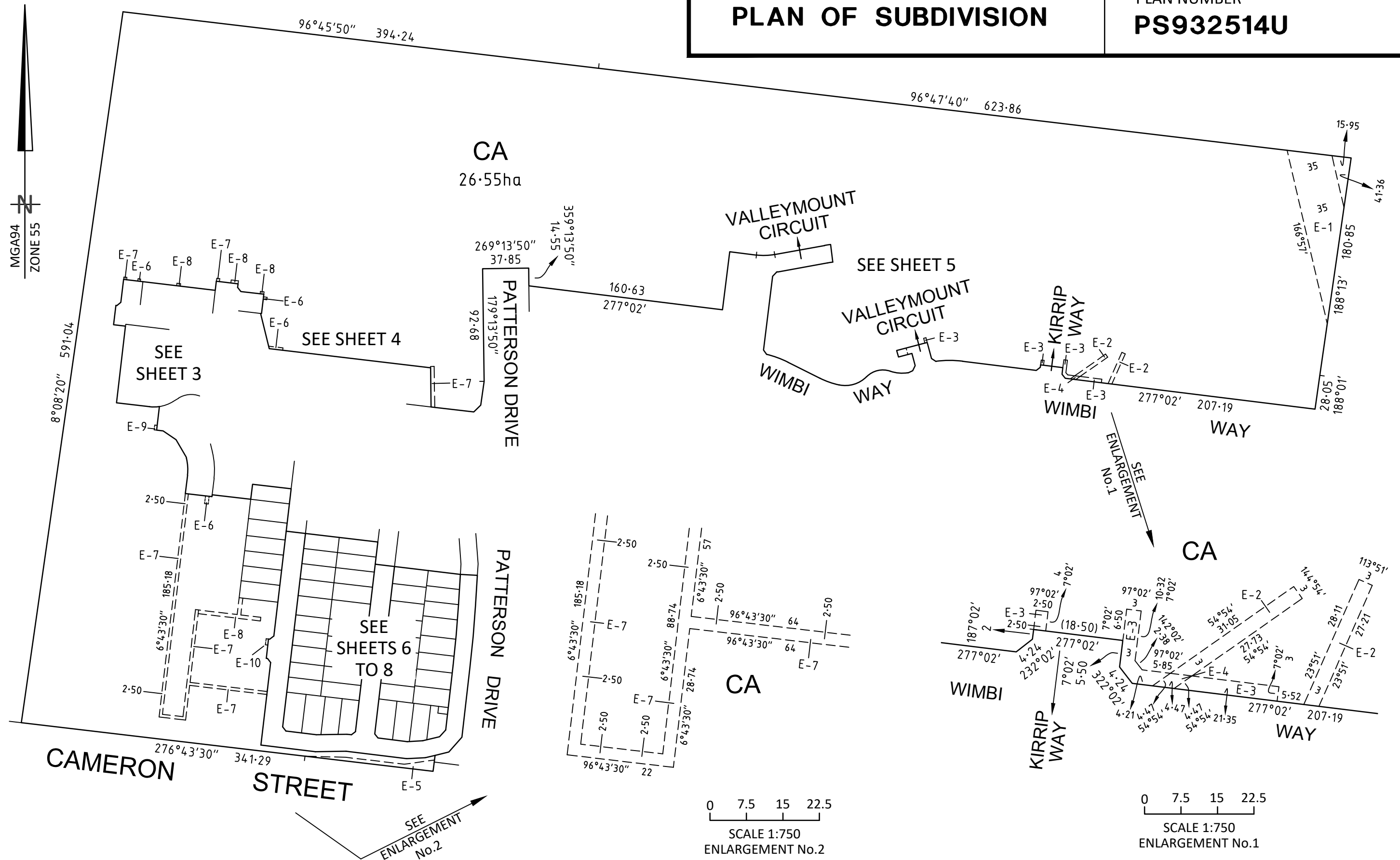


PLAN OF SUBDIVISION			LUV USE ONLY EDITION 1	PLAN NUMBER PS932514U	
LOCATION OF LAND			COUNCIL NAME: CITY OF WHITTLESEA		
PARISH: KALKALLO					
TOWNSHIP: -					
SECTION: -					
CROWN ALLOTMENT: 27 (PART)					
CROWN PORTION: -					
TITLE REFERENCES: Vol. Fol.					
LAST PLAN REFERENCE/S: PS932499M (LOT BZ)					
POSTAL ADDRESS: (At time of subdivision)			CAMERON STREET DONNYBROOK, 3064		
MGA94 Co-ordinates (of approx centre of land in plan)			E 322 650 N 5 844 520 ZONE 55		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 3300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS. ARC TANGENT POINT AT LOT 3302 IS SHOWN AT AN EXAGGERATED POSITION FOR CLARITY. OTHER PURPOSE OF THE PLAN: REMOVAL OF DRAINAGE EASEMENT E-6 ON PS932499M AS AFFECTS ARYFIELD LOOP AND NARRAGHMORE STREET ON THIS PLAN. REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-7 ON PS932499M AS AFFECTS ARYFIELD LOOP ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-8 ON PS932499M AS AFFECTS NARRAGHMORE STREET 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.		
ROAD R1 RESERVE No.1	CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICES PTY LTD				
