

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS813577J

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 22 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS 808024H (LOT G)
POSTAL ADDRESS: 1025 DONNYBROOK ROAD
(At time of subdivision) DONNYBROOK, 3064
MGA94 Co-ordinates **E** 323 260
(of approx centre of **N** 5 843 160
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF WHITTLESEA

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
EASEMENT E-3, E-4 AND E-9 TO E-11 HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 308, 311, 318, 325, 327, 335, 338, 345, 348, 351, 352 AND 361 SEE SHEET 8.
FOR RESTRICTION B AFFECTING LOTS 301 TO 362 (ALL INCLUSIVE) SEE SHEET 9.
FOR RESTRICTION C AFFECTING LOTS 301 TO 362 (ALL INCLUSIVE) SEE SHEET 10.
FOR RESTRICTION D AFFECTING LOTS 327 AND 348 SEE SHEET 11.

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.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-7 ON PS808024H AS AFFECTS EASTROW AVENUE ON THIS PLAN.
GROUND 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.

OLIVINE 3
4.485ha

62 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 E-1	WAY WAY	SEE PLAN SEE PLAN	PS804566Q PS811330G	LOT A ON PS804566Q LOT B ON PS811330G
E-2 E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS808024H PS808024H	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-5 E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS808024H PS808019A	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	PS808019A	CITY OF WHITTLESEA

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SURVEYOR REF: 1700s-03

ORIGINAL SHEET
SIZE: A3

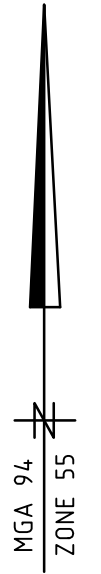
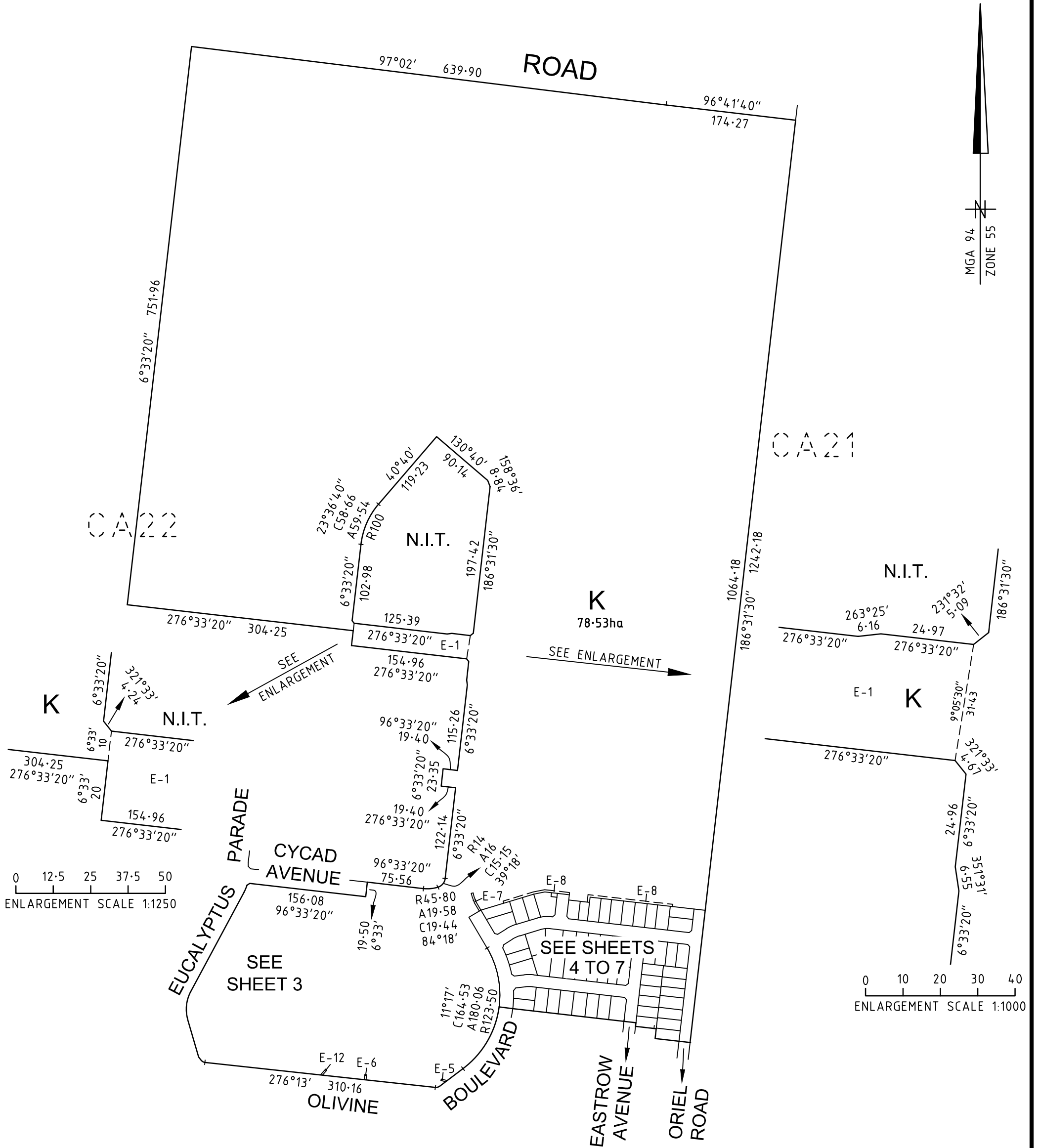
SHEET 1 OF 11

