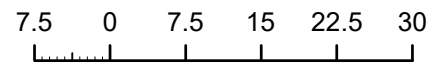


PLAN OF SUBDIVISION		EDITION 1	PS826722E	
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: SECTION: 6 CROWN ALLOTMENT: 1 ^A (PART) CROWN PORTION: TITLE REFERENCE: Vol. 9464 Fol. 464 LAST PLAN REFERENCE: Lot 11 on LP131455 POSTAL ADDRESS: 440 Ballan Road (at time of subdivision) WYNDHAM VALE VIC 3024 MGA 94 CO-ORDINATES: E: 290 530 ZONE: 55 (of approx centre of land N: 5 805 480 in plan)		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 101 - 155 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C, D, E, F, G & H on Sheets 5, 6 & 7 of this plan for details. OTHER PURPOSE OF PLAN 1. To Remove that part of easement E-1 created on Inst. AR264761E in so far as where it lies within Road R1 herein. 2. To Remove that part of easement E-2 created on Inst. AR264762C in so far as where it lies within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties. 3. To Remove easement E-1 created on LP125673 and LP131455. GROUNDS FOR REMOVAL: By directive in Planning Permit No. WYP10620/18.		
Road R1 Reserve No.1	Wyndham City Council Powercor Australia Ltd			
NOTATIONS		<div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY TAYLORS DS (DRAWING No. 02143_MP_08 DATE-24 / 07 / 2018) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES. </div>		
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP10620/18				
Pearland Estate Release No. 1 Area of Release: 2.743ha No. of Lots: 55 Lots and Balance Lot A		<div style="border: 2px solid red; padding: 10px; display: inline-block;"> DRAFT </div>		
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	Wetland, Floodway, Drainage & Stormwater Quality Management as set out in MCP AA2741	See Diagram	Inst. AR264761E	Melbourne Water Corporation
E-2	Sewerage	2.50	Inst. AR264762C	City West Water Corporation
	Wetland, Floodway, Drainage & Stormwater Quality Management as set out in MCP AA2741		Inst. AR264761E	Melbourne Water Corporation
E-3	Drainage	2	This Plan	Wyndham City Council
E-4	Drainage	3	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation
<div style="border: 2px solid red; padding: 5px; display: inline-block;"> ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED </div>				
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorsds.com.au		SURVEYORS FILE REF: Ref. 02143-S1 Ver. 3 Licensed Surveyor: MARK PETER GREY / Version No 3	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7	

