

PLAN OF SUBDIVISION

EDITION 1

PS 732580V

LOCATION OF LAND

PARISH: MAMBOURIN

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT L ON PS 806996C

POSTAL ADDRESS: Cnr Princes Highway and Alfred Road
(at time of subdivision) Werribee Vic 3030MGA CO-ORDINATES: E: 291 750 ZONE: 55
(of approx centre of land N: 5 800 300 GDA 94
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED

Lots 1 to 700, A to I (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey in PS725953W

STAGING:

This is not a staged subdivision
Planning Permit No. WYP5437/11

This survey has been connected to permanent marks No(s). -

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	2.50	This Plan	City West Water Corporation
E-2	Sewerage	2	AM666049B	City West Water Corporation
E-3	Sewerage	2.50	PS739597P	City West Water Corporation
E-4	Sewerage	See Diag.	This Plan	City West Water Corporation
E-5	Drainage	2.50	PS806996C	Wyndham City Council
E-6	Sewerage	2	This Plan	City West Water Corporation

KING'S LEIGH ESTATE - STAGE 7 (44 LOTS)

AREA OF STAGE - 3.711ha

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

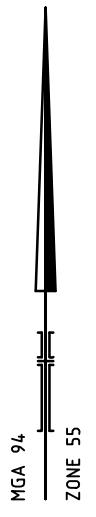
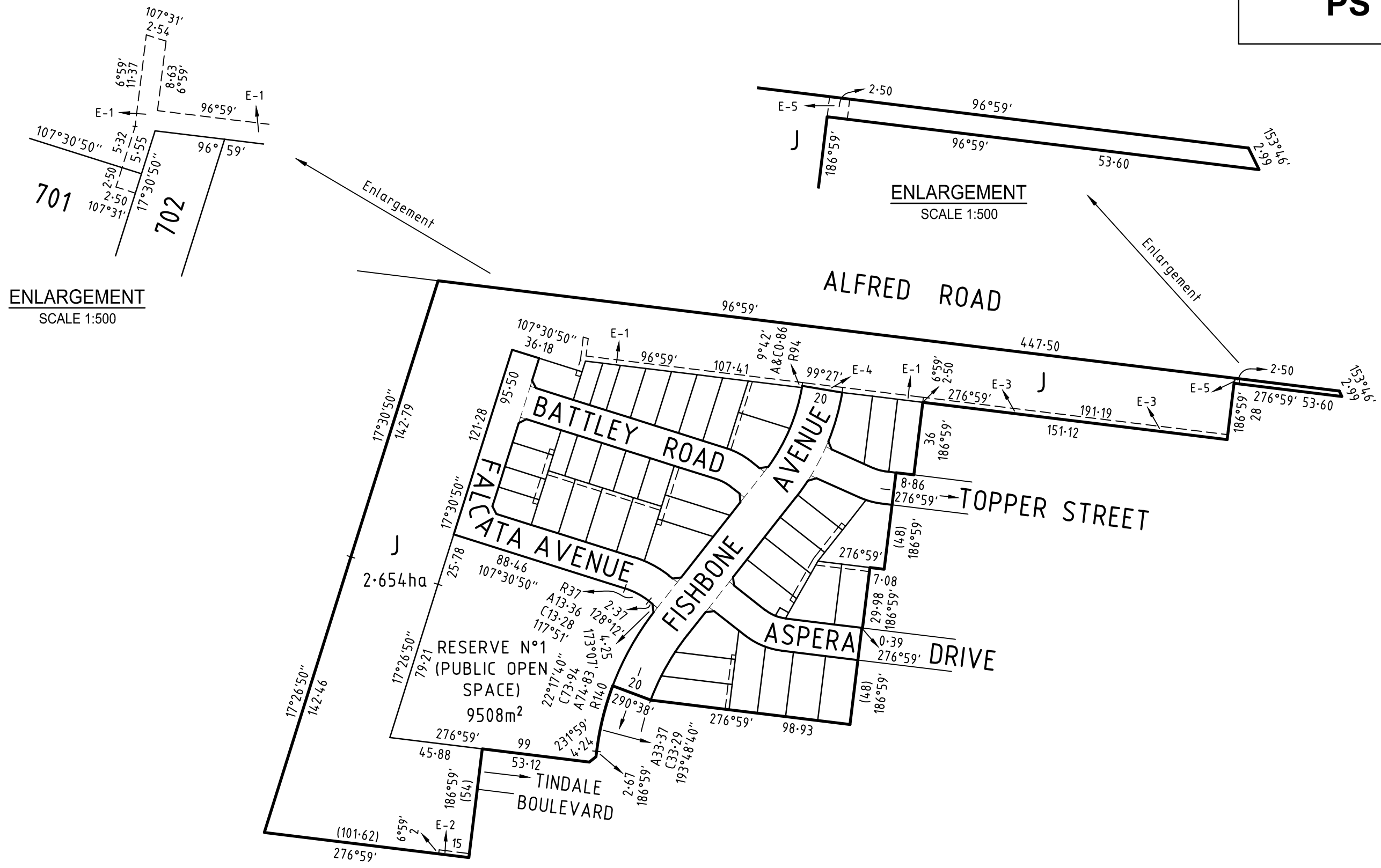
SURVEYORS FILE REF: 301525SV00

