

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS817166K

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS813579E (LOT L)
POSTAL ADDRESS: 1025 DONNYBROOK ROAD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 300
(of approx centre of **N** 5843 500
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF WHITTLESEA

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF WHITTLESEA
ROAD R2	CITY OF WHITTLESEA
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD
RESERVE No.2	CITY OF WHITTLESEA

EASEMENTS E-9 IS NOT SHOWN TO SCALE ON THIS PLAN.
LOTS 1 to 500 (BOTH INCLUSIVE) AND LOTS 590 to 596 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 512, 516, 530, 533, 552, 555, 559, 564, 566, 567 AND 576 SEE SHEET 13.
FOR RESTRICTION B AFFECTING LOTS 501 TO 589 (BOTH INCLUSIVE), AND LOTS 597 AND 598 SEE SHEET 14.
FOR RESTRICTION C AFFECTING LOTS 501 TO 589 (BOTH INCLUSIVE), AND LOTS 597 AND 598 SEE SHEET 15.
FOR RESTRICTION D AFFECTING LOTS 562, 570 AND 576 SEE SHEET 16.
FOR RESTRICTION E AFFECTING LOTS 501 TO 589 (BOTH INCLUSIVE) AND LOTS 597 AND 598 SEE SHEET 17.

NOTATIONS

DEPTH LIMITATION NIL
STAGING This is/is not a staged subdivision.
Planning permit No. 717121
SURVEY. THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
30, 50, 51, 54, 55, 77 and 95 (KALKALLO), 33 AND 36 (MERRIANG)
PROCLAIMED SURVEY AREA: N/A
THIS IS A SPEAR PLAN.

OLIVINE 5A
6.714ha

91 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	WAY	SEE PLAN	PS804566Q	LOT A ON PS804566Q
E-1	WAY	SEE PLAN	PS811330G	LOT B ON PS811330G
E-2	SEWERAGE	SEE PLAN	INST.	YARRA VALLEY WATER CORPORATION
E-2	WATER SUPPLY	SEE PLAN	INST.	YARRA VALLEY WATER CORPORATION
E-2	POWERLINE	SEE PLAN	PS822750V (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD

SEE SHEET 2 FOR CONTINUATION



1700S-05A VER E.DWG BC/RW

SURVEYOR REF: 1700s-05A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 17

GERALD DONN

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-3	WAY	SEE PLAN	PS804566Q	LOT A ON PS804566Q
E-3	WAY	SEE PLAN	PS811330G	LOT B ON PS811330G
E-3	SEWERAGE	SEE PLAN	INST.	YARRA VALLEY WATER CORPORATION
E-3	WATER SUPPLY	SEE PLAN	INST.	YARRA VALLEY WATER CORPORATION
E-3	POWERLINE	SEE PLAN	PS822750V (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-4	DRAINAGE	SEE PLAN	PS813579E	CITY OF WHITTLESEA
E-4	SEWERAGE	SEE PLAN	PS813579E	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-6	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 OF THE GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-7	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-7	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-8	DRAINAGE	SEE PLAN	PS822750V	CITY OF WHITTLESEA
E-9	WAY	SEE PLAN	PS804566Q	LOT A ON PS 804566Q
E-9	WAY	SEE PLAN	PS811330G	LOT B ON PS 811330G
E-9	DRAINAGE	SEE PLAN	PS822750V	CITY OF WHITTLESEA
E-10	SEWERAGE	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA

1700S-05A VER E.DWG BC/RW



Melbourne Survey T 9869 0813

REF 1700s-05A

GERALD DONN

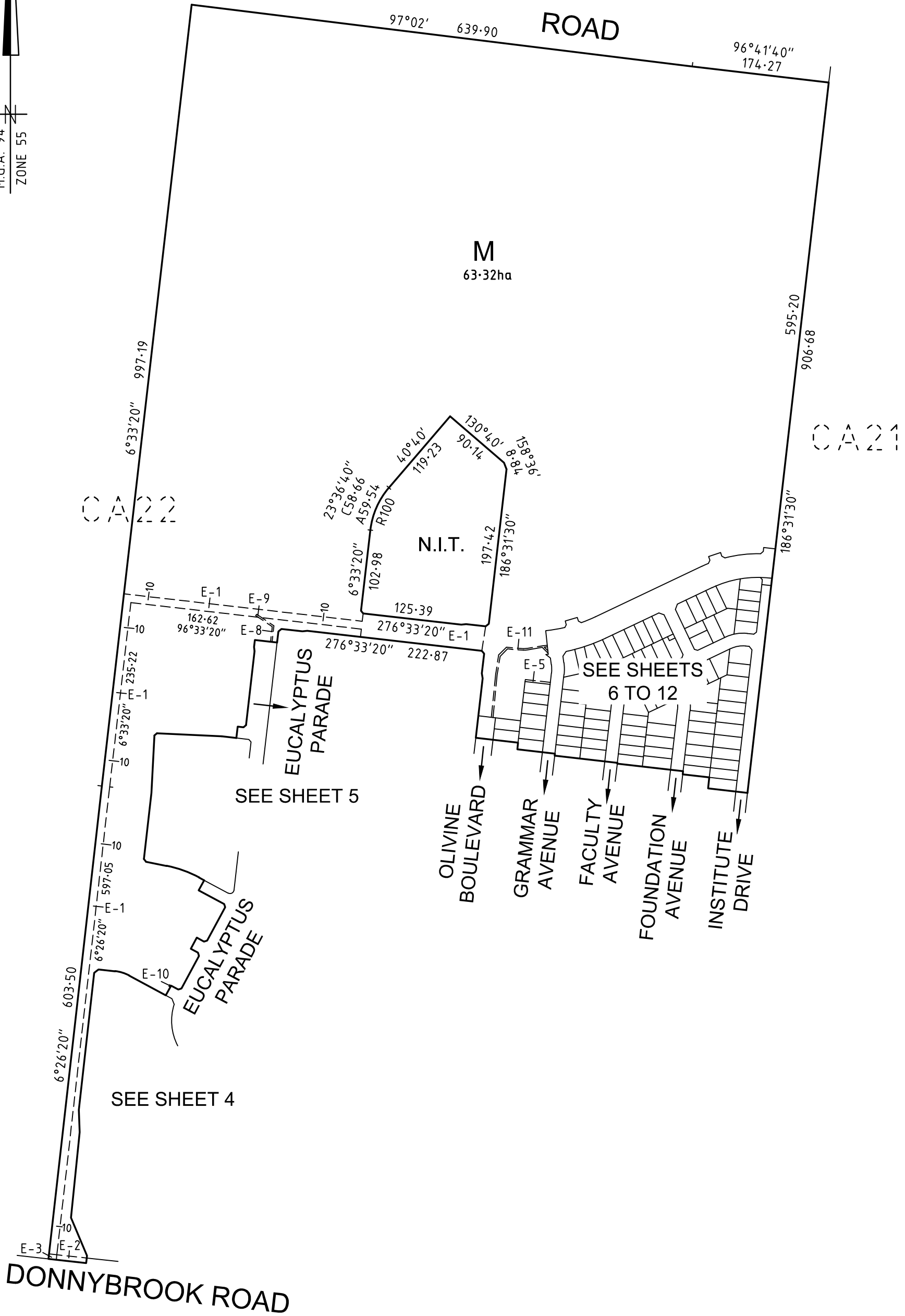
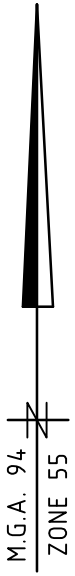
VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

