


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 747865U</b>	
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: - SECTION: 8 CROWN ALLOTMENT: 9 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT B on PS747857T  POSTAL ADDRESS: 57 ALFRED ROAD (at time of subdivision) WERRIBEE VIC 3030  MGA94 CO-ORDINATES: E: 291 380                      ZONE: 55 (of approx centre of land                      N: 5 800 390 in plan)				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>Notations</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots A to D and Lots 1 to 1300 (all inclusive) have been omitted from this plan		
ROAD R-1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey in PS725963W  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. -				
<b>EASEMENT INFORMATION</b>				
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	2.5	This Plan	City West Water Corporation
E-2	Drainage	2	This Plan	Wyndham City Council
E-3	Sewerage	2	This Plan	City West Water Corporation
E-4	Drainage	3	This Plan	Wyndham City Council
E-4	Sewerage	3	This Plan	City West Water Corporation
<b>KING'S LEIGH ESTATE - STAGE 13 (34 LOTS)</b>		<b>AREA OF STAGE - 1.963ha</b>		
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 302634SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Keith Robert Jones Version: 2		SHEET 1 OF 3

ALFRED

ROAD

E  
9278m<sup>2</sup>

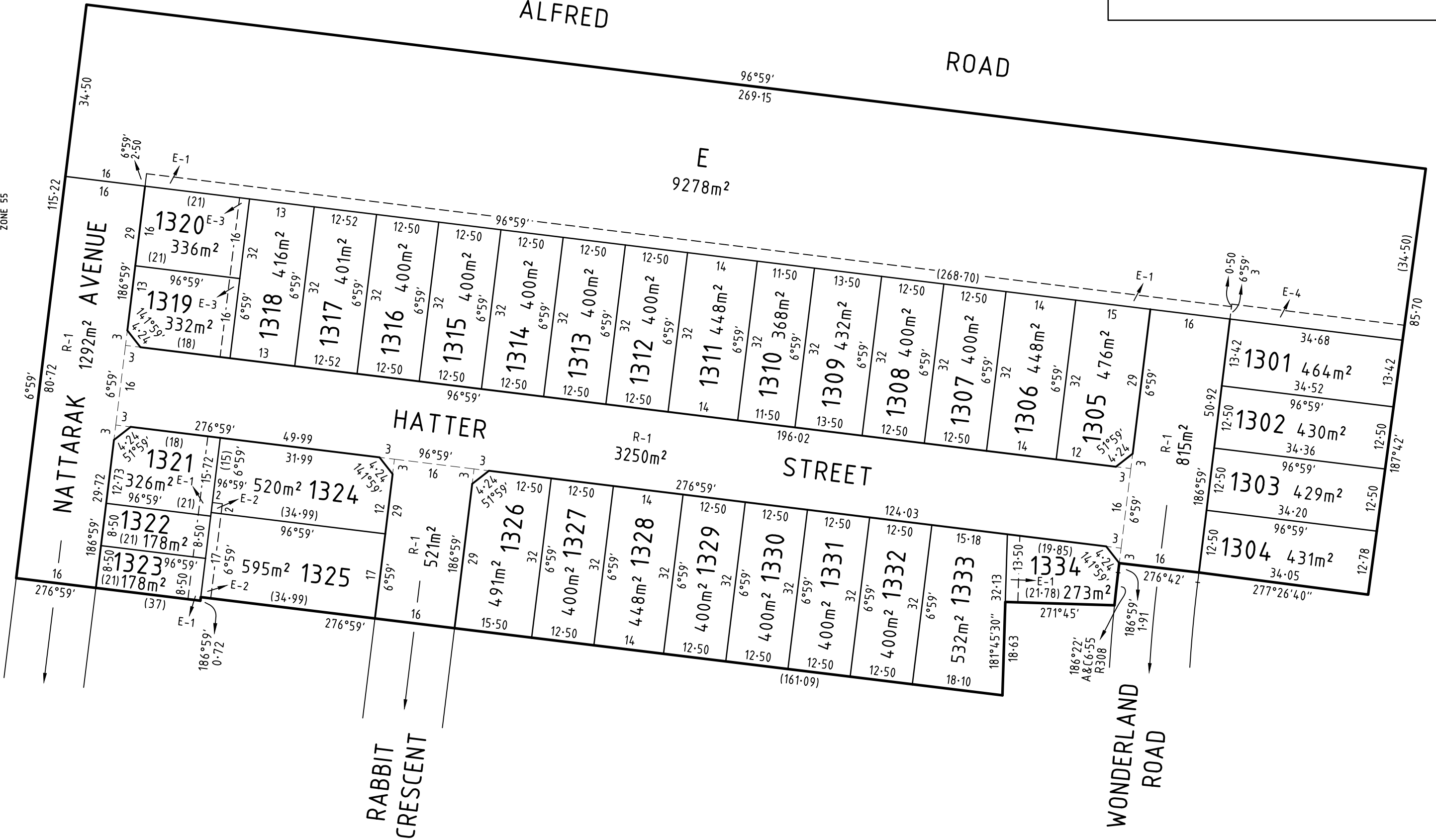
HATTER

STREET

RABBIT  
CRESCENT

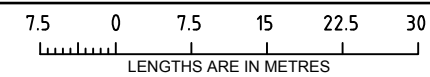
WONDERLAND  
ROAD

MGA 94  
ZONE 55



469 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
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spiire.com.au

SCALE  
1: 750



ORIGINAL SHEET  
SIZE: A3

SHEET 2

Licensed Surveyor: Keith Robert Jones  
Ref: 302634SV00  
Version: 2

**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 1301 to 1334 (all inclusive) on this plan

**Land to be Burdened:** Lots 1301 to 1334 (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:

<b>Burdened Lot</b>	<b>Benefited Lots</b>
1322	1321, 1323, 1325
1323	1322, 1325
1334	1333

Lots 1322, 1323 and 1334 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 1301 to 1334 (both inclusive) on this plan.

**Land to be Burdened:** 1301 to 1334 (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.