LICENSED SURVEYOR: Keith Robert Jones

VERSION 12

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5



ENLARGEMENT
SCALE 1:500

ENLARGEMENT
SCALE 1:500



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

SCALE
1: 2000

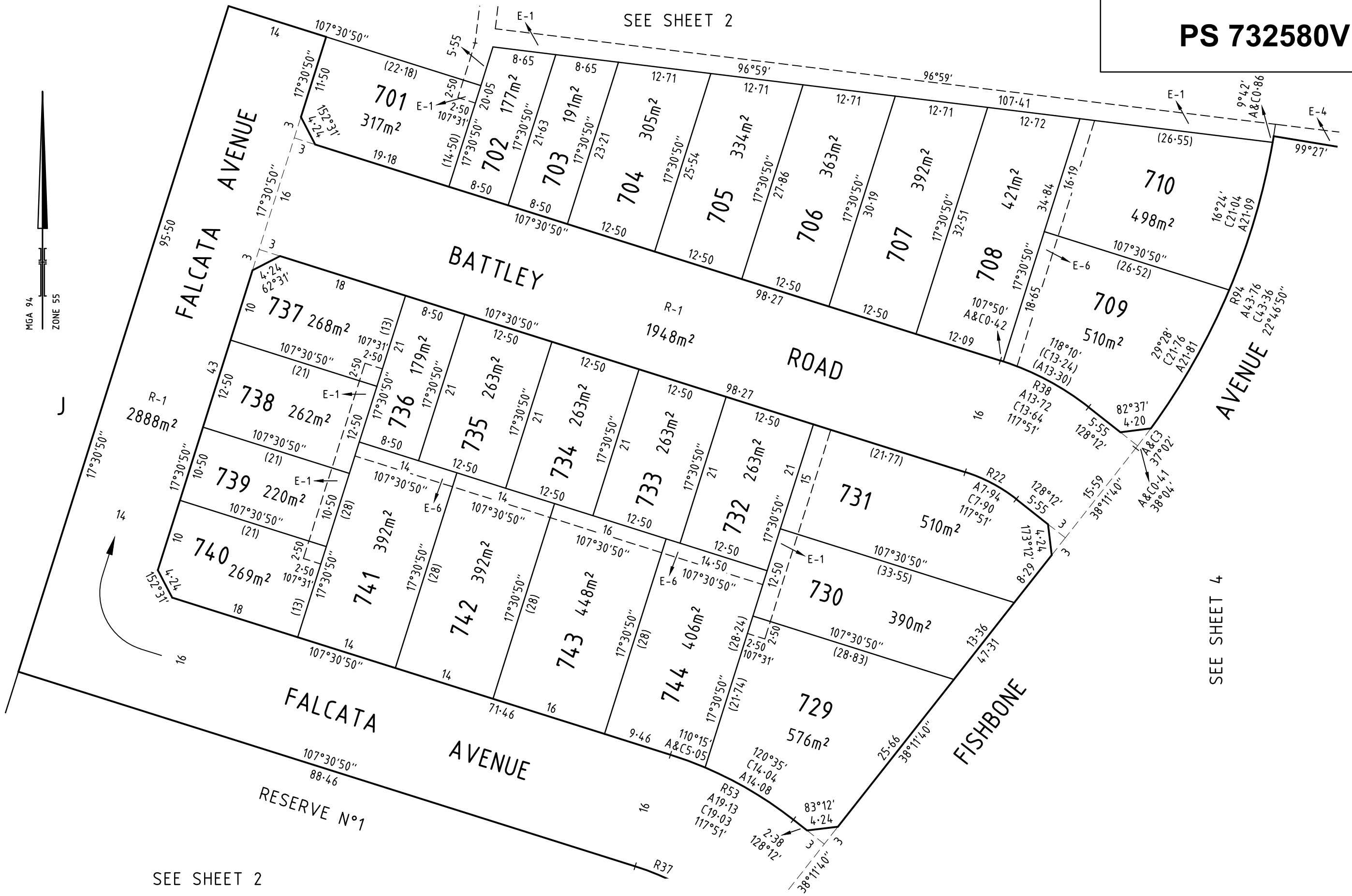
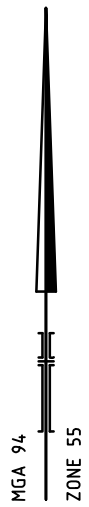
LENGTHS ARE IN METRES

