

PLAN OF SUBDIVISION			EDITION I	PS835073Q
<b>Location of Land</b> Parish: Werribee Section: 9 Crown Portions: A (Part) Section: 6 Crown Allotments: IA (Part) and IB (Part)  Title Reference: V. F.  Last Plan Reference: LOT A, PS824849P  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 in plan) N: 5806000 GDA 94			Council Name: WYNDHAM CITY COUNCIL	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
Identifier	Council/Body/Person		Number of lots: 30 Area of stage: 1-200ha  Lot identifiers 1 to 600 (both inclusive) have been omitted from this plan.  Lots 602 to 629 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.  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 9651/16  This survey has been connected to permanent marks No(s).  In Proclaimed Survey Area No.				
<b>EASEMENT INFORMATION</b>				
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: 9855/6/01 Version No: 3 DATE 17/12/2021 985560lv3.lcd			<b>PARKLANE GARDENS - STAGE 6</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 (VANHOE 3079) PHONE 94784933 A.C.N. 004 963 884				

P58350730

MGA94 ZONE 55

PARKLANE GARDENS - STAGE 6

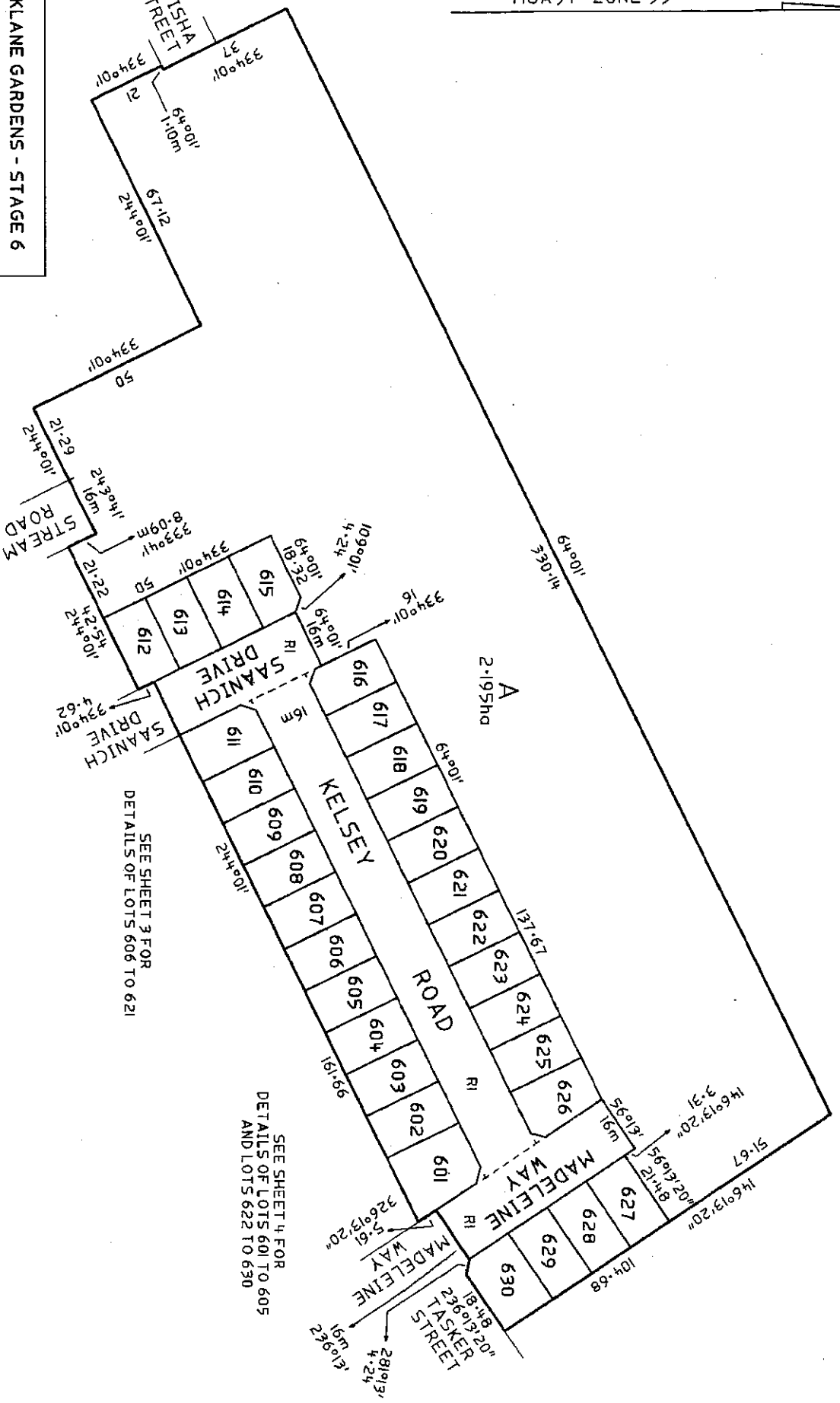
PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS  
LEVEL 1 2ND FLOOR HEIDELBERG ROAD EAST TAMMIE 3019  
PHONE 9178993 FAX 904 907 888

