
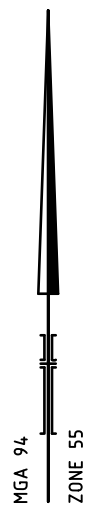
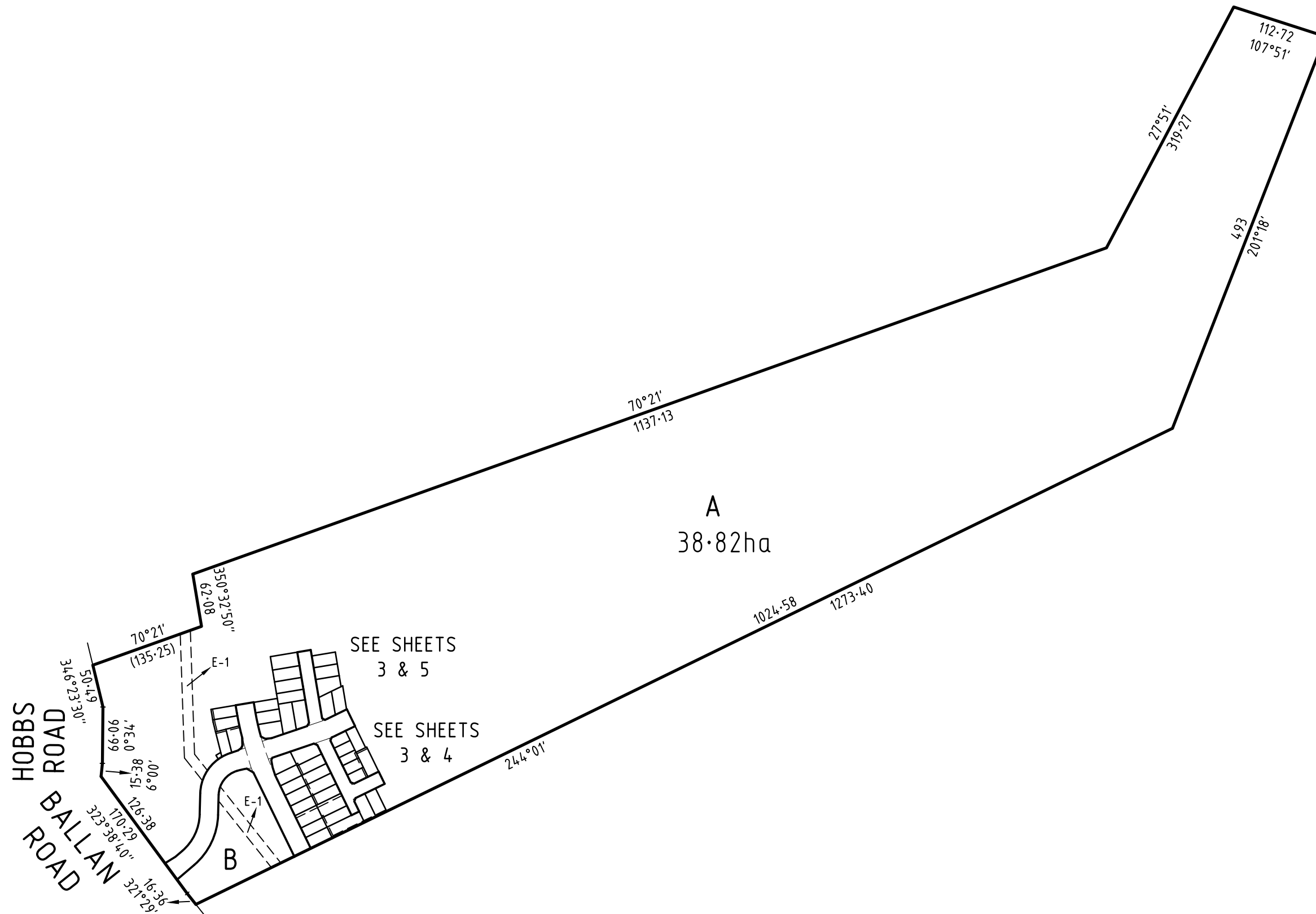
