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PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS921784A

LOCATION OF LAND

PARISH: KALKALLO

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 22 (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS921810C (LOT BW)

POSTAL ADDRESS: (At time of subdivision) 529A CAMERON STREET DONNYBROOK, 3064

MGA94 Co-ordinates (of approx centre of land in plan) **E** 322 840 **N** 5 844 240 **ZONE** 55

Council Name: Whittlesea City Council

Council Reference Number: PLN-42531
Planning Permit Reference: 717158
SPEAR Reference Number: S226818E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 27/03/2025

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Angela Cuschieri for Whittlesea City Council on 30/12/2025

Statement of Compliance issued: 12/05/2026

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WHITTLESEA CITY COUNCIL
RESERVE No.1	WHITTLESEA CITY COUNCIL
RESERVE No.2	WHITTLESEA CITY COUNCIL
RESERVE No.3	WHITTLESEA CITY COUNCIL
RESERVE No.4	WHITTLESEA CITY COUNCIL
RESERVE No.5	AUSNET ELECTRICTY SERVICES PTY LTD

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No.

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

Warning: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958

OLIVINE 16
6.317ha ***74 LOTS***

NOTATIONS

LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 8 FOR FURTHER DETAILS.

OTHER PURPOSES OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENTS E-6 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD AND RESERVE No.4 ON THIS PLAN.
REMOVAL OF THAT PART OF WATER SUPPLY AND GAS DISTRIBUTION EASEMENT E-7 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF POWERLINE AND TELECOMMUNICATIONS EASEMENT E-8 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF WATER SUPPLY, GAS DISTRIBUTION AND POWERLINE EASEMENT E-9 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF DRAINAGE, POWERLINE AND TELECOMMUNICATIONS EASEMENTS E-10 & E-11 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN.
REMOVAL OF DRAINAGE, WATER SUPPLY AND GAS DISTRIBUTION EASEMENT E-12 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD ON THIS PLAN.
REMOVAL OF WATER SUPPLY EASEMENT E-14 ON PS921810C AS AFFECTS COMMONWEALTH CIRCUIT AND FINN AVENUE ON THIS PLAN.
REMOVAL OF DRAINAGE EASEMENT E-15 ON PS921810C AS AFFECTS WILLOWMEAD BOULEVARD AND RESERVE No.4 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.

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	SEWERAGE	SEE PLAN	PS833857P	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS833857P	WHITTLESEA CITY COUNCIL
E-3	DRAINAGE	SEE PLAN	PS913482N	WHITTLESEA CITY COUNCIL
	SEWERAGE	SEE PLAN	PS913482N	YARRA VALLEY WATER CORPORATION
E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION
	GAS DISTRIBUTION PIPELINE	SEE PLAN	PS837634P	AUSNET GAS NETWORKS (VIC) PTY LTD
E-5	POWERLINE	SEE PLAN	PS837634P (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P

SEE SHEET 2 FOR CONTINUATION

1700S-16 VER E.DWG AA/AA

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

SURVEYOR REF: 1700s-16

ORIGINAL SHEET SIZE: A3

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 10/12/2025, SPEAR Ref: S226818E

Land Use Victoria Plan Registered
03:33 PM
15/05/2026
Assistant Registrar of Titles

PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-6	SEWERAGE	SEE PLAN	PS841635N	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS841635N	WHITTLESEA CITY COUNCIL
E-8	DRAINAGE	SEE PLAN	PS841635N	WHITTLESEA CITY COUNCIL
	SEWERAGE	SEE PLAN	PS841635N	YARRA VALLEY WATER CORPORATION
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-10	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	WHITTLESEA CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION

