
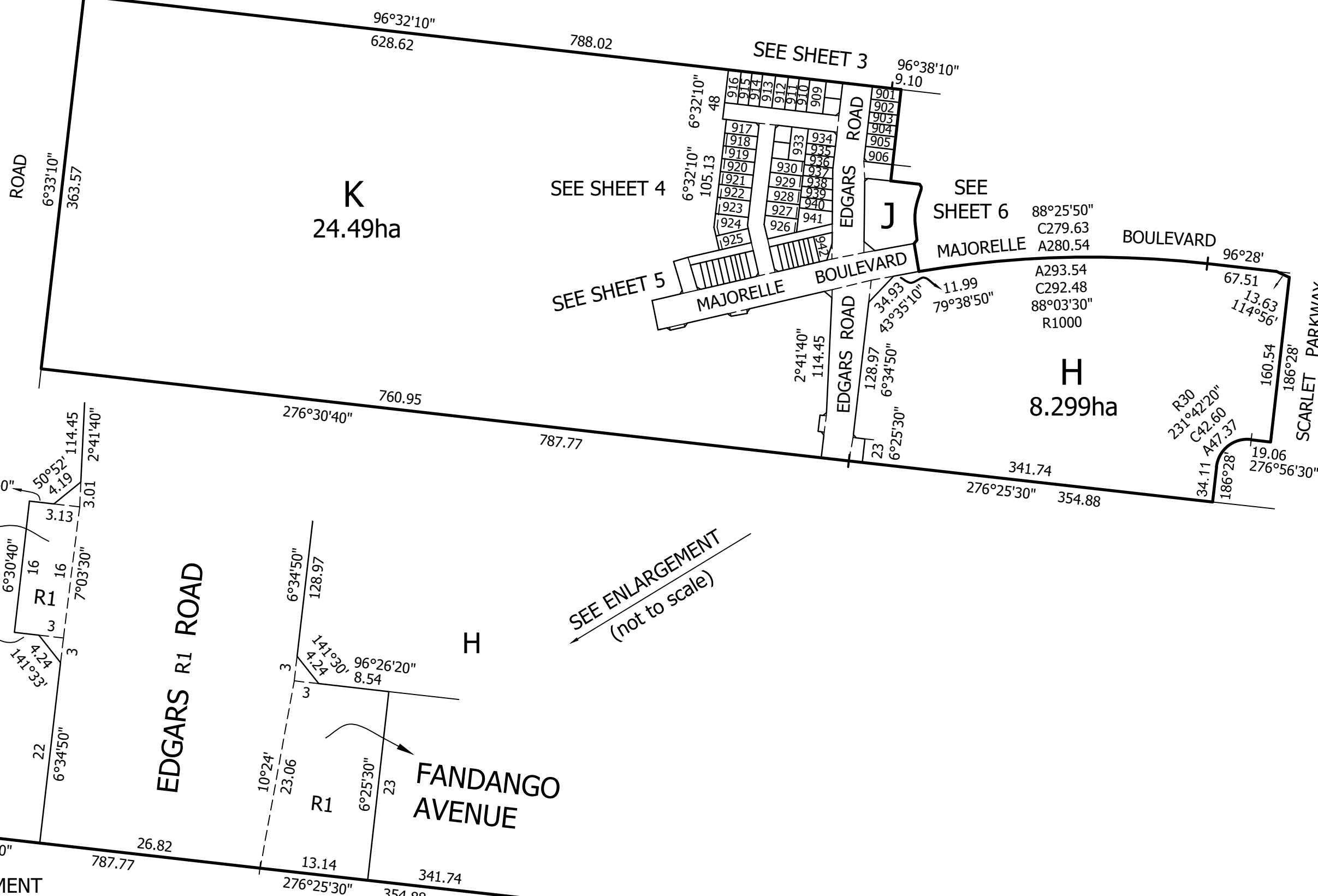


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS 902791L
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: KALKALLO</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 4 (PART) & 5 (PART)</p> <p>TITLE REFERENCES: Vol. 10662 Fol. 498 Vol. Fol.</p> <p>LAST PLAN REFERENCE/S: TP 810678F, LOT 1 PS 845145K, LOT G</p> <p>POSTAL ADDRESS: 75 BODYCOATS ROAD (At time of subdivision) WOLLERT, VIC. 3750</p> <p>MGA2020 Co-ordinates (of approx centre of land in plan) E 324 370 N 5 838 600 ZONE 55</p>			COUNCIL NAME: WHITTLESEA CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		<p>LOTS 1 TO 900 , A TO G AND I (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTION A AFFECTING LOTS 901 TO 960 (BOTH INCLUSIVE) SEE SHEET 6</p> <p>FOR RESTRICTION B AFFECTING LOTS 903, 904, 907, 908, 931, 932, 935 TO 937 AND 943 TO 960 (ALL INCLUSIVE) SEE SHEET 6</p> <p>FOR RESTRICTION C AFFECTING LOTS 901 TO 960 (BOTH INCLUSIVE) SEE SHEET 6</p> <p>FOR RESTRICTION D AFFECTING LOTS 901, 902, 905, 906, 909 TO 930, 933, 934, 938 TO 942 (ALL INCLUSIVE) SEE SHEET 6</p>	
ROAD R1	WHITTLESEA CITY COUNCIL			
NOTATIONS			<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. 717154</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): 10, 11, 99, 107, 108 & WOLLERT PM 43</p> <p>IN PROCLAIMED SURVEY AREA No. 74</p> <p>THE PATCH - 9 4.341ha</p> <p style="text-align: right;">60 LOTS</p>	
<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. 717154</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): 10, 11, 99, 107, 108 & WOLLERT PM 43</p> <p>IN PROCLAIMED SURVEY AREA No. 74</p> <p>THE PATCH - 9 4.341ha</p> <p style="text-align: right;">60 LOTS</p>				
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	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
80171PS-030A.DWG		SURVEYOR REF: 80171ps-030a		ORIGINAL SHEET SIZE: A3
 <p>MC MULLEN NOLAN GROUP 31/574 Plummer Street Port Melbourne VIC 3207 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: info@mngsurvey.com.au</p>		MATTHEW DUNN	VERSION 1	SHEET 1 OF 7

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902791L

M.G.A. 2020 | ZONE 55 |



SEE ENLARGEMENT
(not to scale)

