

PLAN OF SUBDIVISION

EDITION 1

PS919142G

Location of Land

Parish: WERRIBEE
 Township: -
 Section: SECTION 6 (PART)
 Crown Allotment: 1A (PART)
 Crown Portion: -
 Title References: VOL.9317 FOL.269
 Last Plan Reference: LOT 7 ON 125673
 Postal Address: 378 BALLAN ROAD
 (At time of subdivision) WYNDHAM VALE 3024
 MGA2020 Co-ordinates: E 290 800 Zone 55
 (of approx. centre of plan) N 5 805 090

COUNCIL NAME : WYNDHAM CITY COUNCIL

WARNING:
 ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING PERMIT PURPOSES.
 THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT LAYOUTS, OWNERS CORPORATION ENTITLEMENT & LIABILITY DATA AND ALSO FROM THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R1 RESERVE No. 1 RESERVE No. 2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD

OTHER PURPOSE OF PLAN
 TO REMOVE THAT PART OF EASEMENT E-15 FROM VOL.9317 FOL.269 NOW CONTAINED WITHIN TATHRA ROAD ON THIS PLAN
AGREEMENT BY ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

Staging
 This is not a staged subdivision.
 Planning Permit No. -

Survey: This plan is based on survey.

This survey has been connected to Permanent Marks no(s). WERRIBEE PM 18 in Proclaimed Survey Area No. -

STAGE 1 (75 LOTS & 1 BALANCE LOT)

AREA OF STAGE - 4.087ha

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-2, E-4 & E-5	CREATION AND MAINTENANCE OF WETLAND, FLOODWAY, DRAINAGE & STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SETOUT IN MCP AA2741	SEE DIAG	AS028980C	MELBOURNE WATER CORPORATION
E-5	SEWERAGE	2.50	AS028981A	CITY WEST WATER CORPORATION



Heller McFarland
 Development Consultants Town Planners Land Surveyors
 Level 2, 1911 Malvern Road, Malvern East, VIC 3145
 PO Box 1206, Darling, VIC 3145
 Tel: 03 9532 9951 Fax: 03 9532 9941
 www.hmf.com.au | info@hmf.com.au

