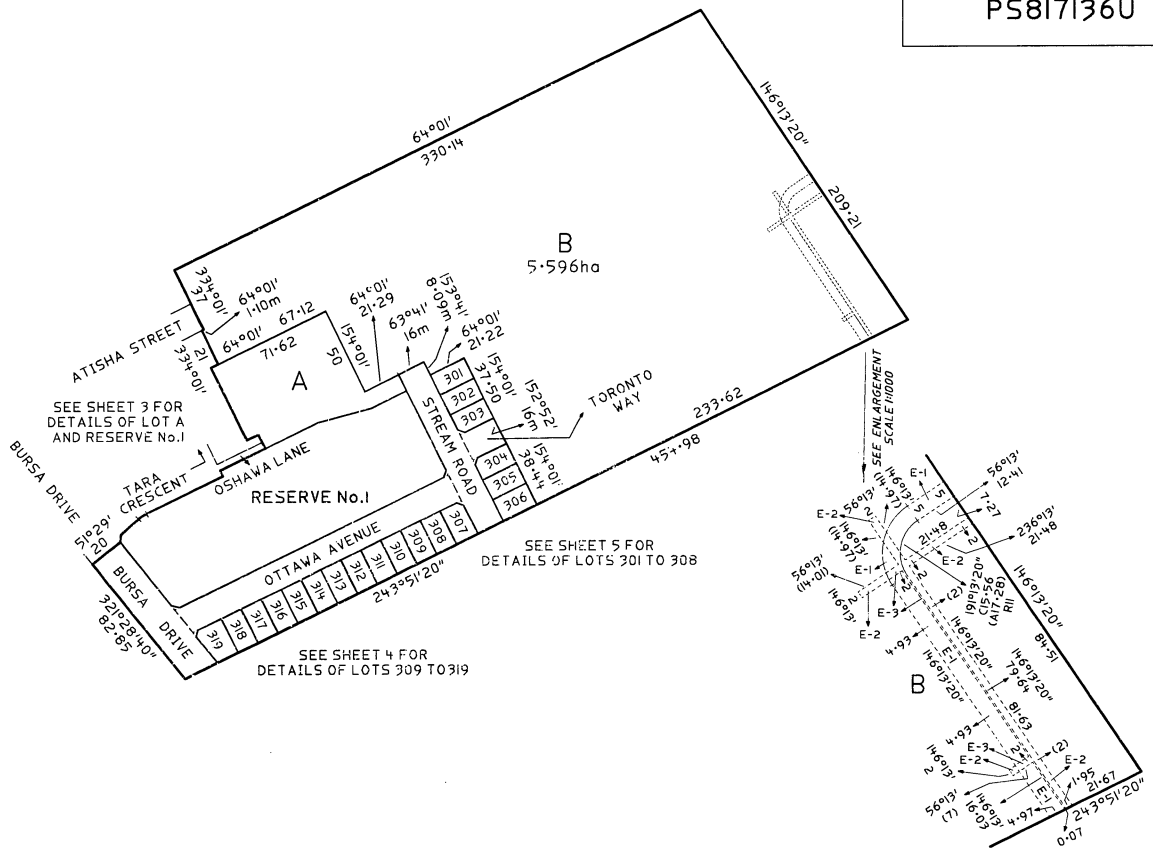


PLAN OF SUBDIVISION		EDITION I	PS817136U	
<p>Location of Land</p> <p>Parish: Werribee</p> <p>Section: 9</p> <p>Crown Portions: A (Part) and B (Part)</p> <p>Section: 6</p> <p>Crown Allotments: IA (Part) and IB (Part)</p> <p>Title Reference:</p> <p>Last Plan Reference: PS817135W Lot A</p> <p>Postal Address: 504-530 Ballan Road (at time of subdivision) Wyndham Vale Vic 3024</p> <p>MGA94 Co-ordinates: E: 290230 Zone: 55 (of approx centre of land N: 5805800 GDA 94 in plan)</p>		<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS4753/18 Planning Permit Reference: WYP9651/16 SPEAR Reference Number: S127386S</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Caitlin Anne Spratling for Wyndham City Council on 25/06/2019</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
Identifier	Council/Body/Person			
ROADS RI	WYNDHAM CITY COUNCIL			
RESERVE No.1	WYNDHAM CITY COUNCIL			
NOTATIONS		<p>Number of lots: 19 Area of stage: 2.577hc</p> <p>Lot identifiers 1 to 300 (both inclusive) have been omitted from this plan.</p> <p>Lots 301 to 319 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.</p> <p>Other purpose of plan: 1. Creation of Restrictions (see sheet 6)</p> <p>2. To remove the Drainage Easement created in ARI04049V within Bursa Drive and to remove the Sewerage Easement created in ARI04048X within Bursa Drive Pursuant to Schedule 5, Clause 14 of the Road Management Act 2004.</p>		
<p>Depth Limitation: 15.24 metres applies to that part of the land in Crown Allotment IB</p>				
