

# PLAN OF SUBDIVISION

EDITION 1

**PS747853C**

## LOCATION OF LAND

PARISH: MAMBOURIN

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL .... FOL ...

LAST PLAN REFERENCE: Lot B on PS721488U

POSTAL ADDRESS: 55 ALFRED ROAD  
(at time of subdivision) WERRIBEE 3030MGA94 CO-ORDINATES: E: 291 510                      ZONE: 55  
(of approx centre of land                      N: 5 800 290  
in plan)

## VESTING OF ROADS AND/OR RESERVES

## Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	WYNDHAM CITY COUNCIL
RESERVE Nos. 1 & 2	WYNDHAM CITY COUNCIL
RESERVE No. 3	POWERCOR AUSTRALIA LIMITED

Lots 1 to 1000 (both inclusive) have been omitted from this plan.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:  
This plan is based on survey in PS725953WSTAGING:  
This is not a staged subdivision  
Planning Permit No. WYP5437/11This 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	2.5	This Plan	City West Water Corporation
E-2	Sewerage	3	This Plan	City West Water Corporation
E-2	Drainage	3	This Plan	Wyndham City Council
E-3	Sewerage	2	This Plan	City West Water Corporation

KINGS LEIGH ESTATE - STAGE 10 (47 LOTS)

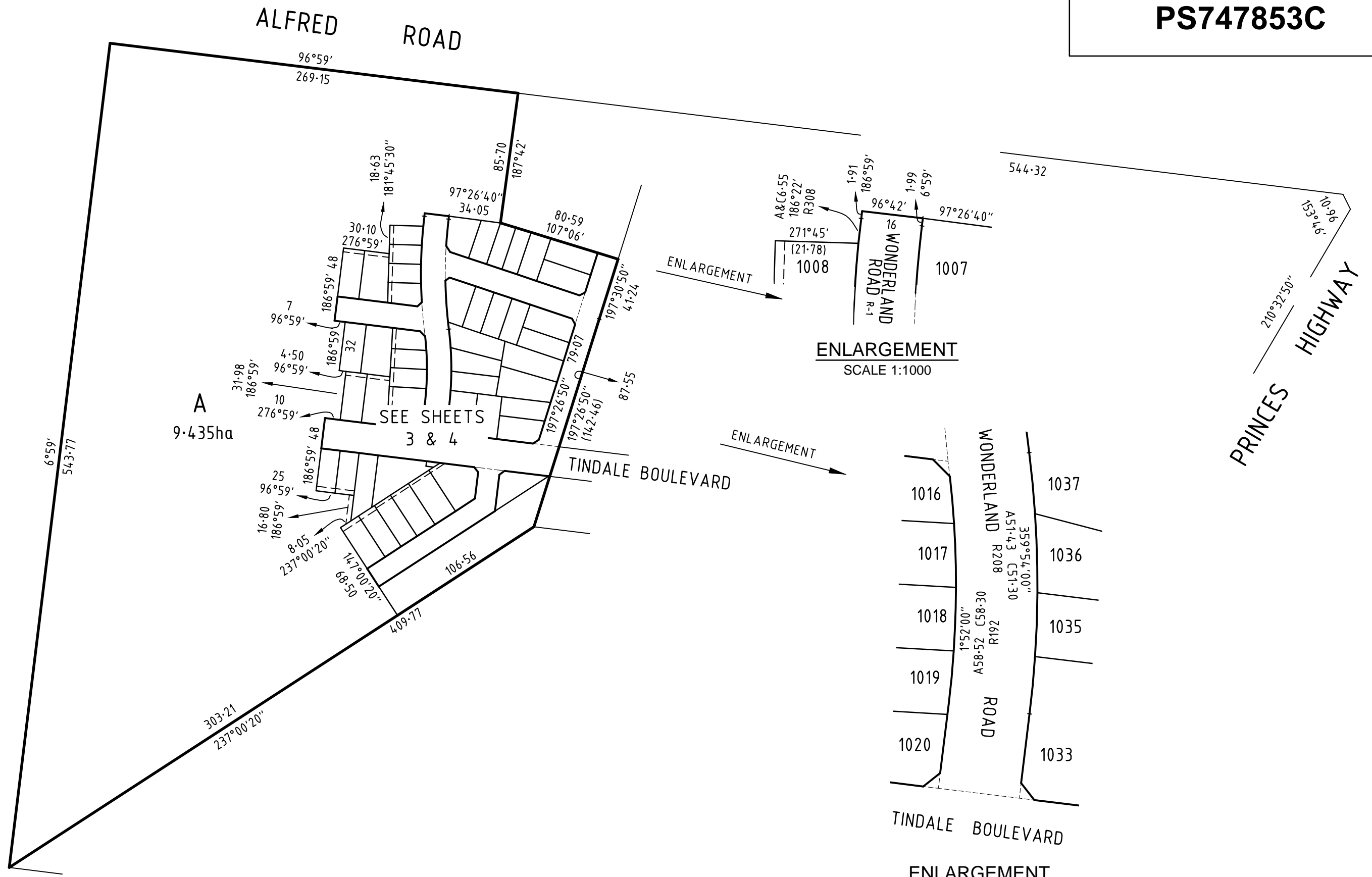
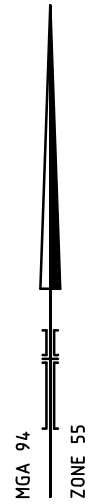
AREA OF STAGE - 3.409ha

