



PLAN OF SUBDIVISION				LUV USE ONLY EDITION	PLAN NUMBER PS921784A
<div>LOCATION OF LAND</div> <div>PARISH: KALKALLO</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 22 (PART)</div> <div>TITLE REFERENCES: Vol. Fol.</div> <div>LAST PLAN REFERENCE/S: PS913467J (LOT BH)</div> <div>POSTAL ADDRESS: 529A CAMERON STREET (At time of subdivision) DONNYBROOK, 3064</div> <div>MGA94 Co-ordinates (of approx centre of land in plan) E 322 840 N 5 844 240 ZONE 55</div>				<div>COUNCIL NAME: WHITTLESEA CITY COUNCIL</div>	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS.</div> <div>OTHER PURPOSES OF THE PLAN: REMOVAL OF DRAINAGE EASEMENTS E-1 & E-5 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND RESERVE No.4 ON THIS PLAN. REMOVAL OF WATER SUPPLY AND GAS DISTRIBUTION EASEMENT E-6 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN. REMOVAL OF POWERLINE AND TELECOMMUNICATIONS EASEMENT E-7 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN. REMOVAL OF WATER SUPPLY, GAS DISTRIBUTION AND POWERLINE EASEMENT E-8 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN. REMOVAL OF DRAINAGE, POWERLINE AND TELECOMMUNICATIONS EASEMENTS E-9 & E-10 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD AND CANOPY WAY ON THIS PLAN. REMOVAL OF DRAINAGE, WATER SUPPLY AND GAS DISTRIBUTION EASEMENT E-11 ON PS913467J AS AFFECTS WILLOWMEAD BOULEVARD ON THIS PLAN. REMOVAL OF DRAINAGE EASEMENT E-14 ON PS913467J AS AFFECTS LOT BQ AND RESERVE No.4 ON THIS PLAN. REMOVAL OF WATER SUPPLY EASEMENT E-15 ON PS913467J AS AFFECTS COMMONWEALTH CIRCUIT AND FINN AVENUE ON THIS PLAN.</div> <div>GROUND'S 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.</div>	
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					
<div>DEPTH LIMITATION: DOES NOT APPLY</div> <div>STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.</div> <div>SURVEY: THIS PLAN IS BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM30, PM50, PM51, PM54, PM55, PM77, & PM95 (KALKALLO) PM33 & PM36 (MERRIANG)</div> <div>PROCLAIMED SURVEY AREA: 74</div> <div><div>OLIVINE 16</div><div>6.317ha</div><div>74 LOTS</div></div>					
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	
E-4	SEWERAGE	SEE PLAN	PS913482N	YARRA VALLEY WATER CORPORATION	
E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS837634P	YARRA VALLEY WATER CORPORATION	
E-5	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 ELECTRICTY SERVICES PTY LTD	
E-5	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	PS837634P	LOTS ON PS837634P	
SEE SHEET 2 FOR CONTINUATION					
1700S-16 VER C.DWG AA/RW					
<div><div>an  company</div></div> <div>©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008</div>		SURVEYOR REF: 1700s-16		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
		ANTONY WYATT		VERSION C	