<p>SURVEY: This plan is is not based on survey.</p> <p>STAGING: This is is not a staged subdivision. Planning Permit No. WYP9561/16</p> <p>This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.</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.	INSTR.	MELBOURNE WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	INSTR.	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	INSTR.	MELBOURNE WATER CORPORATION
	SEWERAGE	SEE DIAG.	INSTR.	CITY WEST WATER CORPORATION
<p>SURVEYORS NAME: MALCOLM JOHN PERRIAM SURVEYORS FILE REF: 9855/3/02 Version No: 4</p>			<p>PARKLANE GARDENS STAGE 3</p>	
<p>PEYTON WAITE</p> <p>CONSULTING LAND SURVEYORS & TOWN PLANNERS LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079 PHONE 94784933 A.C.N. 004 963 884</p>		<p>Digitally signed by: Malcolm John Perriam, Licensed Surveyor, Surveyor's Plan Version (4), 27/11/2018, SPEAR Ref: S127386S</p>		<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 6</p>

PS817136U

MGA94 ZONE 55



PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS
LEVEL 1 2ND LOWER HEIDELBERG ROAD EAST IVANHOE 3079
PHONE 94784933 A.C.N. 004 963 884

SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/3/02
Version No: 4
9855302v4.lcd

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LENGTHS ARE IN METRES

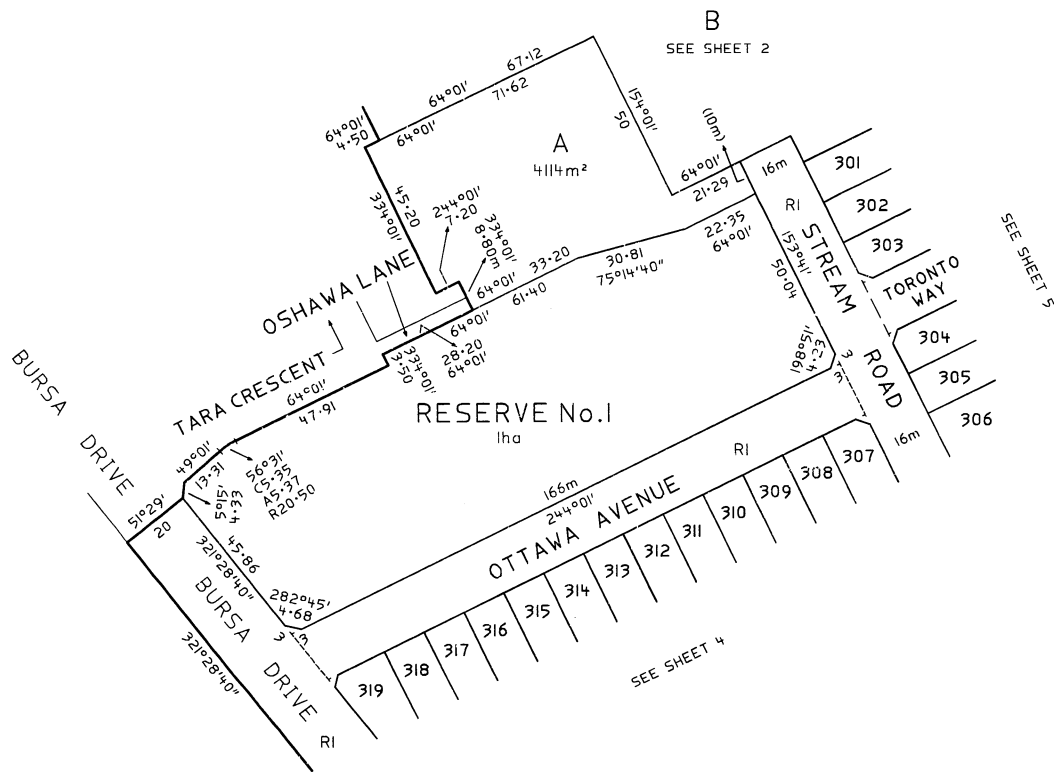
Digitally signed by: Malcolm John Perriam, Licensed Surveyor
Surveyor's Plan Version (4)
27/11/2018, SPEAR Ref. S127386S

ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by: Wyndham City Council,
25/06/2019,
SPEAR Ref: S127386S

PS817136U



PEYTON WAITE

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PHONE 94784933 A.C.N. 004 963 884

SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/3/02
Version No: 4
9855302v4.lcd

SCALE 1:1000
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LENGTHS ARE IN METRES

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Surveyor's Plan Version (4),
27/11/2018, SPEAR Ref: S127386S

ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by:
Wyndham City Council,
25/08/2019,
SPEAR Ref: S127386S

PS817136U

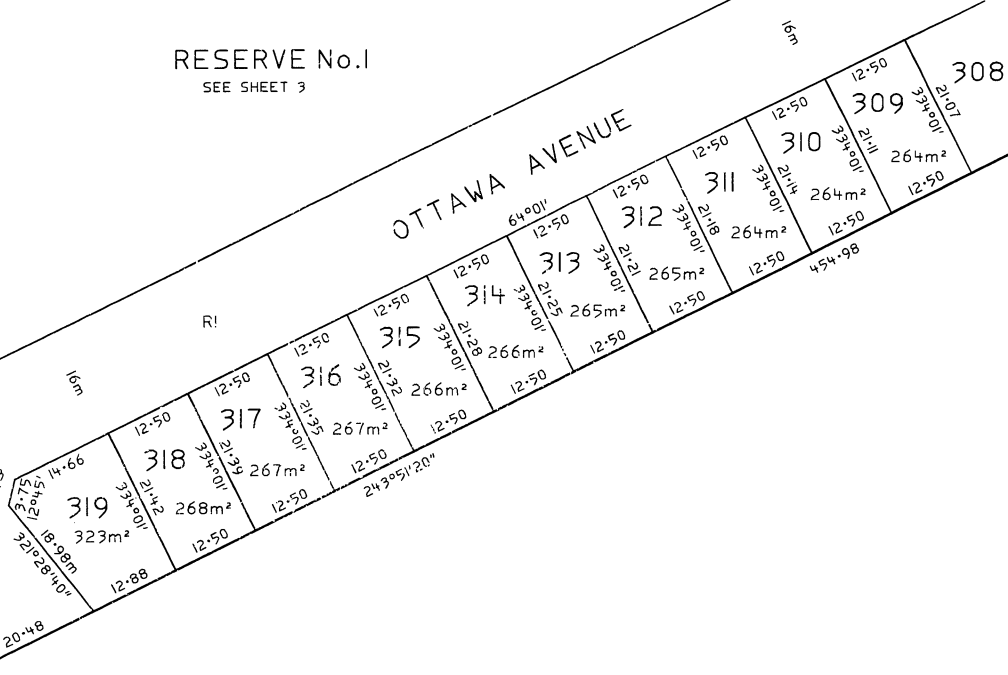
RESERVE No.1
SEE SHEET 3

OTTAWA AVENUE

BURSA DRIVE

SEE SHEET 5

MGA94 ZONE 55



PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS
LEVEL 1 2ND LOWER HEIDELBERG ROAD EAST IVANHOE 3079
PHONE 94784933 A.C.N. 004 963884

SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/3/02
Version No: 4
9855302v4.lcd

SCALE
1:500

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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: Malcolm John Perriam, Licensed
Surveyor,
Surveyor's Plan Version (4),
27/11/2018, SPEAR Ref: S127388S

