

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 845128K

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: ---
SECTION: ---
CROWN ALLOTMENT: ---
CROWN PORTION: 4 (PART) & 5 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: LOT AA ON PS 908861J
POSTAL ADDRESS: 75 BODYCOATS ROAD
(At time of subdivision) WOLLERT, VIC. 3750
MGA2020 Co-ordinates E 324 790
(of approx centre of N 5 838 570
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 600, 622 AND A TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTION A AFFECTING LOTS 601 TO 621, 623 TO 666 (ALL INCLUSIVE) SEE SHEET 7.</p> <p>FOR RESTRICTION B AFFECTING LOTS 612 TO 615, 617, 618, 625 TO 628, 634, 635, 641, 642, 646, 647, 651, 652, 655 and 656 (ALL INCLUSIVE) SEE SHEET 7.</p> <p>FOR RESTRICTION C AFFECTING LOTS 601 TO 621, 623 TO 666 (ALL INCLUSIVE) SEE SHEET 7.</p> <p>FOR RESTRICTION D AFFECTING LOTS 601 TO 611, 616, 619 TO 621, 623, 624, 629 TO 633, 636 TO 640, 643 TO 645, 648 TO 650, 653, 654 and 657 TO 666 (ALL INCLUSIVE) SEE SHEET 7.</p> <p>OTHER PURPOSE OF PLAN</p> <p>EXISTING 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.</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 - 6 3.778ha</p> <p style="text-align: right;">65 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.	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	DRAINAGE	3	PS 838327T	WHITTLESEA CITY COUNCIL
E-5	SEWERAGE	3	PS 838327T	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS 838325X	WHITTLESEA CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS 838325X	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS 838325X	MELBOURNE WATER CORPORATION
E-7	SEWERAGE	SEE DIAG.	PS 838326V	YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE DIAG.	PS 838325X	YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE DIAG.	PS 838326V	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE DIAG.	PS 838325X	MELBOURNE WATER CORPORATION
E-9	SEWERAGE	SEE DIAG.	PS 838326V	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE DIAG.	PS 838325X	MELBOURNE WATER CORPORATION
E-11	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-11	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL

