

PLAN OF SUBDIVISION

EDITION

PS 900056E

LOCATION OF LAND

PARISH: WERRIBEE
 TOWNSHIP: -
 SECTION: 6
 CROWN ALLOTMENT: -
 CROWN PORTION: 1A (PART) AND 1B (PART)

PARISH: WERRIBEE
 TOWNSHIP: -
 SECTION: 9
 CROWN ALLOTMENT: -
 CROWN PORTION: A (PART) AND B (PART)

TITLE REFERENCE: VOL 9464 FOL 466

LAST PLAN REFERENCE: LOT 13 ON LP131455

POSTAL ADDRESS: 91 WOLLAHRA RISE
 (at time of subdivision) WYNDHAM VALE 3024

MGA 94 CO-ORDINATES: E 291 000 ZONE: 55
 (approx. centre of land in plan) N 5 805 800

Council Name: Wyndham City Council
 SPEAR Reference Number: S182884E

VESTING OF ROADS AND/OR RESERVES

NOTATIONS


IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1	WYNDHAM CITY COUNCIL	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. WYP9156/16
		DEPTH LIMITATION 15.24 (FOR LAND IN CROWN ALLOTMENT 1B)

LOTS 1 TO 100 (BOTH INCLUSIVE) AND LOT B HAVE BEEN OMITTED FROM THIS PLAN.
 AREA OF LAND SUBDIVIDED (EXCLUDING LOT AA) - 2.517ha

EASEMENT INFORMATION

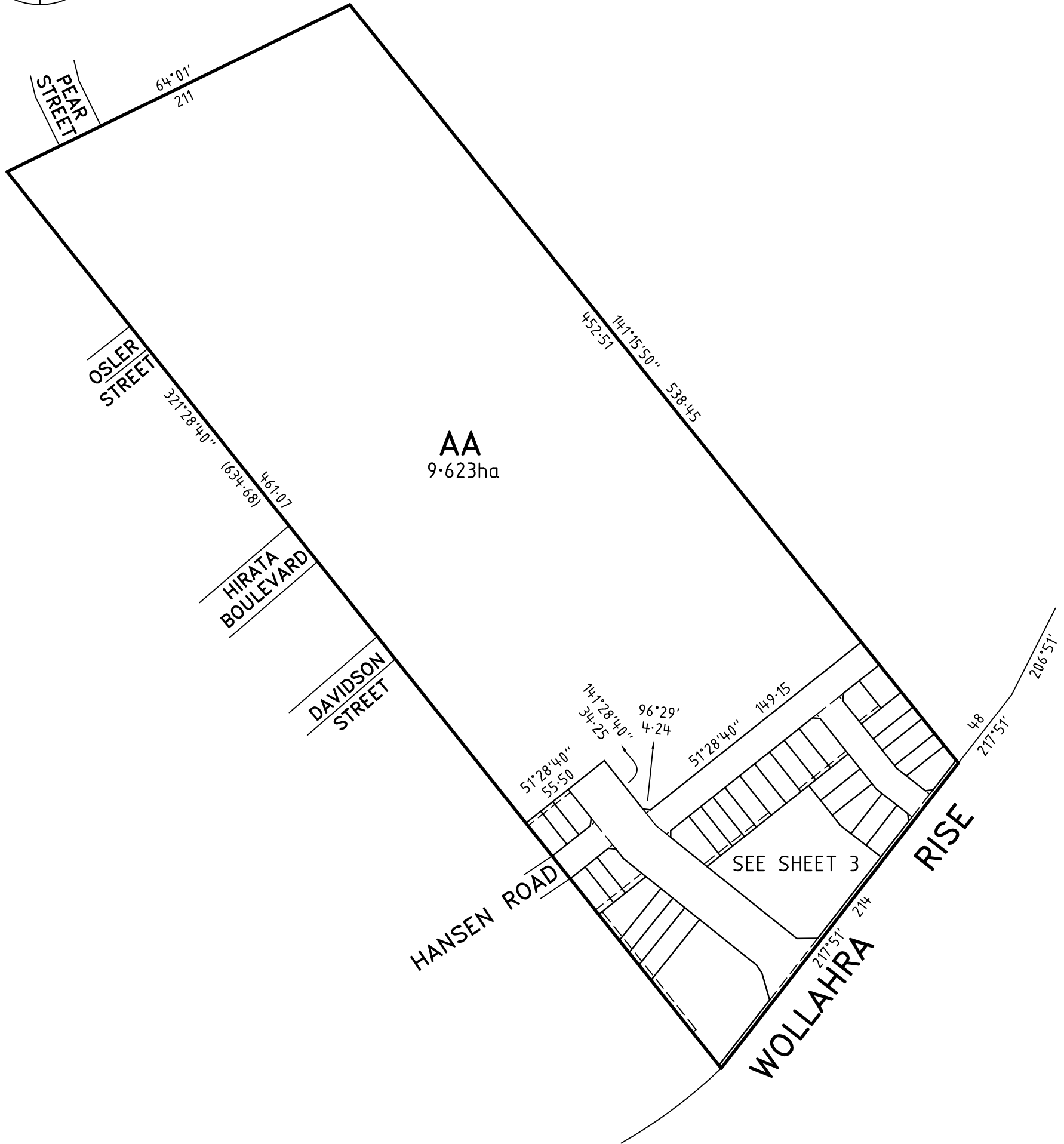
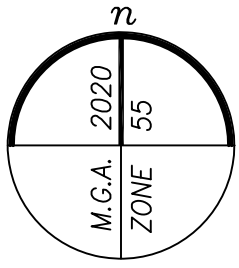
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION

WOLLAHRA RISE (LOT 13) - 1		LICENSED SURVEYOR STEPHEN BODEY	
32 LOTS, 2 SUPERLOTS AND BALANCE LOT AA		DATE 29/09/21	REFERENCE 327652-ST01
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au		VERSION A	DRAWING 327652-ST01-AA
DEVELOP WITH CONFIDENCE™  Formerly Bosco Jonson		Digitally signed by: Stephen Bodey, Licensed Surveyor, Surveyor's Plan Version (A), 30/09/2021, SPEAR Ref: S182884E	
		ORIGINAL SHEET SIZE A3 SHEET 1 OF 4 SHEETS	

PLAN OF SUBDIVISION

PS 900056E



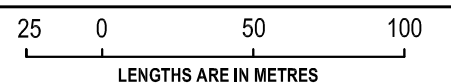
WOLLAHRA RISE (LOT 13) - 1

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



LICENSED SURVEYOR **STEPHEN BODEY**

SCALE
1:2500



DATE 29/09/21
 VERSION A

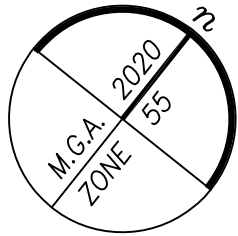
REFERENCE 327652-ST01
 DRAWING 327652-ST01-AA