Digitally signed by:
Wyndham City Council,
25/06/2019,
SPEAR Ref: S127388S

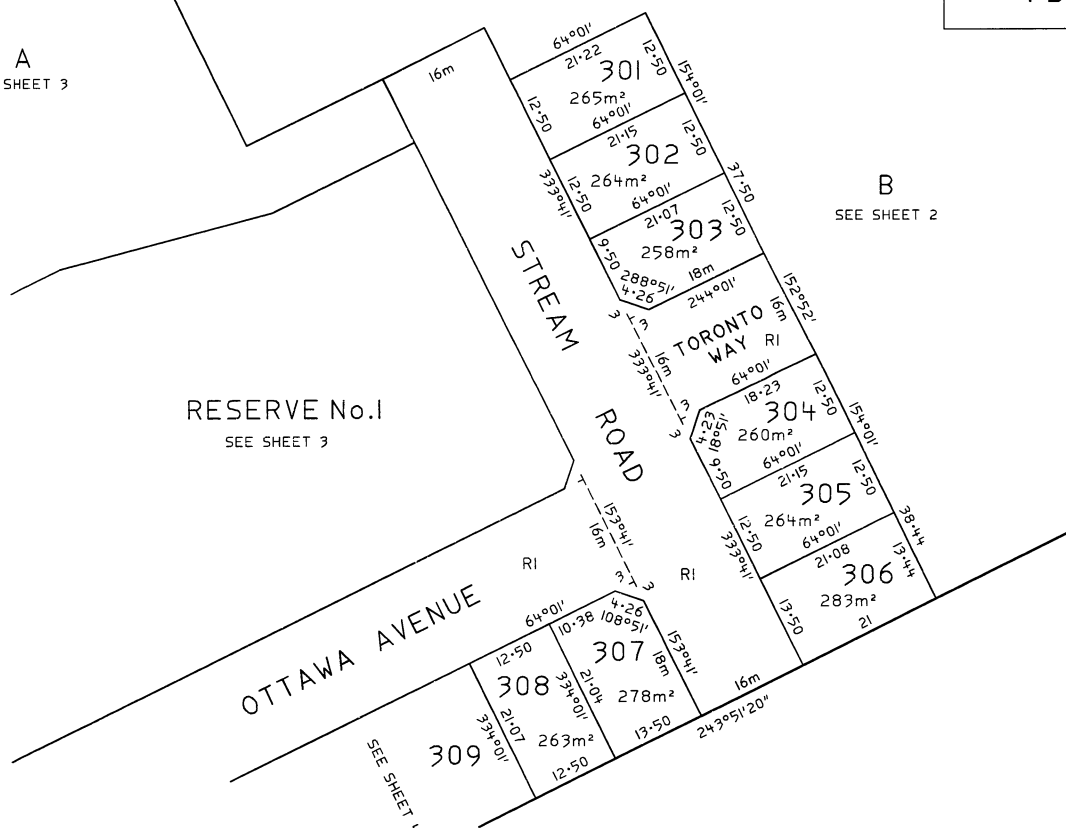
PS817136U

A
SEE SHEET 3

B
SEE SHEET 2

RESERVE No.1
SEE SHEET 3

MGA94 ZONE 55



PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS
LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079
PHONE 94784933 A.C.N. 004 963 884

SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/3/02
Version No: 4
9855302v4.lcd

SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by: Malcolm John Perriam, Licensed
Surveyor,
Surveyor's Plan Version (4),
27/11/2018, SPEAR Ref: S127386S

Digitally signed by:
Wyndham City Council,
25/06/2019,
SPEAR Ref: S127386S

CREATION OF RESTRICTIONS

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 and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Land to Benefit: Lots 301 to 319 (all inclusive)

Land to be Burdened: Lots 301 to 319 (all inclusive)

Upon registration of this plan the following Restriction shall be created:

- I. The burdened land cannot be developed except in accordance with the provisions of the Small Lot Housing Code incorporated in the Wyndham Planning Scheme.

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 and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Land to Benefit: Lots 301 to 319 (all inclusive)

Land to be Burdened: Lots 301 to 318 (all inclusive)

Upon registration of this plan the following Restriction shall be created:

- I. Not more than a single dwelling shall be built on each lot described under the burdened land.

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 and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Land to Benefit: Lots 301 to 319 (all inclusive)

Land to be Burdened: Lots 303, 304, 307 and 319

Upon registration of this plan the following Restrictions shall be created:

- I. The burdened land shall not construct a boundary fence to no more than 1.2m height forward of the front wall of the building

SURVEYORS NAME: MALCOLM JOHN PERRIAM
 SURVEYORS FILE REF: 98556/3/02
 Version No: 4 9855302v4.lcd

PARKLANE GARDENS - STAGE 3

ORIGINAL SHEET
 SIZE: A3

SHEET 6

PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS
 LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079
 PHONE 94784933 A.C.N. 004 963 884

Digitally signed by: Malcolm John Perriam, Licensed
 Surveyor,
 Surveyor's Plan Version (4),
 27/11/2018, SPEAR Ref: S127386S

Digitally signed by:
 Wyndham City Council,
 25/06/2019,
 SPEAR Ref: S127386S