80171PS-011J.DWG

SURVEYOR REF: 80171ps-011j

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7



MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: info@mngsurvey.com.au

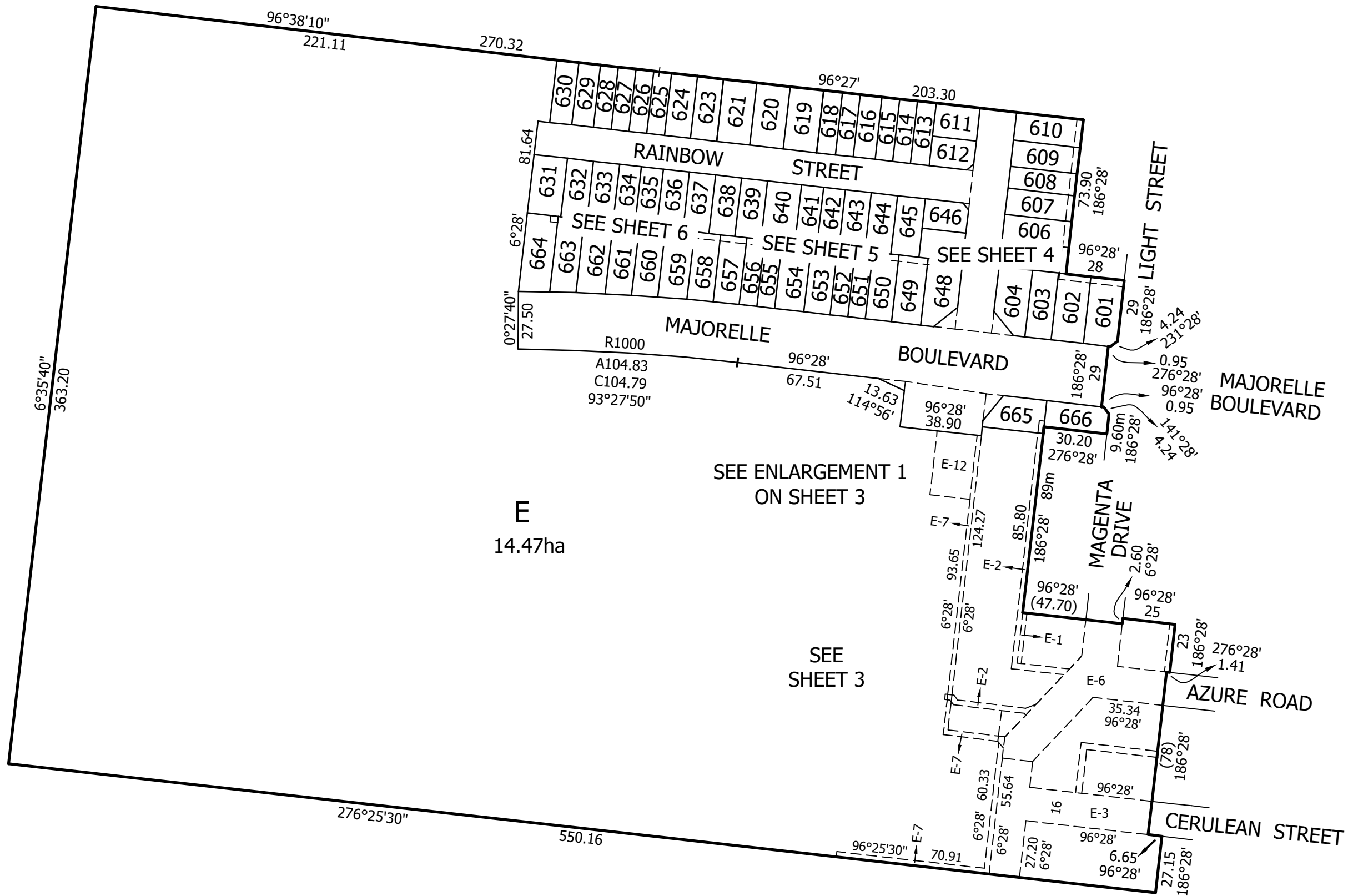
MATTHEW DUNN

VERSION 8

PLAN OF SUBDIVISION

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M.G.A. 2020 | ZONE 55

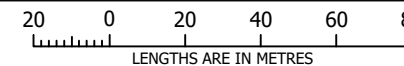


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MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (08) 7002 2299
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SCALE
1:2000



