

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION 1**

PLAN NUMBER  
**PS926383S**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 27 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS913459H (LOT BG)  
**POSTAL ADDRESS:** 470D CAMERON STREET  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** E 323 220  
**(of approx centre of** N 5 844 680  
**land in plan)** ZONE 55

COUNCIL NAME: CITY OF WHITTLESEA

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICES PTY LTD	<p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS.</p> <p>OTHER PURPOSE OF THE PLAN: REMOVAL OF DRAINAGE AND WATER SUPPLY EASEMENT E-2 ON PS913459H AS AFFECTS PUNT WAY AND EUCALYPTUS PARADE ON THIS PLAN. REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-3 ON PS913459H AS AFFECTS LOT 2602 ON THIS PLAN. REMOVAL OF DRAINAGE EASEMENT E-4 ON PS913459H AS AFFECTS DEMESNE DRIVE AND YARDING STREET ON THIS PLAN. REMOVAL OF SEWERAGE EASEMENT E-5 ON PS913459H AS AFFECTS WIMBI WAY AND LOTS 2619 &amp; 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 AND SEWERAGE EASEMENT E-11 ON PS913459H AS AFFECTS DEMESNE DRIVE ON THIS PLAN. REMOVAL DRAINAGE, SEWERAGE AND WATER SUPPLY EASEMENT E-12 ON PS913459H AS AFFECTS DEMESNE DRIVE ON THIS PLAN. REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-16 ON PS913459H AS AFFECTS LOT 2606 ON THIS PLAN. REMOVAL OF SEWERAGE EASEMENT E-19 ON PS913459H AS AFFECTS DEMESNE DRIVE ON THIS PLAN.</p> <p>GROUND 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.</p>
<p><b>NOTATIONS</b></p> <p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM30, PM50, PM51, PM54, PM55, PM77 &amp; PM95 (KALKALLO)</p> <p>PROCLAIMED SURVEY AREA: 74</p> <p>LOTS 1 TO 2600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p><b>OLIVINE 26</b> <b>3.878ha</b></p> <p style="text-align: right;"><b>59 LOTS</b></p>		

## 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 PIPELINE	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION OF VICTORIA
E-2	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
E-3	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
E-5	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-7	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	PS913459H	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	PS913459H	CITY OF WHITTLESEA
E-11	SEWERAGE	SEE PLAN	PS913459H	YARRA VALLEY WATER CORPORATION
	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	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

