

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 845141T

LOCATION OF LAND

PARISH: KALKALLO
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 4 (PART) & 5 (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: LOT E ON PS 845128K
POSTAL ADDRESS: 75 BODYCOATS ROAD
(At time of subdivision) WOLLERT, VIC. 3750
MGA2020 Co-ordinates E 324 600
(of approx centre of N 5 838 590
land in plan) ZONE 55

COUNCIL NAME: WHITTLESEA CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R1	WHITTLESEA CITY COUNCIL	LOTS 1 TO 800 AND A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENT E-5 AND E-11 HAVE BEEN OMITTED FROM THIS PLAN FOR RESTRICTION A AFFECTING LOTS 801 TO 838 (ALL INCLUSIVE) SEE SHEET 6 FOR RESTRICTION B AFFECTING LOTS 802 TO 804 AND 811 TO 832 (ALL INCLUSIVE) SEE SHEET 6 FOR RESTRICTION C AFFECTING LOTS 801 TO 838 (ALL INCLUSIVE) SEE SHEET 6 FOR RESTRICTION D AFFECTING LOTS 801, 805 TO 810 AND 833 TO 838 (ALL INCLUSIVE) SEE SHEET 6
RESERVE No.1	WHITTLESEA CITY COUNCIL	
RESERVE No.2	WHITTLESEA CITY COUNCIL	
RESERVE No.3	WHITTLESEA CITY COUNCIL	
RESERVE No.4	AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. 717154 SURVEY: THIS PLAN IS 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 - 8 3.017ha		
		38 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	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-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-12	DRAINAGE	SEE DIAG.	PS 845128K	WHITTLESEA CITY COUNCIL
E-13	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-14	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-14	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION

80171PS-018J.DWG

SURVEYOR REF: 80171ps-018j

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6



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

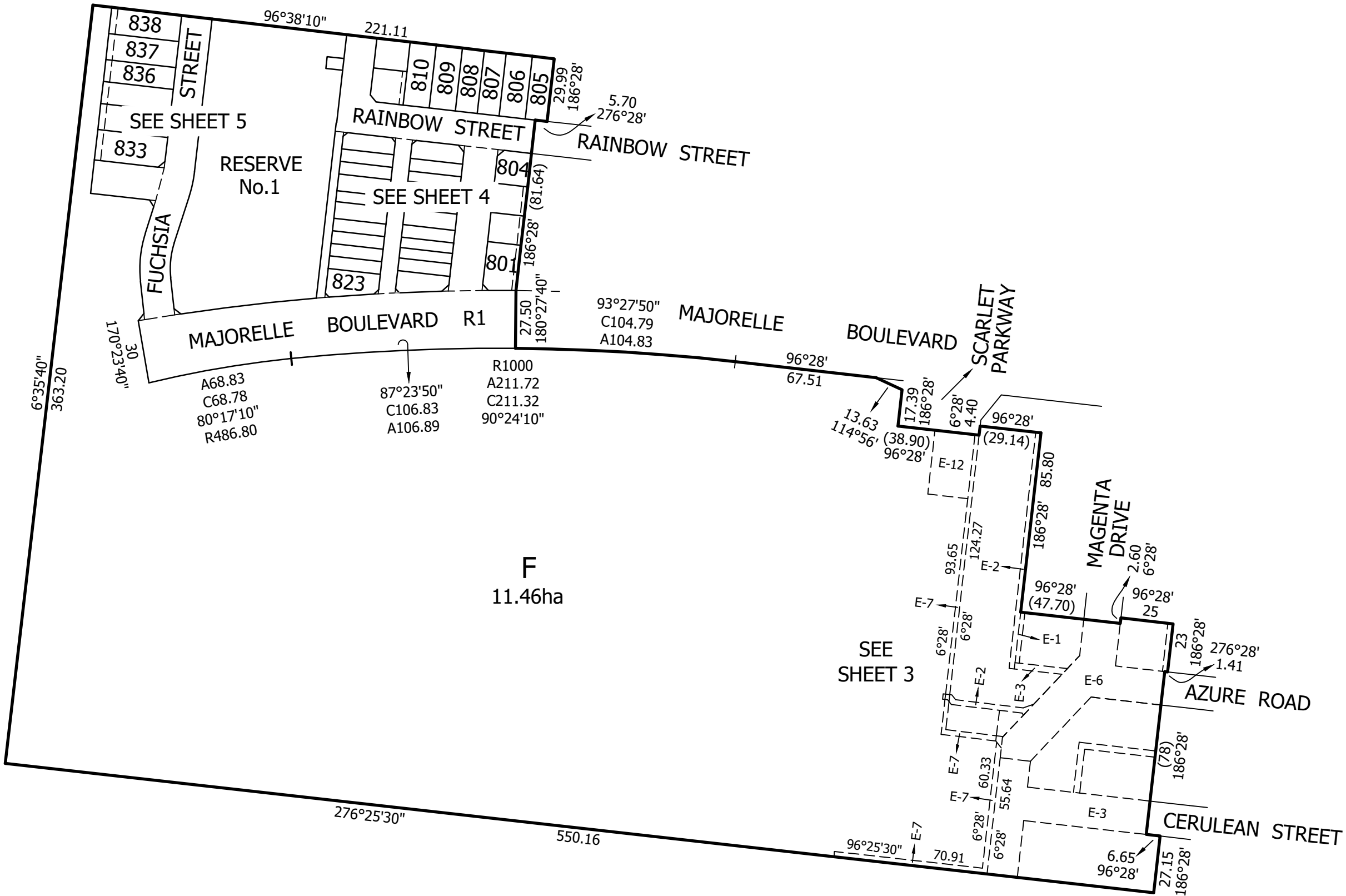
VERSION 9

This plan is unregistered and may be subject to change.

Plan generated date: 19/12/2023

PLAN OF SUBDIVISION

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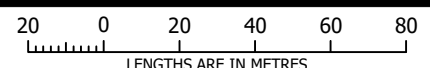


