

PLAN OF SUBDIVISION

EDITION 1

PS747857T

LOCATION OF LAND

PARISH: MAMBOURIN

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: Lot A on PS747853C

POSTAL ADDRESS: 57 ALFRED ROAD
(at time of subdivision) WERRIBEE 3030MGA94 CO-ORDINATES: E: 291 330 ZONE: 55
(of approx centre of land N: 5 800 270
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	WYNDHAM CITY COUNCIL

Lot A and Lots 1 to 1100 (all inclusive) have been omitted from this plan.

OTHER PURPOSE OF THIS PLAN

To remove by agreement that part of the Easement E-3 (Sewerage) created in PS 747853C that lies within Grassy Street in this plan via Section 6(1)(k) of the Subdivision Act 1988.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey in PS 725953W

STAGING:

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

This survey has been connected to permanent marks No(s). 21 & 23

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	3	PS747853C	City West Water Corporation
E-2	Drainage	3	PS747853C	Wyndham City Council
E-3	Drainage	3	This Plan	Wyndham City Council
E-3	Sewerage	3	This Plan	City West Water Corporation
E-4	Drainage	2	This Plan	Wyndham City Council
E-5	Sewerage	2	PS747853C	City West Water Corporation

KINGS LEIGH ESTATE - STAGE 11 (49 LOTS)