SURVEYOR REF: **1700s-26**

ORIGINAL SHEET  
SIZE: A3

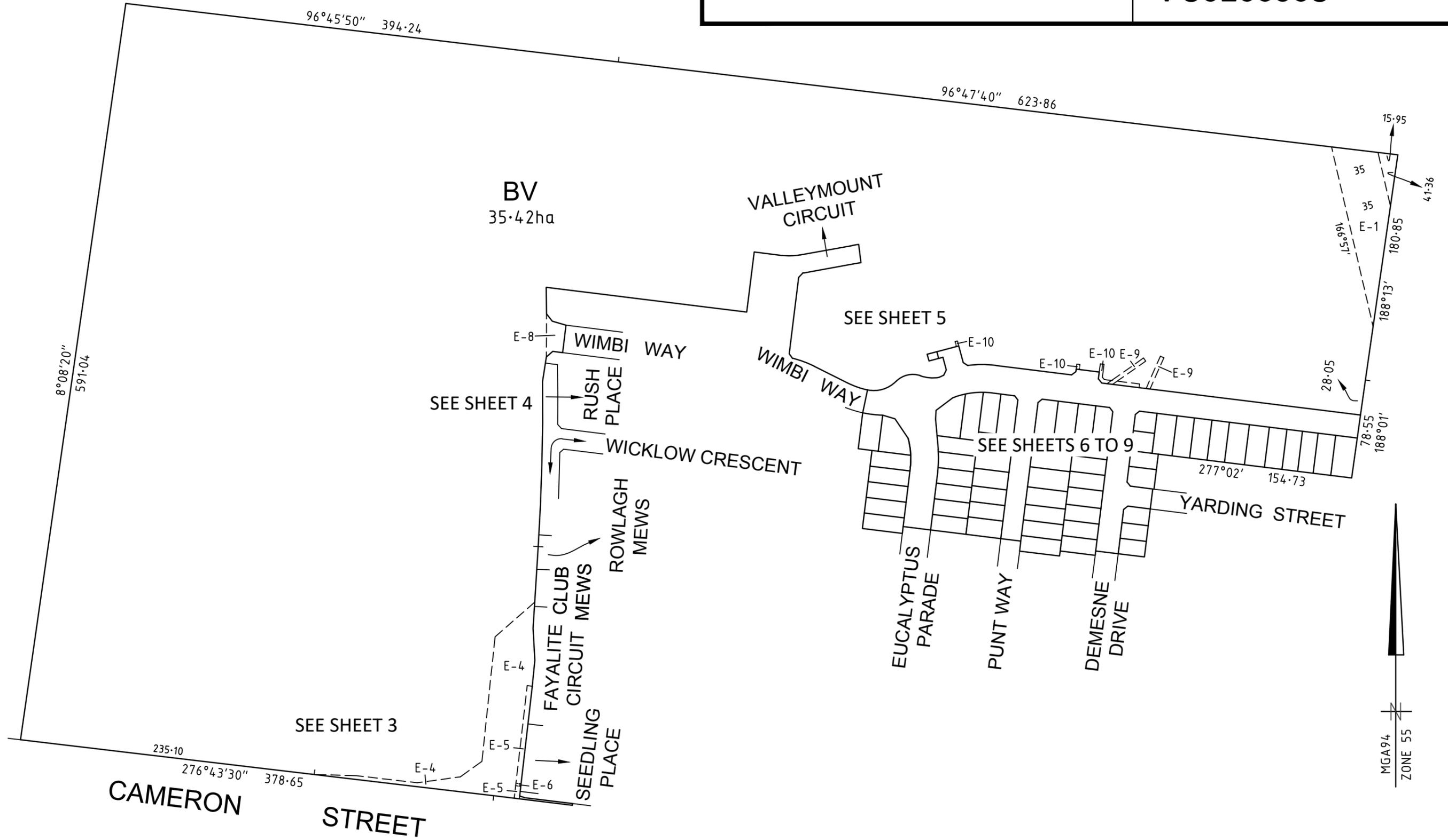
SHEET 1 OF 10

ANTONY WYATT

VERSION C

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS926383S**

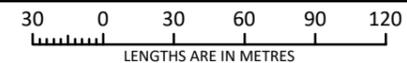


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SCALE  
1:3000



ORIGINAL SHEET  
SIZE A3

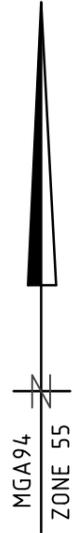
SHEET 2

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# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS926383S**



