

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 838327T

## LOCATION OF LAND

PARISH: KALKALLO  
TOWNSHIP: -  
SECTION: -  
CROWN ALLOTMENT: 4 (PART) & 5 (PART)  
CROWN PORTION: -  
TITLE REFERENCES: Vol. Fol.  
LAST PLAN REFERENCE/S: LOT B ON PS838326V  
POSTAL ADDRESS: 75 BODYCOATS ROAD  
(At time of subdivision) WOLLERT, VIC. 3750  
MGA2020 Co-ordinates E 325 110  
(of approx centre of N 5 838 550  
land in plan) ZONE 55

COUNCIL NAME: WHITTLESEA CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1	WHITTLESEA CITY COUNCIL	<p>LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTION A AFFECTING LOTS 301 TO 350 (BOTH INCLUSIVE) SEE SHEET 8</p> <p>FOR RESTRICTION B AFFECTING LOTS 318, 319, 324, 329, 338 TO 344 AND 348 (ALL INCLUSIVE) SEE SHEET 8</p> <p>FOR RESTRICTION C AFFECTING LOTS 301 TO 350 (BOTH INCLUSIVE) SEE SHEET 8</p> <p>FOR RESTRICTION D AFFECTING LOTS 301 TO 317, 320 TO 323, 325 TO 328, 330 TO 337, 343 TO 345, 347 AND 348 (ALL INCLUSIVE) SEE SHEET 8</p>
<p>NOTATIONS</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>STAGING This <del>is</del>/is not a staged subdivision. Planning permit No. 717154</p> <p>SURVEY. THIS PLAN IS <del>IS NOT</del> BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): 10, 11, 99, 107, 108 &amp; WOLLERT PM 43</p> <p>IN PROCLAIMED SURVEY AREA No. 74</p> <p><b>THE PATCH - 3</b> <b>2.459ha</b></p> <p style="text-align: right;"><b>50 LOTS</b></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	2	PS 838325X	WHITTLESEA CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	PS 838325X	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	PS 838325X	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	PS 838325X	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	PS 838326V	WHITTLESEA CITY COUNCIL
E-4	SEWERAGE	3	PS 838326V	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE DIAG.	PS 838326V	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	3	THIS PLAN	WHITTLESEA CITY COUNCIL
E-6	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION

80171PS-007E.DWG

SURVEYOR REF: 80171ps-007e

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8



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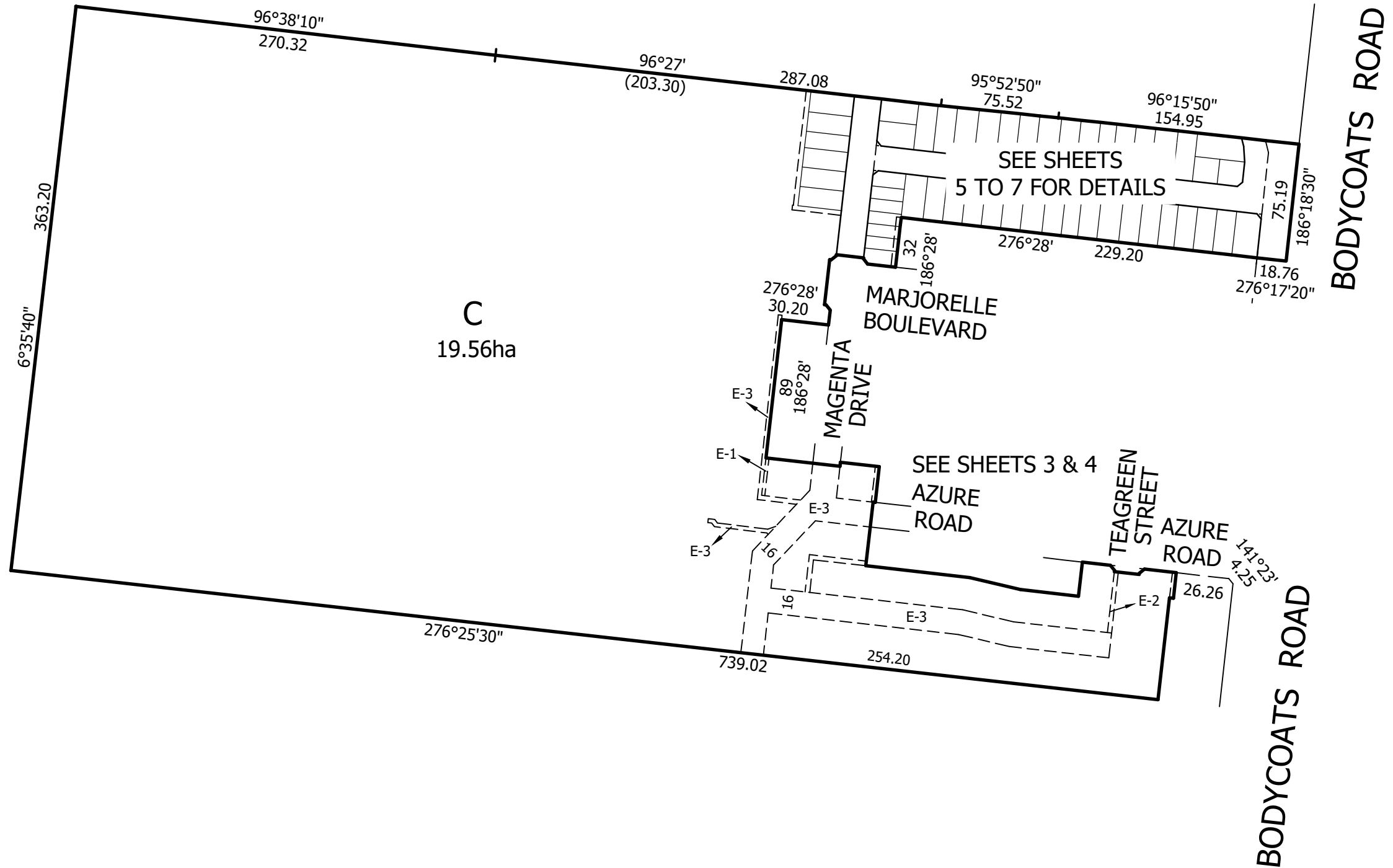
MATTHEW DUNN

VERSION 17

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 838327T

M.G.A. 2020 | **N** | GZM SURVEY | ZONE 55

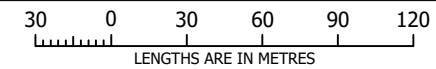


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SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 2