SURVEYORS NAME: MALCOLM JOHN PERLIAM  
SURVEYORS FILE REF: 9855/6/01  
Version No: 3  
9855601v3.lcd

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

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



SEE SHEET 3 FOR  
DETAILS OF LOTS 606 TO 621

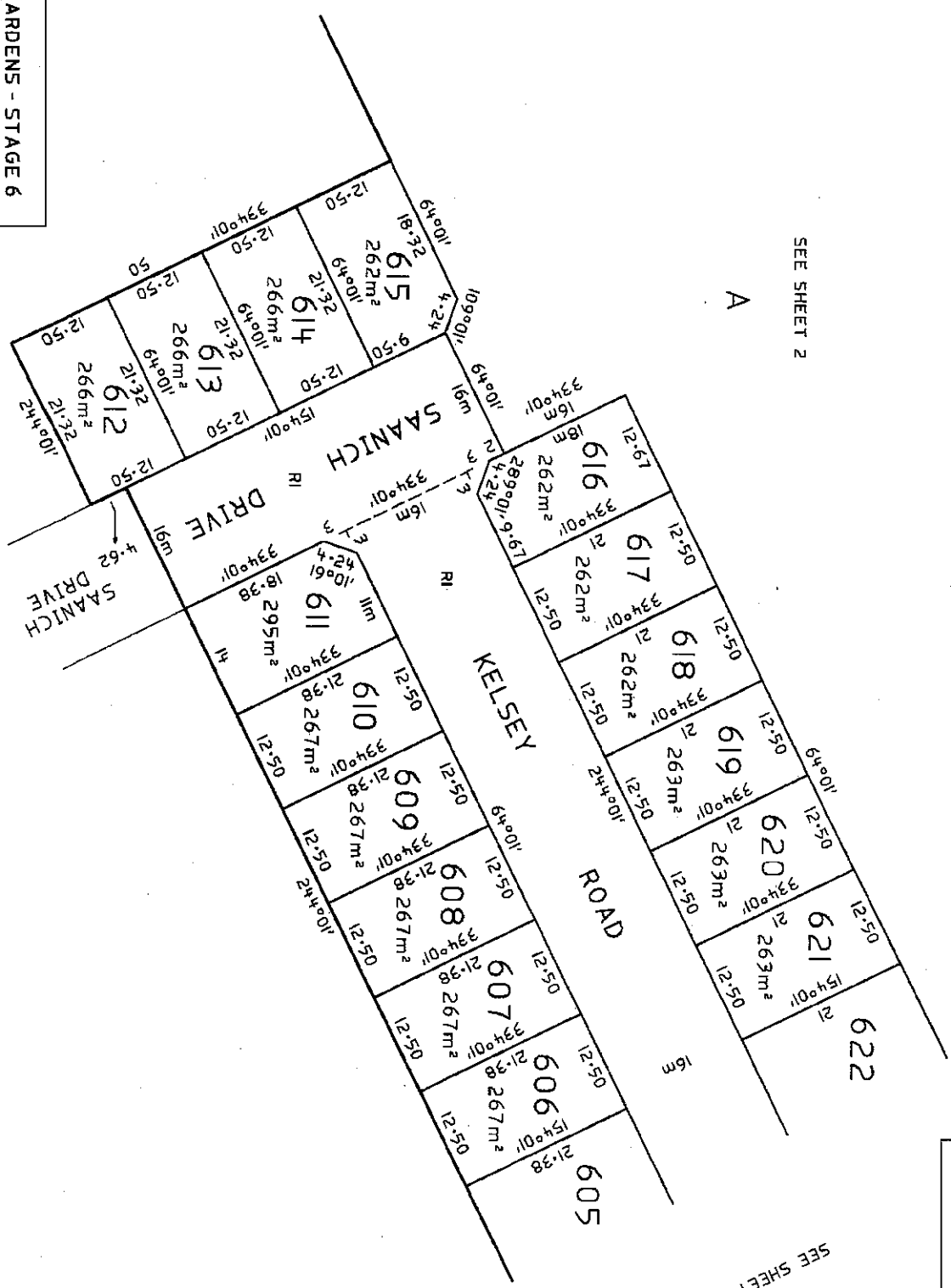
SEE SHEET 4 FOR  
DETAILS OF LOTS 601 TO 605  
AND LOTS 622 TO 630

PS8350730

SEE SHEET 2  
A

SEE SHEET 4

MGA94 ZONE 55



PARKLANE GARDENS - STAGE 6

PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS  
LEVEL 1 290 LOVERHEDE BERG ROAD EAST VANHOE 3079  
PHONE 94784933 A.C.N. 109 963 884