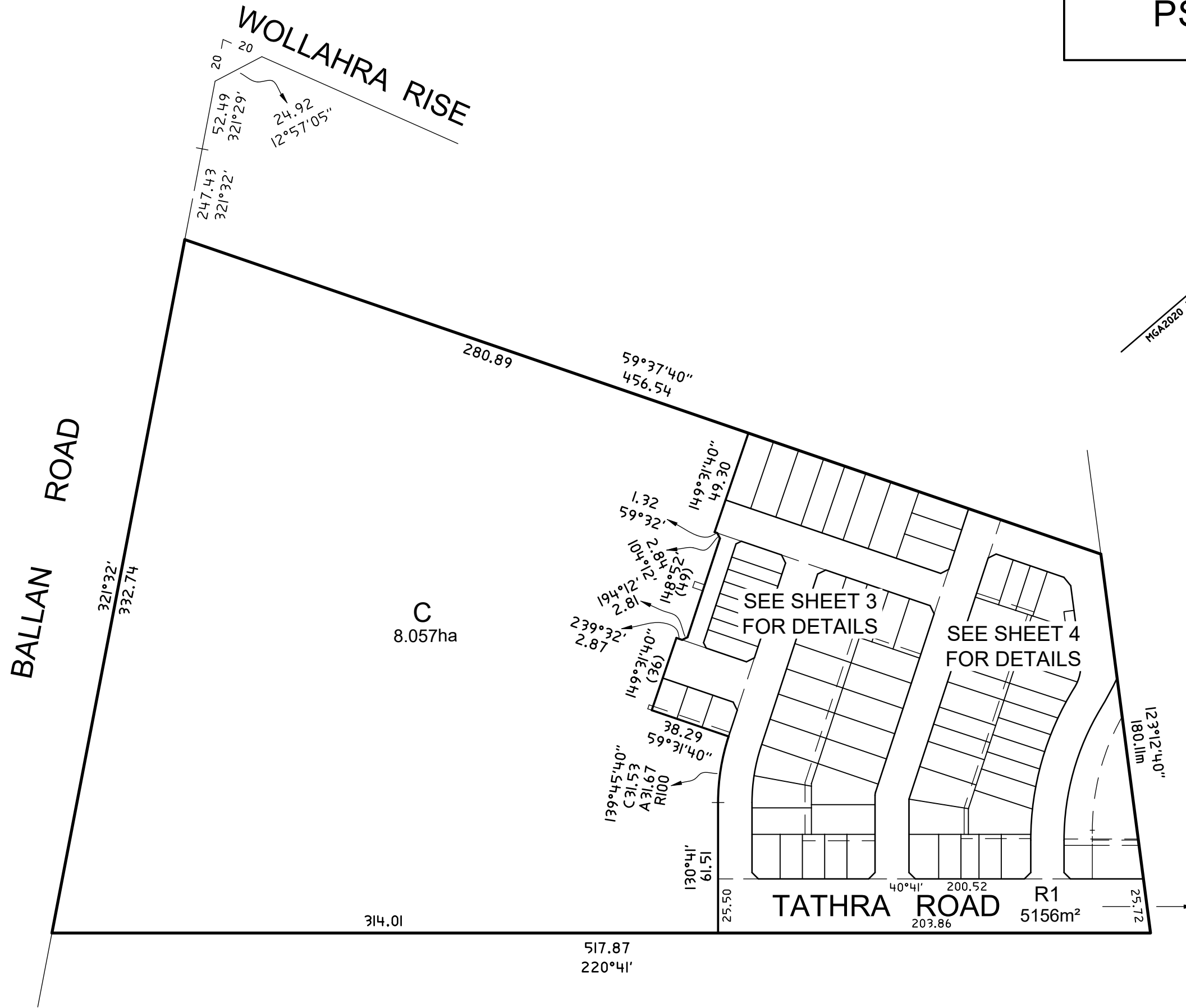
REF 13238S/100
 VERSION F1

CAD REF: 13238S-100F1.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

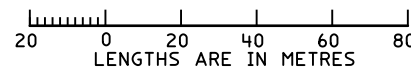
LICENSED SURVEYOR:
 Andrew James Powell



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SCALE 1:2000



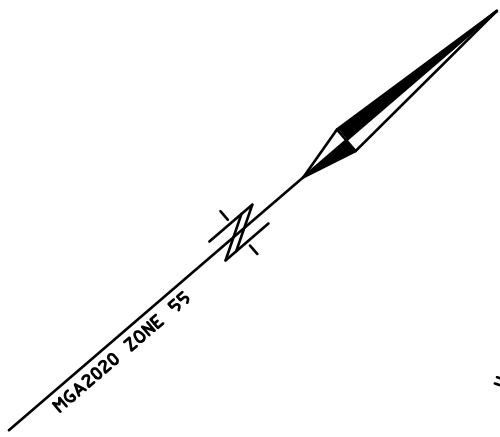
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ORIGINAL SHEET
SIZE: A3