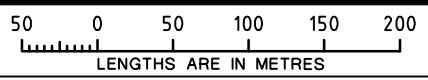
PLAN NUMBER
PS817166K




SMEC
Melbourne Survey T 9869 0813 REF 1700s-05A

1700S-05A VER E.DWG BC/RW

SCALE
1:5000



LENGTHS ARE IN METRES

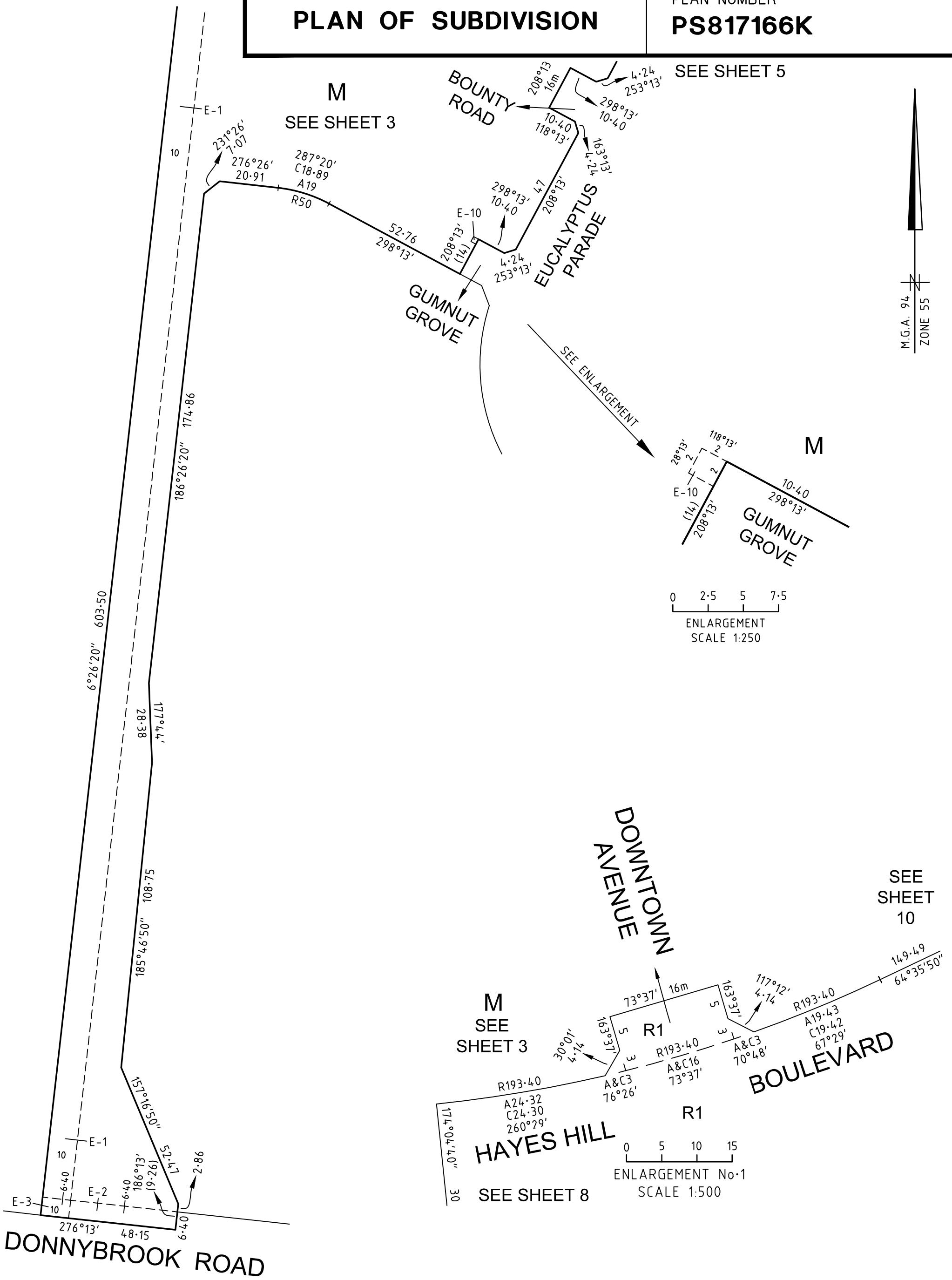
GERALD DONN VERSION E

ORIGINAL SHEET SIZE: A3

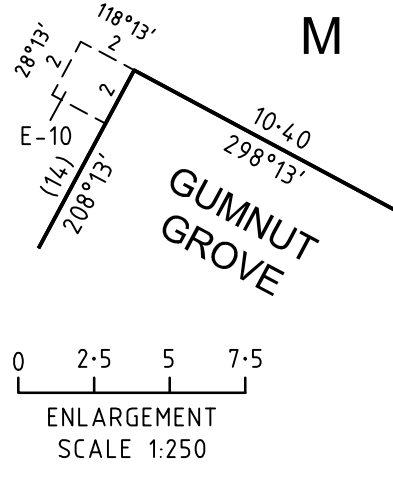
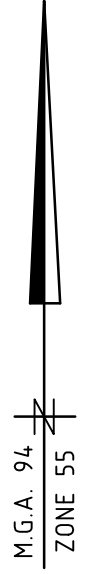
SHEET 3

