

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 808019A**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:**  
**SECTION:**  
**CROWN ALLOTMENT:**  
**CROWN PORTION:** 22 (PART)  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS 822750V (LOT T)  
**POSTAL ADDRESS:** 1025 DONNYBROOK ROAD  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** E 322 850  
 (of approx centre of N 5842 900  
 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	CITY OF WHITTLESEA
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	CITY OF WHITTLESEA
RESERVE No.5	AUSNET ELECTRICITY SERVICES PTY LTD

EASEMENT E-10 IS NOT SHOWN TO SCALE ON THIS PLAN.  
 LOTS 1 TO 100 (ALL INCLUSIVE), E-11 & RESERVE No.4 HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 101, 104, 108, 109, 114, 118, 124, 126, 133, 134, 143, 144, 150, 157, 159, 167, 169, 173, 175 AND 180 SEE SHEET 13.  
 FOR RESTRICTION B AFFECTING LOTS 101 TO 181 (ALL INCLUSIVE) SEE SHEET 14.  
 FOR RESTRICTION C AFFECTING LOTS 101, 104, 110, 118, 120, 159 AND 167 SEE SHEET 15.  
 FOR RESTRICTION D AFFECTING LOTS 101 TO 181 (ALL INCLUSIVE) SEE SHEET 16.

**OTHER PURPOSE OF THE PLAN:**  
 REMOVAL OF THAT PART OF SEWERAGE, WATER SUPPLY AND POWERLINE EASEMENT E-2 ON PS822750V AS AFFECTS DONNYBROOK ROAD ON THIS PLAN.  
 REMOVAL OF THE DRAINAGE EASEMENT E-4 ON PS822750V AS AFFECTS LOTS 101 TO 104 ON THIS PLAN.  
 REMOVAL OF THE SEWERAGE EASEMENT E-5 ON PS822750V AS AFFECTS RESERVE No.3, BEAGEL COURT AND GROVEDON CIRCUIT ON THIS PLAN.  
 REMOVAL OF THE DRAINAGE, WATER, GAS, POWER & TELECOMMUNICATIONS EASEMENT E-6 ON PS822750V AS AFFECTS WETHERS ROAD AND RESERVE No.2 ON THIS PLAN.  
 REMOVAL OF THE SEWERAGE, DRAINAGE, WATER, GAS, POWER & TELECOMMUNICATIONS EASEMENT E-7 ON PS822750V AS AFFECTS RESERVE No.3 ON THIS PLAN.  
 REMOVAL OF THE DRAINAGE, WATER & GAS EASEMENT E-8 ON PS822750V AS AFFECTS OLIVINE BOULEVARD 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.

## 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: NIL  
 THIS IS A SPEAR PLAN.

**OLIVINE 1A**  
**5.771ha**

**81 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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-3	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-4	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE & WATER SUPPLY	SEE PLAN	AR784374L	YARRA VALLEY WATER CORPORATION
E-5	POWERLINE	SEE PLAN	PS822750V (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD

SEE SHEET 2 FOR CONTINUATION



1700S-01A VER X.DWG BC/RW

SURVEYOR REF: 1700s-01A

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 16

GERALD DONN

VERSION X

# PLAN OF SUBDIVISION

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**PS 808019A**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-6	WAY	SEE PLAN	PS804566Q	LOT A ON PS804566Q
E-6	WAY	SEE PLAN	PS811330G	LOT B ON PS811330G
E-6	SEWERAGE	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION
E-6	POWERLINE	SEE PLAN	PS822750V (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-7	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 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	SEWERAGE	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION
E-10	WAY	SEE PLAN	PS804566Q	LOT A ON PS 804566Q
E-10	WAY	SEE PLAN	PS811330G	LOT B ON PS 811330G
E-10	DRAINAGE	SEE PLAN	PS822750V	CITY OF WHITTLESEA
E-12	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	DISTRIBUTION AND TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 OF THE GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-12	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-12	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-13	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION

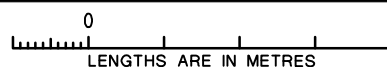


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1700S-01A VER X.DWG BC/RW

Melbourne Survey T 9869 0813 REF 1700s-01A

SCALE



ORIGINAL SHEET  
SIZE: A3

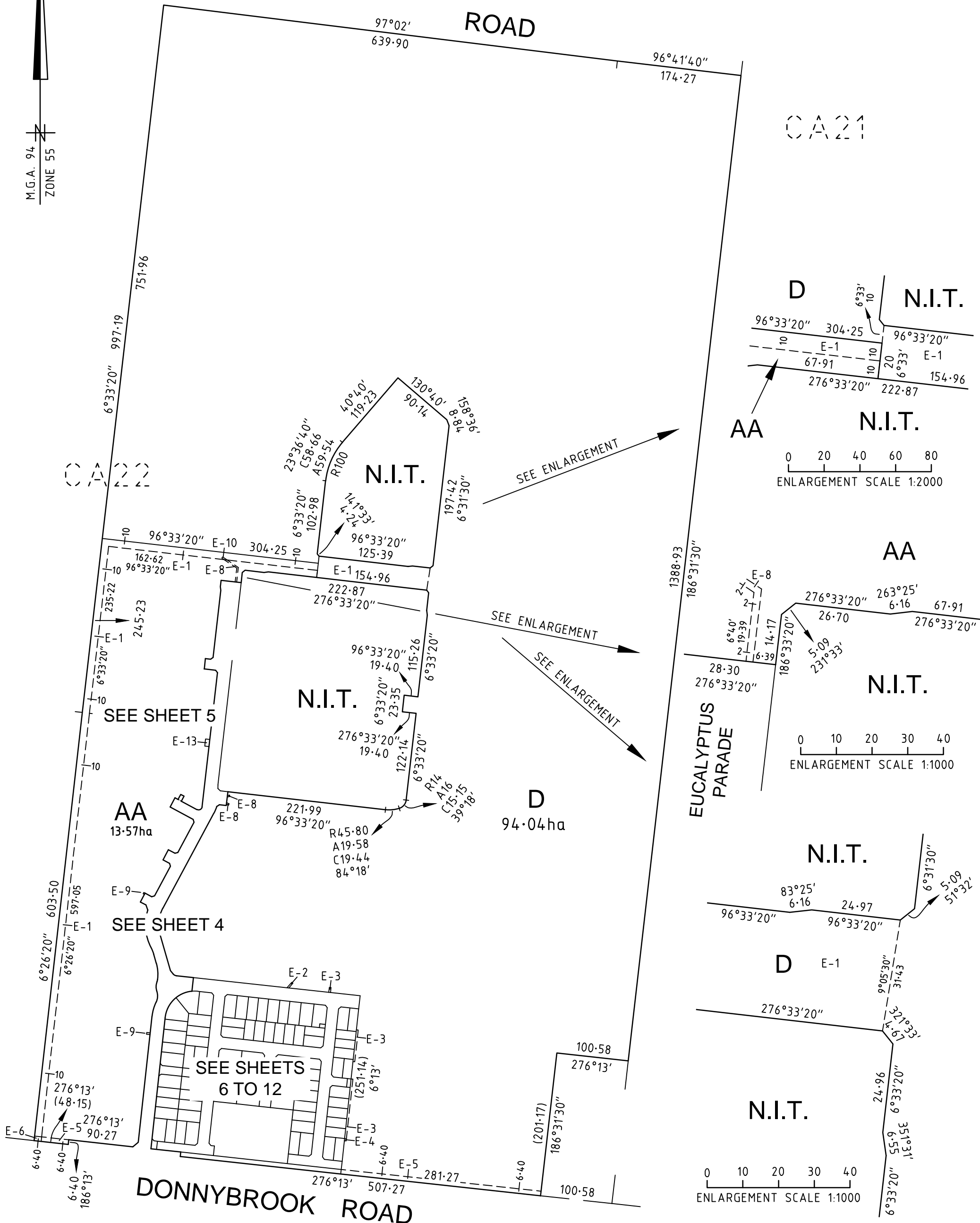
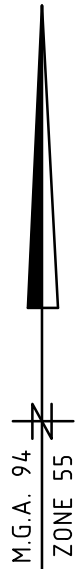
SHEET 2

GERALD DONN

VERSION X

# PLAN OF SUBDIVISION

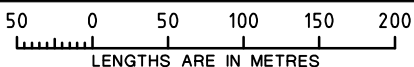
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**PS 808019A**



1700S-01A VER X.DWG BC/RW

**SMEC**

SCALE  
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SHEET 3

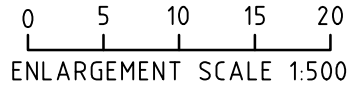
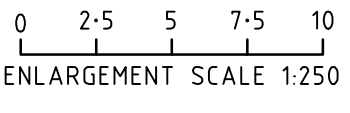
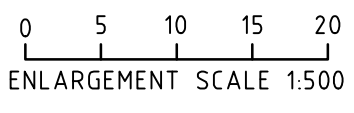
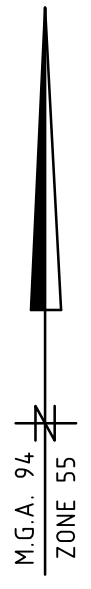
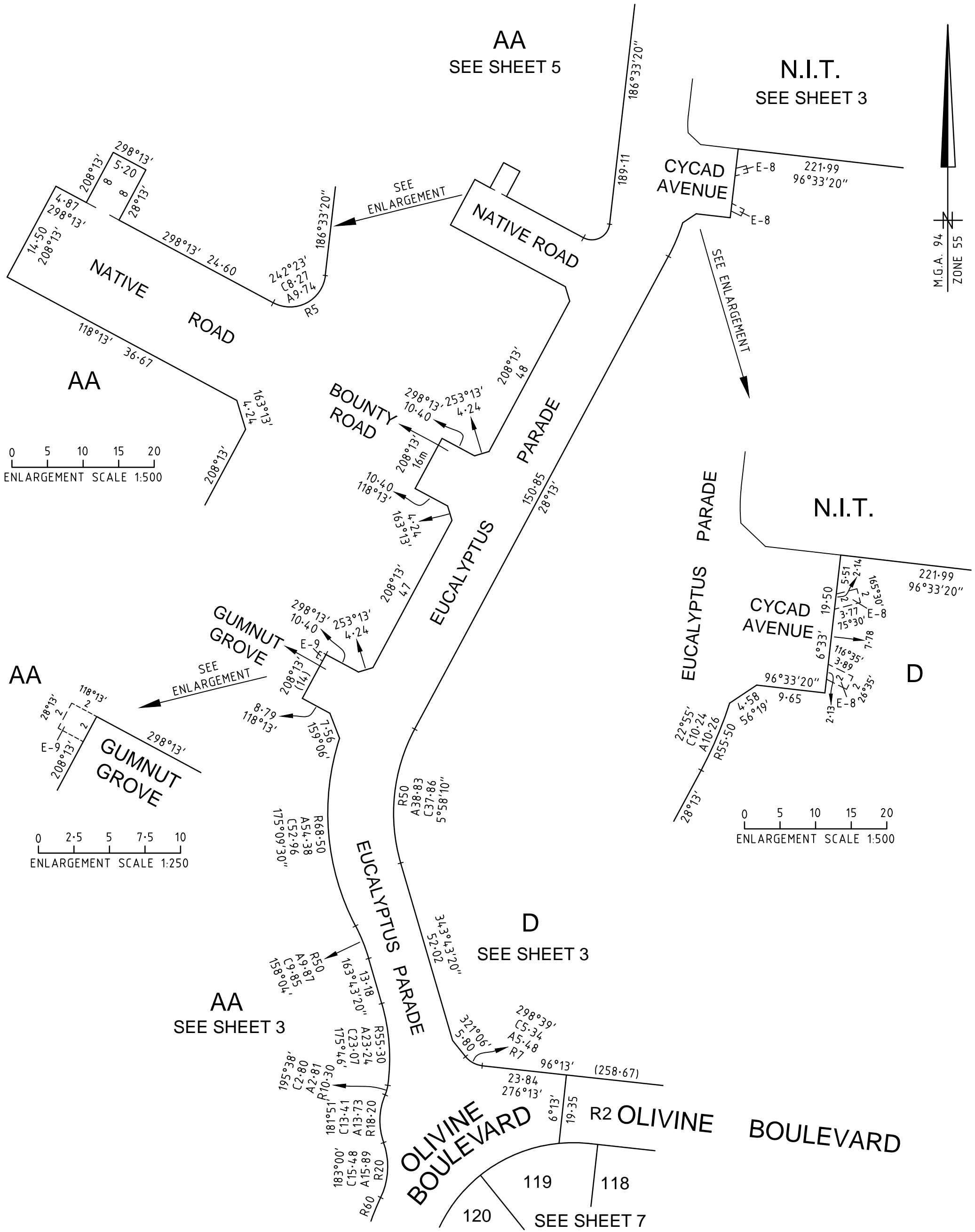
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GERALD DONN