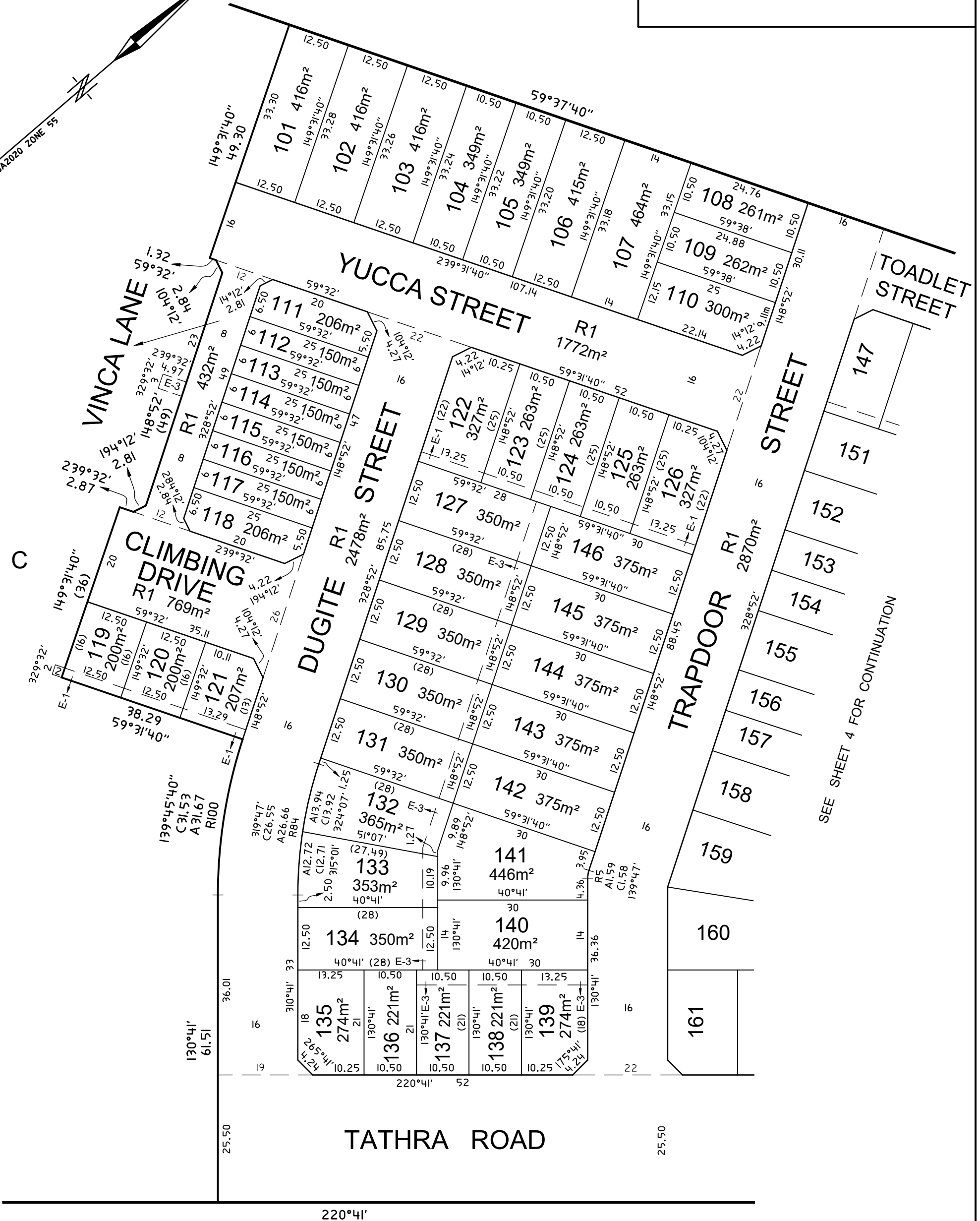
SHEET 2

LICENSED SURVEYOR:
Andrew James Powell

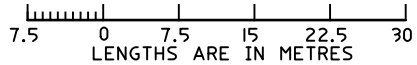


SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



SCALE 1:750



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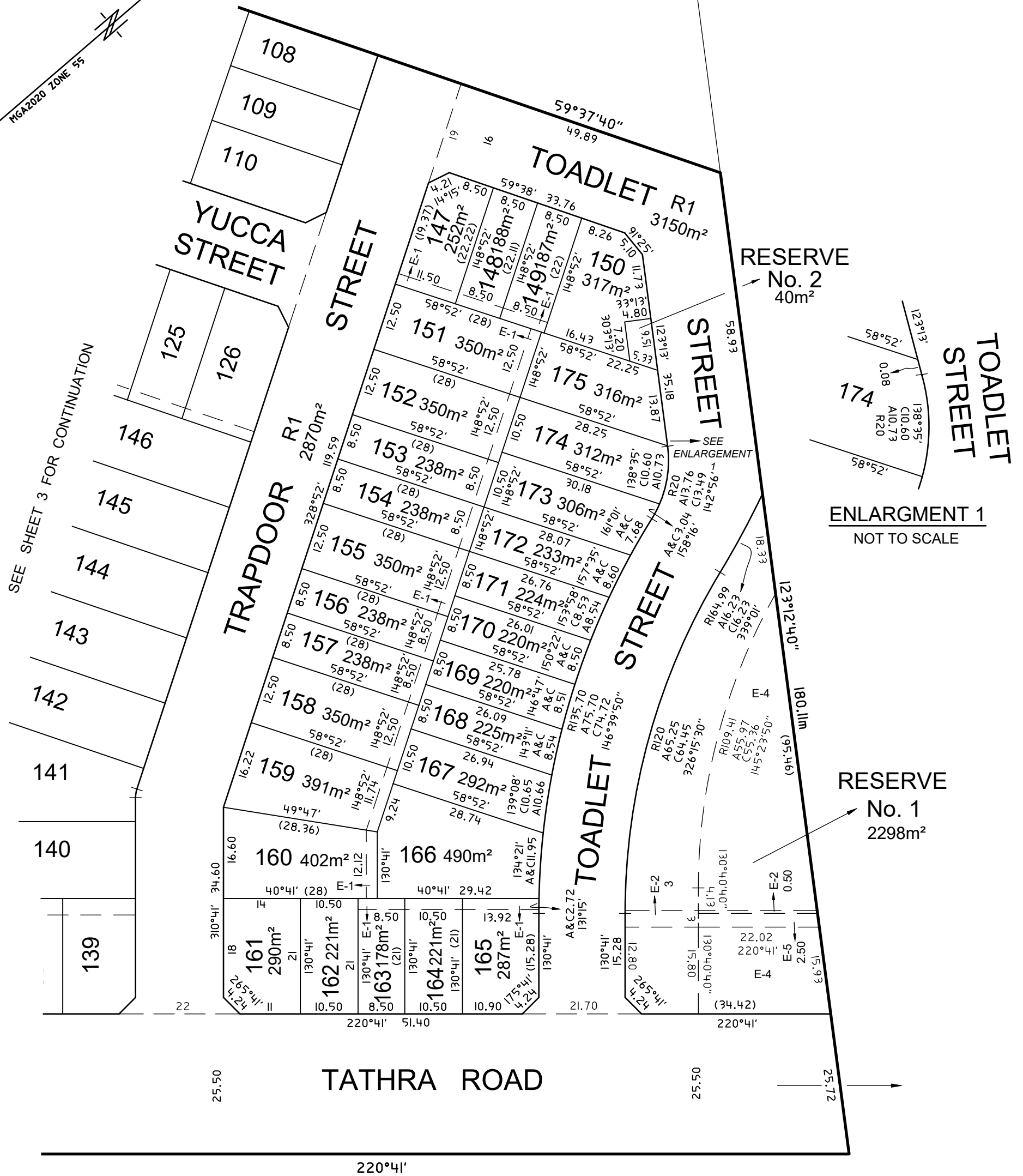
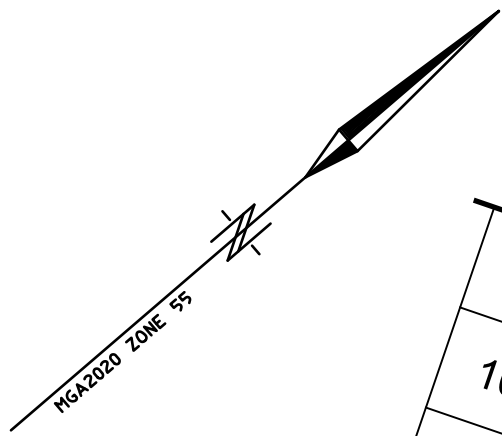
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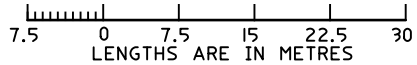
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SHEET 3