ENLARGEMENT

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SCALE 1:4000

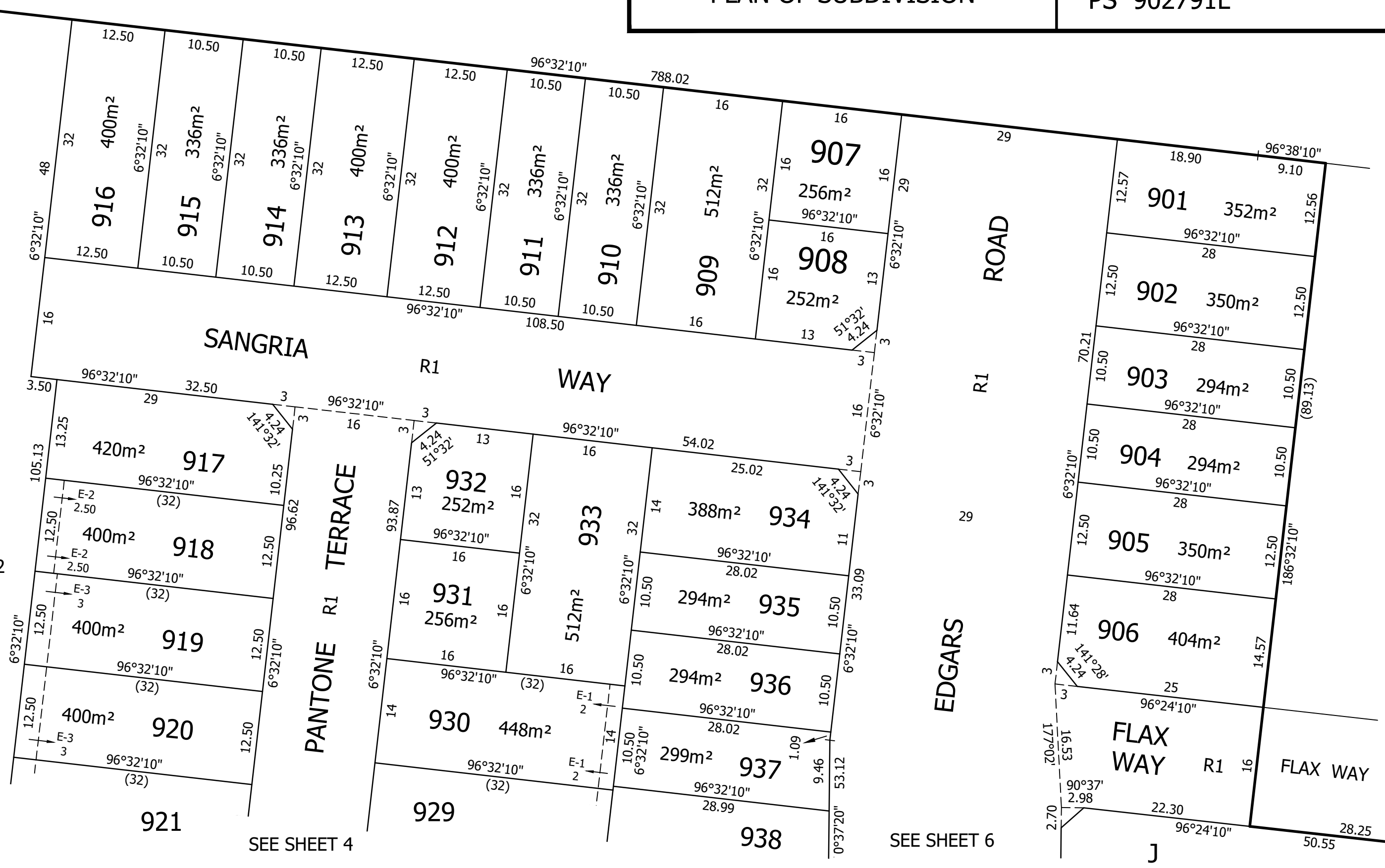
ORIGINAL SHEET SIZE A3 SHEET 2

MATTHEW DUNN VERSION 1

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902791L

M.G.A. 2020 | ZONE 55 |



K
SEE SHEET 2

SEE SHEET 4

SEE SHEET 6

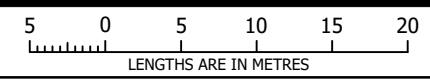
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SCALE
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SIZE A3

