LV USE ONLY PLAN NUMBER PLAN OF SUBDIVISION PS 845145K **EDITION** LOCATION OF LAND **KALKALLO** PARISH: COUNCIL NAME: WHITTLESEA CITY COUNCIL TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 4 & 5 (PARTS) TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: LOT F ON PS 845141T **75 BODYCOATS ROAD** POSTAL ADDRESS: WOLLERT, VIC. 3750 (At time of subdivision) 324 900 MGA2020 Co-ordinates (of approx centre of 5 838 350 N land in plan) ZONE **VESTING OF ROADS AND/OR RESERVES NOTATIONS IDENTIFIER** COUNCIL/BODY/PERSON LOTS 1 TO 500 AND A TO F (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. ROAD R1 WHITTLESEA CITY COUNCIL FOR RESTRICTION A AFFECTING LOTS 501 TO 532 (BOTH INCLUSIVE) **RESERVE No.1** WHITTLESEA CITY COUNCIL SEE SHEET 6 RESERVE No.2 WHITTLESEA CITY COUNCIL FOR RESTRICTION B AFFECTING LOTS 501, 502, 504, 505, 507, 508, 510, 511, 513, 518, 522-529, 531, 532 (ALL INCLUSIVE) SEE SHEET 6 FOR RESTRICTION C AFFECTING LOTS 501 TO 532 (ALL INCLUSIVE) SEE SHEET 6 FOR RESTRICTION D AFFECTING LOTS 503, 506, 509, 512, 514 TO 517, 519 TO 521, 530 **NOTATIONS** (ALL INCLUSIVE) SEE SHEET 6 DEPTH LIMITATION: DOES NOT APPLY OTHER PURPOSES OF PLAN (i) TO VARY THE DRAINAGE EASEMENT SHOWN AS E-2 AFFECTING LOT A ON PS838325X BY

STAGING: THIS IS NOT A STAGED SUBDIVISION.

SURVEY: THIS PLAN IS BASED ON SURVEY.

PLANNING PERMIT No. 717154

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 - 5

2.658ha

32 LOTS

AGREEMENT FROM ALL INTERESTED PARTIES VIDE SECTION 6(1)(k)(iv) SUBDIVISION ACT

(ii) TO VARY THE SEWERAGE EASEMENT SHOWN AS E-3 AFFECTING LOT A ON PS 838325X BY AGREEMENT FROM ALL INTERESTED PARTIES VIDE SECTION 6(1)(k)(iv) SUBDIVISION ACT 1988.

(iii) ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT

ACT 2004

(iv) TO REMOVE THE DRAINAGE EASEMENT SHOWN AS E-7 ON PS 845128K BY AGREEMENT FROM ALL INTERESTED PARTIES VIDE SECTION 6(1)(k)(iv) 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	SEWERAGE	SEE DIAG.	PS 838325X	YARRA VALLEY WATER CORPORATION			
E-2	DRAINAGE	3	PS 838326V	WHITTLESEA CITY COUNCIL			
E-2	SEWERAGE	3	PS 838326V		YARRA VALLEY WATER CORPORATION		
E-3	DRAINAGE	SEE DIAG.	THIS PLAN		WHITTLESEA CITY COUNCIL		
E-4	SEWERAGE	SEE DIAG.	THIS PLAN		YARRA VALLEY WATER CORPORATION		
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN		WHITTLESEA CITY COUNCIL YARRA VALLEY WATER CORPORATION		
E-6	CREATION & MAINTENANCE OF WETLANDS, FLOODWAYS & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG.	THIS PLAN		MELBOURNE WATE	ER CORPORATION	
	80171	PS-021G.DWG	LIRVEYOR REF: 80171ns-021a		ORIGINAL SHEET	SHEET 1 OF 6	