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)					
PROCLAIMED SURVEY AREA: 74					
OLIVINE 33 2.977ha					
51 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 PIPELINE	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION OF VICTORIA	
E-2	DRAINAGE	SEE PLAN	PS926383S	CITY OF WHITTLESEA	
E-3	SEWERAGE	SEE PLAN	PS926383S	YARRA VALLEY WATER CORPORATION	
E-4	DRAINAGE	SEE PLAN	PS926383S	CITY OF WHITTLESEA	
	SEWERAGE	SEE PLAN	PS926383S	YARRA VALLEY WATER CORPORATION	
E-5	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA	
E-6	DRAINAGE	SEE PLAN	PS932499M	CITY OF WHITTLESEA	
E-7	SEWERAGE	SEE PLAN	PS932499M	YARRA VALLEY WATER CORPORATION	
E-8	DRAINAGE	SEE PLAN	PS932499M	CITY OF WHITTLESEA	
	SEWERAGE	SEE PLAN	PS932499M	YARRA VALLEY WATER CORPORATION	
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS)	SEE PLAN	PS932499M	YARRA VALLEY WATER CORPORATION	
E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA	
an smec company			SURVEYOR REF: 1700s-33		ORIGINAL SHEET SIZE: A3
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008			ADRIAN THOMAS		VERSION A
					SHEET 1 OF 9

