PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS932499M

LOCATION OF LAND

PARISH: KALKALLO

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 27 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS921799L (LOT BR)

POSTAL ADDRESS: CAMERON STREET
(At time of subdivision) DONNYBROOK, 3064

MGA94 Co-ordinates
(of approx centre of land in plan)
E 322 600
N 5 844 680
ZONE 55

Council Name: Whittlesea City Council

Council Reference Number: PLN-45270
Planning Permit Reference: 719067
SPEAR Reference Number: S255570A

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 01/04/2026

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Allison Bonanno for Whittlesea City Council on 28/09/2026

VESTING OF ROADS AND/OR RESERVES

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	AUSNET ELECTRICITY SERVICES PTY LTD

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. 719067

SURVEY: THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM30, PM50, PM51, PM54, PM55, PM77 & PM95 (KALKALLO)

PROCLAIMED SURVEY AREA: 74

OLIVINE 32
5.761ha ***54 LOTS***

NOTATIONS

LOTS 1 TO 3200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 13 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENT E-4 ON PS921799L AS AFFECTS PATTERSON DRIVE ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-5 ON PS921799L AS AFFECTS PATTERSON DRIVE ON THIS PLAN.

REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-8 ON PS921799L AS AFFECTS WIMBY WAY AND PATTERSON DRIVE 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.

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	GAS PIPELINE	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION OF VICTORIA
E-2	DRAINAGE	SEE PLAN	PS926383S	CITY OF WHITTLESEA
E-3	SEWERAGE	SEE PLAN	PS926383S	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS926383S	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	PS926383S	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-7	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

1700S-32 VER C.DWG AA/AA

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

SURVEYOR REF: 1700s-32

ORIGINAL SHEET SIZE: A3

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PLAN OF SUBDIVISION

PLAN NUMBER
PS932499M

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-10	WATER SUPPLY (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-11	WATER SUPPLY (THROUGH UNDERGROUND PIPES AND ABOVE GROUND FITTINGS)	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-12	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD

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SHEET 2

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PLAN OF SUBDIVISION

PLAN NUMBER
PS932499M

MGA94 ZONE 55

96°45'50" 394·24

96°47'40" 623·86

BZ
29·52ha

SEE SHEET 11

VALLEYMOUNT CIRCUIT

SEE SHEET 12

160·63
277°02'

WIMBI WAY

RUSH PLACE

WICKLOW CRESCENT

ROWLAGH MEWS

CLUB MEWS

FAYALITE CIRCUIT

SEEDLING PLACE

SEE SHEET 9

SEE SHEET 8

SEE SHEET 10

SEE SHEET 7

SEE SHEET 6

SEE SHEET 4

SEE SHEET 5

591·04
8°08'20"

276°43'30" 341·29

CAMERON STREET

VALLEYMOUNT CIRCUIT

WIMBI WAY

KIRRIP WAY

WIMBI WAY

15·95
41·36
35
35
E-1
166°57'
180·85
188°13'
28·05
188°01'
277°02' 207·19

SEE ENLARGEMENT No.1

BZ

187°02'
277°02'
4·24
232°02'
(18·50)
277°02'
97°02' 2·50
97°02' 6·50
97°02' 5·85
7°02' 5·50
7°02'
10·32
142°02' 2·38
54°54' 31·05
144°54'
113°51'
28·11
27·21
23°51'
27·73 54°54'
4·24 322°02'
4·21
4·47 54°54'
21·35
277°02' 207·19

