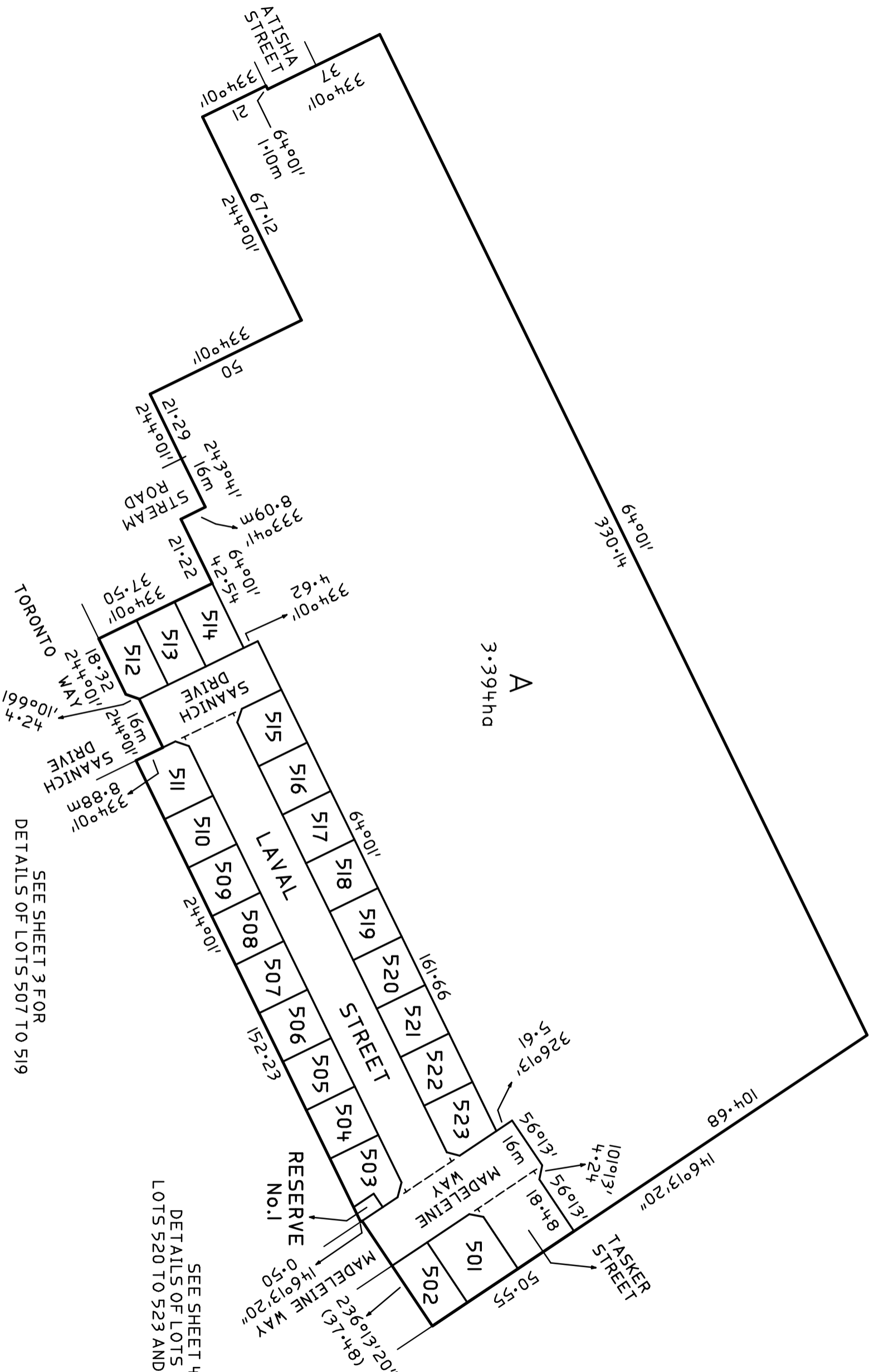


PLAN OF SUBDIVISION		EDITION I	PS824849P	
<p>Location of Land</p> <p>Parish: Werribee</p> <p>Section: 9 Crown Portions: A (Part) and B (Part)</p> <p>Section: 6 Crown Allotments: IA (Part) and IB (Part)</p> <p>Title Reference:</p> <p>Last Plan Reference: PS805599T Lot A</p> <p>Postal Address: 504-530 Ballan Road (at time of subdivision) Wyndham Vale Vic 3024</p> <p>MGA94 Co-ordinates: E: 290400 Zone: 55 (of approx centre of land in plan) N: 5805950 GDA 94</p>		<p>Council Name: WYNDHAM CITY COUNCIL</p> <p>EXPLANATORY NOTE Warning: This plan is unregistered. This plan was prepared to be certified by Council and to be registered by the Registrar of Titles. As alterations may be required by Council and the Registrar of Titles prior to registration, Peyton Waite Pty. Ltd. accepts no responsibility whatsoever for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan for any other reason. This plan must not be reproduced except: a) From the original held by Peyton Waite Pty. Ltd. and b) Unless the reproduction includes this note.</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
Identifier	Council/Body/Person			
ROADS RI RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD.			
