

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS932509M

LOCATION OF LAND

COUNCIL NAME: CITY OF WHITTLESEA

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS921816P (LOT BU)
POSTAL ADDRESS: 2A HAYES HILL BOULEVARD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates E 322 720
(of approx centre of N 5 843 450
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF WHITTLESEA
ROAD R2	CITY OF WHITTLESEA
RESERVE No.1	CITY OF WHITTLESEA
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	CITY OF WHITTLESEA

LOTS 1 TO 800 (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.
OTHER PURPOSES OF THE PLAN:
REMOVAL OF DRAINAGE, SEWERAGE & WATER SUPPLY EASEMENT E-2 ON PS921816P AS AFFECTS NATIVE ROAD ON THIS PLAN.
REMOVAL OF SEWERAGE EASEMENT E-4 ON PS921816P AS AFFECTS LILY CRESCENT 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. 717121
SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM30, PM50, PM51, PM54, PM55, PM77 AND PM95 (KALKALLO)
PROCLAIMED SURVEY AREA: 74

OLIVINE 8
3.680ha

88 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	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-4	WAY	SEE PLAN	PS921816P	RESERVE No.1 ON PS921816P

1700S-08 VER F.DWG AA/AA



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

SURVEYOR REF: **1700s-08**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

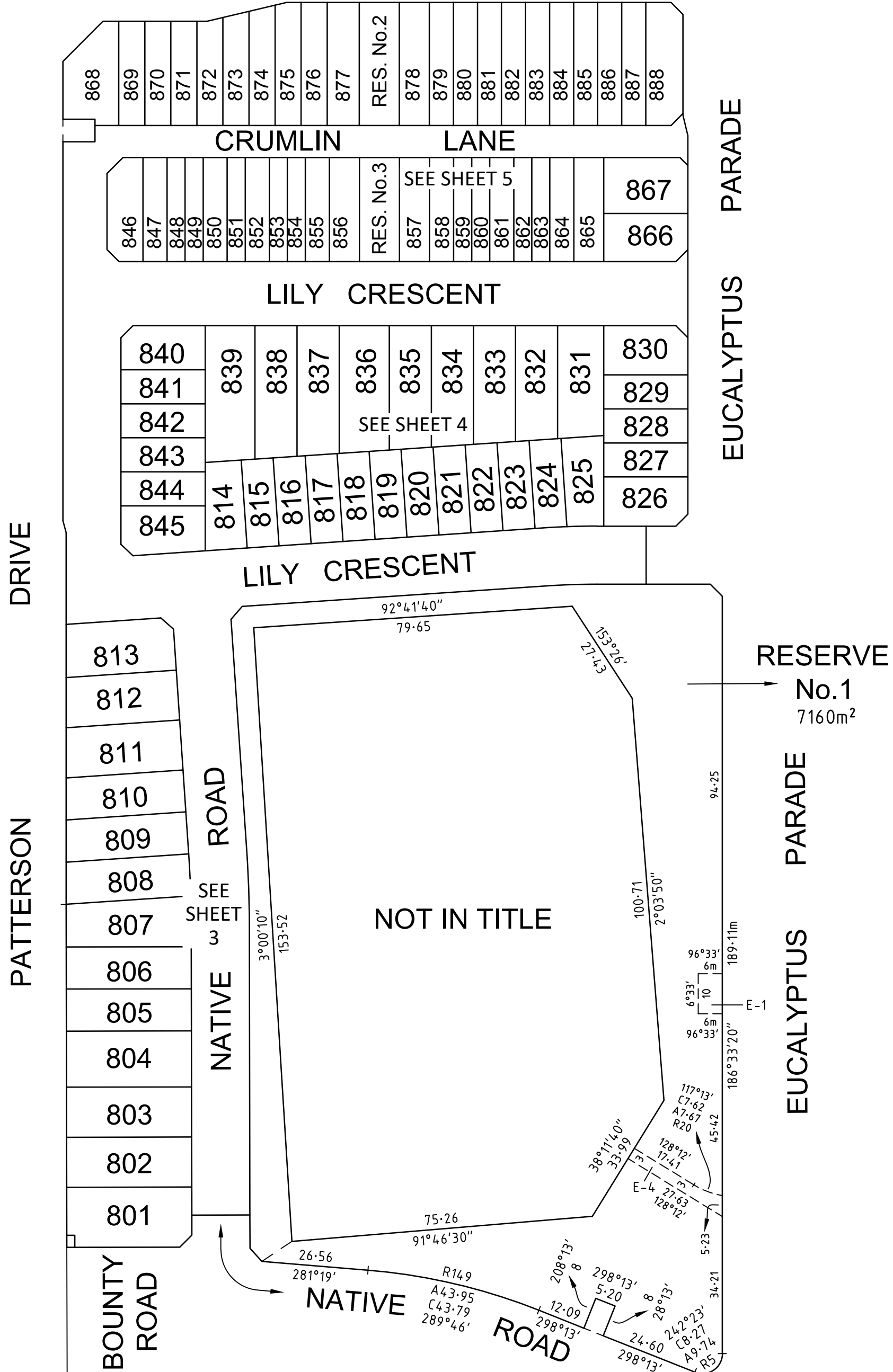
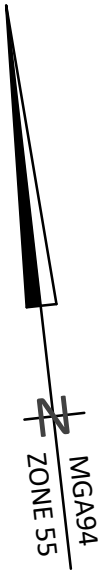
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HAYES HILL BOULEVARD