PLAN OF SUBDIVISION

PLAN NUMBER
PS932514U

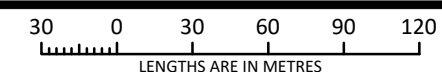


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DOCKLANDS VIC 3008

REF 1700s-33

SCALE
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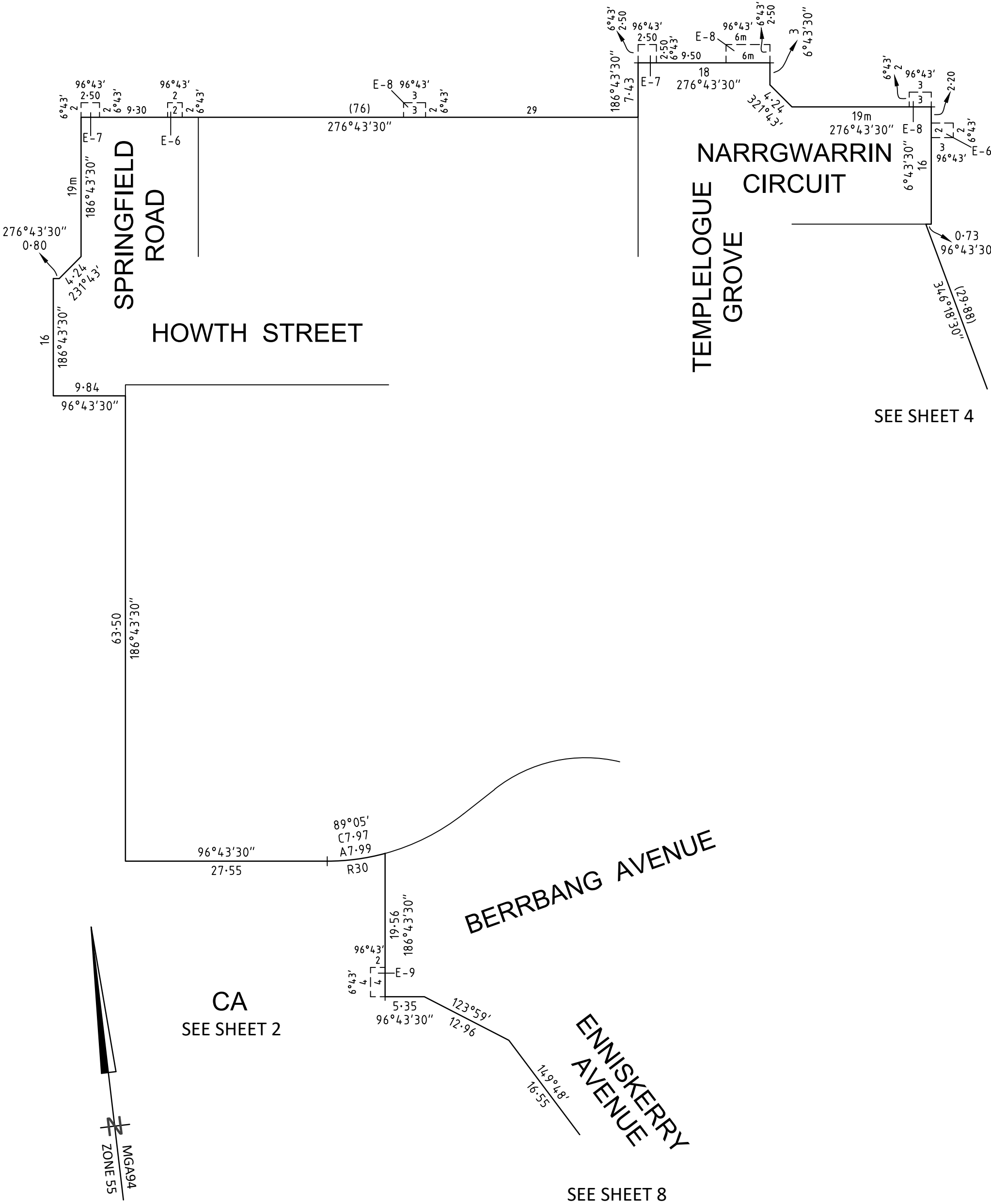
SHEET 2

ADRIAN THOMAS

VERSION A

PLAN OF SUBDIVISION

PLAN NUMBER
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DOCKLANDS VIC 3008