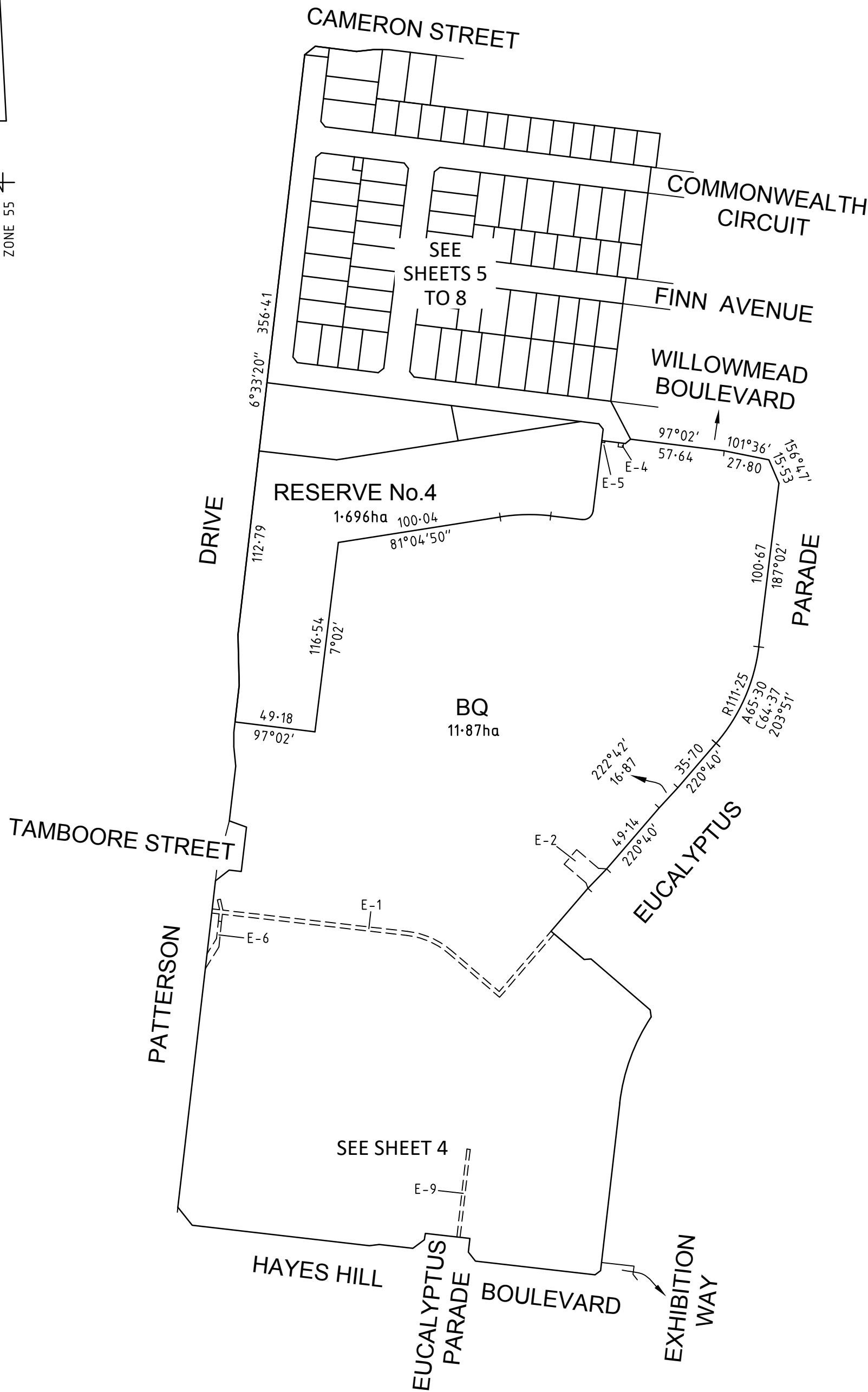
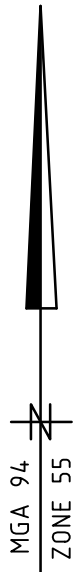
PLAN OF SUBDIVISION

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	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	THIS PLAN	WHITTLESEA CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS841635N	WHITTLESEA CITY COUNCIL
E-10	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS913467J	YARRA VALLEY WATER CORPORATION

PLAN OF SUBDIVISION

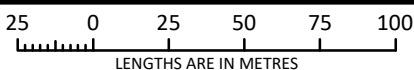
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DOCKLANDS VIC 3008 REF 1700s-16

SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 3

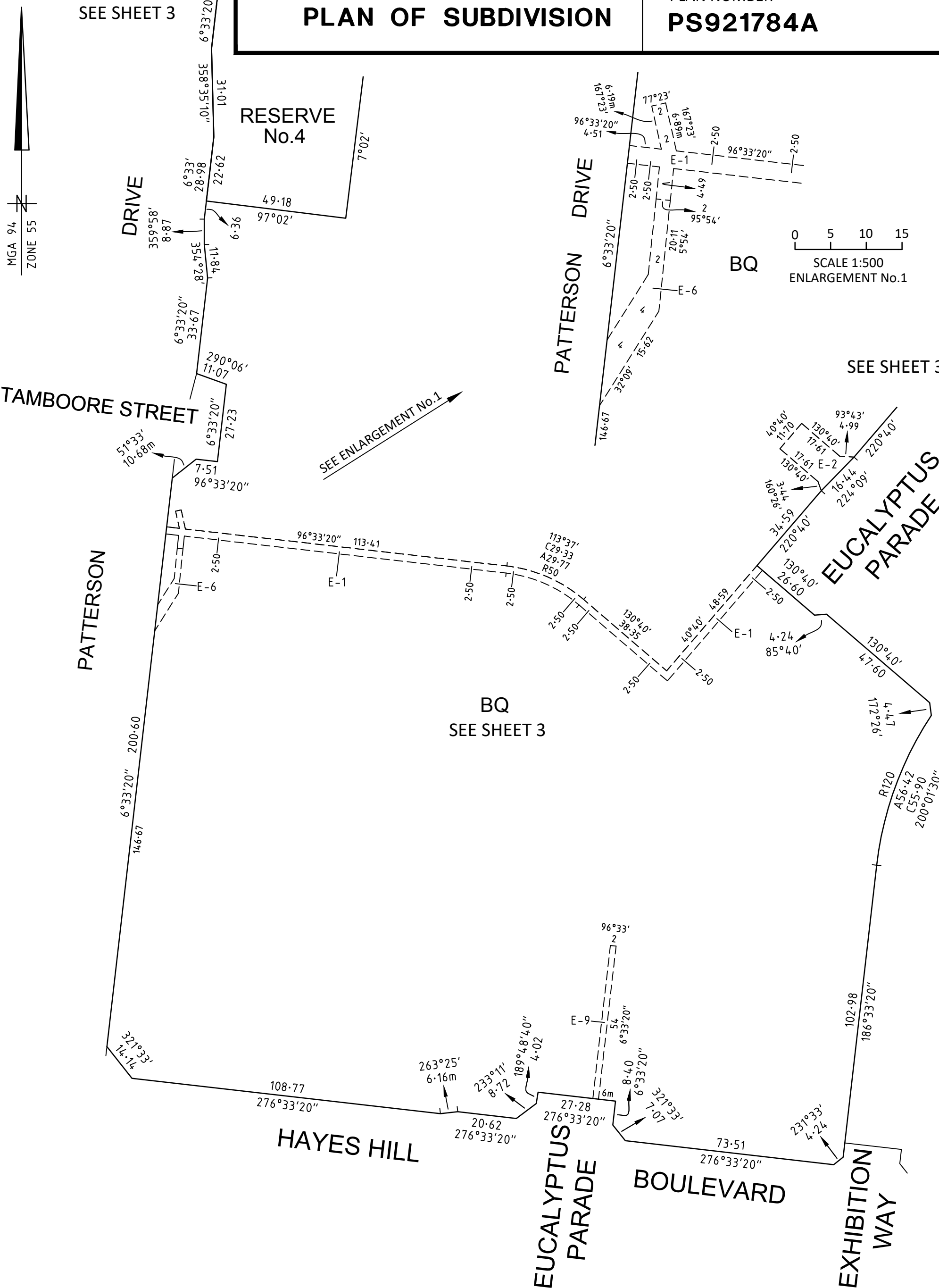
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SEE SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
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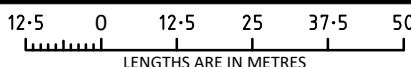


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1:1250



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ORIGINAL SHEET
SIZE: A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS921784A

