

PLAN OF SUBDIVISION

EDITION I

PS805599T

Location of Land

Parish: Werribee

Section: 9

Crown Portions: A (Part) and B (Part)

Section: 6

Crown Allotments: IA (Part) and IB (Part)

Title Reference:

Last Plan Reference:

Postal Address: 504-530 Ballan Road
(at time of subdivision) Wyndham Vale Vic 3024

MGA94 Co-ordinates: E: 290230 Zone: 55
(of approx centre of land N: 5805800 GDA 94
in plan)

Council Name: WYNDHAM CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

Identifier	Council/Body/Person
ROADS RI	WYNDHAM CITY COUNCIL

Number of lots: 26
Area of stage: 1.150ha

Lot identifiers 1 to 400 (both inclusive) have been omitted from this plan.

Lots 402 to 410, 412, 413, 415 to 421, 423 to 425 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.

Other purpose of plan:
1. Creation of Restrictions (see sheet 5)

Depth Limitation: 15.24 metres applies to that part of the land in Crown Allotment IB

NOTATIONS

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. WYP 9651/16

This survey has been connected to permanent marks No(s).
In Proclaimed Survey Area No.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/4/01
Version No: 1 DATE 24/9/2019 9855401v1.lcd

PARKLANE GARDENS - STAGE 4

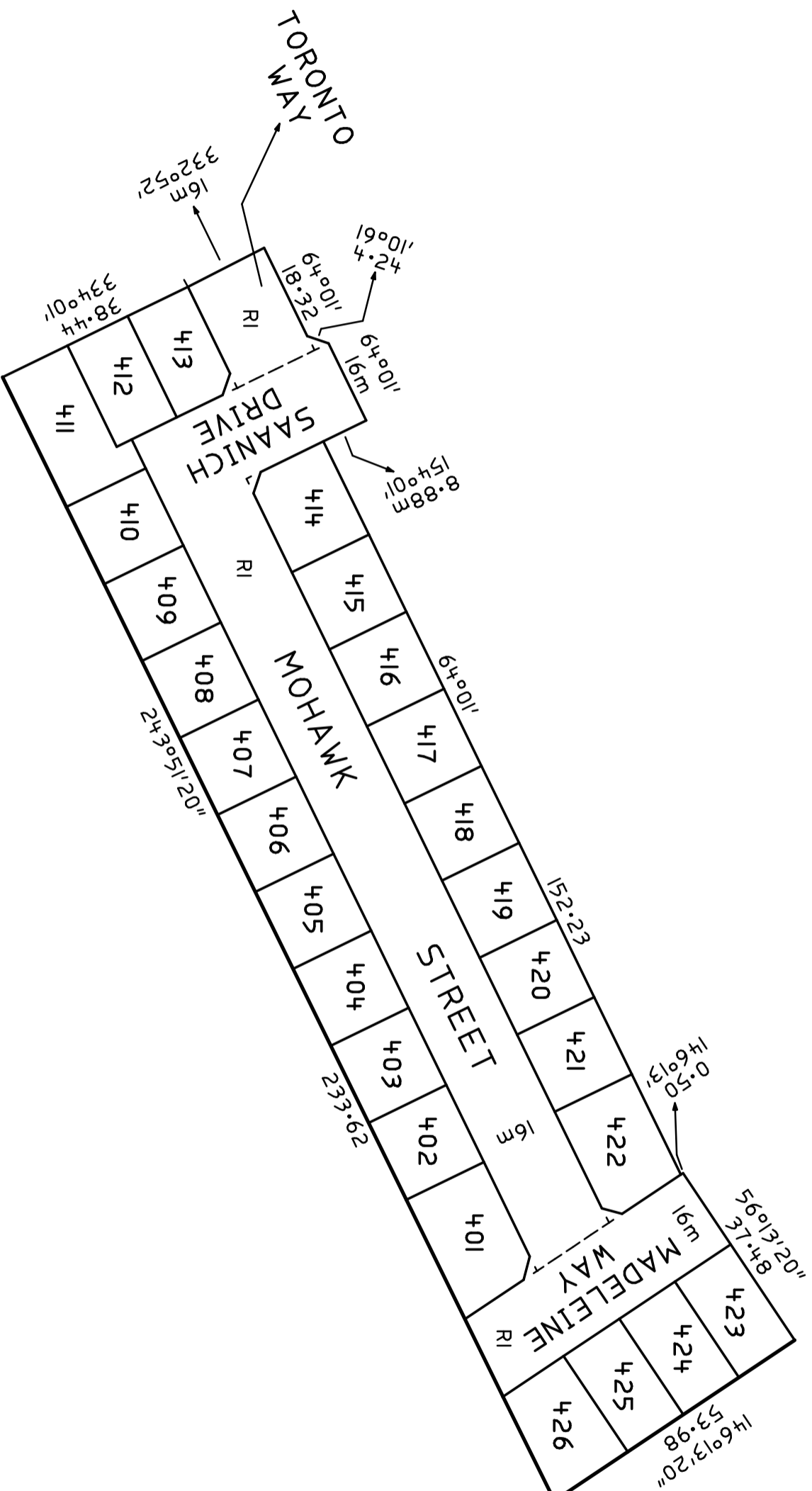
PEYTON WAITE

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

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

SEE SHEET 4 FOR
DETAILS OF LOTS 401 TO 404
AND LOTS 419 TO 426



MGA94 ZONE 55

SEE SHEET 3 FOR
DETAILS OF LOTS 405 TO 418

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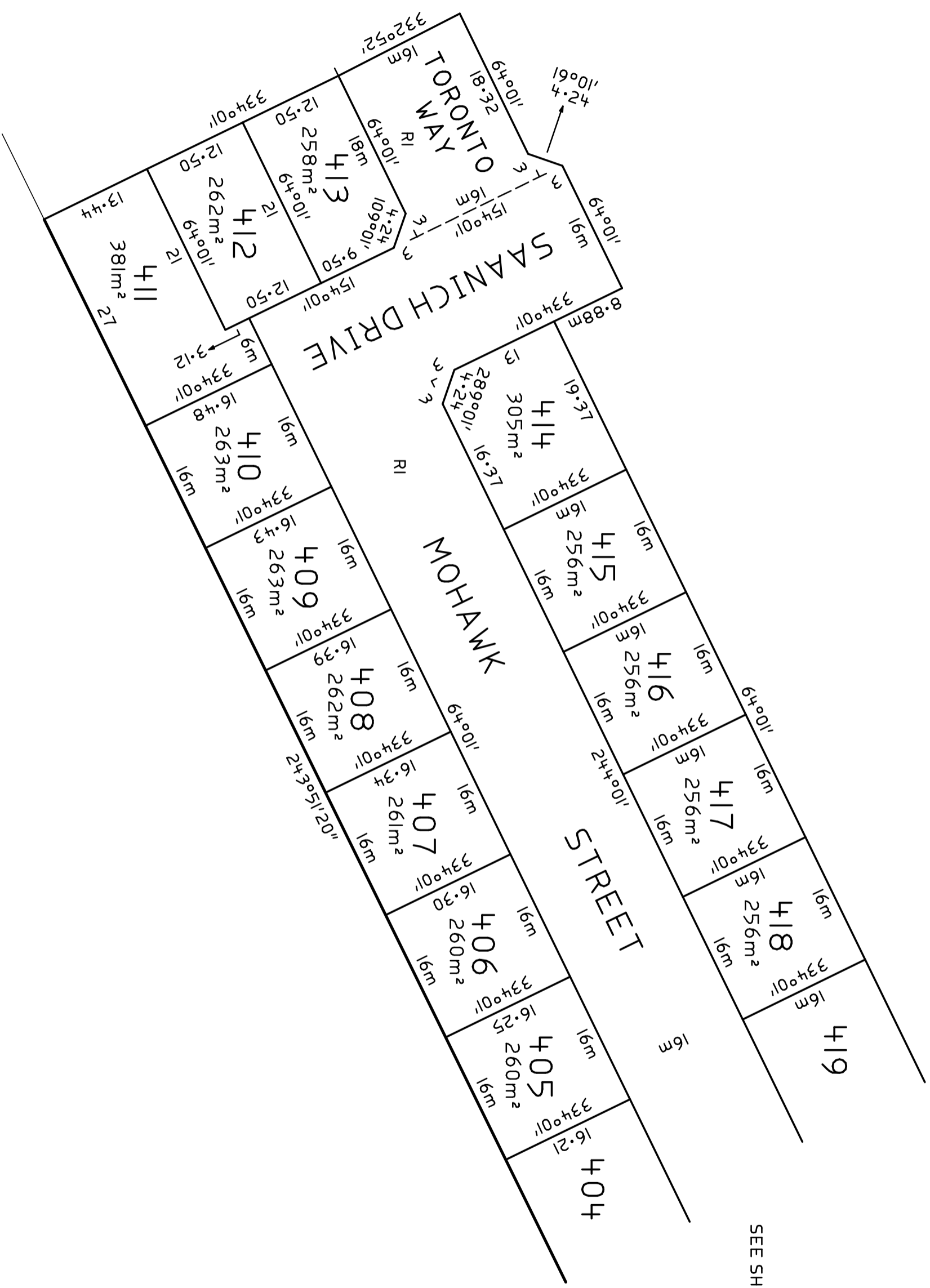
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10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 1 FOR EXPLANATORY NOTE



