PLAN OF SUBDIVISION

EDITION 1

PS 814011H

LOCATION OF LAND

PARISH: WERRIBEE

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 14, 27 & FORMER GOV'T RD (PARTS)

TITLE REFERENCE: C/T VOL ..... FOL .....

LAST PLAN REFERENCE: LOT BU on PS 813989J

POSTAL ADDRESS: BALLAN ROAD
(at time of subdivision) WYNDHAM VALE, VIC. 3024

MGA94 CO-ORDINATES: E: 287 280 ZONE: 55
(of approx centre of land in plan) N: 5 806 130

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	WYNDHAM CITY COUNCIL
RESERVE No. 1	POWERCOR AUSTRALIA LIMITED

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey

STAGING:
This is not a staged subdivision
Planning Permit No. WYP 8480/15

This survey has been connected to permanent marks No(s). -

In Proclaimed Survey Area No. -

Notations

This is a SPEAR plan.

Lots 1 to 16400 and Lots A to BW (all inclusive) have been omitted from this plan.

Other purpose of this plan

To remove part of carriageway easement E-5 created in PS 810152K via section 6 (1)(k)(iii) of The Subdivision Act 1988.

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	2	This Plan	Wyndham City Council
E-2	Sewerage	2.50	This Plan	City West Water Corporation
E-3	Drainage	3	This Plan	Wyndham City Council
E-3	Sewerage	3	This Plan	City West Water Corporation
E-4	Party Wall	0.12	This Plan	Relevant abutting lot

MANOR LAKES ESTATE - STAGE 164 (53 LOTS) AREA OF STAGE - 3.487ha

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SURVEYORS FILE REF: 304453SV00

ORIGINAL SHEET SIZE: A3

Licensed Surveyor: James Patrick Gleeson

Version: 1

PS 814011H

MGA 94
ZONE 55

TOFFEE LANE
TOFFEE LANE
PASSIONFRUIT AVENUE
POPPYSEED DRIVE
HOLYOAKE PARADE
SEE SHEET 3
BX
JULEP STREET
COCONUT ROAD
MARMALADE ROAD
SORBET STREET
MUSCATEL CRESCENT
SEE SHEET 4

16450 16451 16452 16453 16442 16443 16444 16445 16446 16447 16448 16449
16441 16440 16439 16438 16437 16436 16435 16434 16433 16432 16431
16423 16422 16421 16420 16419 16424 16425 16426 16427 16428 16429 16430
16418 16417 16416 16415 16414 16413 16412 16411 16410 16409 16408 16407 16406 16405 16404 16403 16402 16401

96°53′ 46 6°53′ 9 16 96°53′ 60 51°53′ 2·83 96°53′ 22·30 36 186°53′ 141°53′ 7·07 96°53′ 3·65
58 6°53′
11·95 276°53′ 4·24 321°53′ 38 6°53′ 141°53′ 2·83 96°53′ 30
96°53′ 3 15 141°53′ 4·24 (138)
15 51°53′ 4·24 96°53′ 3 186°53′ 276°53′ 94
151·36 6°53′ 117
64°27′ 10 334°27′ 45 12·69 276°53′ 13 276°53′ 32 276°53′ 186°53′
4·28 244°27′ 4·24 321°53′ 5·41 186°53′

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SCALE		ORIGINAL SHEET	SHEET 2
1: 1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	SIZE: A3	

Licensed Surveyor: James Patrick Gleeson
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Version: 1

PS 814011H

MGA 94
ZONE 55

PASSIONFRUIT AVENUE
TOFFEE LANE
R-1
18m²
TOFFEE LANE
R-1
18m²
POPPYSEED DRIVE
R-1
931m²
HOLYOAKE PARADE
R-1
4081m²
SEE ENLARGEMENT 1
MARMALADE ROAD
JULEP STREET
R-1
2025m²
SEE ENLARGEMENT 2
SEE SHEET 4
BX
2455m²
SEE ENLARGEMENT 2

