

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 808024H**

## LOCATION OF LAND

**PARISH:** KALKALLO  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 22 (PART)  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS 808019A (LOT D)  
**POSTAL ADDRESS:** 1025 DONNYBROOK ROAD  
**(At time of subdivision)** DONNYBROOK, 3064  
**MGA94 Co-ordinates** **E** 323 170  
(of approx centre of **N** 5842 930  
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
ROAD R3	CITY OF WHITTLESEA
ROAD R4	CITY OF WHITTLESEA
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD
RESERVE No.2	CITY OF WHITTLESEA
RESERVE No.3	CITY OF WHITTLESEA

LOTS 1 TO 200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
EASEMENT E-9 HAS BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 202, 207, 209, 213, 216, 224, 232, 234, 240, 248, 251, 261, 263, 272, 274, AND 275 SEE SHEET 12.  
FOR RESTRICTION B AFFECTING LOTS 201 TO 281 (ALL INCLUSIVE) SEE SHEET 13.  
FOR RESTRICTION C AFFECTING LOTS 201 TO 281 (ALL INCLUSIVE) SEE SHEET 14.  
FOR RESTRICTION D AFFECTING LOTS 202, 213, 248, 251 AND 272 SEE SHEET 15.  
**OTHER PURPOSES OF THE PLAN:**  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-3 ON PS808019A AS AFFECTS RESERVE No.3 ON THIS 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 THOSE PARTS OF DRAINAGE EASEMENTS E-4 ON PS822750V AS AFFECTS CYCAD AVENUE 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 2**  
**6.310ha**

**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	PS808019A	CITY OF WHITTLESEA
E-3	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA
E-4	SEWERAGE	SEE PLAN	PS808019A	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-6	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-7	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



1700S-02 VER T.DWG BC/SB

SURVEYOR REF: 1700s-02

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 15

GERALD DONN

VERSION T

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808024H**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	SEWERAGE & WATER SUPPLY	SEE PLAN	AR784374L	YARRA VALLEY WATER CORPORATION
E-8	POWERLINE	SEE PLAN	PS822750V (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-10	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-10	DISTRIBUTION AND TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 OF THE GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-10	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-10	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-11	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	DISTRIBUTION AND TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 OF THE GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-11	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-11	TELECOMMUNICATIONS (THROUGH UNDERGROUND CABLES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-11	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION

