

# PLAN OF SUBDIVISION

EDITION 1

**PS 739563H**

## LOCATION OF LAND

PARISH: WERRIBEE

SECTION: 6

CROWN ALLOTMENTS: 1A (PART) &amp; 1B (PART)

SECTION: 9

CROWN PORTIONS: A (PART) &amp; B (PART)

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

LAST PLAN REFERENCE: LOT E on PS 739578T

POSTAL ADDRESS: 12 HOBBS ROAD

(at time of subdivision) WYNDHAM VALE, VIC. 3024

MGA CO-ORDINATES: E: 290 230 ZONE: 55  
(of approx centre of land N: 5 806 100  
in plan)

## VESTING OF ROADS AND/OR RESERVES

## Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1 RESERVE No.1	Wyndham City Council Powercor Australia Limited

Lots 1 to 400 and Lots A to E (all inclusive) have been omitted from this plan

## NOTATIONS

DEPTH LIMITATION: 15.24 metres below the surface applies to the land in CA 1B

### SURVEY:

This plan is based on survey in PS612204W

### STAGING:

This is not a staged subdivision  
Planning Permit No. WYP7869/14This survey has been connected to permanent marks No(s). 6 & WERRIBEE NORTH  
TOWER 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	3	This Plan	City West Water Corporation
E-1	Drainage	3	This Plan	Wyndham City Council
E-2	Sewerage	2	This Plan	City West Water Corporation
E-3	Drainage	2	This Plan	Wyndham City Council

WYNBROOK ESTATE - STAGE 4 (42 LOTS)