LICENSED SURVEYOR: Keith Robert Jones
REF: 301525SV00
VERSION 12

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2



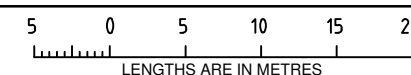
SEE SHEET 2

SEE SHEET 4



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

SCALE
1: 500

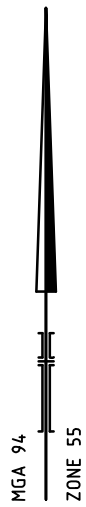


ORIGINAL SHEET
SIZE: A3

SHEET 3

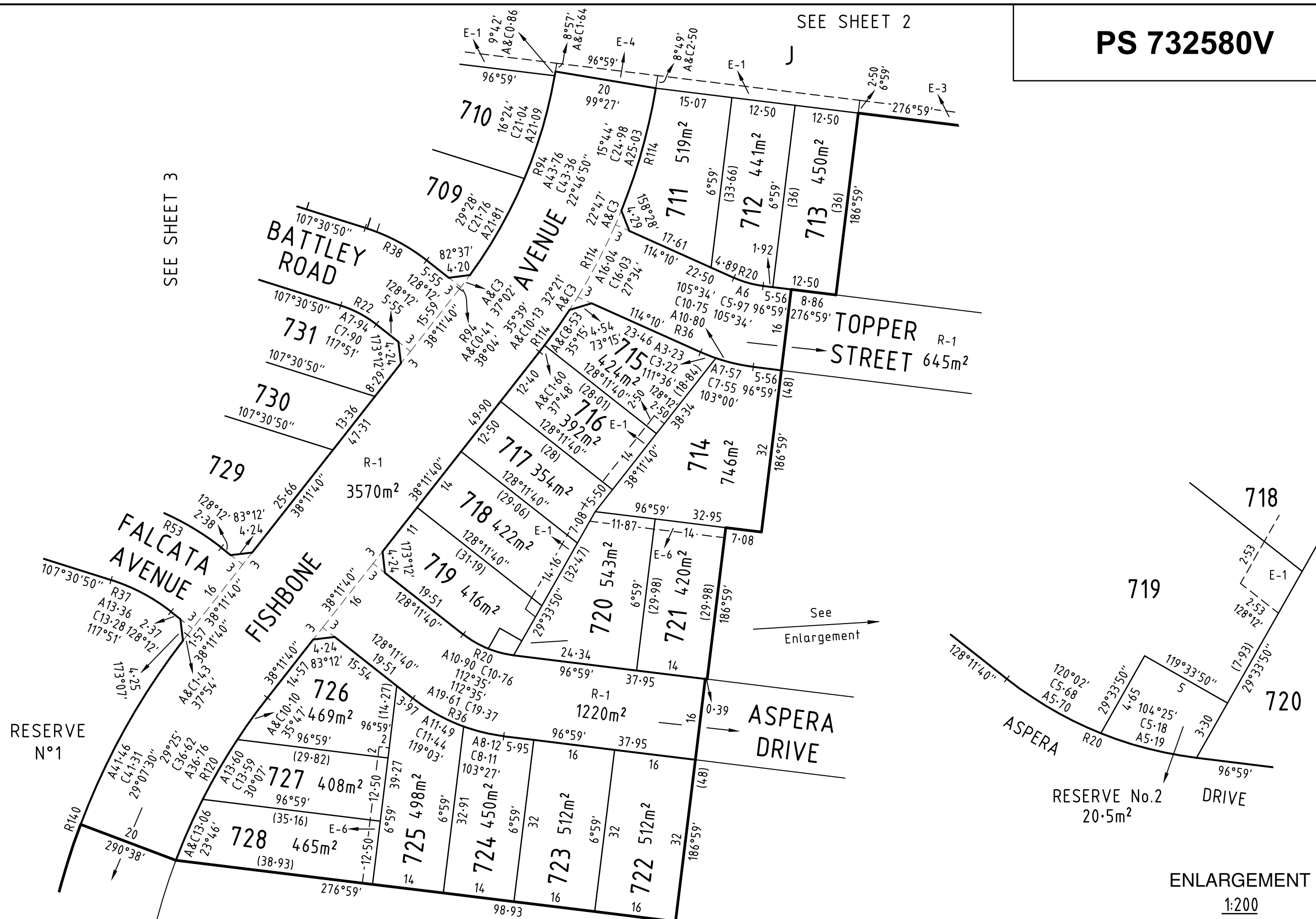
LICENSED SURVEYOR: Keith Robert Jones
REF: 301525SV00
VERSION 12