**BV**  
SEE SHEET 2

SEE SHEET 4

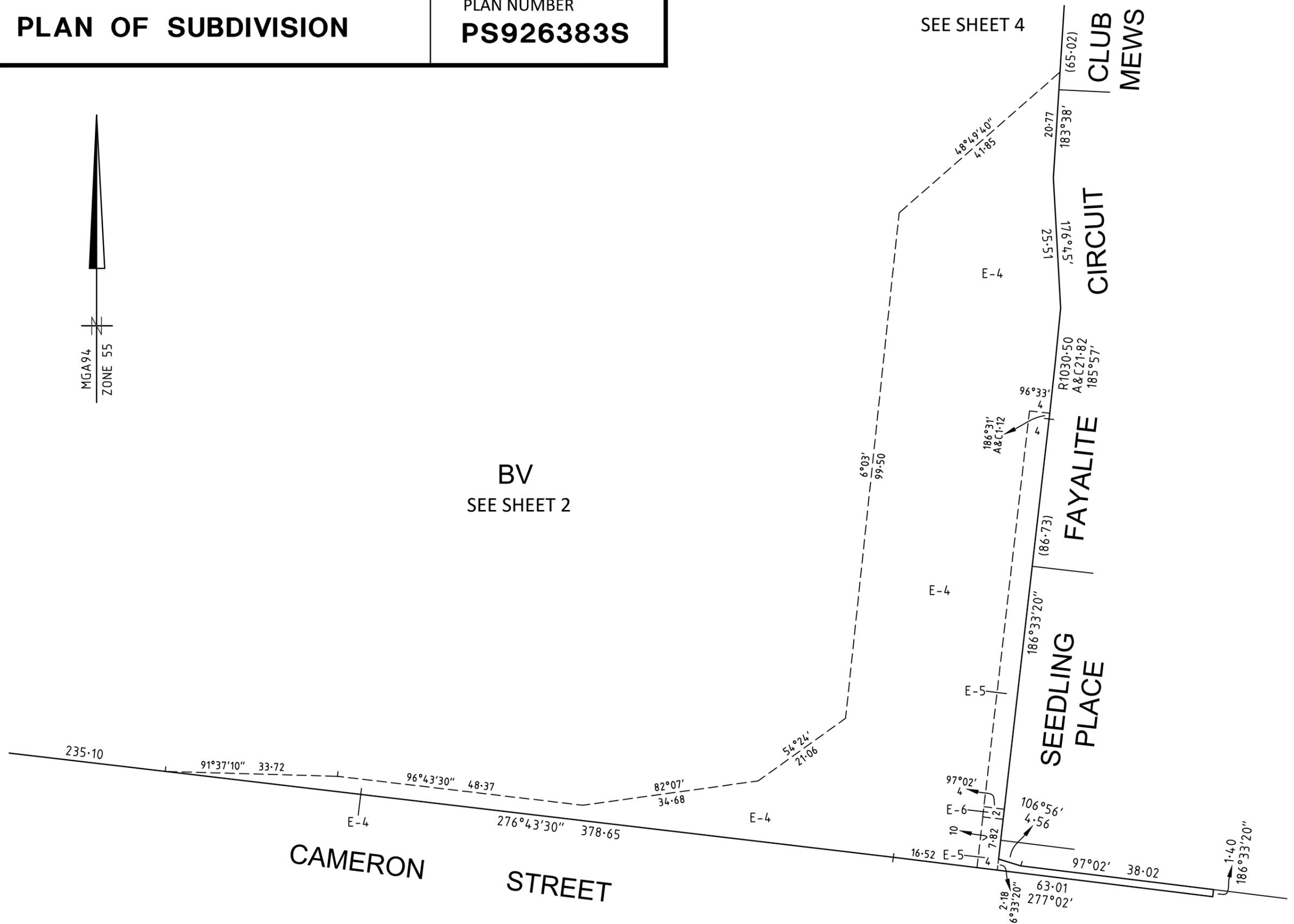
**CLUB  
MEWS**

**CIRCUIT**

**FAYALITE**

**SEEDLING  
PLACE**

SEE SHEET 2



**CAMERON  
STREET**

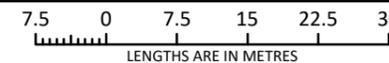