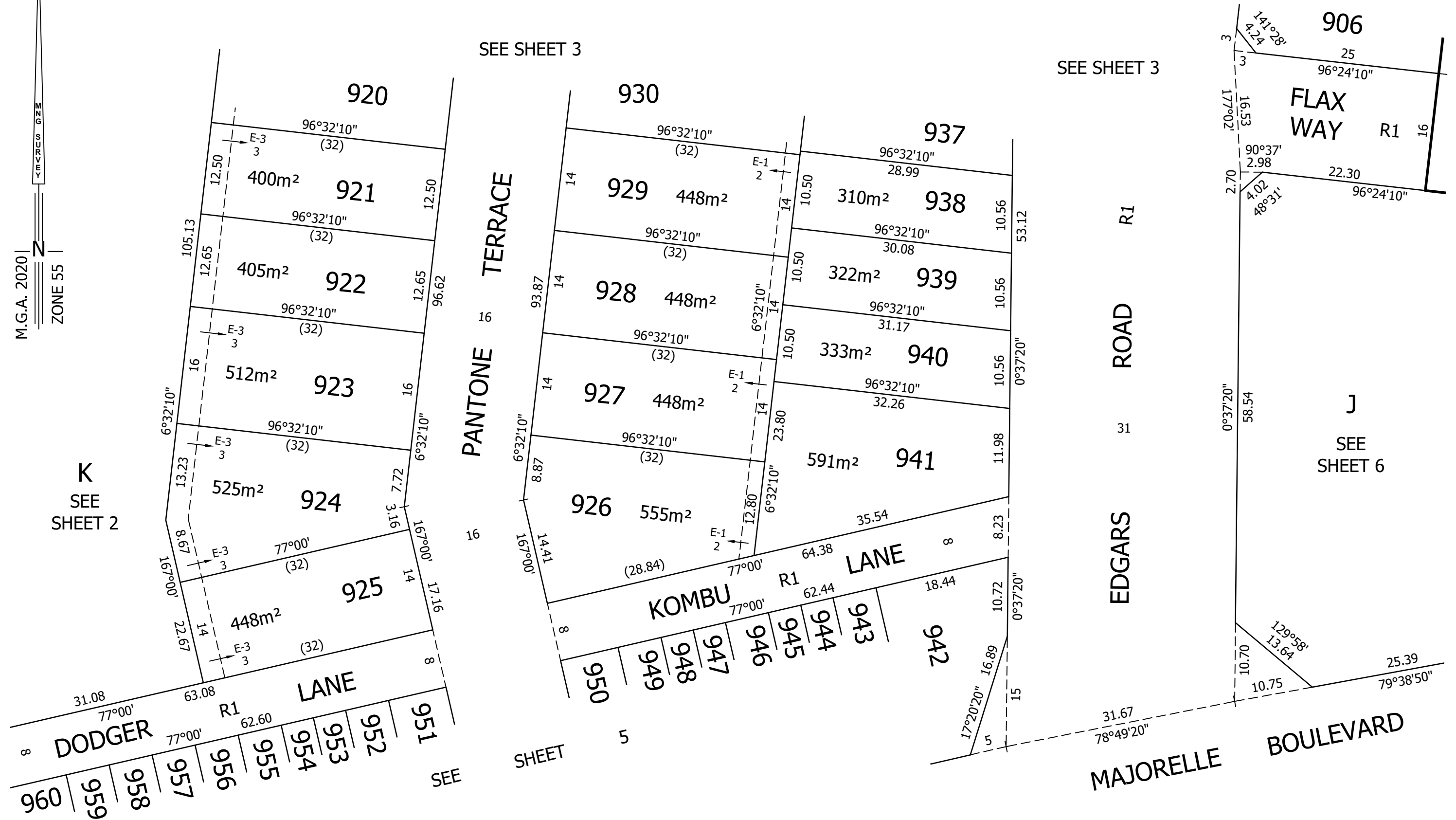
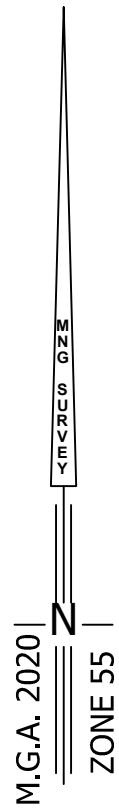
SHEET 3

MATTHEW DUNN

VERSION 1

PLAN OF SUBDIVISION

PLAN NUMBER
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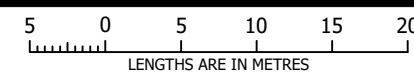