AREA OF STAGE - 2.773ha

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

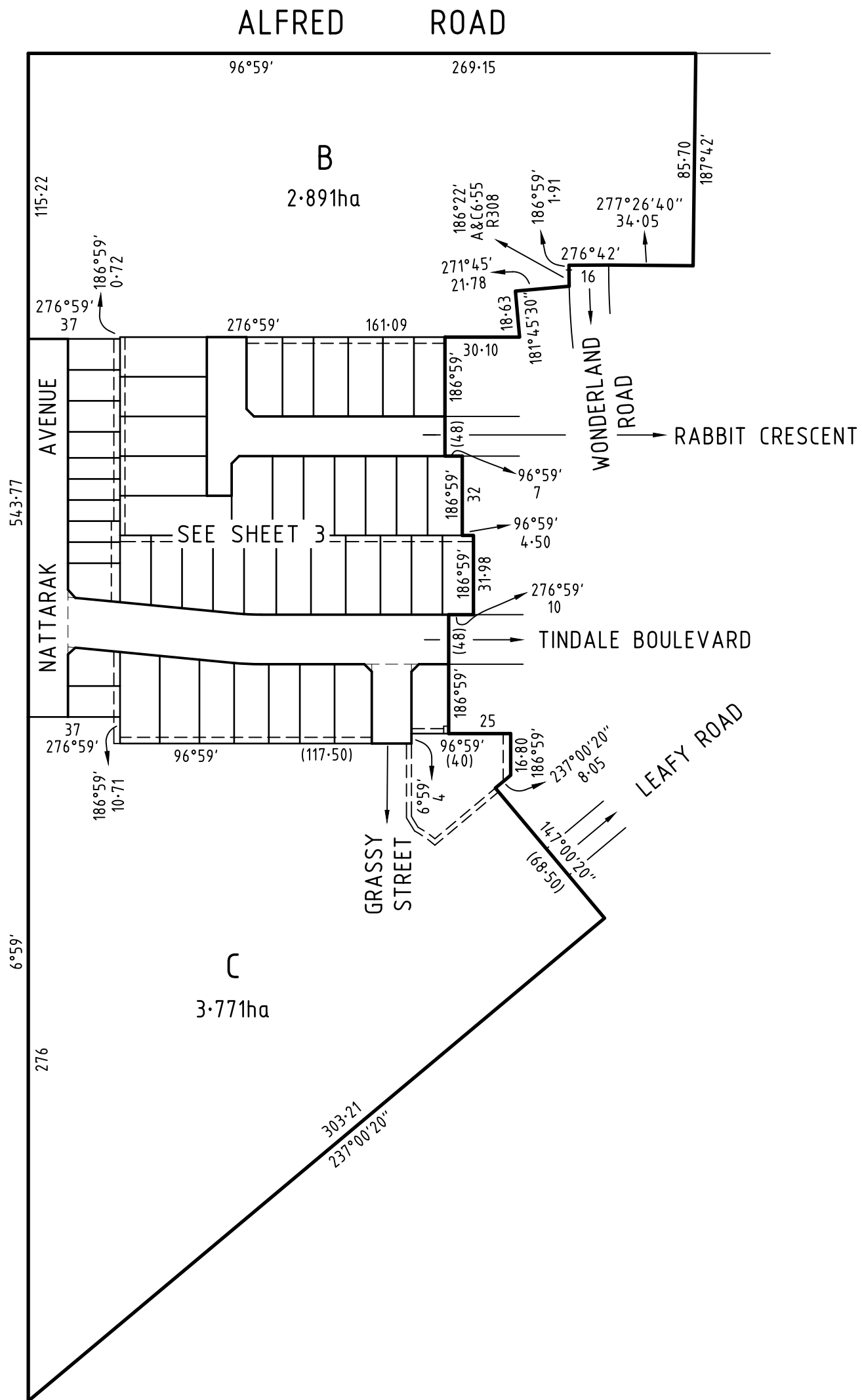
SURVEYORS FILE REF: 302632SV00

Licensed Surveyor: Keith Robert Jones

Version: 6

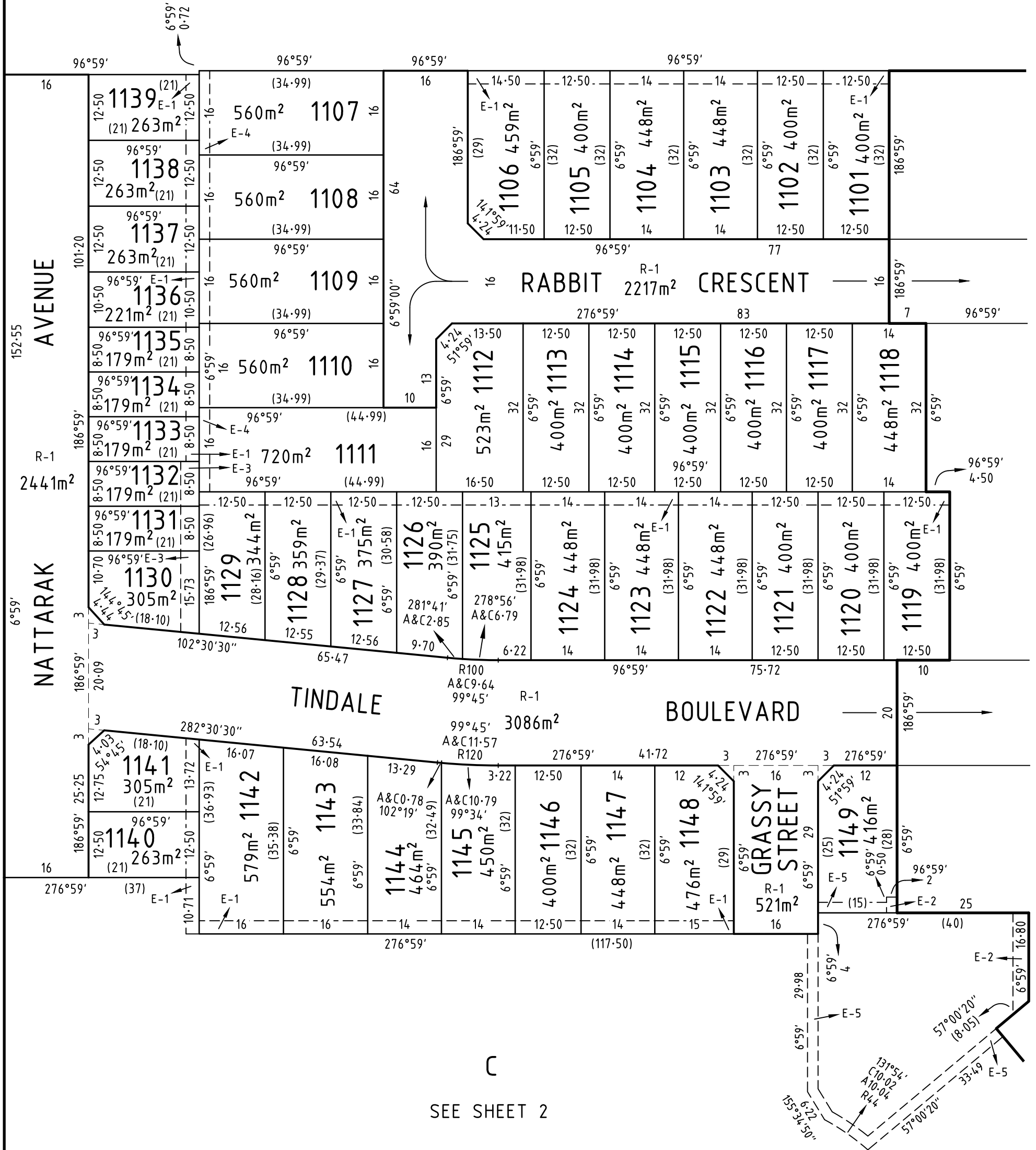
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4



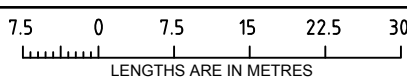
B
SEE SHEET 2

C
SEE SHEET 2



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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 3

Licensed Surveyor: Keith Robert Jones
Ref: 302632SV00
Version: 6

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 1101 to 1149 (all inclusive) on this plan

Land to be Burdened: Lots 1101 to 1149 (all 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 unless that dwelling 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	Burdened Lot	Benefited Lots
1131	1129, 1130, 1132	1136	1109, 1110, 1135, 1137
1132	1111, 1129, 1131, 1133	1137	1108, 1109, 1136, 1138
1133	1111, 1132, 1134	1138	1107, 1108, 1137, 1139
1134	1110, 1111, 1133, 1135	1139	1107, 1138
1135	1110, 1134, 1136	1140	1141, 1142

Lots 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139 and 1140 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 1101 to 1149 (both inclusive) on this plan.

Land to be Burdened: 1101 to 1149 (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 a building or part of a building unless the building or part of a building is setback a minimum of 1 metre from one side boundary.