MATTHEW DUNN

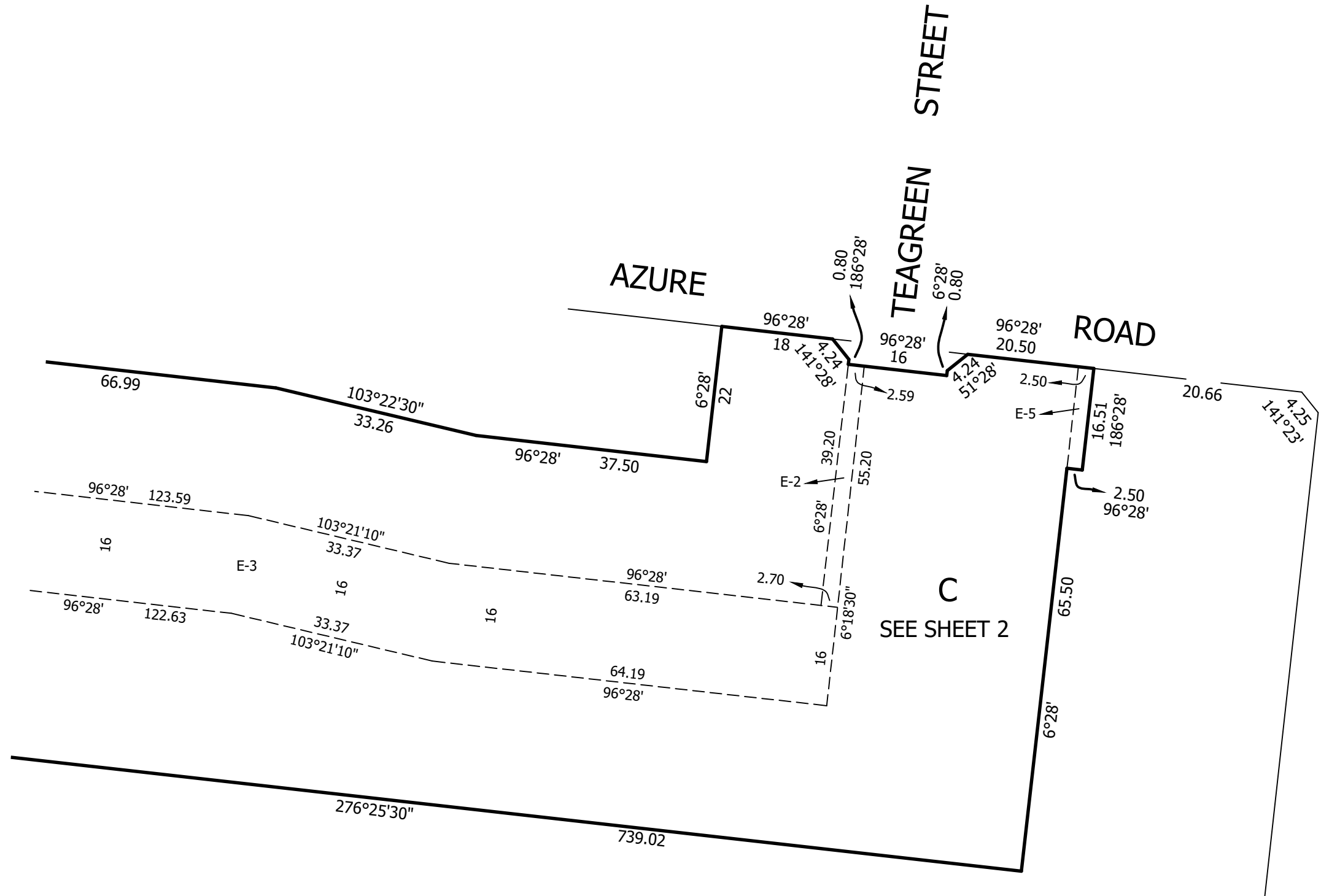
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M.G.A. 2020 | **N** | GZM  
SURVEY  
ZONE 55

SEE SHEET 4

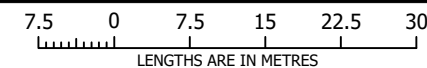


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SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 3