PLAN OF SUBDIVISION

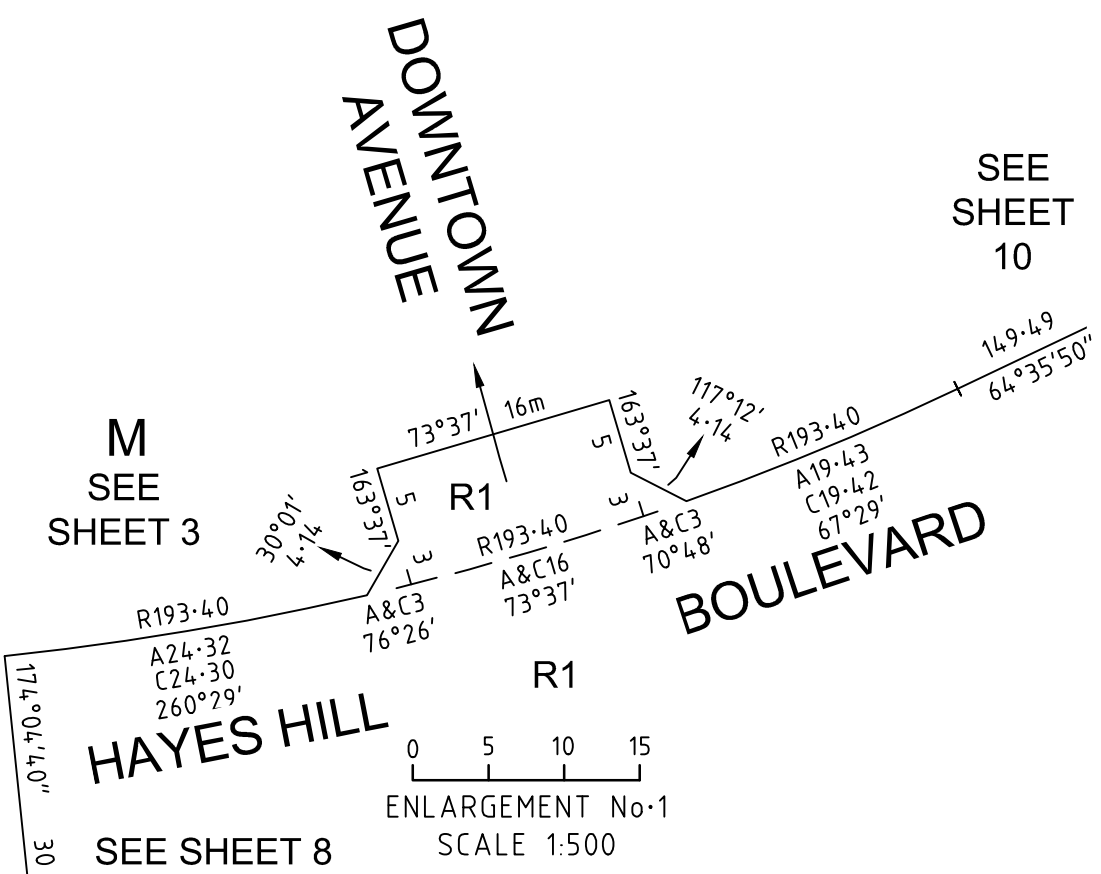
PLAN NUMBER
PS817166K



SEE SHEET 5



SEE SHEET 10



DONNYBROOK ROAD

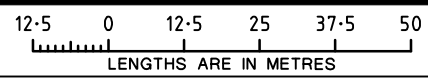


SMEC

Melbourne Survey T 9869 0813 REF 1700s-05A

1700S-05A VER E.DWG BC/RW

SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

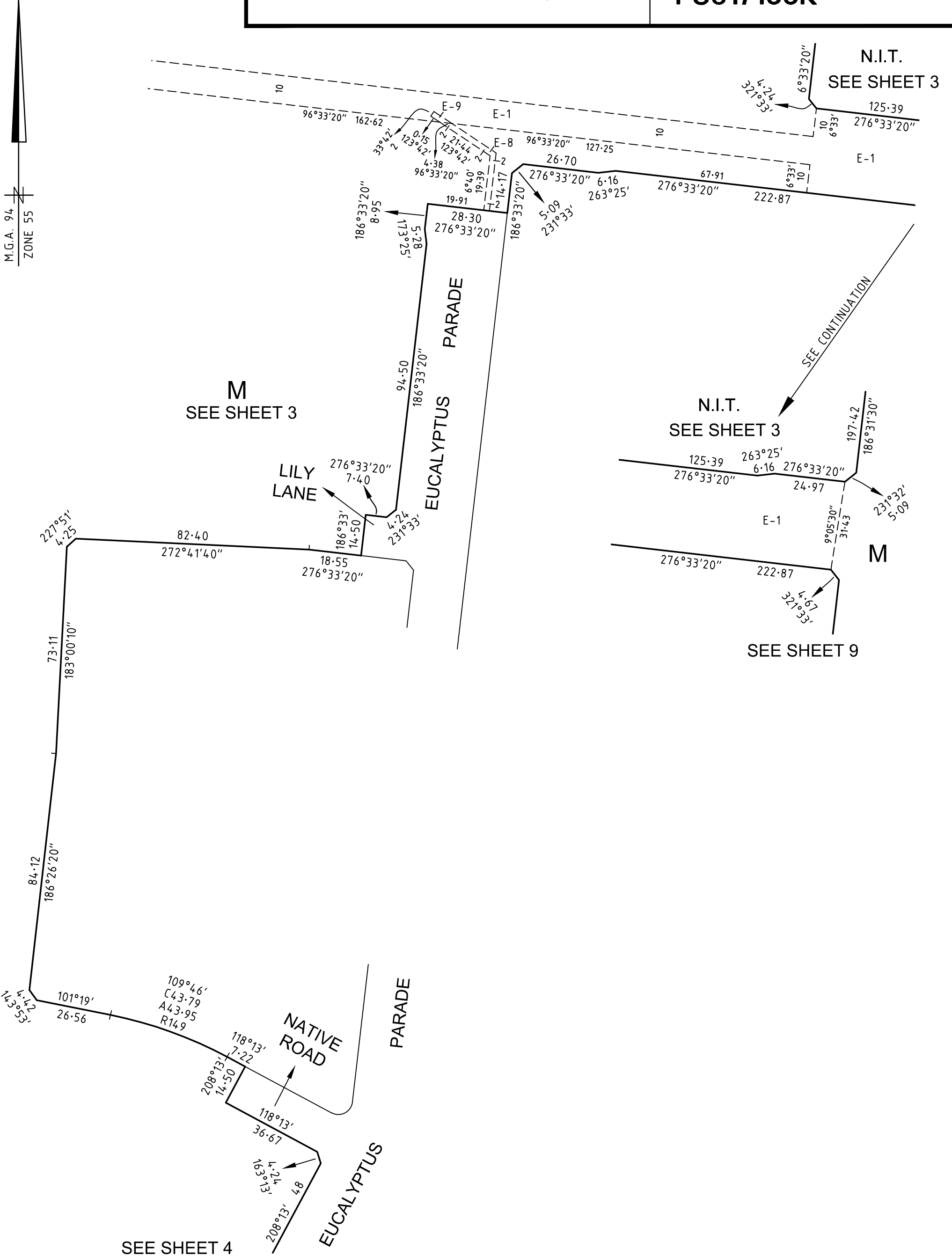
SHEET 4

GERALD DONN