PS826722E

ENLARGEMENT 2

1:750



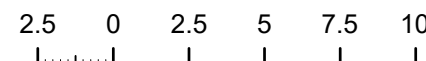
ENLARGEMENT 3

1:100



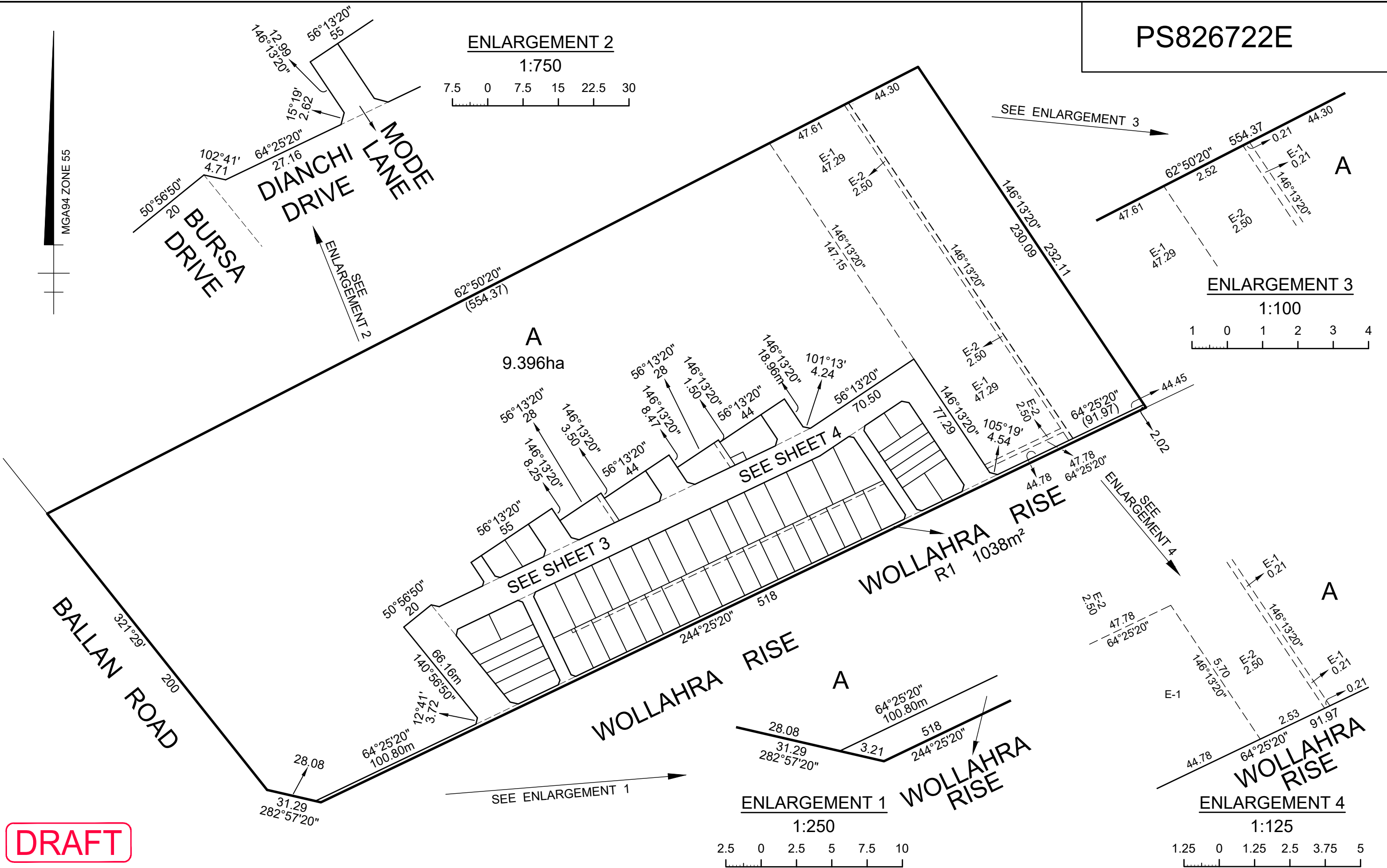
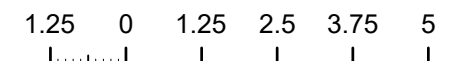
ENLARGEMENT 1

1:250



ENLARGEMENT 4

1:125



DRAFT

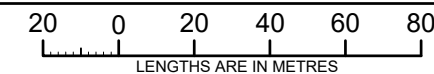
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SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

