
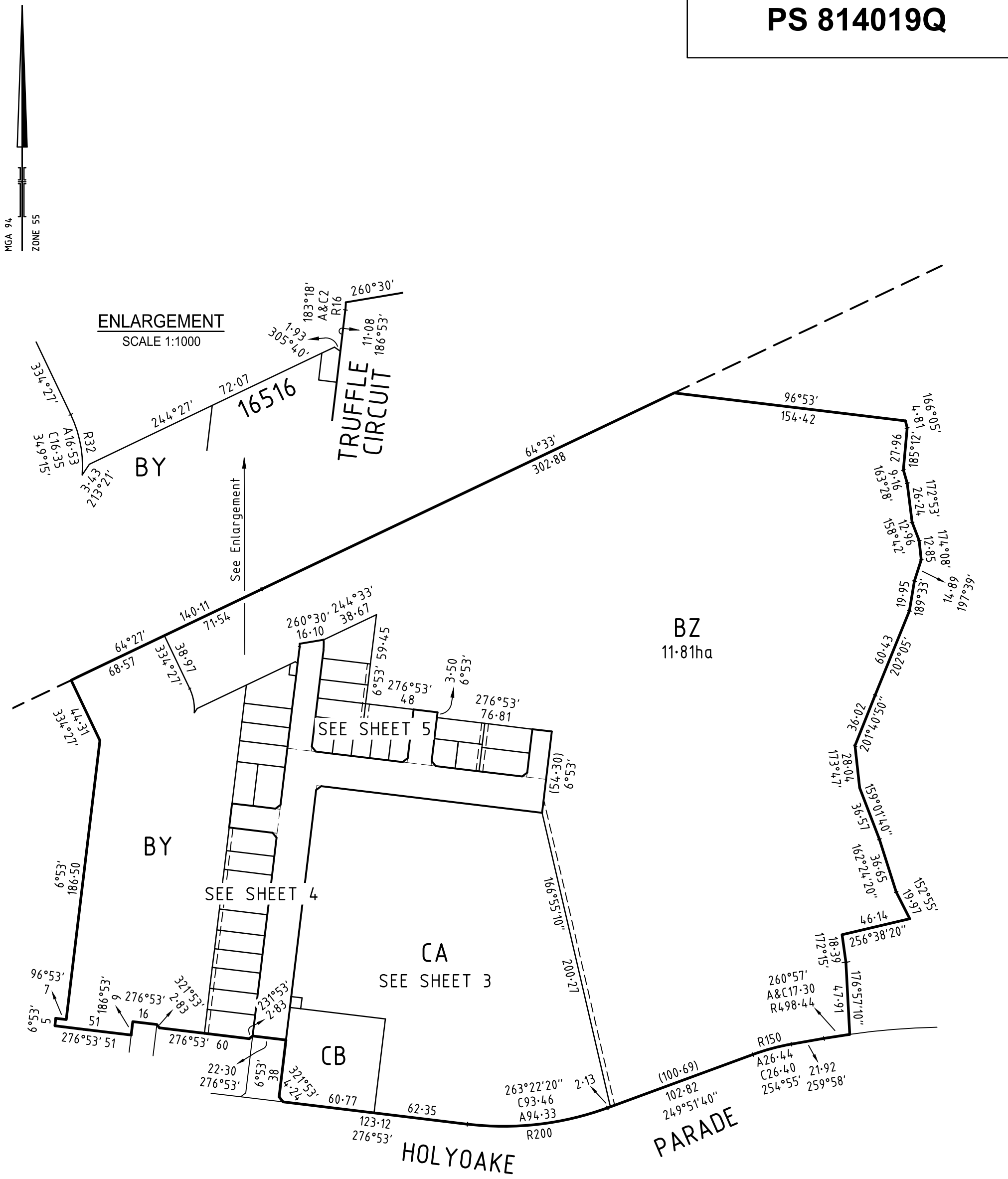
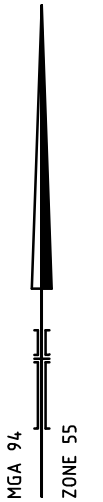
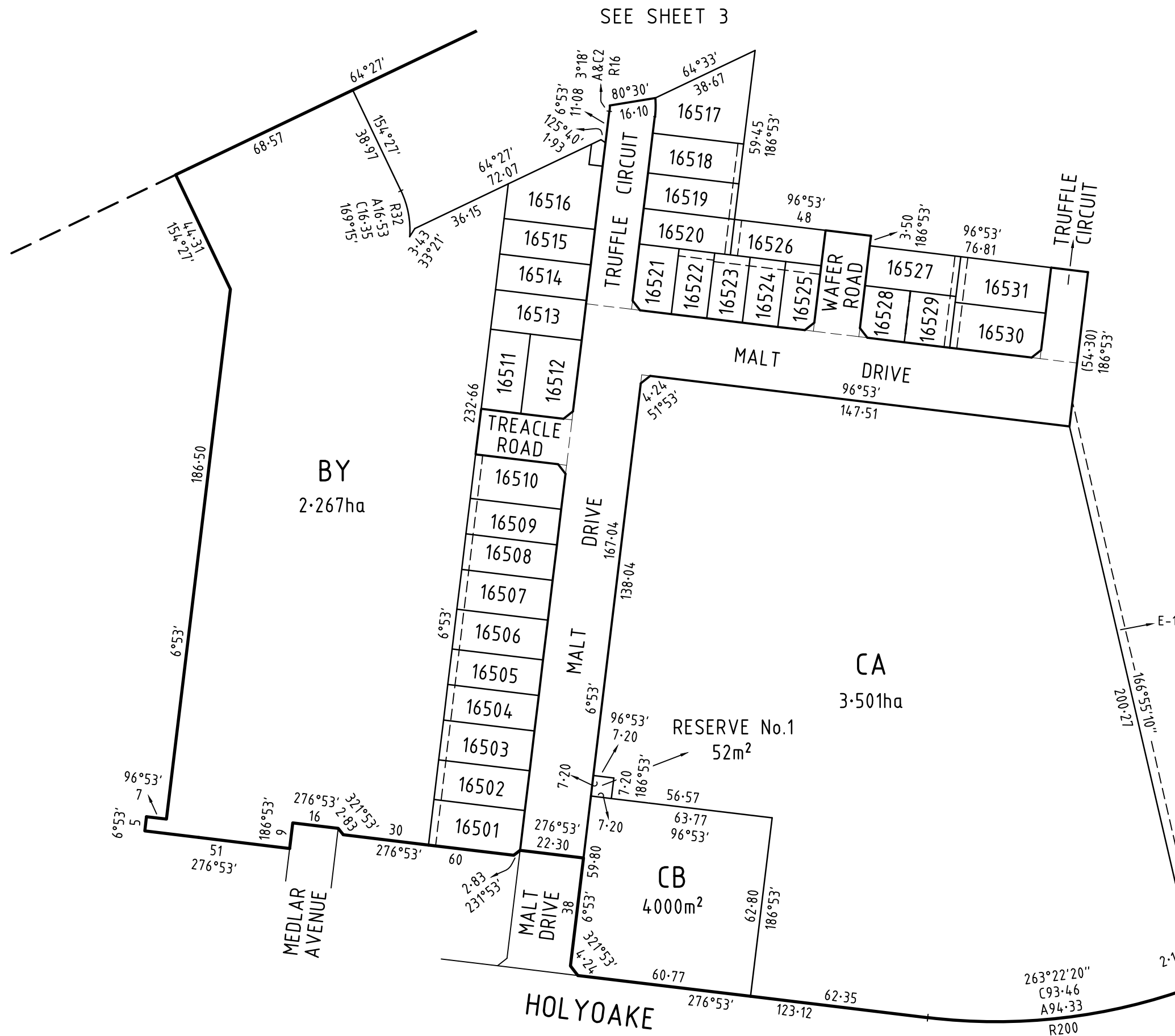