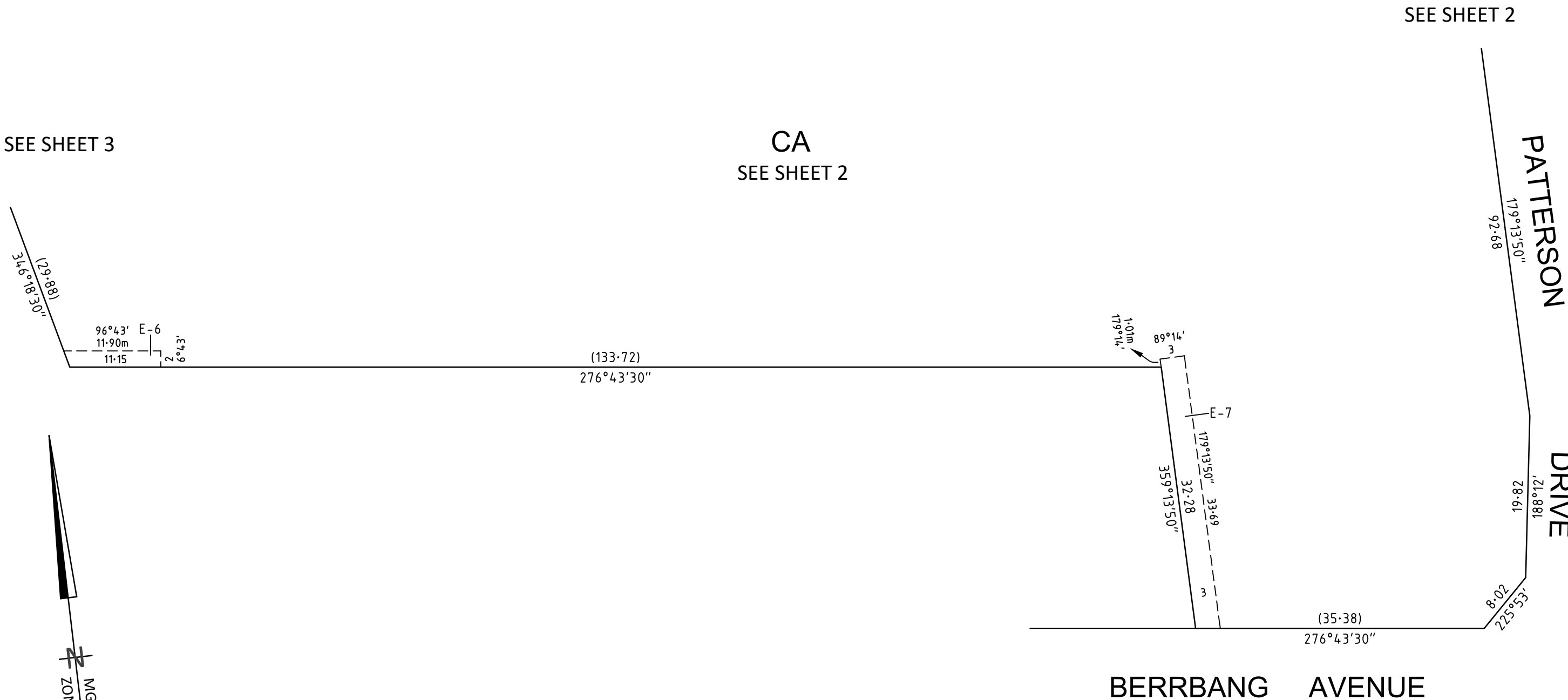
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ADRIAN THOMAS