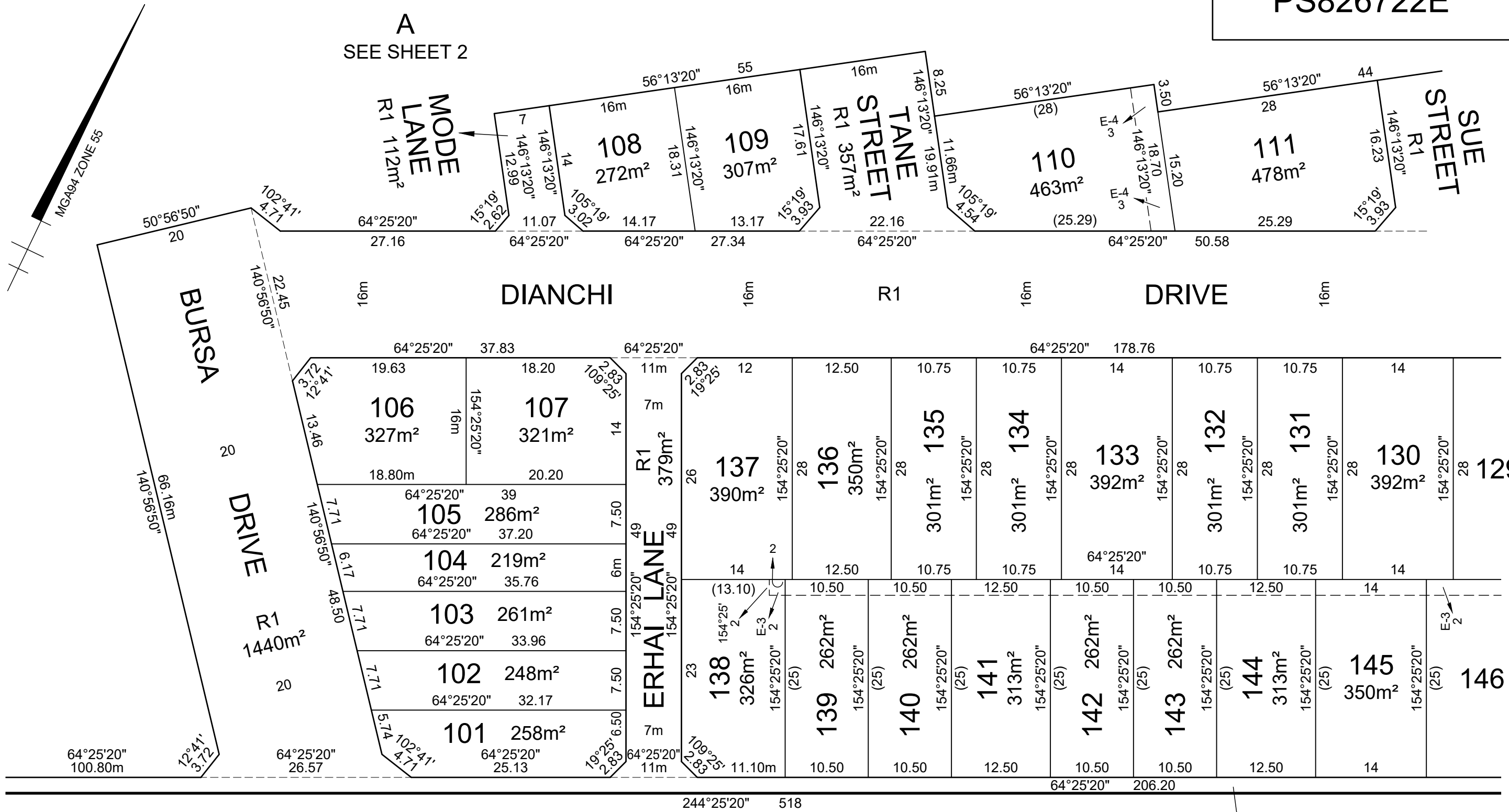
Ref. 02143-S1
Ver. 3

SHEET 2

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A
SEE SHEET 2



SEE SHEET 4

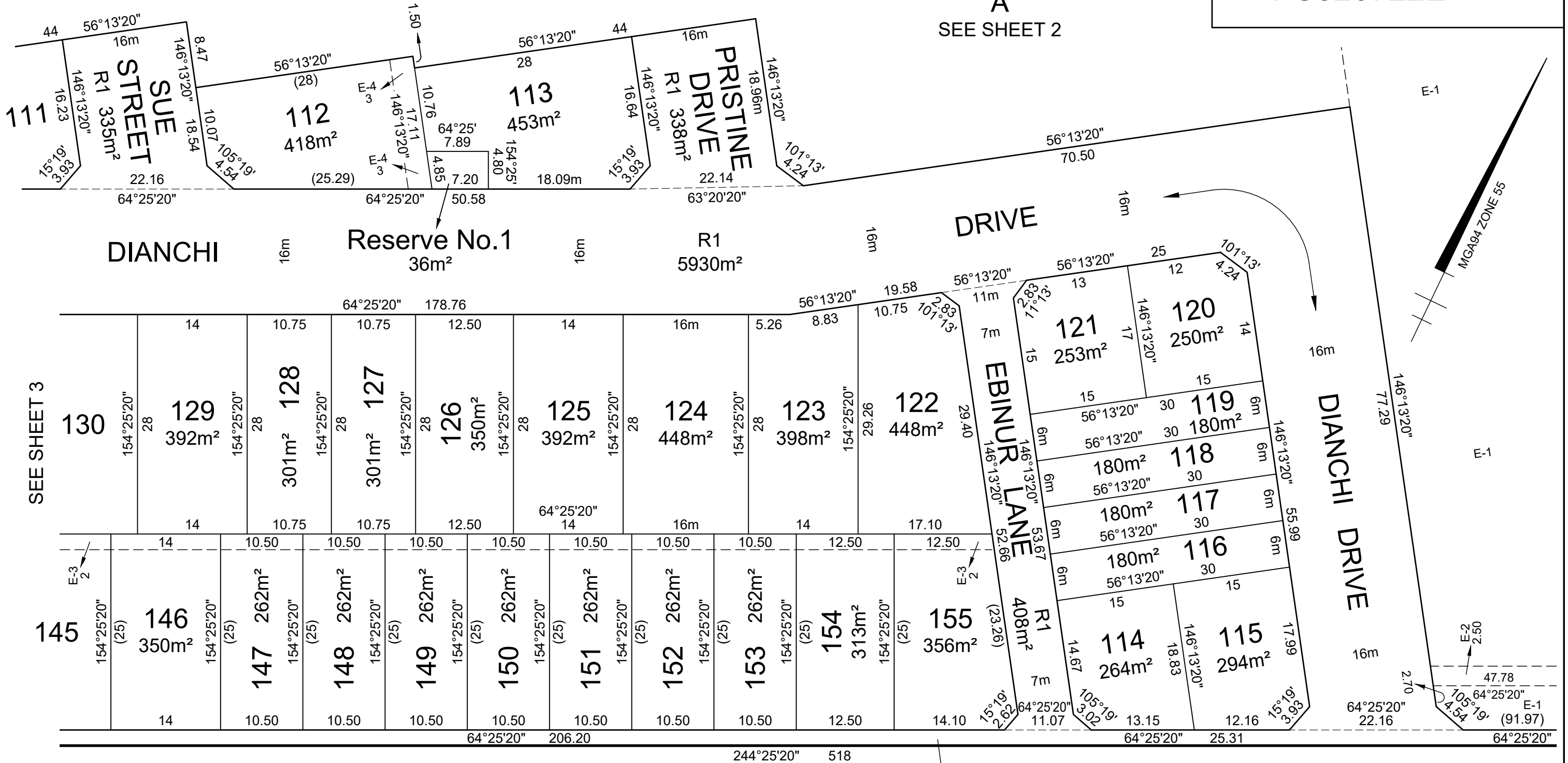
PRELIMINARY
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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 02143-S1 Ver. 3	SHEET 3
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A
SEE SHEET 2



SEE SHEET 3

PRELIMINARY
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DRAFT



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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3
Ref. 02143-S1 Ver. 3
SHEET 4

CREATION OF RESTRICTION A

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.

BURDENED LAND: See Table 1
 BENEFITED LAND: See Table 1

RESTRICTION:

The Registered Proprietor or Proprietors for the time being of any burdened lot to which this Restriction applies must not:

1. At any time erect, construct, build or permit to be erected, construct or build on the lot, any building other than one private dwelling house with usual outbuildings without prior consent obtained in writing from the Responsible Authority.
2. Use the burdened land except in accordance with the provisions recorded in MCP.....