PLAN OF SUBDIVISION				EDITION 1		PS 814019Q	
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 27 (PT), 28 (PT) & 33 (PT) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT BQ ON PS810152K LOT BV ON PS 813989J POSTAL ADDRESS: BALLAN ROAD (at time of subdivision) WYNDHAM VALE, VIC. 3024 MGA94 CO-ORDINATES: E: 287 460 ZONE: 55 (of approx centre of land in plan) N: 5 806 330							
VESTING OF ROADS AND/OR RESERVES				Notations			
IDENTIFIER		COUNCIL/BODY/PERSON		This is a SPEAR plan. Lots 1 to 16500 and Lots A to BX (all inclusive) have been omitted from this plan.			
ROAD R-1 RESERVE Nos. 1 & 2		WYNDHAM CITY COUNCIL 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. -							
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	Sewerage	3	This Plan	City West Water Corporation			
E-2	Sewerage	2.50	This Plan	City West Water Corporation			
E-3	Drainage	2	This Plan	Wyndham City Council			
E-4	Drainage	3	This Plan	Wyndham City Council			
E-4	Sewerage	3	This Plan	City West Water Corporation			
E-5	Party Wall	0.12	This Plan	Relevant abutting lot			
MANOR LAKES ESTATE - STAGE 165 (31 LOTS)				AREA OF STAGE - 2.350ha			
 <div>469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>			SURVEYORS FILE REF: 304454SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
			Licensed Surveyor: James Patrick Gleeson Version: 4				