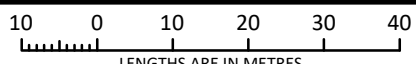


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SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

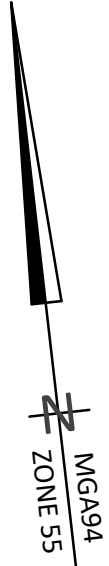
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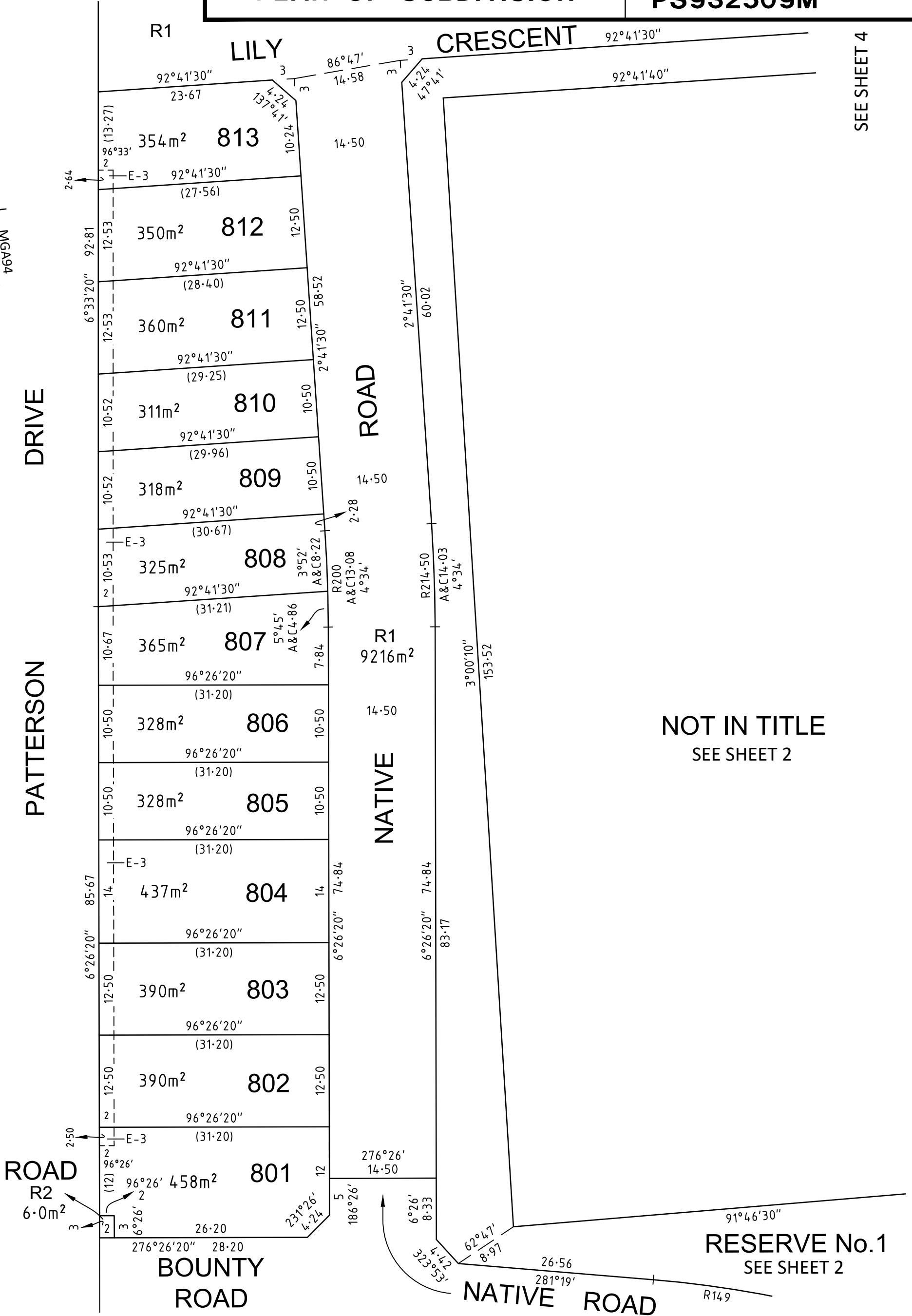
SEE SHEET 4