Expiry date: 17/01/2031

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
106	105, 107
107	105, 106
108	109
109	108
110	111
111	110
112	113
113	112
114	115, 116
115	114, 116
120	119, 121
121	119, 120
122	123, 154, 155
123	122, 124, 153, 154
124	123, 125, 151, 152, 153
125	124, 126, 150, 151

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
126	125, 127, 149, 150
127	126, 128, 148, 149
128	127, 129, 147, 148
129	128, 130, 146, 147
130	129, 131, 145, 146
131	130, 132, 144, 145
132	131, 133, 143, 144
133	132, 134, 142, 143
134	133, 135, 141, 142
135	134, 136, 140, 141
136	135, 137, 139, 140
137	136, 138, 139
138	137, 139
139	136, 137, 138, 140
140	135, 136, 139, 141

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
141	134, 135, 140, 142
142	133, 134, 141, 143
143	132, 133, 142, 144
144	131, 132, 143, 145
145	130, 131, 144, 146
146	129, 130, 145, 147
147	128, 129, 146, 148
148	127, 128, 147, 149
149	126, 127, 148, 150
150	125, 126, 149, 151
151	124, 125, 150, 152
152	124, 151, 153
153	123, 124, 152, 154
154	122, 123, 153, 155
155	122, 154

CREATION OF RESTRICTION B

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.

BURDENED LAND: All lots on This Plan
 BENEFITED LAND: All lots on This Plan

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not construct or allow to be constructed or remain on the lot or any part of it, any dwelling house or commercial building other than any dwelling house or commercial building which incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.

PRELIMINARY

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 SIZE: A3

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SHEET 5

CREATION OF RESTRICTION C

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.

BURDENED LAND: See Table 2
 BENEFITED LAND: See Table 2

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies 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 (SLHC) incorporated into the Wyndham Planning Scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.

Expiry date: 17/01/2031

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
101	A	102
102	A	101, 103
103	A	102, 104
104	A	103, 105
105	A	104, 106, 107

TABLE 2 Continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
116	A	114, 115, 117
117	A	116, 118
118	A	117, 119
119	A	118, 120, 121

CREATION OF RESTRICTION D

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.

BURDENED LAND: Lots 101, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 120, 121, 122, 137, 138, 155
 BENEFITED LAND: Lots 101, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 120, 121, 122, 137, 138, 155

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or erect or allow to be built or erected any boundary fence which is more than 1.2 metres high forward of the front wall of the dwelling.

CREATION OF RESTRICTION E

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.

BURDENED LAND: Lots 116, 117, 118, 119
 BENEFITED LAND: Lots 116, 117, 118, 119

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or erect or allow to be built or erected any front fence which is more than 1.2 metres high and which is not visually permeable.

PRELIMINARY

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SHEET 6

CREATION OF RESTRICTION F

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.

BURDENED LAND: See Table 3
 BENEFITED LAND: See Table 3

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

1. Build or permit to be built a building that is not free standing within the title boundaries of the lot on which it is built.
2. Build or permit to be built a building that relies on the walls and floor slabs of adjacent buildings for support.

Expiry date: 17/01/2031

TABLE 3

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
101	A	102
102	A	101, 103
103	A	102, 104
104	A	103, 105
105	A	104

TABLE 3 Continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
116	A	117
117	A	116, 118
118	A	117, 119
119	A	118

CREATION OF RESTRICTION G

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.

BURDENED LAND: Lots 101, 102, 103, 104, 105
 BENEFITED LAND: Lots 101, 102, 103, 104, 105

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or erect or allow to be built or erected any dwelling unless the dwelling fronts Bursa Drive.

CREATION OF RESTRICTION H

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.

BURDENED LAND: Lots 116, 117, 118, 119
 BENEFITED LAND: Lots 116, 117, 118, 119

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or erect or allow to be built or erected any dwelling unless the dwelling fronts Dianchi Drive.

PRELIMINARY

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 Ver. 3

SHEET 7