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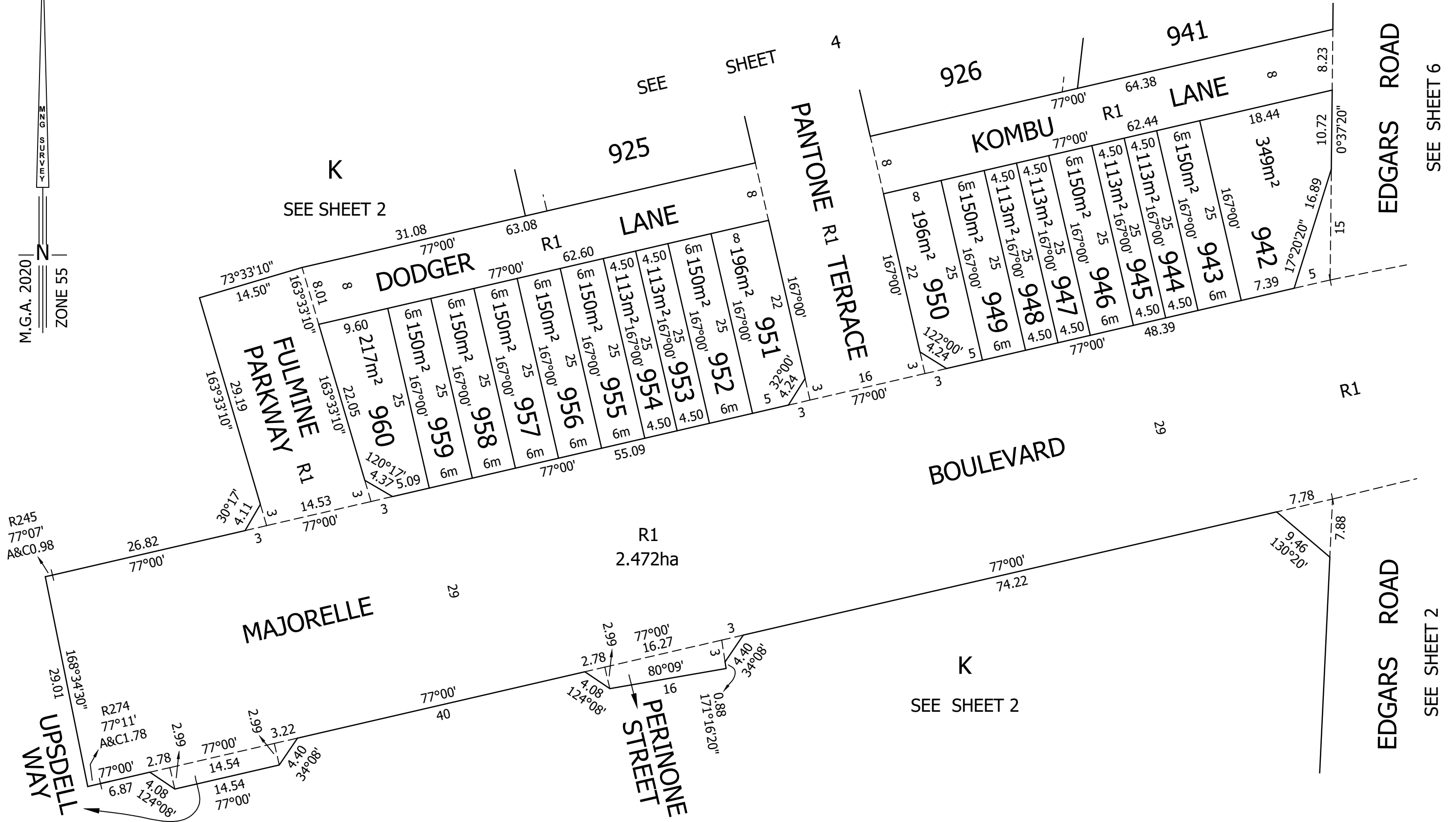
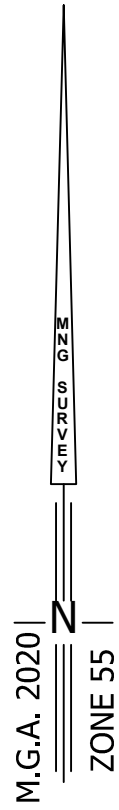
SHEET 4