1700S-02 VER T.DWG BC/SB



Melbourne Survey T 9869 0813 REF 1700s-02

ORIGINAL SHEET  
SIZE: A3

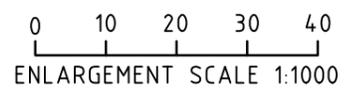
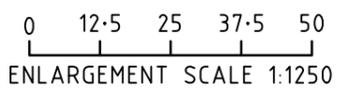
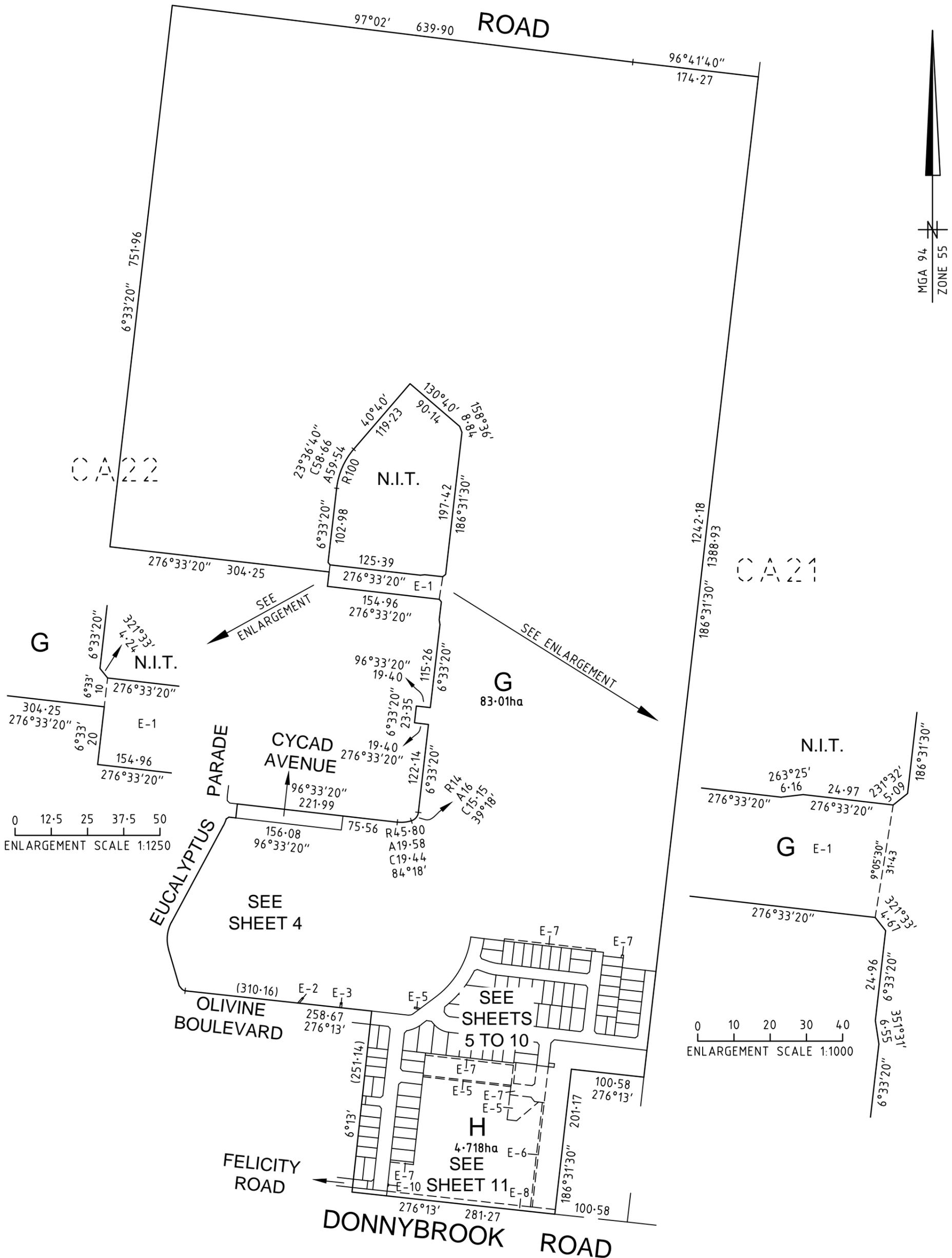
SHEET 2