GERALD DONN

VERSION G

PLAN OF SUBDIVISION

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SCALE 1:5000

LENGTHS ARE IN METRES

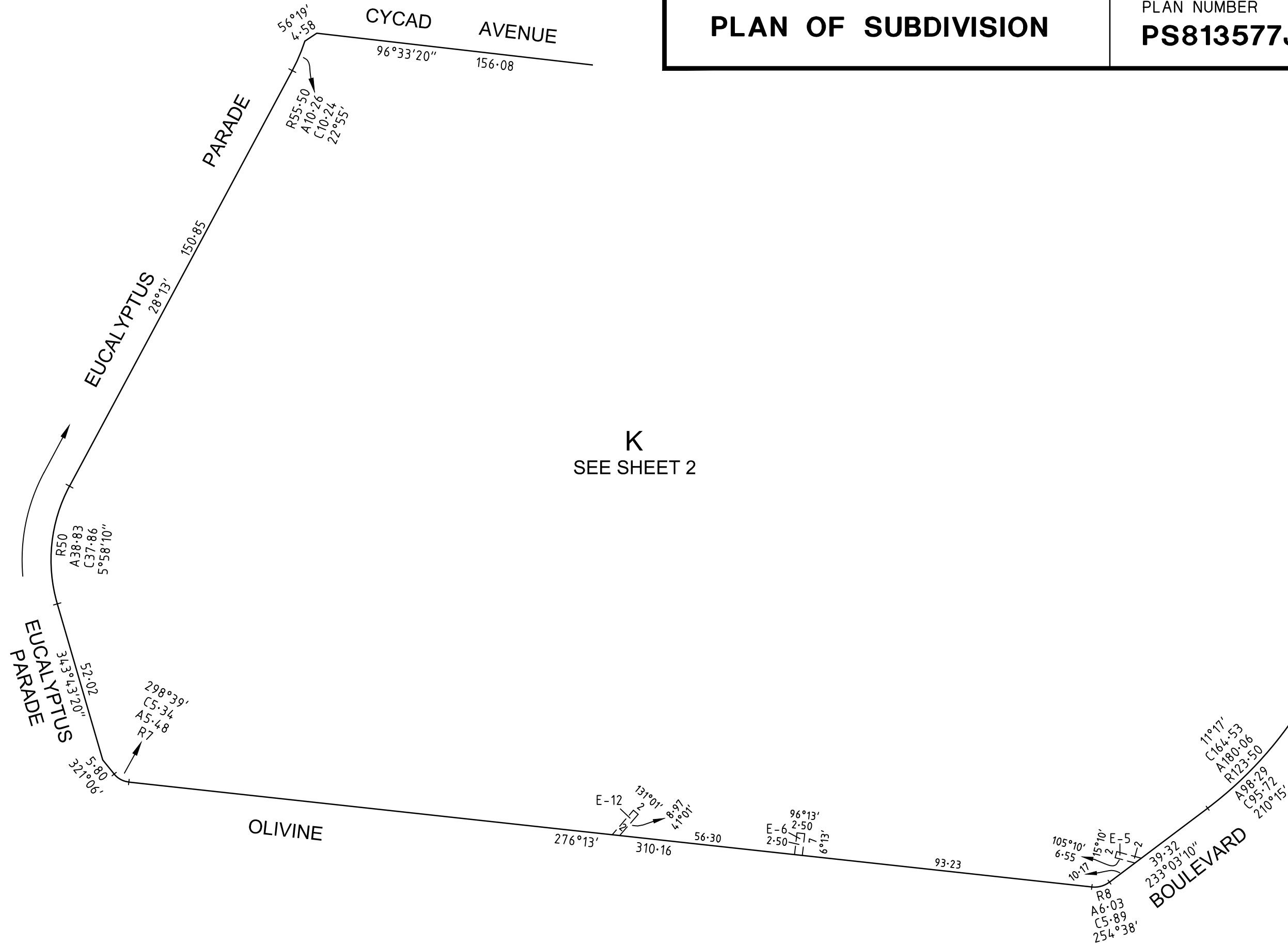
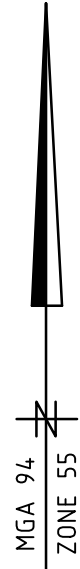
GERALD DONN VERSION G