ORIGINAL SHEET
SIZE A3

SHEET 2

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M.G.A. 2020
GZM
ZONE 55

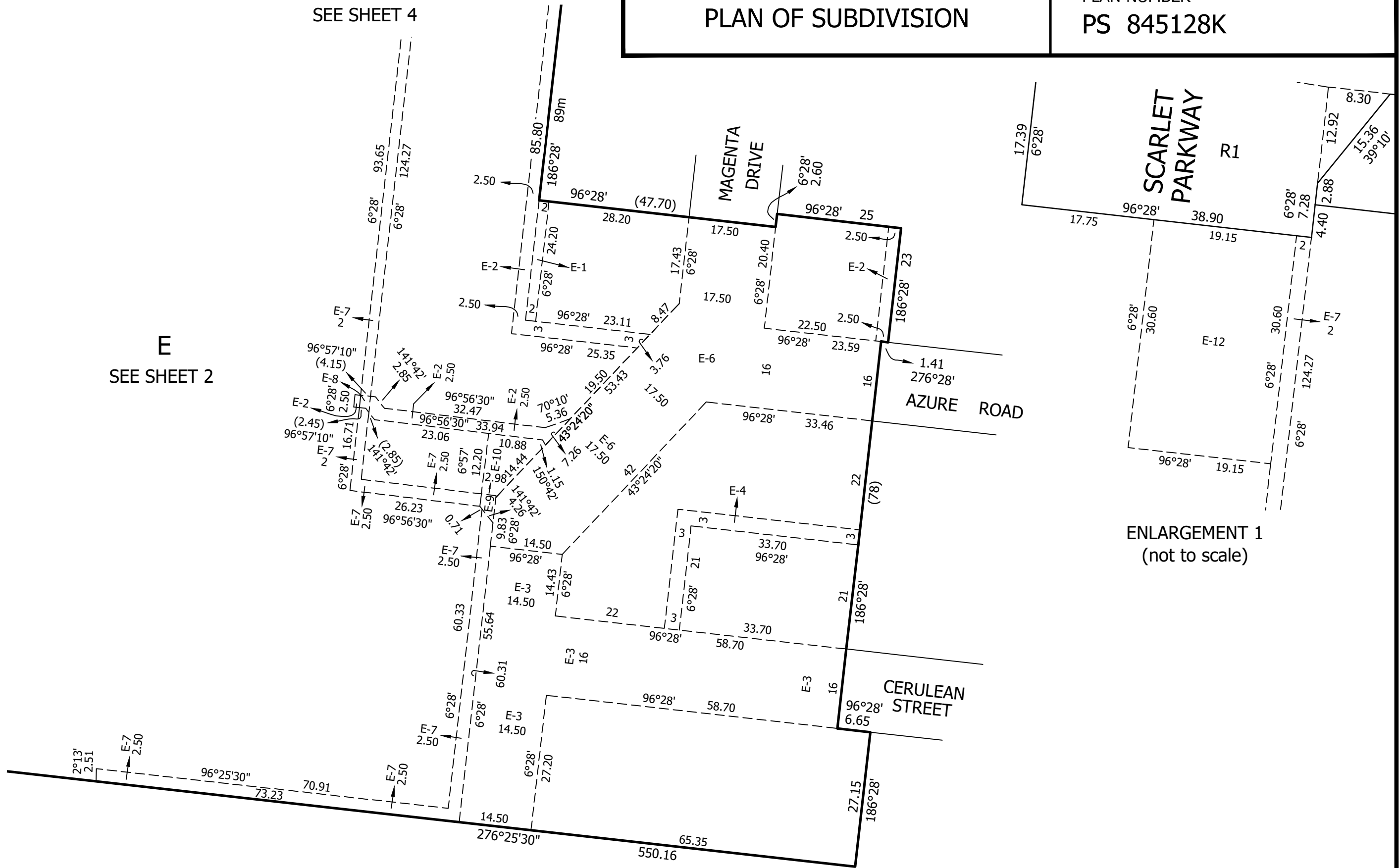
SEE SHEET 4

E
SEE SHEET 2

SCARLET
PARKWAY

R1

ENLARGEMENT 1
(not to scale)