GERALD DONN

VERSION T

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808024H**



1700S-02 VER T.DWG BC/SB  
**SMEC**  
Melbourne Survey T 9869 0813 REF 1700s-02

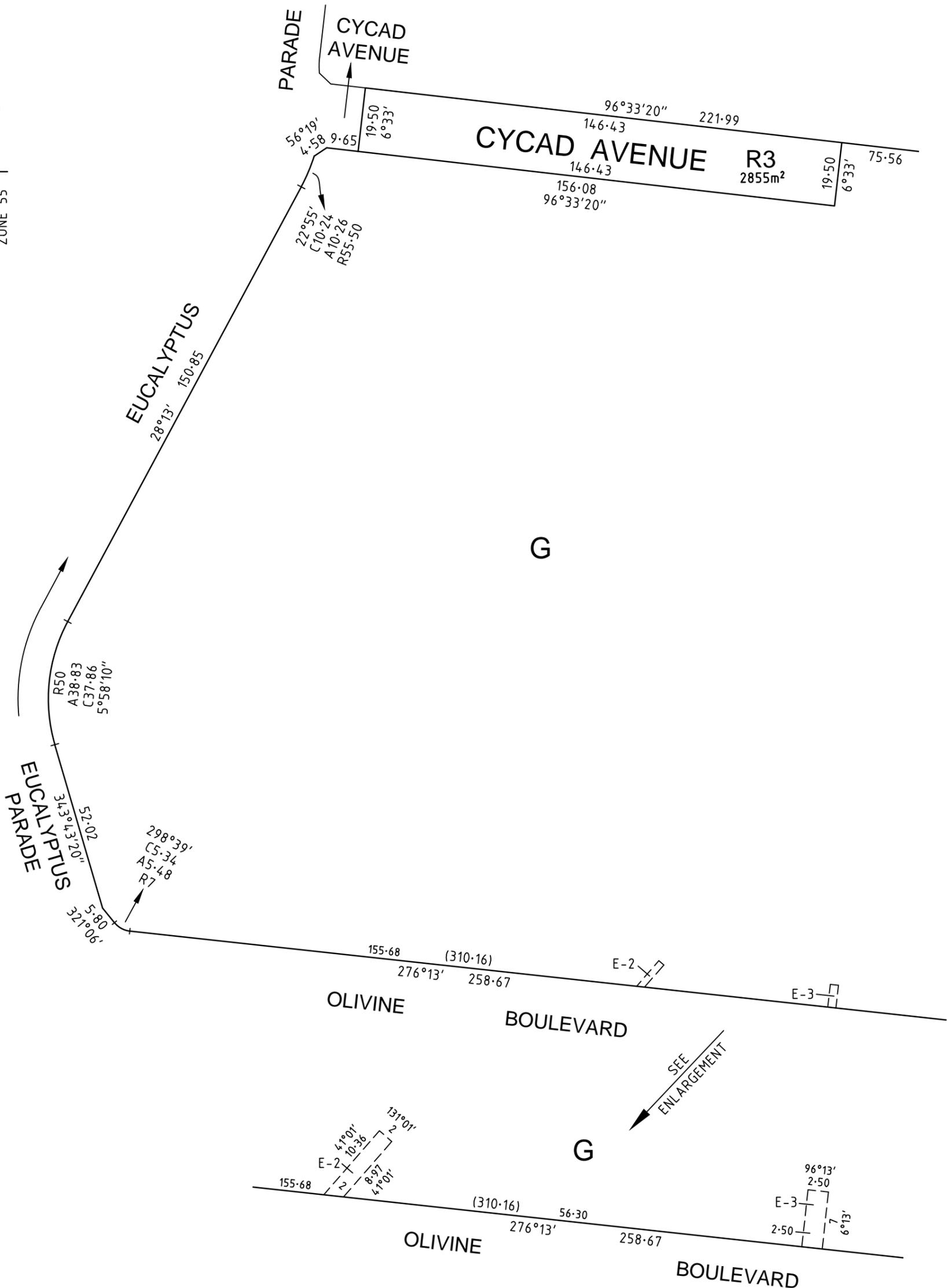
SCALE 1:5000  
50 0 50 100 150 200  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
SHEET 3