AREA OF STAGE - 2.755ha

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

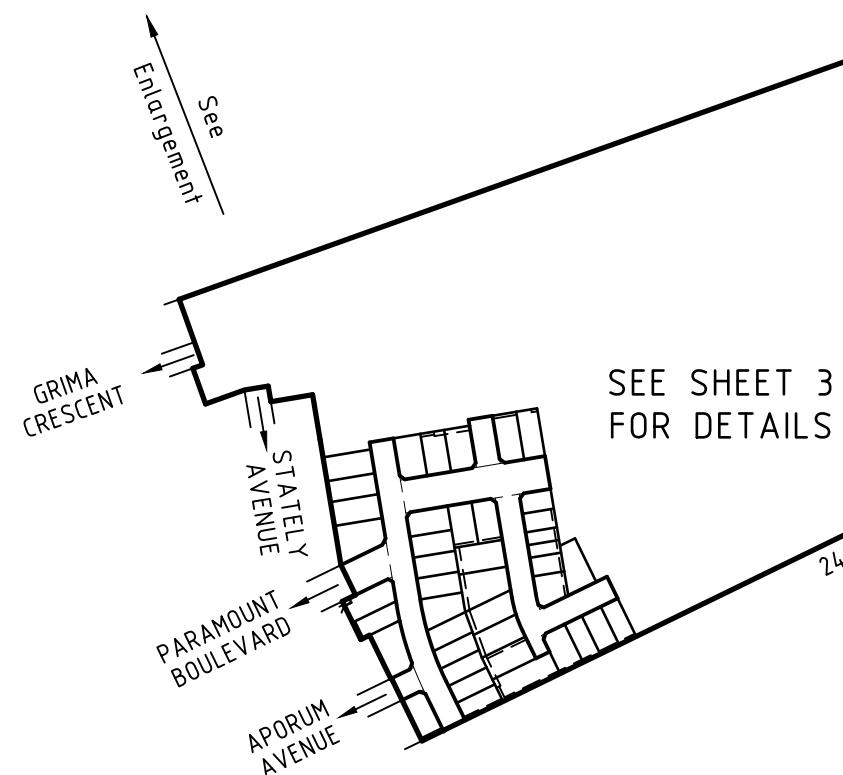
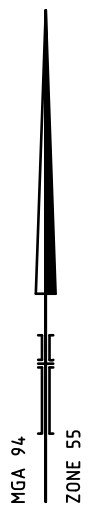
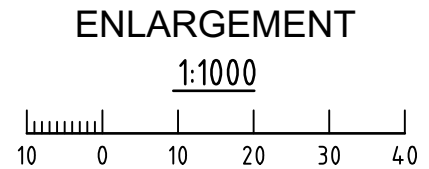
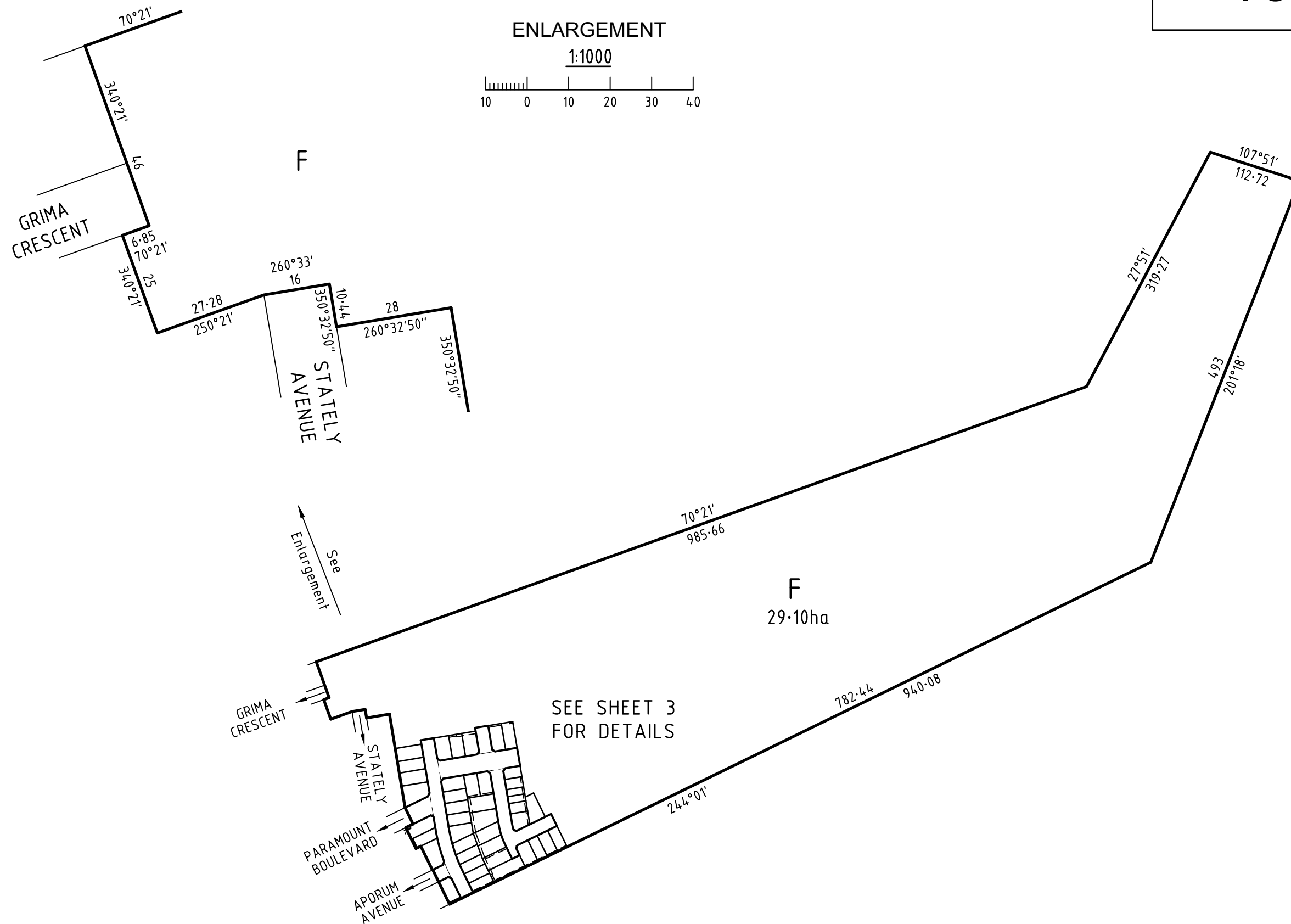
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LICENSED SURVEYOR: Keith Robert Jones