NOTATIONS		<p>Number of lots: 23 Area of stage: 1.052ha</p> <p>Lot identifiers 1 to 500 (both inclusive) have been omitted from this plan.</p> <p>Lots 502, 504 to 510, 512 to 523 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.</p> <p>Other purpose of plan: 1. Creation of Restrictions (see sheet 5) 2. To remove the Drainage and Sewerage Easements created in PS705372G within Madeleine Way Pursuant to Schedule 5, Clause 14 of the Road Management Act 2004.</p>		
Depth Limitation: 15.24 metres applies to that part of the land in Crown Allotment IB				
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. WYP 9651/16</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
SURVEYORS NAME: MALCOLM JOHN PERRIAM SURVEYORS FILE REF: 9855/5/01 Version No: 4 DATE 9/7/2021 985550lv4.lcd			PARKLANE GARDENS - STAGE 5	
PEYTON WAITE		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				



SEE SHEET 3 FOR
DETAILS OF LOTS 507 TO 519

SEE SHEET 4 FOR
DETAILS OF LOTS 501 TO 506,
LOTS 520 TO 523 AND RESERVE No.1.

MGA94 ZONE 55

PEYTON WAITE

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SURVEYORS NAME: MALCOLM JOHN PERRIAM
SURVEYORS FILE REF: 9855/5/01
Version No: 4
9855501v4.lcd