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SHEET 2

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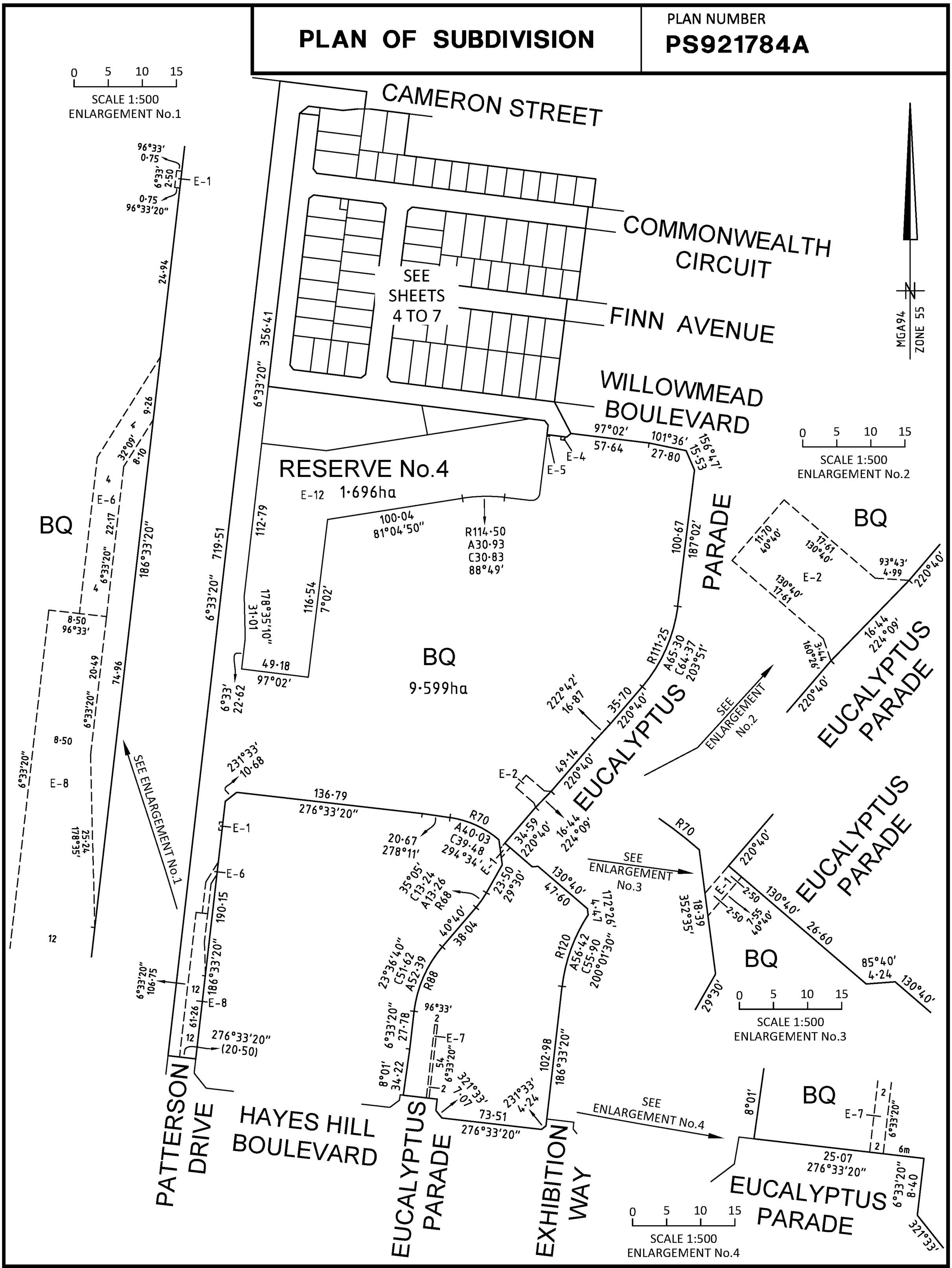
PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A



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DOCKLANDS VIC 3008
REF 1700s-16

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Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 10/12/2025, SPEAR Ref: S226818E		Digitally signed by: Whittlesea City Council, 30/12/2025, SPEAR Ref: S226818E	

