

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 838325X

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 4 (PART) & 5 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. 10662 Fol. 905
LAST PLAN REFERENCE/S: LOT 1 ON TP810679D
POSTAL ADDRESS: 75 BODYCOATS ROAD
(At time of subdivision) WOLLERT, VIC. 3750
MGA2020 Co-ordinates E 325 110
(of approx centre of N 5 838 450
land in plan) ZONE 55

COUNCIL NAME: WHITTLESEA CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2 RESERVE No.3	WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD WHITTLESEA CITY COUNCIL WHITTLESEA CITY COUNCIL	LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 101 TO 154 (BOTH INCLUSIVE) SEE SHEET 7 FOR RESTRICTION B AFFECTING LOTS 133 TO 135 AND 142, 142 & 146 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION C AFFECTING LOTS 101 TO 154 (BOTH INCLUSIVE) SEE SHEET 7 FOR RESTRICTION D AFFECTING LOTS 101 TO 132, 136 TO 141, 144, 145 AND 147 TO 154 (ALL INCLUSIVE) SEE SHEET 7
NOTATIONS		
DEPTH LIMITATION DOES NOT APPLY STAGING This is /is not a staged subdivision. Planning permit No. 717154 SURVEY. THIS PLAN IS IS NOT BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): 10, 11, 99, 107, 108 & WOLLERT PM 43 IN PROCLAIMED SURVEY AREA No. 74 THE PATCH - 1 3.480ha		OTHER PURPOSES OF PLAN (i) TO REMOVE THE DRAINAGE AND SEWERAGE EASEMENTS SHOWN AS E-1 AND E-3 ON TP810679D CONTAINED WITHIN BALANCE LOT A ON THIS PLAN (ii) TO REMOVE THE ELECTRICITY EASEMENT SHOWN AS E-2 AND E-3 ON TP810679D CONTAINED WITHIN BALANCE LOT A ON THIS PLAN (iii) TO REMOVE THE CARRIAGE WAY EASEMENT SHOWN AS THE LAND COLOURED BLUE ON DEPOSITED DEED No. 82913 VIDE MEM 656 BOOK 457 CONTAINED WITHIN BALANCE LOT A ON THIS PLAN GROUND FOR REMOVAL OF EASEMENT AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)(k)(iv) SUBDIVISION ACT 1988)
		54 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	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-1	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	SEWERAGE	2	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-6	SUPPLY OF WATER	SEE DIAG.	THIS PLAN - SEC. 136 OF THE WATER ACT 1989	YARRA VALLEY WATER CORPORATION
E-6	TELECOMMUNICATIONS	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-6	SUPPLY OF GAS	SEE DIAG.	THIS PLAN	AUSTRALIAN GAS NETWORKS LIMITED
E-6	POWERLINE	SEE DIAG.	THIS PLAN - SEC.88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