WIMBI WAY

KIRRIP WAY

0 7.5 15 22.5
SCALE 1:750
ENLARGEMENT No.1

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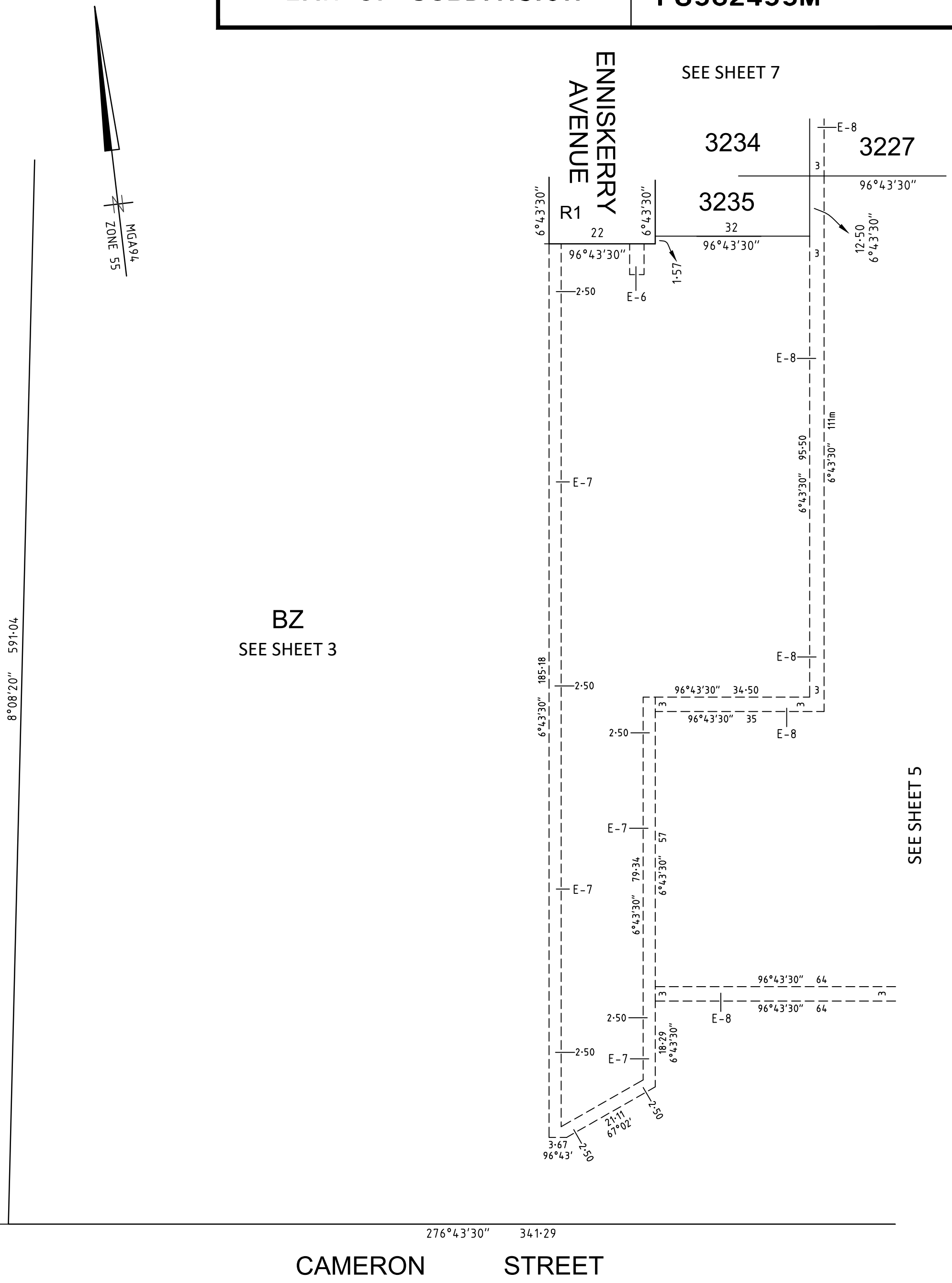
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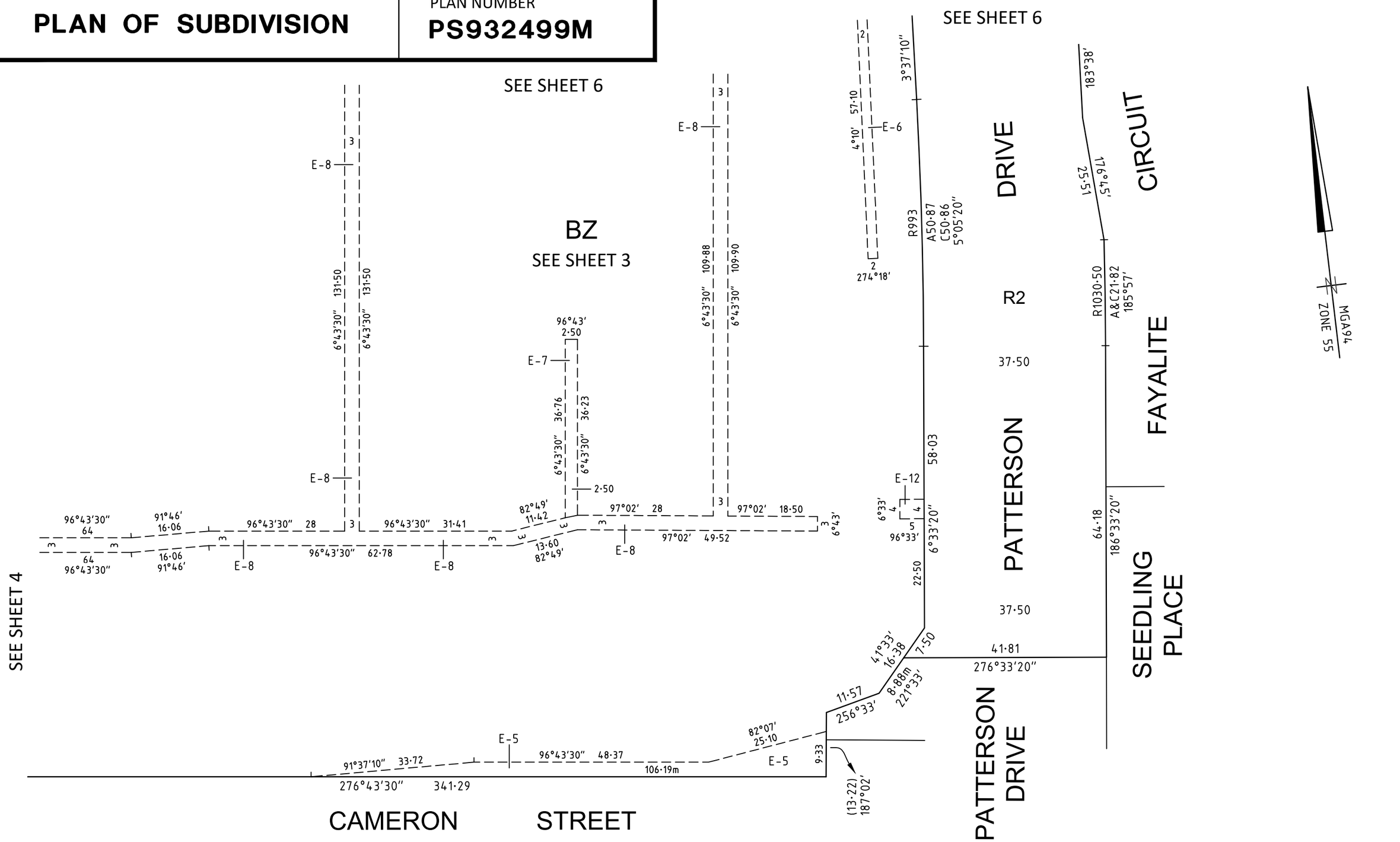


