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PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS913459H

LOCATION OF LAND

PARISH: KALKALLO

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 27 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. 12579 Fol.797

LAST PLAN REFERENCE/S: PS909277N (LOT BF)

POSTAL ADDRESS: (At time of subdivision) 470F CAMERON STREET DONNYBROOK, 3064

MGA94 Co-ordinates (of approx centre of land in plan) **E** 322 890 **N** 5 844 710 **ZONE** 55

Council Name: Whittlesea City Council

Council Reference Number: PLN-44704
Planning Permit Reference: 719067
SPEAR Reference Number: S249408M

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: 26/06/2025

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: Renee Kueffer for Whittlesea City Council on 22/04/2026

Statement of Compliance issued: 18/05/2026

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	CITY OF WHITTLESEA
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	CITY OF WHITTLESEA

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 29
3.830ha ***63 LOTS***

NOTATIONS

LOTS 1 TO 2900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 11 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-8 ON PS909277N AS AFFECTS WIMBI WAY AND IGNEOUS WAY ON THIS PLAN.

REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-9 ON PS909277N AS AFFECTS WICKLOW CRESCENT ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-10 ON PS909277N AS AFFECTS LOT 2906, WICKLOW CRESCENT AND UNITED WAY 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.

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

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
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
	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	PS900888F	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

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DOCKLANDS VIC 3008

SURVEYOR REF: 1700s-29

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 11

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Land Use Victoria Plan Registered
08:37 AM
22/05/2026
Assistant Registrar of Titles

Amended by: Adrian Thomas, Licensed Surveyor 21/05/2026.

PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-8	DRAINAGE	SEE PLAN	PS909277N	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	PS909277N	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	PS909277N	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS909277N	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	PS847525N	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-16	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-17	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-18	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	GAS DISTRIBUTION PIPELINE (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-19	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION

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SHEET 2

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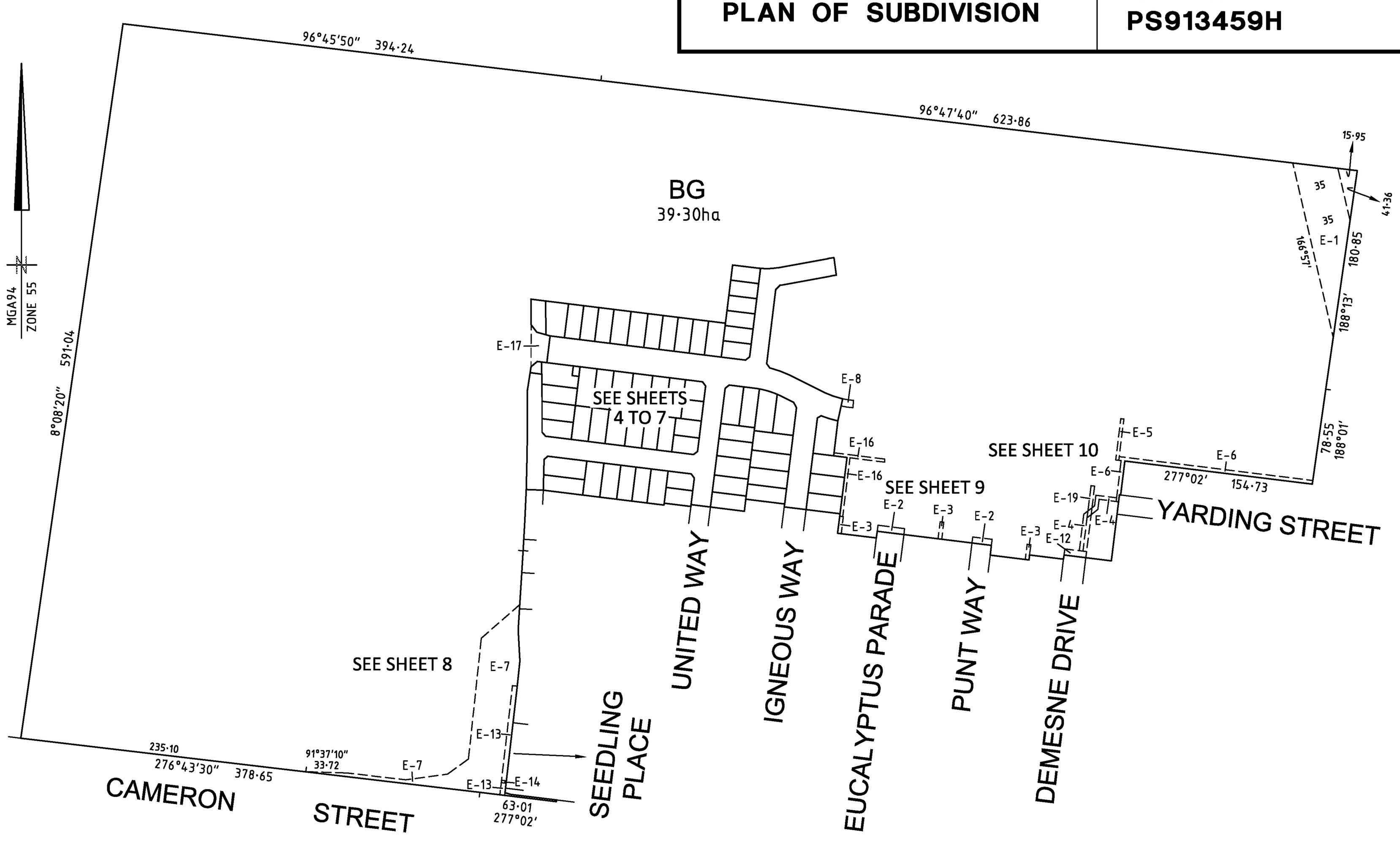
Amended by: Adrian Thomas, Licensed Surveyor 21/05/2026.

PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H



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SCALE		ORIGINAL SHEET SIZE A3	SHEET 3
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PLAN OF SUBDIVISION

PLAN NUMBER
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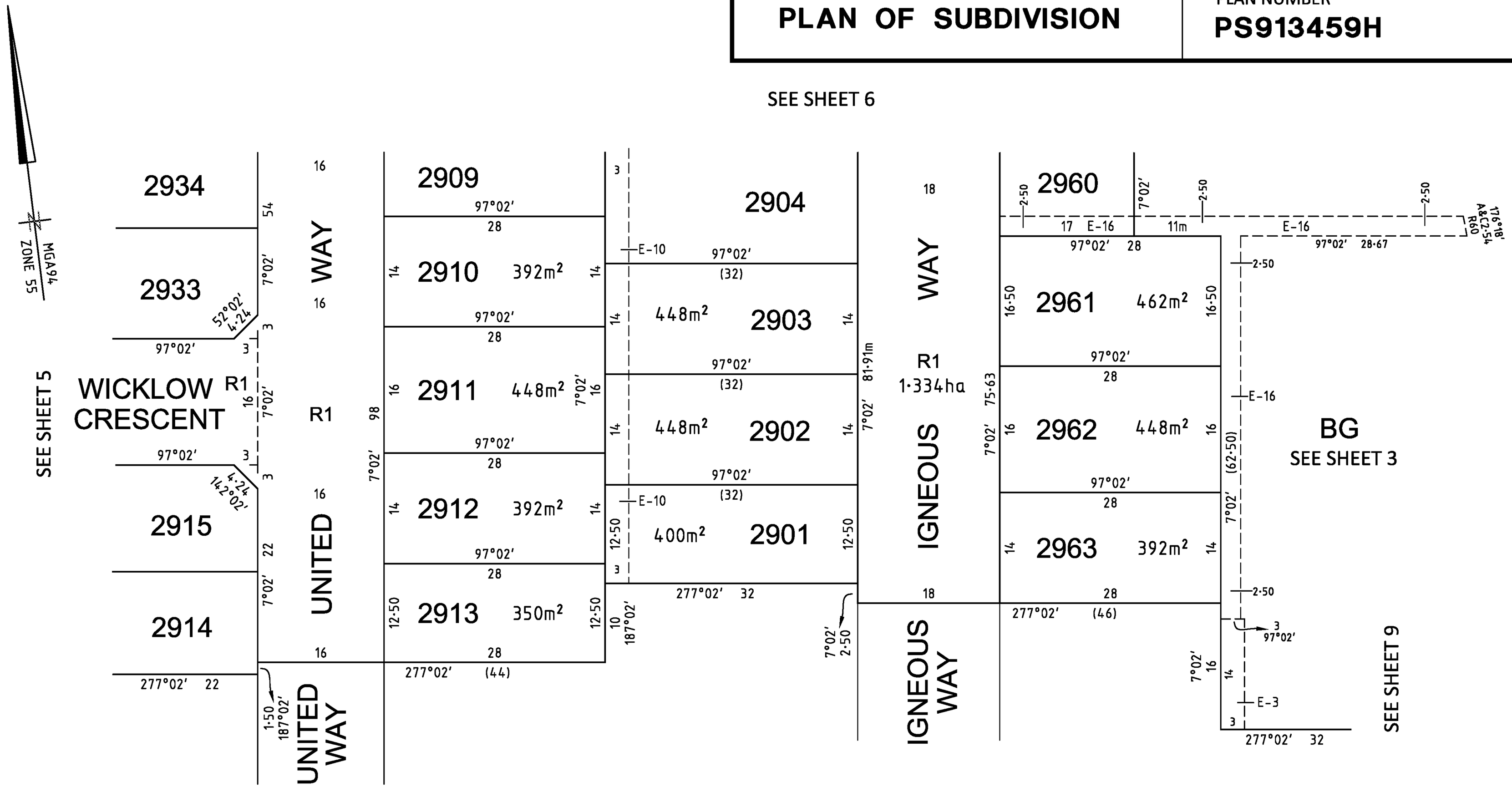