80171PS-003G.DWG

SURVEYOR REF: 80171ps-003g

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7



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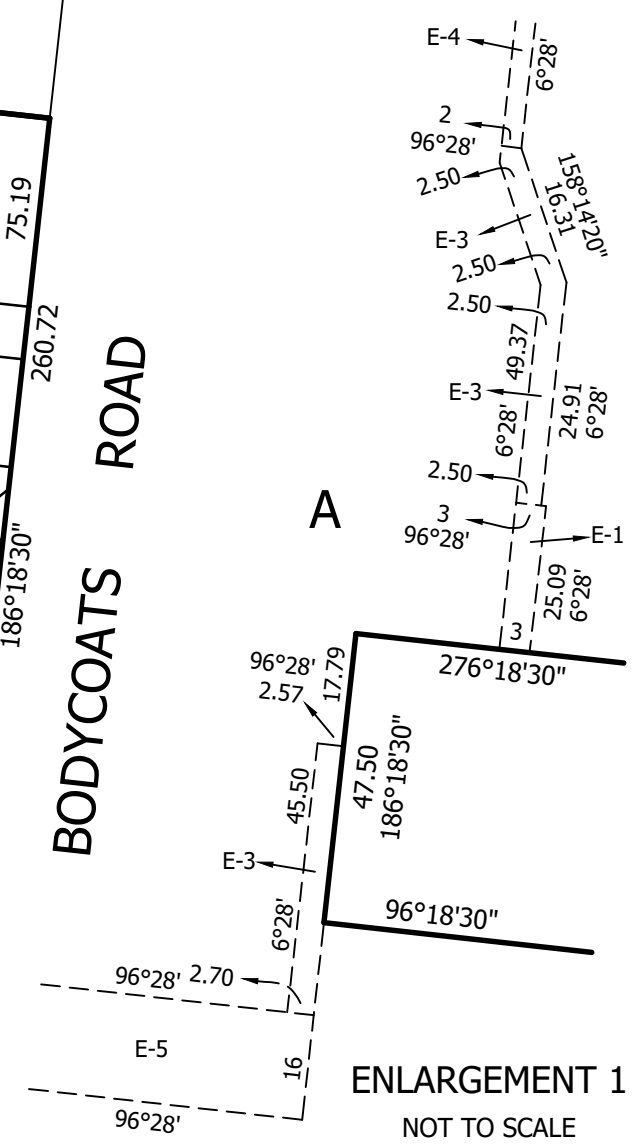
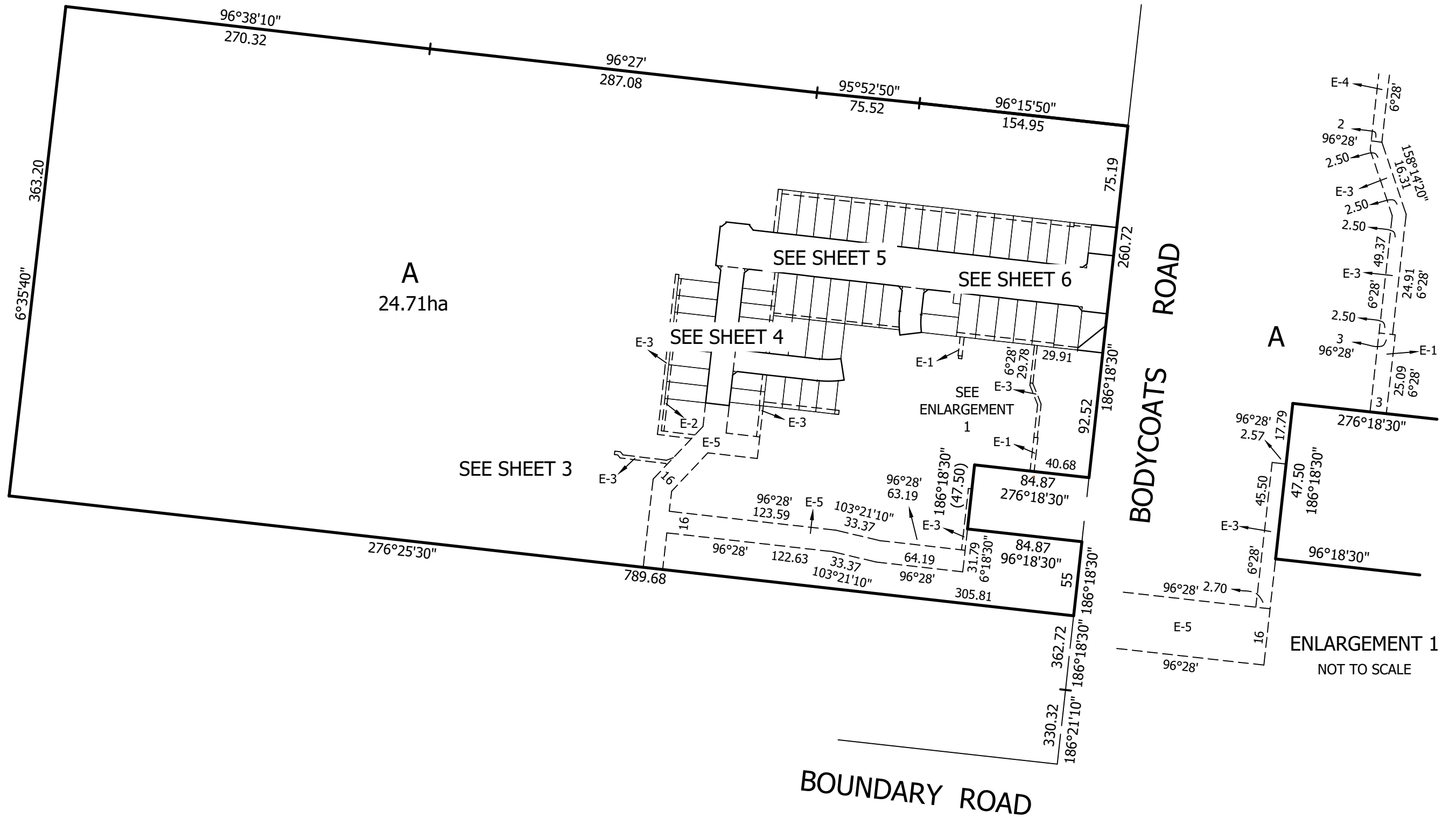
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VERSION 16