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K

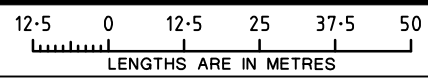



SMEC

Melbourne Survey T 9869 0813 REF 1700s-05A

1700S-05A VER E.DWG BC/RW

SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

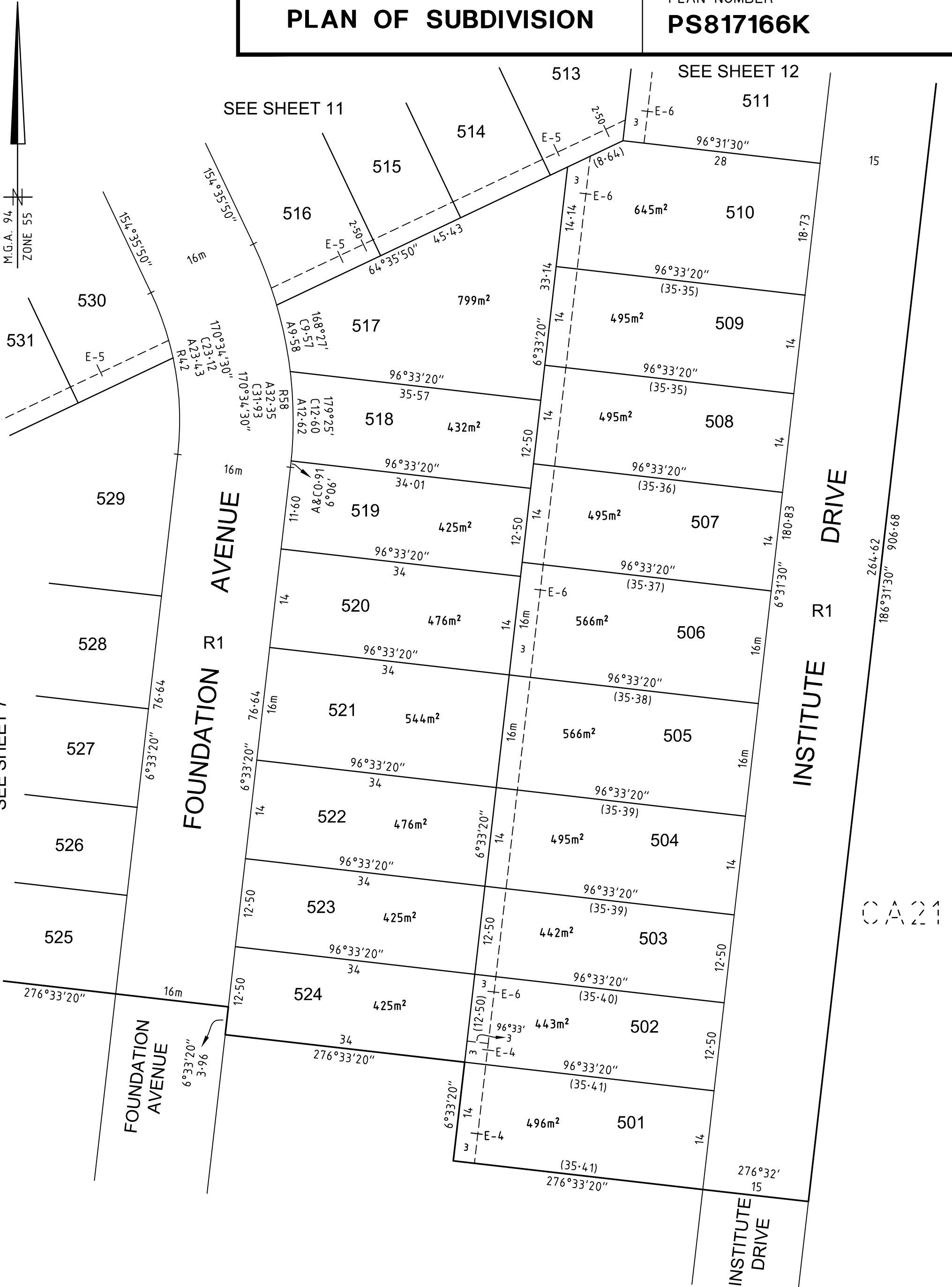
SHEET 5

GERALD DONN

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K



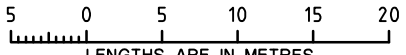
1700S-05A VER E.DWG BC/RW