80171PS-018J.DWG



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SCALE
1:2000



ORIGINAL SHEET
SIZE A3

SHEET 2

MATTHEW DUNN

VERSION 9

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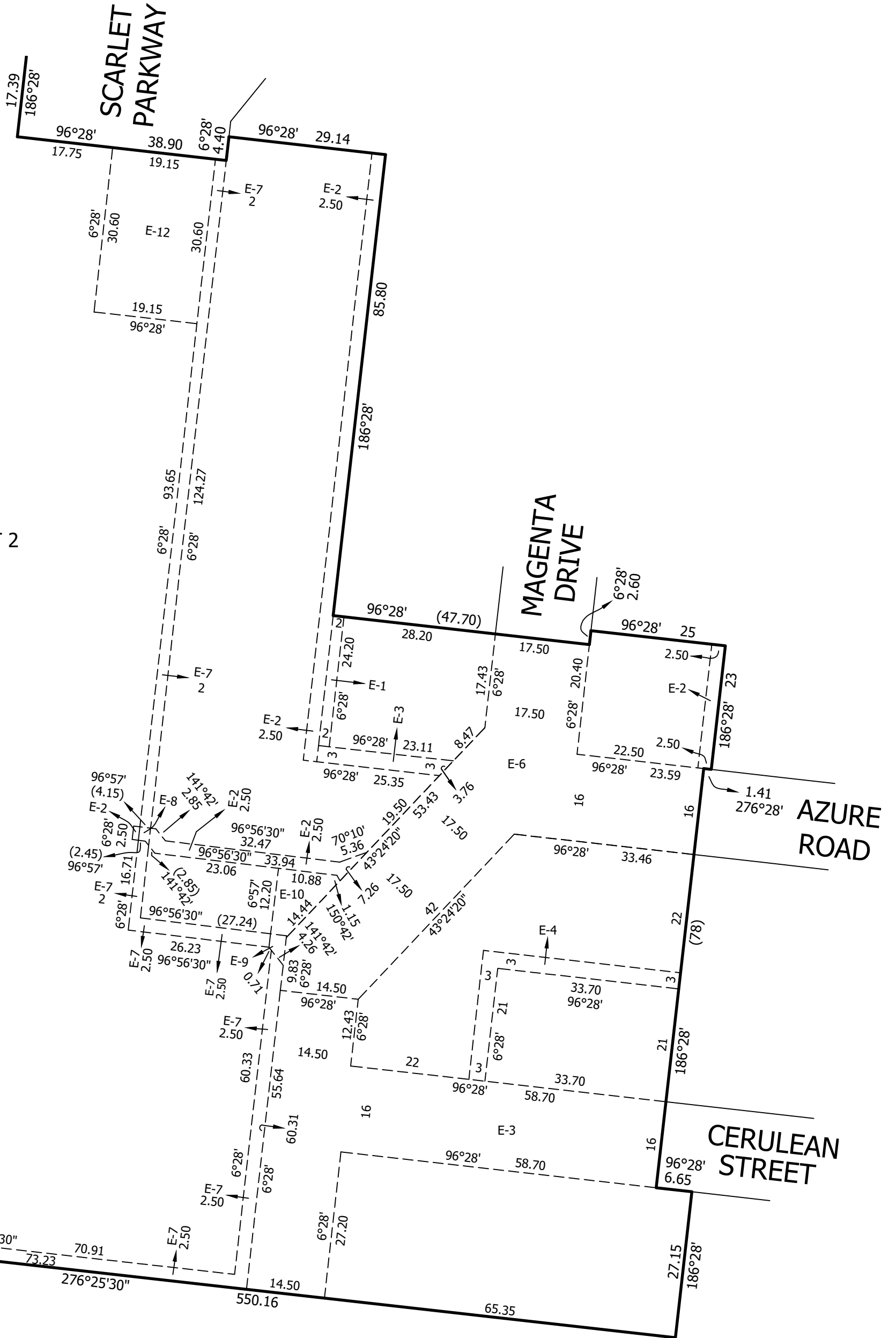
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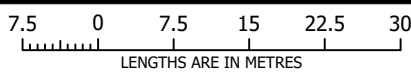
M.G.A. 2020 |
ZONE 55 |

F
SEE SHEET 2



80171PS-0181.DWG

SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 3



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RESERVE No.1
SEE SHEET 5



83°20'50"
C64.90
A64.91
R1027.50

27.50

MAJORELLE

R1
1.158ha

BOULEVARD

MAJORELLE
BOULEVARD

87°23'50"
C106.83
A106.89

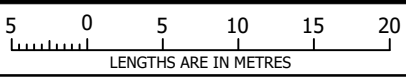
R1000
A211.72
C211.32
90°24'10"

F
SEE SHEET 2



80171PS-018J.DWG
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SCALE
1:500