VERSION A

PLAN OF SUBDIVISION

PLAN NUMBER
PS932514U

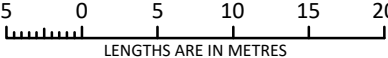


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DOCKLANDS VIC 3008

REF 1700s-33

SCALE
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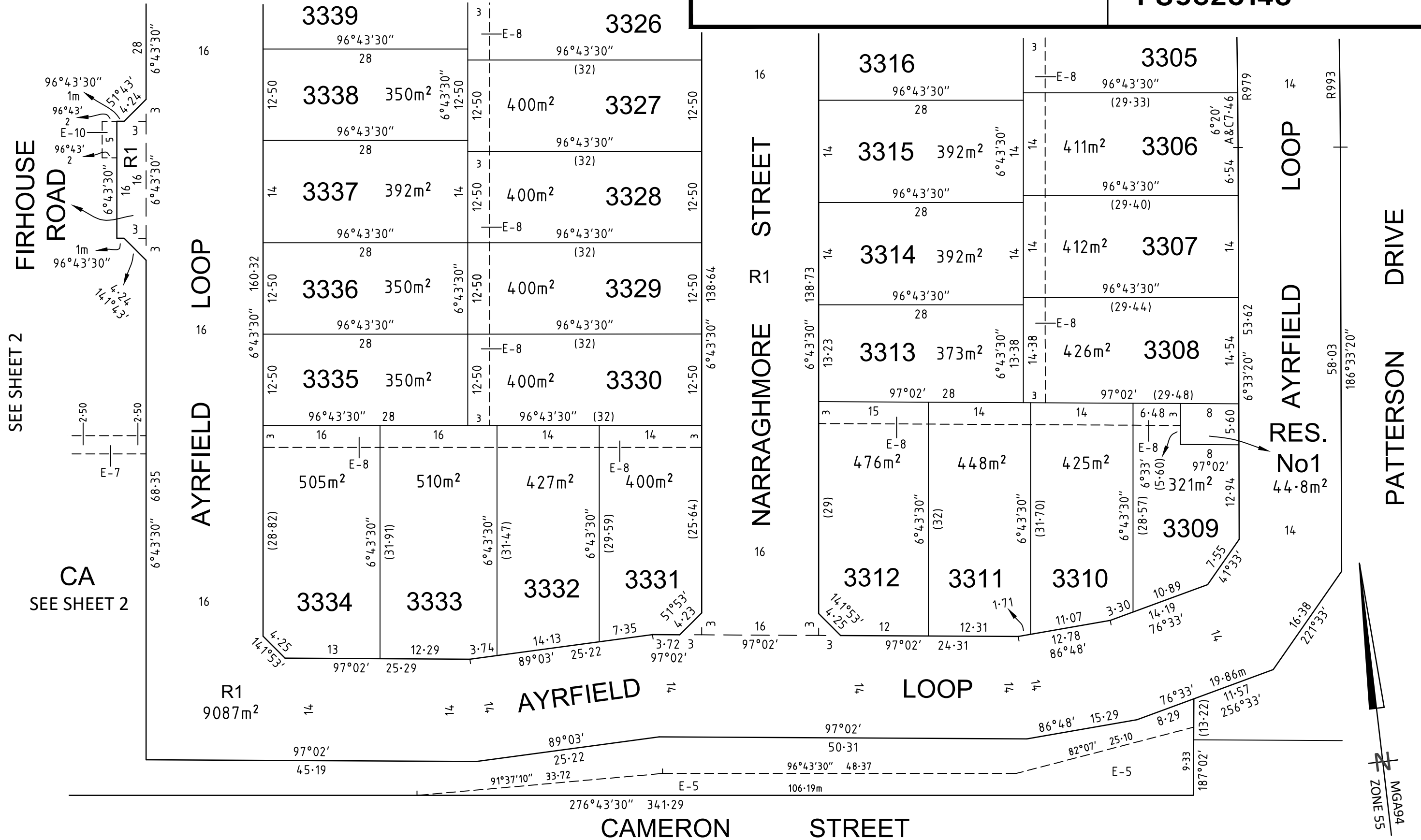
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SIZE A3