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SEE SHEET 4

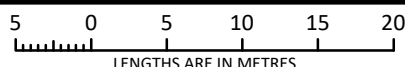


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

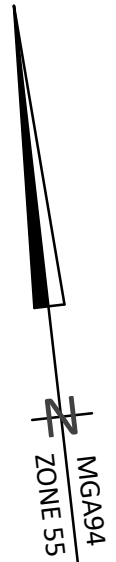
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SEE SHEET 5



PATTERSON DRIVE

CRUMLIN LANE

R1

11m

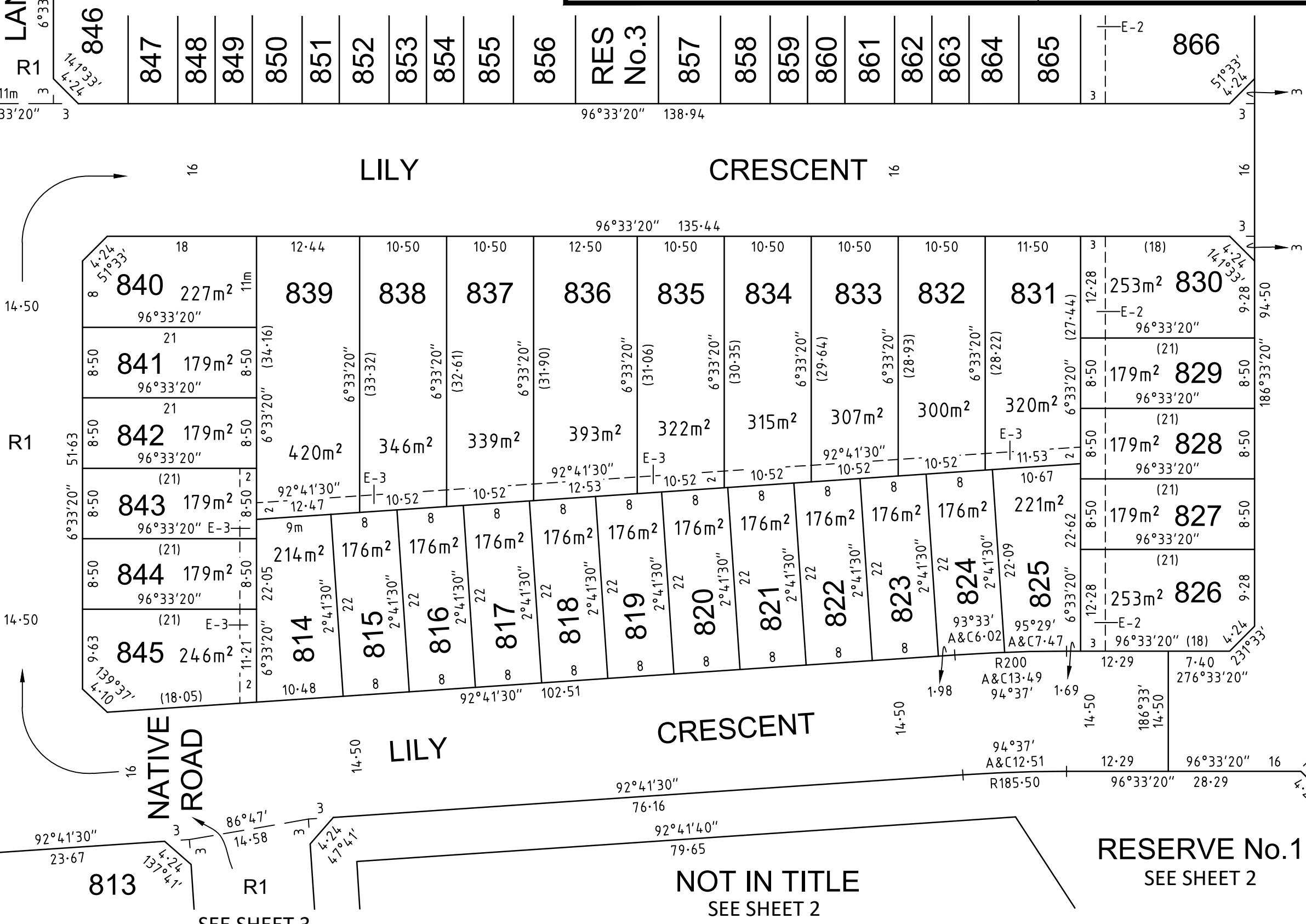
6°33'20" 94.62

64.69

6°33'20" 51.63

351°36' 3.10

6°33'20" 22.91



813

SEE SHEET 3

NOT IN TITLE
SEE SHEET 2

RESERVE No.1
SEE SHEET 2

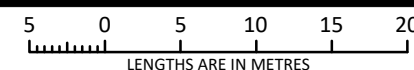


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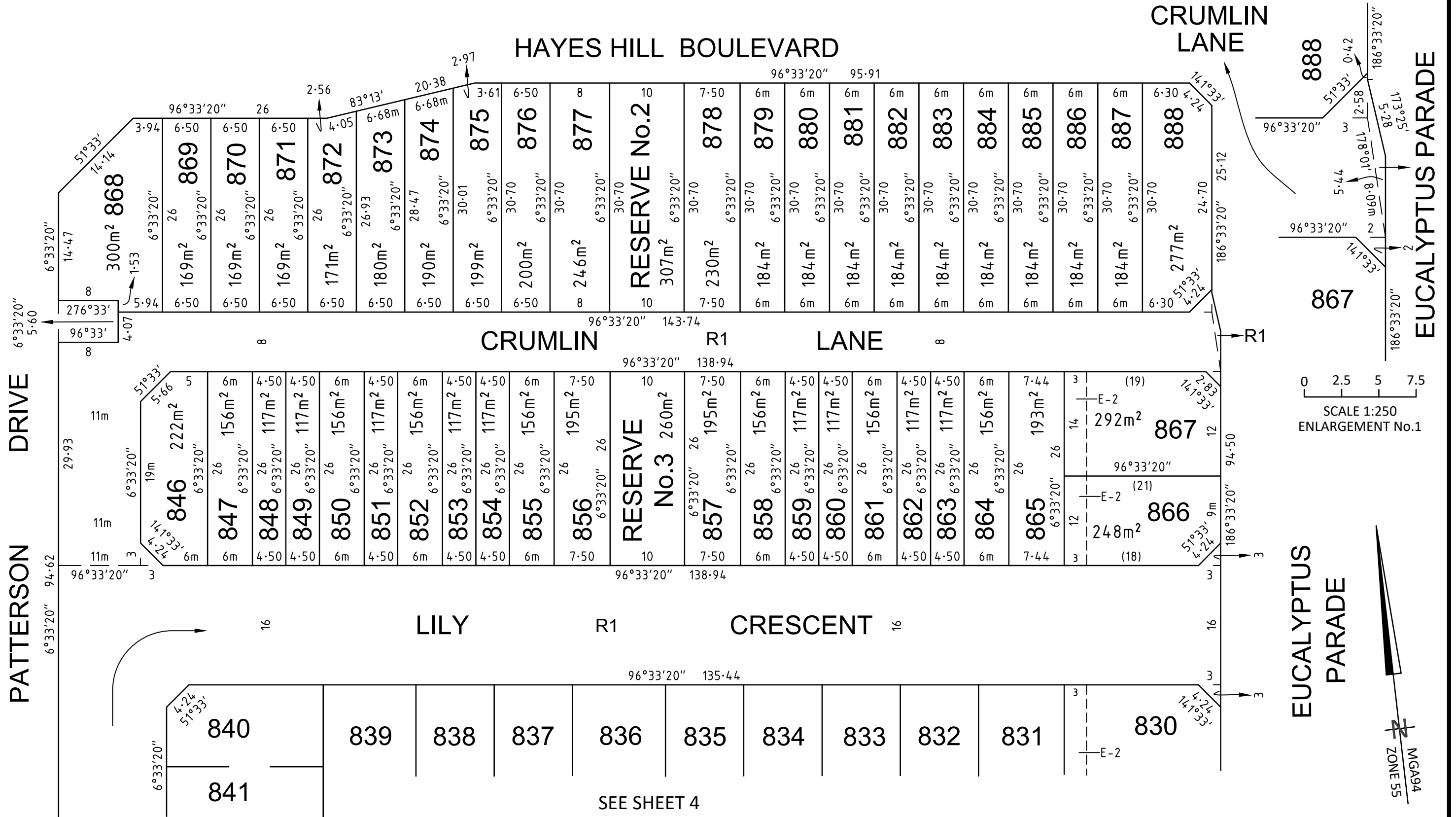
SHEET 4

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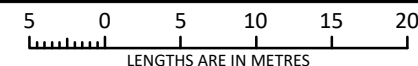


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SHEET 5

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SEE SHEET 4

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 801 to 888 (both inclusive) on this plan.

Land to be benefited: Lots 801 to 888 (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 801 and 813 without the side wall on the first level (upper storey) facing the secondary (side) street frontage and being constructed:
 - a) with less than 20% 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.
 - a. For lots 814 to 830, 840 to 867 and 869 to 888 (all 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 814 to 830, 840 to 845, 866 and 867 (all inclusive) are Type A lots,
 - ii) for lots 846 to 865 and 869 to 888 (all inclusive) are Type B lots,
 unless in accordance with a planning permit granted to construct a building or structure on the burdened lot
- 3) Construct or allow to be constructed any building or structure outside the building envelope applied to the lot on the Building Envelope Plan 1700s-8-BEP Ver 4. Any siting requirements within the Building Envelope Plans and Design Guidelines do not override any regulation under Part 5 of the Building Regulations (2018).
- 4) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 5) Erect or affix any sign or notice on the burdened lot.
- 6) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 7) 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.
- 8) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 9) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.
- 10) Subdivide or seek to subdivide any burdened lot.
- 11) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 12 above (both inclusive) will cease to have effect after 31th 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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SHEET 6