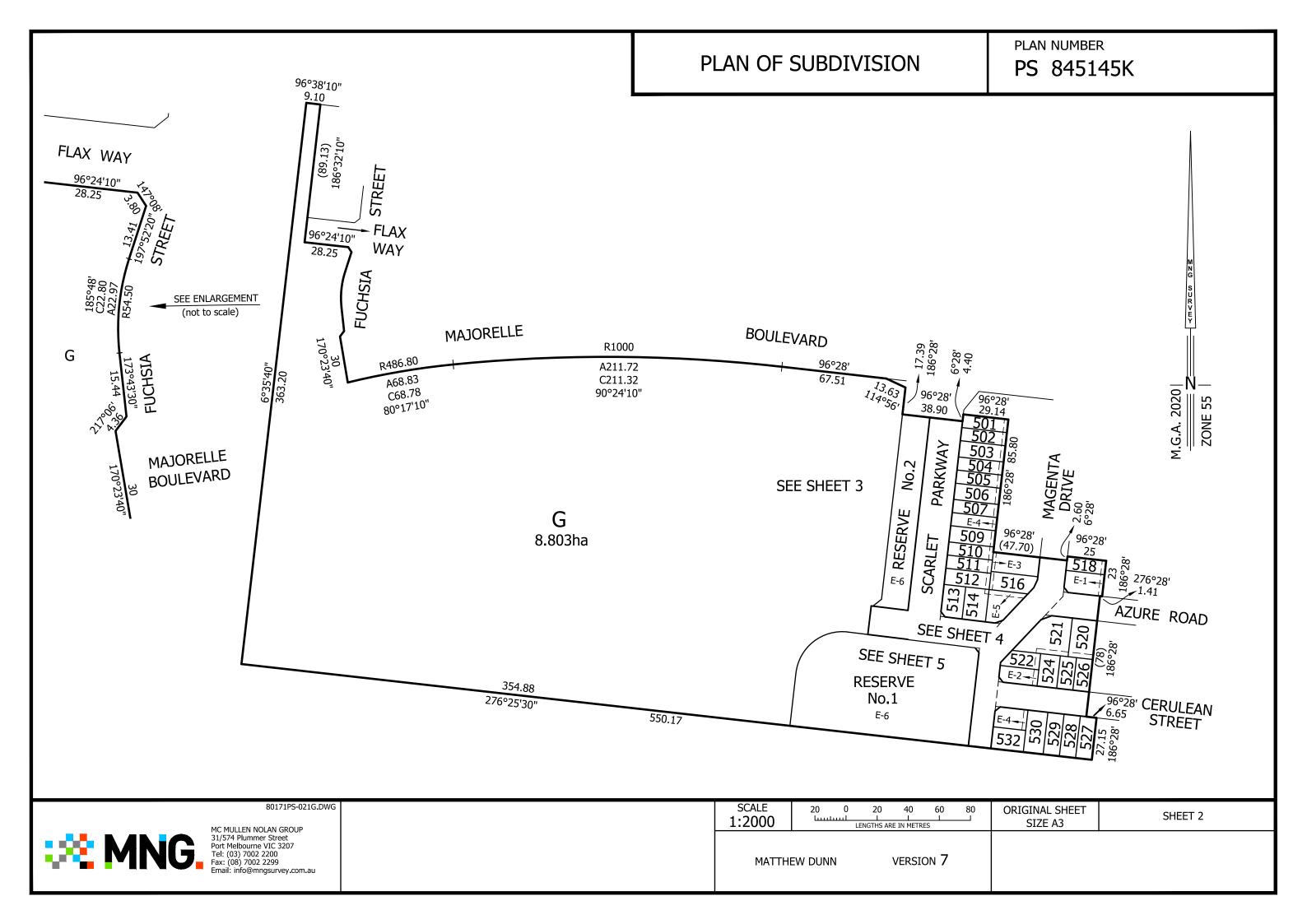


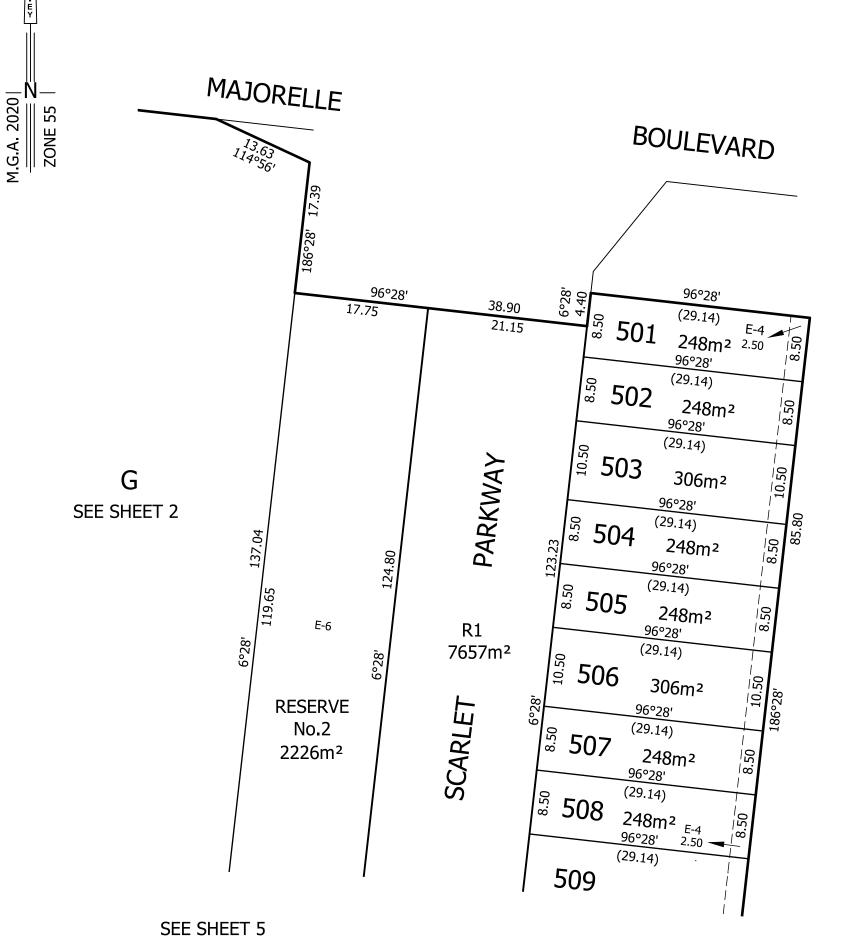
MC MULLEN NOLAN GROUP MC MOLLEN NOLAN GROU 31/574 Plummer Street Port Melbourne VIC 3207 Tel: (03) 7002 2200 Fax: (08) 7002 2299

