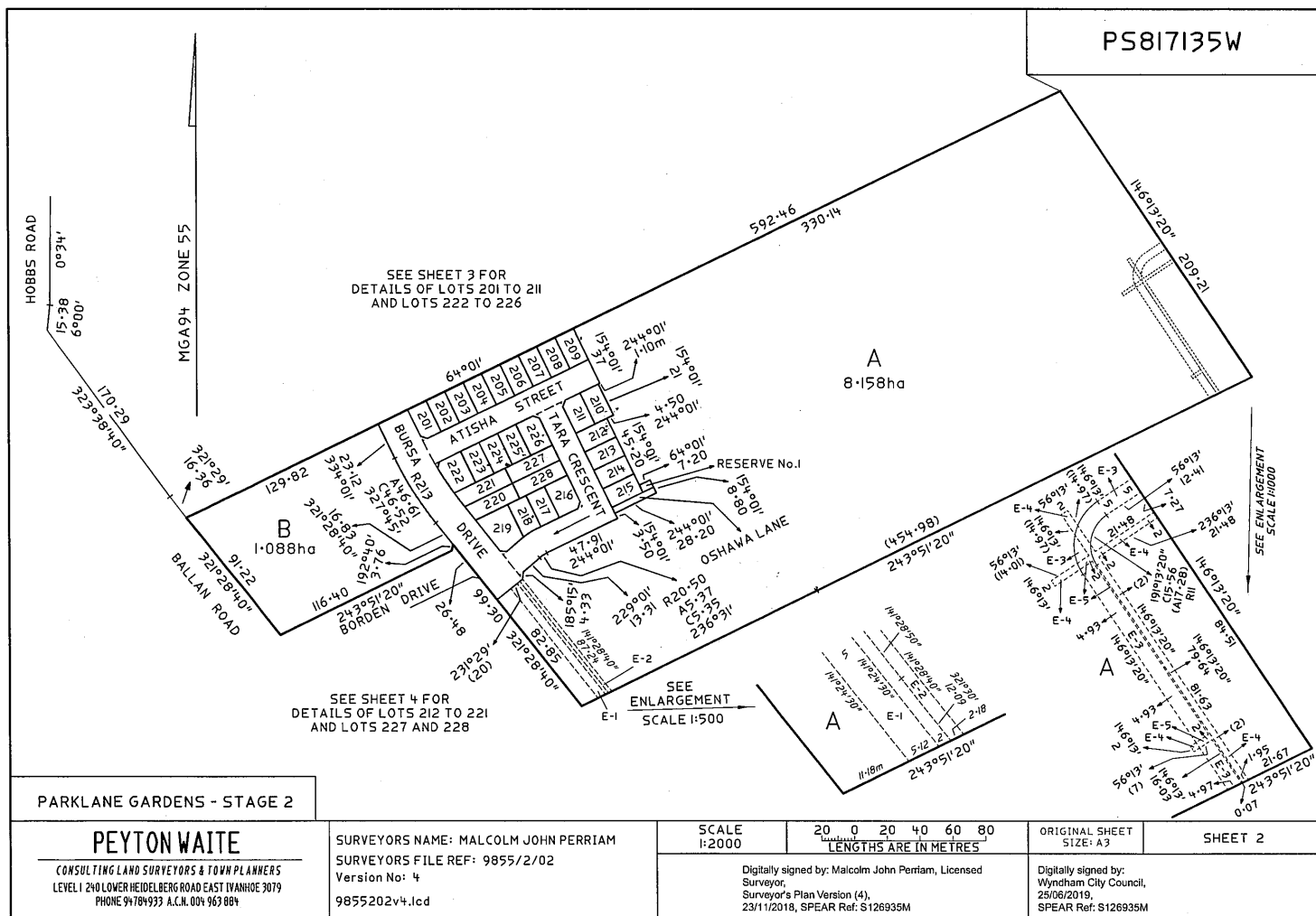


PLAN OF SUBDIVISION				EDITION I	PS817135W
<b>Location of Land</b>  Parish: Werribee  Section: 9 Crown Portions: A (Part) and B (Part)  Section: 6 Crown Allotments: 1A (Part) and 1B (Part)  Title Reference:  Last Plan Reference: PS705372G Lot A  Postal Address: 504-530 Ballan Road (at time of subdivision) Wyndham Vale Vic 3024  MGA94 Co-ordinates: E: 290080      Zone: 55 (of approx centre of land in plan) N: 5805880      GDA 94				Council Name: Wyndham City Council  Council Reference Number: WYS4741/18 Planning Permit Reference: WYP9651/16 SPEAR Reference Number: S126935M  <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 of the Subdivision Act 1988 has not been made  Digitally signed by: Caitlin Anne Spratling for Wyndham City Council on 25/06/2019	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
Identifier	Council/Body/Person			Number of lots: 28 Area of stage: 1.466ha  Lot identifiers 1 to 200 (both inclusive) have been omitted from this plan.  