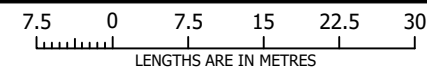


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SCALE
1:750



ORIGINAL SHEET
SIZE A3

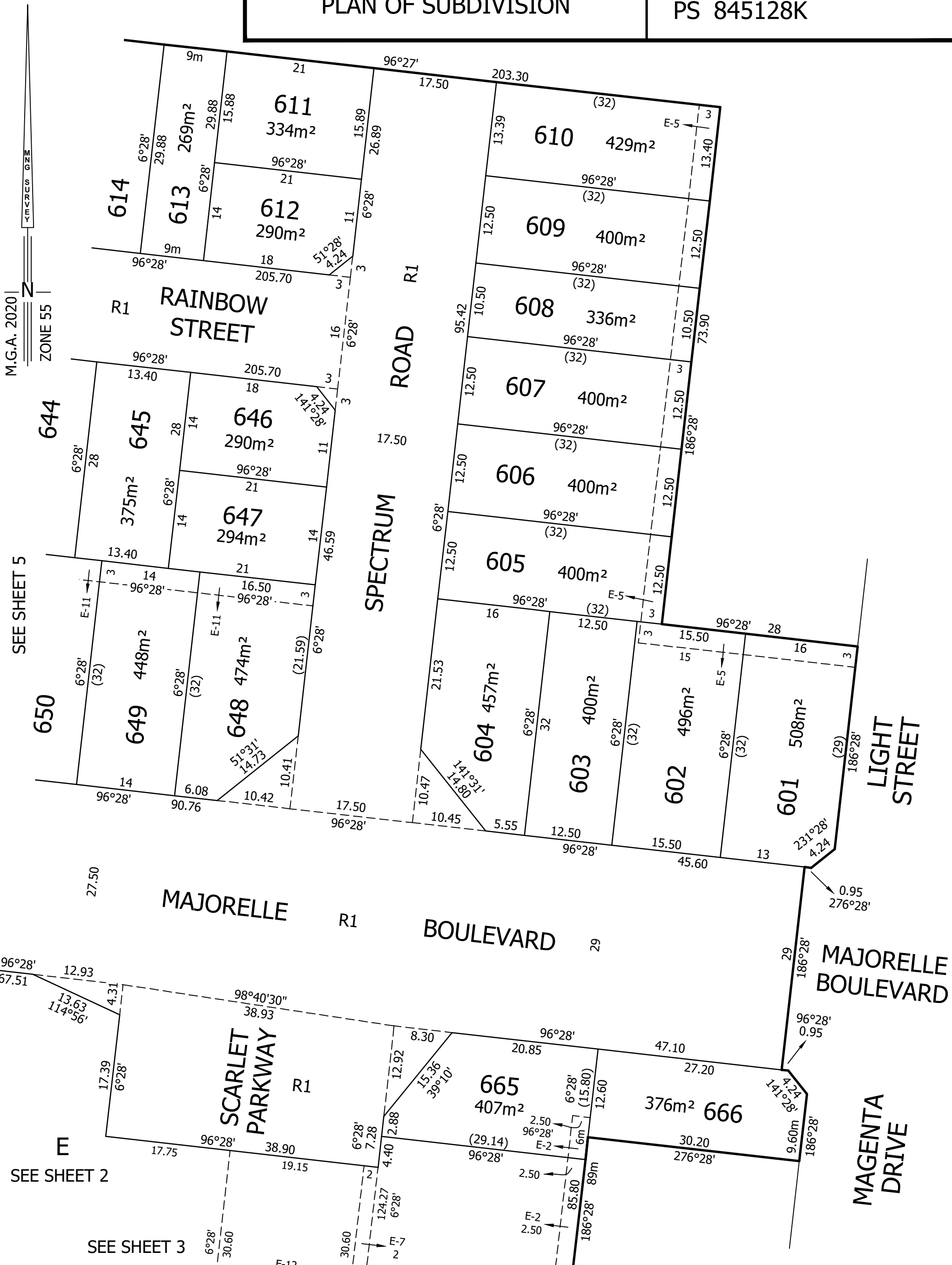
SHEET 3

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M.G.A. 2020 | ZONE 55 |

SEE SHEET 5

SEE SHEET 2

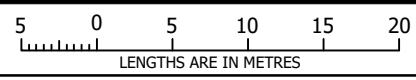
SEE SHEET 3



MC MULLEN NOLAN GROUP
 Level 1 / 5 Queens Road
 Melbourne VIC 3004
 Tel: (03) 7002 2200
 Fax: (08) 7002 2299
 Email: info@mngsurvey.com.au

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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