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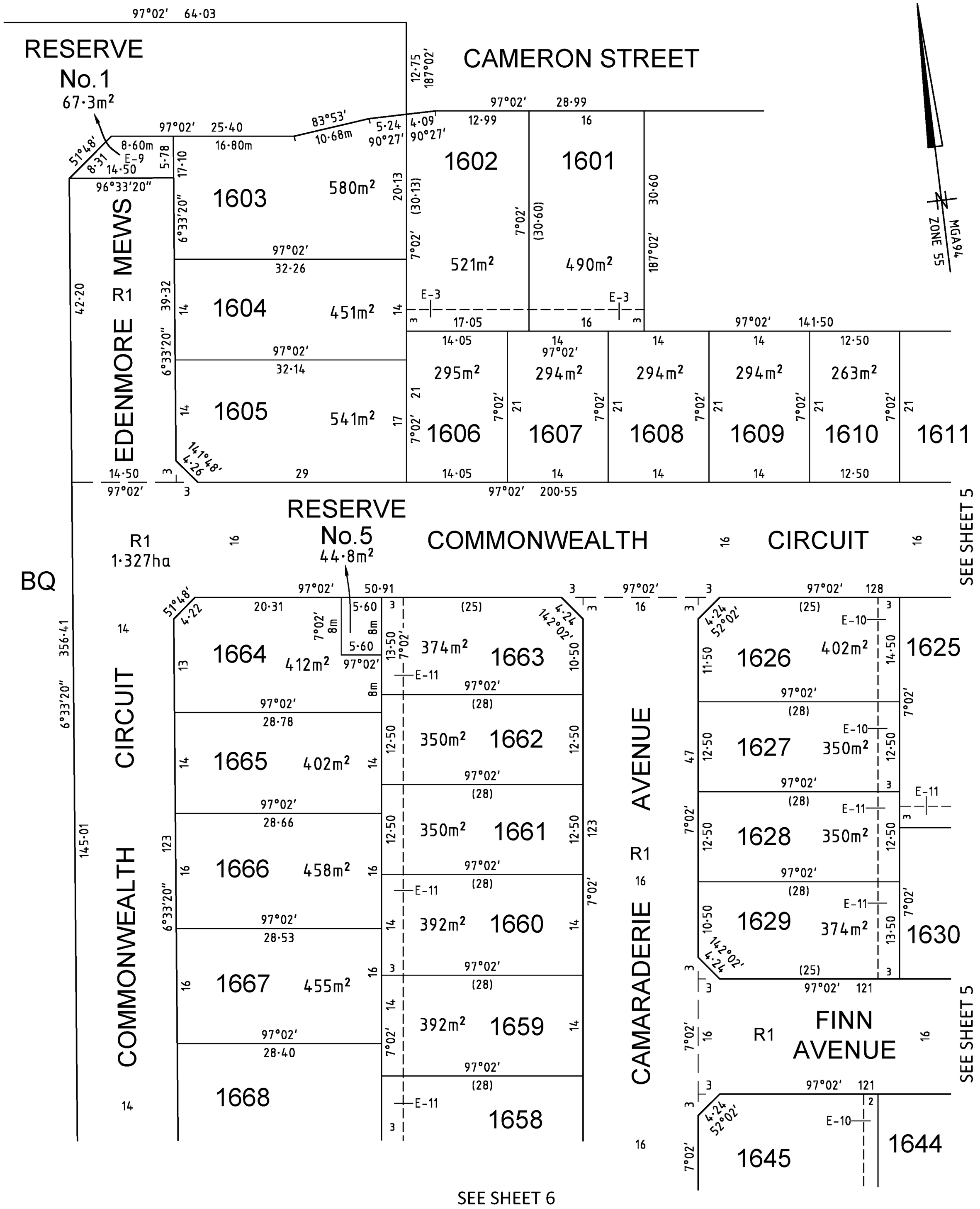
PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A



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REF 1700s-16

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Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 10/12/2025, SPEAR Ref: S226818E		Digitally signed by: Whittlesea City Council, 30/12/2025, SPEAR Ref: S226818E	

