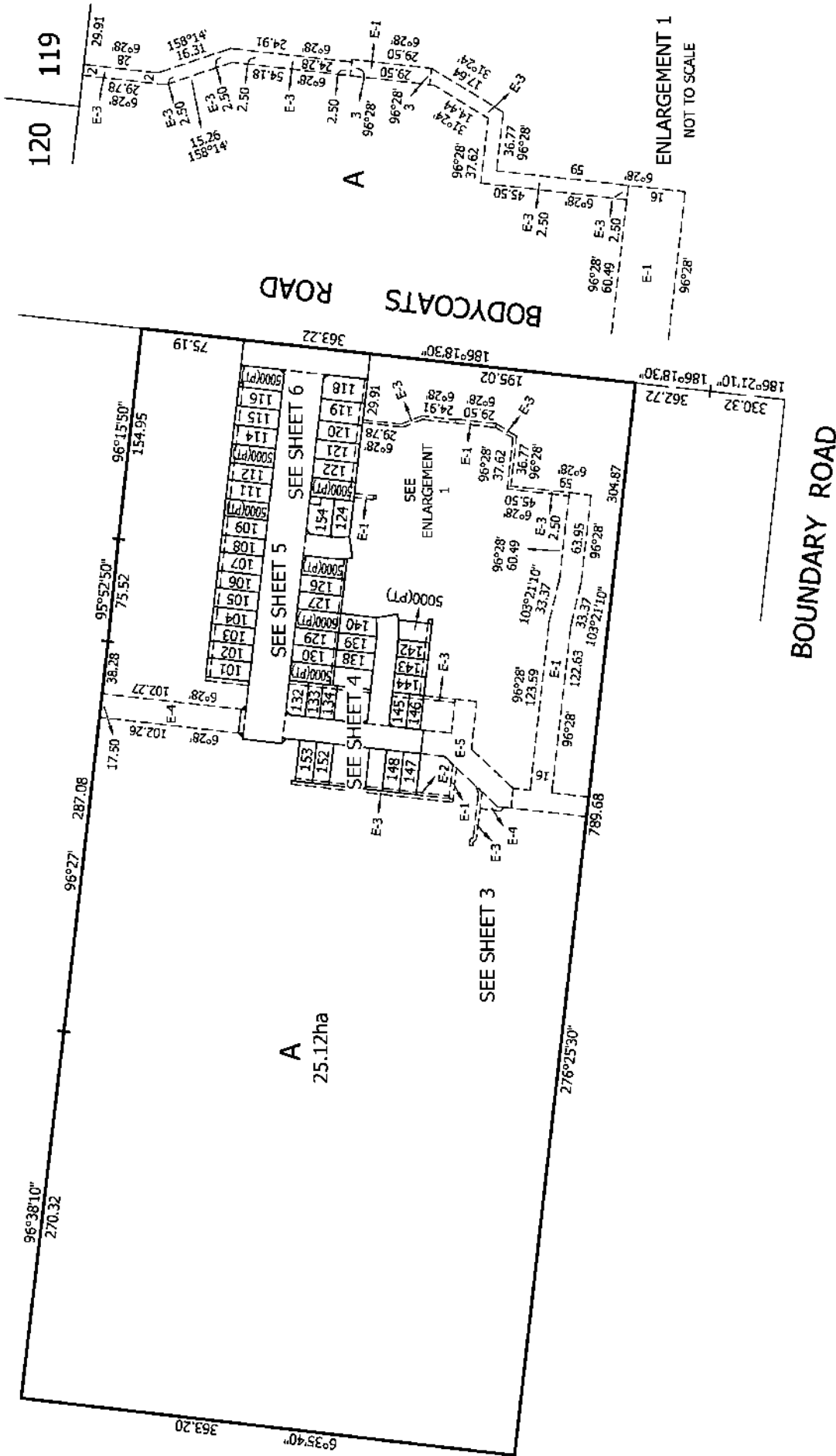


PLAN OF SUBDIVISION			LV USE ONLY EDITION 1	PLAN NUMBER PS 838325X
LOCATION OF LAND			Council Name: Whittlesea City Council Council Reference Number: 610514 Planning Permit Reference: 717154 SPEAR Reference Number: S170441T	
PARISH:	KALKALLO		Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988. 07/10/2021 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Renee Kueffer for Whittlesea City Council on 14/11/2023 Statement of Compliance issued: 24/11/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance	
TOWNSHIP:	-			
SECTION:	-			
CROWN ALLOTMENT:	-			
CROWN PORTION:	4 (PART) & 5 (PART)			
TITLE REFERENCES:	Vol. 10662 Fol. 905 Vol. 10645 Fol. 479			
LAST PLAN REFERENCE/S:	LOT 1 ON TP 810679D LOT 1 ON TP 804279F			
POSTAL ADDRESS: (At time of subdivision)	75 BODYCOATS ROAD WOLLERT, VIC. 3750			
MGA2020 Co-ordinates (of approx centre of land in plan)	E 325 110 N 5 838 450 ZONE 55			
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON		FOR RESTRICTION B AFFECTING LOTS 133 TO 135 AND 142, 143 & 146 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION C AFFECTING LOTS 101 TO 109, 111, 112, 114 TO 116, 118 TO 122, 124, 126, 127, 129, 130, 132 TO 140, 142 TO 149, 151 TO 154 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION D AFFECTING LOTS 101 TO 109, 111, 112, 114 TO 116, 118 TO 122, 124, 126, 127, 132, 136 TO 140, 144, 145 AND 147 TO 149, 151 TO 154 (ALL INCLUSIVE) SEE SHEET 7 OTHER PURPOSES OF PLAN TO REMOVE THE DRAINAGE AND SEWERAGE EASEMENT CREATED IN DEPOSITED DEED NO. 82913 SHOWN AS E-1 AND E-3 ON LOT 1 ON TP804279F (VOL. 10645 FOL. 479) AND SHOWN AS E-1 AND