ORIGINAL SHEET SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

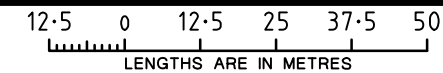
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SCALE
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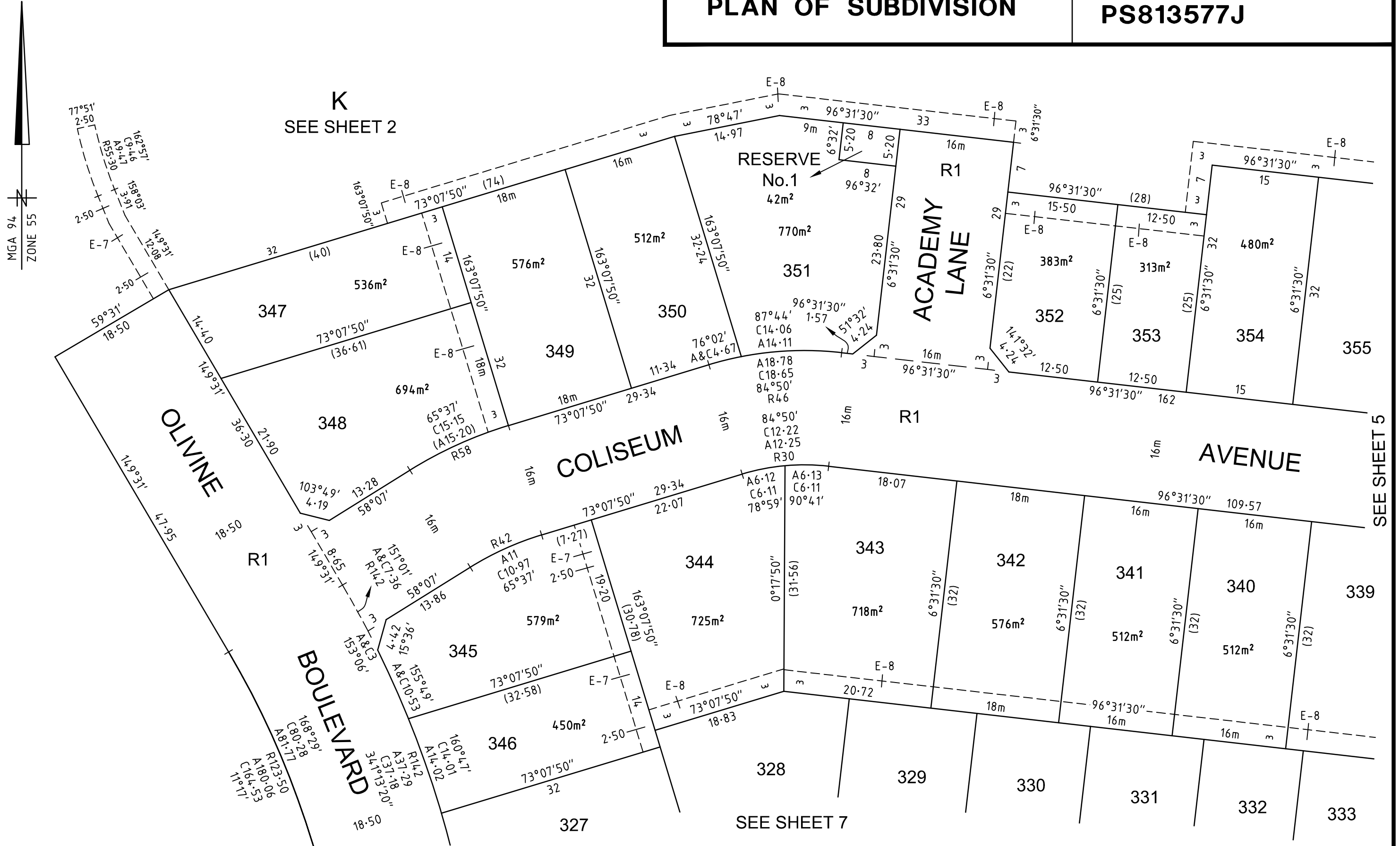
SHEET 3

