

# PLAN OF SUBDIVISION

EDITION 1

**PS 744853T**

## 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 H on PS 744829Q

POSTAL ADDRESS: 12 HOBBS ROAD

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

MGA CO-ORDINATES: E: 290 360 ZONE: 55  
(of approx centre of land N: 5 806 320  
in plan)

## VESTING OF ROADS AND/OR RESERVES

## Notations

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

Lots 1 to 800 and (both 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 &amp; 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	2	This Plan	City West Water Corporation
E-2	Drainage	2	PS 739577V	Wyndham City Council
E-3	Drainage	2	This Plan	Wyndham City Council
E-4	Sewerage	3	This Plan	City West Water Corporation
E-4	Drainage	3	This Plan	Wyndham City Council

WYNBROOK ESTATE - STAGE 8 (42 LOTS)

AREA OF STAGE - 2.521ha

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

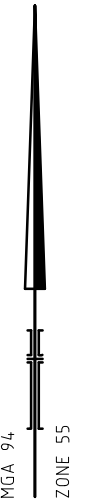
SURVEYORS FILE REF: 302124SV00

LICENSED SURVEYOR: Keith Robert Jones

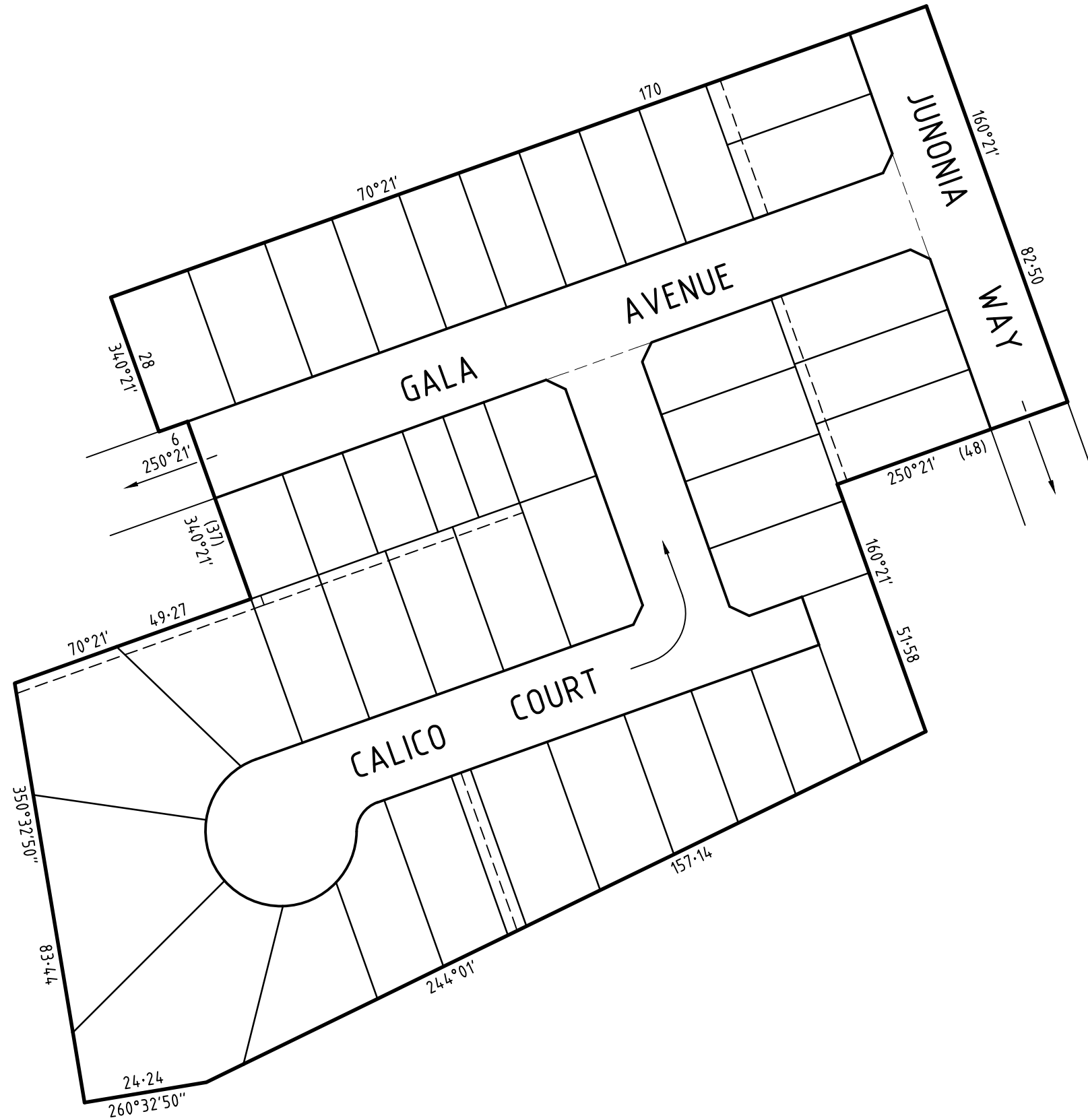
VERSION 1

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

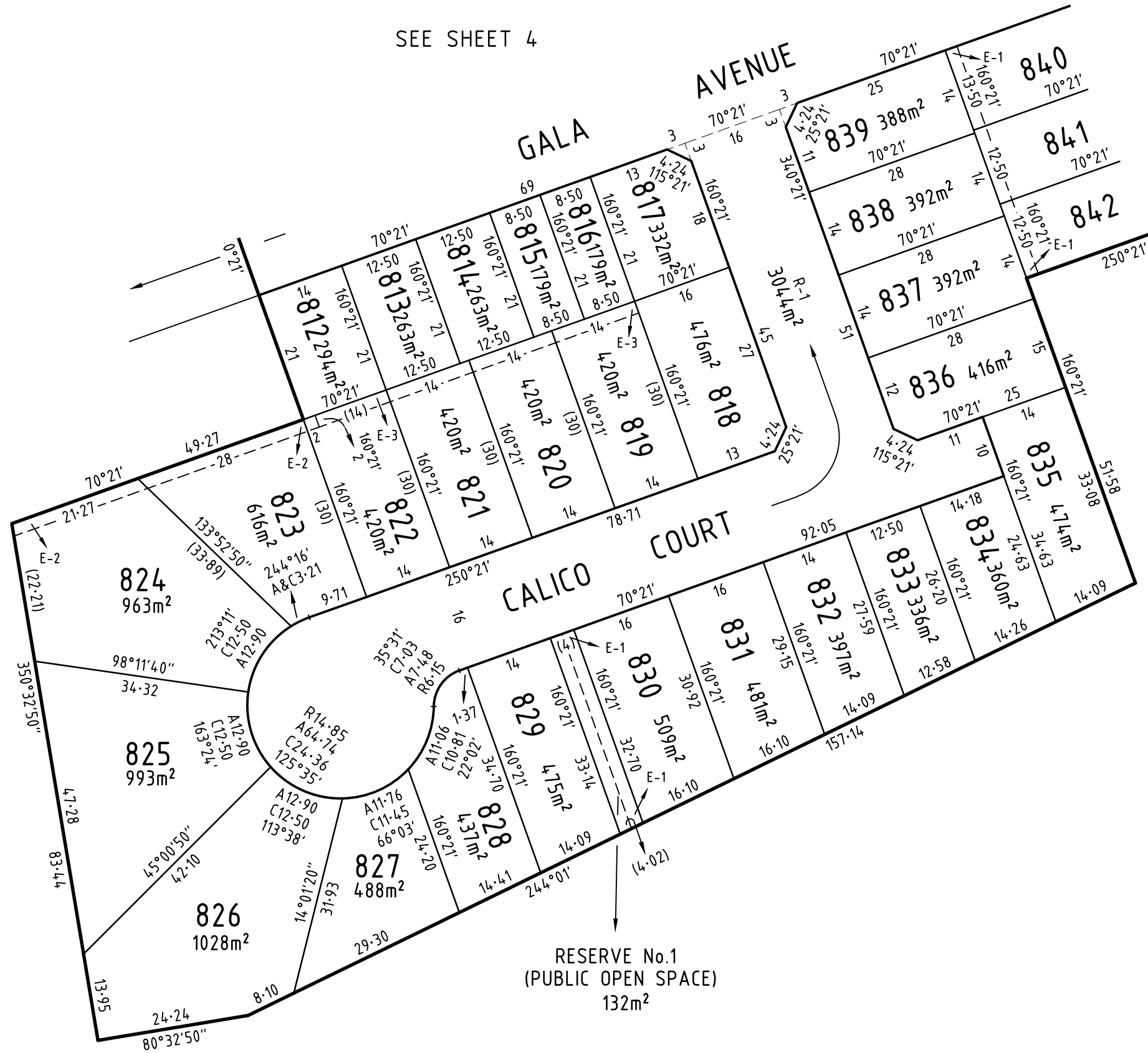
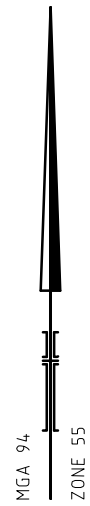


