

# PLAN OF SUBDIVISION

## EDITION

## PS 827445Y

### LOCATION OF LAND

**PARISH:** WERRIBEE  
**TOWNSHIP:** -  
**SECTION:** 6, 7  
**CROWN ALLOTMENT:** 1A (PART), 1B (PART)  
**CROWN PORTION:** I (PART)  
**TITLE REFERENCE:** VOL: 12231 FOL: 333  
VOL FOL  
**LAST PLAN REFERENCE:** LOT C1 ON PS746082K  
LOT L ON PS810902R  
**POSTAL ADDRESS:** WOLLAHRA RISE  
(at time of subdivision) WYNDHAM VALE 3024  
**MGA 94 CO-ORDINATES:** E 291 300 ZONE: 55  
(approx. centre of land in plan) N 5 805 200

Council Name: Wyndham City Council

Council Reference Number: WYS4958/19  
Planning Permit Reference: WYP8061/14  
SPEAR Reference Number: S136331V

#### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 23/03/2021

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Mark Tenner for Wyndham City Council on 06/10/2021

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

#### IDENTIFIER

#### COUNCIL/BODY/PERSON

ROAD R1

WYNDHAM CITY COUNCIL

#### STAGING

~~THIS IS~~ IS NOT A STAGED SUBDIVISION  
PLANNING PERMIT NO. WYP8061/14

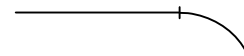
#### DEPTH LIMITATION

15.24m (FOR LAND IN CROWN ALLOTMENT 1B)

LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

AREA OF LAND SUBDIVIDED - 2.116ha

TANGENT POINTS ARE SHOWN THUS:



### OTHER PURPOSES OF PLAN

TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-3 ON PS746082K (NOW CONTAINED IN COMMUNAL ROAD ON THIS PLAN).  
TO REMOVE THAT PART OF SEWERAGE EASEMENT E-7 ON PS810902R NOW CONTAINED IN CORTLAND STREET ON THIS PLAN.  
TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-11 ON PS810902R (NOW CONTAINED IN COMMUNAL ROAD ON THIS PLAN).

### GROUND FOR REMOVAL

AGREEMENT BY ALL INTERESTED PARTIES.

THOSE CARRIAGEWAY EASEMENTS E-2 AND E-11 ON PS810902R NO LONGER AFFECT VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.

### EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	WYNDHAM CITY COUNCIL

### WOLLAHRA RISE - 7

### 29 LOTS

Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400  
www.veris.com.au



DEVELOP WITH CONFIDENCE™ Formerly **Bosco Jonson**

LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 02/07/21

REFERENCE 327654-ST07

VERSION D

DRAWING 327654-ST07-AD

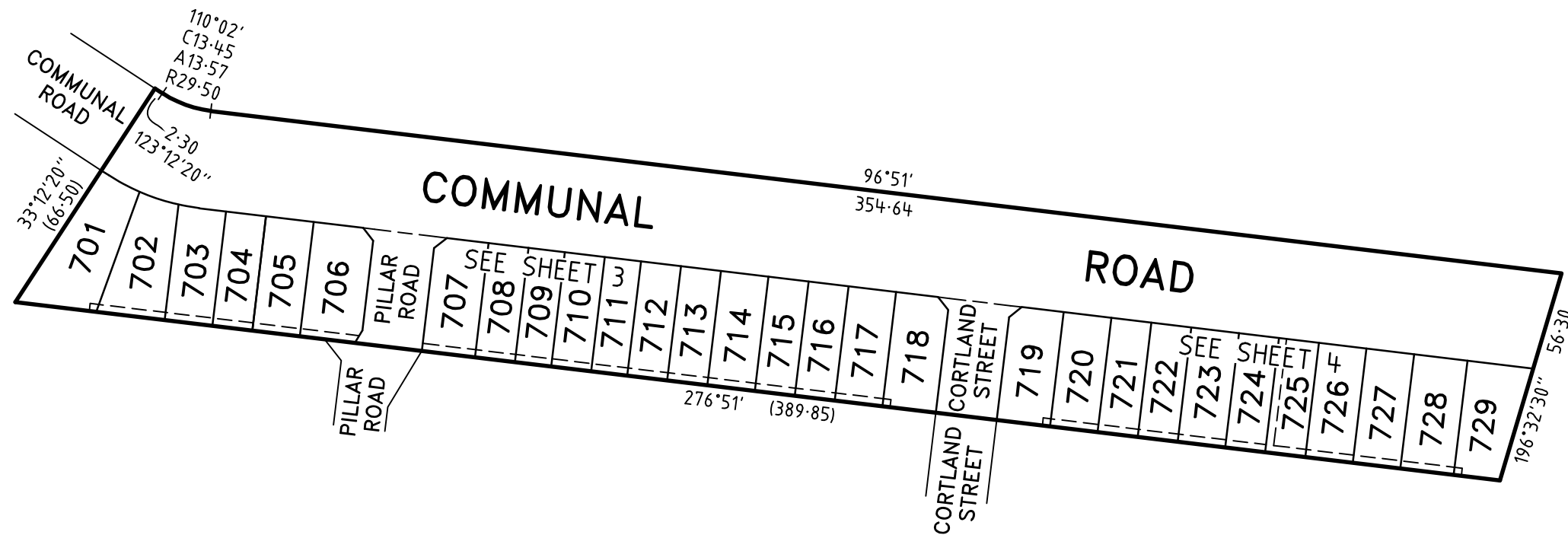
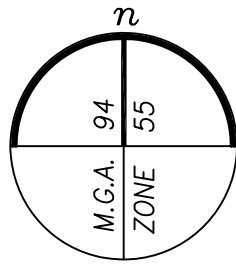
ORIGINAL SHEET SIZE A3