ORIGINAL SHEET SIZE A3
 SHEET 2

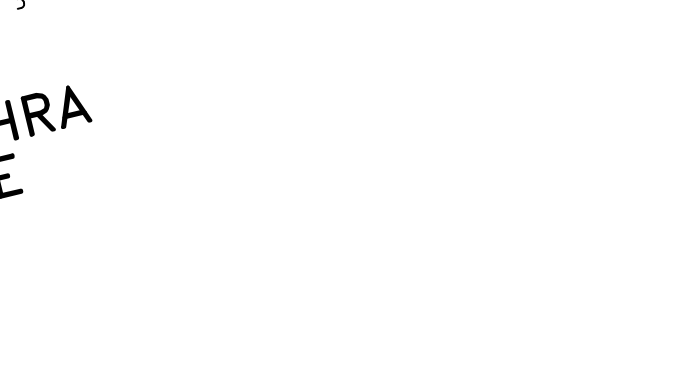
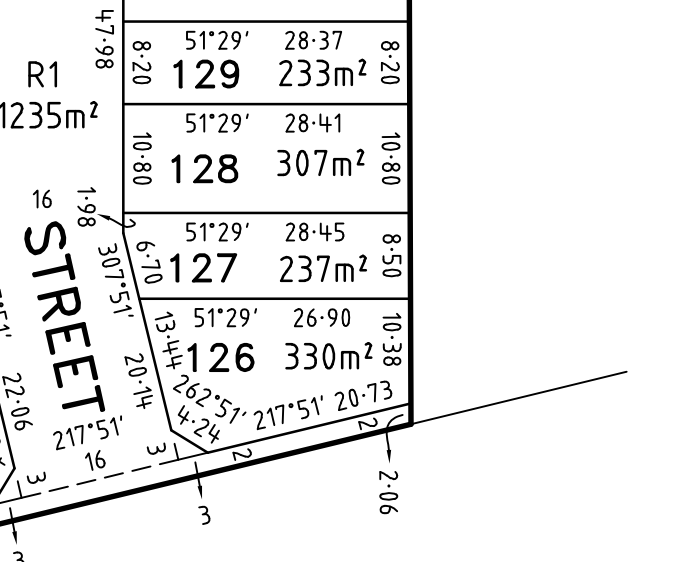
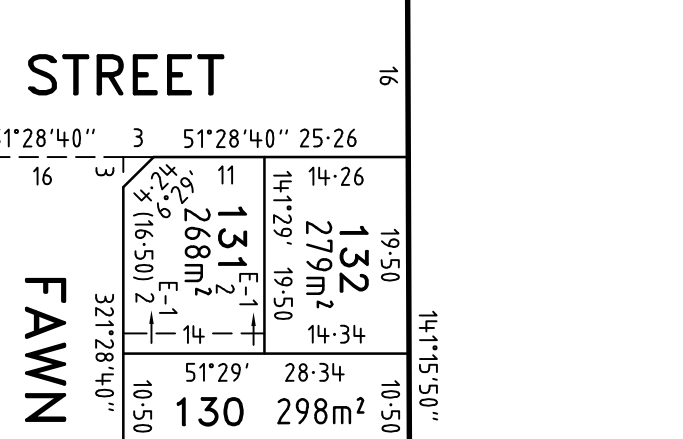
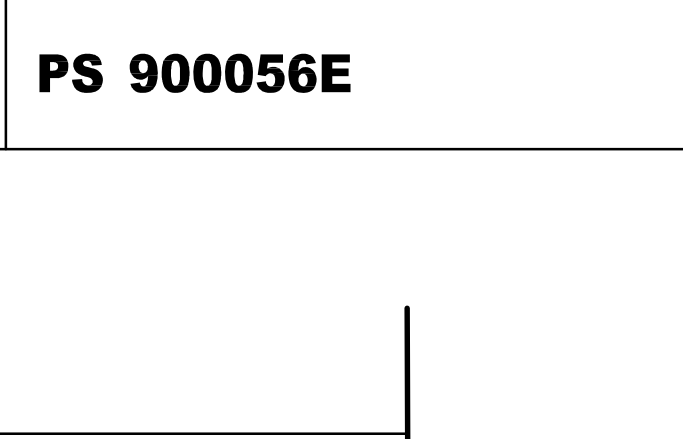
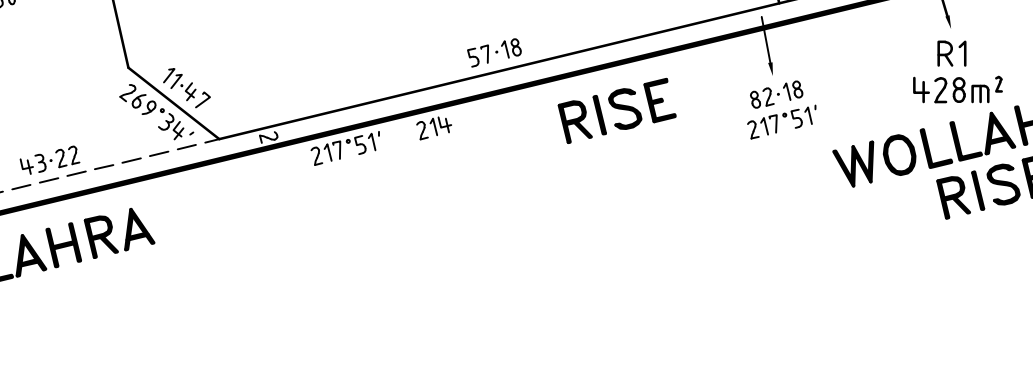
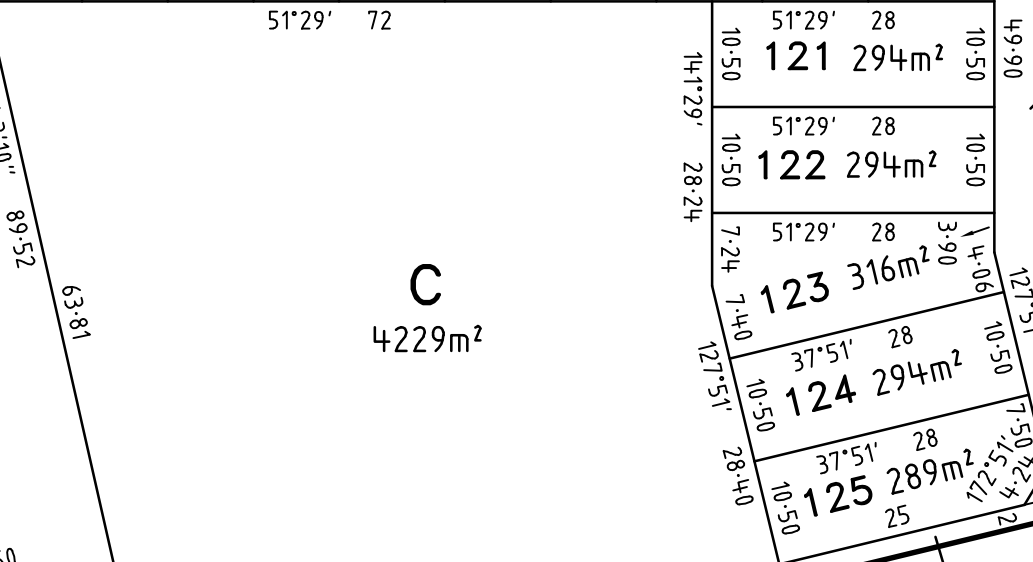