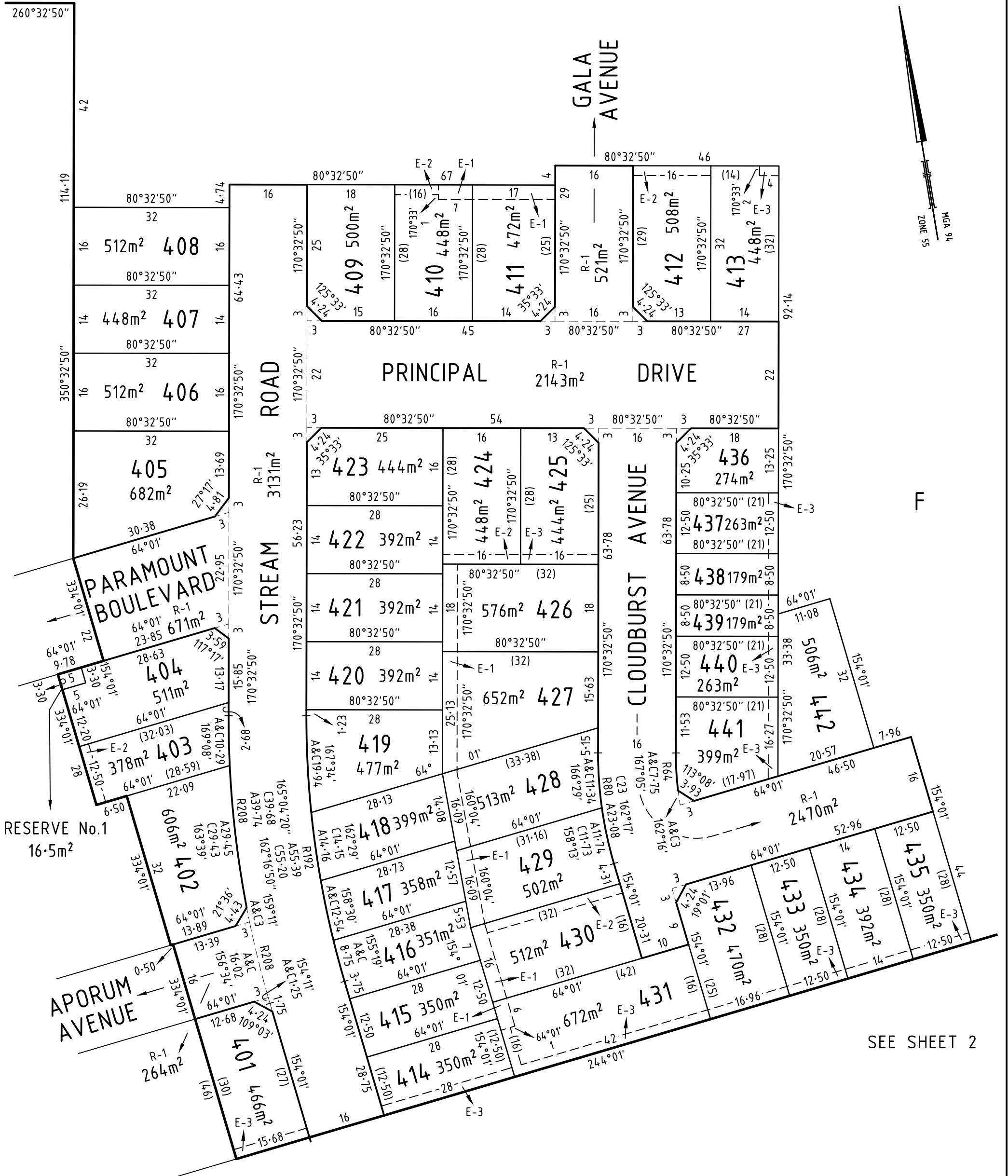
VERSION 5

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4



SEE SHEET 2



SEE SHEET 2



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

SCALE 1: 750  
 7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES  
 LICENSED SURVEYOR: Keith Robert Jones  
 REF: 301792SV00  
 VERSION 5

ORIGINAL SHEET SIZE: A3  
 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 401 to 442 (both inclusive) on this plan

**Land to be Burdened:** Lots 401 to 442 (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
436	437
437	436, 438
438	437, 439
439	438, 440, 442
440	439, 441, 442

Lots 436 to 440 (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.