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SCALE  
**1:750**



ORIGINAL SHEET  
SIZE A3

SHEET 3

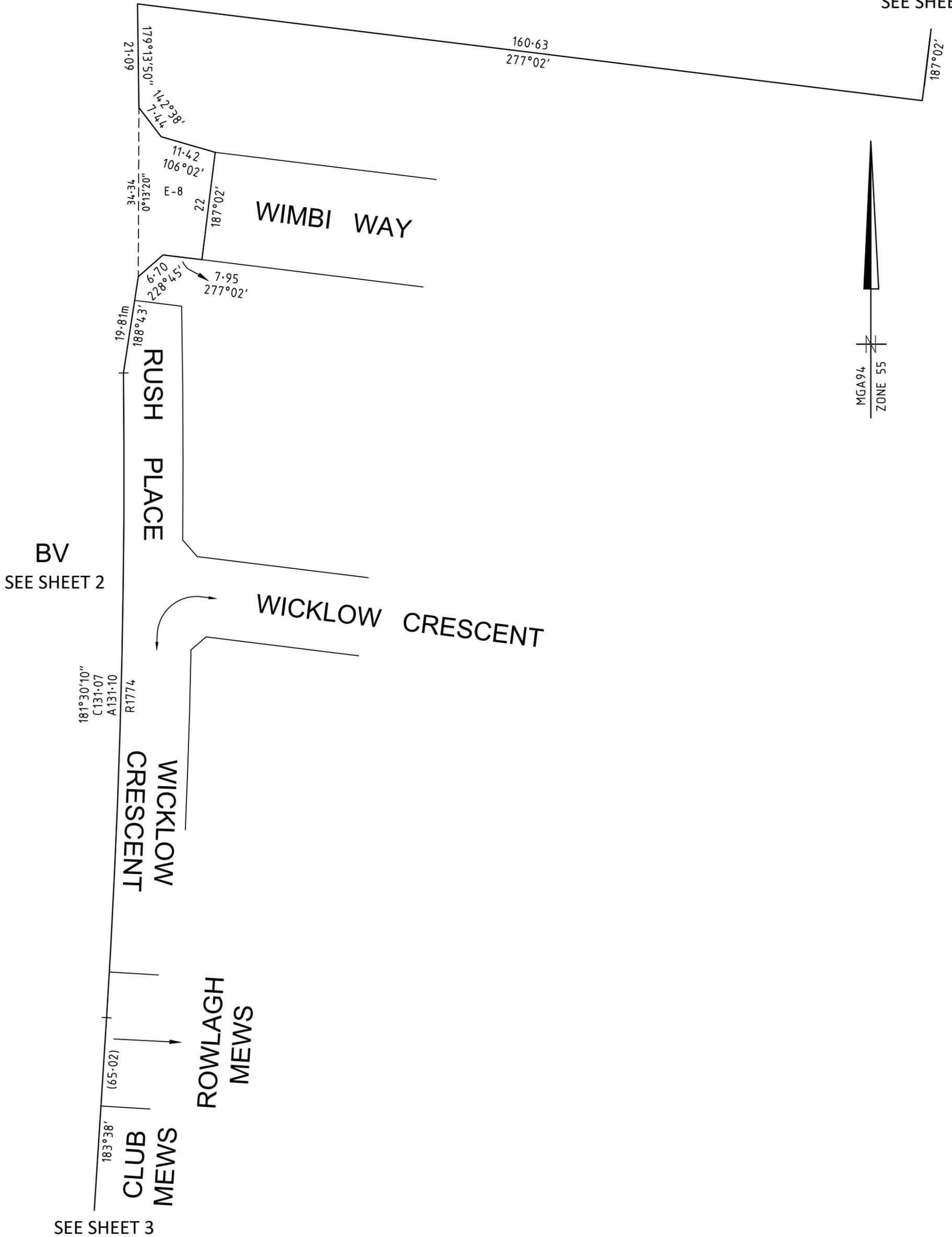
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# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS926383S**

SEE SHEET 5