SEE SHEET 4

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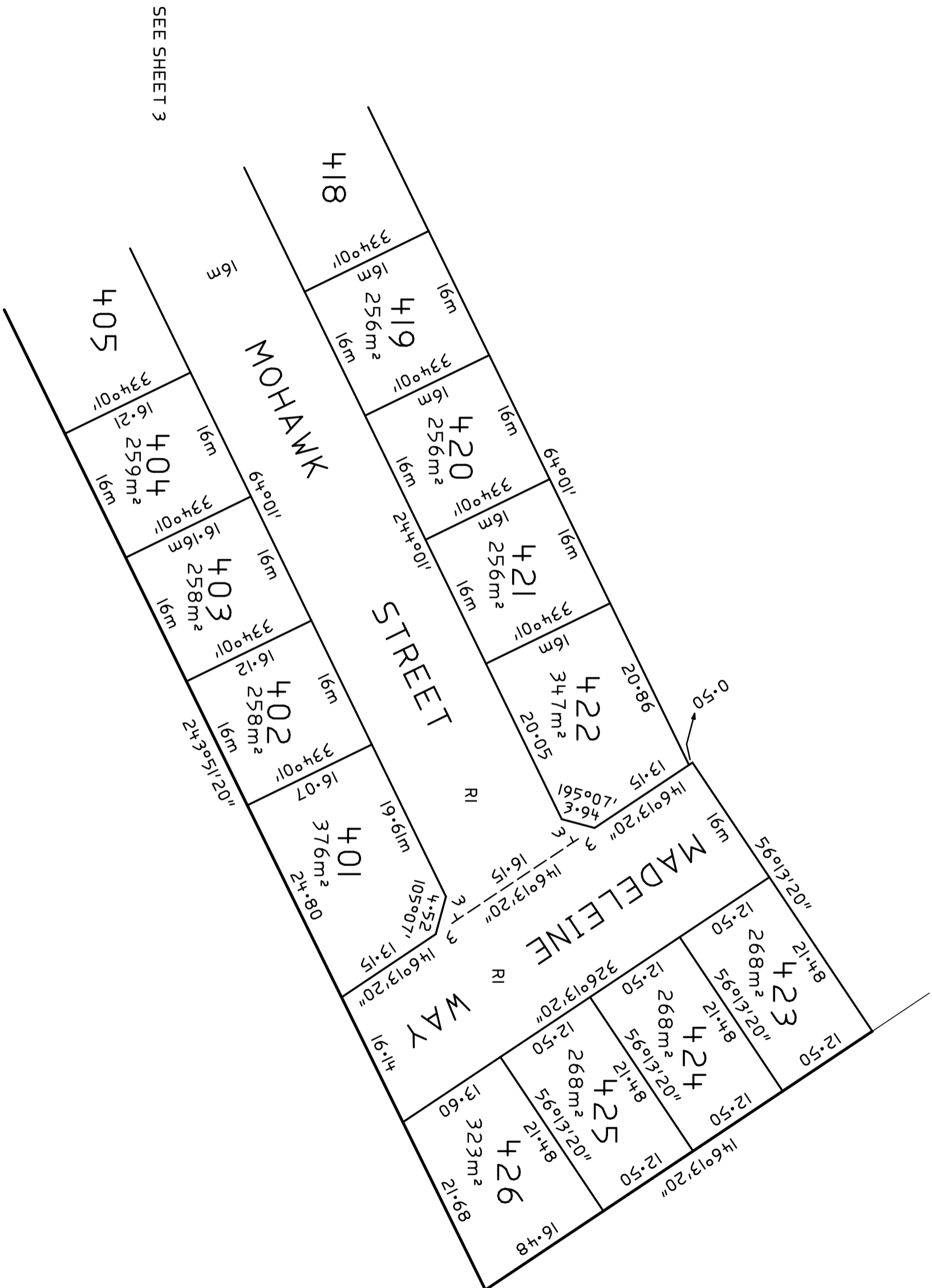
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5 0 5 10 15 20
 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 3

SEE SHEET 1 FOR EXPLANATORY NOTE



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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 SHEET 4
 SEE SHEET 1 FOR EXPLANATORY NOTE

CREATION OF RESTRICTIONS

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

1. 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 401 to 426 (all inclusive)

Land to be Burdened: Lots 402 to 410, 412, 413, 415 to 421, 423 to 425 (all inclusive)

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

Expiry date: 1st January 2030

2. 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 401 to 426 (all inclusive)

Land to be Burdened: Lots 402 to 410, 412, 413, 415 to 421, 423 to 425 (all inclusive)

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

Expiry date: 1st January 2030

3. 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 401 to 426 (all inclusive)

Land to be Burdened: Lots 401, 413, 414 and 422

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

Expiry date: 1st January 2030

4. 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 401 to 426 (all inclusive)

Land to be Burdened: Lots 401 to 426 (all inclusive)

Restriction: The burdened land shall not construct a dwelling on any allotment unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use if it is to become available.

Expiry date: 1st January 2030

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PARKLANE GARDENS - STAGE 4

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SHEET 5