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M.G.A. 2020
ZONES
ZONE 55

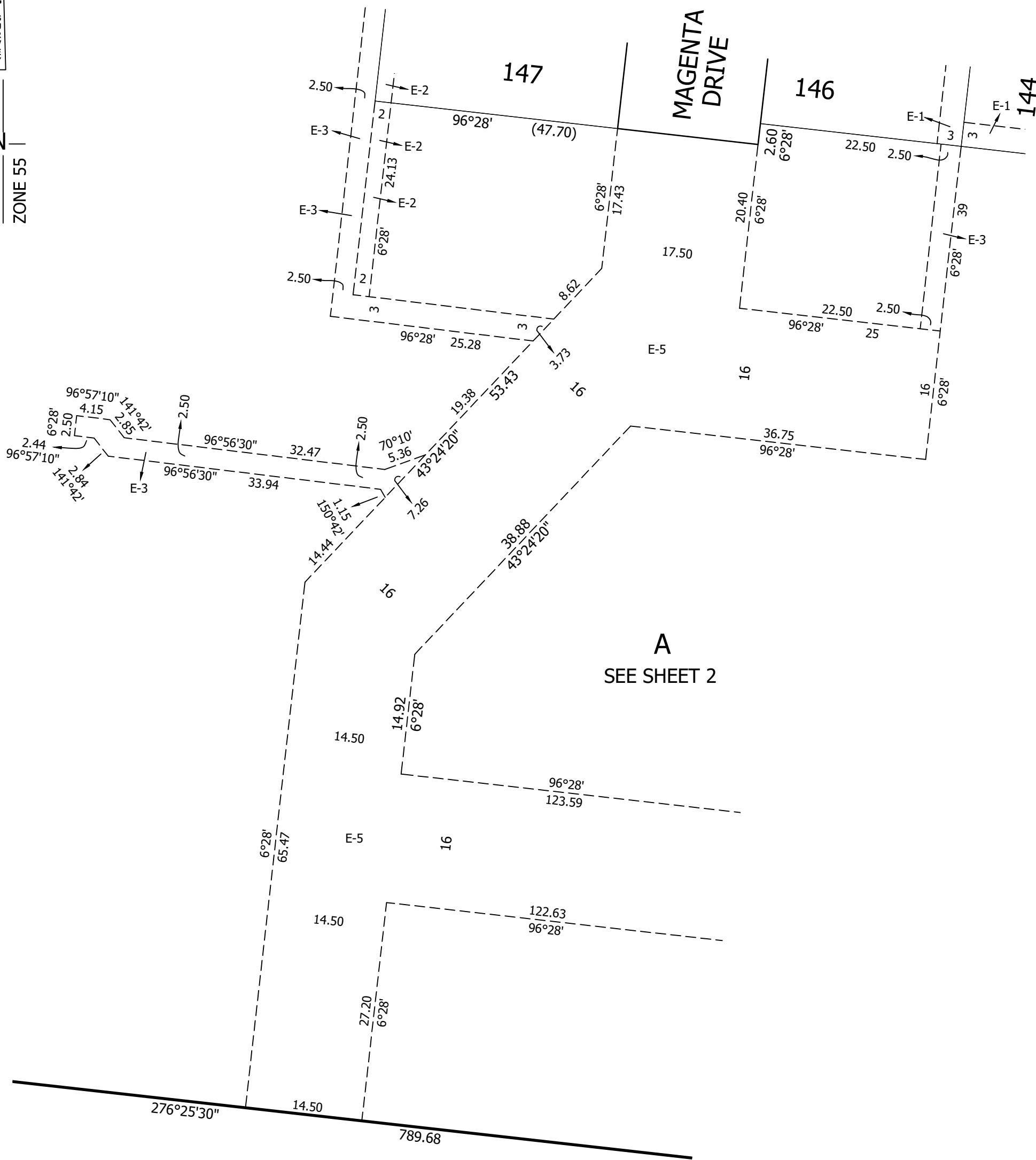


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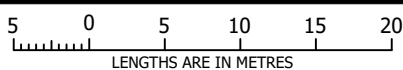
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M.G.A. 2020 | ZONE 55