SHEET 4

ADRIAN THOMAS

VERSION **A**

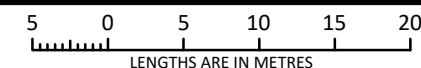
PLAN NUMBER
PS932514U

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

REF 1700s-33

SCALE
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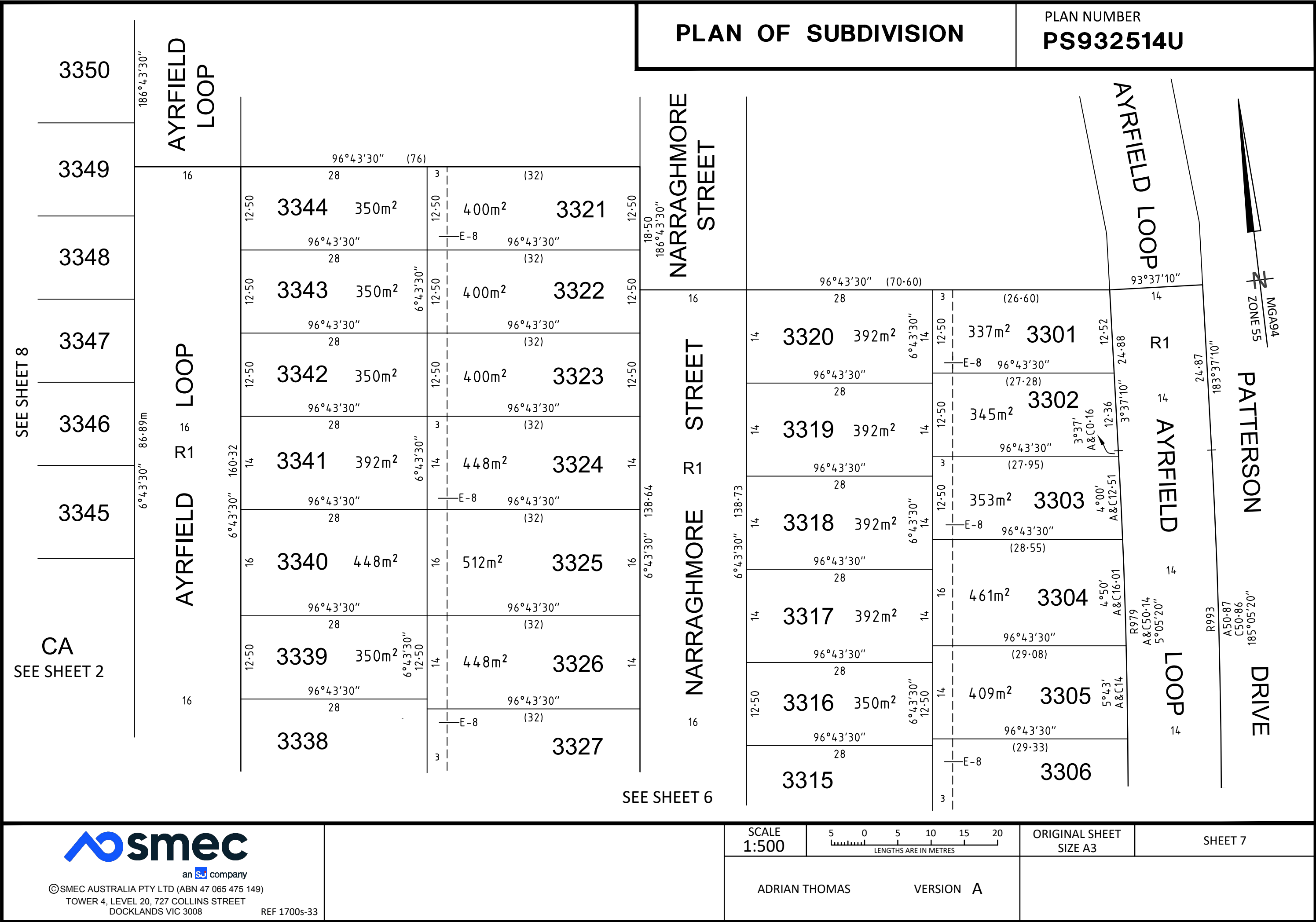


ORIGINAL SHEET
SIZE A3

SHEET 6

ADRIAN THOMAS

VERSION A



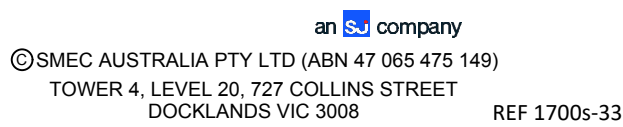
PLAN NUMBER
PS932514U

~~7~~ MGA94
ZONE 55

6° 43' 30"	86.89 m	186° 43' 30"	35.11
AYRFIELD	LOOP	AYRFIELD	LOOP
16	16	16	16

SEE SHEET 7

SEE SHEET 7



5 0 5 10 15 20

LENGTHS ARE IN METRES

VERSION A

SHEET 8

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 3301 to 3351 (both inclusive) on this plan.

Land to be benefited: Lots 3301 to 3351 (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 3309, 3312, 3331 and 3334 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.
- 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-33-BEP Ver 1. 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 11 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.

"Mircvac" means Mircvac Victoria Pty Ltd ACN 006708363.

"Olivine Design Guidelines" is available from Mircvac Victoria Pty Ltd ACN 006708363 and can be download from the Olivine Design Portal website - <https://portal.olivine.mircvac.com/covenant-guidelines/residential-design-standards-and-guidelines/>