
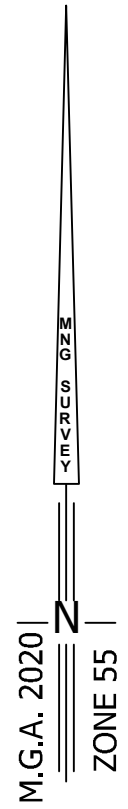
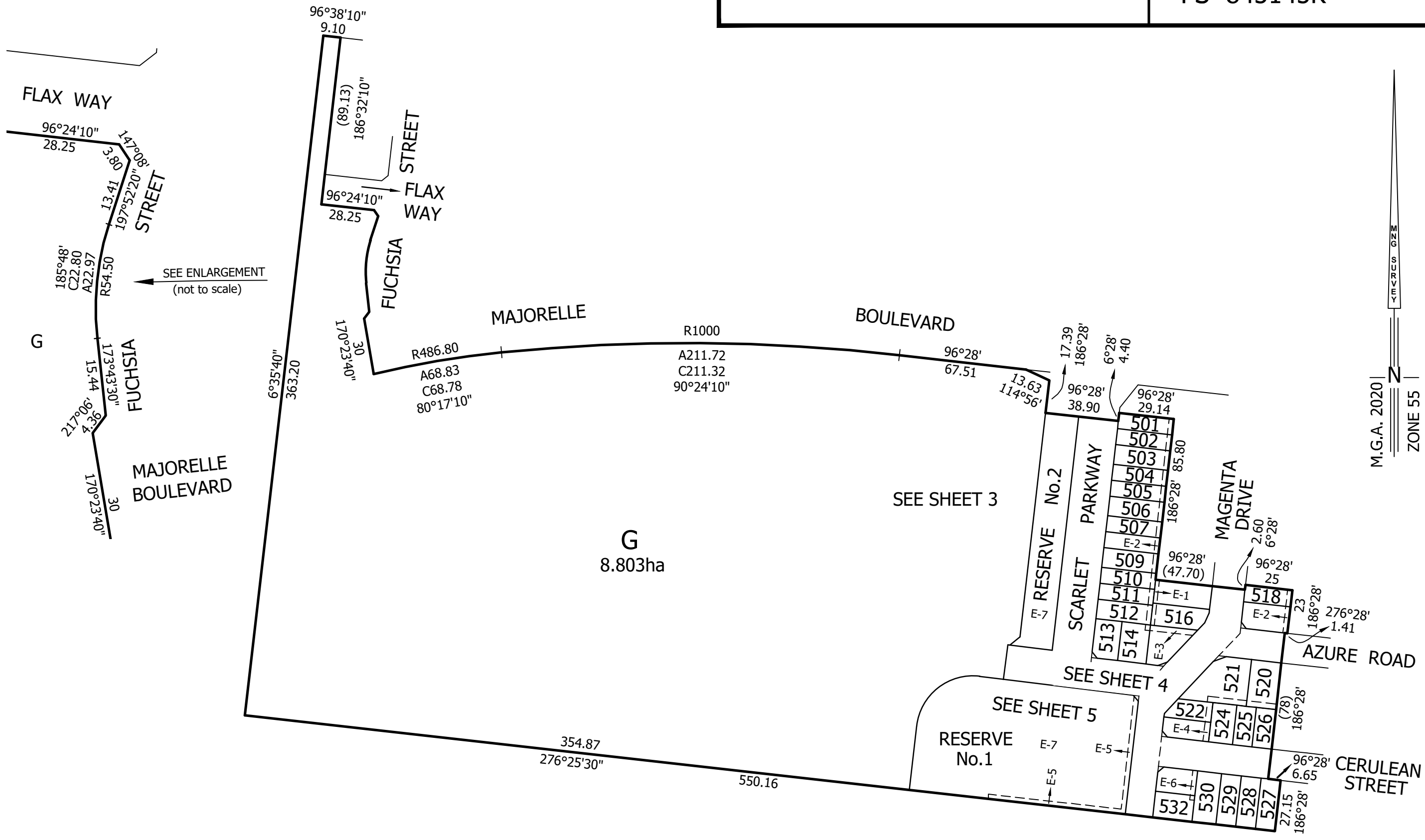