SMEC

Melbourne Survey T 9869 0813 REF 1700s-05A

SCALE
1:500



LENGTHS ARE IN METRES

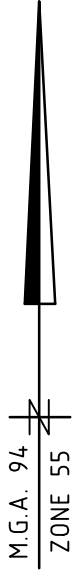
GERALD DONN VERSION E

ORIGINAL SHEET
SIZE: A3

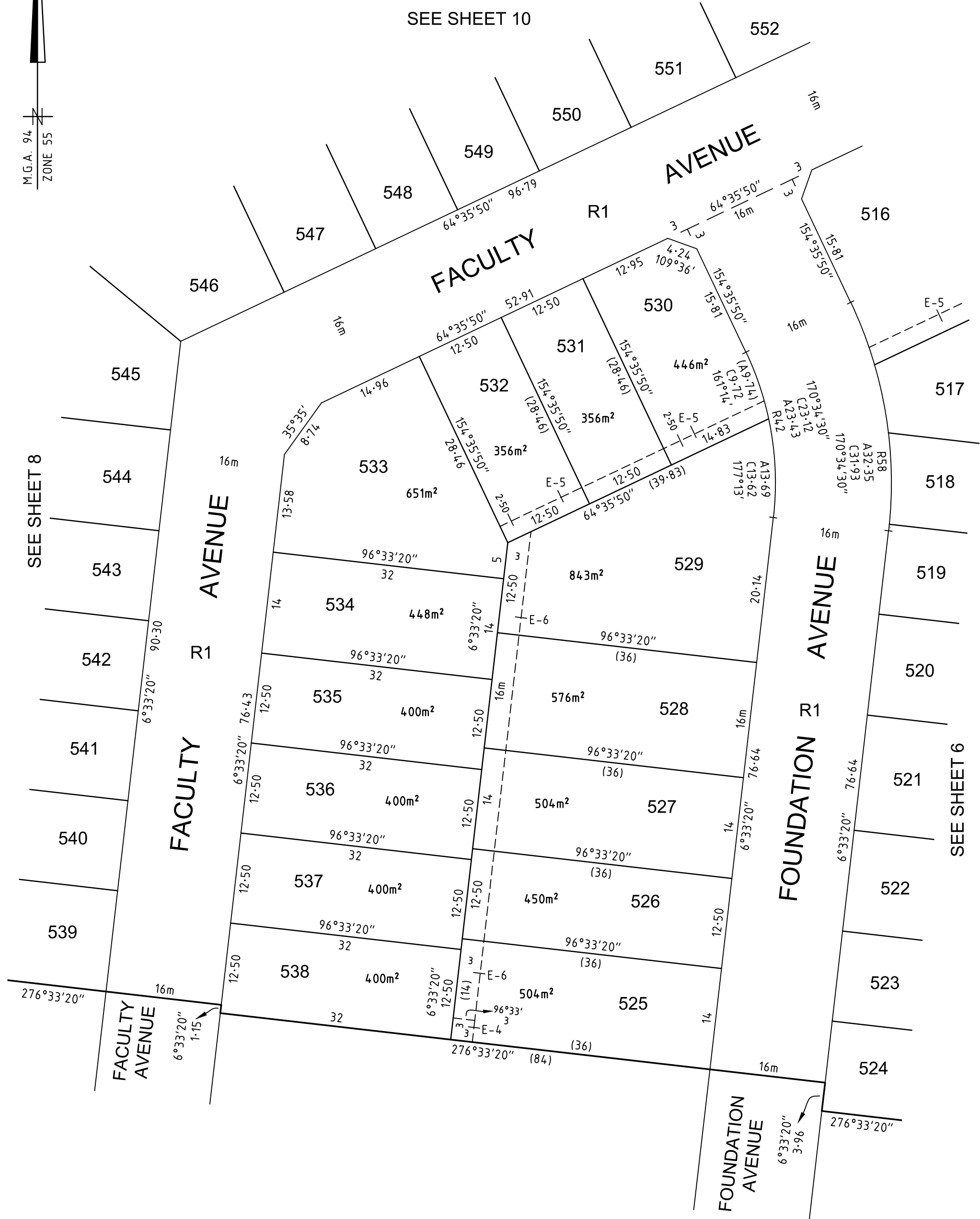
SHEET 6

PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K



SEE SHEET 10

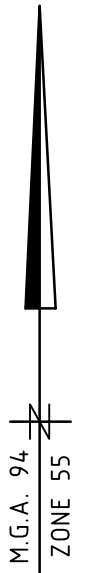
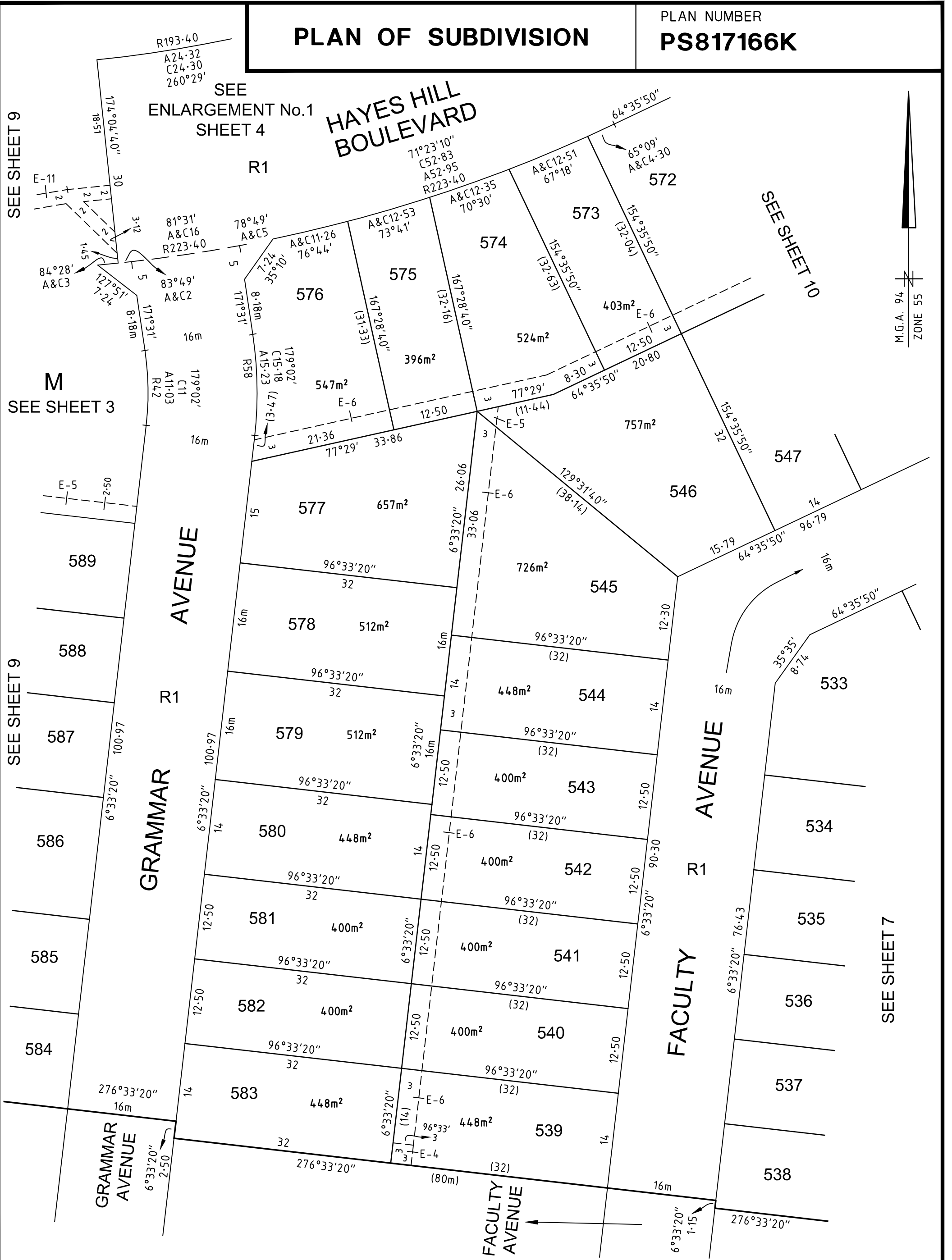