GERALD DONN VERSION T

# PLAN OF SUBDIVISION

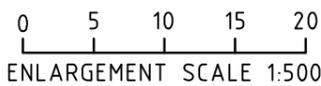
PLAN NUMBER  
**PS 808024H**



SEE SHEET 3

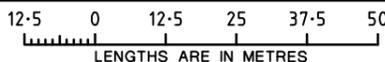
SEE SHEET 6

SEE ENLARGEMENT



1700S-02 VER T.DWG BC/SB

SCALE  
1:1250



ORIGINAL SHEET  
SIZE: A3

SHEET 4

GERALD DONN

VERSION T

Melbourne Survey T 9869 0813 REF 1700s-02

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808024H**

SEE SHEET 6

**LACEBARK DRIVE** R2



RESERVE  
No.3  
60m<sup>2</sup>

**SHEARING COURT** R2

**POLLEN PLACE** R2

**H**  
SEE SHEET 11

**FELICITY ROAD**

**FELICITY ROAD** R4

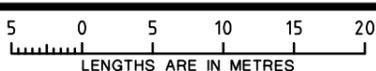
RESERVE  
No.2  
97m<sup>2</sup>

**DONNYBROOK ROAD** R1

**DONNYBROOK ROAD**

1700S-02 VER T.DWG BC/SB

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5



Melbourne Survey T 9869 0813 REF 1700s-02

GERALD DONN

VERSION T

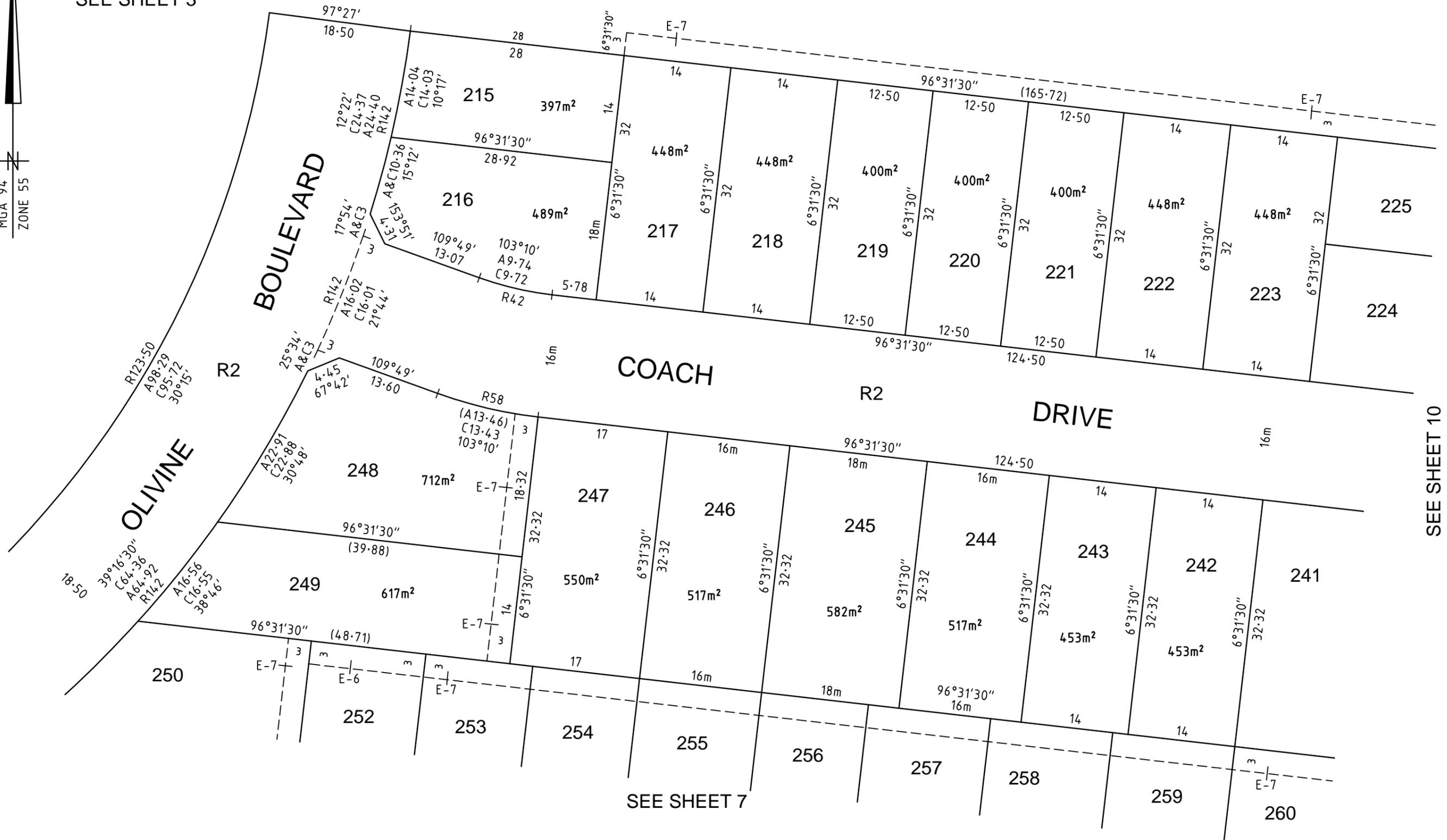
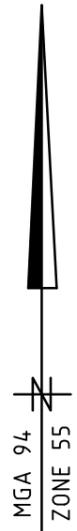




# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808024H**

**G**  
SEE SHEET 3



SEE SHEET 10

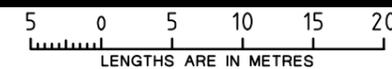
SEE SHEET 7



1700S-02 VER T.DWG BC/SB

Melbourne Survey T 9869 0813 REF 1700s-02

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

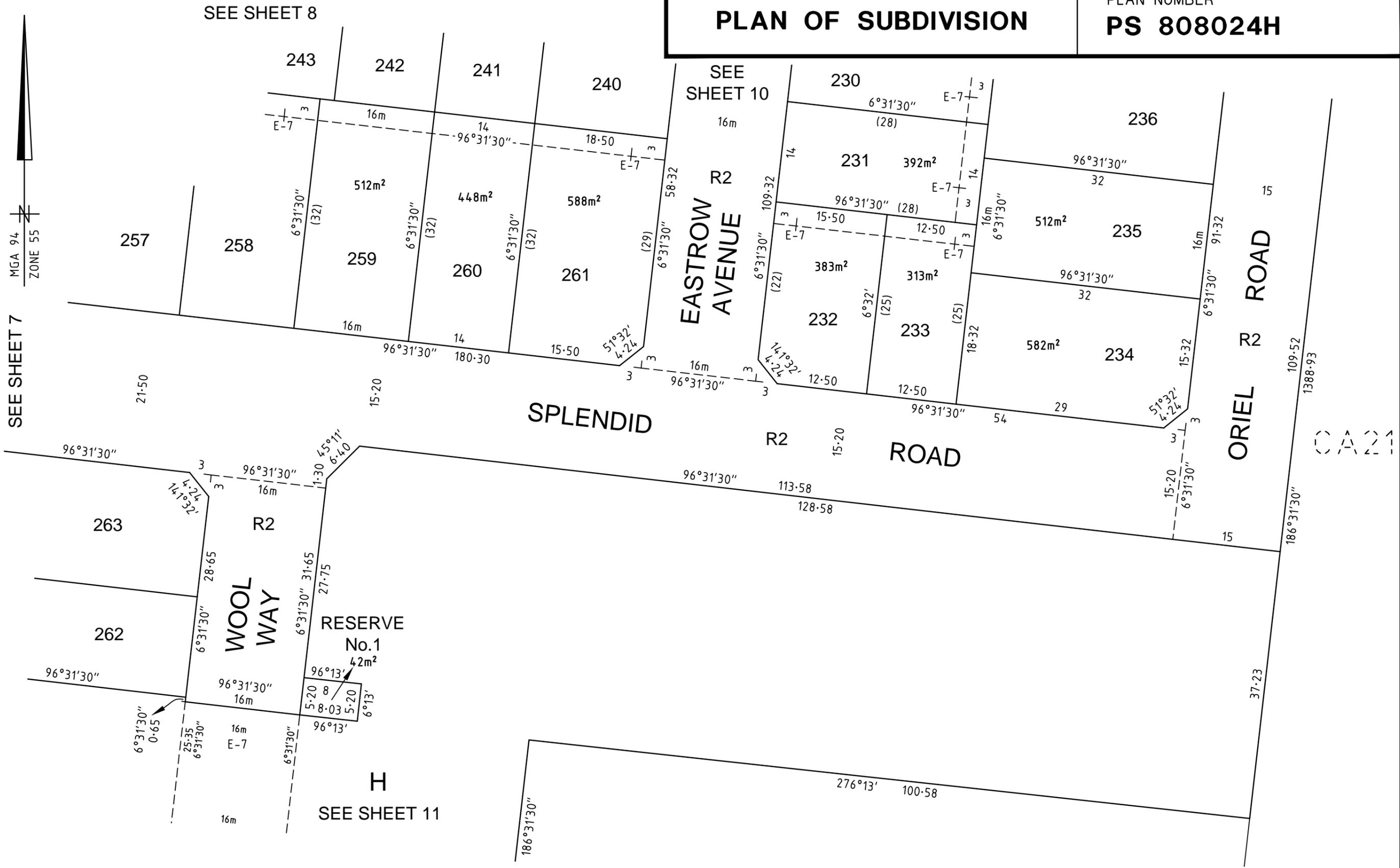
SHEET 8

GERALD DONN

VERSION T

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808024H**



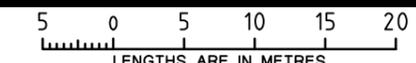
1700S-02 VER T.DWG BC/SB



**SMEC**

Melbourne Survey T 9869 0813 REF 1700s-02

SCALE 1:500



LENGTHS ARE IN METRES

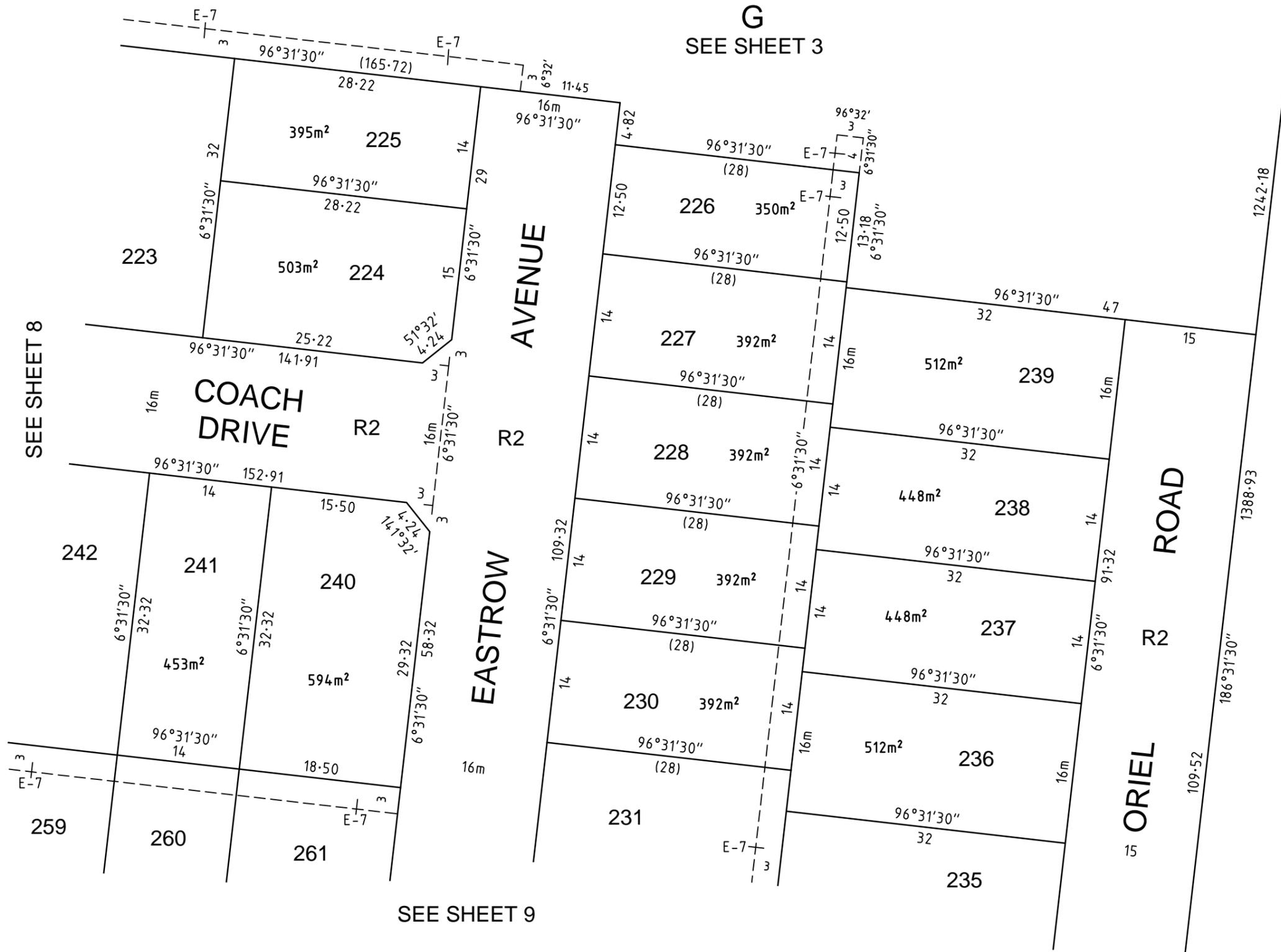
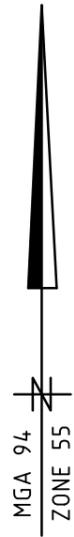
ORIGINAL SHEET SIZE A3

SHEET 9

GERALD DONN VERSION T

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 808024H**





**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision PS 808024H by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 202, 207, 209, 213, 216, 224, 232, 234, 240, 248, 251, 261, 263,  
272, 274, and 275

Land to be benefited: Lots 201 to 281 (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:

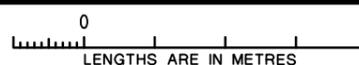
**Corner Lots**

1) Construct a double storey dwelling located on a corner lot, 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**



**CREATION OF RESTRICTION B**

The following restriction is to be created upon registration of Plan of Subdivision PS 808024H by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 201 to 281 (all inclusive)

Land to be benefited: Lots 201 to 281 (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**



**CREATION OF RESTRICTION C**

The following restriction is to be created upon registration of Plan of Subdivision PS 808024H by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 201 to 281 (all inclusive)

Land to be Benefited: Lots 201 to 281 (all inclusive)

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:

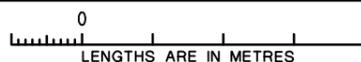
Development means the residential development to be carried out on the land originally comprised in the Parent Title by or on behalf of the Vendor or its successors as developer of that land.

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**



**CREATION OF RESTRICTION D**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 808024H 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
202	201, 203
213	212, 214
248	247, 249
251	250, 252
272	271, 273

**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**