SHEET 1 OF 5 SHEETS

Digitally signed by: Stephen Bodey, Licensed Surveyor,  
Surveyor's Plan Version (D),  
02/07/2021, SPEAR Ref: S136331V

# PLAN OF SUBDIVISION

PS 827445Y



Level 3, 1 Southbank Boulevard  
 Southbank, Victoria 3006  
 03) 7019 8400  
 www.veris.com.au  
 Formerly  
**Bosco Jonson**

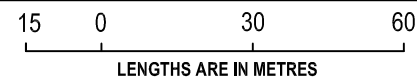


## WOLLAHRA RISE - 7

LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 02/07/21  
 VERSION D

REFERENCE 327654-ST07  
 DRAWING 327654-ST07-AD



SCALE  
 1:1500

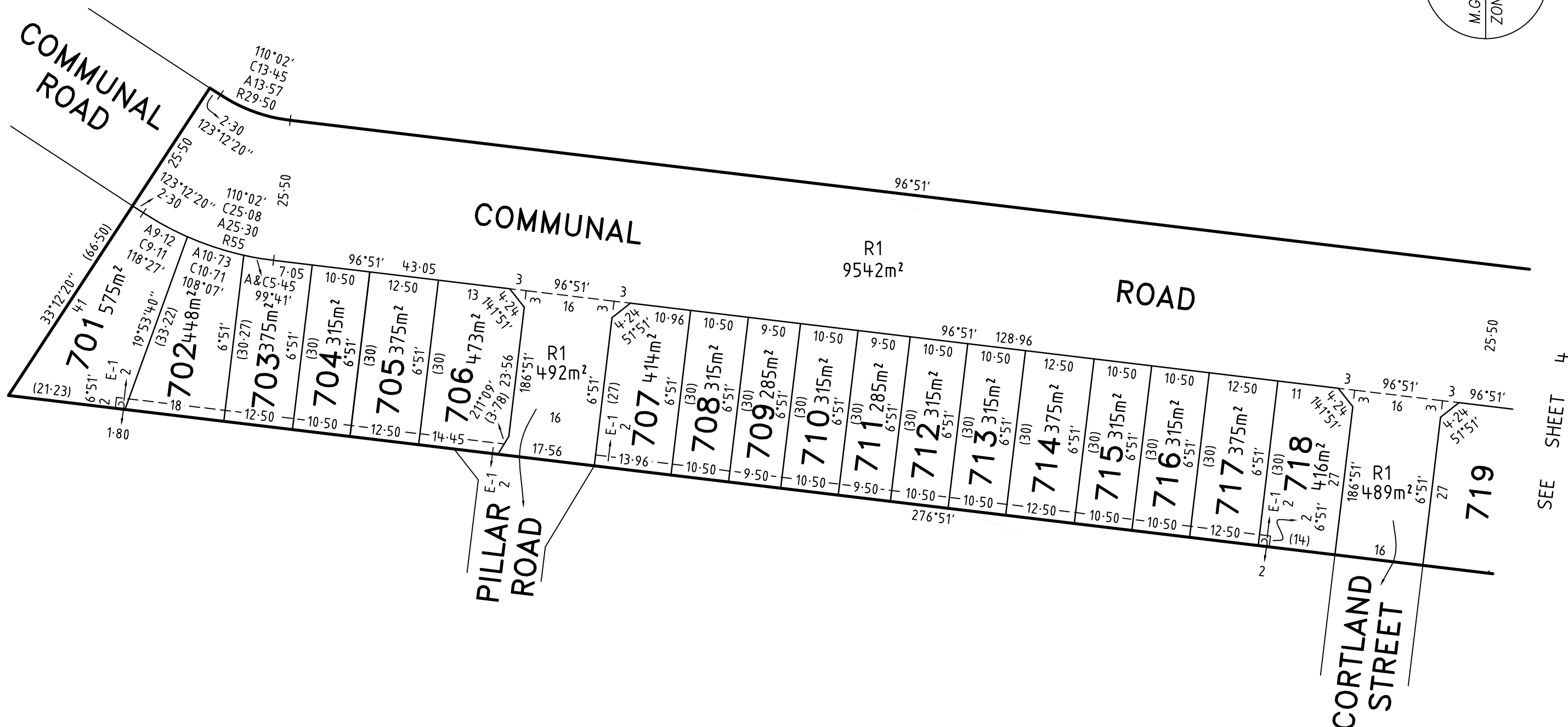
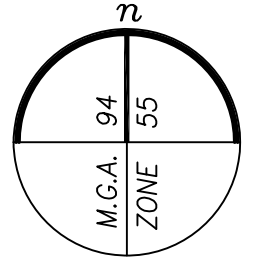
ORIGINAL SHEET SIZE A3  
 SHEET 2