GERALD DONN

VERSION G

PLAN OF SUBDIVISION

PLAN NUMBER
PS813577J



K
SEE SHEET 2

SEE SHEET 5

SEE SHEET 7

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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

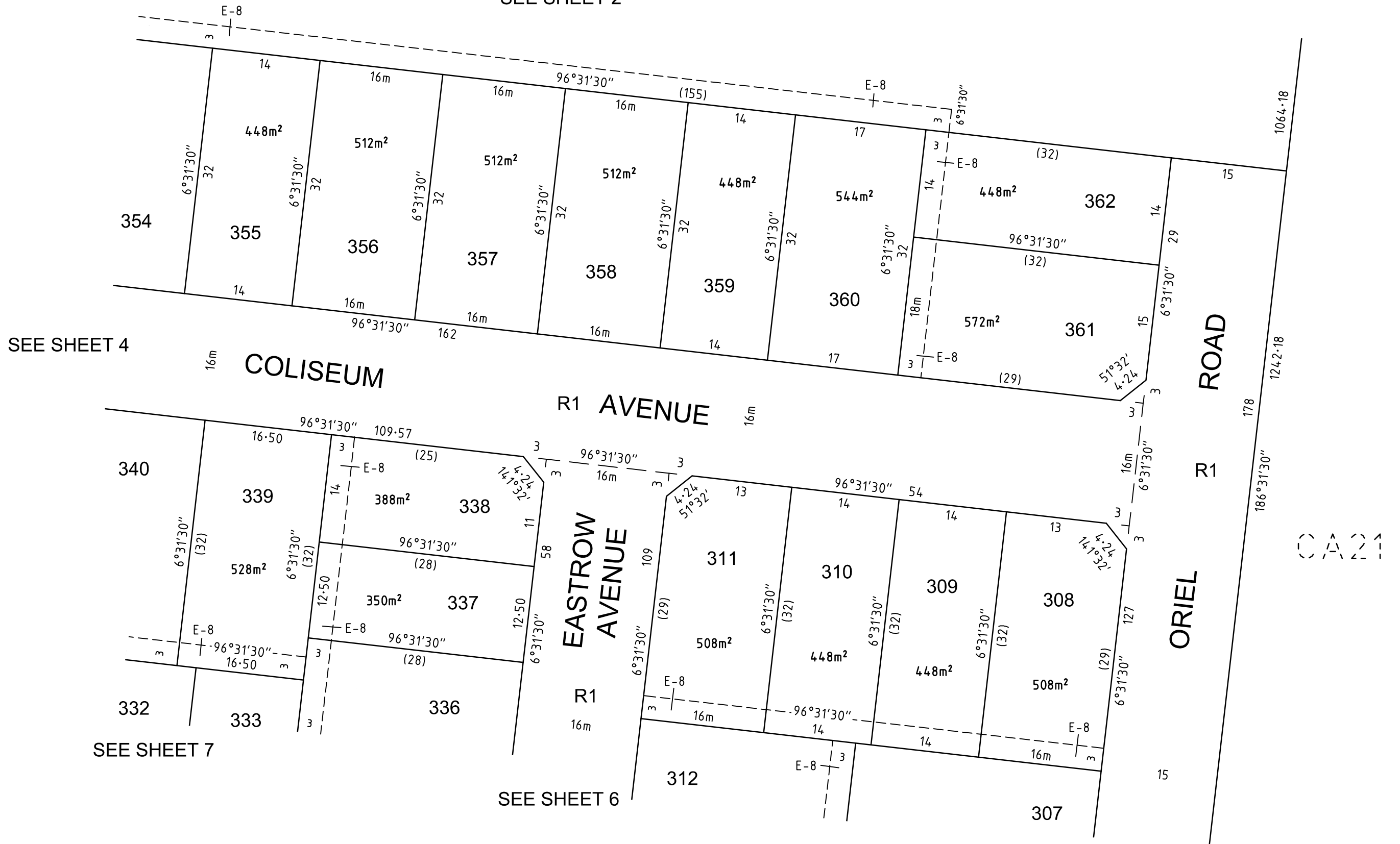
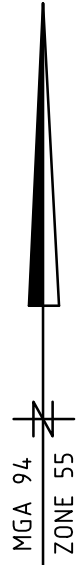
ORIGINAL SHEET SIZE A3
SHEET 4