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SCALE		ORIGINAL SHEET SIZE A3	SHEET 4
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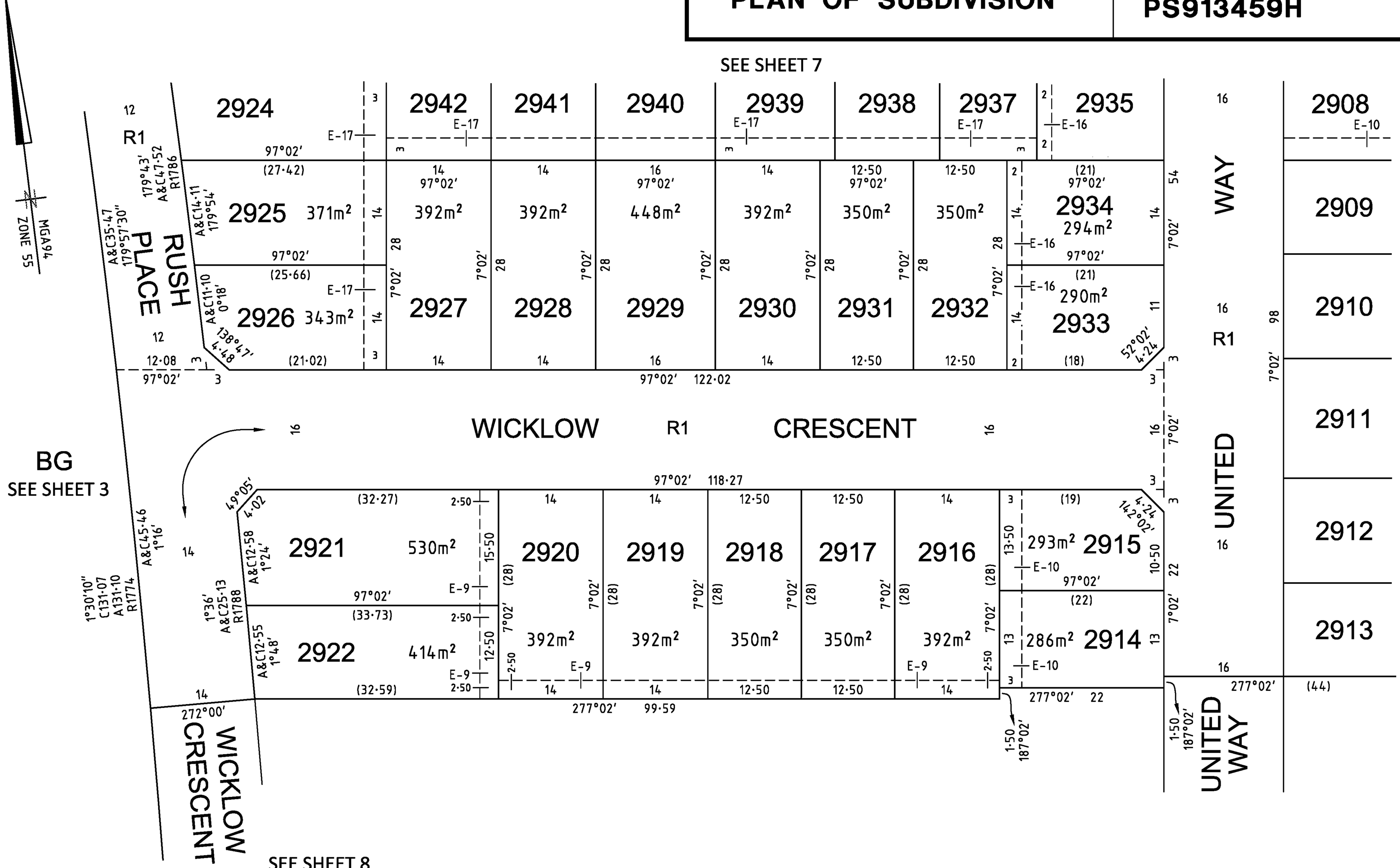