MATTHEW DUNN

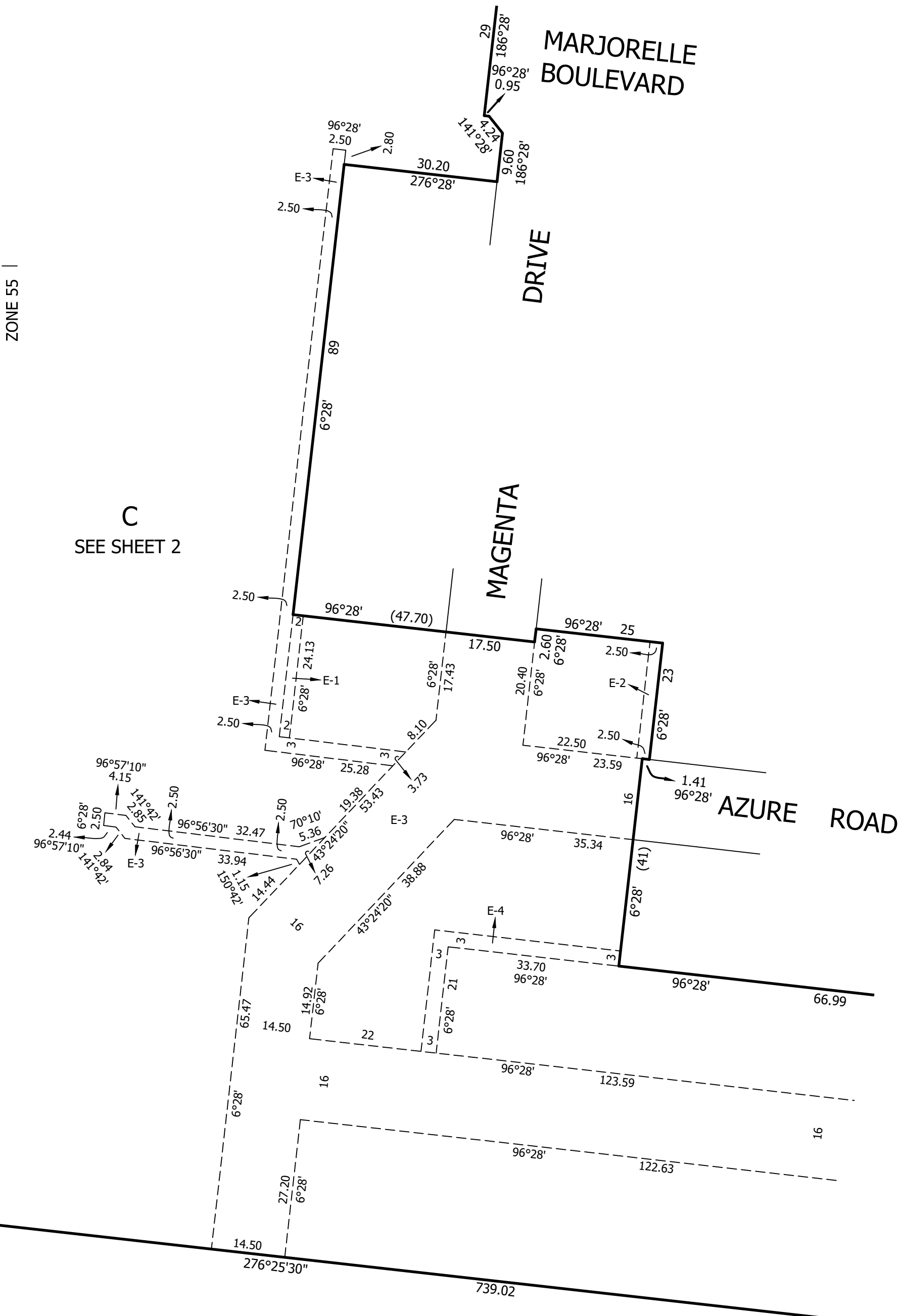
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M.G.A. 2020 | ZONE 55 |

C  
SEE SHEET 2

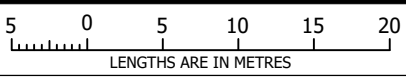


SEE SHEET 3



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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 4