RESERVE

CAMERON STREET

No.1
67.3m²

DRIVE

EDENMORE MEWS

COMMONWEALTH CIRCUIT

PATTERSON

RESERVE

COMMONWEALTH

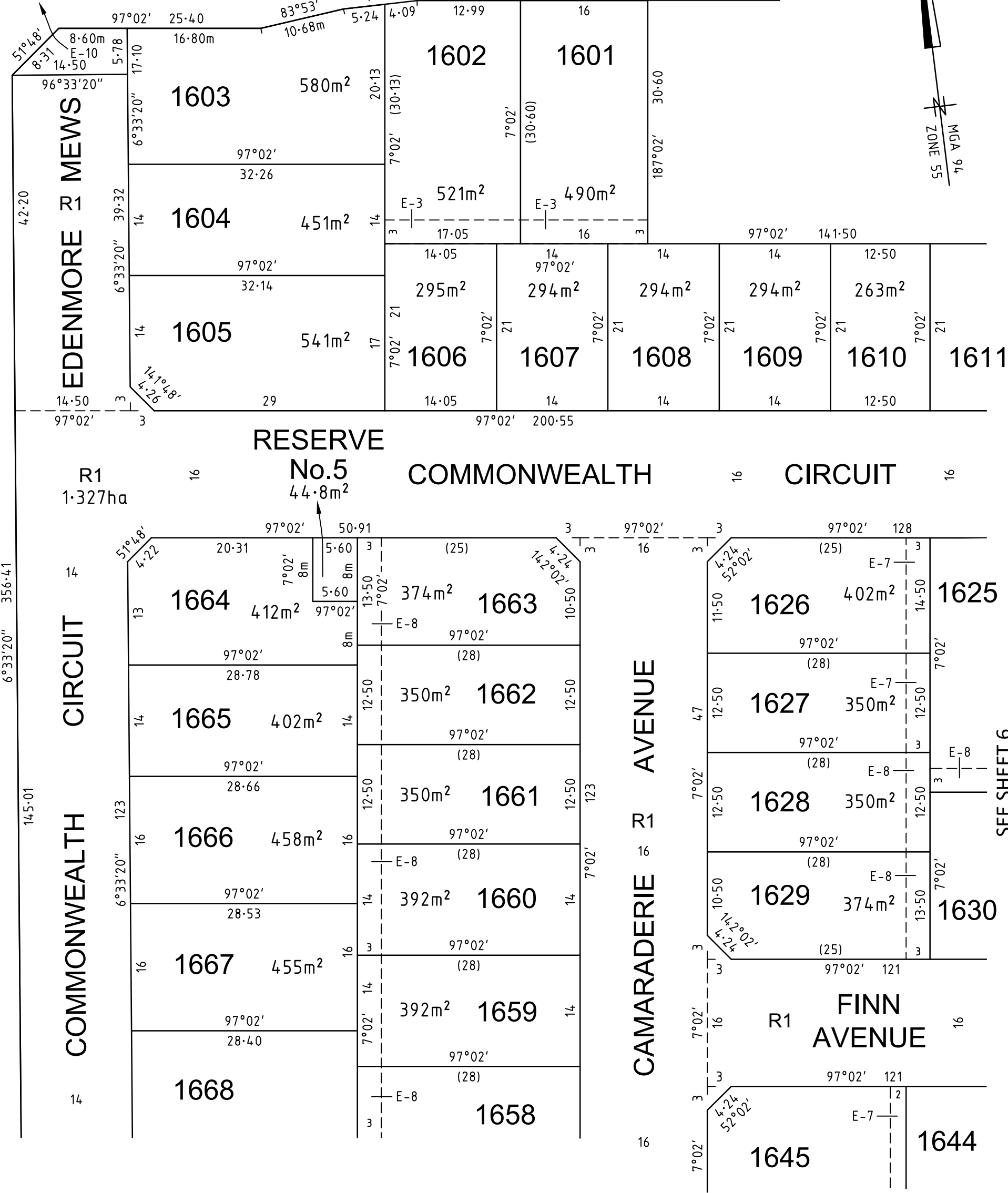
CIRCUIT

CAMARADERIE AVENUE

FINN AVENUE

SEE SHEET 7

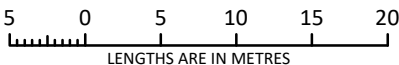
SEE SHEET 6



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ORIGINAL SHEET
SIZE: A3

SHEET 5

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COMMONWEALTH
CIRCUIT

		97°02'		141.50					
	12.50	14	14	12.50	12.50	12.50	14	14	
	263m ²	294m ²	294m ²	263m ²	263m ²	263m ²	294m ²	294m ²	
1610	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	187°02'
1611									
1612									
1613									
1614									
1615									
1616									
1617									
1618									
		12.50		14		14		14	

97°02' 200.55

3
277°02'