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SCALE		ORIGINAL SHEET SIZE A3	SHEET 5
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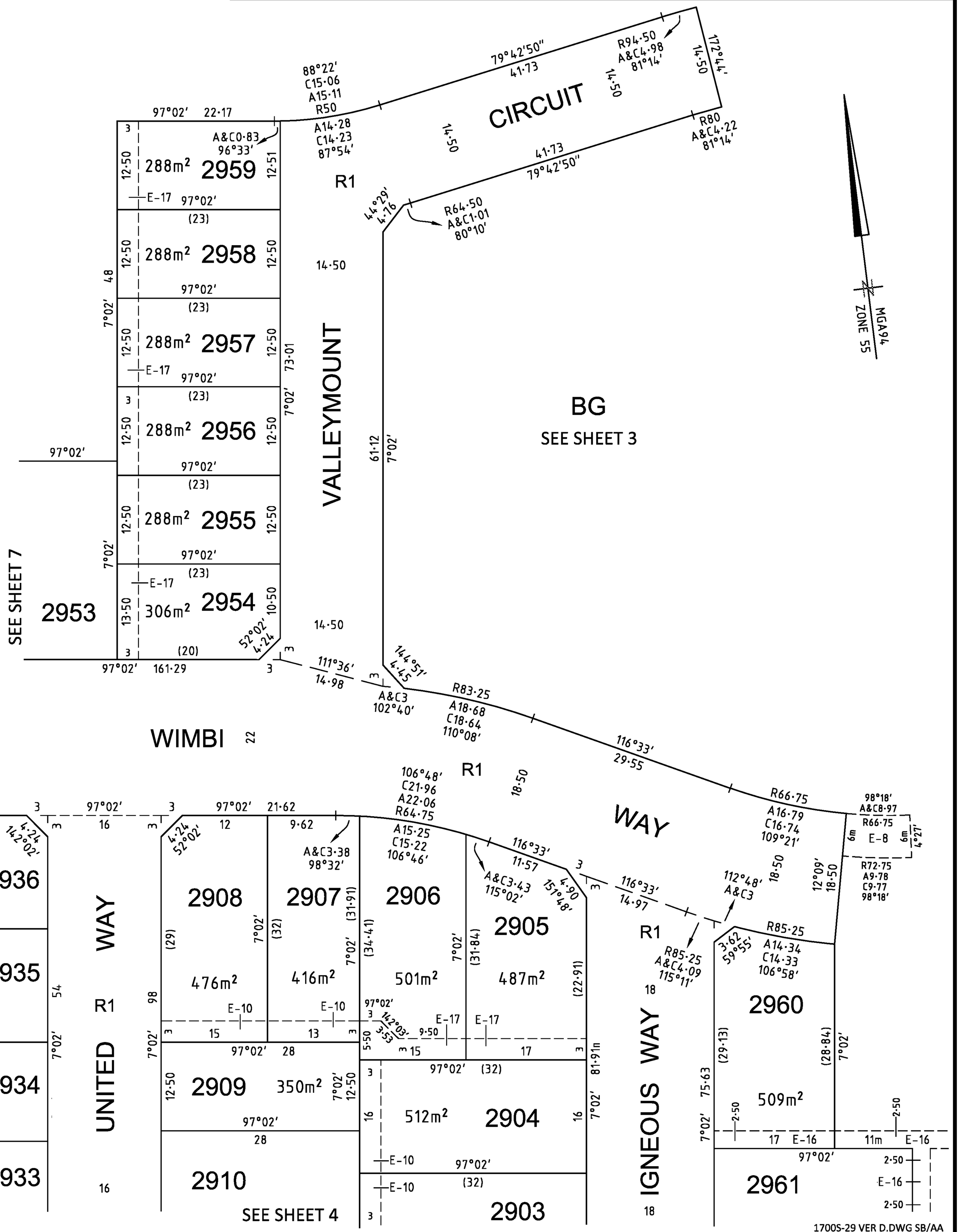
PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H