BZ
SEE SHEET 2



SEE SHEET 5

TRUFFLE
CIRCUIT

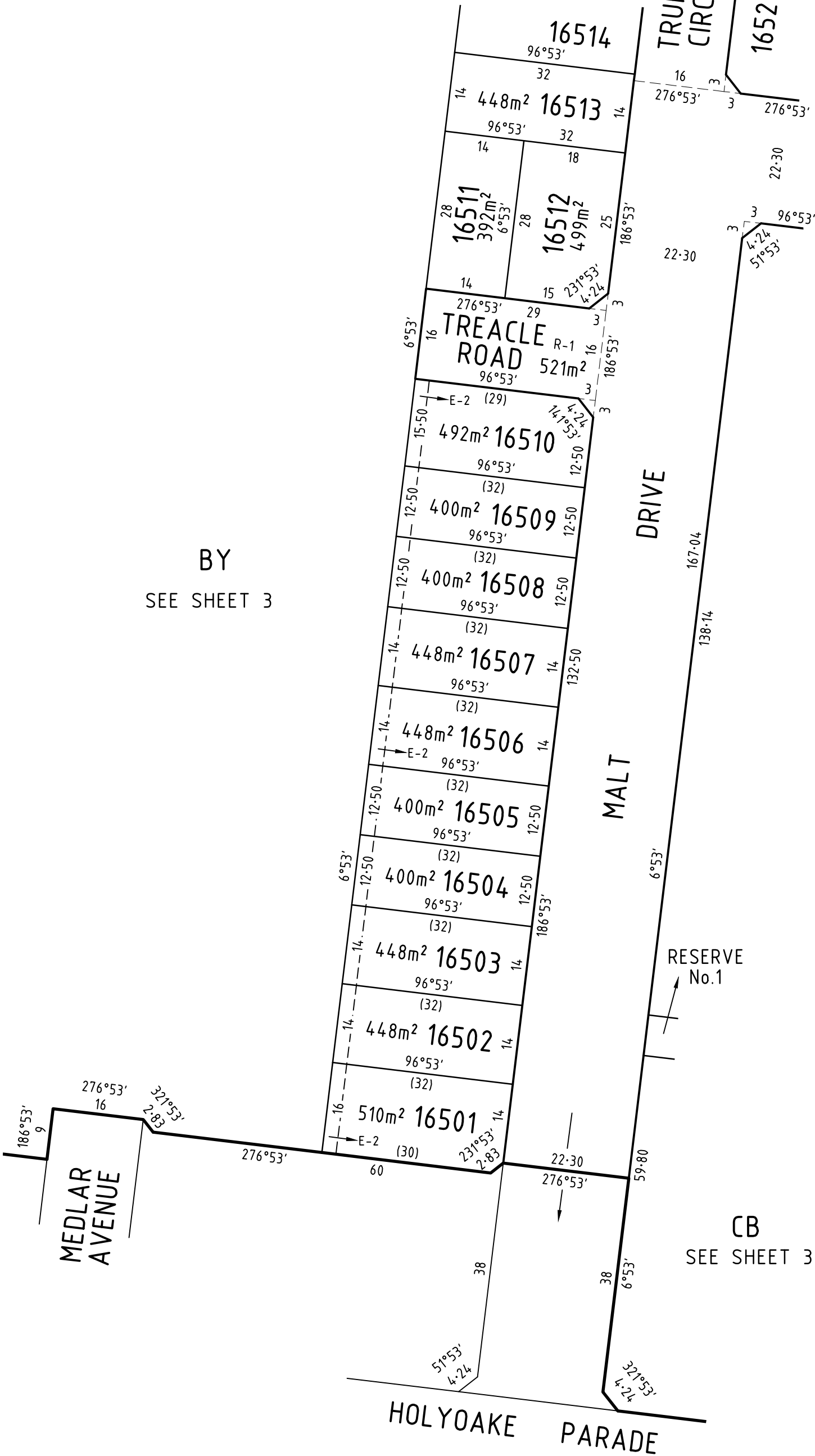
16521

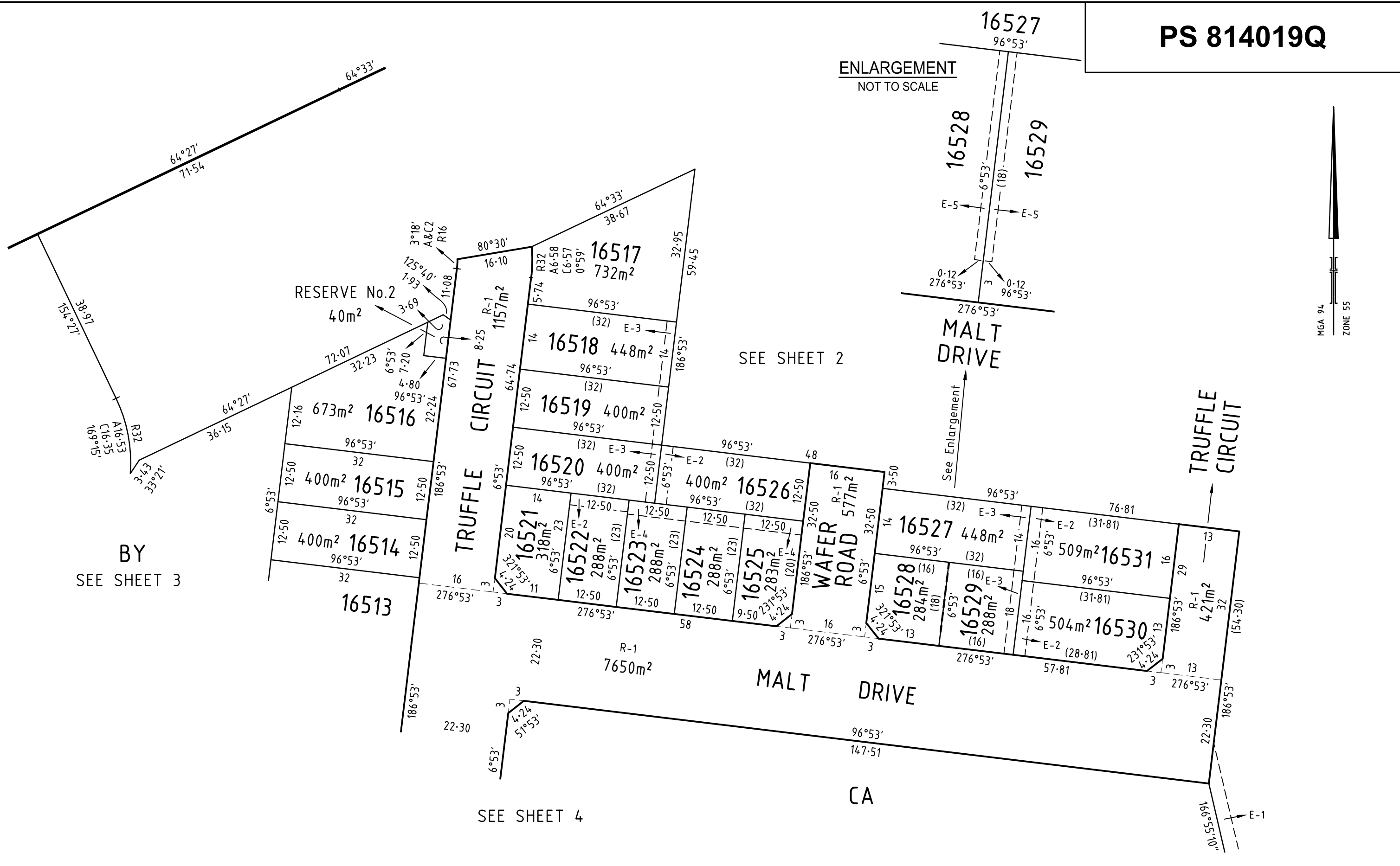


BY
SEE SHEET 3

CA
SEE SHEET 3

CB
SEE SHEET 3





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 16501 to 16531 (both inclusive) on this plan
Benefited Land: Lots 16501 to 16531 (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 Version 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 will 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 16501 to 16521, 16526, 16527, 16530, 16531 (all inclusive) on this plan
Benefited Land: Lots 16501 to 16521, 16526, 16527, 16530, 16531 (all inclusive) on this plan

Restriction:

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 and the building envelopes shown on sheets 7 & 8 on this plan.