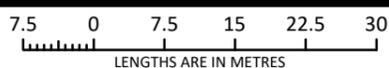


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REF 1700s-26

SCALE  
1:750



ORIGINAL SHEET  
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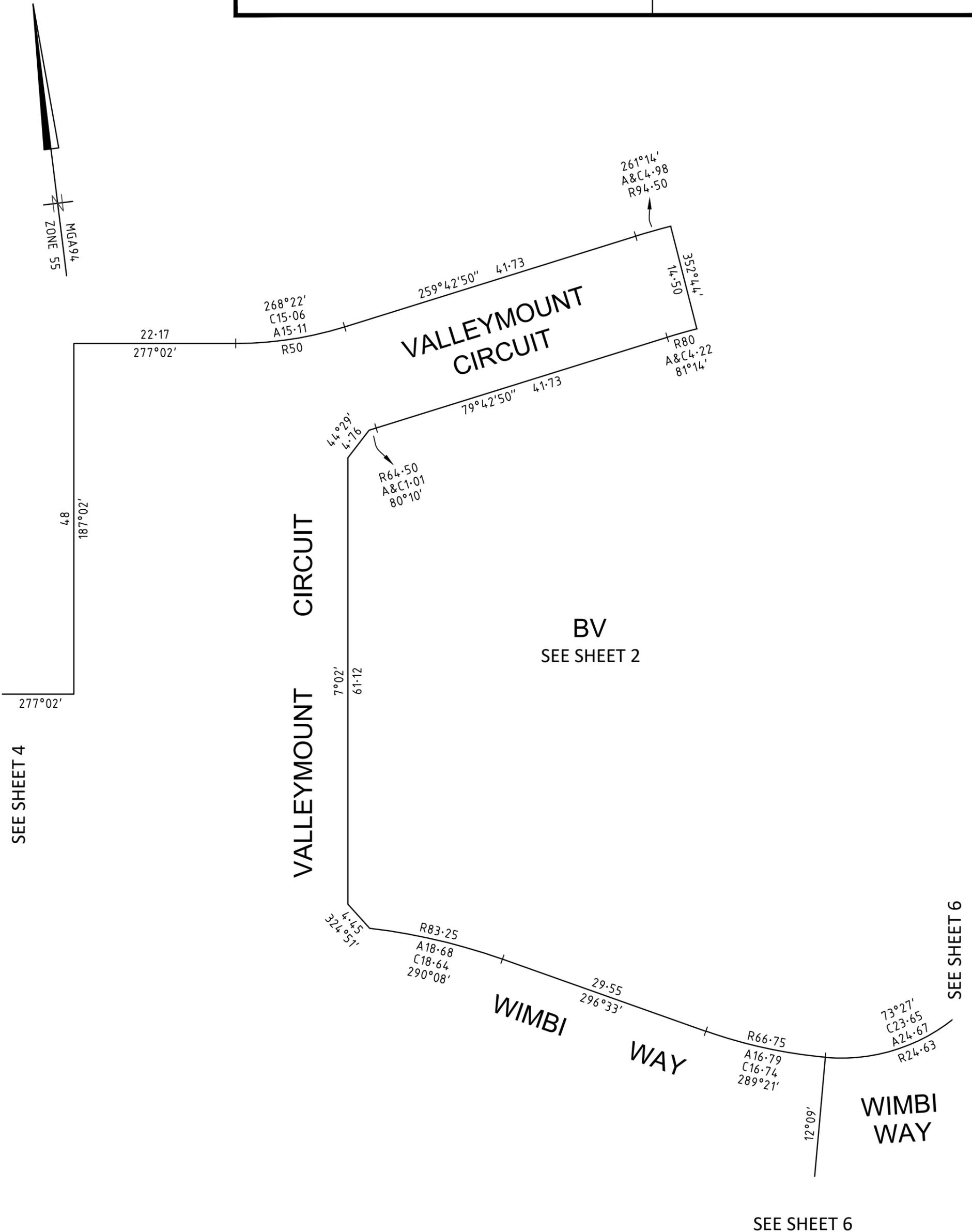
SHEET 4