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SCALE		ORIGINAL SHEET SIZE: A3	SHEET 6
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PLAN NUMBER
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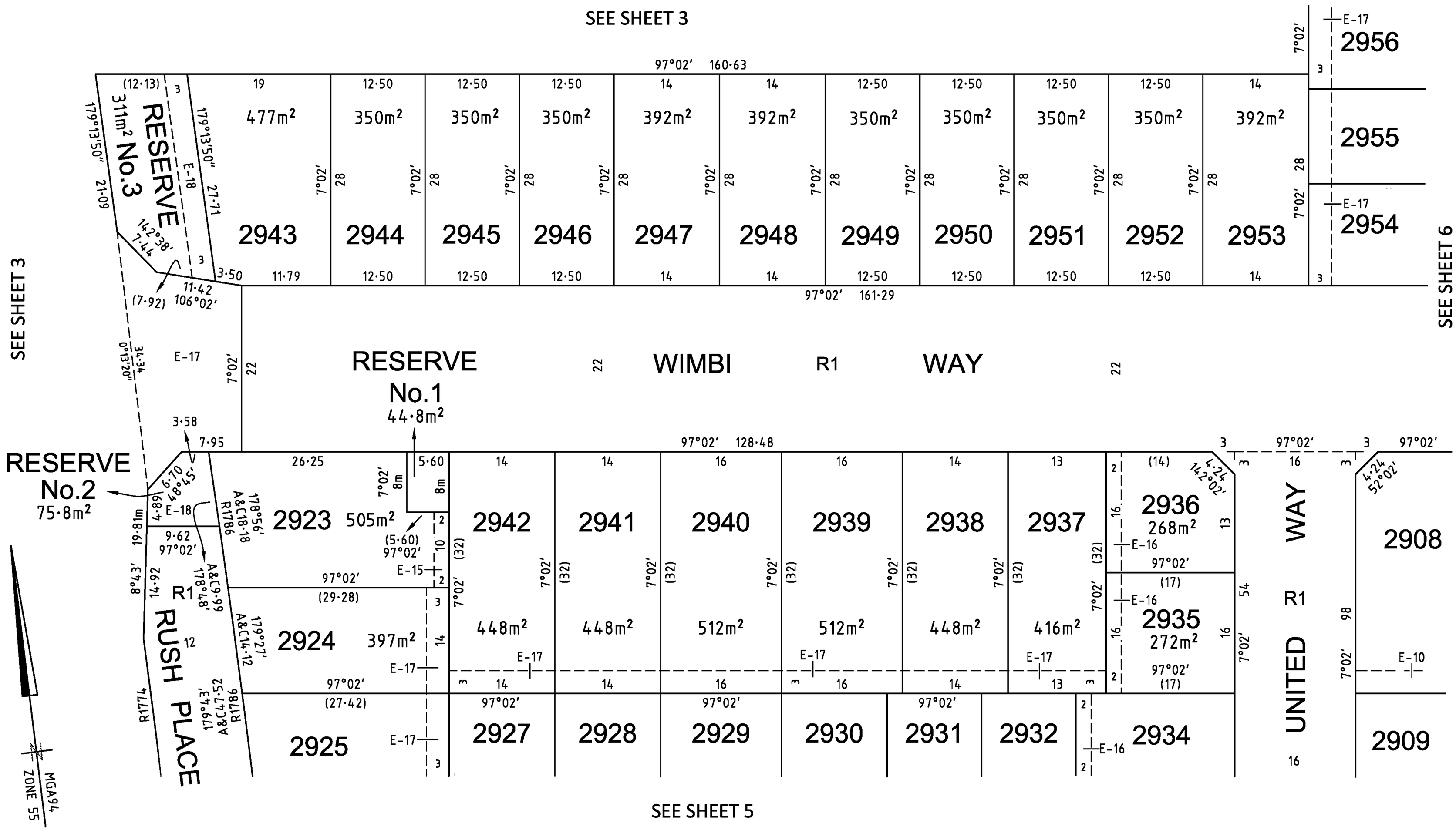

