PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS932509M

LOCATION OF LAND

PARISH: KALKALLO

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 22 (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS921816P (LOT BU)

POSTAL ADDRESS: 2A HAYES HILL BOULEVARD
(At time of subdivision) DONNYBROOK, 3064

MGA94 Co-ordinates **E** 322 720
(of approx centre of **N** 5 843 450
land in plan) **ZONE** 55

Council Name: Whittlesea City Council

Council Reference Number: PLN-45638
Planning Permit Reference: 717121
SPEAR Reference Number: S259092B

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: 04/03/2026

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: Renee Kueffer for Whittlesea City Council on 15/07/2026

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	CITY OF WHITTLESEA

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. 717121

SURVEY: THIS PLAN IS BASED ON SURVEY.

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

PROCLAIMED SURVEY AREA: 74

OLIVINE 8
3.680ha ***88 LOTS***

NOTATIONS

LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 6 FOR FURTHER DETAILS.

OTHER PURPOSES OF THE PLAN:
REMOVAL OF DRAINAGE, SEWERAGE & WATER SUPPLY EASEMENT E-2 ON PS921816P AS AFFECTS NATIVE ROAD ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-4 ON PS921816P AS AFFECTS LILY CRESCENT 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	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS822750V	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-4	WAY	SEE PLAN	PS921816P	RESERVE No.1 ON PS921816P

1700S-08 VER H.DWG AA/AA

smec
an SJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

SURVEYOR REF: 1700s-08

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 6

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 26/06/2026, SPEAR Ref: S259092B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S259092B 11/11/2026 01:50 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS932509M

MGA94 ZONE 55

HAYES HILL BOULEVARD

868 869 870 871 872 873 874 875 876 877 RES. No.2 878 879 880 881 882 883 884 885 886 887 888

CRUMLIN LANE

846 847 848 849 850 851 852 853 854 855 856 RES. No.3 SEE SHEET 5 857 858 859 860 861 862 863 864 865 867 866

LILY CRESCENT

840 841 842 843 844 845 839 838 837 836 SEE SHEET 4 835 834 833 832 831 830 829 828 827 826 814 815 816 817 818 819 820 821 822 823 824 825

LILY CRESCENT

DRIVE

PATTERSON

813 812 811 810 809 808 807 806 805 804 803 802 801

ROAD

SEE SHEET 3

NATIVE

BOUNTY ROAD

NATIVE ROAD

NOT IN TITLE

92°41'40"
79·65
153°26'
27·43
100·71
2°03'50"
94·25
189·11m
96°33'
6m
6°33'
10
6m
96°33'
186°33'20"
E-1
RESERVE No.1
7160m²
EUCALYPTUS PARADE
117°13'
C7·62
A7·67
R20
45·42
128°12'
17·41
3
E-4
27·63
128°12'
38°11'40"
33·99
5·23
75·26
91°46'30"
26·56
281°19'
R149
A43·95
C43·79
289°46'
208°13'
8
298°13'
5·20
8
28°13'
12·09
298°13'
24·60
298°13'
242°23'
C8·27
A9·74
R5
34·21
153·52
3°00'10"

smec
an SJ company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)

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

REF 1700s-08

SCALE		ORIGINAL SHEET	SHEET 2
1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	SIZE: A3	

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 26/06/2026, SPEAR Ref: S259092B

Digitally signed by: Whittlesea City Council, 15/07/2026, SPEAR Ref: S259092B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S259092B 11/11/2026 01:50 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS932509M

SEE SHEET 4

MGA94 ZONE 55

R1

LILY CRESCENT

92°41'30" 23·67 — 4·24 137°41' — 3 — 86°47' 14·58 — 3 — 3 — 4·24 47°41' — 92°41'30" — 92°41'40"