Expiry Date:

This restriction will 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 16522 to 16525 (both inclusive), 16528 & 16529 on this plan
Land to be Burdened : Lots 16522 to 16525 (both inclusive), 16528 & 16529 on this plan

Lots 16522 to 16525 (both inclusive), 16528 & 16529 on this plan 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 6 and 7 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.

SEE SHEET 8

LEGEND

- Building Envelope

Corner Lot

Landmark Lot

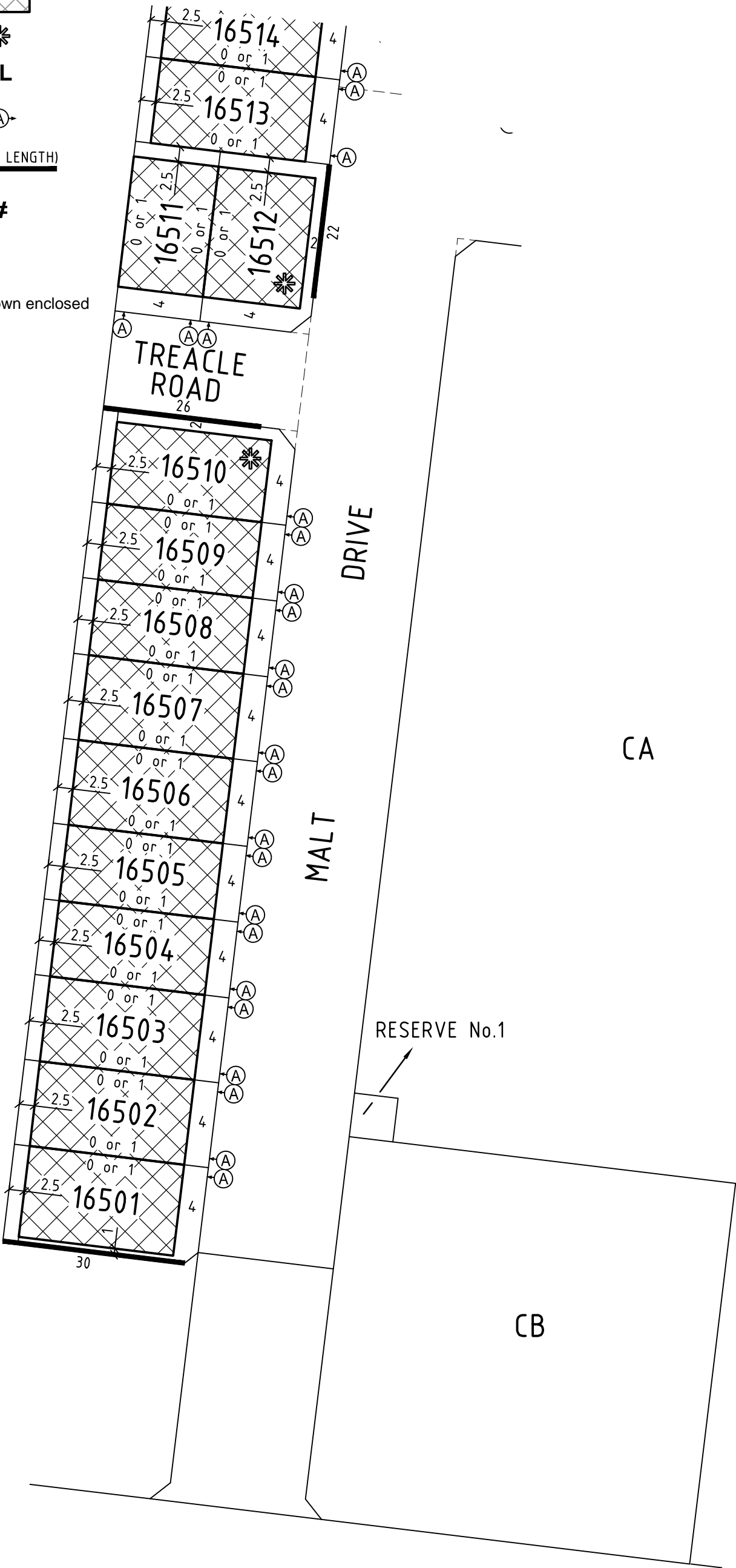
Side Boundary Profile
(See MCP for details)