Digitally signed by: Stephen Bodey, Licensed Surveyor,  
 Surveyor's Plan Version (D),  
 02/07/2021, SPEAR Ref: S136331V

Digitally signed by:  
 Wyndham City Council,  
 06/10/2021,  
 SPEAR Ref: S136331V

# PLAN OF SUBDIVISION

PS 827445Y



SEE SHEET 4

Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400

DEVELOP WITH CONFIDENCE™  
www.veris.com.au  
Formerly **Bosco Jonson**



**WOLLAHRA RISE - 7**

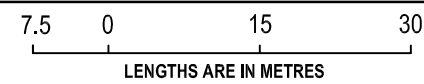
LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 02/07/21

VERSION D

REFERENCE 327654-ST07

DRAWING 327654-ST07-AD



SCALE  
1:750

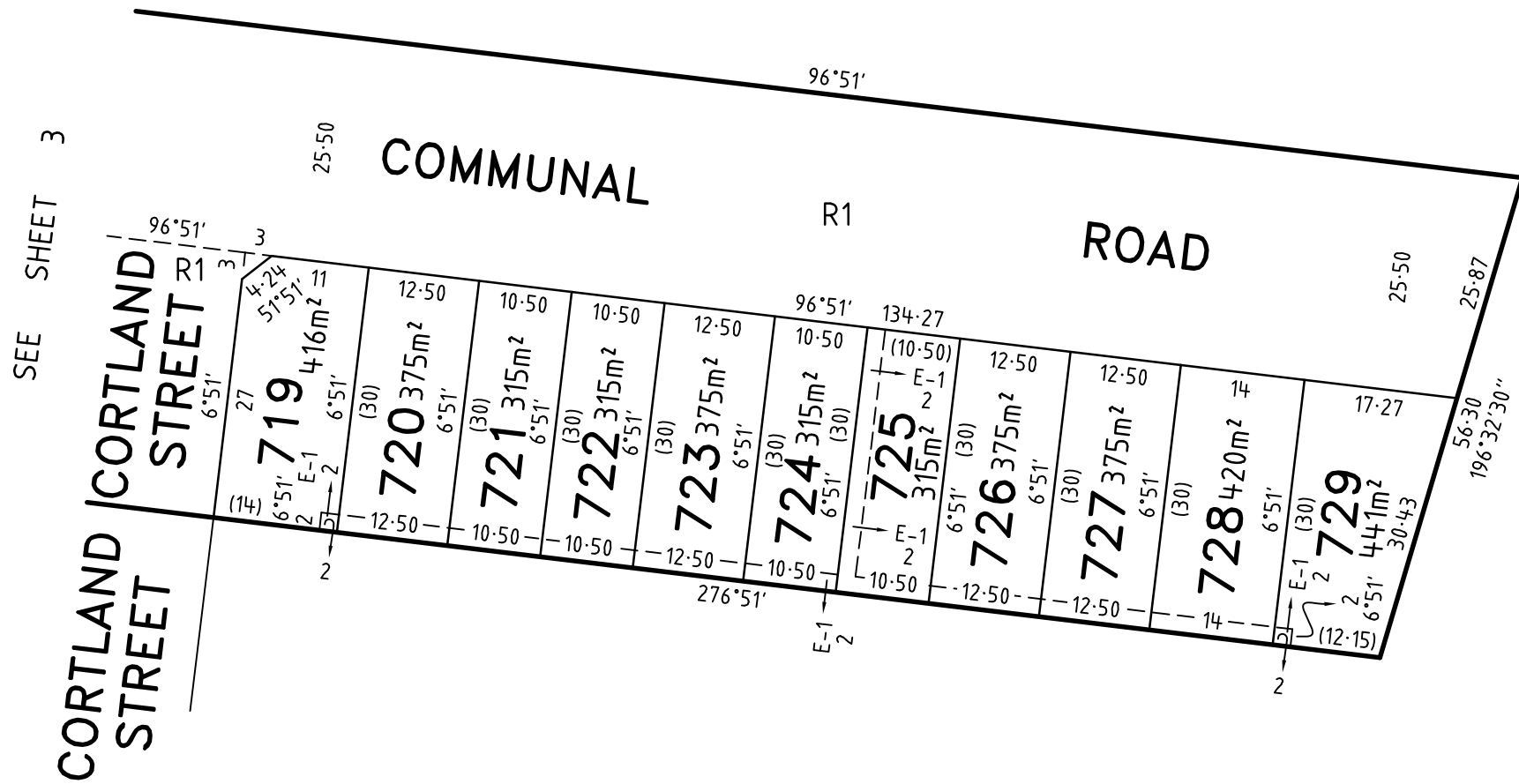
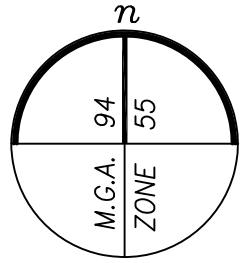
ORIGINAL SHEET SIZE A3  
SHEET 3