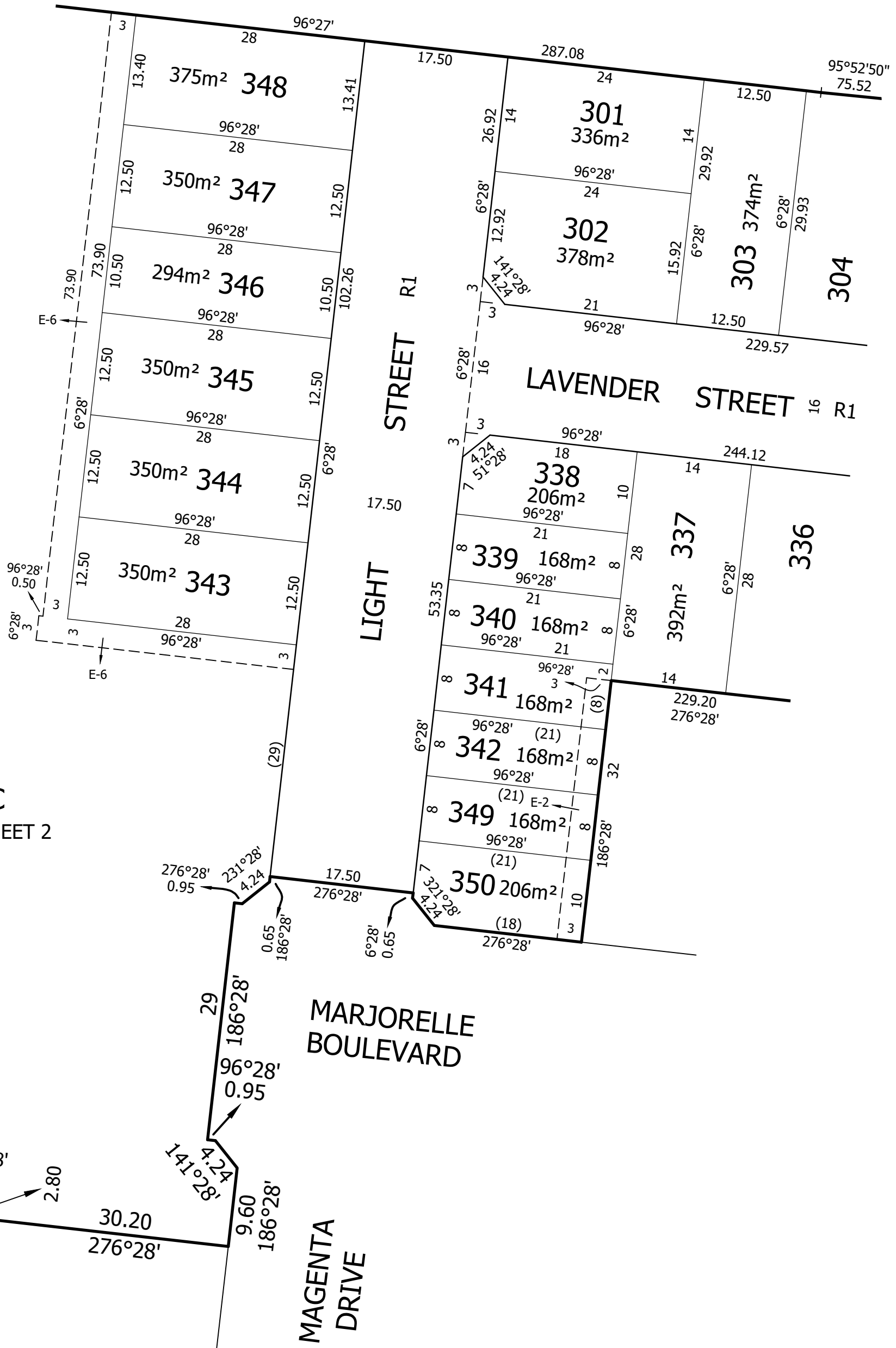
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M.G.A. 2020 |  
ZONE 55 |



C  
SEE SHEET 2

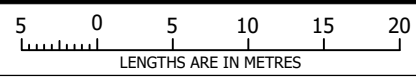
SEE SHEET 4

SEE SHEET 6



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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 5