VERSION X

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**



**SMEC**  
Melbourne Survey T 9869 0813 REF 1700s-01A

SCALE 1:1000

LENGTHS ARE IN METRES

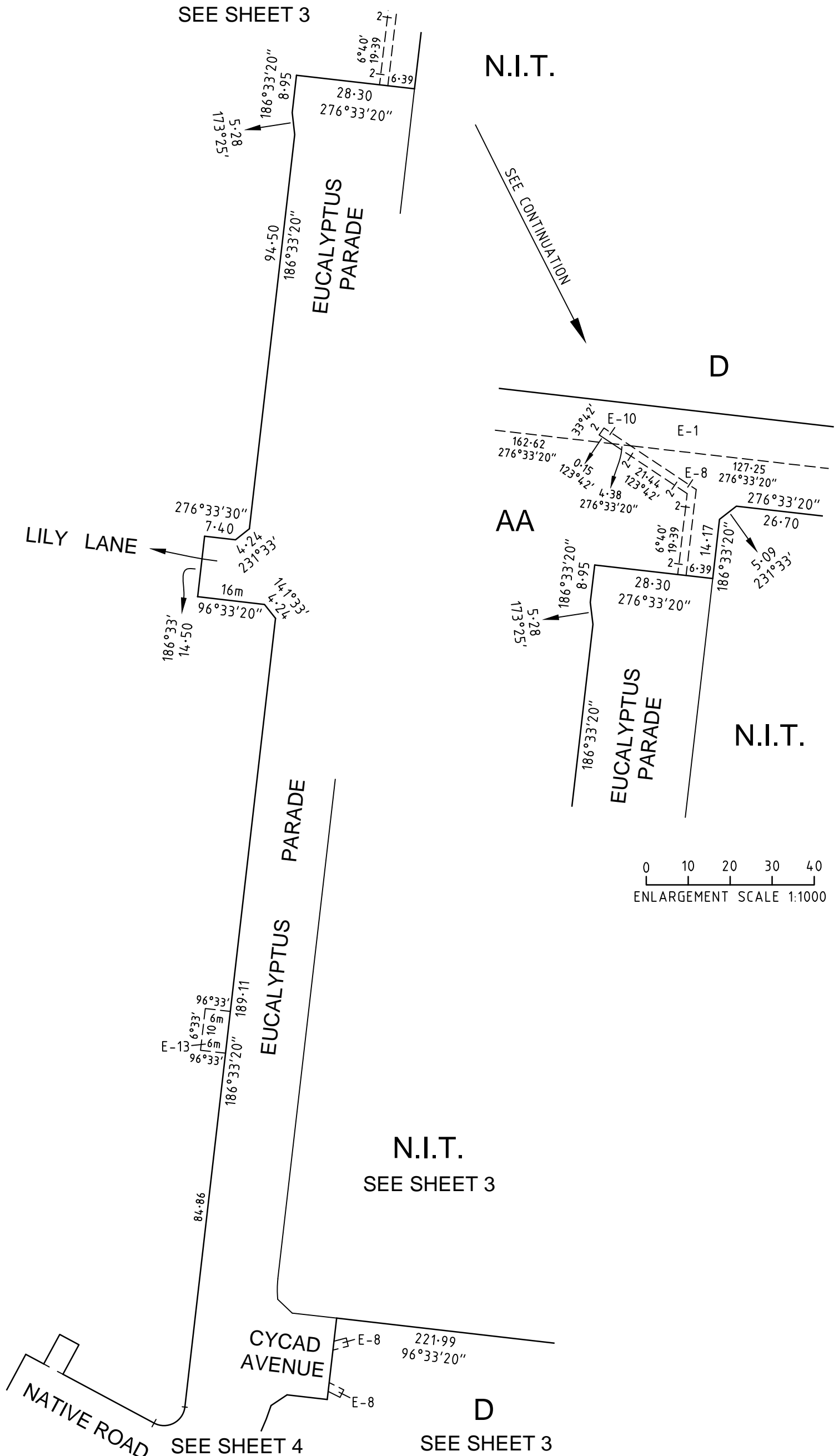
GERALD DONN VERSION X

ORIGINAL SHEET SIZE: A3

SHEET 4

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**



AA  
SEE SHEET 3

N.I.T.