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	Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (C), 25/08/2026, SPEAR Ref: S255570A		Digitally signed by: Whittlesea City Council, 28/09/2026, SPEAR Ref: S255570A

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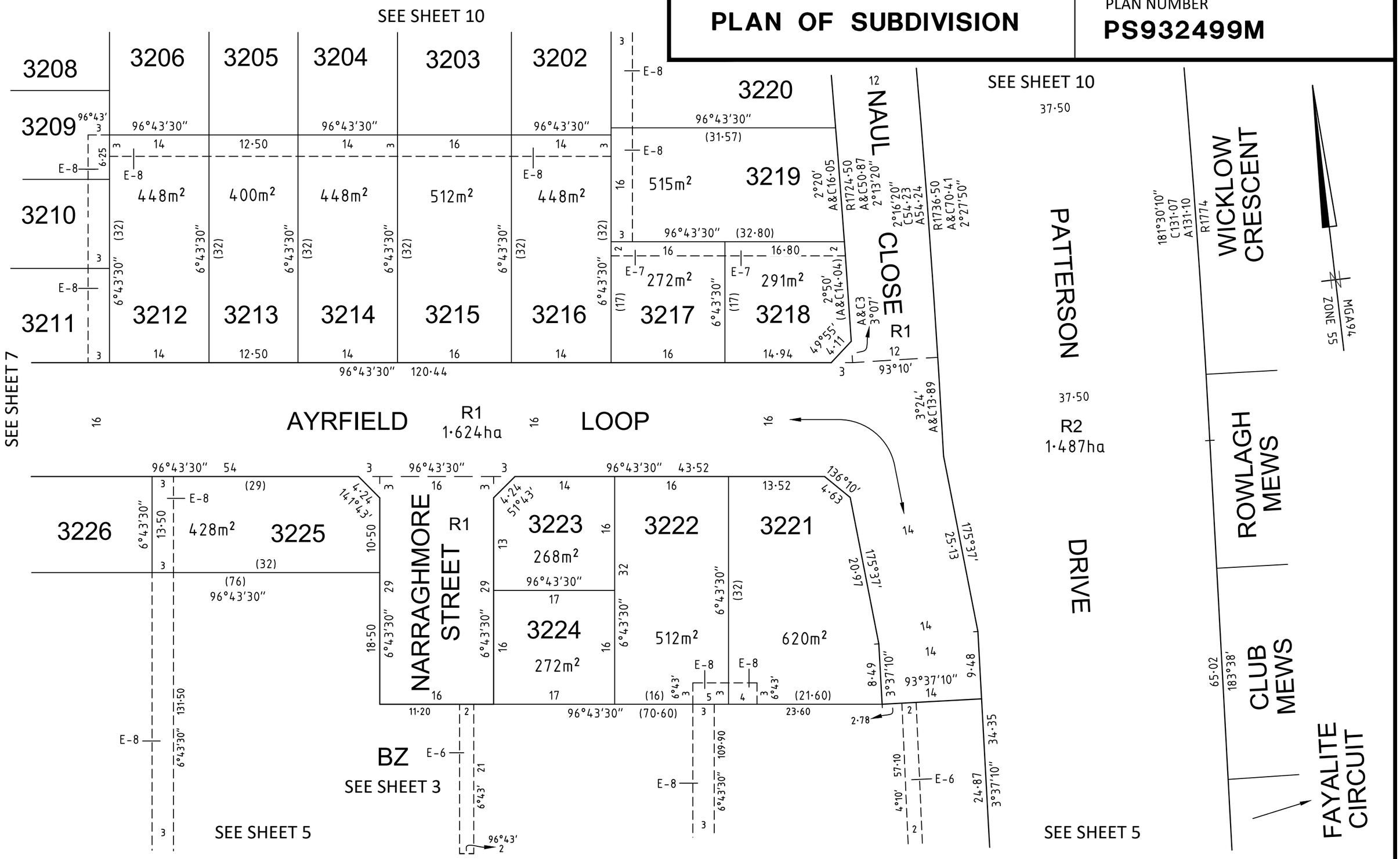
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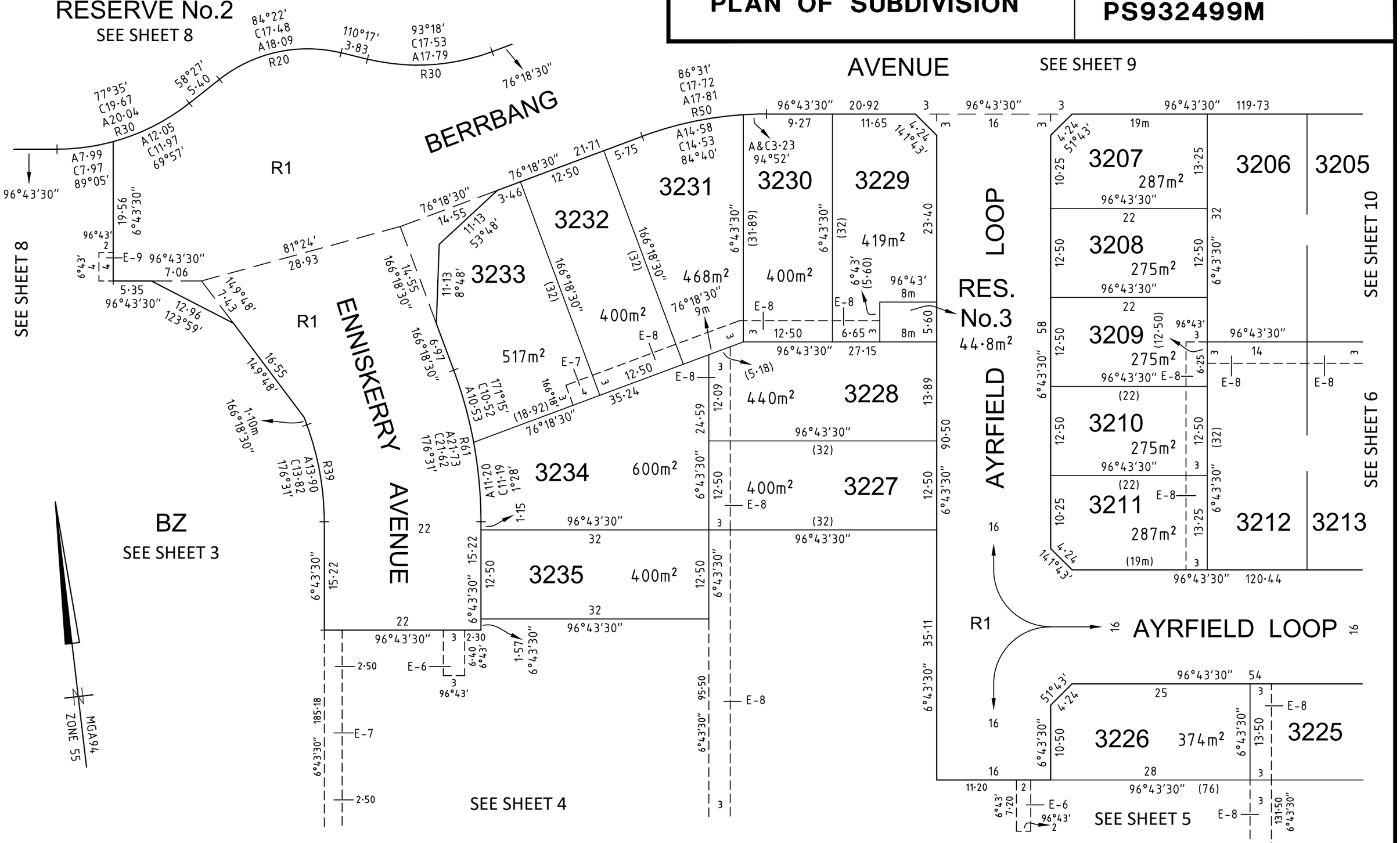
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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 7