Lots 201 to 228 (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)  2. To remove that part of the Drainage Easement created in ARI04049V within Bursa Drive and to remove that part of the Sewerage Easement created in ARI04048X within Bursa Drive and Tara Crescent Pursuant to Schedule 5, Clause 14 of the Road Management Act 2004.	
ROADS RI RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS					
Depth Limitation: 15.24 metres applies to that part of the land in Crown Allotment 1B					
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No. WYP9561/16					
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.	ARI04049V	MELBOURNE WATER CORPORATION	
E-2	SEWERAGE	SEE DIAG.	ARI04048X	CITY WEST WATER CORPORATION	
E-3	DRAINAGE	SEE DIAG.	INSTR.	MELBOURNE WATER CORPORATION	
E-4	SEWERAGE	SEE DIAG.	INSTR.	CITY WEST WATER CORPORATION	
E-5	DRAINAGE	SEE DIAG.	INSTR.	MELBOURNE WATER CORPORATION	
	SEWERAGE	SEE DIAG.	INSTR.	CITY WEST WATER CORPORATION	
SURVEYORS NAME: MALCOLM JOHN PERRIAM SURVEYORS FILE REF: 9855/2/02 Version No: 4      9855202v4.lcd			PARKLANE GARDENS - STAGE 2		
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			Digitally signed by: Malcolm John Perriam, Licensed Surveyor, Surveyor's Plan Version (4), 23/11/2018, SPEAR Ref: S126935M		