E-3 ON LOT 1 ON TP810679D (VOL. 10662 FOL. 905). TO REMOVE THE ELECTRICITY EASEMENT CREATED IN DEPOSITED DEED NO. 82913 SHOWN AS E-2 AND E-3 ON LOT 1 ON TP804279F (VOL. 10645 FOL. 479) AND SHOWN AS E-2 AND E-3 ON LOT 1 ON TP810679D (VOL. 10662 FOL. 905). TO REMOVE THE CARRIAGEWAY EASEMENT CREATED IN DEPOSITED DEED NO. 82913 VIDE MEM 656 BOOK 457 SHOWN AS THE LAND COLOURED BLUE ON DEPOSITED DEED No. 82913 (VOL. 10645 FOL. 479)	
ROAD R1 RESERVE No.1	WHITTLESEA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS			GROUNDS FOR REMOVAL OF EASEMENT AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)(k)(iv) SUBDIVISION ACT 1988)	
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 LOTS 1 TO 100, 110, 113, 117, 123, 125, 128, 131, 141, 150 AND 155 TO 4999 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 101 TO 109, 111, 112, 114 TO 116, 118 TO 122, 124, 126, 127, 129, 130, 132 TO 140, 142 TO 149, 151 TO 154 (ALL INCLUSIVE) SEE SHEET 7 IN PROCLAIMED SURVEY AREA No. 74 THE PATCH - 1 3.091ha				
45 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.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	WHITTLESEA CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	WHITTLESEA CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
80171PS-003Q.DWG		SURVEYOR REF: 80171ps-003q		ORIGINAL SHEET SIZE: A3
MC MULLEN NOLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (03) 7002 2299 Email: info@mngsurvey.com.au		Digitally signed by: Matthew Barry Dunn, Licensed Surveyor, Surveyor's Plan Version (24), 13/11/2023. SPEAR Ref: S170441T		SHEET 1 OF 7 PLAN REGISTERED TIME: 11:15am DATE: 11/12/2023 H.T Assistant Registrar of Titles