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS 845145K
<b>LOCATION OF LAND</b> PARISH: KALKALLO TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 4 & 5 (PARTS) TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: LOT F ON PS 845141T POSTAL ADDRESS: 75 BODYCOATS ROAD (At time of subdivision) WOLLERT, VIC. 3750 MGA2020 Co-ordinates E 324 900 (of approx centre of land in plan) N 5 838 350 ZONE 55			<b>COUNCIL NAME: WHITTLESEA CITY COUNCIL</b>	
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. FOR RESTRICTION A AFFECTING LOTS 501 TO 532 (BOTH INCLUSIVE) SEE SHEET 6 FOR RESTRICTION B AFFECTING LOTS 501, 502, 504, 505, 507, 508, 510, 511, 513, 518, 522 TO 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 (ALL INCLUSIVE) SEE SHEET 6	
ROAD R1	WHITTLESEA CITY COUNCIL			
RESERVE No.1	WHITTLESEA CITY COUNCIL			
RESERVE No.2	WHITTLESEA CITY COUNCIL			
NOTATIONS			<b>OTHER PURPOSES OF PLAN</b> TO REMOVE DRAINAGE EASEMENT CREATED AS E-1 IN PS 838325X, REMOVE SEWERAGE EASEMENT CREATED AS E-3 IN PS 838325X, REMOVE DRAINAGE EASEMENT CREATED AS E-4 IN PS 838325X, REMOVE DRAINAGE & SEWERAGE EASEMENT CREATED AS E-5 IN PS 838325X, REMOVE SEWERAGE EASEMENT CREATED AS E-6 IN PS 838326V, REMOVE SEWERAGE EASEMENT CREATED AS E-9 IN PS 838326V, REMOVE SEWERAGE EASEMENT CREATED AS E-10 IN PS 838326V, REMOVE DRAINAGE EASEMENT CREATED AS E-12 IN PS 845128K AFFECTING ROAD R1 ON THIS PLAN <b>GROUND FOR REMOVAL:</b> VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.	
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 <b>THE PATCH - 5</b> <b>2.653ha</b>			<b>32 LOTS</b>	
<b>EASEMENT INFORMATION</b>				
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	SEWERAGE	SEE DIAG.	PS 838326V	YARRA VALLEY WATER CORPORATION
E-5	CREATION & MAINTENANCE OF WETLANDS, FLOODWAYS & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	CREATION & MAINTENANCE OF WETLANDS, FLOODWAYS & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
80171PS-021I.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			SURVEYOR REF: 80171ps-021i MATTHEW DUNN	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6 This plan is unregistered and may be subject to change. Plan generated date: 08/01/2024
			VERSION 9	