GERALD DONN VERSION G

PLAN OF SUBDIVISION

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K
SEE SHEET 2



SEE SHEET 4

COLISEUM

R1 AVENUE

EASTROW AVENUE

ROAD

ORIEL

SEE SHEET 7

SEE SHEET 6

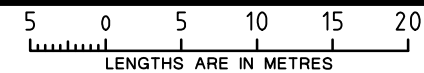
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SCALE
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ORIGINAL SHEET
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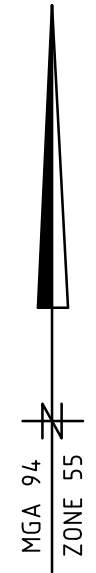
SHEET 5

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VERSION G

PLAN OF SUBDIVISION

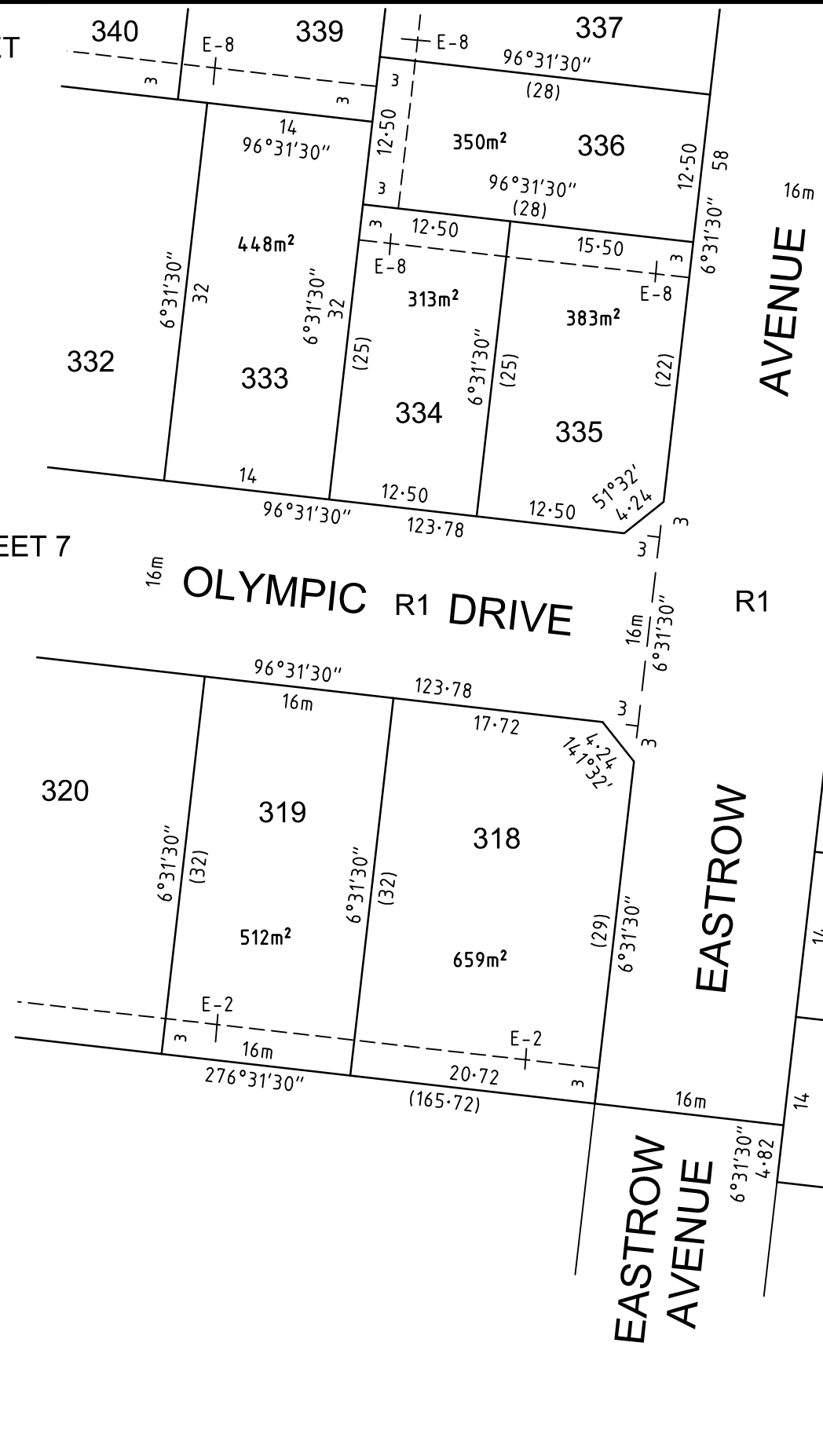
PLAN NUMBER
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SEE SHEET
4

SEE SHEET 5

SEE SHEET 7



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SCALE
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 6

