

PLAN OF SUBDIVISION

EDITION I

PS835075L

Location of Land

Parish: WERRIBEE

Section: 9

Crown Portion: A (Part)

Section: 6

Crown Allotment: IA (Part)

Title Reference: V. F.

Last Plan Reference: LOT A , PS835074N

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

MGA94 Co-ordinates: E: 290200 Zone: 55
(of approx centre of land in plan) N: 5805900 GDA 94

Council Name: Wyndham City Council

Council Reference Number: WYS6079/22
Planning Permit Reference: WYP9651/16
SPEAR Reference Number: S198498J

Certification

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 11/08/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

Identifier

Council/Body/Person

ROADS RI

WYNDHAM CITY COUNCIL

Number of lots: 27
Area of stage: 2.122ha

Lot identifiers 1 to 800 (both inclusive) have been omitted from this plan.

Lots 801 to 826 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

NOTATIONS

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

SURVEY:
This plan is based on survey.

STAGING:
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.

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

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: 9855/8/01
Version No: 3 985580lv3.lcd

PARKLANE GARDENS
STAGE 8

PEYTON WAITE

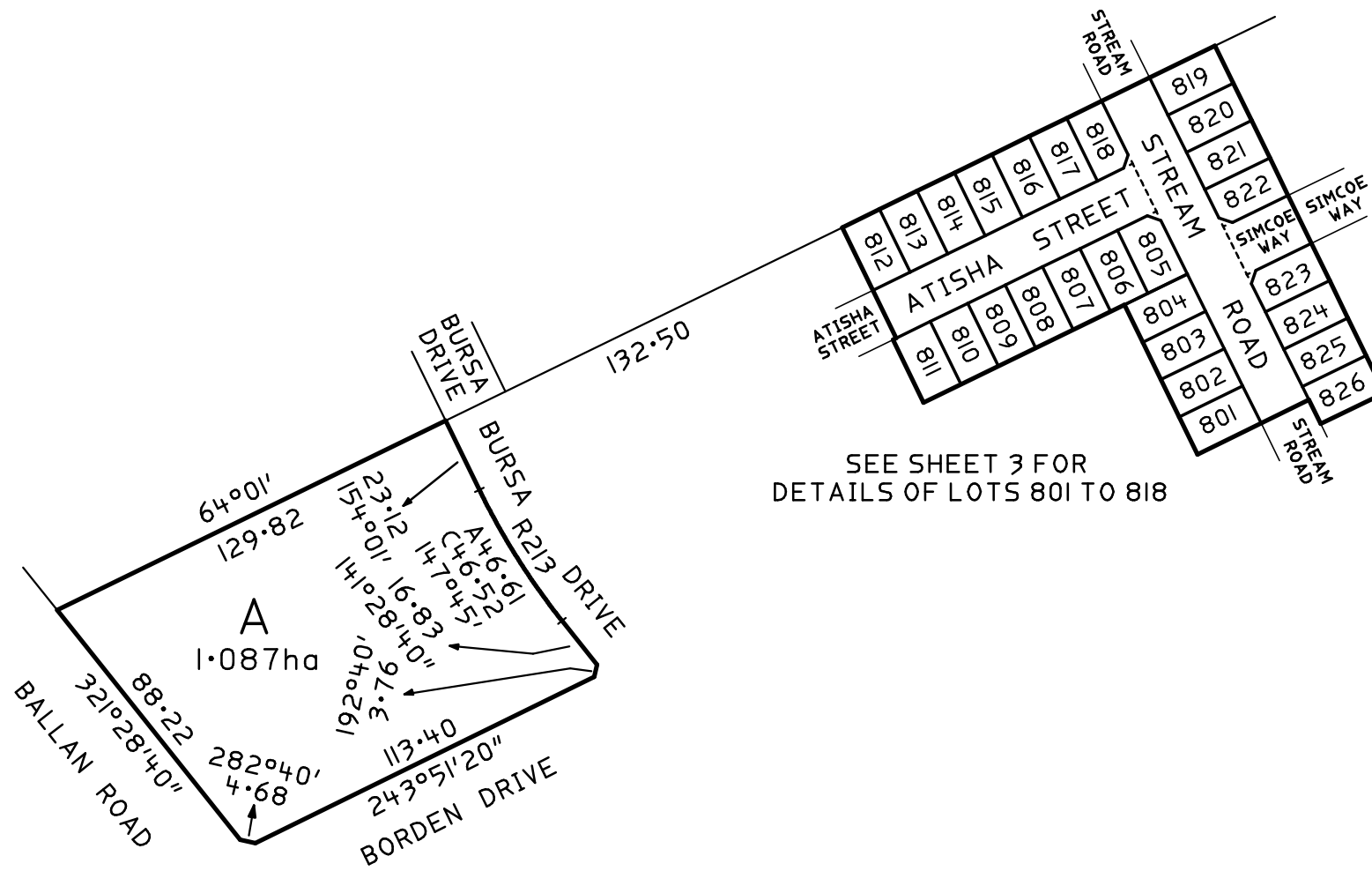
CONSULTING LAND SURVEYORS & TOWN PLANNERS
LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079
PHONE 94784933 A.C.N. 004 963 884