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 845145K

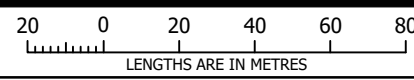


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SCALE  
1:2000



ORIGINAL SHEET  
SIZE A3

SHEET 2

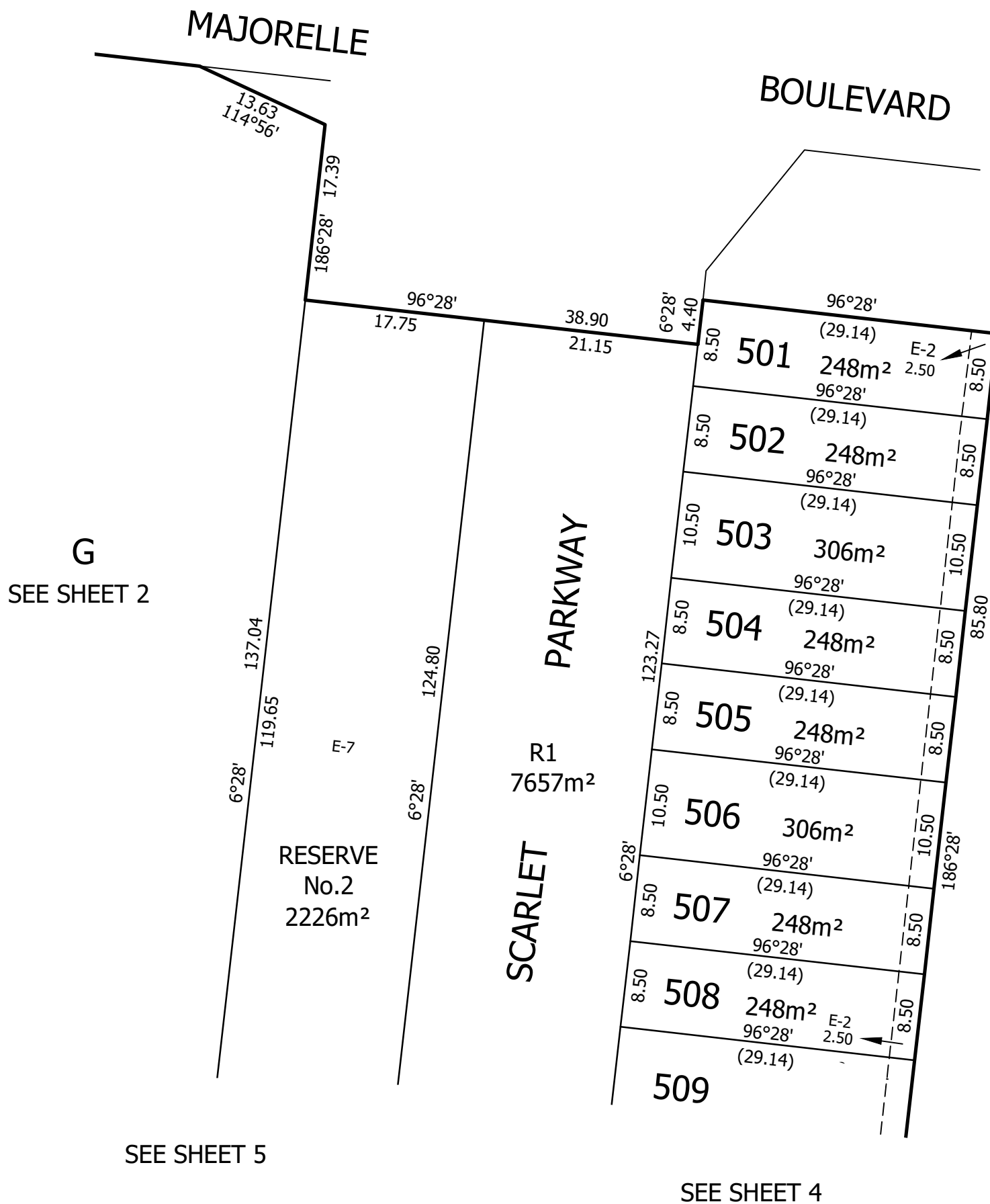
MATTHEW DUNN      VERSION 9

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Plan generated date: 08/01/2024