SEE CONTINUATION

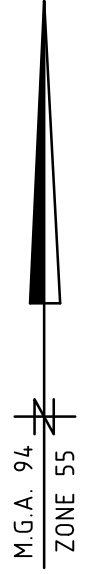
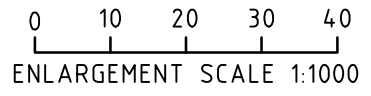
D

AA

N.I.T.

N.I.T.  
SEE SHEET 3

D  
SEE SHEET 3



1700S-01A VER X.DWG BC/RW

Melbourne Survey T 9869 0813 REF 1700s-01A

SCALE 1:1000

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LENGTHS ARE IN METRES

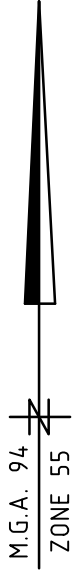
GERALD DONN VERSION X

ORIGINAL SHEET SIZE: A3

SHEET 5

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**



AA  
SEE SHEET 3

186°13' (177.74)

**BOULEVARD**

**OLIVINE**

**WETHERS ROAD**

**ROAD**

**DONNYBROOK**

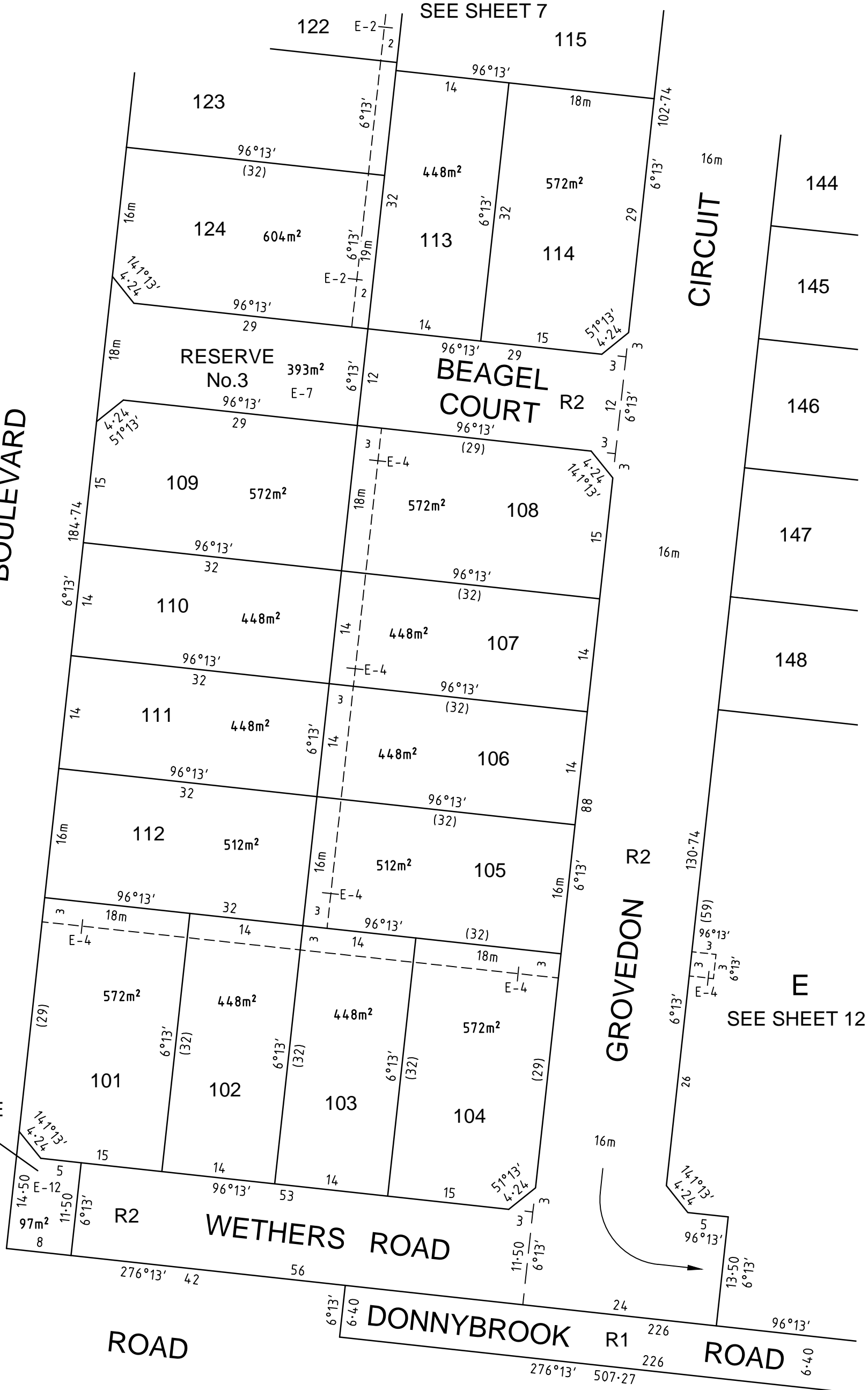
**DONNYBROOK**

**GROVEDON**

**ROAD**

**CIRCUIT**

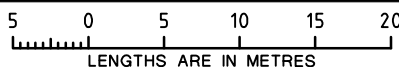
