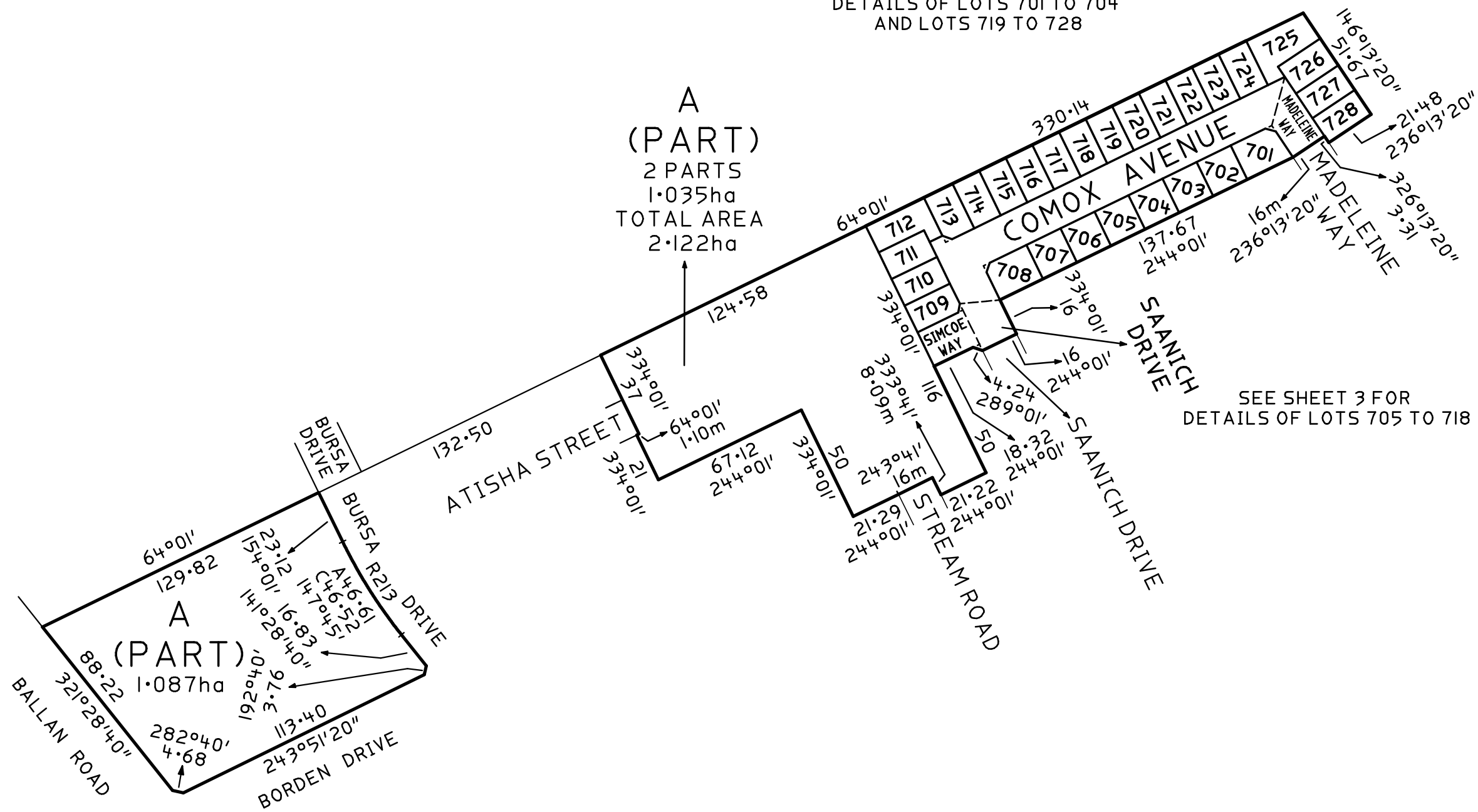


<b>PLAN OF SUBDIVISION</b>			EDITION I	<b>PS835074N</b>
<b>Location of Land</b> Parish: Werribee Section: 9 Crown Portion: A (Part) Section: 6 Crown Allotments: IA (Part) and IB (Part)  Title Reference: V. F.  Last Plan Reference: LOT A , PS835073Q  Postal Address: 504-530 Ballan Road (at time of subdivision) Wyndham Vale Vic 3024  MGA94 Co-ordinates: E: 290400 Zone: 55 (of approx centre of land N: 5806100 GDA 94 in plan)			Council Name: Wyndham City Council  Council Reference Number: WYS5963/22 Planning Permit Reference: WYP9651/16 SPEAR Reference Number: S191993S  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  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: Mark Tenner for Wyndham City Council on 04/07/2023	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
<b>Identifier</b>	<b>Council/Body/Person</b>		Number of lots: 28 Area of stage: 1.160ha  Lot identifiers 1 to 700 (both inclusive) have been omitted from this plan.  Lots 702 to 707, 709 to 711, 713 to 724, 726 to 728 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.  Lot A contains 2 parts.  Other purpose of plan: 1. Creation of Restrictions (see sheet 5)	
ROADS RI	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
Depth Limitation: 15.24 metres applies to that part of the land in Crown Allotment IB				
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. WYP 9561/16  This survey has been connected to permanent marks No(s).  In Proclaimed Survey Area No.				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
SURVEYORS NAME: MALCOLM JOHN PERRIAM SURVEYORS FILE REF: 9855/7/01 Version No: 4			<b>PARKLANE GARDENS - STAGE 7</b>	
<b>PEYTON WAITE</b>			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
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 Perriam, Licensed Surveyor, Surveyor's Plan Version (4), 17/04/2023, SPEAR Ref: S191993S	