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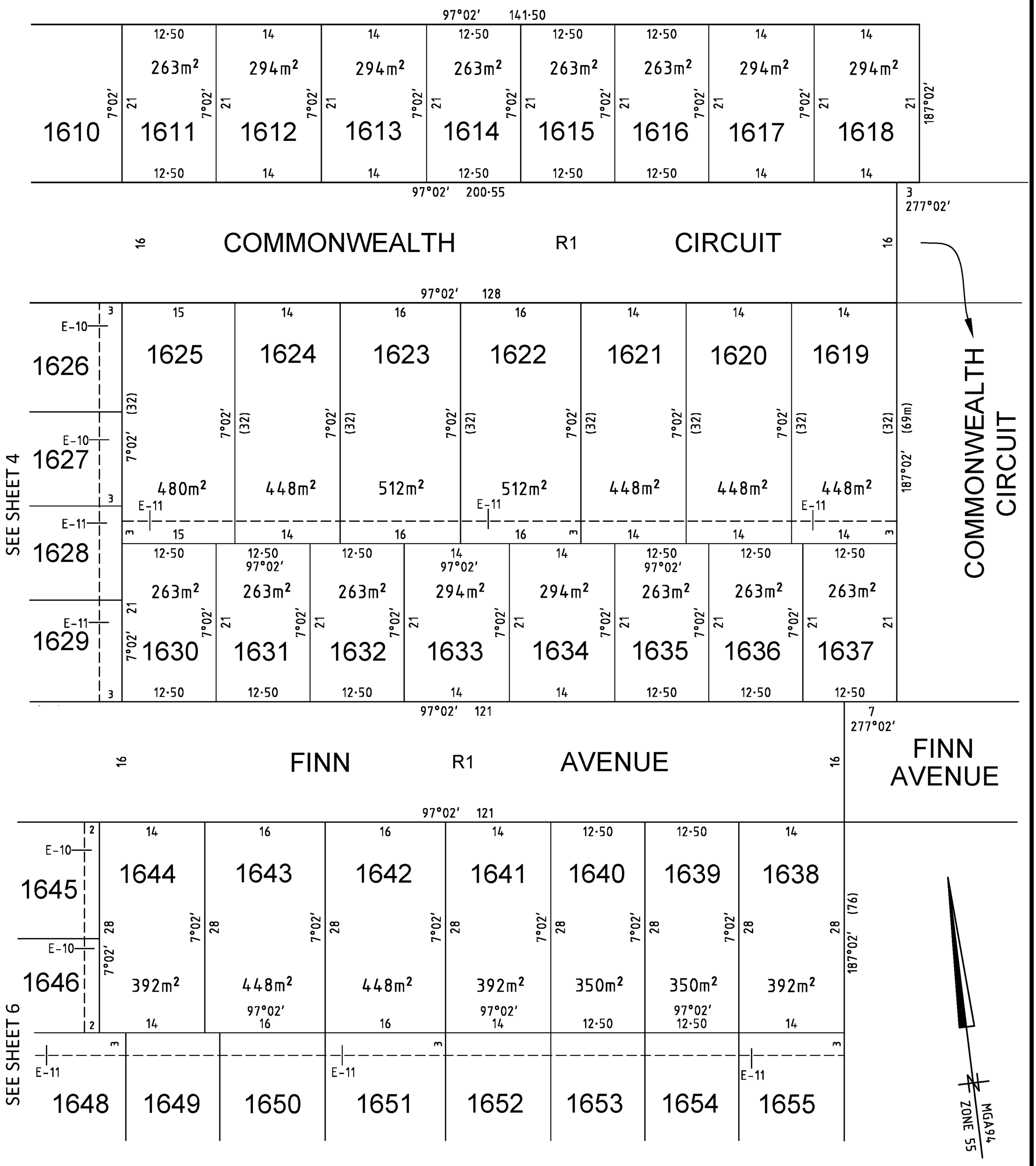
PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A



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DOCKLANDS VIC 3008
REF 1700s-16

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 5
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Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 10/12/2025, SPEAR Ref: S226818E		Digitally signed by: Whittlesea City Council, 30/12/2025, SPEAR Ref: S226818E	