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SCALE		ORIGINAL SHEET SIZE A3	SHEET 7
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PLAN NUMBER
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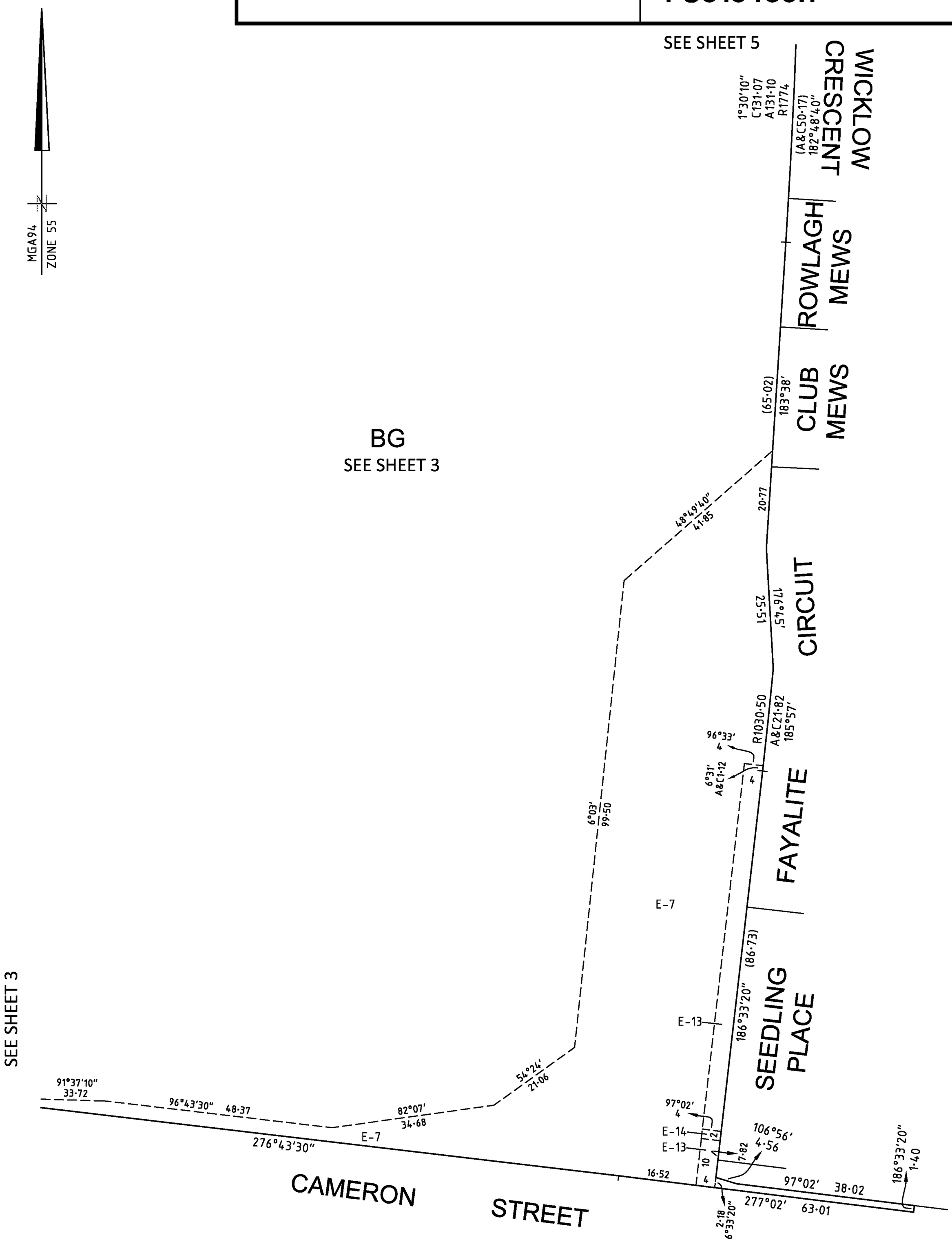