Digitally signed by: Malcolm Perriam, Licensed Surveyor,
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29/07/2022, SPEAR Ref: S198498J

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

MGA94 ZONE 55



SEE SHEET 3 FOR
DETAILS OF LOTS 801 TO 818

SEE SHEET 4 FOR
DETAILS OF LOTS 819 TO 826

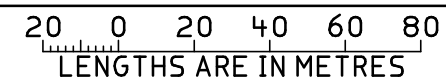
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SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/8/01
Version No: 3
9855801v3.lcd

SCALE
1:2000



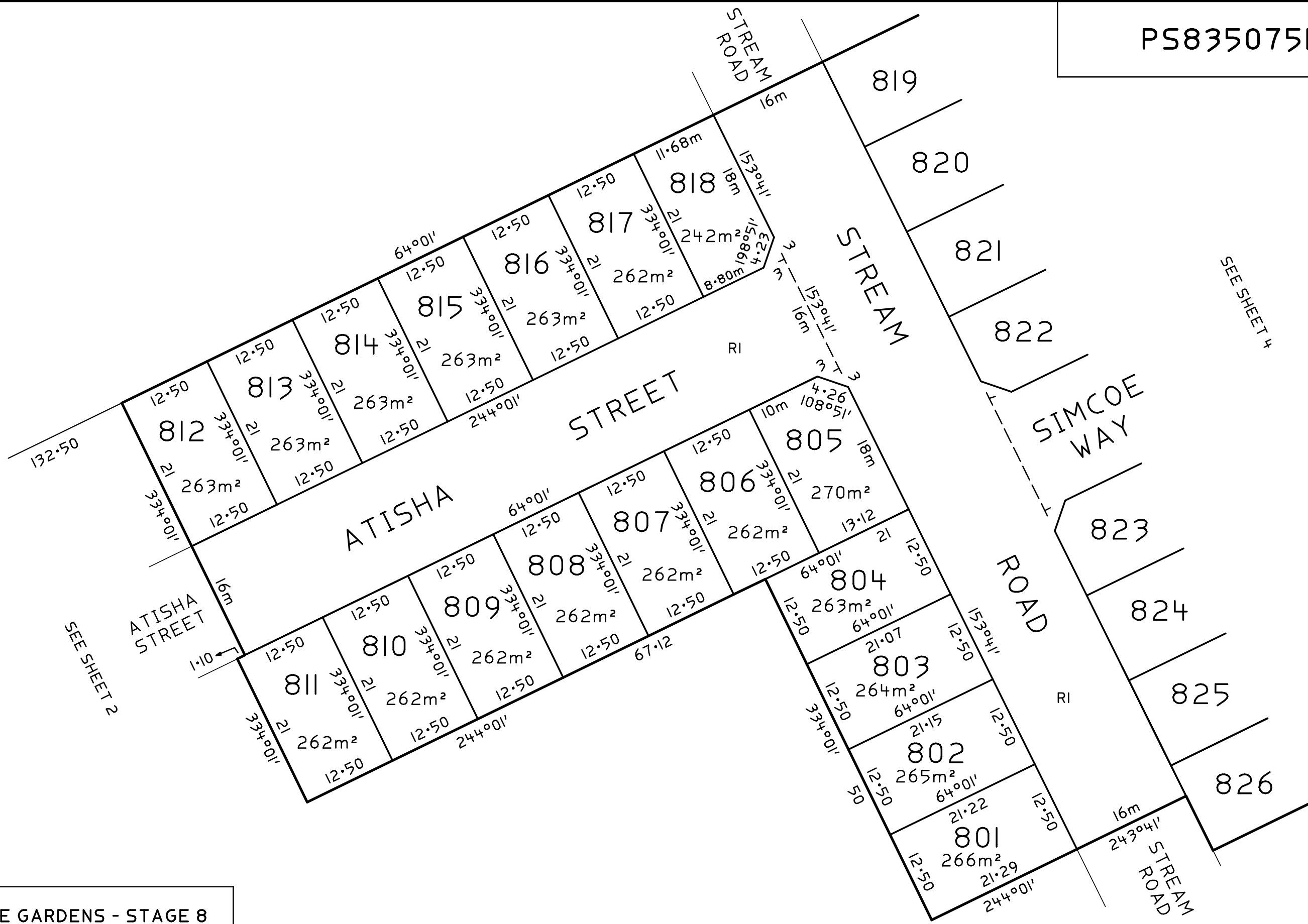
ORIGINAL SHEET
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SHEET 2