PLAN OF SUBDIVISION

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PS 845145K

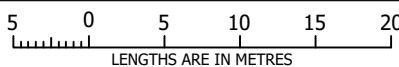
M.G.A. 2020 |  
ZONE 55 |



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SCALE  
1:500



MATTHEW DUNN

VERSION 9

ORIGINAL SHEET  
SIZE: A3

SHEET 3

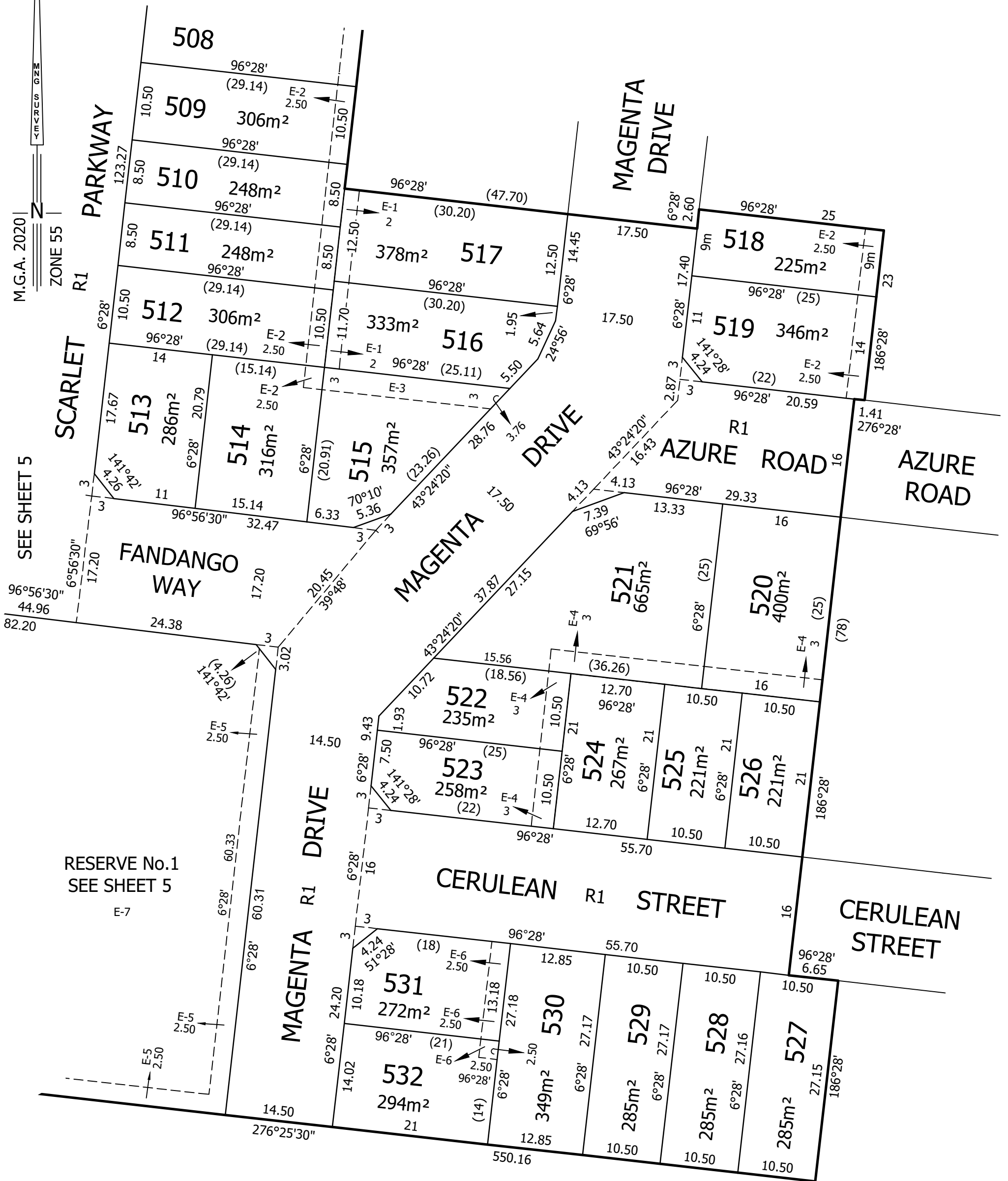
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PLAN OF SUBDIVISION

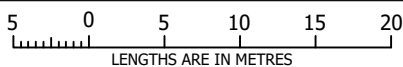
PLAN NUMBER  
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SEE SHEET 3



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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4