SEE SHEET 8

SEE SHEET 6

PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K



1700S-05A VER E.DWG BC/RW

SMEC

Melbourne Survey T 9869 0813 REF 1700s-05A

SCALE
1:500

LENGTHS ARE IN METRES

GERALD DONN VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 8

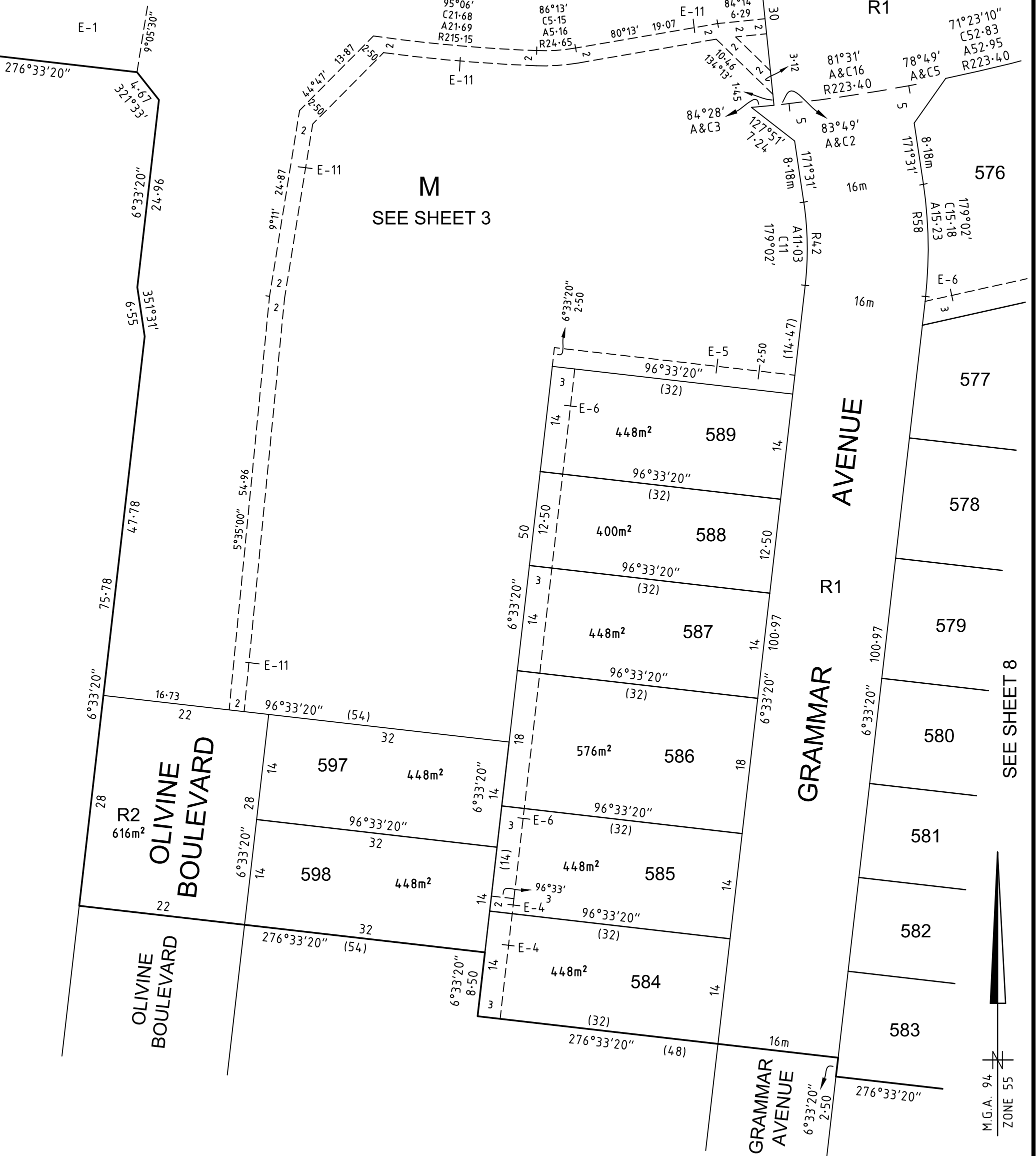
PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K