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VERSION 17

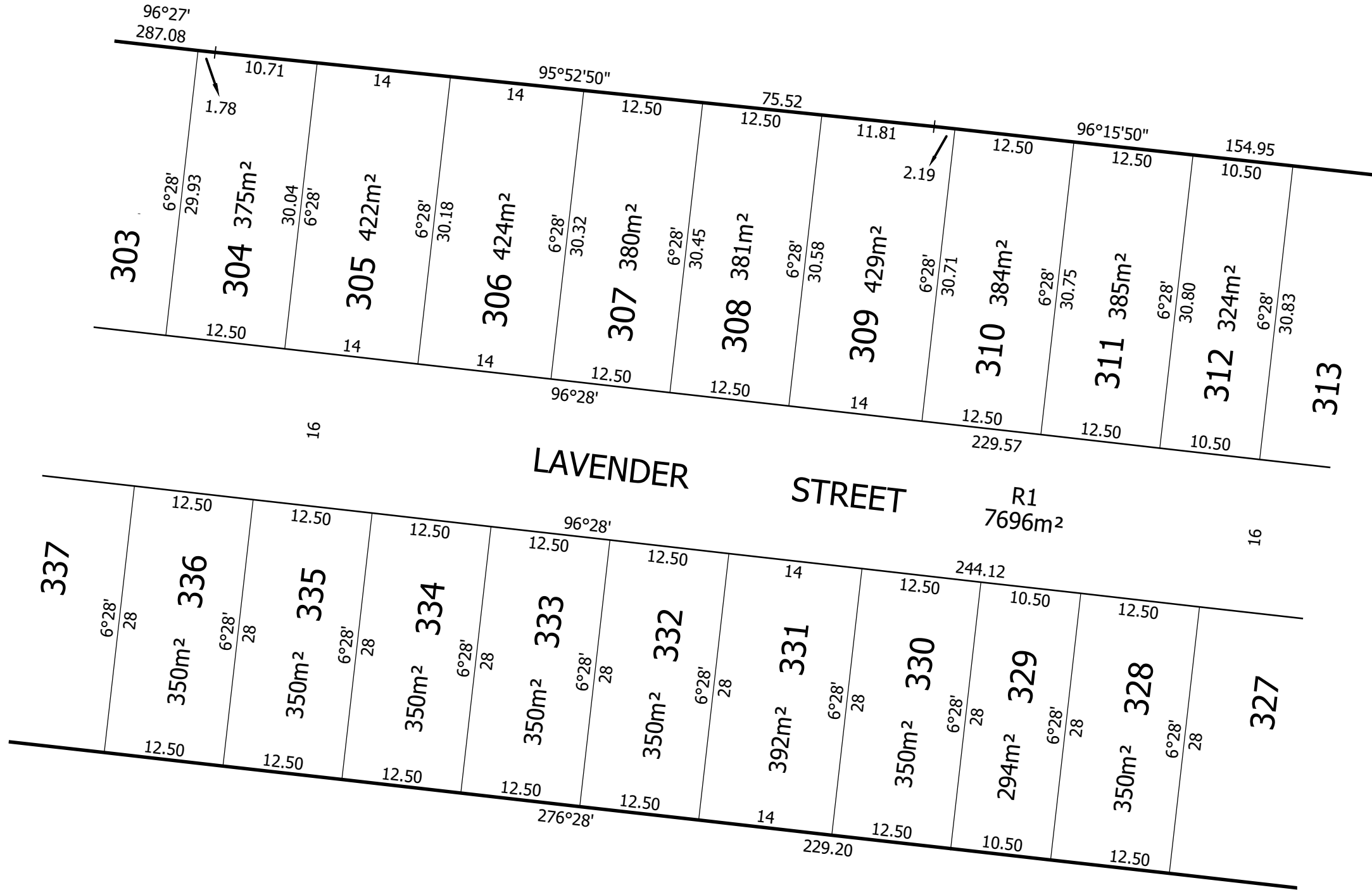
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 838327T

M.G.A. 2020 | ZONE 55

← M ← R ← C ← S ← O ← Z ← M

SEE SHEET 5



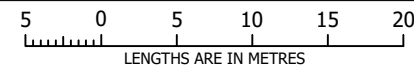
SEE SHEET 7



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SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 6