SEE SHEET 7



**SMEC**

1700S-01A VER X.DWG BC/RW

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 6

GERALD DONN

VERSION X

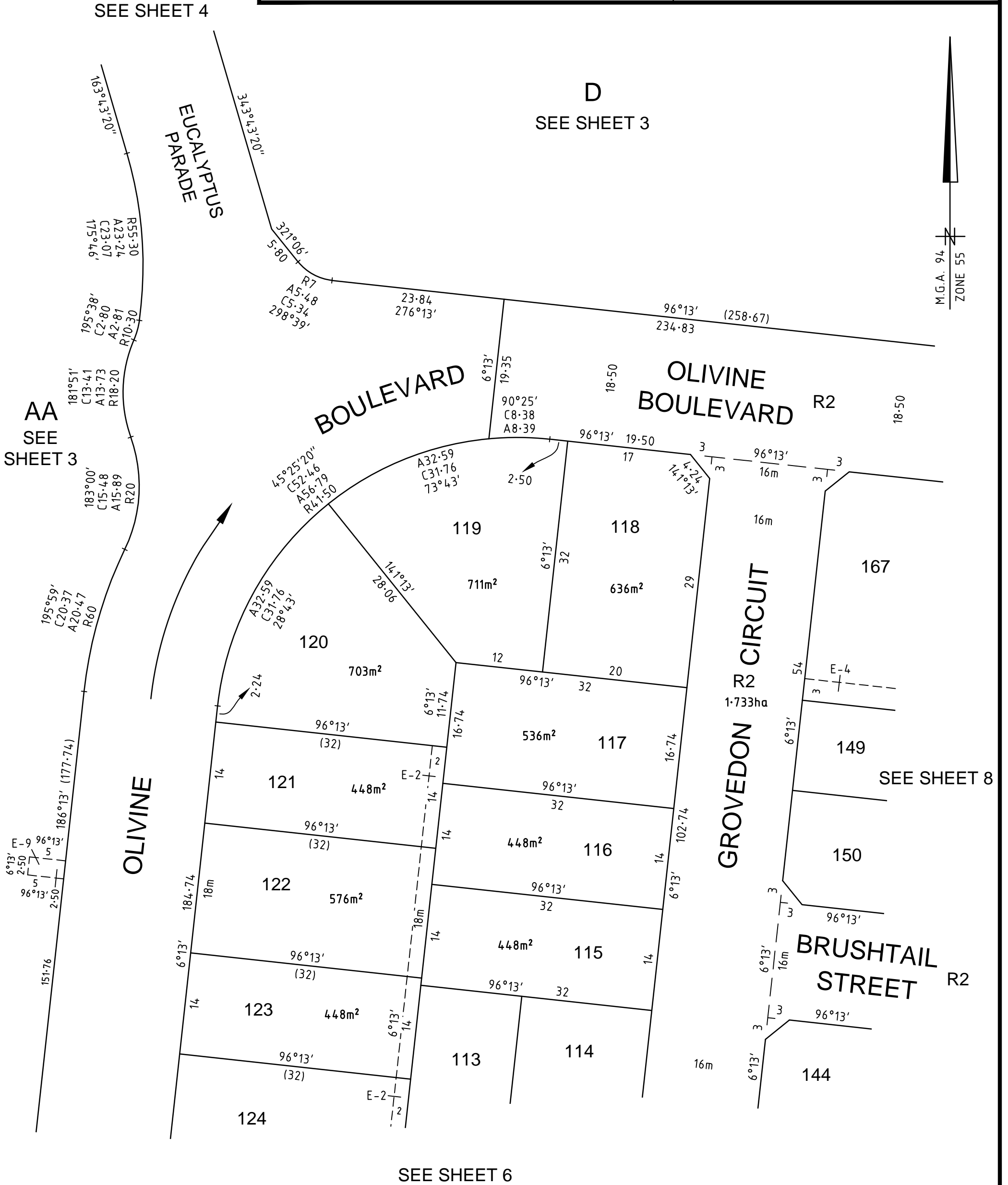
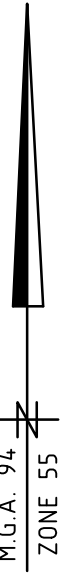
Melbourne Survey T 9869 0813 REF 1700s-01A

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**PS 808019A**

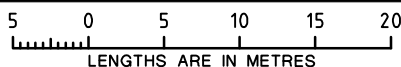
SEE SHEET 4

**D**  
SEE SHEET 3



1700S-01A VER X.DWG BC/RW

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 7

GERALD DONN

VERSION X

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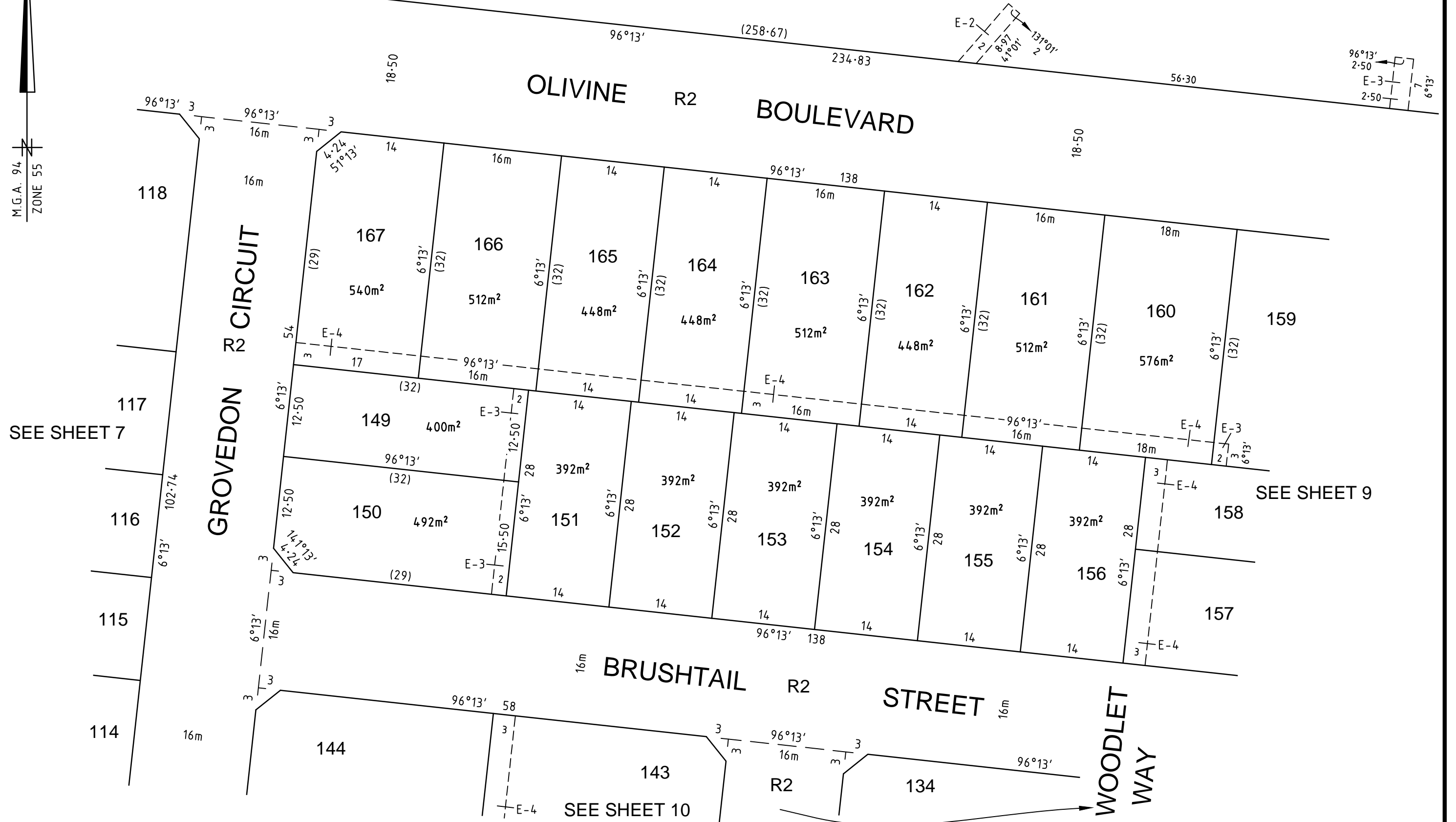
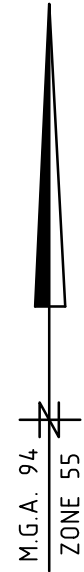
D