Digitally signed by: Stephen Bodey, Licensed Surveyor,  
Surveyor's Plan Version (D),  
02/07/2021, SPEAR Ref: S136331V

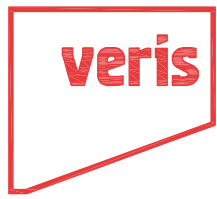
Digitally signed by:  
Wyndham City Council,  
06/10/2021,  
SPEAR Ref: S136331V

# PLAN OF SUBDIVISION

PS 827445Y



Level 3, 1 Southbank Boulevard  
 Southbank, Victoria 3006  
 03) 7019 8400  
 www.veris.com.au  
 Formerly  
**Bosco Jonson**

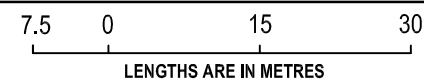


**WOLLAHRA RISE - 7**

LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 02/07/21  
 VERSION D

REFERENCE 327654-ST07  
 DRAWING 327654-ST07-AD



SCALE  
 1:750

ORIGINAL SHEET SIZE A3  
 SHEET 4

Digitally signed by: Stephen Bodey, Licensed Surveyor,  
 Surveyor's Plan Version (D),  
 02/07/2021, SPEAR Ref: S136331V

Digitally signed by:  
 Wyndham City Council,  
 06/10/2021,  
 SPEAR Ref: S136331V

# PLAN OF SUBDIVISION

# PS 827445Y

## 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.

TABLE OF LAND BURDENED AND LAND BENEFITED:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
706	705
707	708
718	717
719	720

## RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED BOUNDARY FENCING WHICH IS GREATER THAN 1.20m IN HEIGHT FORWARD OF THE FRONT WALL OF THE DWELLING UNLESS OTHERWISE APPROVED BY THE RESPONSIBLE AUTHORITY.

EXPIRY DATE: 01/07/2030.

## 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.

TABLE OF LAND BURDENED AND LAND BENEFITED:

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
709	708, 710
711	710, 712

## RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH LOT TYPE 'A' OF THE SMALL LOT HOUSING CODE UNLESS A SPECIFIC PLANNING PERMIT FOR THE SAID DWELLING HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.

EXPIRY DATE: 01/07/2030.

## WOLLAHRA RISE - 7

Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400

DEVELOP WITH CONFIDENCE™  
www.veris.com.au  
Formerly **Bosco Jonson**



LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE



DATE 02/07/21

REFERENCE 327654-ST07

ORIGINAL SHEET SIZE A3

VERSION D

DRAWING 327654-ST07-AD

SHEET 5

Digitally signed by: Stephen Bodey, Licensed Surveyor,  
Surveyor's Plan Version (D),  
02/07/2021, SPEAR Ref: S136331V

Digitally signed by:  
Wyndham City Council,  
06/10/2021,  
SPEAR Ref: S136331V