SURVEYOR REF: 801/1ps-021g SIZE: A3

SHEET 1 OF 6

VERSION 7 MATTHEW DUNN

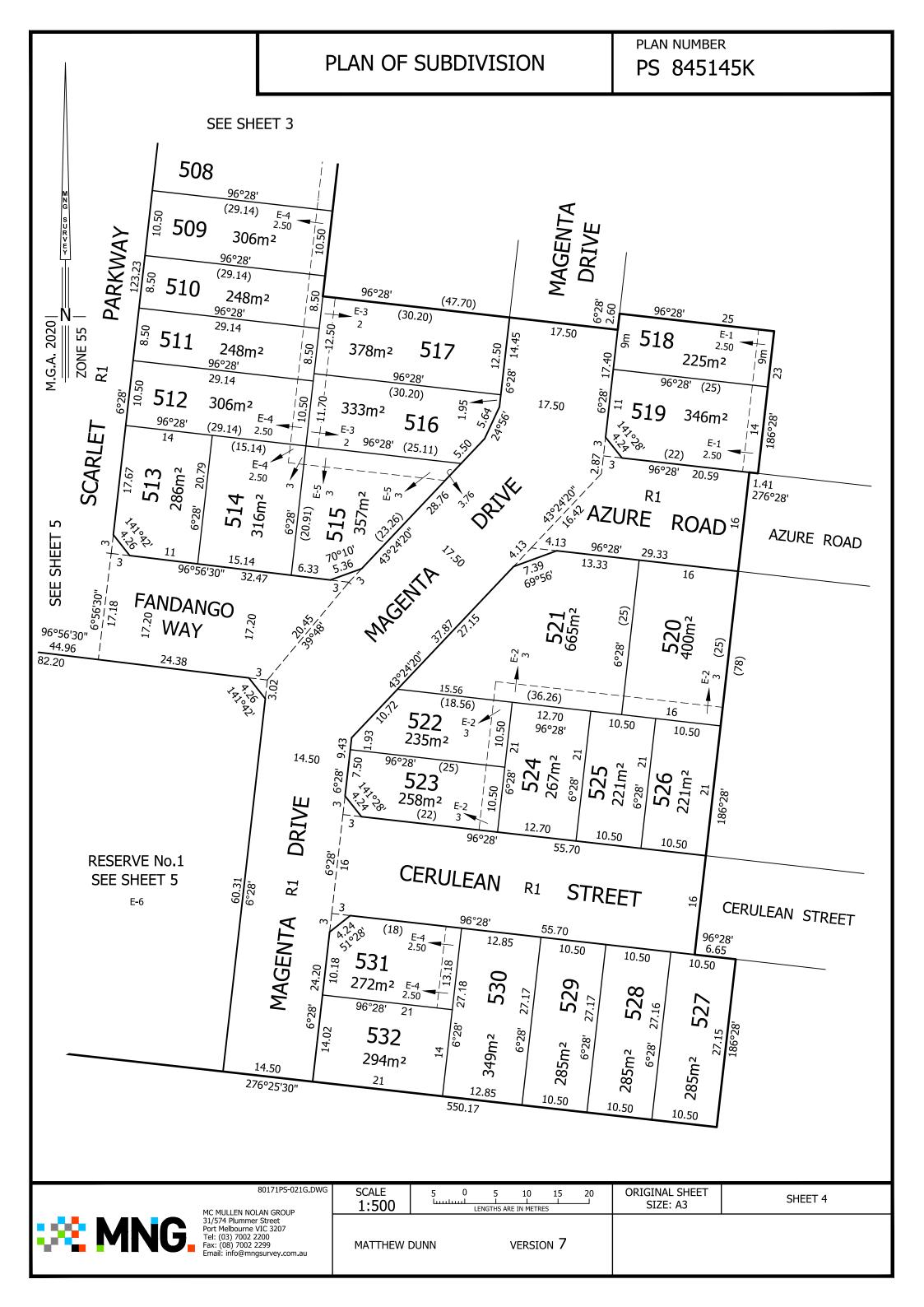


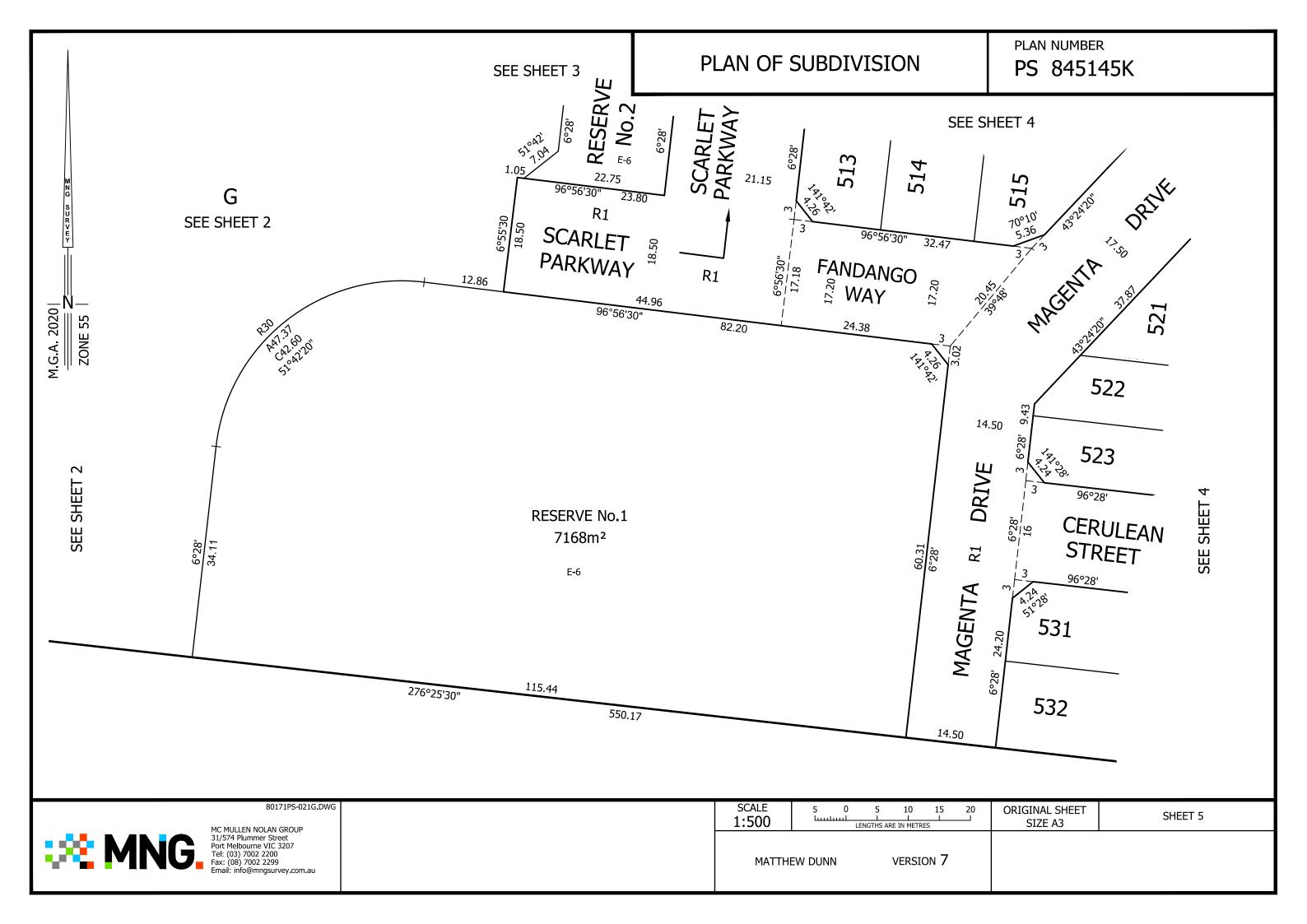




SCALE 1:500	5 0 	5 10 L L NGTHS ARE IN METRI	15 ES	20	ORIGINAL SHEET SIZE: A3	SHEET 3
MATTHEW I	DUNN	VERSIO	on 7			

SEE SHEET 4





PLAN OF SUBDIVISION

PLAN NUMBER
PS 845145K

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 501 to 532 (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

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land		
501	502		
502	501, 503		
504	503, 505		
505	504, 506		
507	506, 508		
508	507, 509		
510	509, 511, 517		
511	510, 512, 516, 517		
513	512, 514		
518	519		

Burdened Land	Benefited Land		
522	521, 523, 524		
523	522, 524		
524	521, 522, 523, 525		
525	520, 521, 524, 526		
526	520, 525		
527	528		
528	527, 529		
529	528, 530		
531	530, 532		
532	530, 531		

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.

<u>Land to benefit & to be burdened - Lots 501 to 532 (both inclusive)</u>

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.
- (i) 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.

<u>Land to benefit</u> - Lots 501 to 532 (both inclusive)

<u>Land to be burdened</u> - Lots 503, 506, 509, 512, 514 to 517, 519 to 521 and 530 (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:
 - 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:

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:

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.

30th June 2031.

80171PS-021G.DWG MC MULLEN NOLAN GROUP	SCALE	0 LILLIANT I I I I I I I I I I I I I I I I I I I	ORIGINAL SHEET SIZE: A3	SHEET 6
31/574 Plummer Street Port Melbourne VIC 3207 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: info@mngsurvey.com.au	MATTHEW	dunn version 7		