COMMONWEALTH R1 CIRCUIT

		97°02'		128					
	15	14	16	16	14	14	14		
1626									
1627									
1628									
1629									
1625									
1624									
1623									
1622									
1621									
1620									
1619									
480m ²		448m ²	512m ²	512m ²	448m ²	448m ²	448m ²	448m ²	
15	14	16	16	14	14	14	14		
12.50	12.50 97°02'	12.50	14 97°02'	14	12.50 97°02'	12.50	12.50	12.50	
263m ²	263m ²	263m ²	294m ²	294m ²	263m ²	263m ²	263m ²	263m ²	
7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	7°02' 21	
1630	1631	1632	1633	1634	1635	1636	1637		
12.50	12.50	12.50	14	14	12.50	12.50	12.50		

97°02' 121

7
277°02'

FINN R1 AVENUE

FINN
AVENUE

		97°02'		121					
	14	16	16	14	12.50	12.50	14		
1645									
1646									
1648									
1649									
1650									
1651									
1652									
1653									
1654									
1655									
1644									
392m ²	448m ²	448m ²	392m ²	350m ²	350m ²	392m ²			
14	97°02' 16	16	97°02' 14	12.50	97°02' 12.50	14			
7°02' 28	7°02' 28	7°02' 28	7°02' 28	7°02' 28	7°02' 28	7°02' 28			

187°02' (76)

SEE SHEET 8

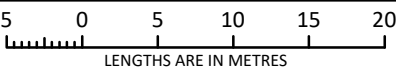
MGA 94
ZONE 55



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DOCKLANDS VIC 3008 REF 1700s-16

SCALE
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ORIGINAL SHEET
SIZE: A3