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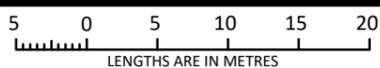


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1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

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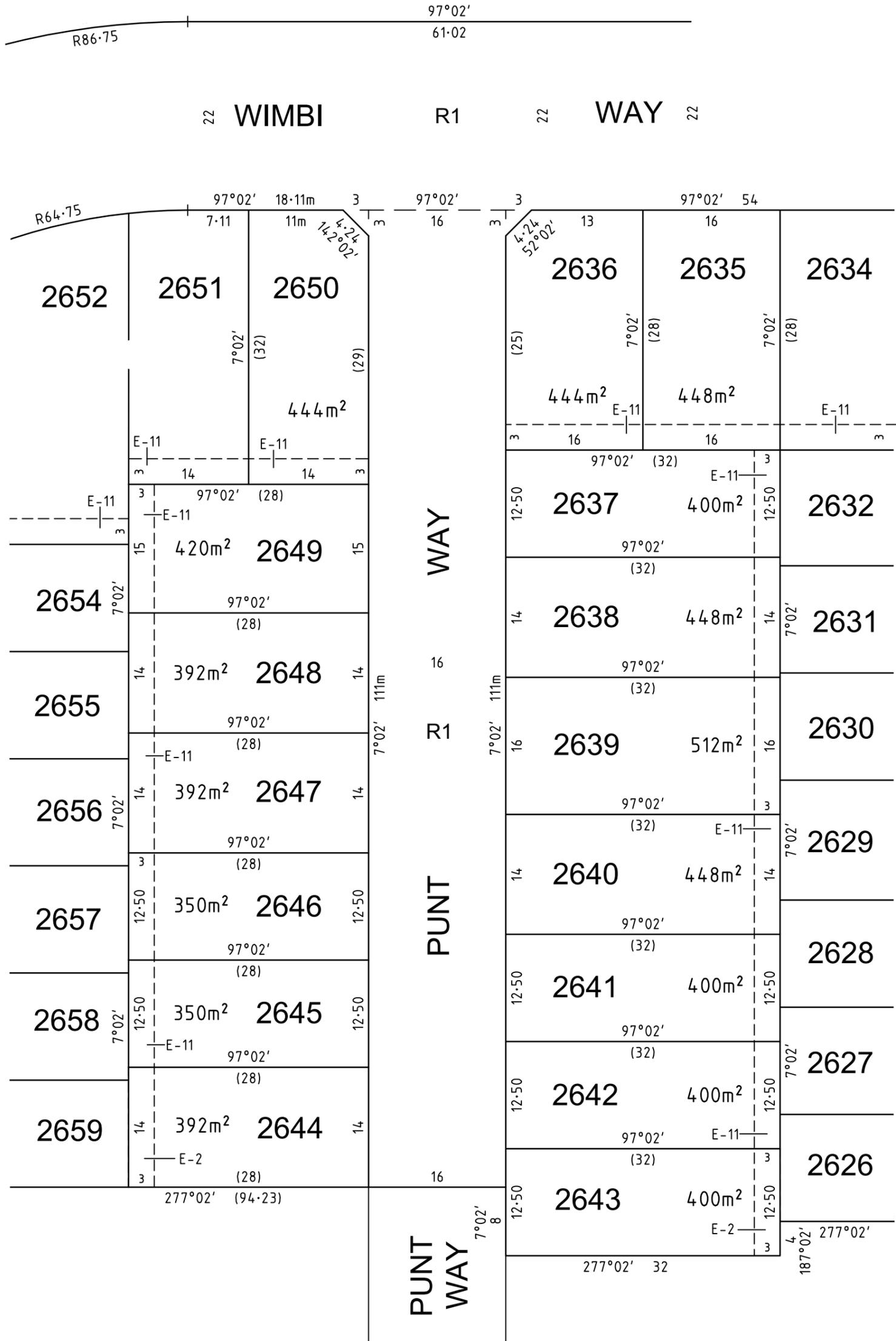
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# PLAN OF SUBDIVISION