SEE SHEET 3

# PLAN OF SUBDIVISION

PLAN NUMBER

## PS 808019A



SEE SHEET 7

SEE SHEET 9

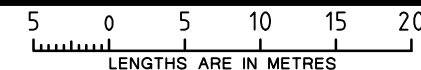
SEE SHEET 10



1700S-01A VER X.DWG BC/RW

Melbourne Survey T 9869 0813 REF 1700s-01A

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 8

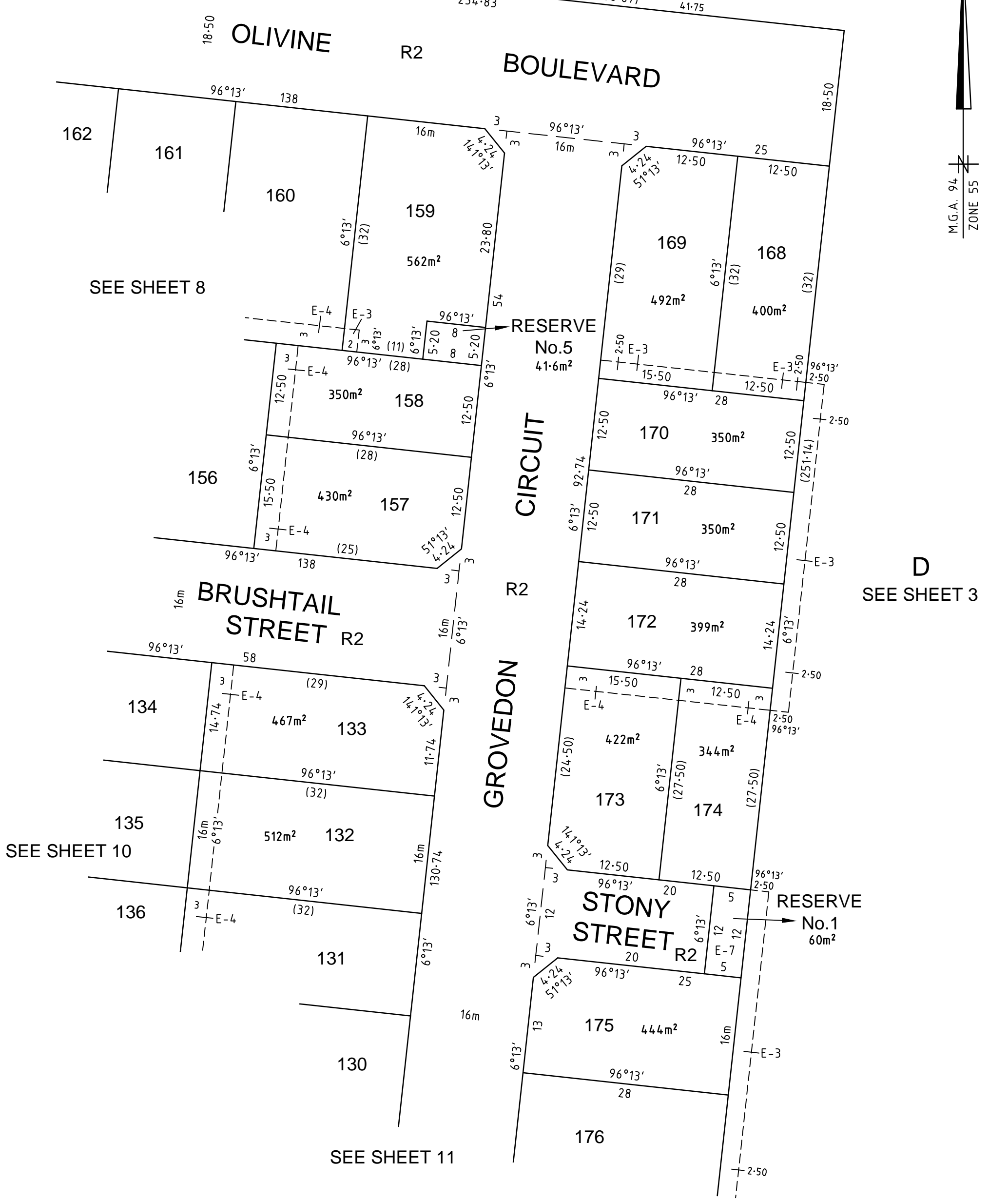
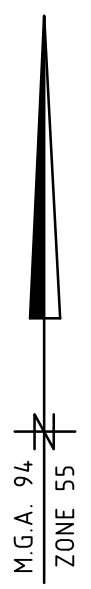
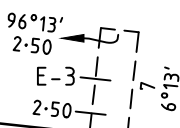
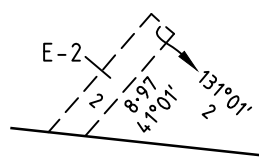
GERALD DONN