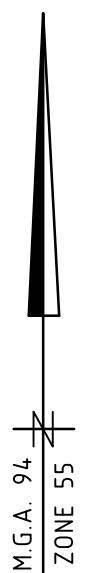
SEE SHEET 5

SEE ENLARGEMENT
No.1 SHEET 4

HAYES HILL BOULEVARD



SEE SHEET 8



1700S-05A VER E.DWG BC/RW

SMEC

Melbourne Survey T 9869 0813 REF 1700s-05A

SCALE
1:500

LENGTHS ARE IN METRES

GERALD DONN VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 9

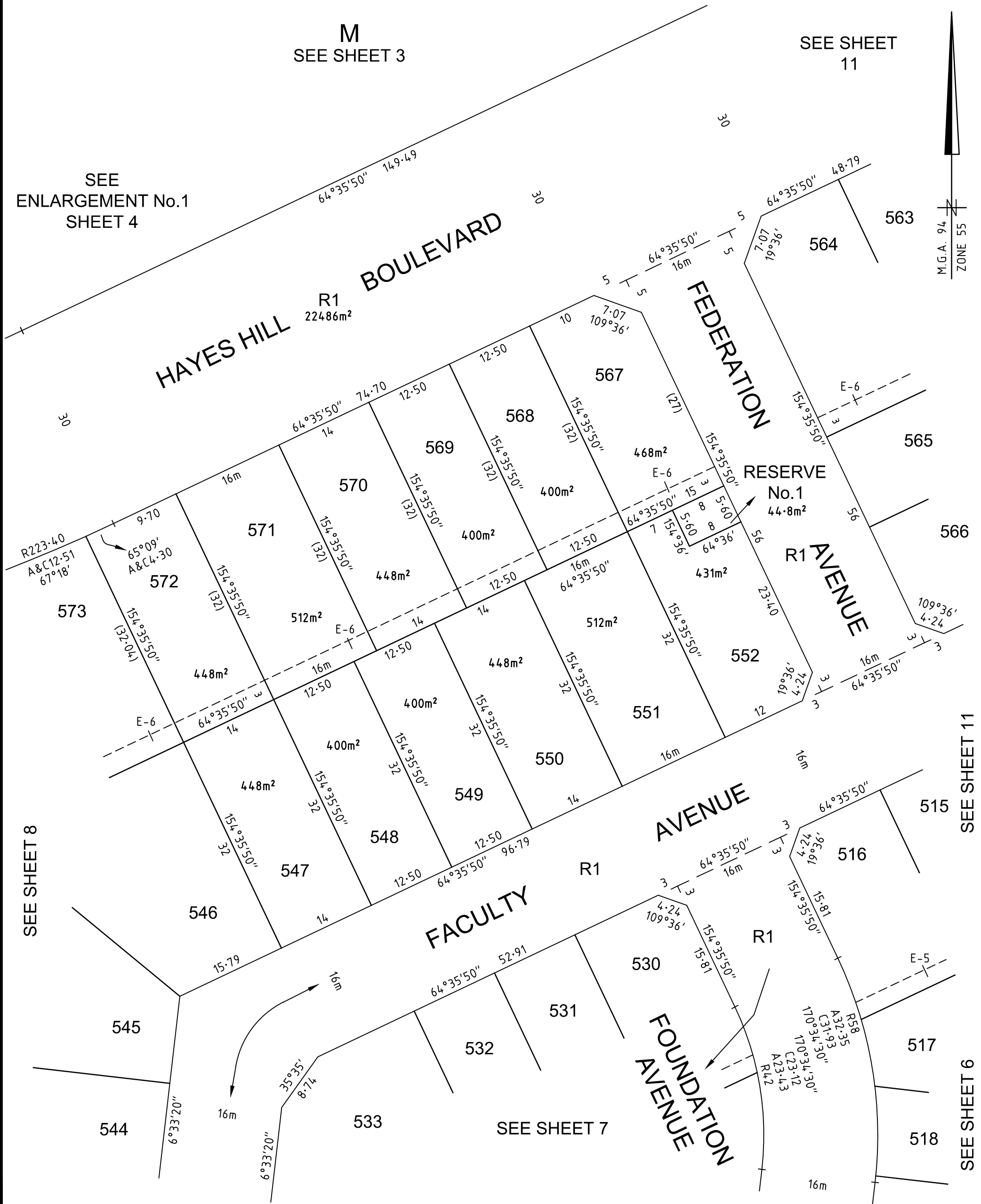
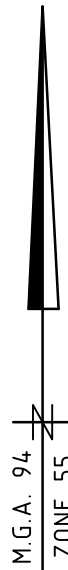
PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K

M
SEE SHEET 3

SEE SHEET
11

SEE
ENLARGEMENT No.1
SHEET 4



SEE SHEET 8

SEE SHEET 11

SEE SHEET 6

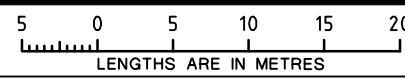
1700S-05A VER E.DWG BC/RW



SMEC

Melbourne Survey T 9869 0813 REF 1700s-05A

SCALE
1:500



LENGTHS ARE IN METRES

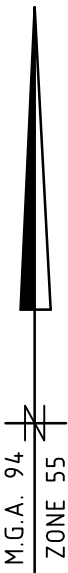
GERALD DONN VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 10