SEE SHEET 4

DRIVE

PATTERSON

ROAD

NATIVE

813	354m²	96°33' (13·27)	10·24	14·50	
812	350m²	92·81	12·53	12·50	92°41'30" (27·56)
811	360m²	6°33'20"	12·53	12·50	92°41'30" (28·40)
810	311m²		10·52	10·50	92°41'30" (29·25)
809	318m²		10·52	10·50	92°41'30" (29·96)
808	325m²		10·53	3°52' A&C8·22	92°41'30" (30·67)
807	365m²		10·67	5°45' A&C4·86	92°41'30" (31·21)
806	328m²		10·50	10·50	96°26'20" (31·20)
805	328m²		10·50	10·50	96°26'20" (31·20)
804	437m²	85·67	14	14	96°26'20" (31·20)
803	390m²	96°26'20"	12·50	12·50	(31·20)
802	390m²		12·50	12·50	96°26'20" (31·20)
801	458m²	96°26' (12)	12	276°26' 14·50	96°26'20" (31·20)

E-3 — 2·64 — 2·50 — 2·28

R200 A&C13·08 4°34'

R214·50 A&C14·03 4°34'

R1 9216m²

2°41'30" 60·02 — 6°26'20" 74·84 — 83·17 — 3°00'10" 153·52

ROAD R2 6·0m²

231°26' 4·24 — 186°26' 5 — 6°26' 8·33 — 91°46'30" — 62°47' 8·97 — 323°53' 4·42 — 26·56 — 281°19' — R149

276°26'20" 28·20 — 26·20

BOUNTY ROAD

NATIVE ROAD

NOT IN TITLE
SEE SHEET 2

RESERVE No.1
SEE SHEET 2

smec
an SJ company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008
REF 1700s-08

SCALE		ORIGINAL SHEET	SHEET
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	SHEET 3

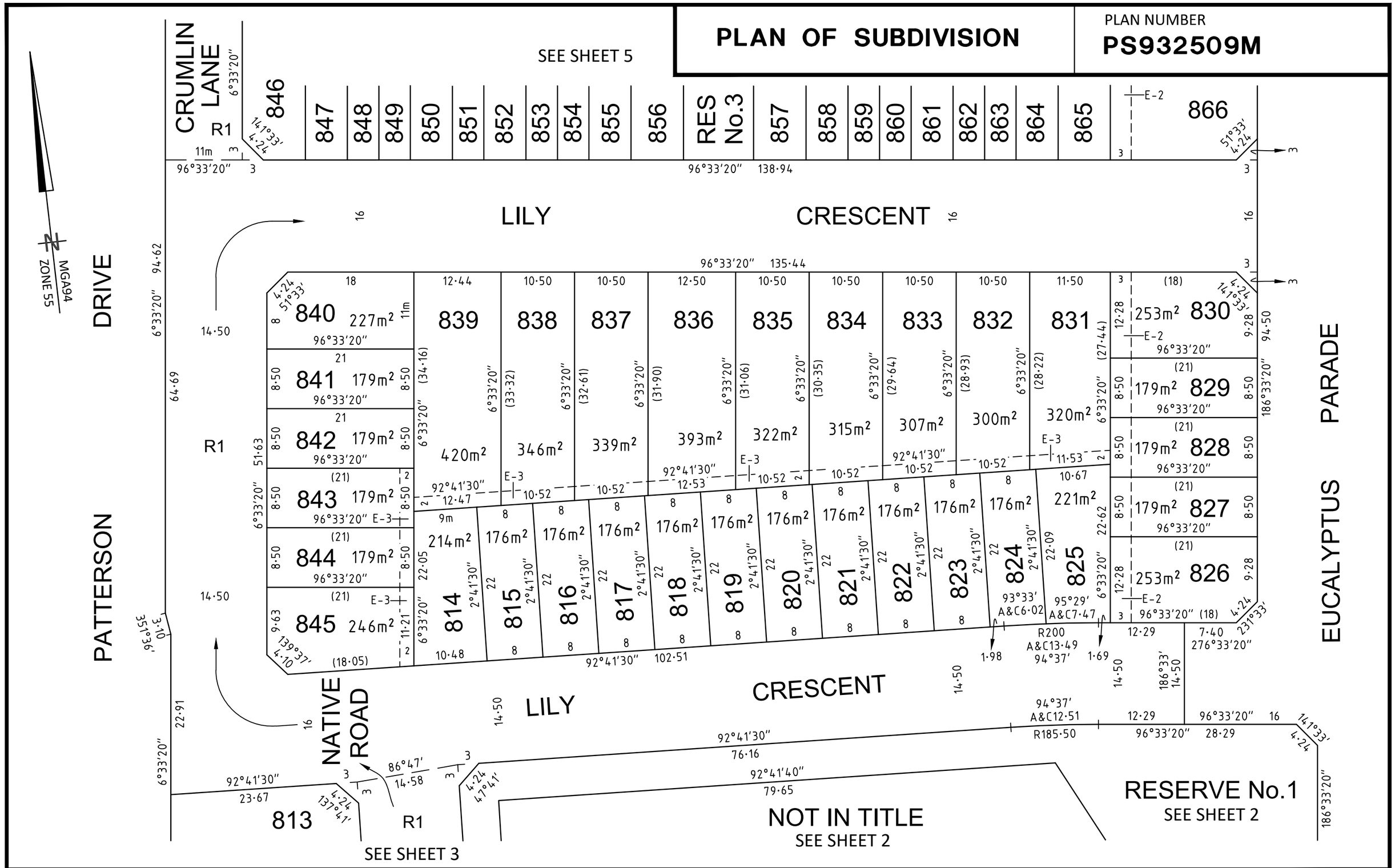
Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 26/06/2026, SPEAR Ref: S259092B