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SCALE
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ORIGINAL SHEET
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SHEET 3



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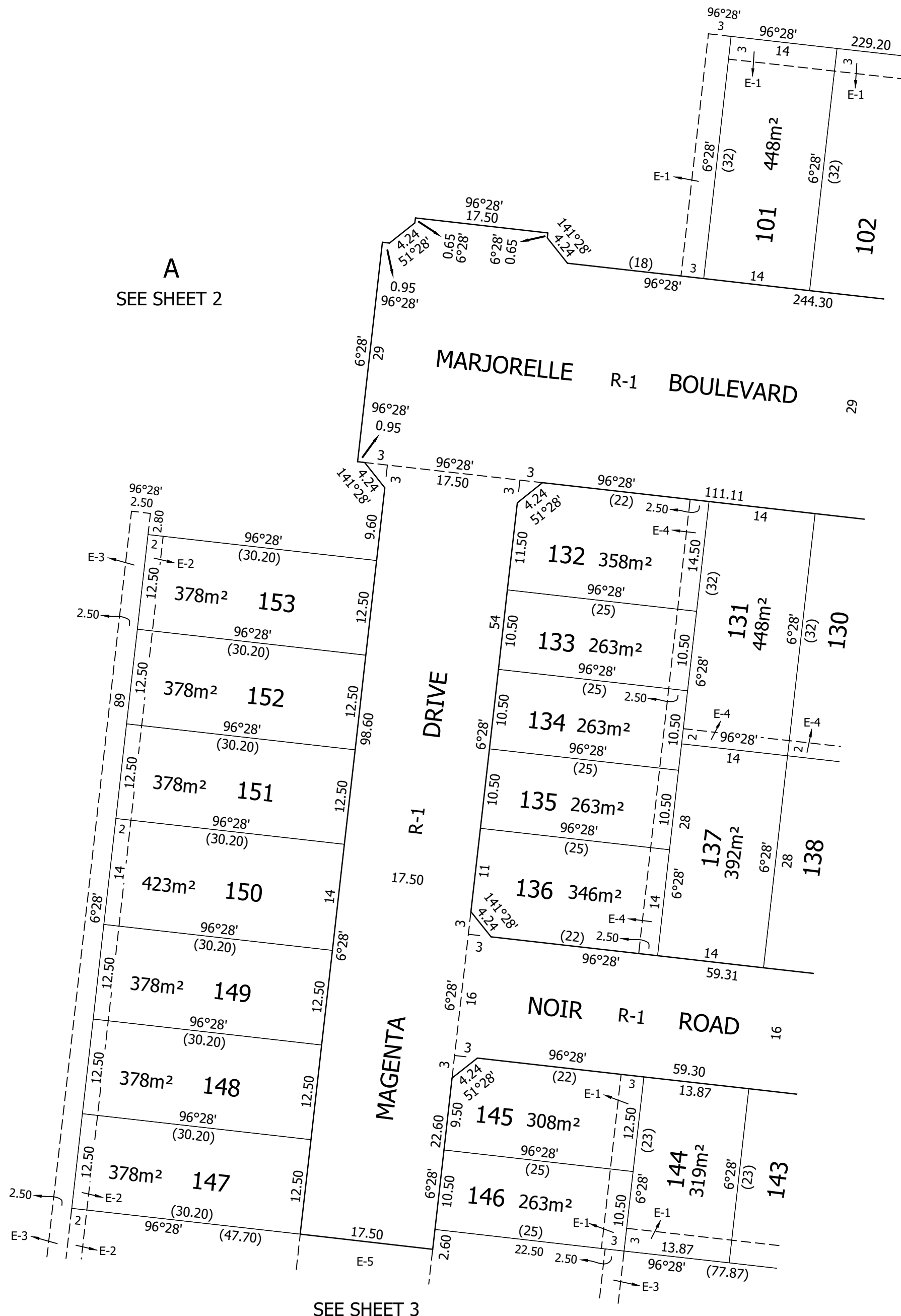
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A
SEE SHEET 2

SEE SHEET 5

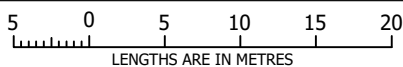
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SHEET 4