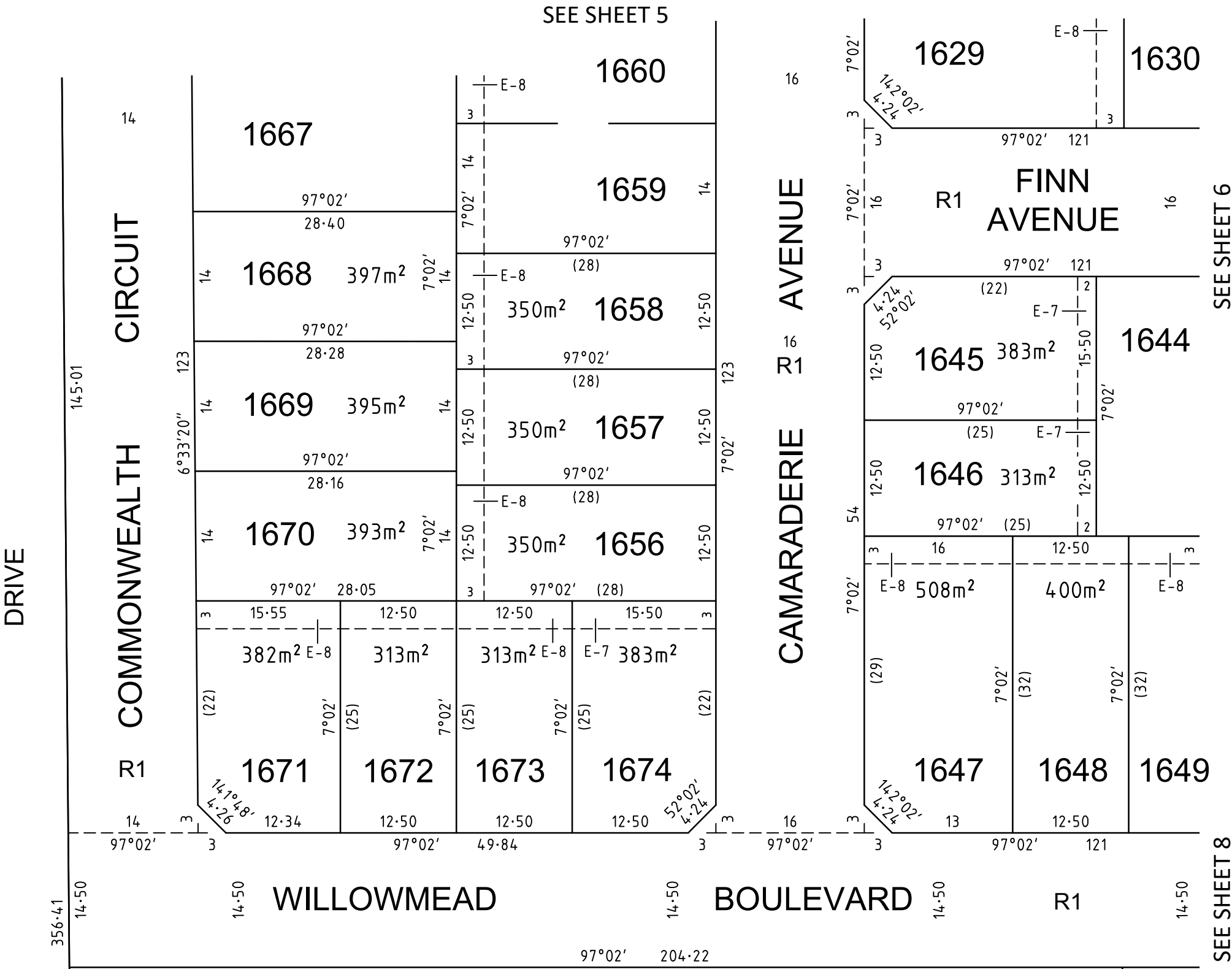
SHEET 6

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PLAN OF SUBDIVISION

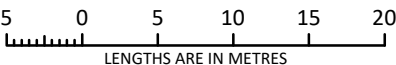
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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 7