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985580lv3.lcd

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

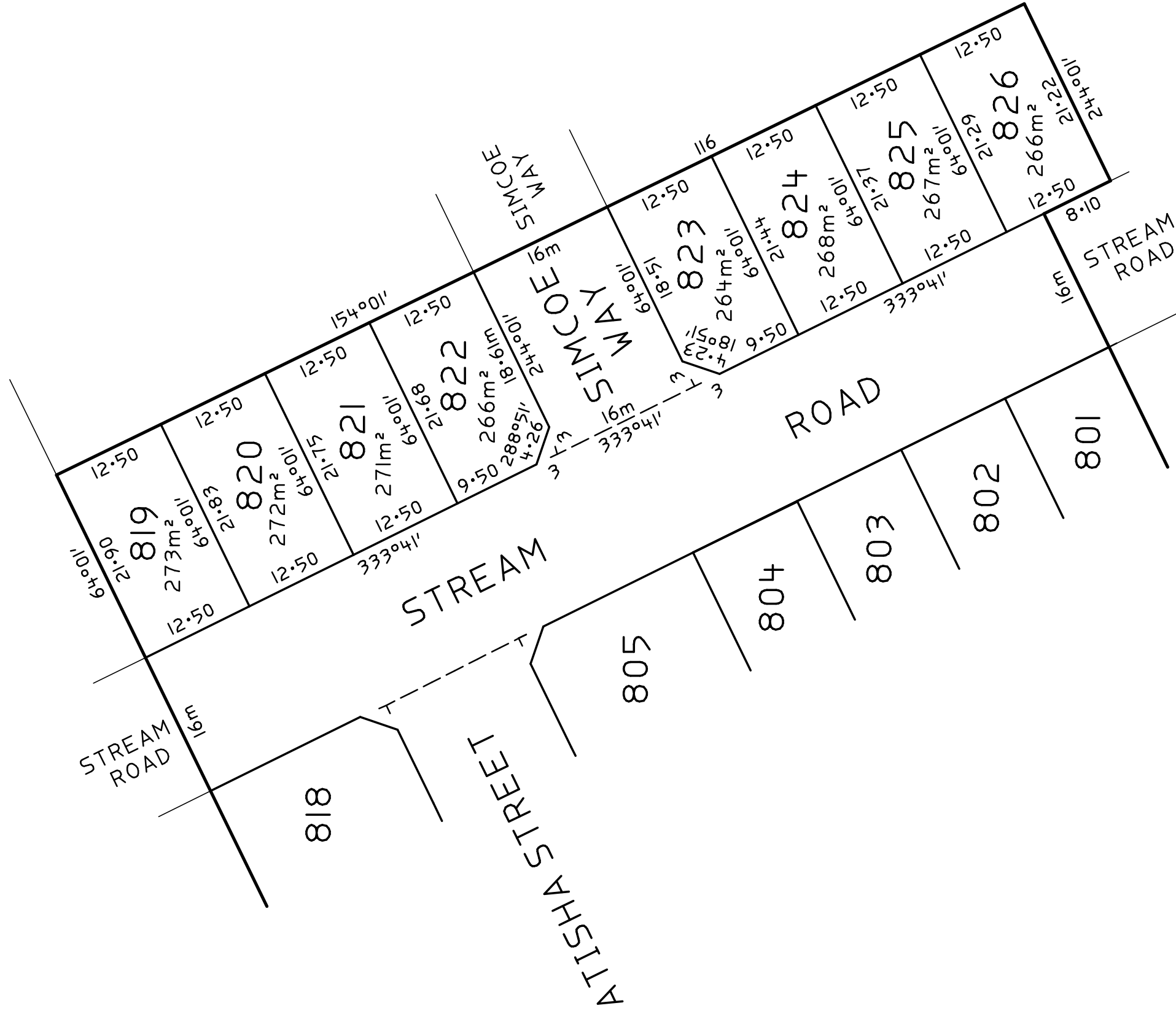
SHEET 3

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MGA94 ZONE 55



SEF 3
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ORS NAME: MALCOLM JOHN PERRIAM
 ORS FILE REF: 9855/8/01
 No: 3
 9855801v3.lcd

PARKLANE GARDENS - STAGE 8

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SCALE 1:500
 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 4

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 801 to 826 (all inclusive)

Land to be Burdened: Lots 801 to 826 (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 801 to 826 (all inclusive)

Land to be Burdened: Lots 801 to 826 (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 801 to 826 (all inclusive)

Land to be Burdened: Lots 805, 818, 822 and 823

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 801 to 826 (all inclusive)

Land to be Burdened: Lots 801 to 826 (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: 10 years after the registration of this plan

SURVEYORS NAME: MALCOLM JOHN PERRIAM
 SURVEYORS FILE REF: 9855/8/01
 Version No: 3 985580lv3.lcd

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SHEET 5

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