PS817135W

A  
SEE SHEET 2

B  
SEE SHEET 2

SEE SHEET 4

MGA94 ZONE 55

PARKLANE GARDENS - STAGE 2

PEYTON WAITE

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

SURVEYORS NAME: MALCOLM JOHN PERRIAM  
SURVEYORS FILE REF: 9855/2/02  
Version No: 4  
9855202v4.lcd

SCALE  
1:500

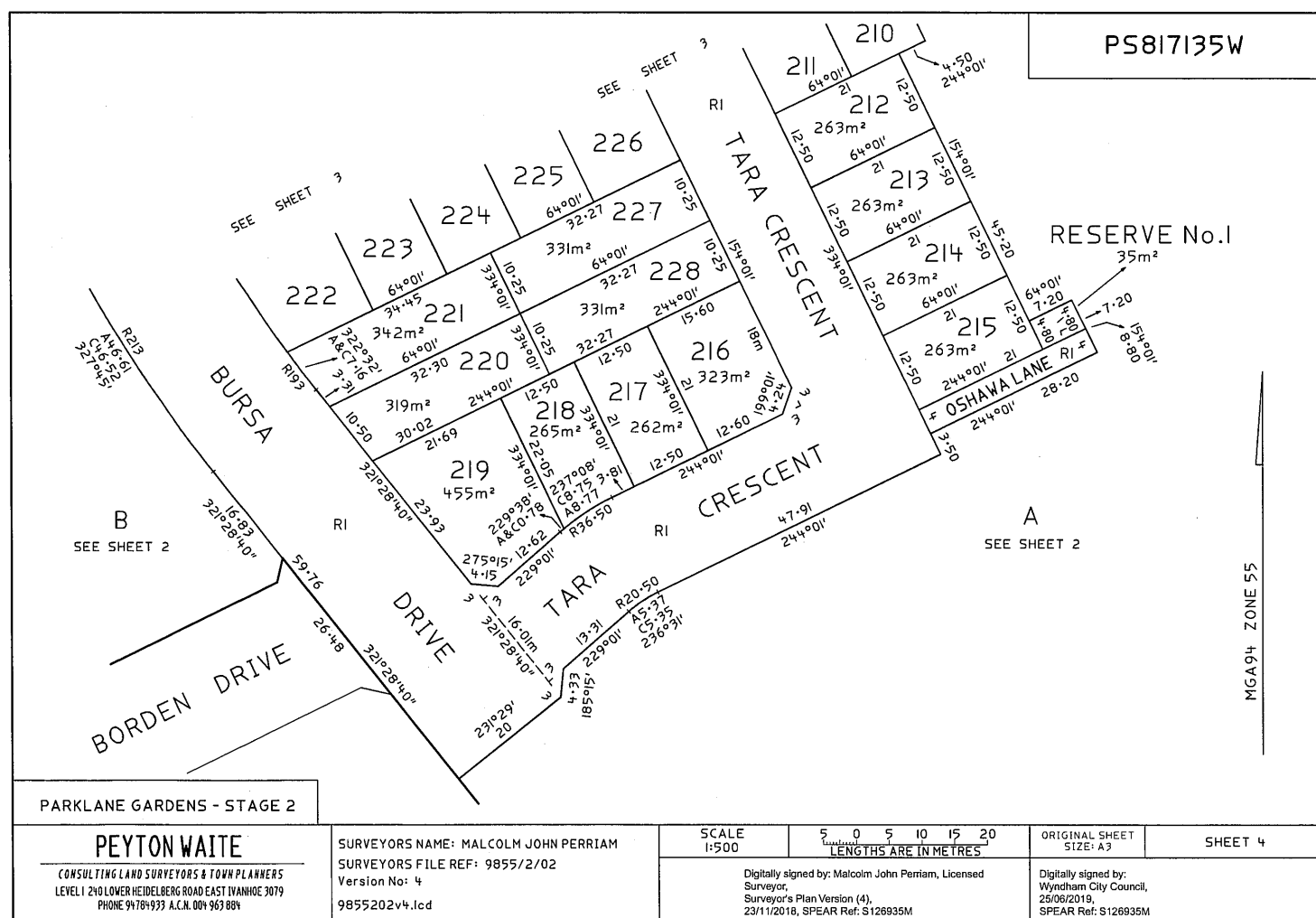
0 5 10 15 20  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3

Digitally signed by: Malcolm John Perriam, Licensed  
Surveyor,  
Surveyor's Plan Version (4),  
23/11/2018, SPEAR Ref: S126935M

Digitally signed by:  
Wyndham City Council,  
25/06/2019,  
SPEAR Ref: S126935M



### 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 201 to 228 (all inclusive)

Land to be Burdened: Lots 201 to 228 (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 201 to 228 (all inclusive)

Land to be Burdened: Lots 201 to 218 (all inclusive) and Lots 223 to 225 (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 201 to 228 (all inclusive)

Land to be Burdened: Lots 201, 211, 216, 219, 222, and 216

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: 98556/2/02  
Version No: 4

9855202v4.lcd

#### PARKLANE GARDENS - STAGE 2

**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),  
23/11/2018, SPEAR Ref: S126935M

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
Wyndham City Council,  
25/06/2019,  
SPEAR Ref: S126935M