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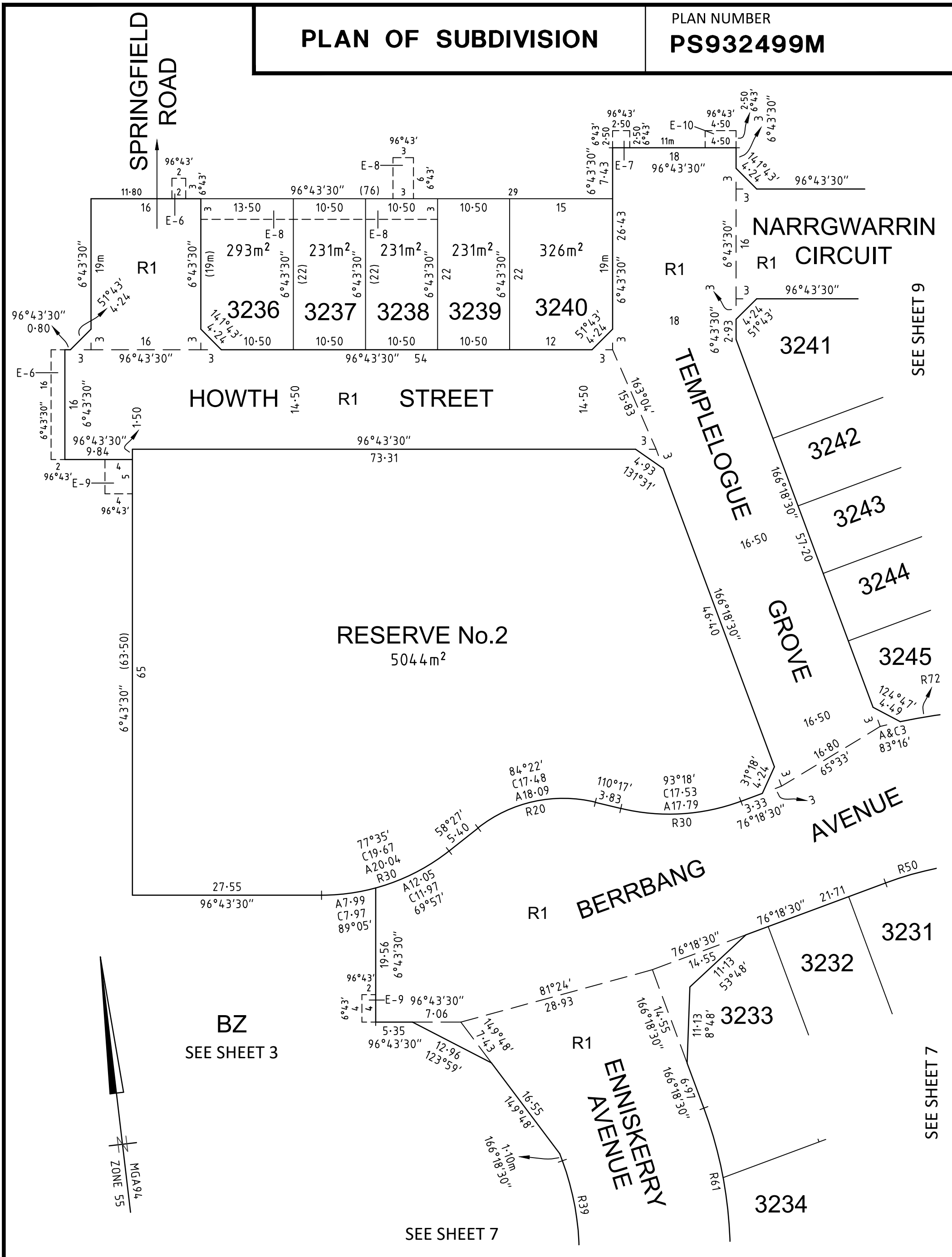
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DOCKLANDS VIC 3008