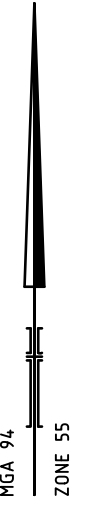
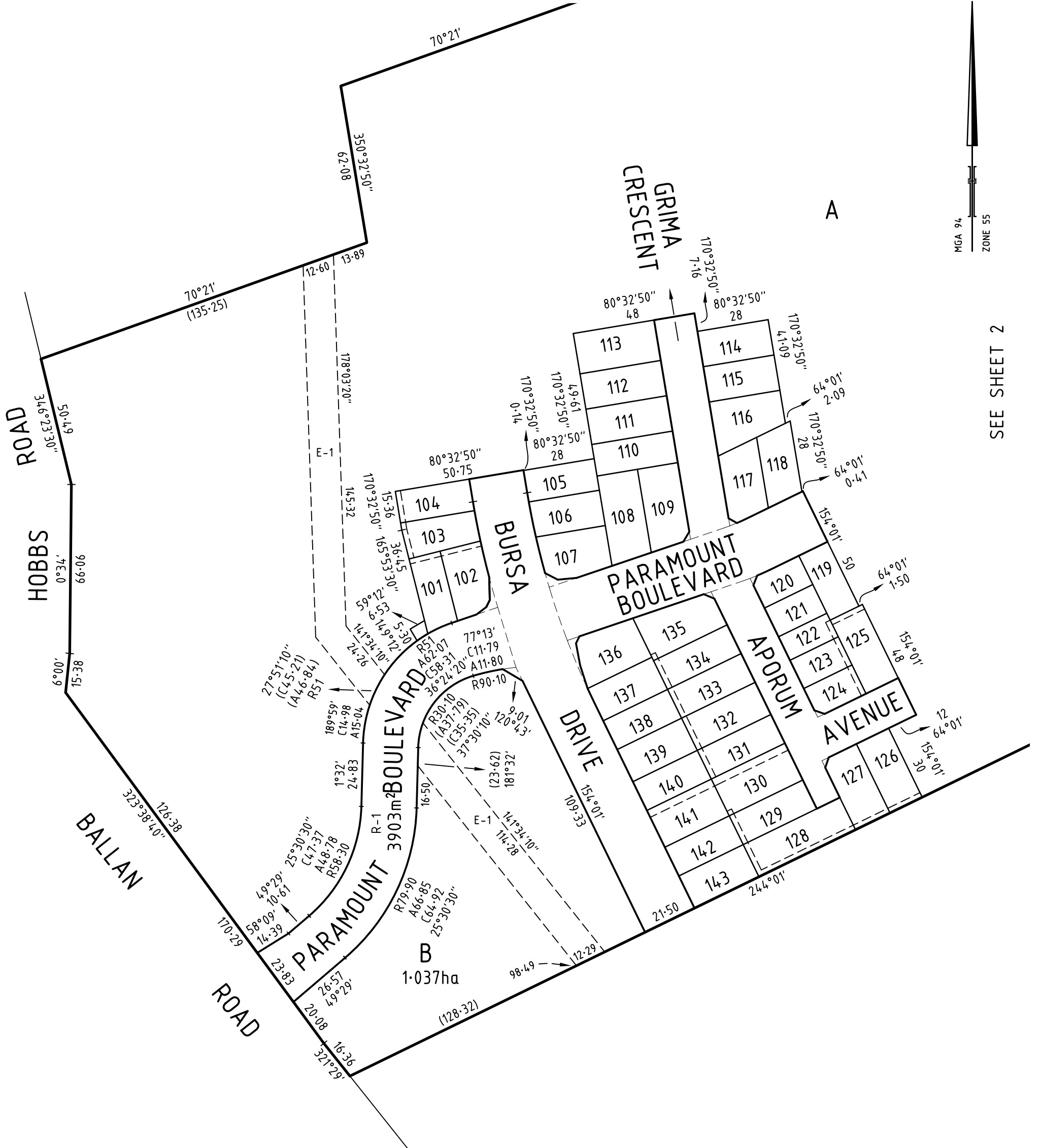