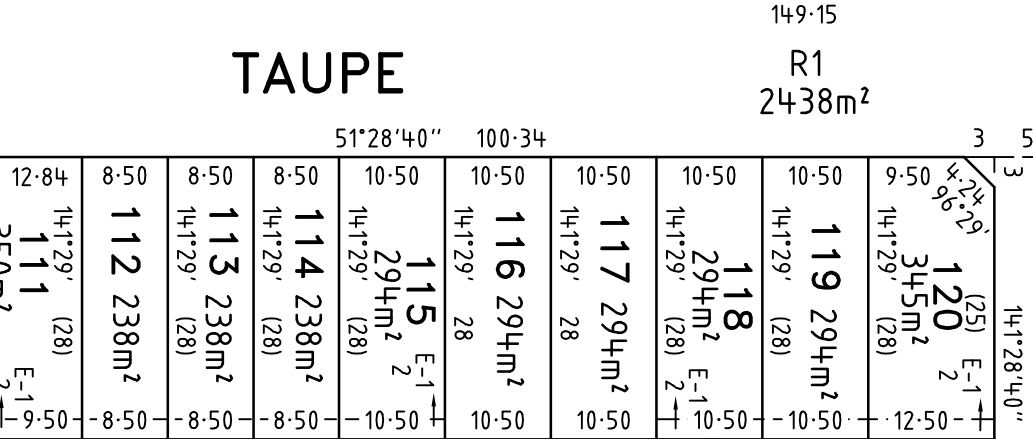
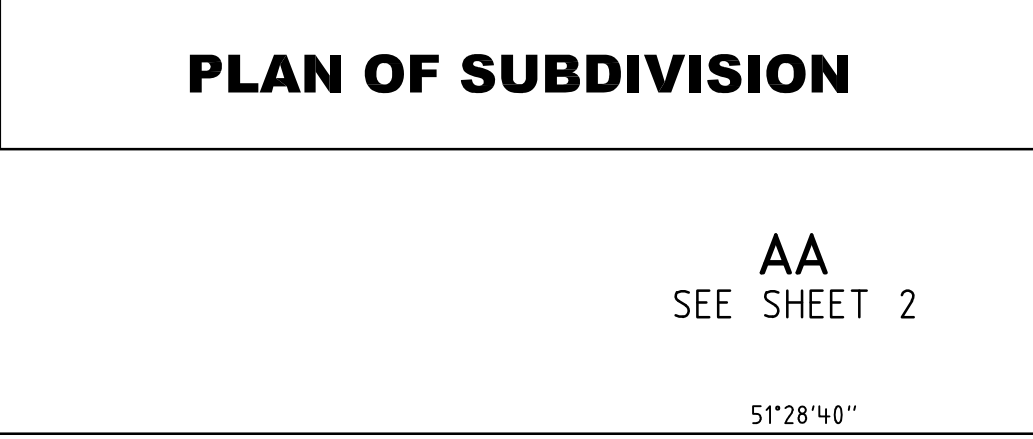
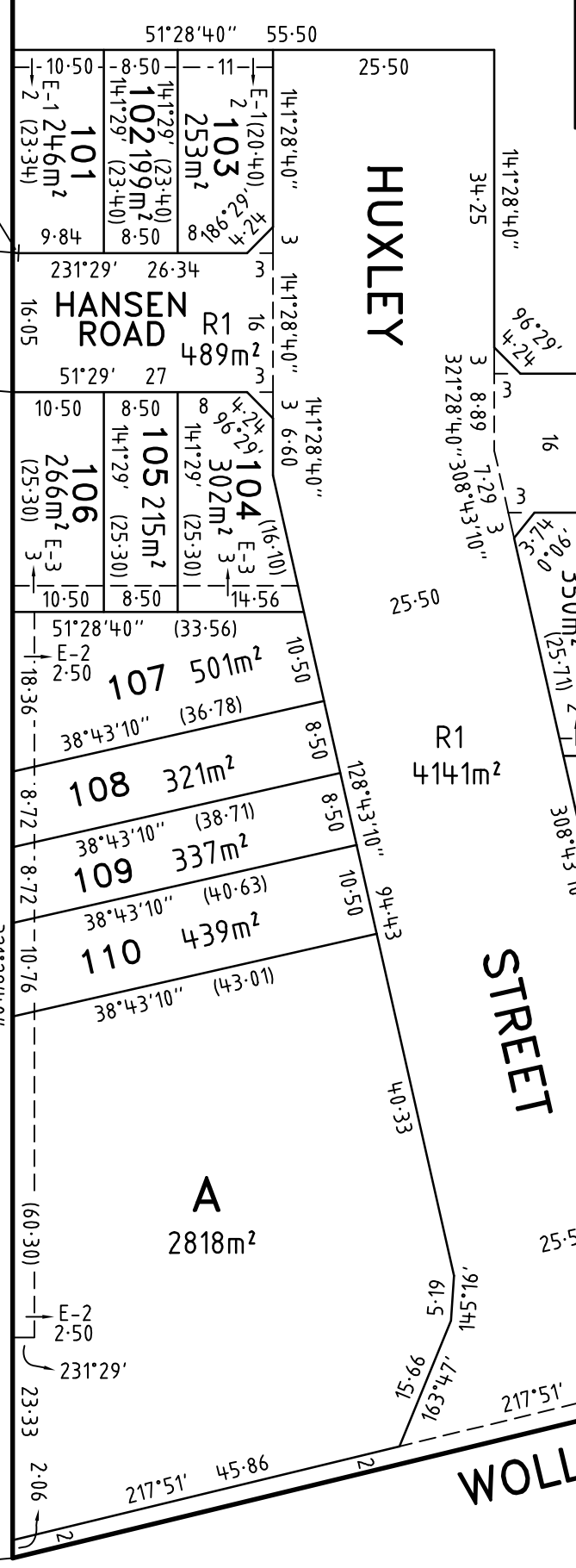
Digitally signed by: Stephen Bodey, Licensed Surveyor,
 Surveyor's Plan Version (A),
 30/09/2021, SPEAR Ref: S182884E