MATTHEW DUNN

VERSION 1

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902791L



SEE SHEET 6

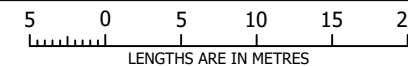
SEE SHEET 2

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SCALE
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ORIGINAL SHEET
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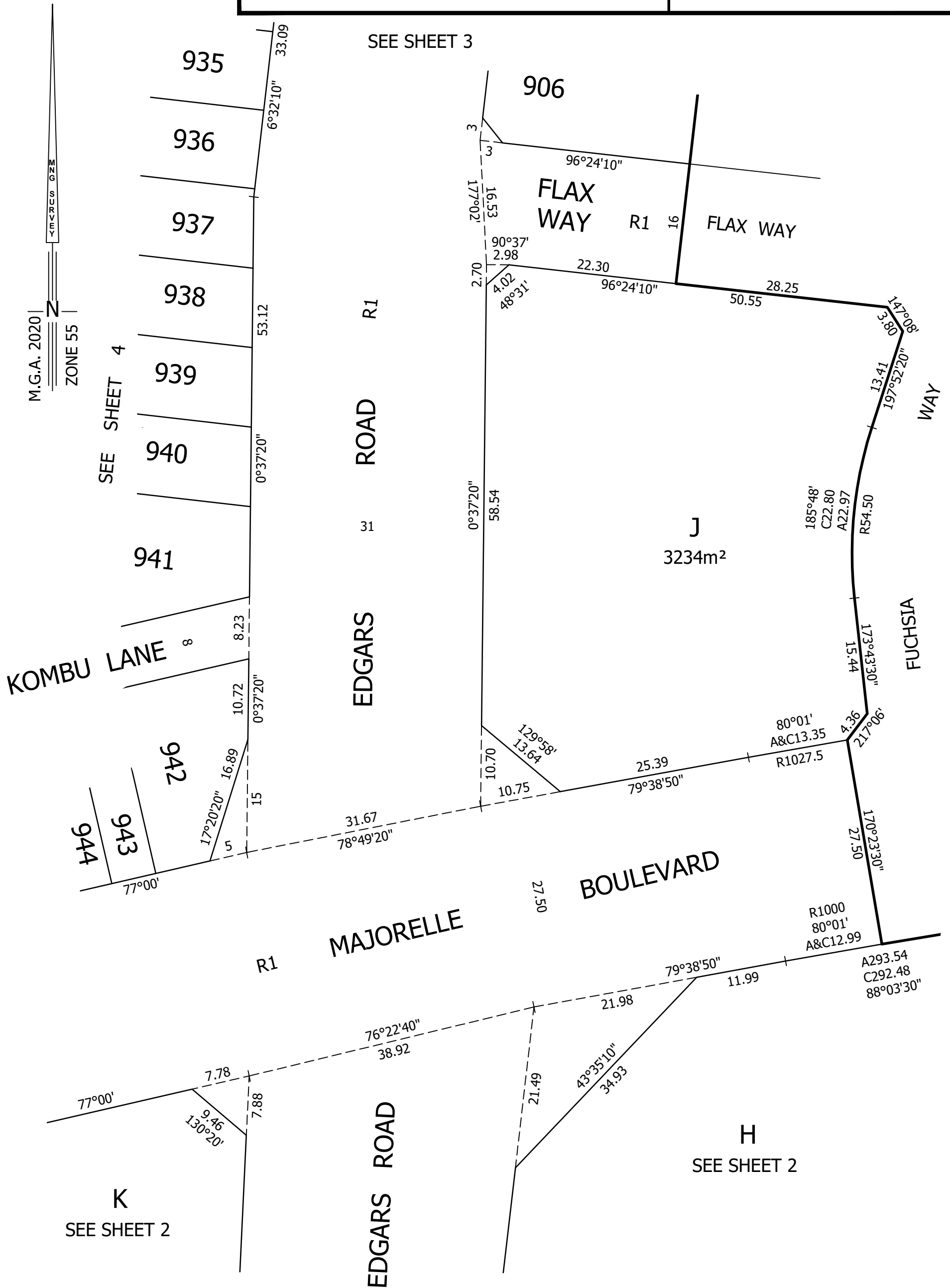
SHEET 5