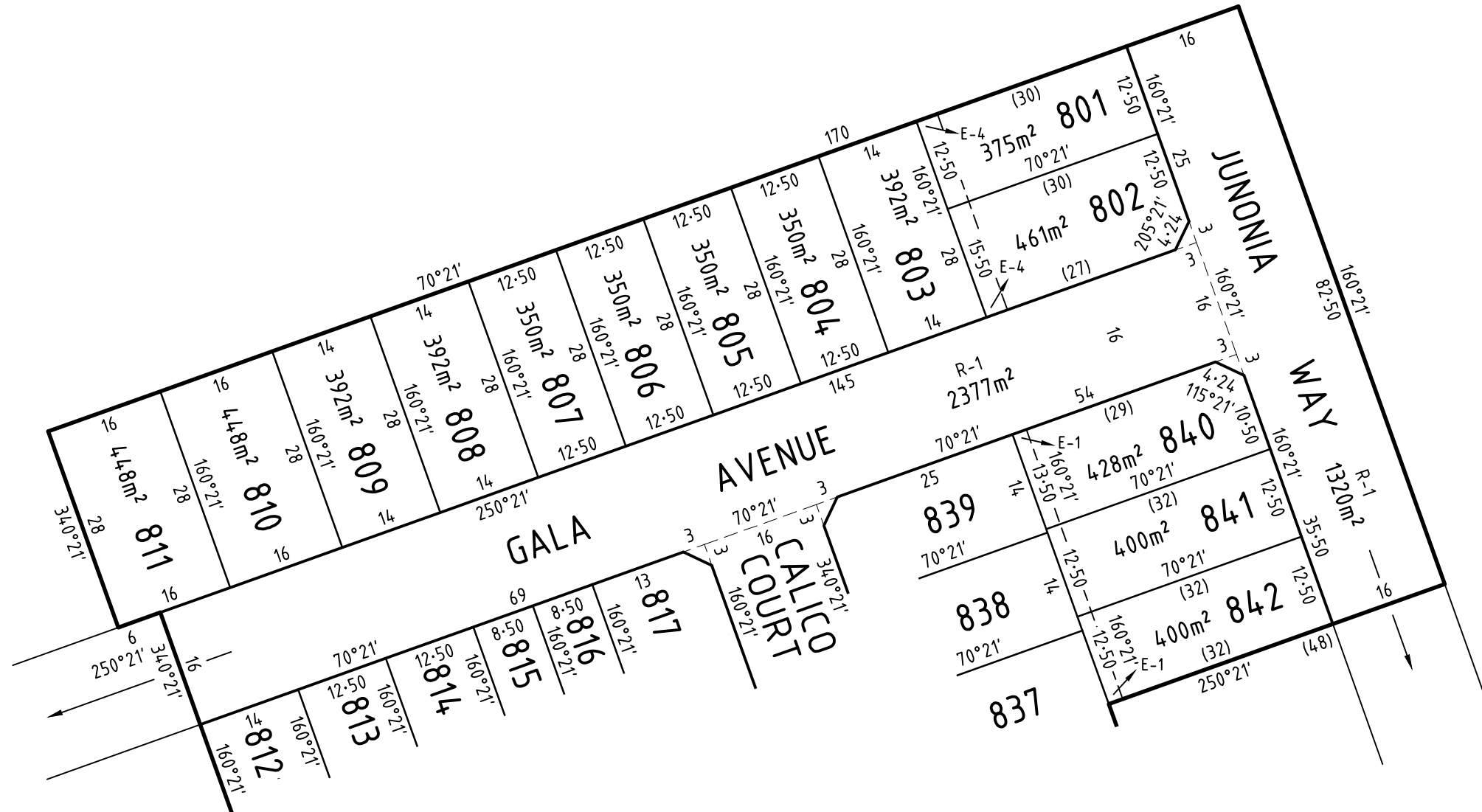
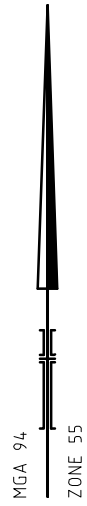
SEE SHEETS  
3 & 4 FOR  
DETAILS



SEE SHEET 4

SEE SHEET 4



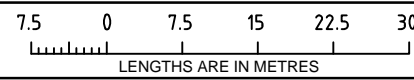


SEE SHEET 3



469 La Trobe Street  
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SCALE  
 1: 750



ORIGINAL SHEET  
 SIZE: A3

SHEET 4

LICENSED SURVEYOR: Keith Robert Jones  
 REF: 302124SV00  
 VERSION 1

**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 801 to 842 (both inclusive) on this plan

**Land to be Burdened:** Lots 801 to 842 (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
812	813, 822
813	812, 814, 821
814	813, 815, 820, 821
815	814, 816, 819, 820
816	815, 817, 819

Lots 812 to 816 (both 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.