PLAN OF SUBDIVISION

PS 900056E



HANSEN ROAD



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



WOLLAHRA RISE (LOT 13) - 1
LICENSED SURVEYOR STEPHEN BODEY
 DATE 29/09/21 REFERENCE 327652-ST01
 VERSION A DRAWING 327652-ST01-AA

7.5 0 15 30
 LENGTHS ARE IN METRES
 Digitally signed by: Stephen Bodey, Licensed Surveyor,
 Surveyor's Plan Version (A),
 30/09/2021, SPEAR Ref: S182884E

SCALE 1:750 ORIGINAL SHEET SIZE A3
 SHEET 3

PLAN OF SUBDIVISION

PS 900056E

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
103	102
104	105, 107
111	112
120	119, 121
125	124
126	127
131	130, 132

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: 01/07/2031.

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	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
101	102	119	118, 120, 121
102	101, 103	121	118, 119, 120, 122
103	102	122	121, 123
105	104, 106, 107	124	123, 125
106	105, 107	125	124
112	111, 113	127	126, 128
113	112, 114	129	128, 130
114	113, 115	130	129, 131, 132
115	114, 116	131	130, 132
116	115, 117	132	130, 131
117	116, 118		
118	117, 119, 121		

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:01/07/2031.

WOLLAHRA RISE (LOT 13) - 1

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

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



LICENSED SURVEYOR **STEPHEN BODEY**

DATE 29/09/21
VERSION A

REFERENCE 327652-ST01
DRAWING 327652-ST01-AA

Digitally signed by: Stephen Bodey, Licensed Surveyor,
Surveyor's Plan Version (A),
30/09/2021, SPEAR Ref: S182884E

SCALE



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4