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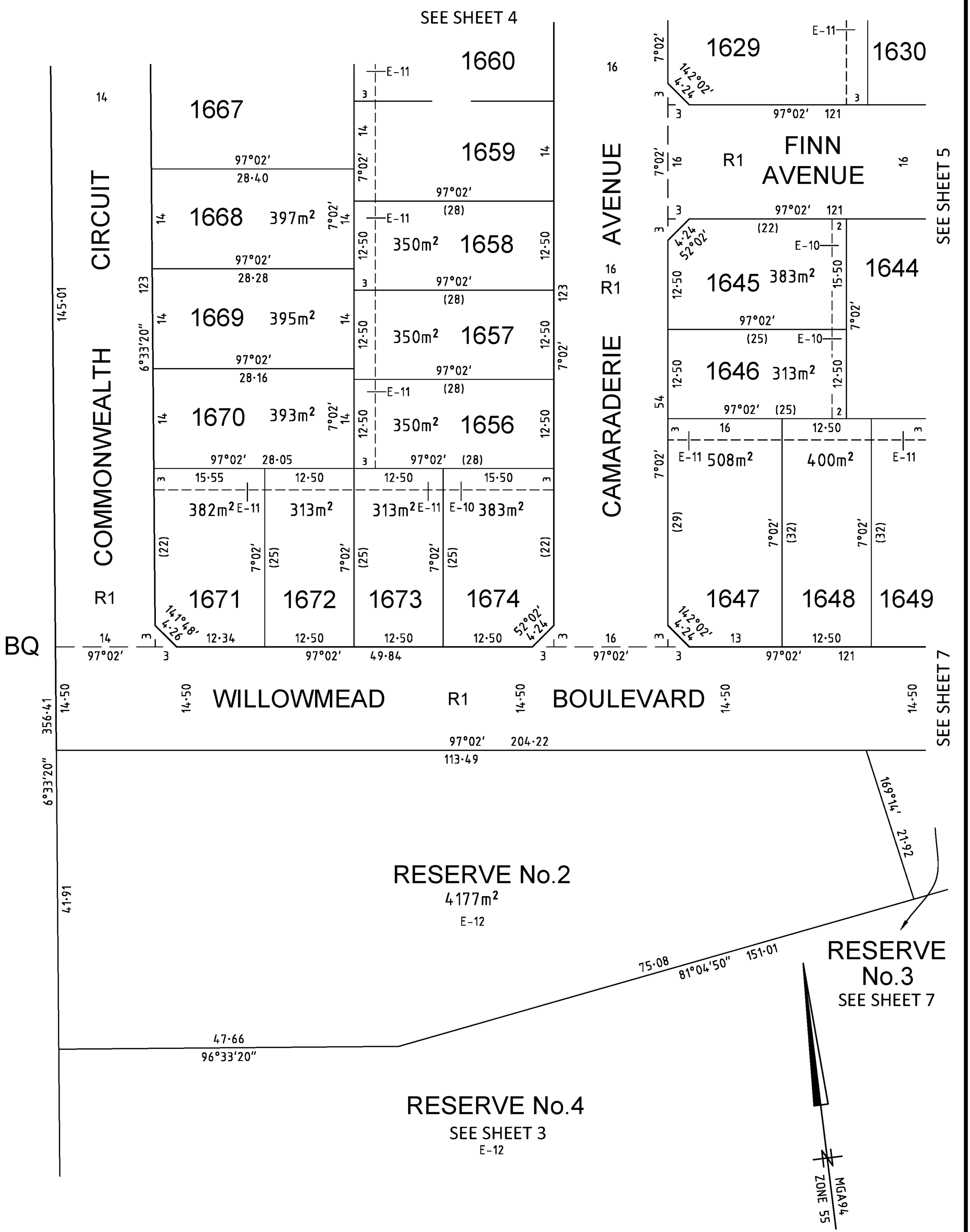
PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A