MATTHEW DUNN

VERSION 8

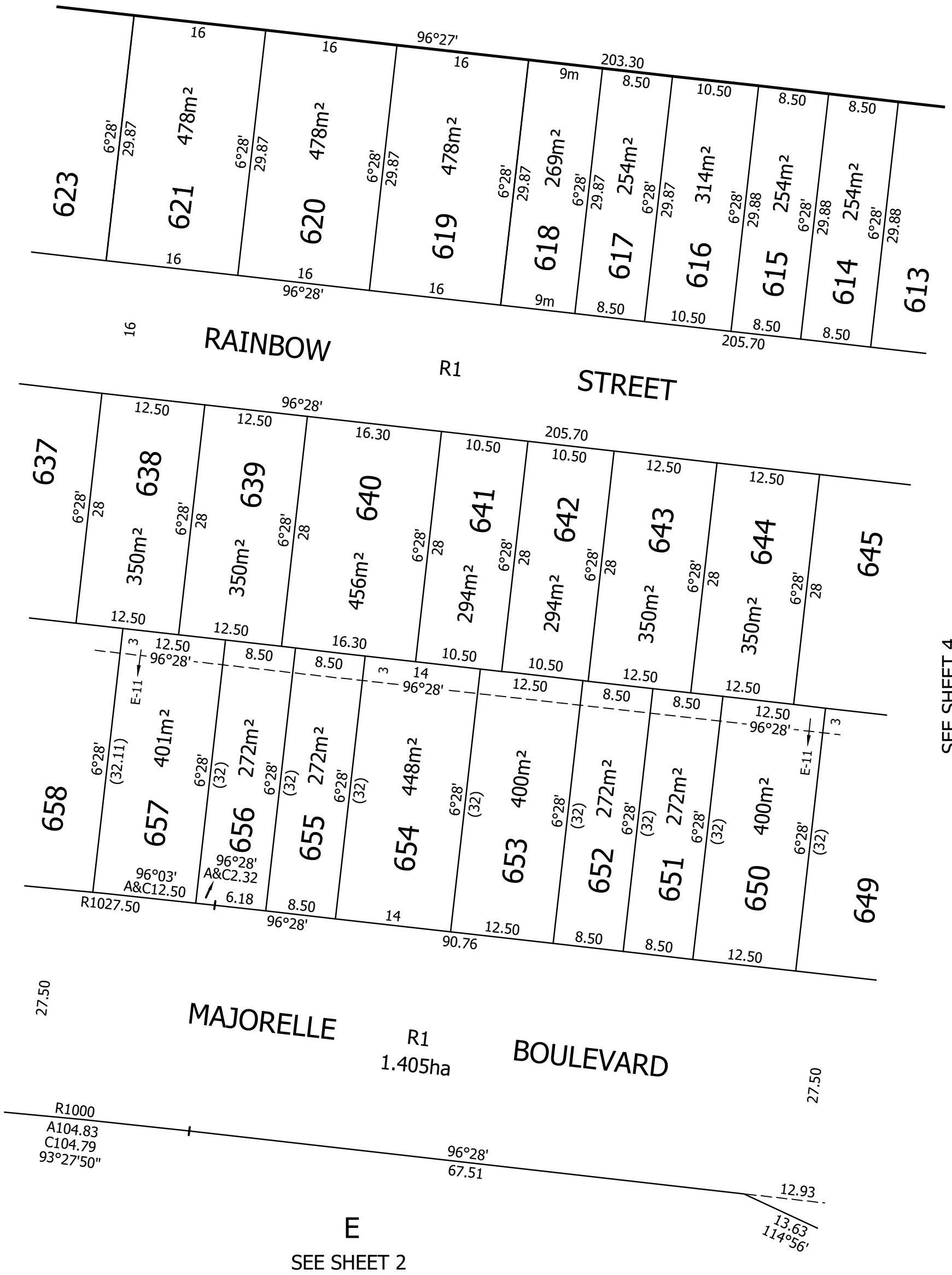
PLAN OF SUBDIVISION

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ZONE 55 |

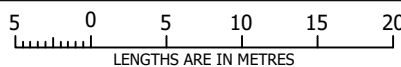
SEE SHEET 6

SEE SHEET 4



80171PS-011J.DWG
MC MULLEN NOLAN GROUP
Level 1 / 5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: info@mngsurvey.com.au

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

MATTHEW DUNN

VERSION 8

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 be burdened & Lots to benefit - Lots 601 to 621, 623 to 666 (all 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
612	611, 613
613	611, 612, 614
614	613, 615
615	614, 616
617	616, 618
618	617, 619
625	624, 626

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
626	625, 627
627	626, 628
628	627, 629
634	633, 635, 661, 662
635	634, 636, 660, 661
641	640, 642, 653, 654
642	641, 643, 652, 653

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
646	645, 647
647	645, 646, 648, 649
651	643, 644, 650, 652
652	642, 643, 651, 653
655	640, 654, 656
656	639, 640, 655, 657

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 after 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.

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 be burdened & Lots to benefit - Lots 601 to 621, 623 to 666 (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 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 after 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.

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 be burdened - 601 to 611, 616, 619 to 621, 623, 624, 629 to 633, 636 to 640, 643 to 645, 648 to 650, 653, 654 and 657 to 666 (all inclusive).

Land to benefit - Lots 601 to 621, 623 to 666 (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) no 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 after 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.