VERSION X



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**



**D**  
SEE SHEET 3

1700S-01A VER X.DWG BC/RW  
**SMEC**  
Melbourne Survey T 9869 0813 REF 1700s-01A

SCALE 1:500

LENGTHS ARE IN METRES

GERALD DONN VERSION X

ORIGINAL SHEET SIZE: A3

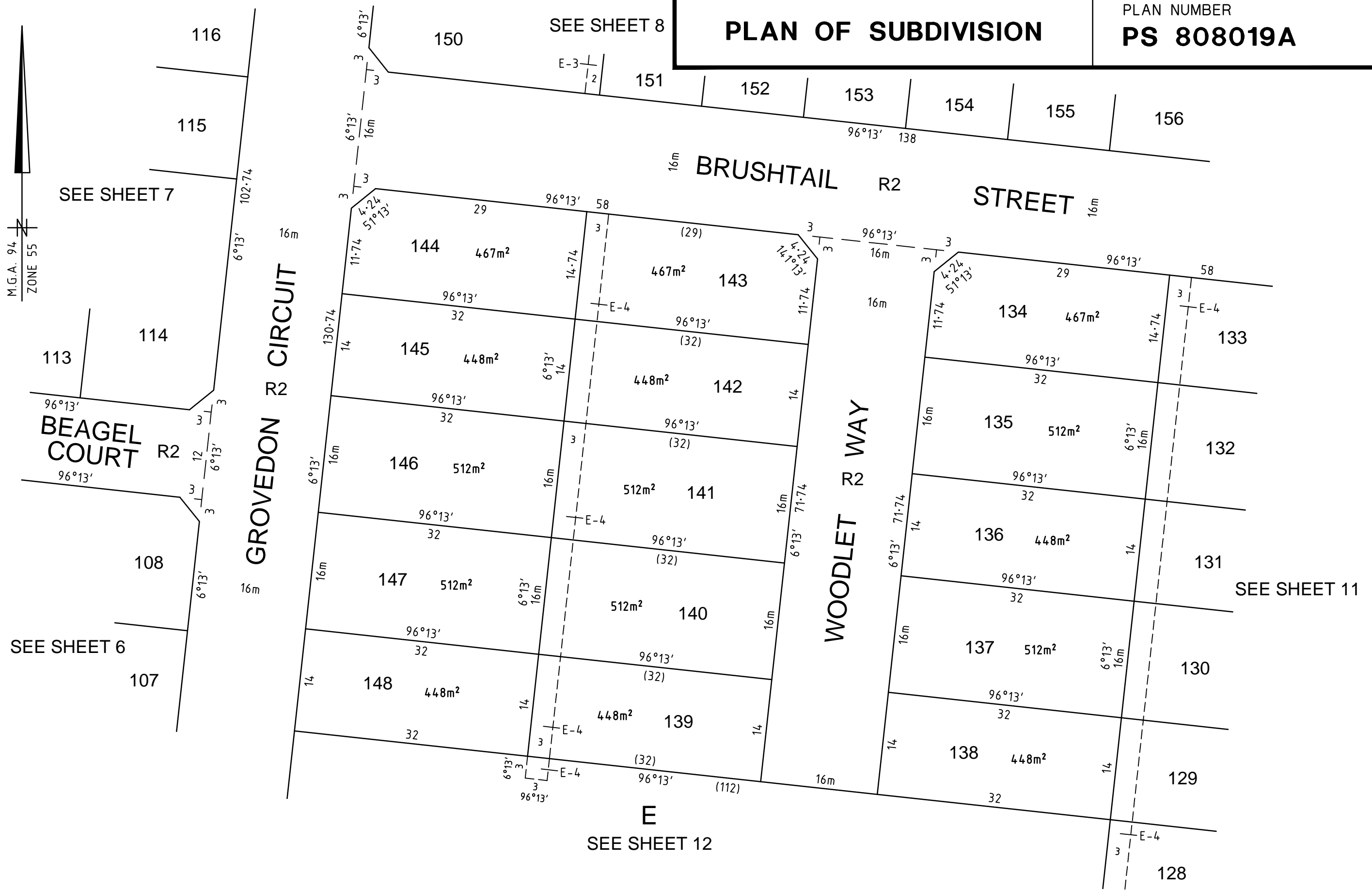
SHEET 9

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**

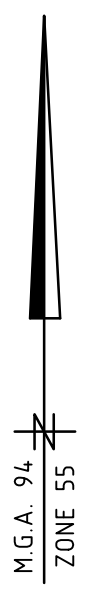
SEE SHEET 8

M.G.A. 94  
ZONE 55



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**



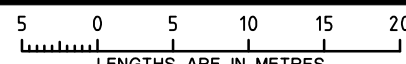
1700S-01A VER X.DWG BC/RW



**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-01A

SCALE  
1:500



LENGTHS ARE IN METRES

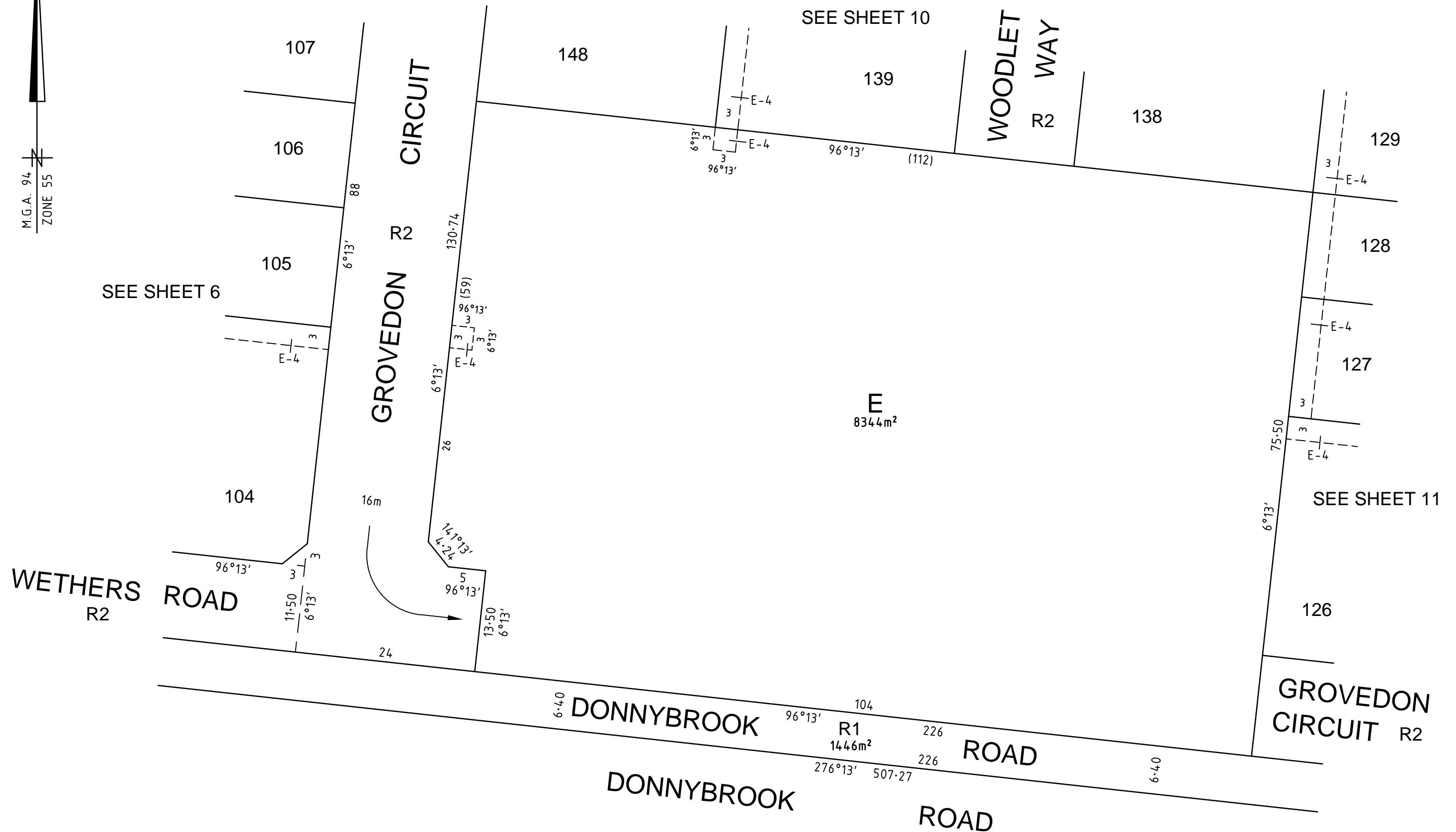
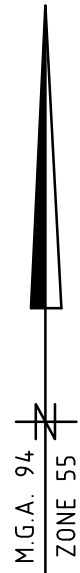
GERALD DONN VERSION X

ORIGINAL SHEET  
SIZE: A3

SHEET 11

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808019A**



**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision PS 808019A by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 101, 104, 108, 109, 114, 118, 124, 126, 133, 134, 143, 144, 150, 157, 159, 167, 169, 173, 175 and 180.

Land to be benefited: Lots 101 to 181 (all 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:

**Corner Lots**

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

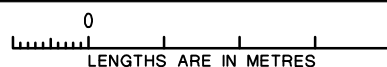


**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-01A

1700S-01A VER X.DWG BC/RW

SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 13

GERALD DONN

VERSION X