MATTHEW DUNN

VERSION 9

ORIGINAL SHEET
SIZE: A3

SHEET 4

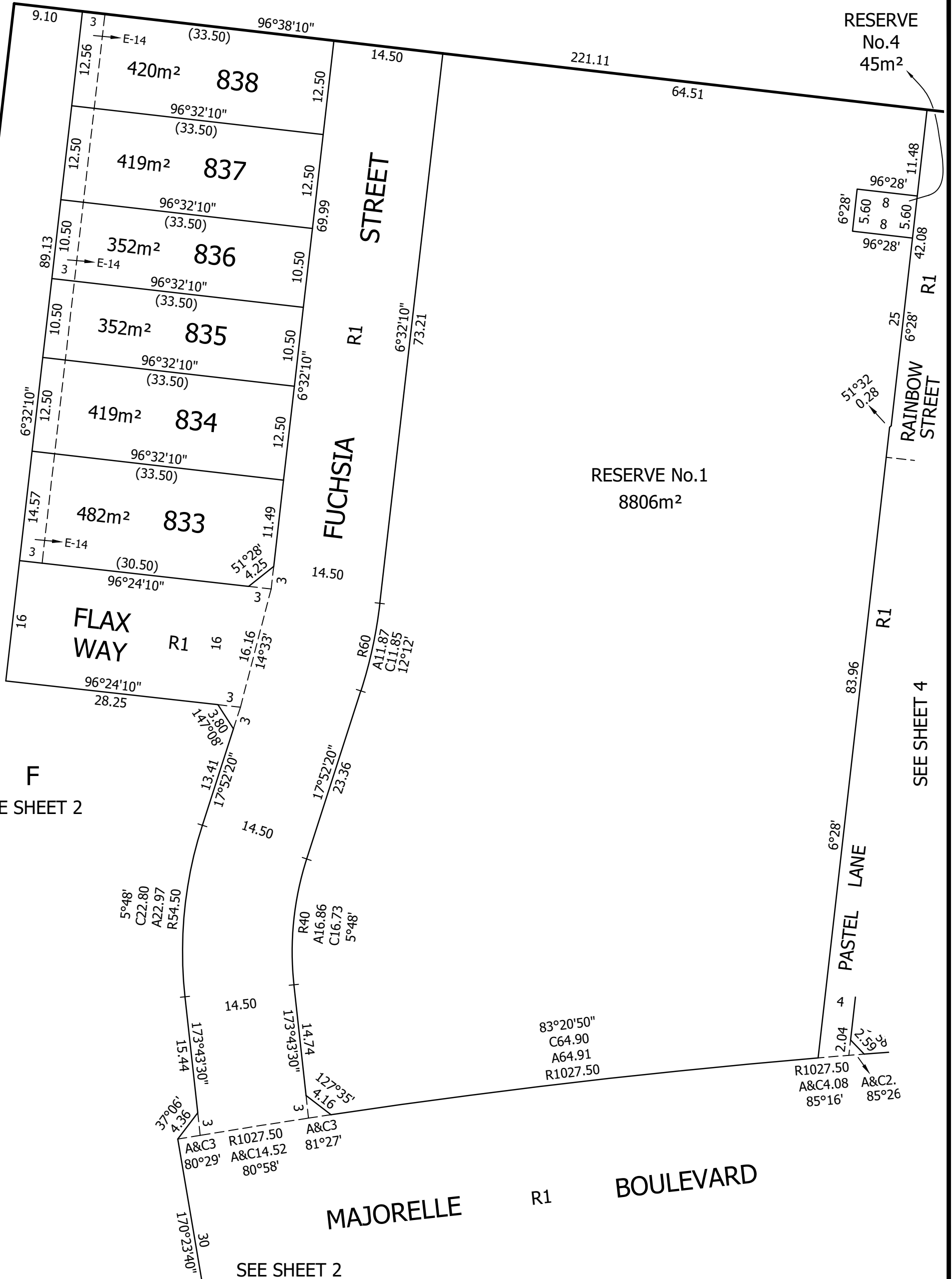
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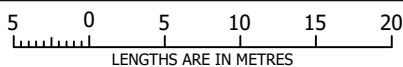
M.G.A. 2020
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SCALE
1:500



MATTHEW DUNN

VERSION 9

ORIGINAL SHEET
SIZE: A3

SHEET 5

This plan is unregistered and may be subject to change.

Plan generated date: 19/12/2023

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 & Land to benefit - Lots 801 to 838 (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 be burdened & Land to benefit

Burdened Land	Benefited Land
802	801, 803
803	802, 804
804	803
811	810, 812
812	810, 811
813	814
814	813, 815
815	814, 816
816	815

Table of Land to be burdened & Land to benefit

Burdened Land	Benefited Land
817	818
818	817, 819
819	818, 820
820	819, 821
821	820, 822
822	821
823	824
824	823, 825

Table of Land to be burdened & Land to benefit

Burdened Land	Benefited Land
825	824, 826
826	825, 827
827	826, 828
828	827
829	830
830	829, 831
831	830, 832
832	831

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 & Land to benefit - Lots 801 to 838 (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 - 801, 805 to 810 and 833 to 838 (All inclusive)

Land to benefit - Lots 801 to 838 (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.