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SCALE		ORIGINAL SHEET SIZE: A3	SHEET 8
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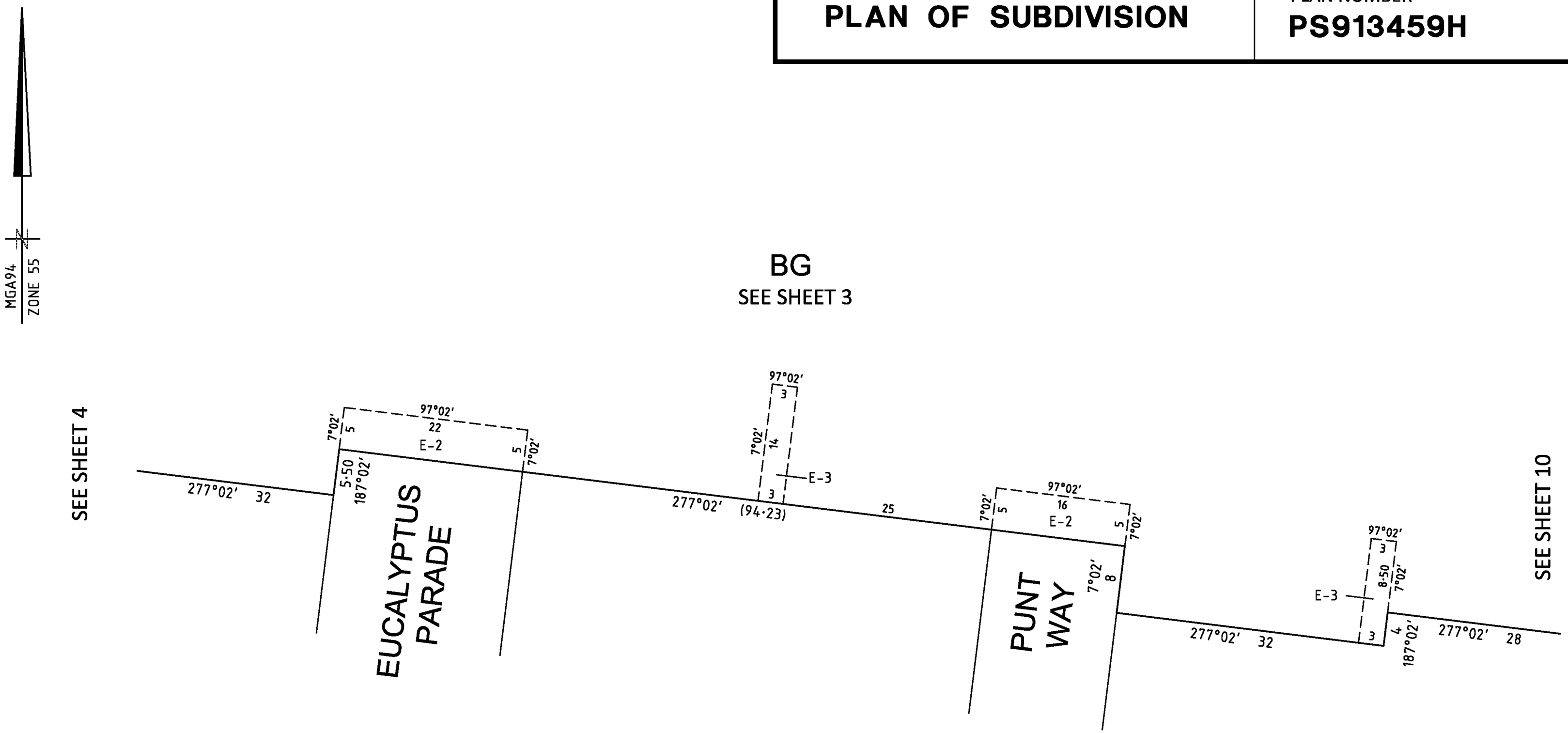

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SCALE		ORIGINAL SHEET SIZE A3	SHEET 9
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Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (D), 14/04/2026, SPEAR Ref: S249408M		Digitally signed by: Whittlesea City Council, 22/04/2026, SPEAR Ref: S249408M	