PLAN OF SUBDIVISION			EDITION 1	PS 732558N
LOCATION OF LAND PARISH: Werribee SECTION: 6 CROWN ALLOTMENT: 1A(Part) & 1B(Part) SECTION: 9 CROWN PORTION: A(Part) & B(Part) TITLE REFERENCE: C/T VOL 11499 FOL 769 LAST PLAN REFERENCE: Lot A on PS 612204W POSTAL ADDRESS: 12 Hobbs Road (at time of subdivision) Wyndham Vale, 3024 MGA CO-ORDINATES: E: 290 350 ZONE: 55 (of approx centre of land N: 5 806 630 GDA 94 in plan)				
VESTING OF ROADS AND/OR RESERVES			Notations	
IDENTIFIER	COUNCIL/BODY/PERSON		To remove by agreement that part of Easement E-1 (Powerline) created in PS612204W that is within Paramount Boulevard in this plan via section 6(1)(k) of the Subdivision Act 1988	
ROAD R-1 RESERVE No.1	Wyndham City Council Powercor Australia Limited			
NOTATIONS				
DEPTH LIMITATION: 15.24m below the surface for the land in Crown Allotment 1B				
SURVEY: This plan is based on survey in PS612204W STAGING: This is not a staged subdivision Planning Permit No. WYP7869/14 This survey has been connected to permanent marks No(s). 6 and WERRIBEE NORTH TWR MAST 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	Powerline	12	PS 612204W (Section 88 - Electricity Industry Act 2000)	Powercor Australia Limited
E-2	Drainage	2	This Plan	Wyndham City Council
E-3	Sewerage	3	This Plan	City West Water Corporation
E-3	Drainage	3	This Plan	Wyndham City Council
E-4	Sewerage	2	This Plan	City West Water Corporation
WYNBROOK ESTATE - STAGE 1 (43 LOTS)			AREA OF STAGE - 3.121ha	
 Innovation in Infrastructure 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 301271SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Keith Robert Jones VERSION 13		SHEET 1 OF 6