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SCALE		ORIGINAL SHEET	
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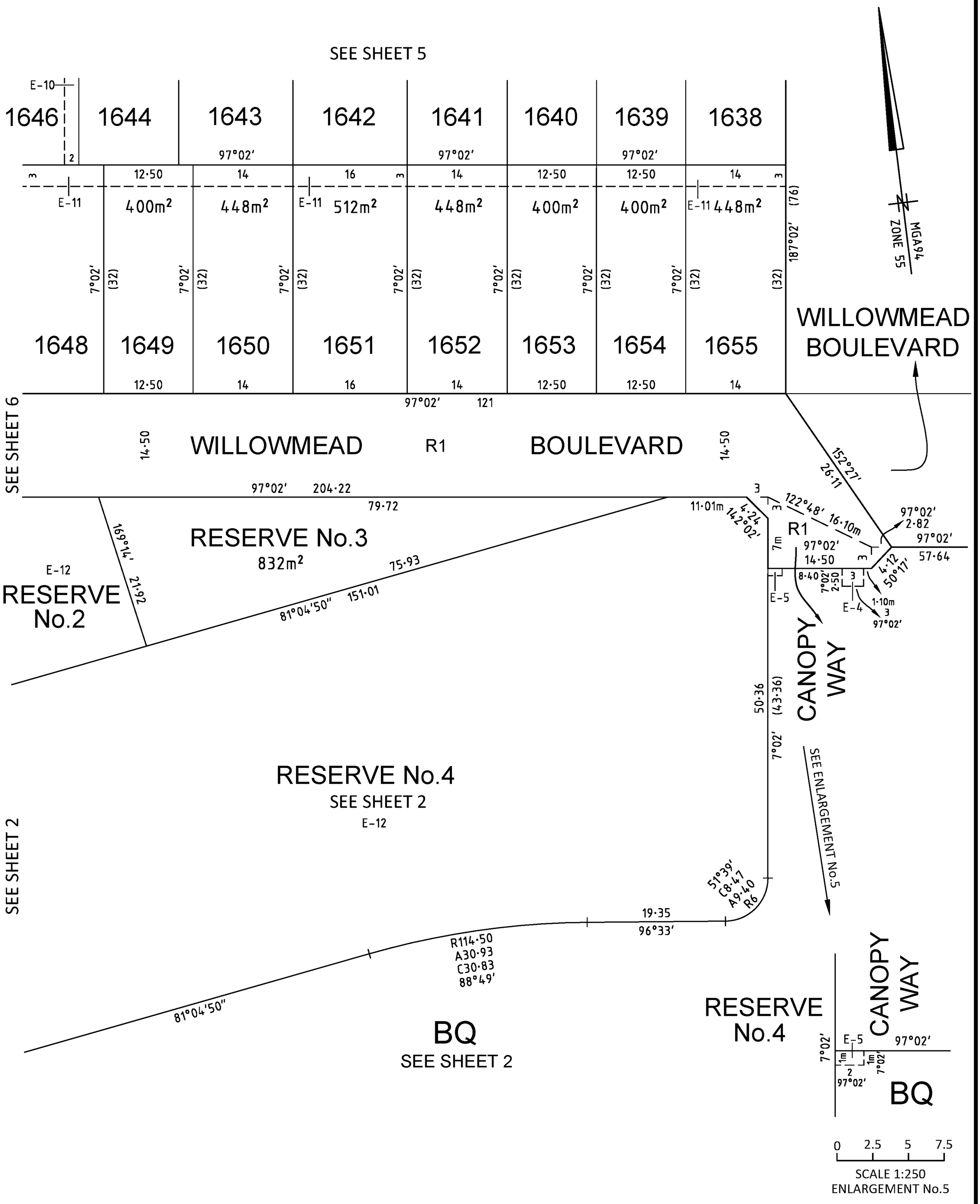
PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A



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Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (E), 10/12/2025, SPEAR Ref: S226818E		Digitally signed by: Whittlesea City Council, 30/12/2025, SPEAR Ref: S226818E	

PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A

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 1601 to 1674 (both inclusive) on this plan.
Land to be benefited: Lots 1601 to 1674 (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 1603, 1605, 1626, 1629, 1645, 1647, 1663, 1664, 1671 and 1674 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) For Lots 1606 to 1618 (both inclusive) and 1630 to 1637 (both 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:

   a) For Lots 1606 to 1618 (both inclusive) and 1630 to 1637 (both inclusive) are Type B lots,

   Unless in accordance with a planning permit granted to construct a building or structure on the burdened lot.

3) For lots greater than 300m² in area, construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the 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-16 BEP Ver 3. Any siting requirements within the Building Envelope Plans and Design Guidelines do not overide 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.

Clauses 5 to 10 above (both inclusive) will cease to have effect after 31 December 2032.

Nothing in this restriction applies to the Vendor, 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/