PLAN OF SUBDIVISION
PLAN NUMBER
PS 838325X



M.G.A. 2020
ZONE 55

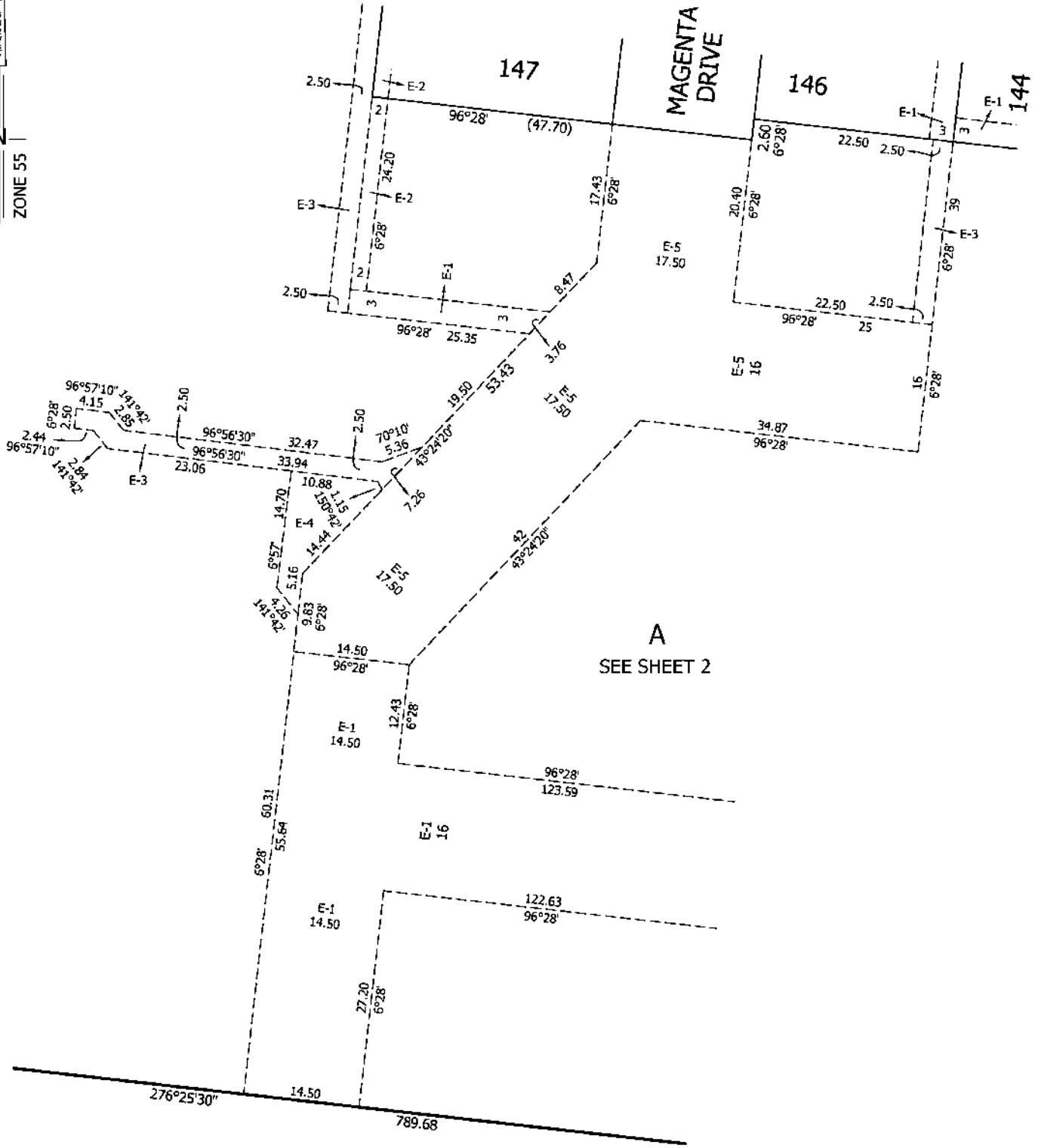
	
8017PS-0030.DWG	
MC MULLEN MOLLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7622 2200 Fax: (03) 7622 2201 Email: info@mngsurvey.com.au	
Scale 1:3000	Lengths are in metres 0 30 60 90 120
Digitally signed by: Matthew Barry Dunn, Licensed Surveyor's Plan Version (24) 13/11/2023, SPEAR Ref: S170441T	Digitally signed by: Matthew Barry Dunn, Licensed Surveyor's Plan Version (24) 14/11/2023, SPEAR Ref: S170441T
ORIGINAL SHEET SIZE A3	SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 838325X



SEE SHEET 4



80171PS-003Q.DWG

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

SCALE
1:500

1 LENGTHS ARE IN METRES

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 Surveyor's Plan Version (24),
 13/11/2023. SPEAR Ref: S170441T