16450 448m²
16451 448m²
16452 288m²
16453 284m²
R-1 665m²
16418 398m²
16417 400m²
16416 400m²
16415
16442 284m²
16443 288m²
16444 576m²
16445 512m²
16446 448m²
16447 576m²
16448 448m²
16449 448m²
16441 448m²
16440 448m²
16439 284m²
16438 288m²
16437 400m²
16436 400m²
16435 448m²
16434 448m²
16433 400m²
16432 400m²
16431 512m²
16423
16424
16425
16426
16427
16428
16429
16430

ENLARGEMENT 1
SCALE 1:500m

ENLARGEMENT 2
SCALE 1:500m

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SCALE		ORIGINAL SHEET	SHEET
1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	SIZE: A3	3

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Version: 1

PS 814011H

MGA 94 ZONE 55

SEE SHEET 3

JULEP STREET

MARMALADE ROAD

SORBET STREET

MUSCATEL CRESCENT

SEE ENLARGEMENT 4

SEE ENLARGEMENT 3

RESERVE No.1 16407 44m²

ENLARGEMENT 3
SCALE 1:250

ENLARGEMENT 4
SCALE 1:500m

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SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4

Licensed Surveyor: James Patrick Gleeson
Ref: 304453SV00
Version: 1

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

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 16401 to 16453 (both inclusive) on this plan
Benefited Land: Lots 16401 to 16453 (both inclusive) on this plan

Restriction:

With exception of any variations approved by the Developer, the burdened land must not be used or developed unless in accordance with the provisions recorded in the Manor Lakes Siting and Design Guidelines Ver. 4 June 2017 and the plans approved from time to time by the Developer.

Developer means DFC (Project Management) Pty Ltd ACN161 448 139 of 211 Waverley Road, Malvern East VIC 3145 or any of its related bodies corporate within the meaning of section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

Expiry Date:

This restriction shall expire 10 years after the date of registration of this plan.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of this plan:

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 16401 - 16418, 16421 - 16437, 16440, 16441, 16444 - 16451 (all inclusive)
Benefited Land: Lots 16401 - 16418, 16421 - 16437, 16440, 16441, 16444 - 16451 (all inclusive)

Restriction:

Except with the prior written consent of the Developer, the burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provisions with dealing number .....

Developer means DFC (Project Management) Pty Ltd ACN 161 448 139 of 211 Waverley Road, Malvern East VIC 3145 or any of its related bodies corporate within the meaning of section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

Expiry Date:

This restriction shall expire 10 years after the date of registration of this plan.

CREATION OF RESTRICTION No. 3

The following restriction is to be created upon registration of this plan;

Land to Benefit : Lots 16419, 16420, 16438, 16439, 16442, 16443, 16452, 16453 (all inclusive)
Land to be Burdened : Lots 16419, 16420, 16438, 16439, 16442, 16443, 16452, 16453 (all inclusive)

Lots 16419, 16420, 16438, 16439, 16442, 16443, 16452, 16453 (all inclusive) are defined as Type B lots under the Small Lot Housing Code

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies shall not:

1) Construct more than one dwelling on any burdened lot on this plan.

2) Further subdivide any burdened lot on this plan

3) (i) if applying for a planning permit in accordance with the Wyndham Planning Scheme for building and works associated with a dwelling on a burdened lot, build or erect any building or structure other than a building or structure which is built in accordance with the building envelopes shown on sheet 4 of this plan

OR

(ii) if adopting the Small Lot Housing Code under the Wyndham Planning Scheme, construct a building on a burdened lot unless that building conforms to the Small Lot Housing Code under the Wyndham Planning Scheme.

Clauses 1), 2) & 3)(i) of this restriction expire 10 years after the date of registration of this plan.
Clause 3)(ii) of this restriction shall cease to apply to any building after the issue of a Certificate of Occupancy for the dwelling on the burdened lot.