SEE SHEET 4 FOR  
DETAILS OF LOTS 701 TO 704  
AND LOTS 719 TO 728

MGA94 ZONE 55



SEE SHEET 3 FOR  
DETAILS OF LOTS 705 TO 718

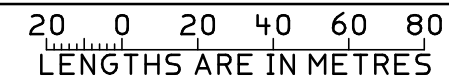
PARKLANE GARDENS - STAGE 7

**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: 9855/7/01  
Version No: 4  
985570lv4.lcd

SCALE  
1:2000



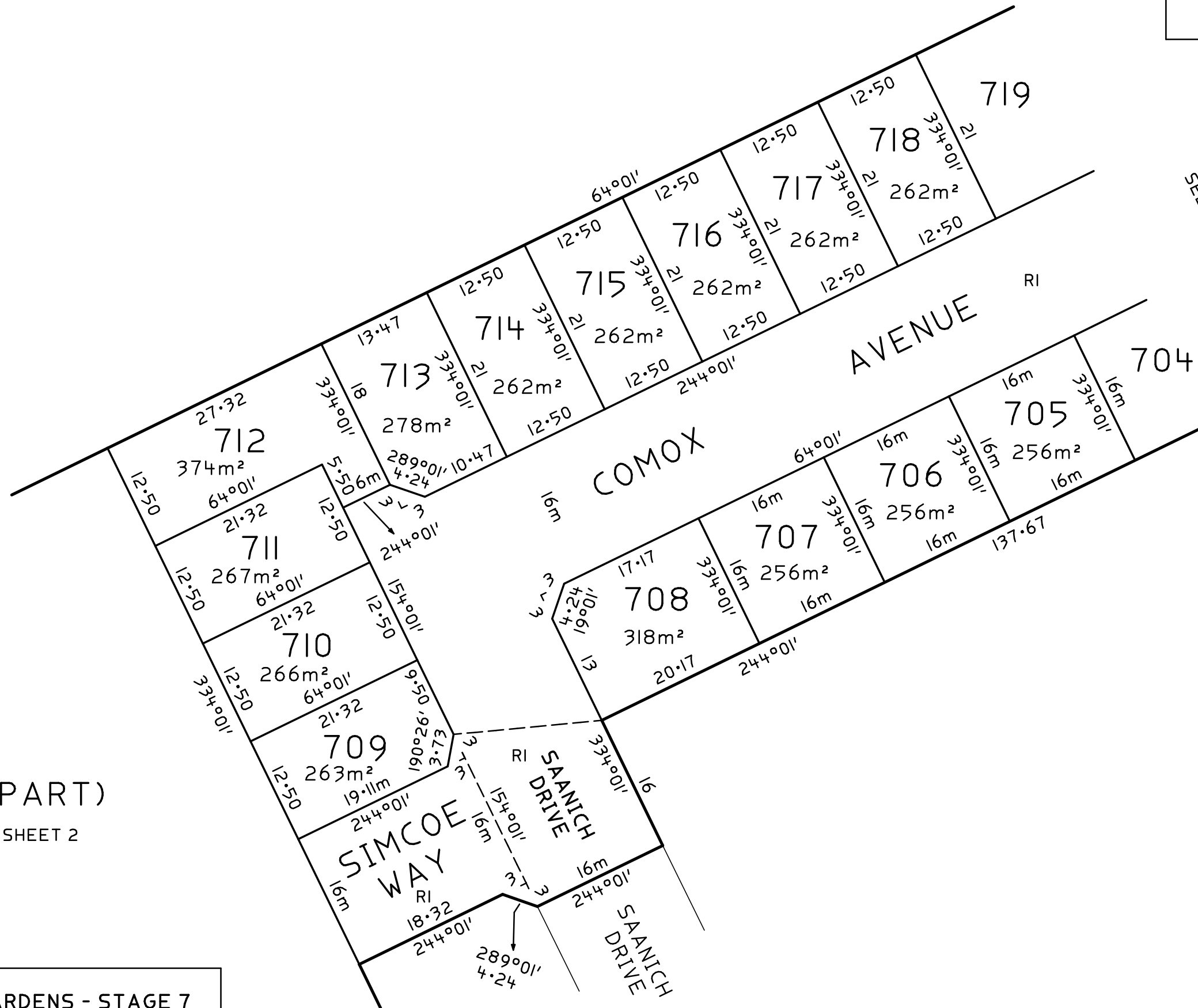
ORIGINAL SHEET  
SIZE: A3

SHEET 2

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Wyndham City Council,  
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SPEAR Ref: S191993S

MGA94 ZONE 55



SEE SHEET 4

A (PART)  
SEE SHEET 2

PARKLANE GARDENS - STAGE 7

**PEYTON WAITE**

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SURVEYORS NAME: MALCOLM JON PERRIAM  
SURVEYORS FILE REF: 9855/7/01  
Version No: 4  
985570lv4.lcd