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SEE SHEET 3

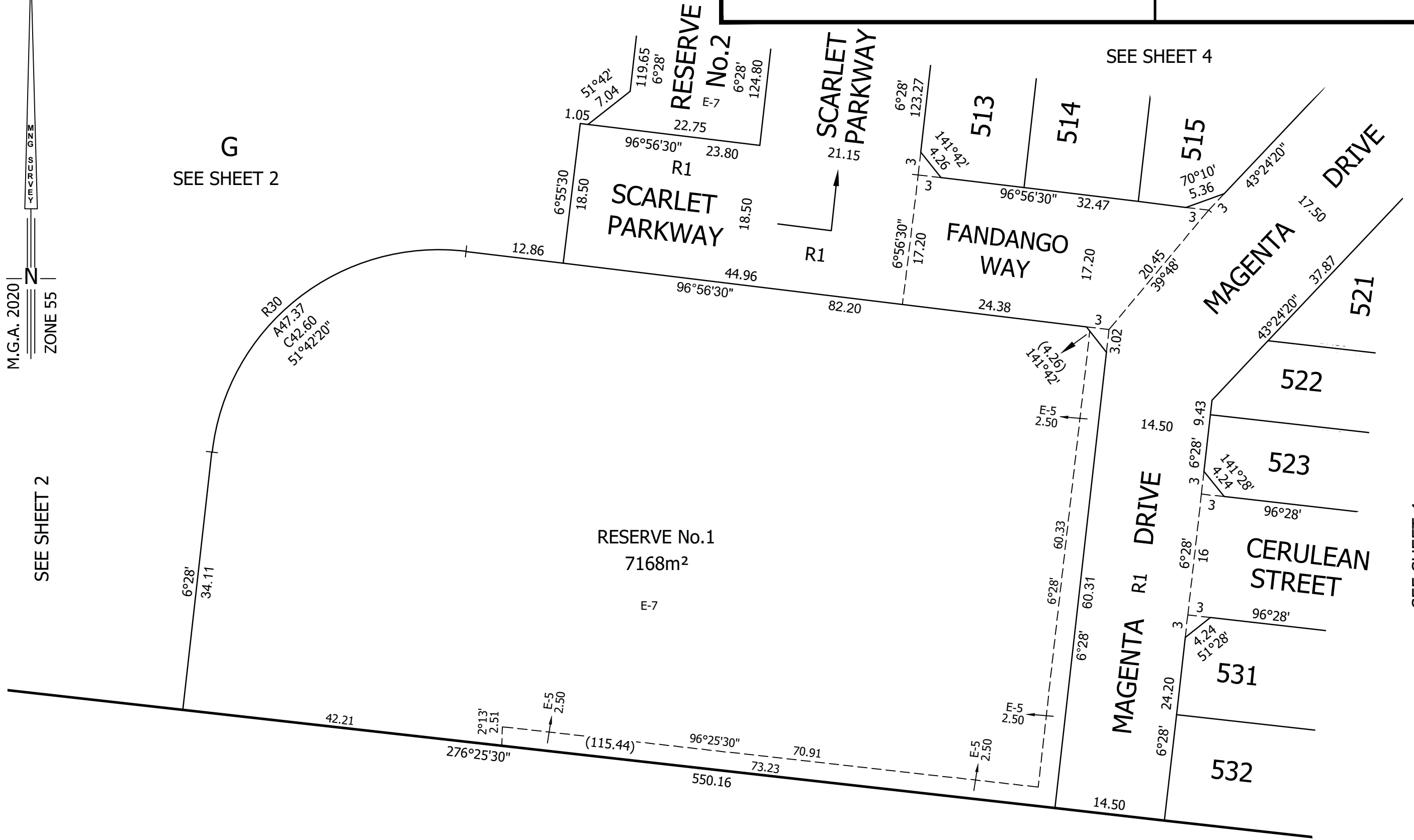
SEE SHEET 4

G  
SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

M.G.A. 2020  
GZM  
ZONE 55

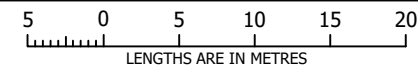


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SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 5

MATTHEW DUNN

VERSION 9

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**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 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

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

Table of Land to benefit & to be burdened

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 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 501 to 532 (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 - Lots 503, 506, 509, 512, 514 to 517, 519 to 521 and 530 (all inclusive)

Land to benefit - Lots 501 to 532 (both 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 following 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.