SCALE	1:1000
LENGTHS ARE IN METRES	0 10 20 30 40

ORIGINAL SHEET SIZE: A3	SHEET 2
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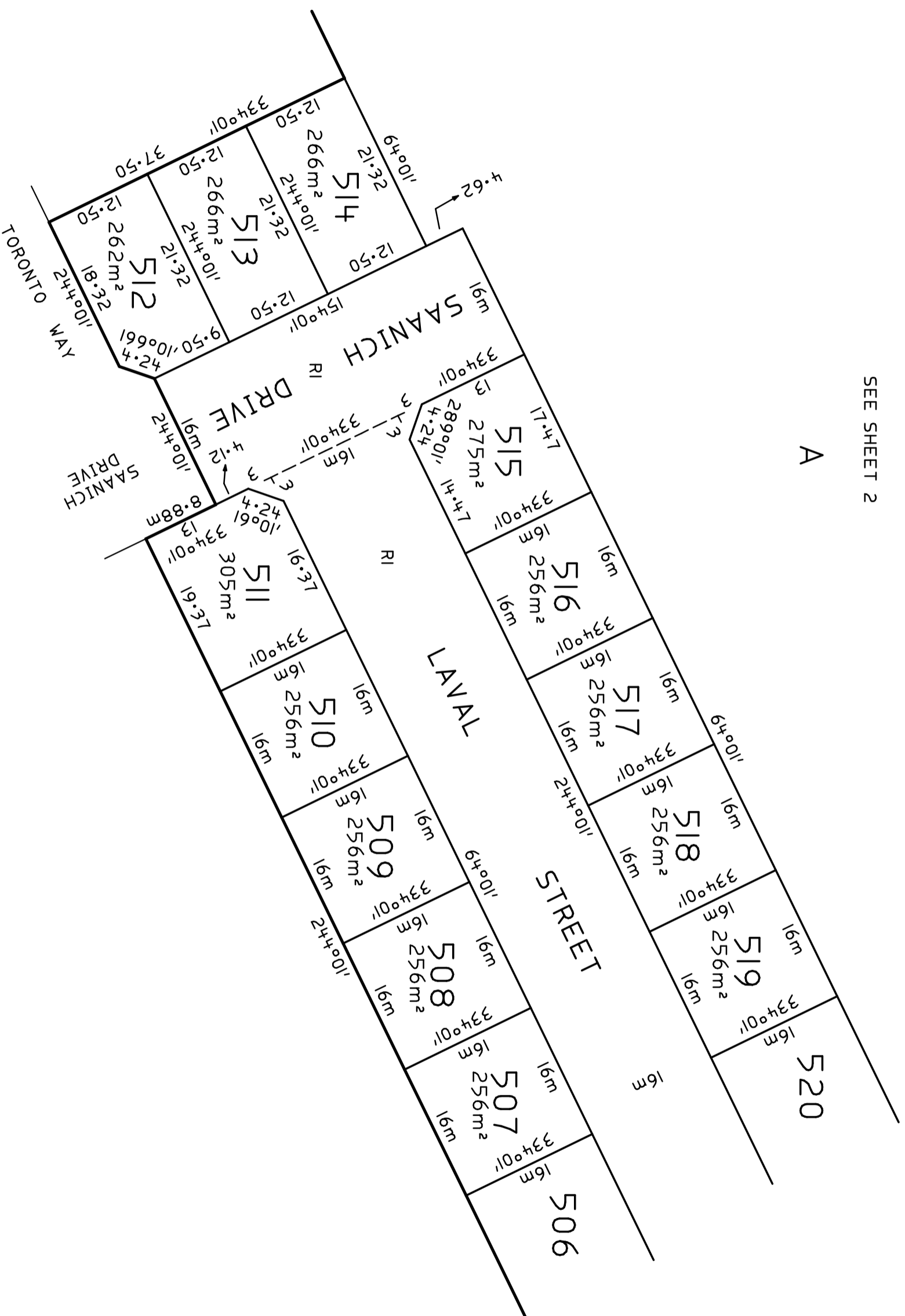
SEE SHEET 1 FOR EXPLANATORY NOTE

SEE SHEET 2

A

SEE SHEET 4

MGA94 ZONE 55



PEYTON WAITE

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SURVEYORS NAME: MALCOLM JOHN PERRIAM
 SURVEYORS FILE REF.: 9855/5/01
 Version No: 4
 9855501v4.lcd

SCALE
 1:500



ORIGINAL SHEET
 SIZE: A3

SHEET 3

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 501 to 523 (all inclusive)

Land to be Burdened: Lots 502, 504 to 510, 512 to 523 (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 2032

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 501 to 523 (all inclusive)

Land to be Burdened: Lots 502, 504 to 510, 512 to 523 (all inclusive)

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

Expiry date: 1st January 2032

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 501 to 523 (all inclusive)

Land to be Burdened: Lots 501, 503, 511, 512, 515 & 523

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 2032

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 501 to 523 (all inclusive)

Land to be Burdened: Lots 501 to 523 (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 2032

SURVEYORS NAME: MALCOLM JOHN PERRIAM
 SURVEYORS FILE REF: 9855/5/01
 Version No: 4 985550lv4.lcd

PARKLANE GARDENS - STAGE 5

PEYTON WAITE

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ORIGINAL SHEET
 SIZE: A3

SHEET 5