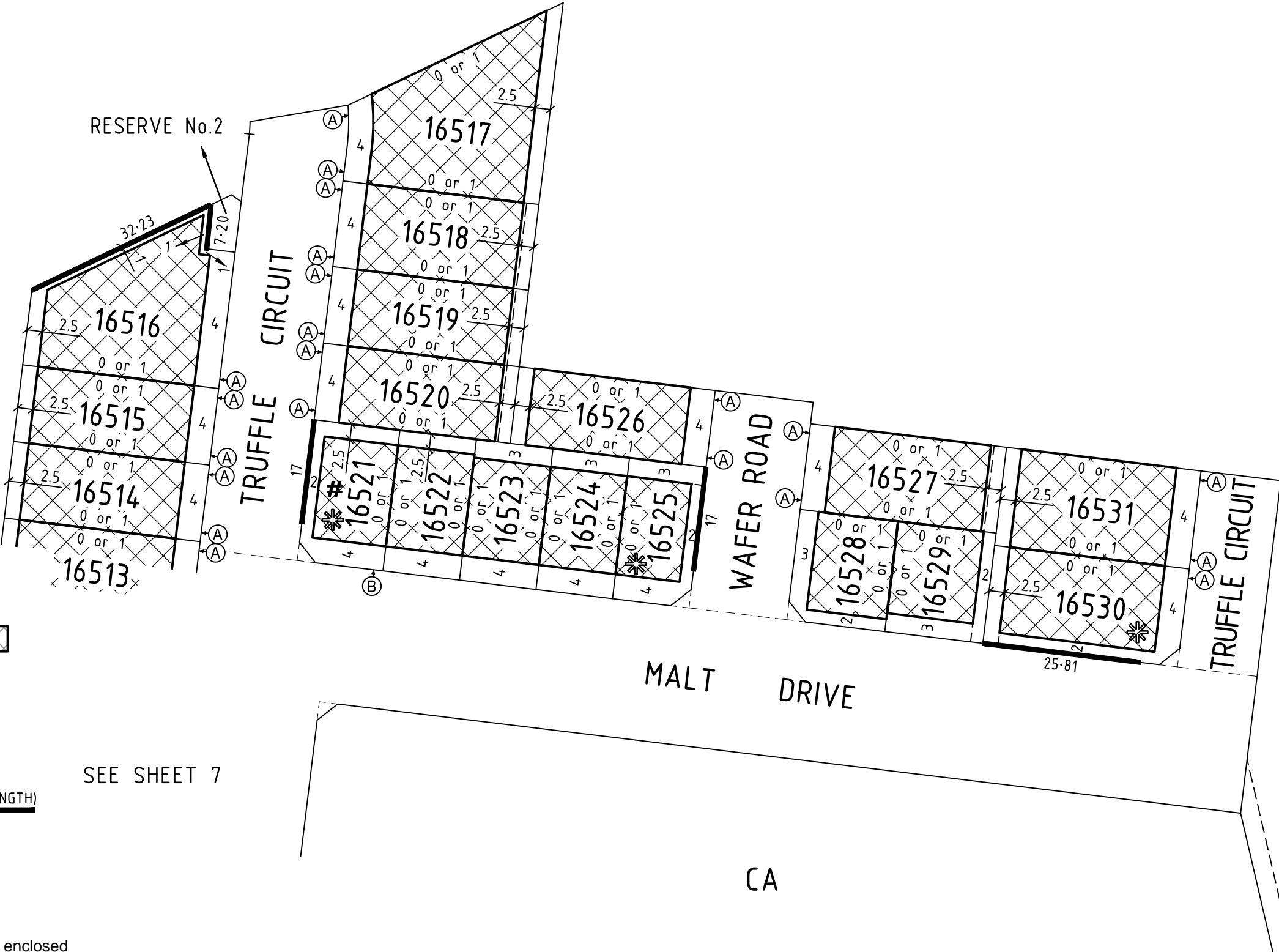
Feature Fence

Revised Height Restriction on Boundary
(See MCP for details)
-
- 25 (MAX. LENGTH)

BUILDING ENVELOPE DIAGRAM

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





LEGEND

- Building Envelope
- Corner Lot
- Landmark Lot
- Side Boundary Profile
(See MCP for details)
- Feature Fence
- Revised Height Restriction on Boundary
(See MCP for details)



25 (MAX. LENGTH)



SEE SHEET 7

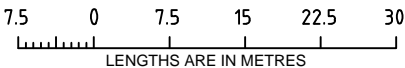
BUILDING ENVELOPE DIAGRAM

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



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PO Box 16084
Melbourne Vic 8007
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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 8

Licensed Surveyor: James Patrick Gleeson
Ref: 304454SV00
Version: 4