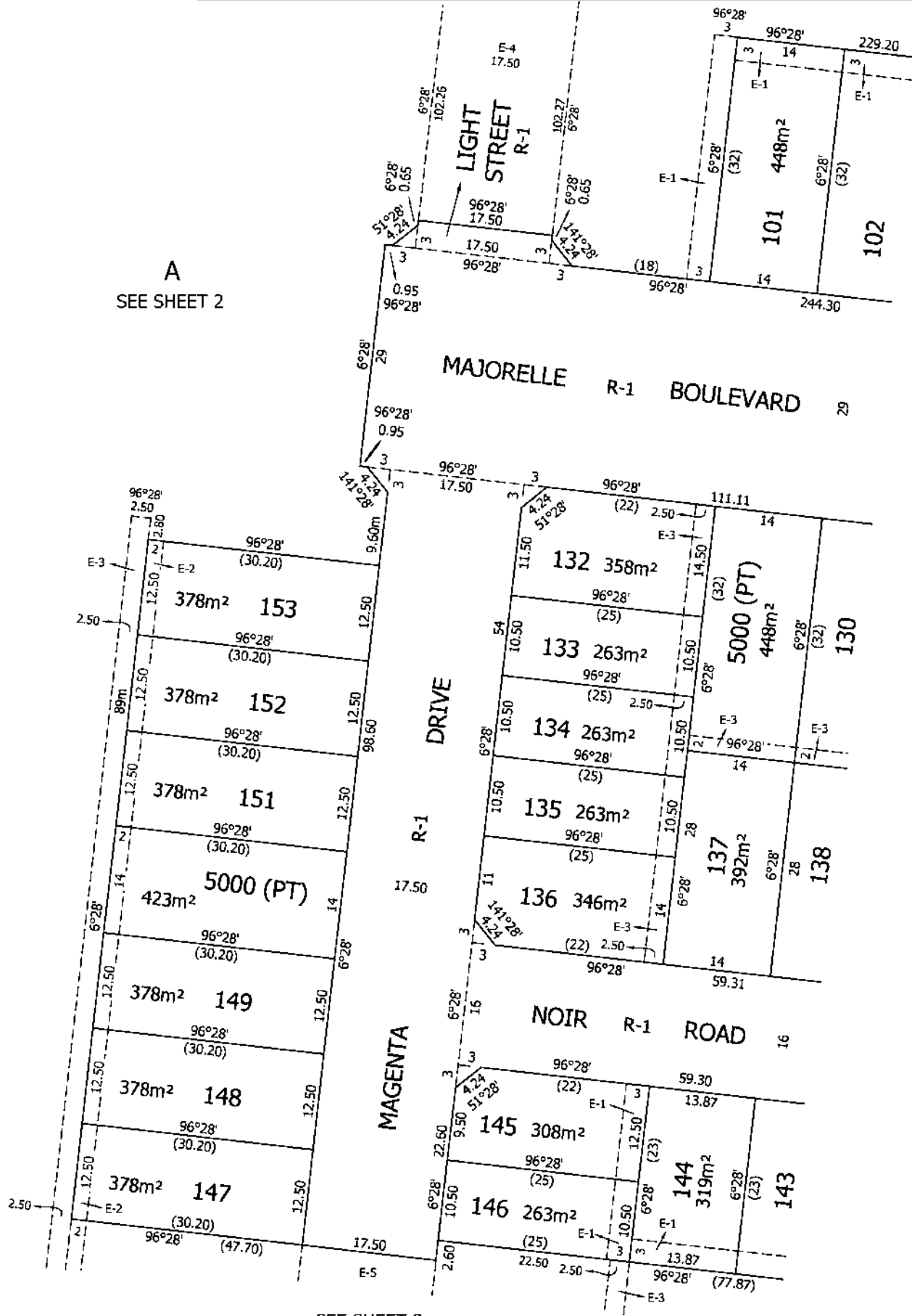
ORIGINAL SHEET SIZE: A3	SHEET 3
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 Whittlesea City Council,
 14/11/2023,
 SPEAR Ref: S170441T