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 SIZE: A3

SHEET 4

LICENSED SURVEYOR:
 Andrew James Powell

CREATION OF RESTRICTION N°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 with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

PS919142G

BURDENED LOT	BENEFITING LOTS ON THIS PLAN
108	107, 109
109	107, 108, 110
110	107, 109
111	112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116, 118
118	117
119	120
120	119, 121
121	120
123	122, 124, 127
124	123, 125, 127, 146
125	124, 126, 146
135	134, 136
136	134, 135, 137
137	134, 136, 138, 140

BURDENED LOT	BENEFITING LOTS ON THIS PLAN
138	137, 139, 140
139	138, 140
147	148, 151
148	147, 149, 151
149	148, 150, 151, 175
153	152, 154, 173
154	153, 155, 172
156	155, 157, 169, 170
157	156, 158, 168, 169
161	160, 162
162	160, 161, 163
163	160, 162, 164, 166
164	163, 165, 166
165	164, 166
167	158, 159, 166, 168
168	157, 158, 167, 169
169	156, 157, 168, 170
170	155, 156, 169, 171
171	155, 170, 172
172	154, 171, 173

BURDENED LOTS 108 TO 111 & 119 TO 172 IN THE TABLE ABOVE ARE TYPE A LOTS UNDER THE SMALL LOT HOUSING CODE.

BURDENED LOTS 111 TO 118 IN THE TABLE ABOVE ARE TYPE B LOTS UNDER THE SMALL LOT HOUSING CODE.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE CITY OF WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION N°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 with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED
LOTS 101 TO 175 (INCLUSIVE)

LAND TO BE BENEFITED
ALL THE LOTS IN THIS PLAN OTHER THAN THE BURDENED LOT.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

DEVELOP A LOT ON THIS PLAN FOR USE AS A MEDICAL CENTRE, CHILD CARE FACILITY, GYM, RETAIL, OR CAFE.

CREATION OF RESTRICTION N°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 with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED
LOTS 110, 111 TO 118, 121, 122, 126, 135, 139, 147, 150, 161, & 165 (INCLUSIVE)

LAND TO BE BENEFITED
ALL THE LOTS IN THIS PLAN OTHER THAN THE BURDENED LOT.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE 'RESIDENTIAL DESIGN GUIDELINES' APPROVED UNDER WYNDHAM CITY COUNCIL PLANNING PERMIT NUMBER WYP13825/22.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.