REF 1700s-32

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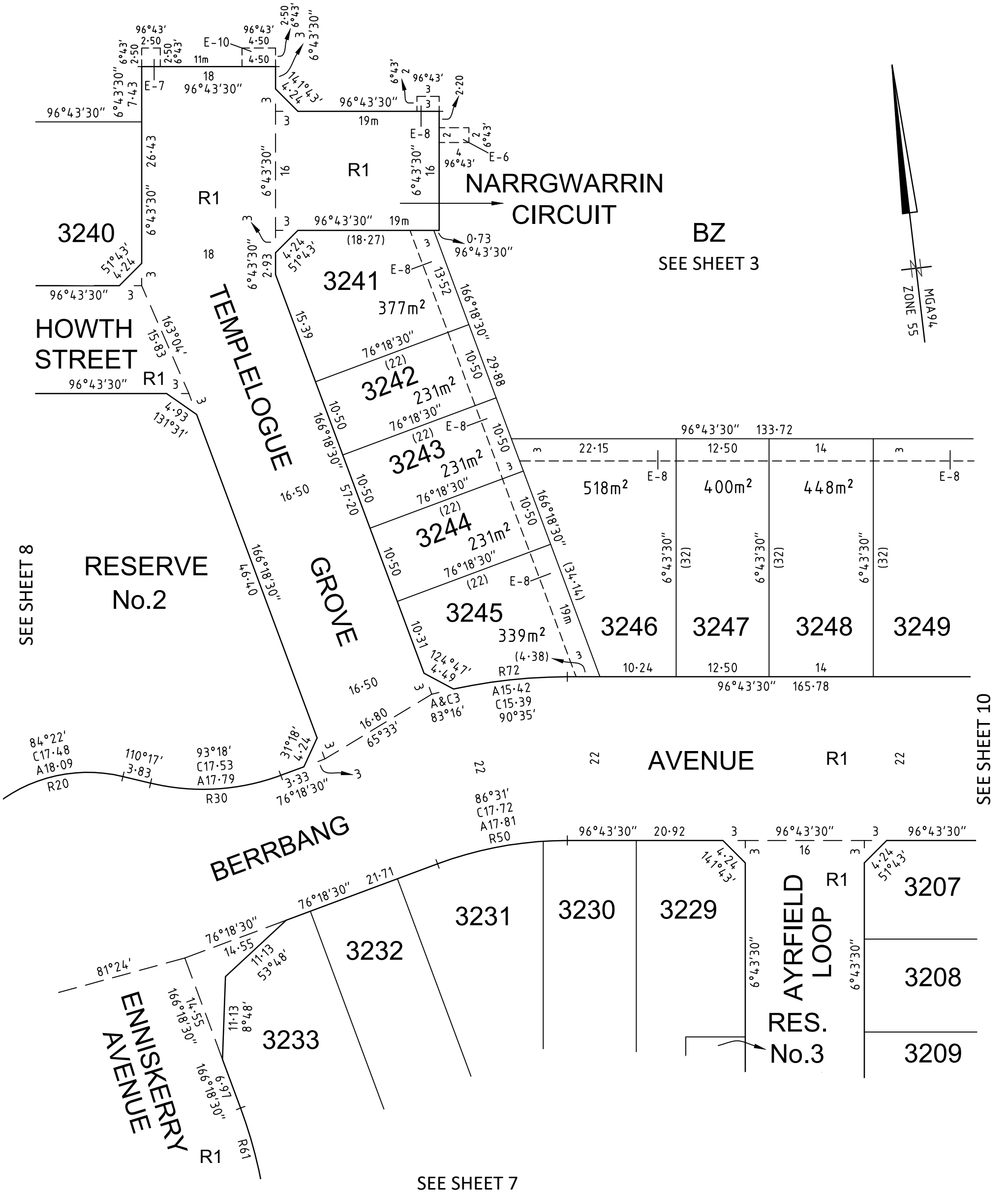
smec an SJ company	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3
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SHEET 8

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PLAN OF SUBDIVISION

PLAN NUMBER
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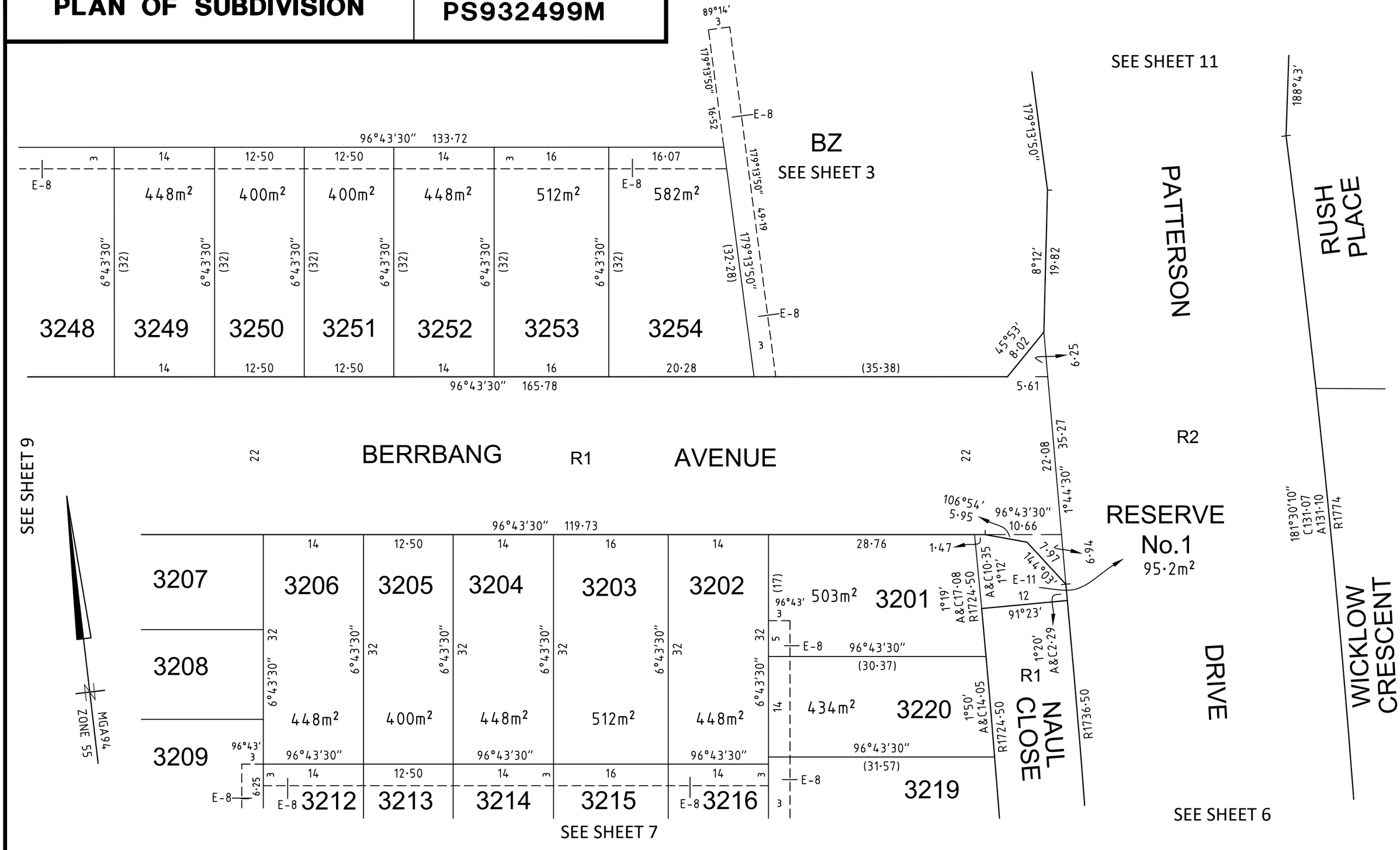