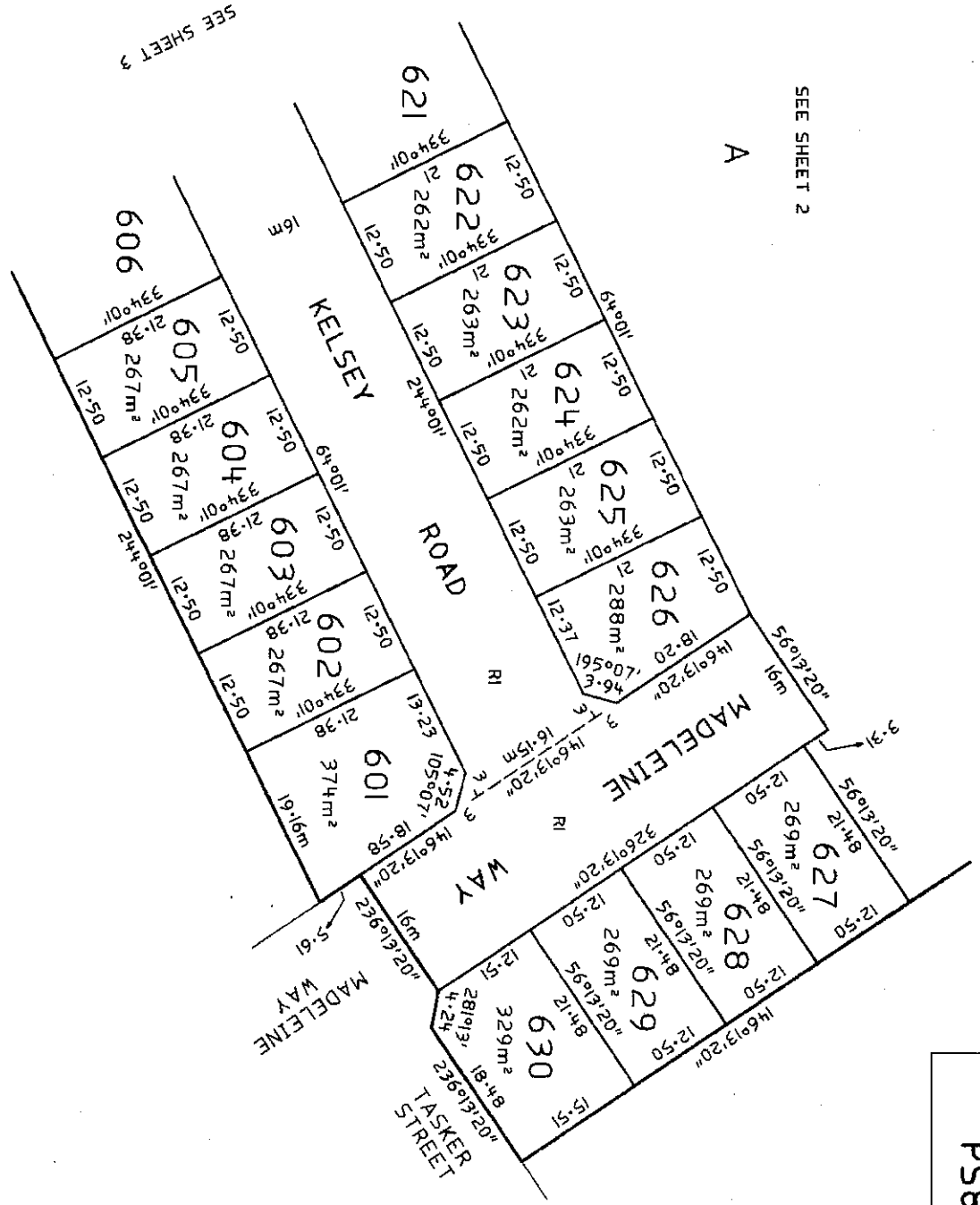
SURVEYORS NAME: MALCOLM JOHN PERRIAM  
SURVEYORS FILE REF: 9855/6/01  
Version No: 3  
9855601v3.lcd

SCALE 1:500  
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
SHEET 3  
SEE SHEET 1 FOR EXPLANATORY NOTE

PS835073Q

MGA94 ZONE 55



SEE SHEET 2

A

SEE SHEET 3

PARKLANE GARDENS - STAGE 6

PEYTON WAITE

CONSULTING LAND SURVEYORS & TOWN PLANNERS  
LEVEL 2 POLLOCK HERGENBERG ROAD EAST IVANHOE 3079  
PHONE 91781993 A.C.N. 001 963 884

SURVEYORS NAME: MALCOLM JOHN PERRIAM  
SURVEYORS FILE REF: 9855/6/01  
Version No: 3

9855601v3.doc

SCALE 1:500  
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 601 to 630 (all inclusive)

Land to be Burdened: Lots 602 to 629 (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 601 to 630 (all inclusive)

Land to be Burdened: Lots 602 to 629 (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 601 to 630 (all inclusive)

Land to be Burdened: Lots 601, 611, 615, 616, 626 and 630

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 601 to 630 (all inclusive)

Land to be Burdened: Lots 601 to 630 (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: 9855/6/01  
Version No: 3 9855601v3.lcd

PARKLANE GARDENS - STAGE 6

**PEYTON WAITE**

CONSULTING LAND SURVEYORS & TOWN PLANNERS  
LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079  
PHONE 94784933 A.C.N. 004 963 064

ORIGINAL SHEET  
SIZE: A3

SHEET 5