GERALD DONN

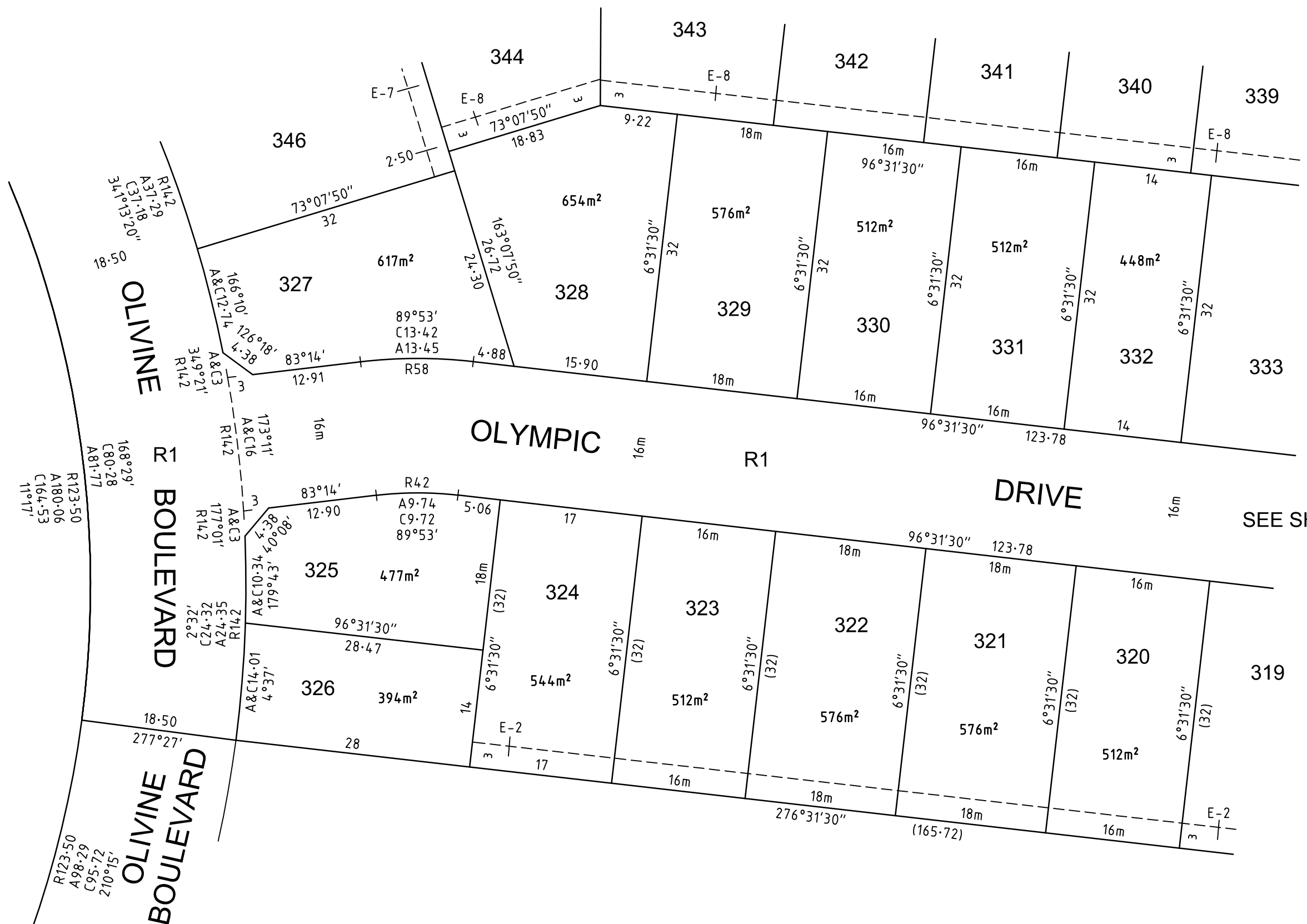
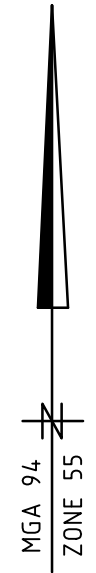
VERSION G

PLAN OF SUBDIVISION

PLAN NUMBER
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SEE SHEET 4

SEE SHEET 5



K
SEE SHEET 2

SEE SHEET 6

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SCALE
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 7

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VERSION G

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision PS 813577J by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 308, 311, 318, 325, 327, 335, 338, 345, 348, 351, 352 and 361 (all inclusive)

Land to be benefited: Lots 301 to 362 (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 length 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.



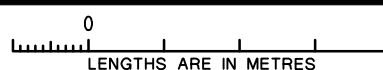
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ORIGINAL SHEET
SIZE: A3

SHEET 8

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 813577J by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 301 to 362 (all inclusive)

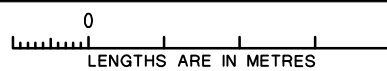
Land to be benefited: Lots 301 to 362 (all inclusive)

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.



CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision PS 813577J by way of restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be Burdened: Lots 301 to 362 (all inclusive)

Land to be Benefited: Lots 301 to 362 (all inclusive)

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.



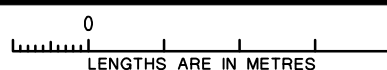
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ORIGINAL SHEET
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SHEET 10

CREATION OF RESTRICTION D

The following restriction is to be created upon registration of Plan of Subdivision No. PS 813577J 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
327	328, 346
348	347, 349

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.



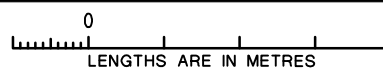
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ORIGINAL SHEET
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SHEET 11