MATTHEW DUNN

VERSION 1

PLAN OF SUBDIVISION

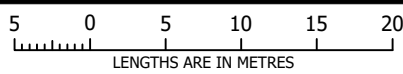
PLAN NUMBER
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ORIGINAL SHEET
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SHEET 6



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MATTHEW DUNN

VERSION 1

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is 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.

Land to benefit & to be burdened - Lots 901 to 960 (both inclusive)

Description of Restriction

Except with the written consent of the 'The Patch' assessment panel, the burdened lot shall not:

- (1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the 'The Patch' Design Guidelines as amended from time to time. A copy of the Design Guidelines is available on the *Project Website* and within the Contract of Sale.
- (2) Construct or allow to be constructed any building or structure on the lot prior to 'The Patch' design assessment panel or such other entity as may be nominated by 'The Patch' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry: This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2031.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is 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.

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
903	902, 904
904	903, 905
907	908, 909
908	907, 909
931	930, 932, 933
932	931, 933
935	933, 934, 936
936	930, 933, 935, 937
937	930, 936, 938

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
943	942, 944
944	943, 945
945	944, 946
946	945, 947
947	946, 948
948	947, 949
949	948, 950
950	949
951	952

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
952	951, 953
953	952, 954
954	953, 955
955	954, 956
956	955, 957
957	956, 958
958	957, 959
959	958, 960
960	959

Description of Restriction

Upon registration of this plan the following restriction is created.

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type A)" must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code (Type A)" unless in accordance with a Planning Permit granted to construct a dwelling on the lot.

Expiry: This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2031

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is 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.

Land to benefit & to be burdened - Lots 901 to 960 (both inclusive)

Description of Restriction

Except with the written consent of the responsible authority, the burdened lot shall not:

Build or erect or permit to build on a burdened lot with sideage directly adjoining any form of open space:

- (a) (i) a dwelling that is not constructed as double storey;
- (ii) a dwelling that does not include passive surveillance features such as large windows and/or balconies at the first storey level overlooking the adjoining open space
- (iii) a dwelling that does not include fencing of the front yard adjoining the open space that is not feature style, with minimum 25% transparency and has a maximum height of 1.5 metres.

Build or erect or permit to build on a burdened lot:

- (b) a dwelling or commercial building that does not incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering.

Expiry: This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (j) 30th June 2031.

CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is 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.

Land to benefit - Lots 901 to 960 (both inclusive)

Land to be burdened - Lots 901, 902, 905, 906, 909 to 930, 933, 934 and 938 to 942 (all inclusive)

Description of Restriction

Except with the written consent of the responsible authority, the burdened lot shall not:

Build or erect or permit to build on a burdened lot unless:

- (a) on a corner lot, the side wall of the first level of any dwelling is constructed:
 - (i) less than 900mm from the ground level wall that faces a side street
- (b) the garage is setback at least 5 metres from the road alignment at the front of the lot
- (c) lots with a width of 10 metres or less at the lot frontage:
 - (i) contain a garage other than a single car garage where access is proposed from the front of the lot.

Expiry: This restriction ceases to have effect following after either:

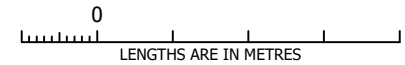
- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2031.

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SCALE



LENGTHS ARE IN METRES

MATTHEW DUNN VERSION 1

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SIZE: A3

SHEET 7