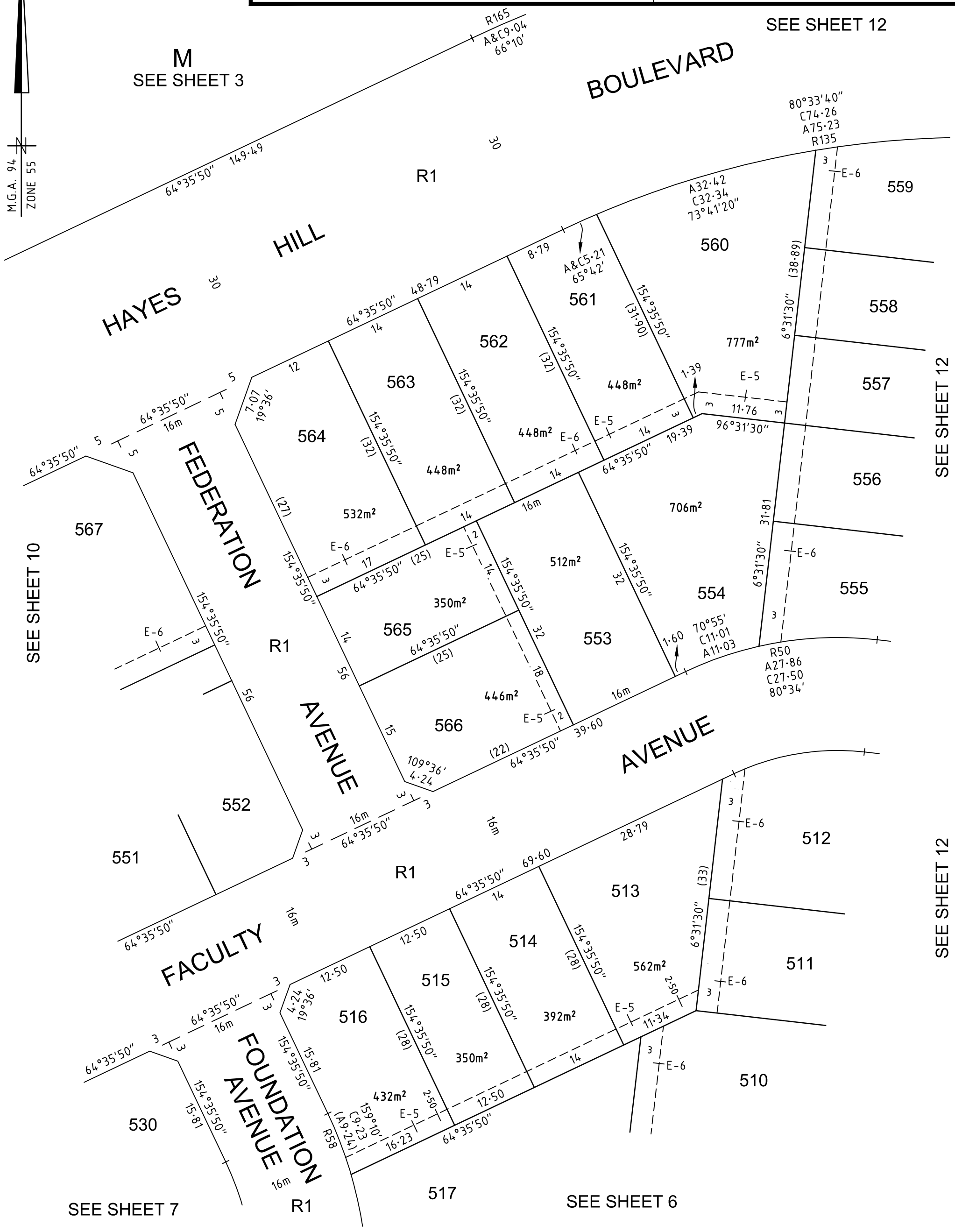
PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K



M
SEE SHEET 3

SEE SHEET 12



SEE SHEET 10

SEE SHEET 12

SEE SHEET 12

1700S-05A VER E.DWG BC/RW
SMEC
Melbourne Survey T 9869 0813 REF 1700s-05A

SCALE
1:500

LENGTHS ARE IN METRES

GERALD DONN VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 11

PLAN OF SUBDIVISION

PLAN NUMBER
PS817166K

M
SEE SHEET 3

VICINITY
ROAD

PRECINCT
WAY

HAYES HILL

BOULEVARD

RESERVE
No.2

DRIVE

FACULTY AVENUE

INSTITUTE

CA21

SEE SHEET 11

SEE SHEET 11

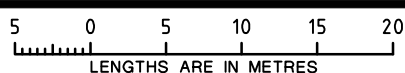
SEE SHEET 6

M.G.A. 94
ZONE 55



1700S-05A VER E.DWG BC/RW
SMEC
Melbourne Survey T 9869 0813 REF 1700s-05A

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 12

GERALD DONN

VERSION E

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 512, 516, 530, 533, 552, 555, 559, 564, 566, 567, 576.

Land to be benefited: Lots 501 to 589 (both included) and Lots 597, 598.

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:

Corner Lots

- 1) Construct a double storey dwelling located on a corner lot, the side wall on the first level (upper storey) facing the secondary (side) street frontage 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.



SMEC

Melbourne Survey T 9869 0813

1700S-05A VER E.DWG BC/RW

REF 1700s-05A

GERALD DONN

VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 13

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 501 to 589 (both included) and Lots 597 and 598.

Land to be benefited: Lots 501 to 589 (both included) and Lots 597 and 598.

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:

Garages

- 1) Construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary of the lot.



SMEC

Melbourne Survey

T 9869 0813

REF 1700s-05A

1700S-05A VER E.DWG BC/RW

GERALD DONN

VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 14

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 501 to 589 (both included) and Lots 597 and 598.

Land to be Benefited: Lots 501 to 589 (both included) and Lots 597 and 598.

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not and must not permit any other person under its control or direction to:

- 1) Develop the land other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 2) Erect or affix any sign or notice on the burdened lot.
- 3) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 4) 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.
- 5) Consolidate or seek to consolidate any burdened lot with another lot or part of a lot.
- 6) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

These Covenants will cease to have effect after 31 December 2027.
Nothing in this registration applies to the Vendor.

For the Purposes of this Restriction:

Development means the residential development to be carried out on the land originally comprised in the Parent Title by or on behalf of the Vendor or its successors as developer of that land.

Parent Title means the land which was comprised in Certificate of Title Volume 11354 Folio 717 prior to any subdivision of that title.

Vendor means Mirvac Victoria Pty Ltd ACN 006708363.

CREATION OF RESTRICTION D

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land to be Burdened and Land to be Benefited:

BURDENED LOT No.	BENEFITING LOTS
562	553, 554, 561, 563
570	549, 550, 569, 571
576	575, 577

Description of Restriction

Except with the written consent of Mirvac and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Double Storey Construction

- 1) Build or allow to be built on the Lot a dwelling house unless it is 2 storeys.



SMEC

CREATION OF RESTRICTION E

The following restriction is to be created upon registration of Plan of Subdivision PS 817166K by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 501 to 589 (both included) and Lots 597 and 598.

Land to be Benefited: Lots 501 to 589 (both included) and Lots 597 and 598.

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:

Dual Occupancy

- 1) For Lot 512 construct or allow to be constructed any more than two dwellings on that lot, and
- 2) For all other burdened lots on this plan, construct or allow to be constructed any more than one dwelling on the burdened lot.

Expiry

This restriction shall cease to have effect after 31 December 2027.



SMEC

Melbourne Survey T 9869 0813

1700S-05A VER E.DWG BC/RW

REF 1700s-05A

GERALD DONN

VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 17