MATTHEW DUNN

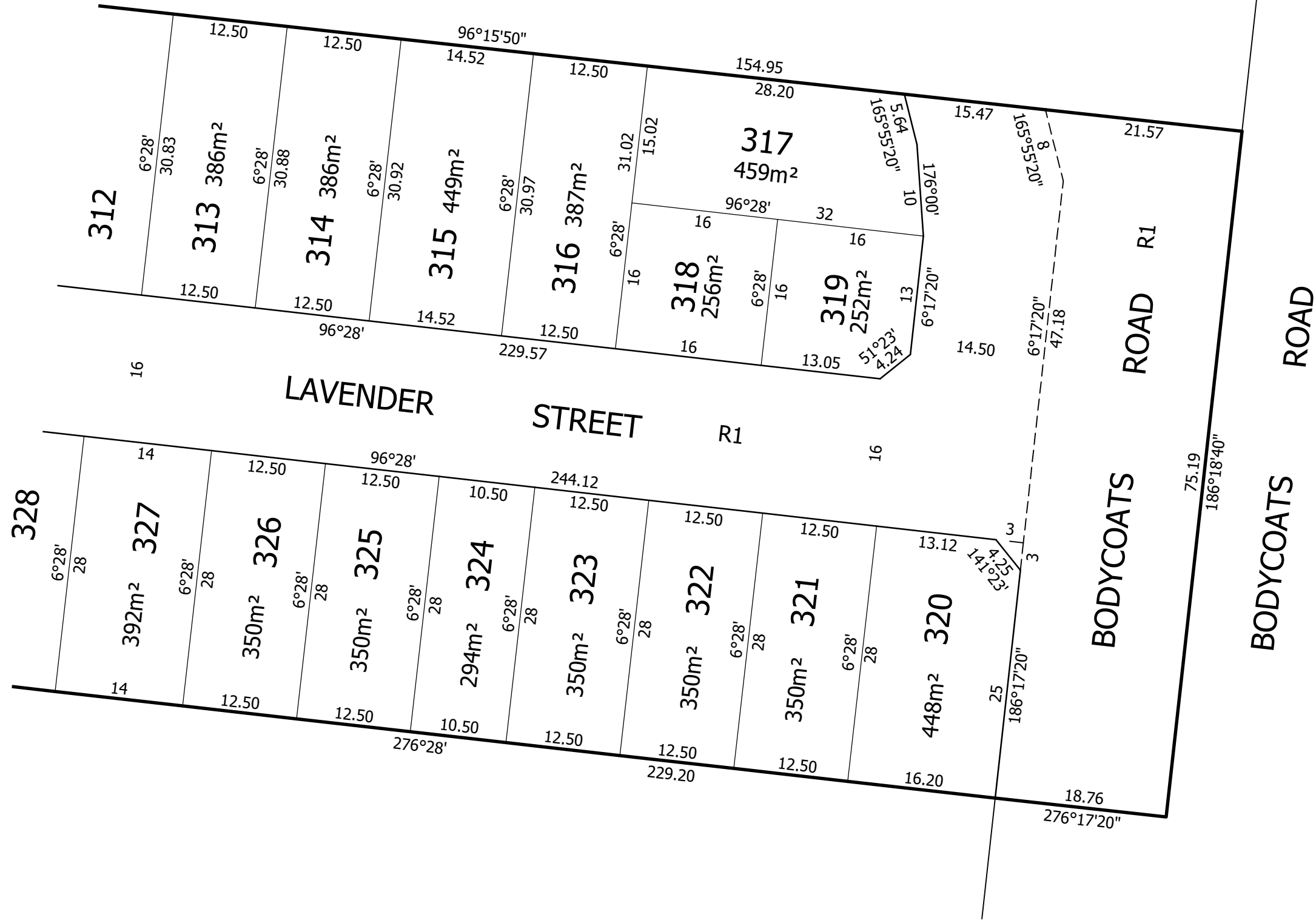
VERSION 17

PLAN OF SUBDIVISION

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M.G.A. 2020  
Z  
ZONE 55

SEE SHEET 6

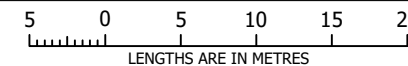


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1:500



ORIGINAL SHEET  
SIZE A3

SHEET 7

MATTHEW DUNN

VERSION 17



**SUBDIVISION ACT 1988**

**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 301 to 350 (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
318	316, 317, 319
319	317, 318
324	323, 325
329	328, 330
338	337, 339
339	337, 338, 340

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
340	337, 339, 341
341	337, 340, 342
342	341, 349
346	345, 347
349	342, 350
350	349

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 301 to 350 (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.
- (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 301 to 350 (both inclusive)      Land to be burdened - Lots 301 to 317, 320 to 323, 325 to 328, 330 to 337, 343 to 345, 347 and 348 (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.