PLAN NUMBER  
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BV  
SEE SHEET 2



SEE SHEET 6

SEE SHEET 8

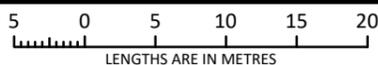


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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

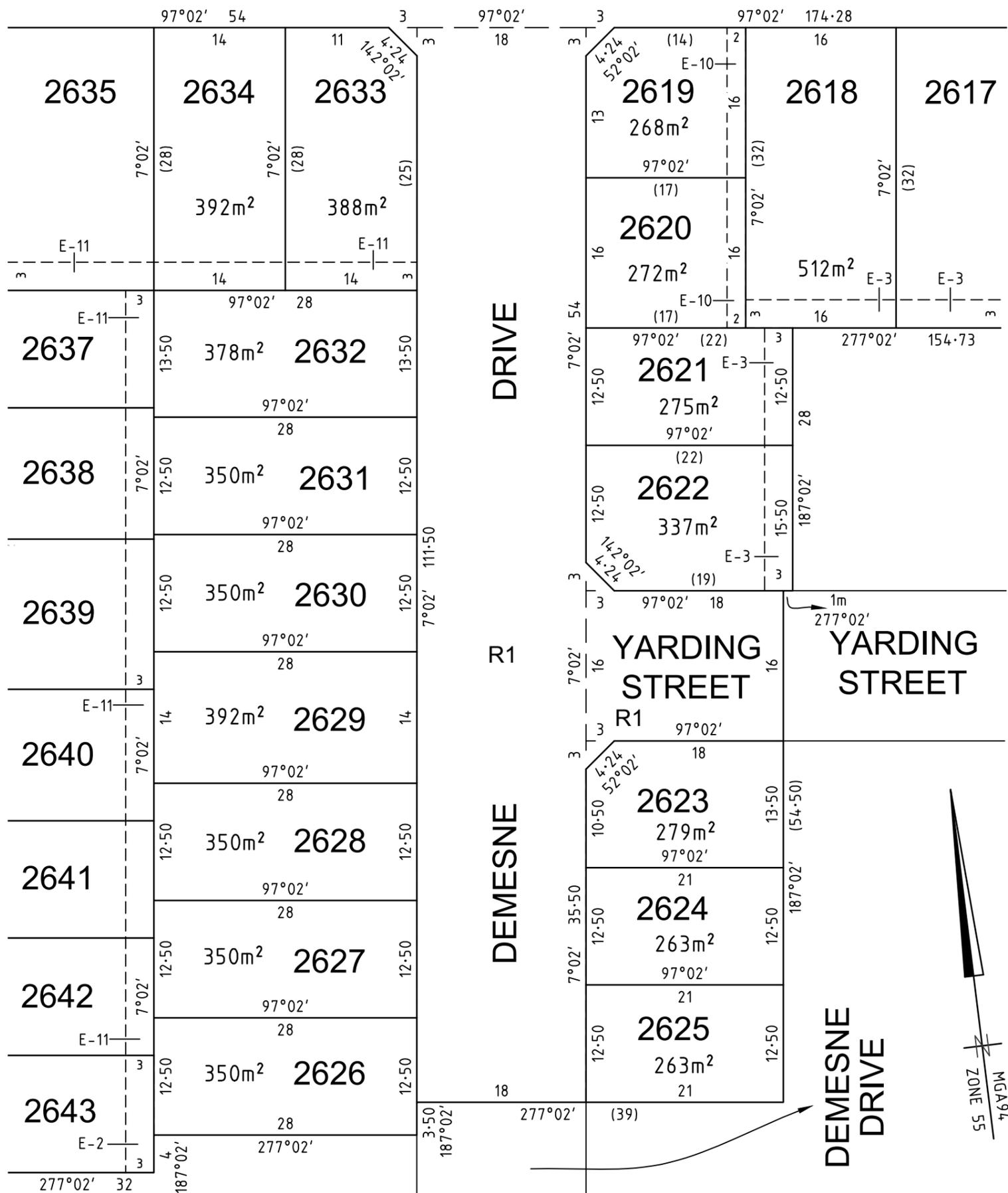
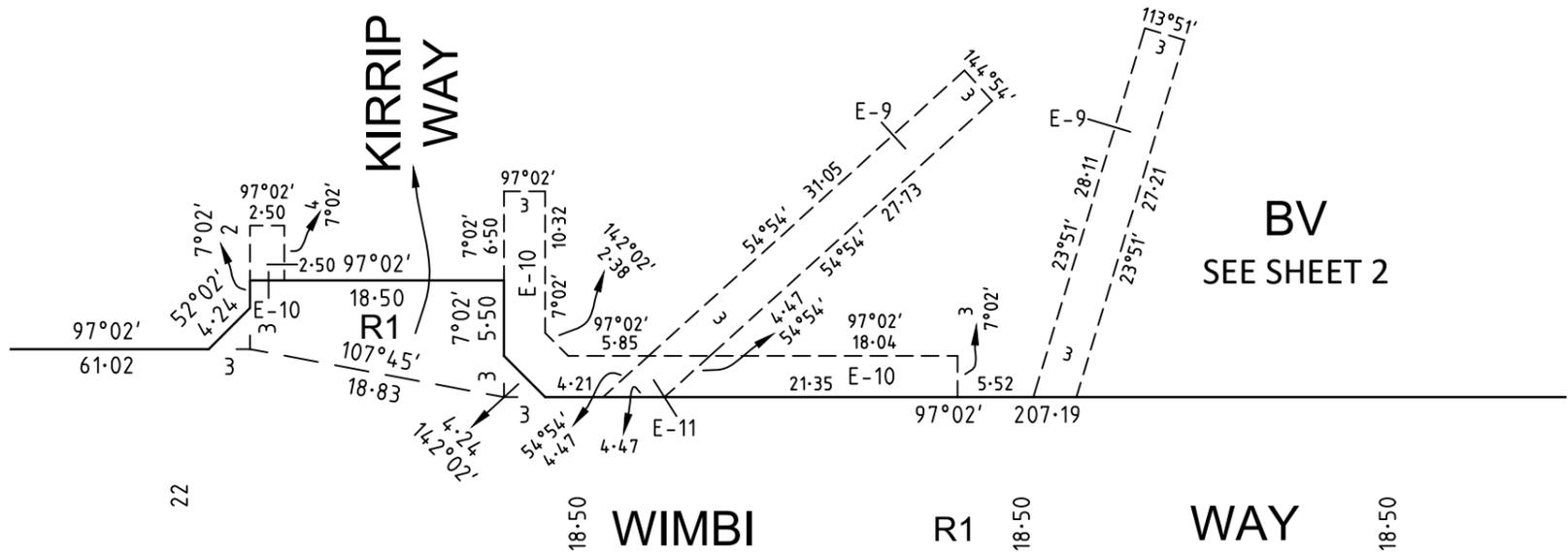
SHEET 7

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PLAN NUMBER  
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SEE SHEET 7

SEE SHEET 9



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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 8