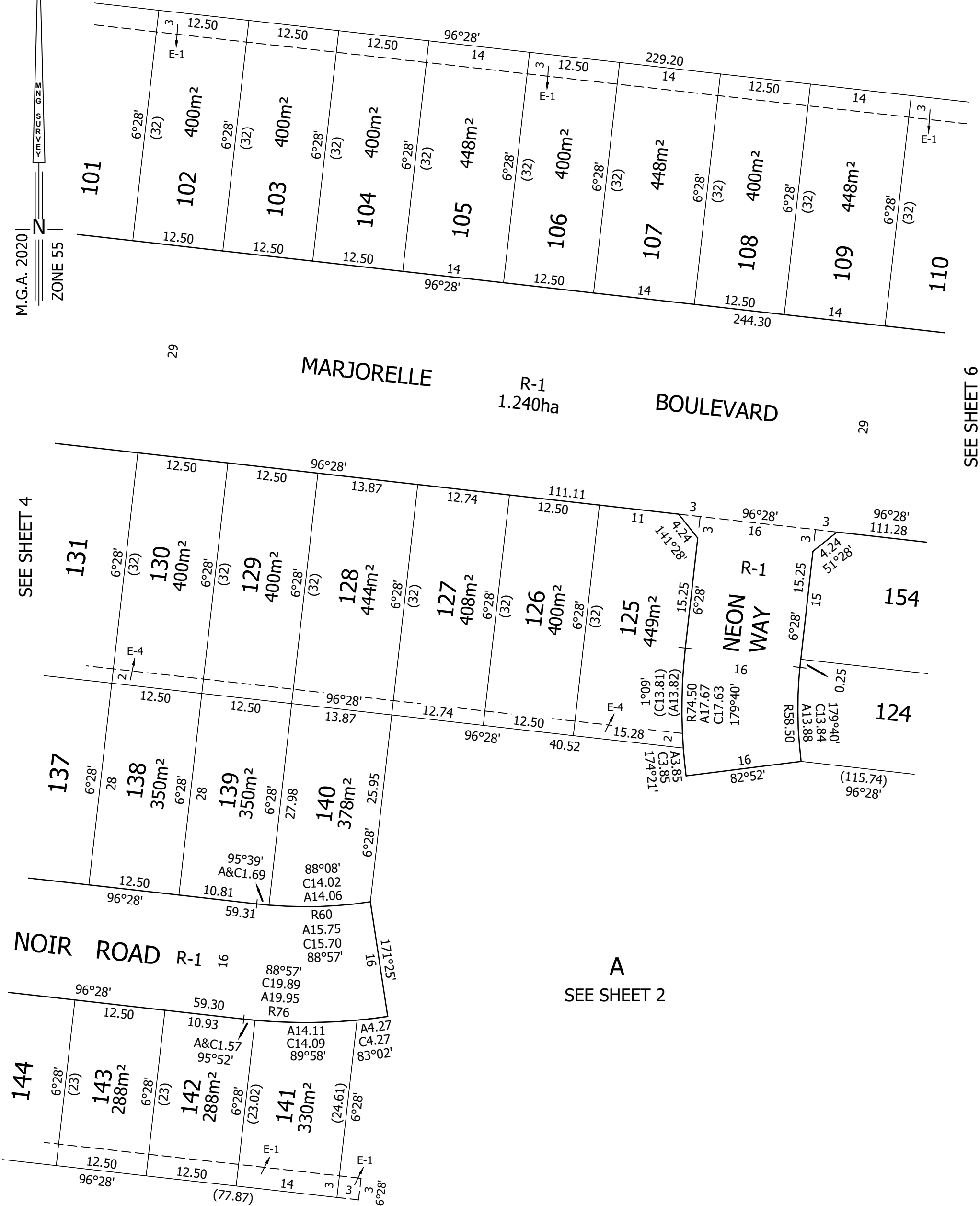
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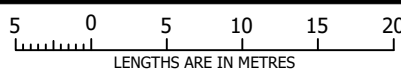


SEE SHEET 6

SEE SHEET 4

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ORIGINAL SHEET
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SHEET 5