**CREATION OF RESTRICTION B**

The following restriction is to be created upon registration of Plan of Subdivision PS 808019A by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 101 to 181 (all inclusive)

Land to be benefited: Lots 101 to 181 (all 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:

**Garages**

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

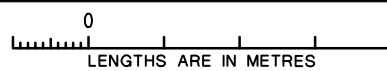


**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-01A

1700S-01A VER X.DWG BC/RW

SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 14

GERALD DONN

VERSION X

**CREATION OF RESTRICTION C**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 808019A 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
101	102, 112
104	103, 105
110	107, 109, 111
118	117, 119
120	117, 119, 121
159	158, 160
167	149, 166

**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.

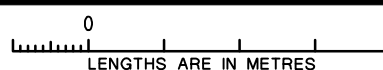


**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-01A

1700S-01A VER X.DWG BC/RW

SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 15

GERALD DONN

VERSION X

**CREATION OF RESTRICTION D**

The following restriction is to be created upon registration of Plan of Subdivision PS 808019A by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 101 to 181 (all inclusive) on this Plan.

Land to be Benefited: Lots 101 to 181 (all inclusive) on this Plan.

**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) Subdivide or seek to subdivide any burdened lot.
- 7) 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 a period of 8 years from the date of registration of this Plan. 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.



**SMEC**