SEE SHEET 2

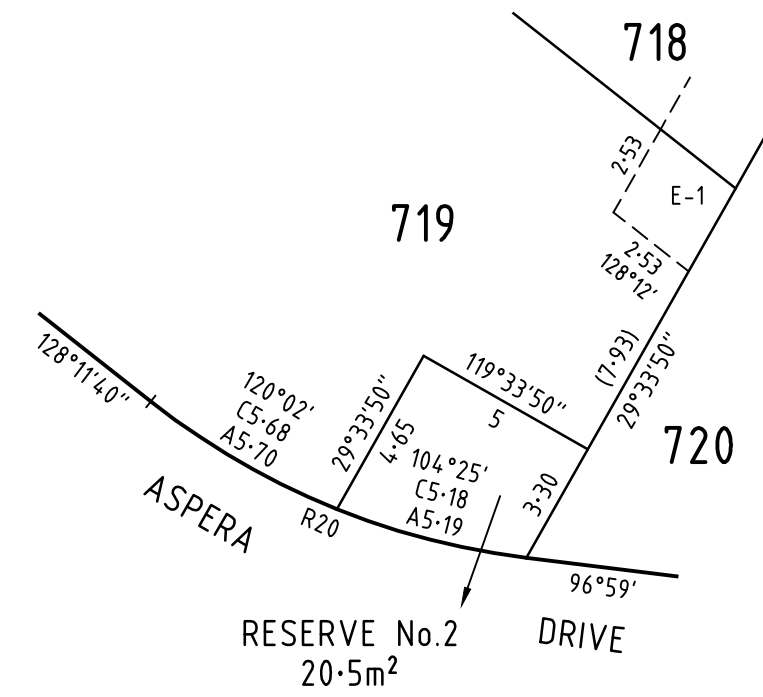


SEE SHEET 3

SEE SHEET 2



See Enlargement



ENLARGEMENT
1:200



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

SCALE
1: 750

LENGTHS ARE IN METRES

LICENSED SURVEYOR: Keith Robert Jones
REF: 301525SV00
VERSION 12

ORIGINAL SHEET
SIZE: A3

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 701 to 744 (both inclusive) on this plan

Land to be Burdened: Lots 701 to 744 (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.

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.	Benefitted Lots
702	701, 703
703	702, 704
732	730, 731, 733, 744
733	732, 734, 743, 744
734	733, 735, 742, 743
735	734, 736, 741, 742
736	735, 737, 738, 741
737	736, 738
738	736, 737, 739, 741
739	738, 740, 741
740	739, 741

Lots 702, 703, 732 to 740 (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.

CREATION OF RESTRICTION No. 3

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

For the purposes of this restriction:

- a) A building includes structure, temporary building, temporary structure and any part of any building or structure.

Land to Benefit: Lots 701 to 744 (both inclusive) on this plan

Land to be Burdened: Lot 738 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 any building on or within 1 metre of the northern boundary of the burdened lot on this plan.