PLAN OF SUBDIVISION

PLAN NUMBER
PS 838325X

M.G.A. 2020
ZONE 55



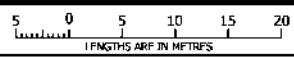
A
SEE SHEET 2

SEE SHEET 5

SEE SHEET 3

80171PS-003Q.DWG

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4



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Melbourne VIC 3004
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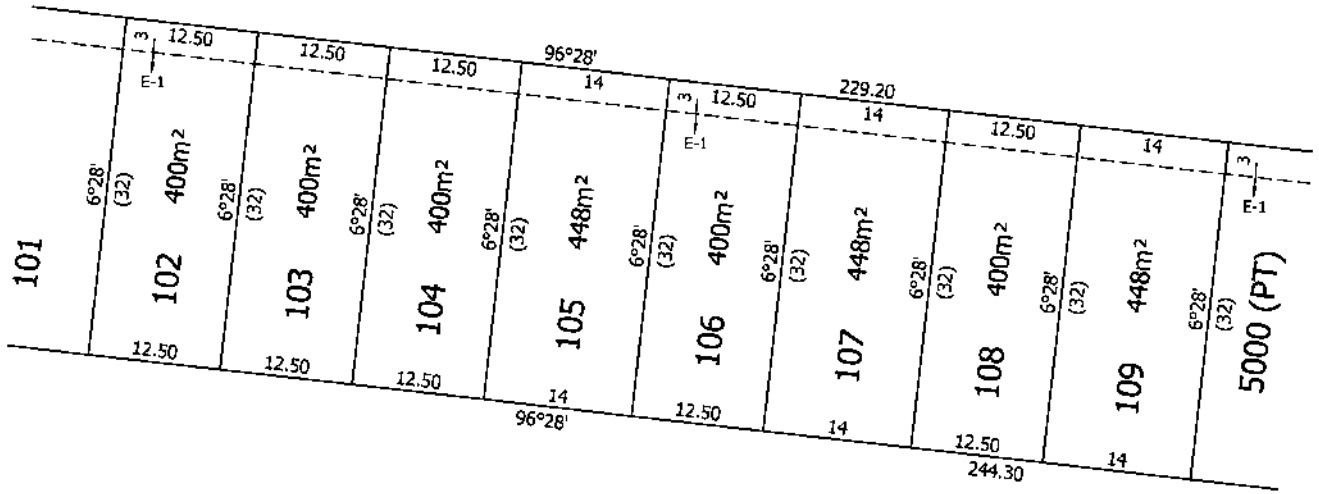
Digitally signed by:
Whittlesea City Council,
14/11/2023,
SPEAR Ref: S170441T

PLAN OF SUBDIVISION

PLAN NUMBER
PS 838325X

M.G.A. 2020

ZONE 55



MAJORELLE

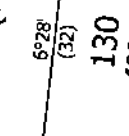
R-1
1.334ha

BOULEVARD

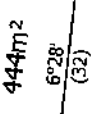
SEE SHEET 6

SEE SHEET 4

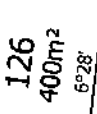
5000 (PT)



5000 (PT)



5000 (PT)



NEON WAY

R-1

154

124

137

138

139

140

NOIR ROAD

R-1

A
SEE SHEET 2

144

143

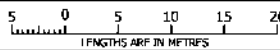
142

330m²

5000 (PT)

