

# PLAN OF SUBDIVISION

EDITION 1

**PS 739578T**

## LOCATION OF LAND

PARISH: Werribee

SECTION: 6

CROWN ALLOTMENT: 1A (Part) &amp; 1B (Part)

SECTION: 9

CROWN PORTION: A (Part) &amp; B (Part)

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

LAST PLAN REFERENCE: Lot D on PS732559L

POSTAL ADDRESS: 12 Hobbs Road

(at time of subdivision) Wyndam Vale, VIC 3024

MGA CO-ORDINATES: E: 290 105

ZONE: 55

(of approx centre of land  
in plan)

N: 5 806 120

GDA 94

## VESTING OF ROADS AND/OR RESERVES

## Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	Wyndham City Council

Lots 1 to 300 and Lots A to D (all inclusive)  
have been omitted from this plan

## NOTATIONS

DEPTH LIMITATION 15.24 metres below the surface for the land in CA 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 & 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	Sewerage	2	This Plan	City West Water Corporation
E-2	Drainage	2	This Plan	Wyndham City Council

WYNBROOK ESTATE - STAGE 3 (34 LOTS)

AREA OF STAGE - 1.945ha

469 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

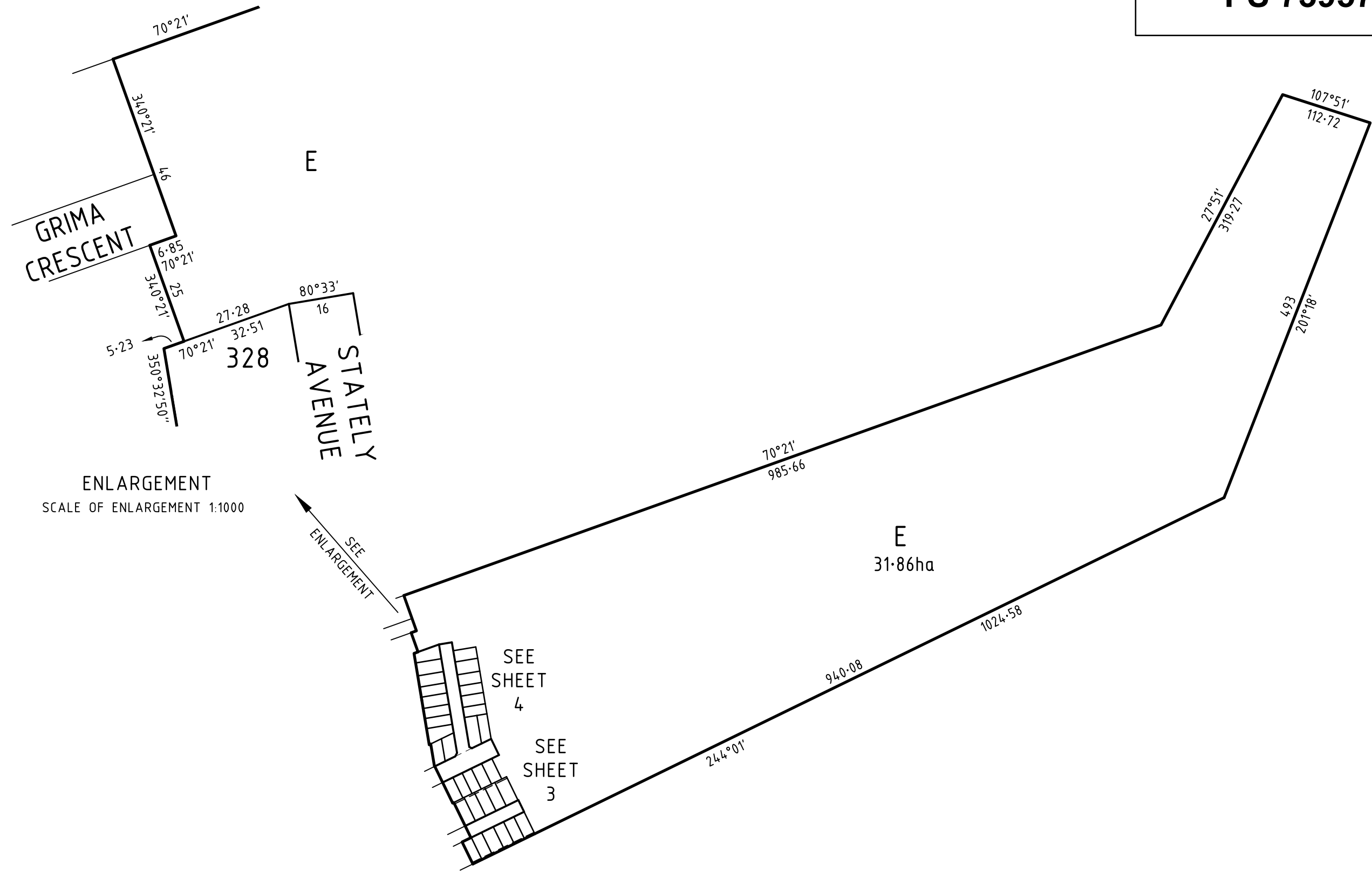
SURVEYORS FILE REF: 301727SV00

LICENSED SURVEYOR: Keith Robert Jones

VERSION 5

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5



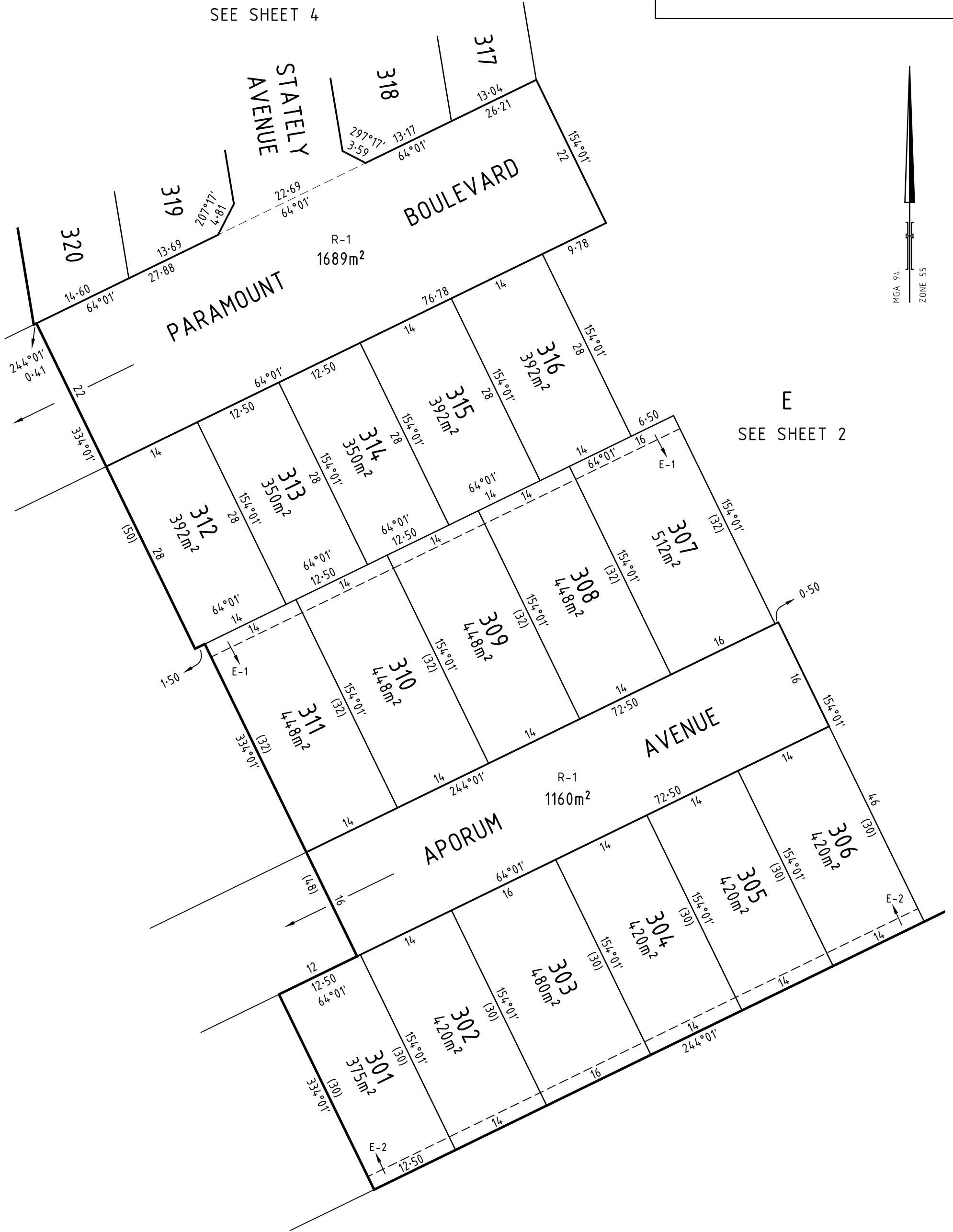
ENLARGEMENT  
SCALE OF ENLARGEMENT 1:1000