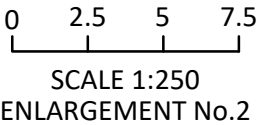
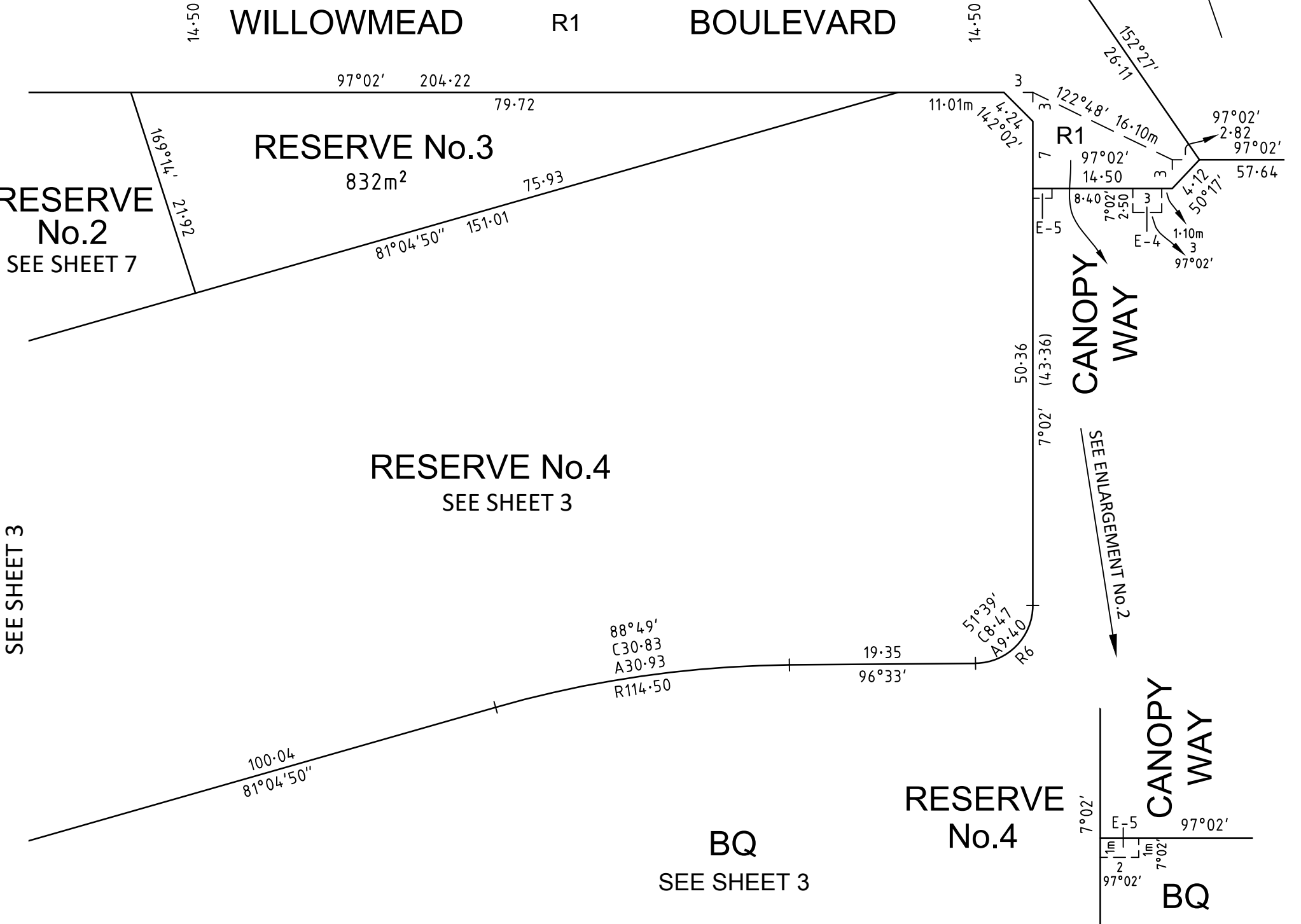
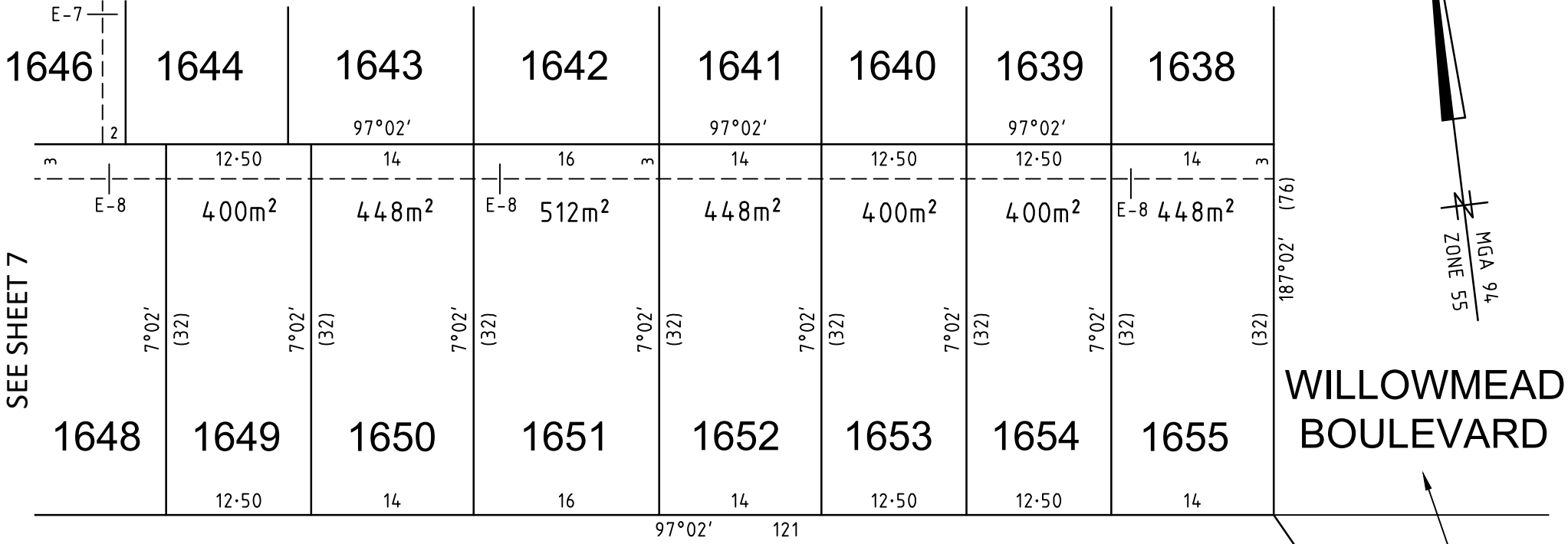
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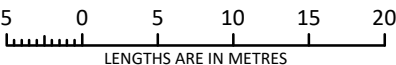
SEE SHEET 6



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ORIGINAL SHEET
SIZE: A3

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 1601 to 1674 (both inclusive).
Land to be benefited: Lots 1601 to 1674 (both inclusive).

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 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.

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.

"Mircvac" 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/>