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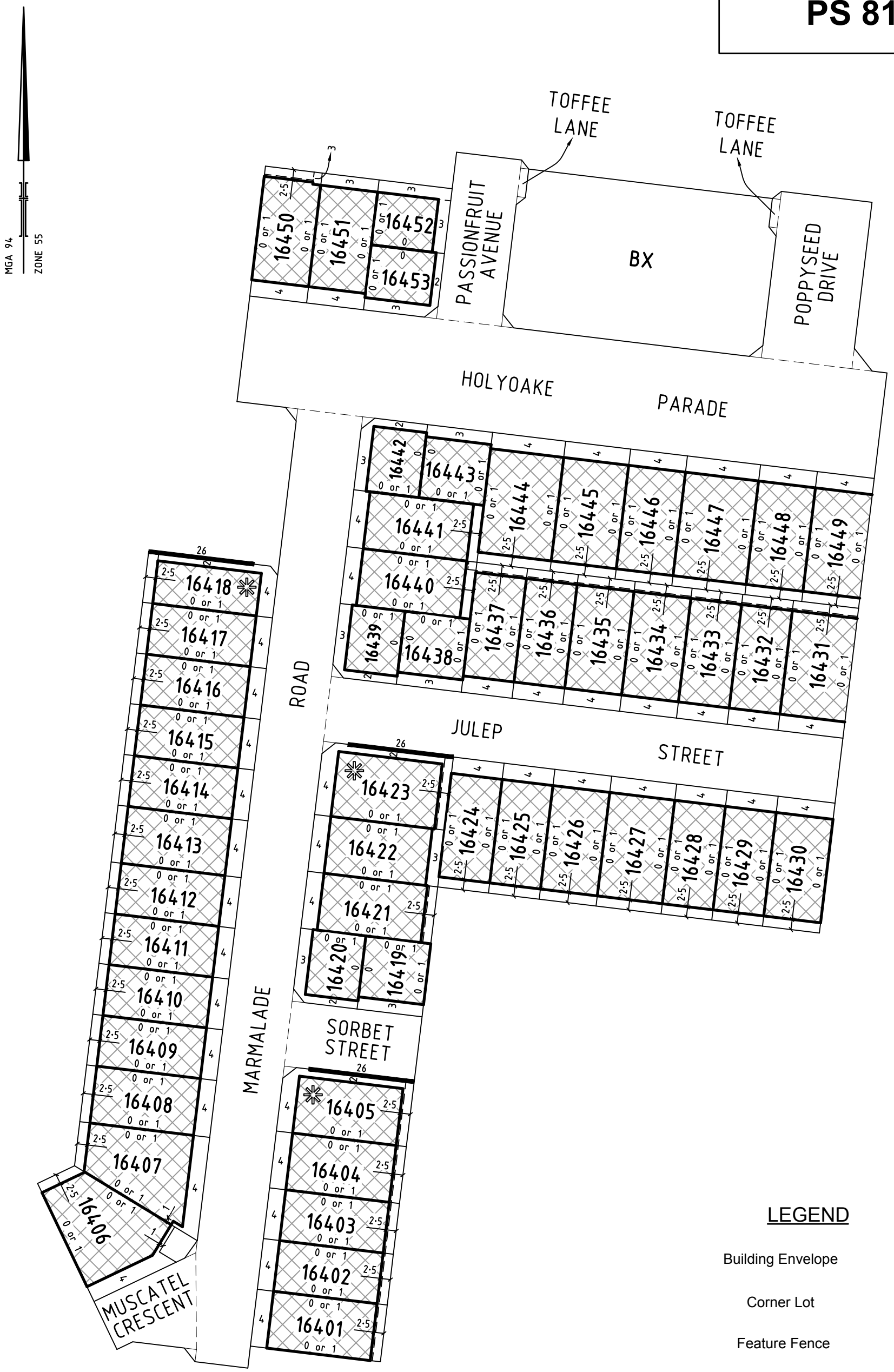
ZONE 55



LEGEND

Building Envelope	
Corner Lot	
Feature Fence	25 (MAX. LENGTH)

BUILDING ENVELOPE DIAGRAM

1. The Building envelopes on this plan are shown enclosed by continuous thick lines.

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SCALE		ORIGINAL SHEET	SHEET
1: 1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	SIZE: A3	6

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