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SCALE		ORIGINAL SHEET SIZE	SHEET
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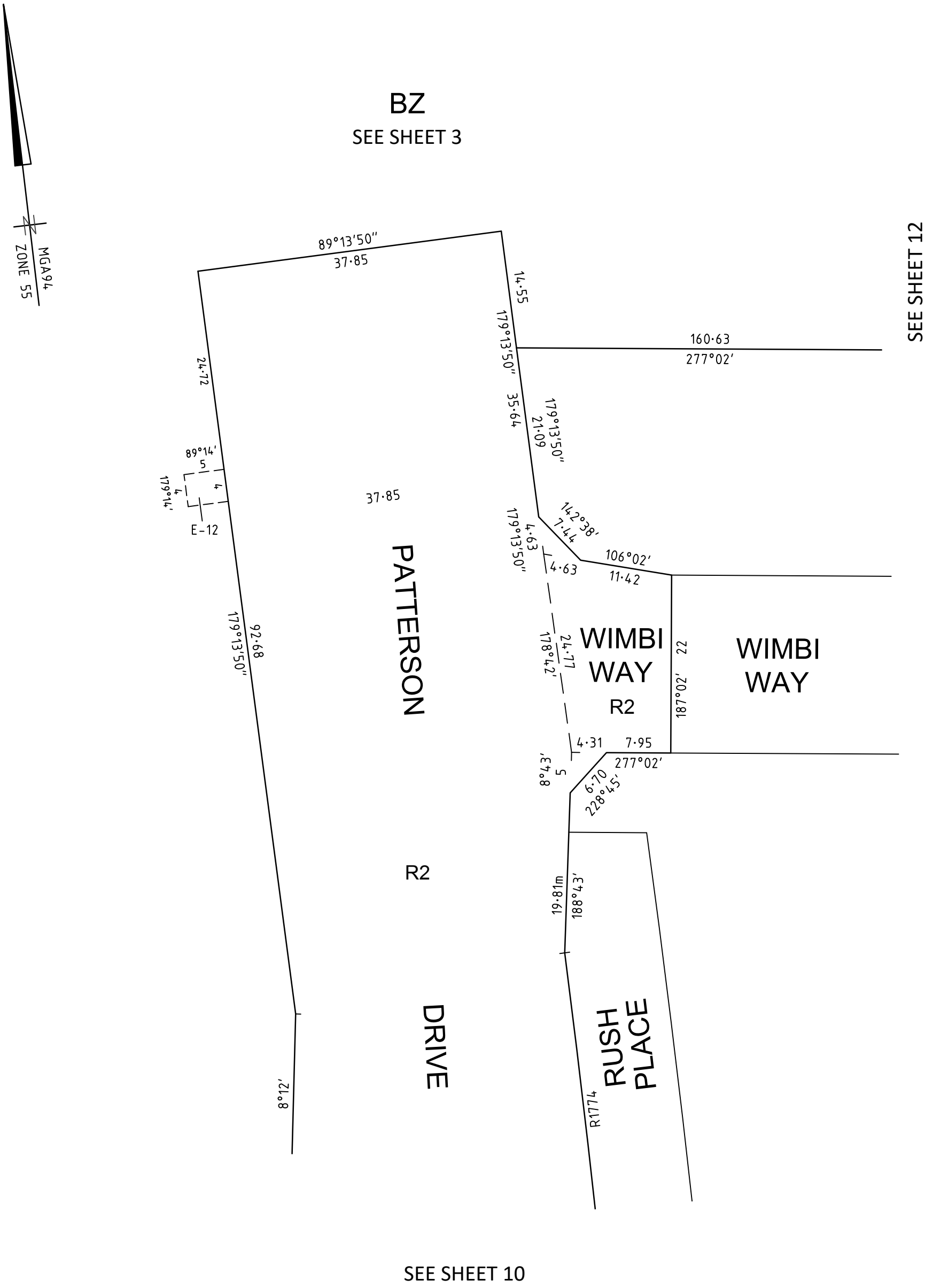
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PLAN OF SUBDIVISION