Digitally signed by: Whittlesea City Council, 15/07/2026, SPEAR Ref: S259092B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S259092B 11/11/2026 01:50 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS932509M



smec
an SMJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008
REF 1700s-08

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	SHEET
1:500	5 0 5 10 15 20	A3	4

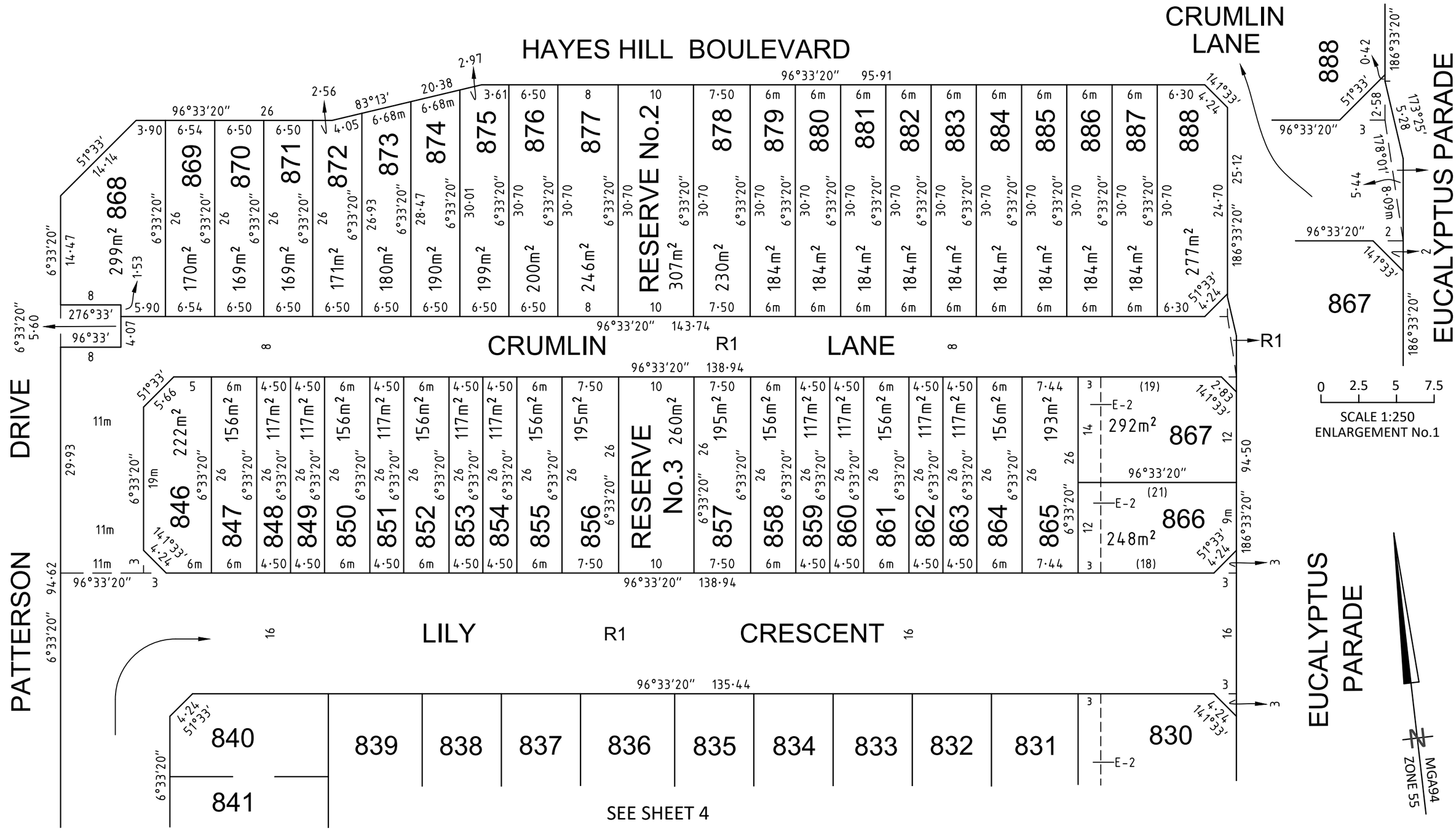
Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 26/06/2026, SPEAR Ref: S259092B

