

PLAN OF SUBDIVISION

EDITION 1

PS 744829Q

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 FOL ...

LAST PLAN REFERENCE: LOT G on PS 739577V

POSTAL ADDRESS: 12 HOBBS ROAD

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

MGA CO-ORDINATES: E: 290 390 ZONE: 55
(of approx centre of land N: 5 806 230
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1 RESERVE Nos.1 & 2 RESERVE No. 3	Wyndham City Council Wyndham City Council Powercor Australia Limited

Lots 1 to 600 and Lots A to I (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. WYP7869/14

This survey has been connected to permanent marks No(s). 6 & WERRIBEE NORTH

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	Sewerage	2.50	This Plan	City West Water Corporation
E-4	Drainage	2	PS 739577V	Wyndham City Council

WYNBROOK ESTATE - STAGE 6 (36 LOTS)

AREA OF STAGE - 3.850ha

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

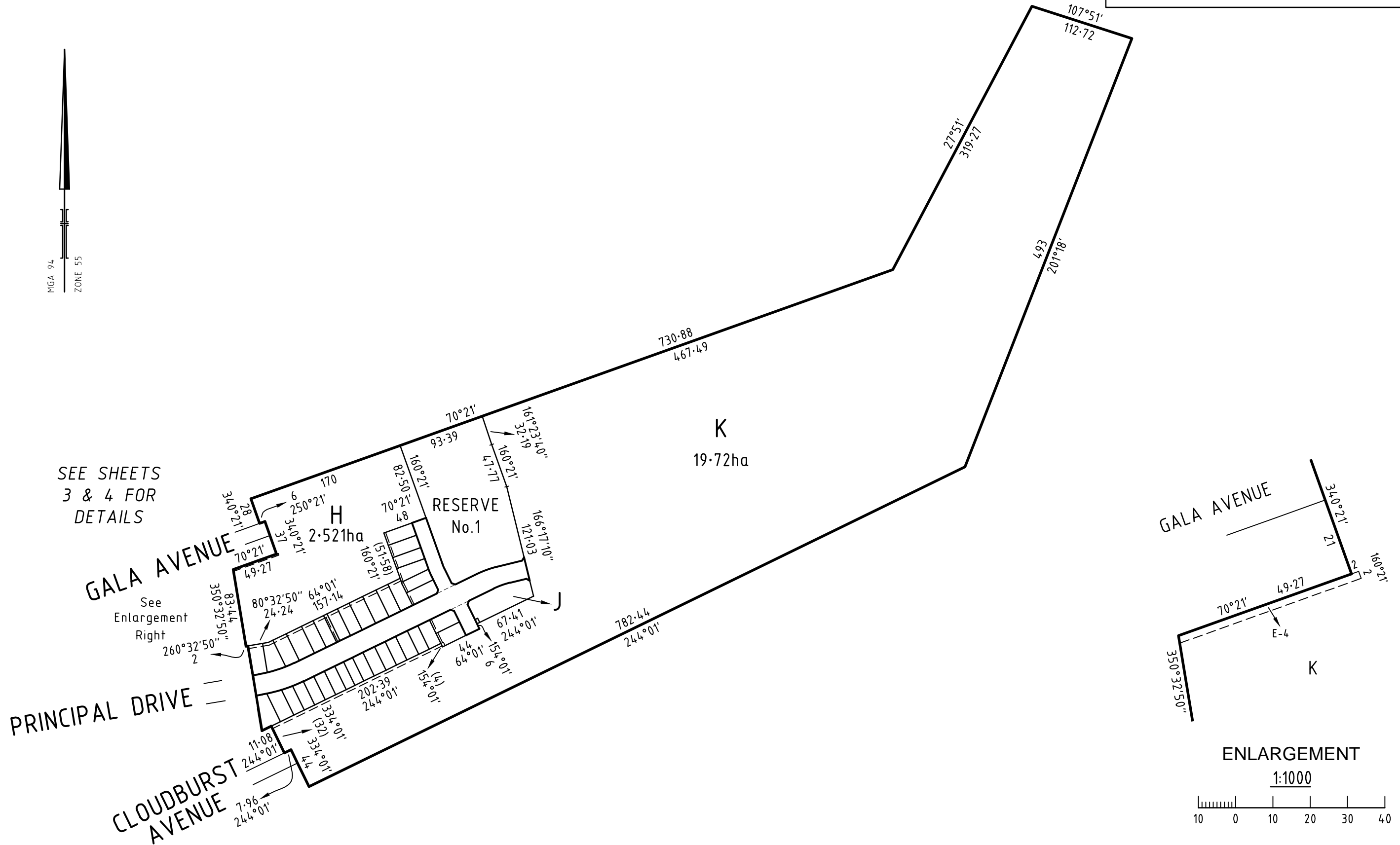
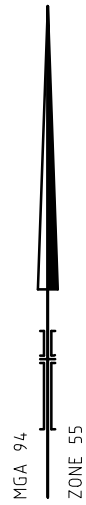
SURVEYORS FILE REF: 302122SV00

LICENSED SURVEYOR: Keith Robert Jones

VERSION 2

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5



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 601 to 636 (both inclusive) on this plan

Land to be Burdened: Lots 601 to 636 (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 No.	Benefited Lots
610	609, 611
611	610, 612

Lots 610 and 611 are defined as Type A 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.