80171PS-003Q.DWG

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5



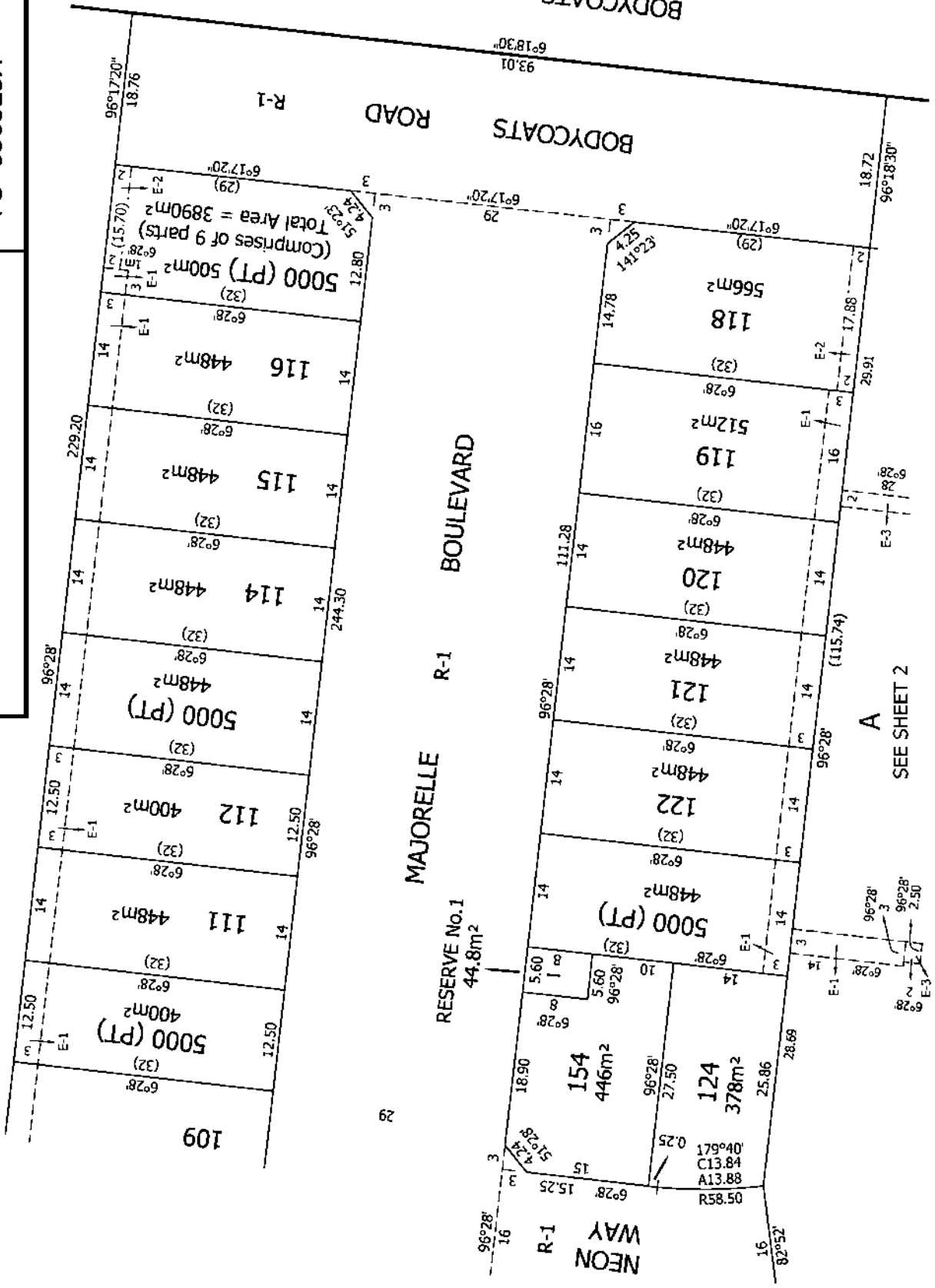
MC MULLEN NOLAN GROUP
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 838325X



<p>80171PS-0030.DWG</p> <p>MC MULLEN MOLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7622 2300 Fax: (03) 7622 2309 Email: info@mmlgmsurvey.com.au</p>	<p>SCALE 1:500</p>	<p>ORIGINAL SHEET SIZE A3</p>	<p>SHEET 6</p>
	<p>5 0 5 10 15 20 LENGTHS ARE IN METRES</p>	<p>Digitally signed by: Matthew Barry Dunn, Licensed Surveyor, Whittlesea City Council, 14/11/2023, SPEAR Ref: S170441T</p>	<p>Digitally signed by: Matthew Barry Dunn, Licensed Surveyor, Whittlesea City Council, 14/11/2023, SPEAR Ref: S170441T</p>

PLAN OF SUBDIVISION

PLAN NUMBER
PS 838325X

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 be burdened & Land to benefit - Lots 101 to 109, 111, 112, 114 to 116, 118 to 122, 124, 126, 127, 129, 130, 132 to 140, 142 to 149 and 151 to 154 (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
133	132, 134
134	133, 135, 137
135	134, 136, 137

Table of Land to be burdened & Land to benefit

Burdened Land	Benefited Land
142	143
143	142, 144
146	144, 145

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 101 to 109, 111, 112, 114 to 116, 118 to 122, 124, 126, 127, 129, 130, 132 to 140, 142 to 149 and 151 to 154 (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 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 101 to 109, 111, 112, 114 to 116, 118 to 122, 124, 126, 127, 129, 130, 132, 136 to 140, 144, 145 and 147 to 149, 151 to 154 (all inclusive)

Land to benefit - Lots 101 to 109, 111, 112, 114 to 116, 118 to 122, 124, 126, 127, 129, 130, 132 to 140, 142 to 149, 151 to 154 (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) 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.

80171PS-003Q.DWG



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ORIGINAL SHEET
SIZE: A3

SHEET 7

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Surveyor's Plan Version (24),
13/11/2023. SPEAR Ref: S170441T

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Whittlesea City Council,
14/11/2023,
SPEAR Ref: S170441T