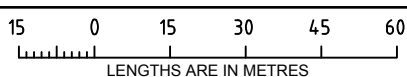


SEE SHEET 2



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Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE
1: 1500

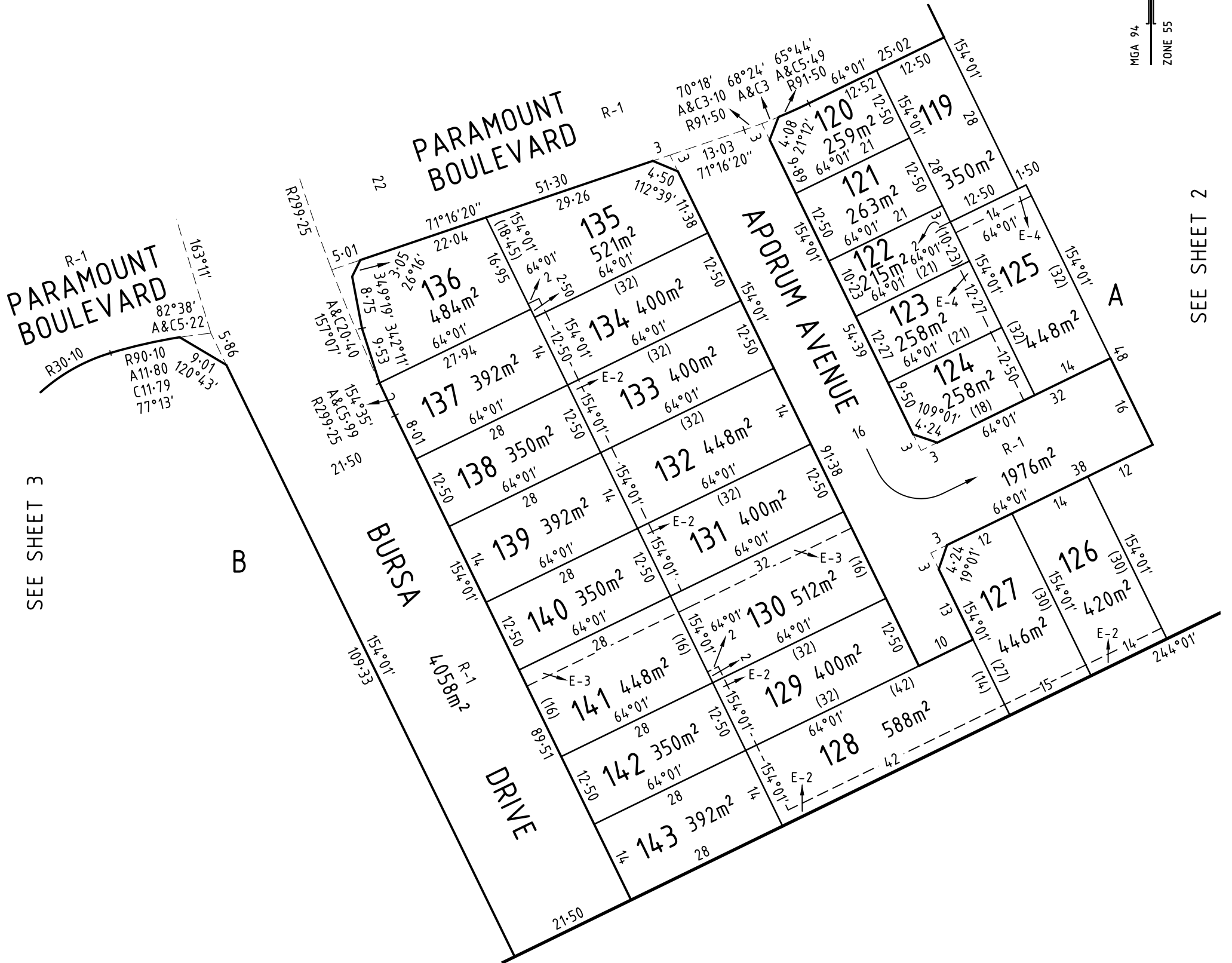
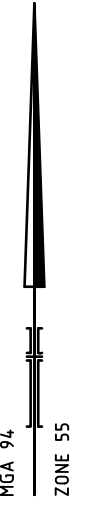


ORIGINAL SHEET
SIZE: A3

SHEET 3 OF 6

Licensed Surveyor: Keith Robert Jones
Ref: 301271SV00
Version: 13

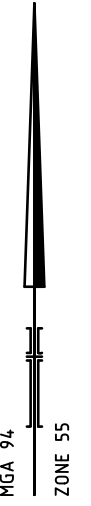
SEE SHEET 5



SEE SHEET 3

SEE SHEET 2

SEE SHEET 2



A

A

SEE SHEET 3

B

SEE SHEET 4

CREATION OF RESTRICTION No. 1

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

For the purposes of this restriction:
 a) A dwelling means a house

Land to Benefit: Lots 101 to 143 (both inclusive) on this plan

Land to be Burdened: Lots 101 to 143 (both inclusive) on this plan

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 or permit to be constructed more than one dwelling on any burdened lot.
2. Subdivide or allow to be subdivided any burdened lot on this plan.
3. Construct any dwelling or commercial building unless that dwelling or commercial building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.

This Restriction shall expire eight 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:

Table of Land Burdened and Land Benefited:

Burdened Lot	Benefited Lots
120	119, 121
121	119, 120, 122
122	119, 121, 123, 125
123	122, 124, 125
124	123, 125

Lots 120 to 124 (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 any building on any burdened lot unless that building conforms to the Small Lot Housing Code incorporated under the Wyndham Planning Scheme

This restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.