Digitally signed by: Whittlesea City Council, 15/07/2026, SPEAR Ref: S259092B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S259092B 11/11/2026 01:50 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS932509M



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

smec
an SMJ company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)

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

REF 1700s-08

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 26/06/2026, SPEAR Ref: S259092B

Digitally signed by: Whittlesea City Council, 15/07/2026, SPEAR Ref: S259092B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S259092B 11/11/2026 01:50 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS932509M

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 801 to 888 (both inclusive) on this plan.
Land to be benefited: Lots 801 to 888 (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 side wall of the first level of any dwelling on a corner lot of 300m² or greater
   i) that is less than 900mm from the ground level wall that faces a side street; or
   ii) with less than 30% glazing for the area of the wall and the remainder of the wall being a contrasting material finish.

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) Construct or allow to be constructed any building or structure outside a building envelope applied to the lot on the Building Envelope Plan 1700S-08-BEP (Version 5). Any siting requirements within the Building Envelope Plan and Design Guidelines does not override any regulation under Part 5 of the Building Regulations (2018).

4) For lots with an area of 300m² or greater and with a width of 10 metres or less at the lot frontage (unless the lot is greater than 10 metres in width at the applicable street setback) construct or allow to be constructed any garage other than a single garage where access is provided from the lot frontage.

5) For lots 814 to 830, and 840 to 888 (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 - August 2014" which:
   i) for lots 814 to 830, 840 to 845, 866 and 867 (all inclusive) are Type A lots,
   ii) for lots 846 to 865 and 868 to 888 (all inclusive) are Type B lots,
   unless in accordance with a planning permit granted to construct a building or structure on the burdened lot

6) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.

7) Erect or affix any sign or notice on the burdened lot.

8) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.

9) 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.

10) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.

11) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.

12) Subdivide or seek to subdivide any burdened lot.

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

Clauses 6 to 13 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/

1700S-08 VER H.DWG AA/AA

smec
an SJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008
REF 1700s-08

ORIGINAL SHEET SIZE: A3

SHEET 6

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 26/06/2026, SPEAR Ref: S259092B

Digitally signed by: Whittlesea City Council, 15/07/2026, SPEAR Ref: S259092B

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S259092B 11/11/2026 01:50 pm