PLAN NUMBER
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SEE SHEET 10

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REF 1700s-32

SCALE		ORIGINAL SHEET	
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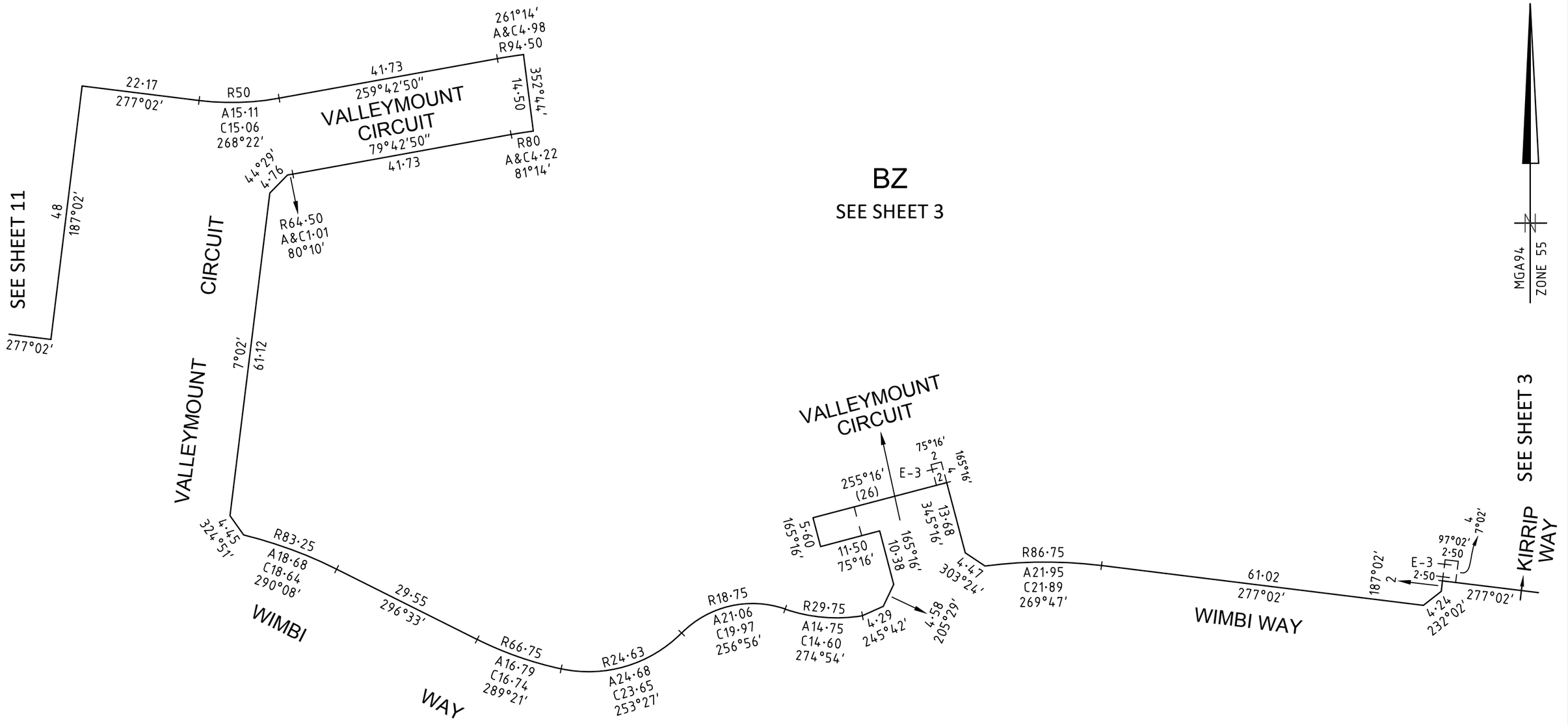
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SCALE		ORIGINAL SHEET SIZE	SHEET
1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	A3	12

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PLAN OF SUBDIVISION

PLAN NUMBER
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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 3201 to 3254 (both inclusive) on this plan.
Land to be benefited: Lots 3201 to 3254 (both inclusive) on this plan.

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 3201, 3207, 3211, 3218, 3221, 3223, 3225, 3226, 3229, 3233, 3236, 3240, 3241 and 3245 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) Construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary on lots with an area of 300m² or greater.

3) For Lots 3207 to 3211, 3217, 3218, 3223, 3224, 3236 to 3239, and 3242 to 3244 (all 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 are Type A lots.
   Unless in accordance with a planning permit granted to construct a building or structure on the burned 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-32-BEP Ver 2. 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.

11) Subdivide or seek to subdivide any burdened lot.

12) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 12 above (both inclusive) will cease to have effect after 31th December 2033.

Nothing in this restriction applies to the Developer, Mirvac Victoria Pty Ltd ACN 006708363.

"Mirvac" 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/

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DOCKLANDS VIC 3008
REF 1700s-32

ORIGINAL SHEET SIZE: A3

SHEET 13

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