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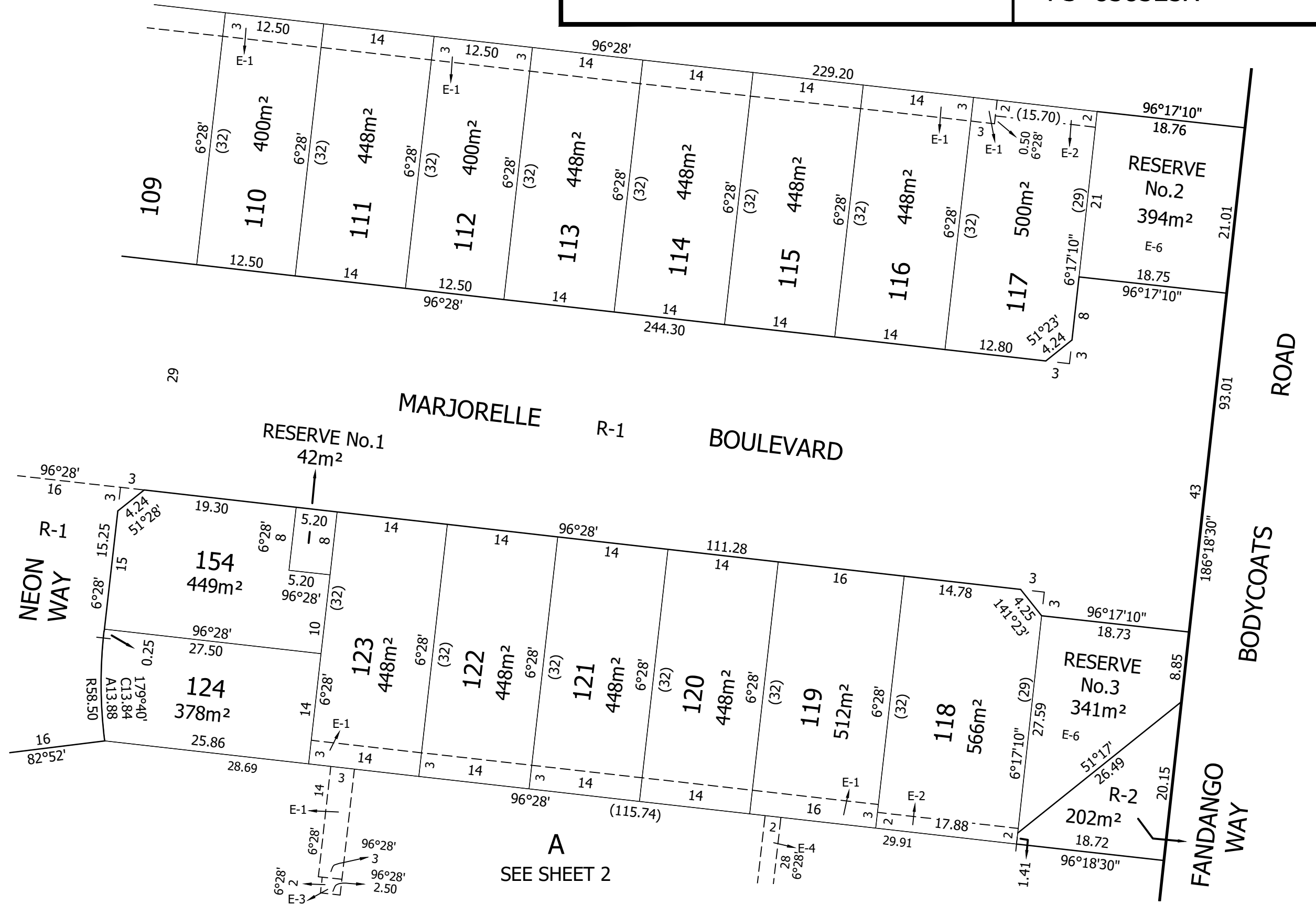
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N
ZONE 55

SEE SHEET 5

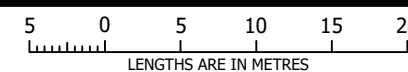


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SCALE
1:500



ORIGINAL SHEET
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SHEET 6

MATTHEW DUNN

VERSION 16

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 101 to 154 (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
133	131, 132, 134
134	131, 133, 135, 137
135	134, 136, 137

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
142	141, 143
143	142, 144
146	144, 145

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 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 101 to 154 (both inclusive)

Description of Restriction

The registered proprietor or proprietors of 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.
- (ii) 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 101 to 154 (both inclusive)

Land to be burdened - Lots 101 to 132, 136 to 141, 144, 145 and 147 to 154 (all inclusive)

Description of Restriction

The registered proprietor or proprietors of 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.