SEE  
ENLARGEMENT

SEE  
SHEET  
4

SEE  
SHEET  
3

SEE SHEET 4



E  
SEE SHEET 2



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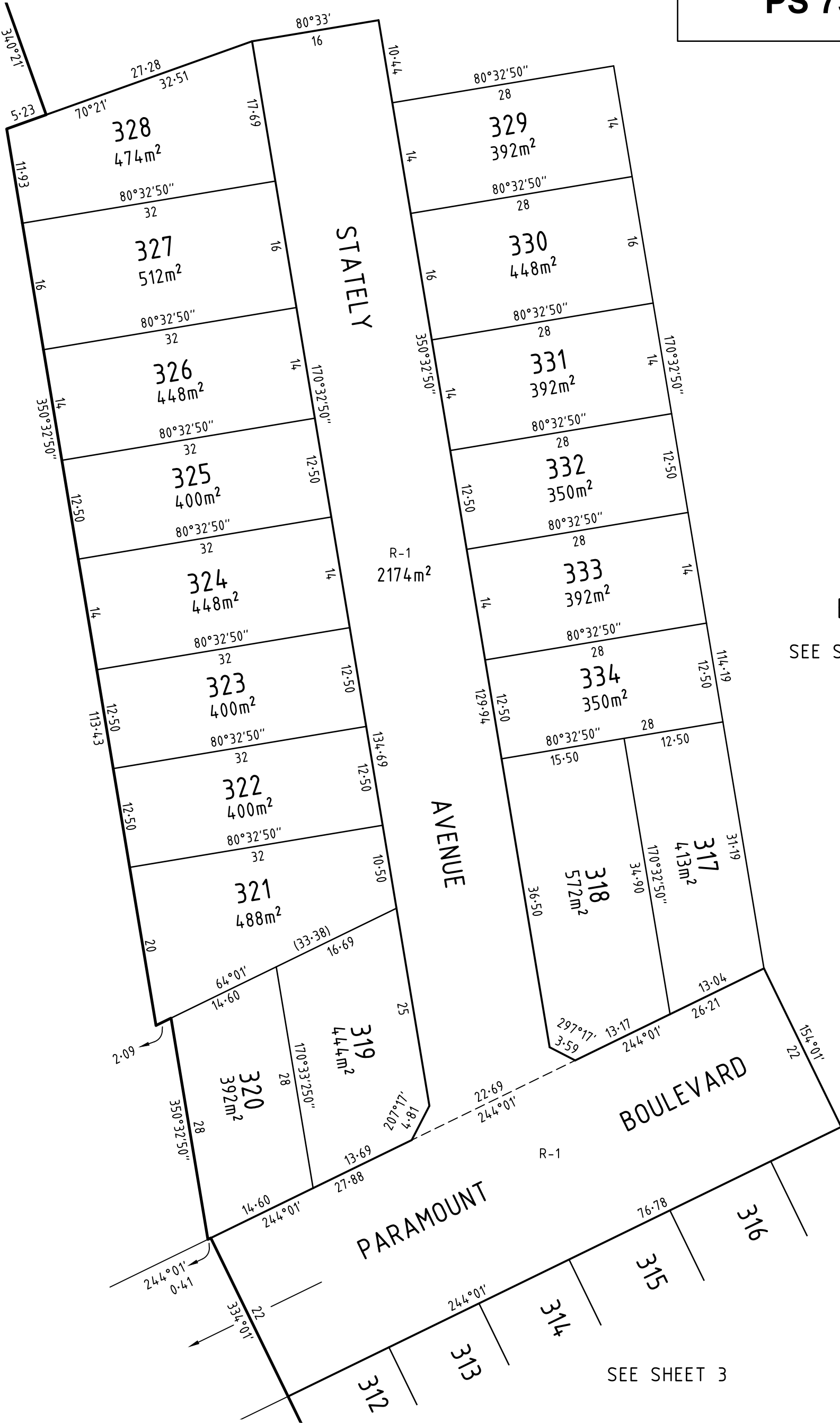
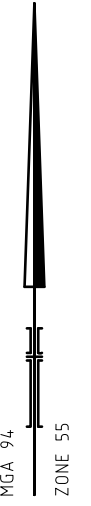
SCALE  
1: 500

LENGTHS ARE IN METRES

LICENSED SURVEYOR: Keith Robert Jones  
REF: 301727SV00  
VERSION 5

ORIGINAL SHEET  
SIZE: A3

SHEET 3



E  
SEE SHEET 2

SEE SHEET 3

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 301 to 334 (both inclusive) on this plan

**Land to be Burdened:** Lots 301 to 334 (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.