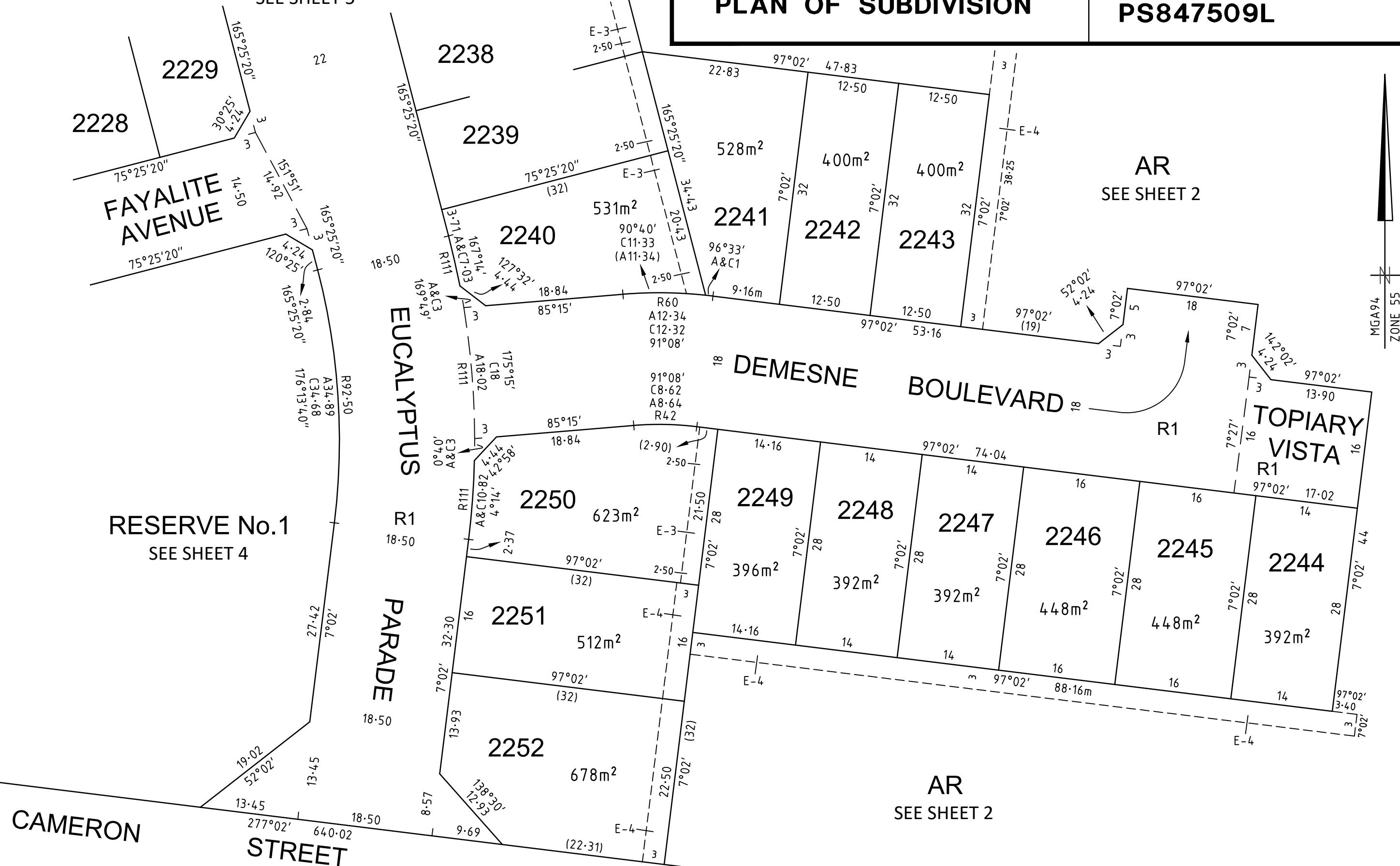
SHEET 5

GABRIELLE MCCARTHY

SEE SHEET 5

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REF 1700s-22

SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 6

GABRIELLE McCARTHY VERSION C

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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 300m² 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.

"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/>



1700s-22 VER C.DWG MW/RW

SCALE

0
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 7

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REF 1700s-22

GABRIELLE MCCARTHY

VERSION C