SCALE  
1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

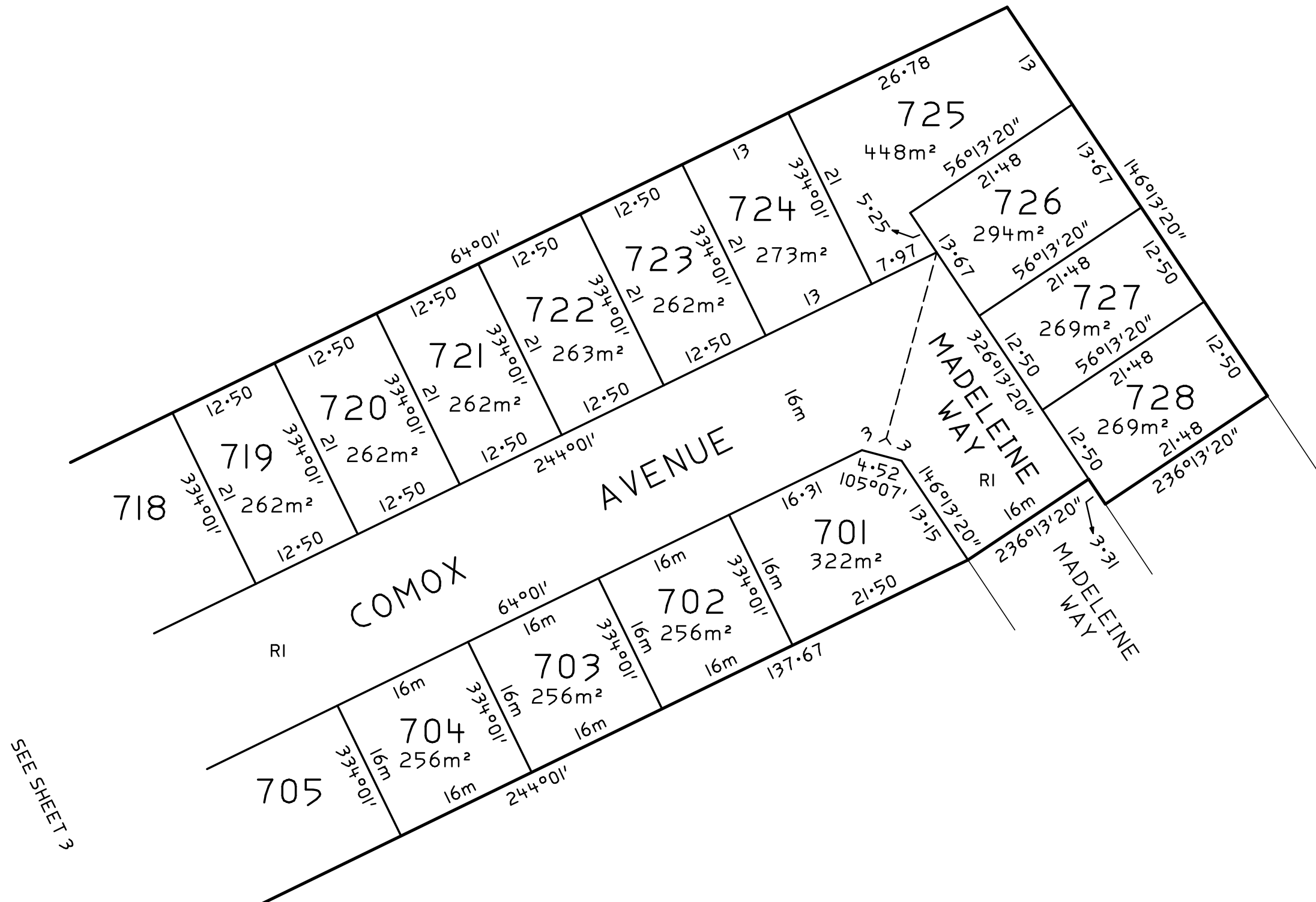
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SIZE: A3

SHEET 3

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MGA94 ZONE 55



PARKLANE GARDENS - STAGE 7

**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: 9855/7/01  
 Version No: 4  
 9855701v4.lcd

SCALE  
 1:500

5 0 5 10 15 20  
 LENGTHS ARE IN METRES

ORIGINAL SHEET  
 SIZE: A3

SHEET 4

Digitally signed by: Malcolm Perriam, Licensed Surveyor,  
 Surveyor's Plan Version (4),  
 17/04/2023, SPEAR Ref: S191993S

Digitally signed by:  
 Wyndham City Council,  
 04/07/2023,  
 SPEAR Ref: S191993S

## 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 701 to 728 (all inclusive)

Land to be Burdened: Lots 702 to 707, 709 to 711, 713 to 724, 726 to 728 (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: 10 years after the registration of this plan.

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 701 to 728 (all inclusive)

Land to be Burdened: Lots 702 to 707, 709 to 711, 713 to 724, 726 to 728 (all inclusive)

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

Expiry date: 10 years after the registration of this plan.

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 701 to 728 (all inclusive)

Land to be Burdened: Lots 701, 708 and 709

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: 10 years after the registration of this plan.

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 701 to 728 (all inclusive)

Land to be Burdened: Lots 701 to 728 (all inclusive)

Restriction: Shall not construct a dwelling or a commercial building on the burdened lot 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: 10 years after the registration of this plan.

SURVEYORS NAME: MALCOLM JOHN PERRIAM  
SURVEYORS FILE REF: 9855/7/01  
Version No: 4

9855701v4.lcd

### PARKLANE GARDENS - STAGE 7

## PEYTON WAITE

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

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Surveyor's Plan Version (4),  
17/04/2023, SPEAR Ref: S191993S

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
Wyndham City Council,  
04/07/2023,  
SPEAR Ref: S191993S