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PLAN OF SUBDIVISION

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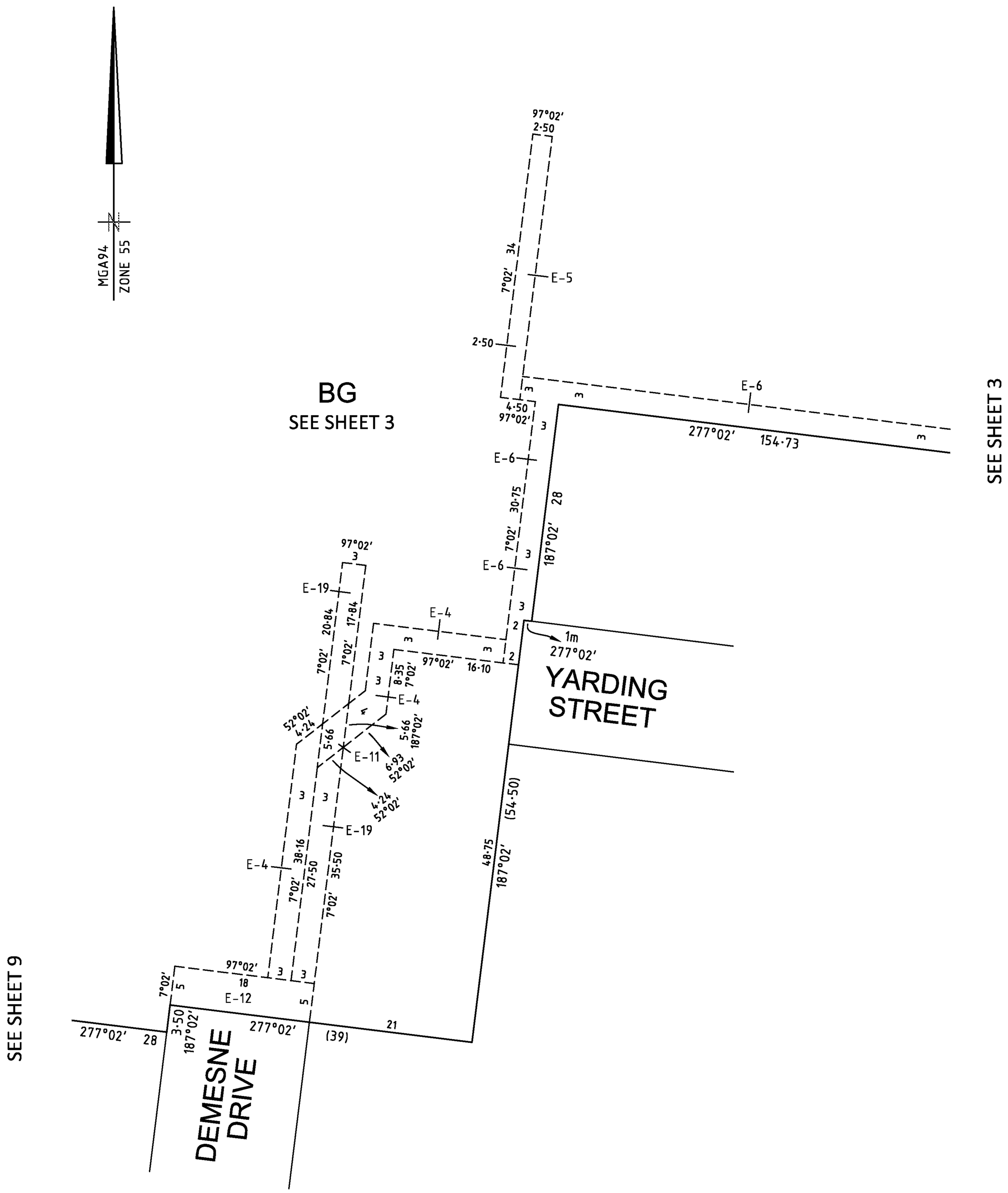

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SCALE		ORIGINAL SHEET SIZE: A3	SHEET 10
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES		
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PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H

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 2901 to 2963 (both inclusive) on this plan.
Land to be benefited: Lots 2901 to 2963 (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 2905, 2908, 2915, 2921, 2923, 2926, 2933, 2954 and 2960 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 2914, 2915, 2933 to 2936, and 2955 to 2959 (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 (Victorian Planning Authority, November 2019)" 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-29-BEP Ver 3. 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 31th December 2033.

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/

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DOCKLANDS VIC 3008

REF 1700s-29

ORIGINAL SHEET SIZE: A3

SHEET 11

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