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# PLAN OF SUBDIVISION

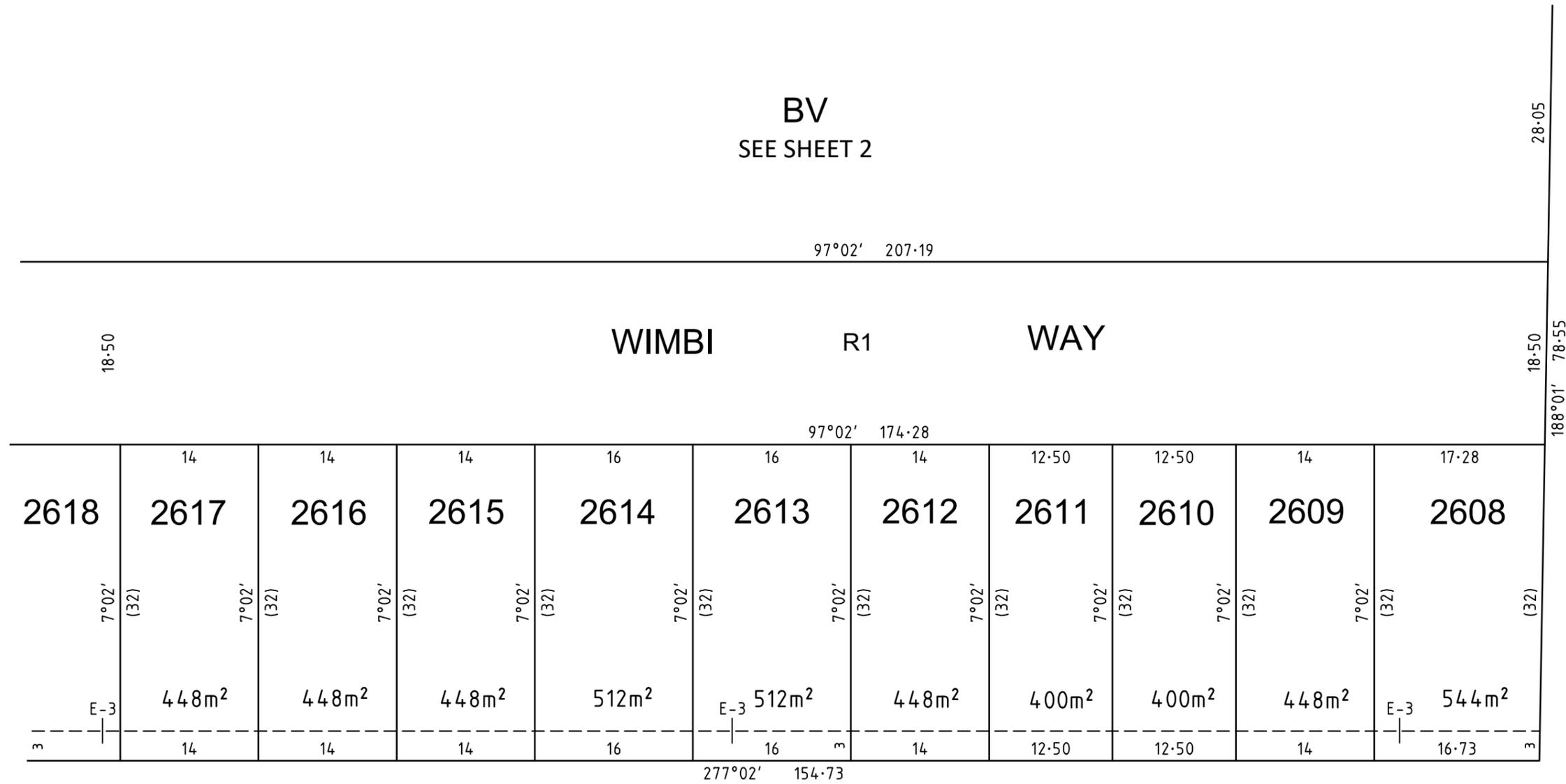
PLAN NUMBER  
**PS926383S**

SEE SHEET 2



BV  
SEE SHEET 2

SEE SHEET 8

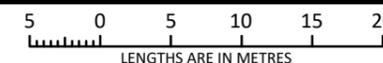


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ORIGINAL SHEET  
SIZE A3

SHEET 9

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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 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, 2619, 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 300m<sup>2</sup> 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 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.
- 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.

"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/>



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ORIGINAL SHEET  
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SHEET 10