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

SURVEYORS FILE REF: 302631SV00

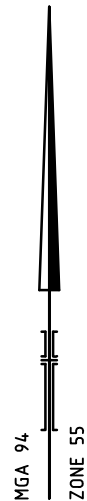
Licensed Surveyor: Keith Robert Jones  
Version: 4ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5



SEE SHEET 2

SEE SHEET 4



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SCALE 1: 500	5 0 5 10 15 20 LENGTHS ARE IN METRES
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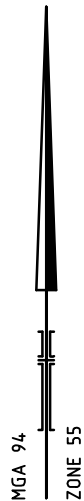
ORIGINAL SHEET  
SIZE: A3

SHEET 3

Licensed Surveyor: Keith Robert Jones  
Ref: 302631SV00  
Version: 4

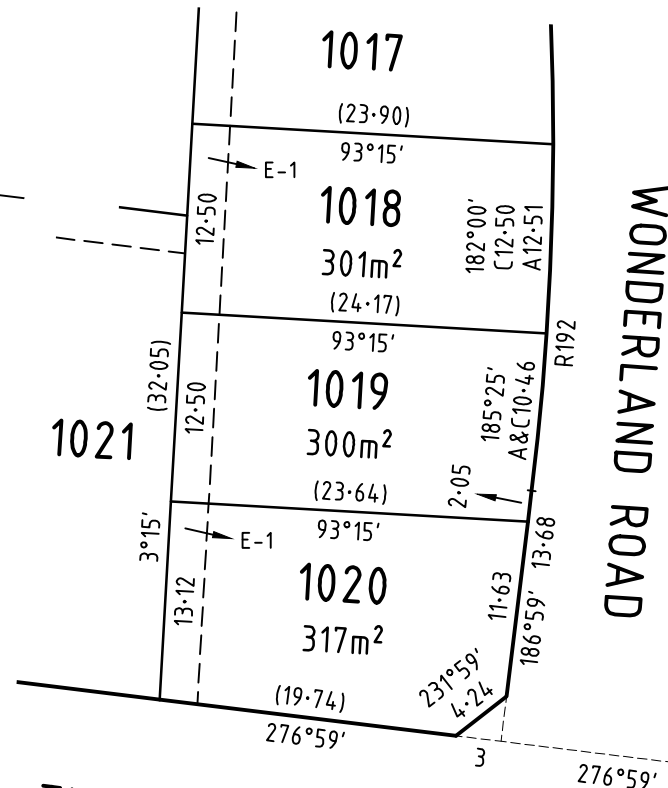
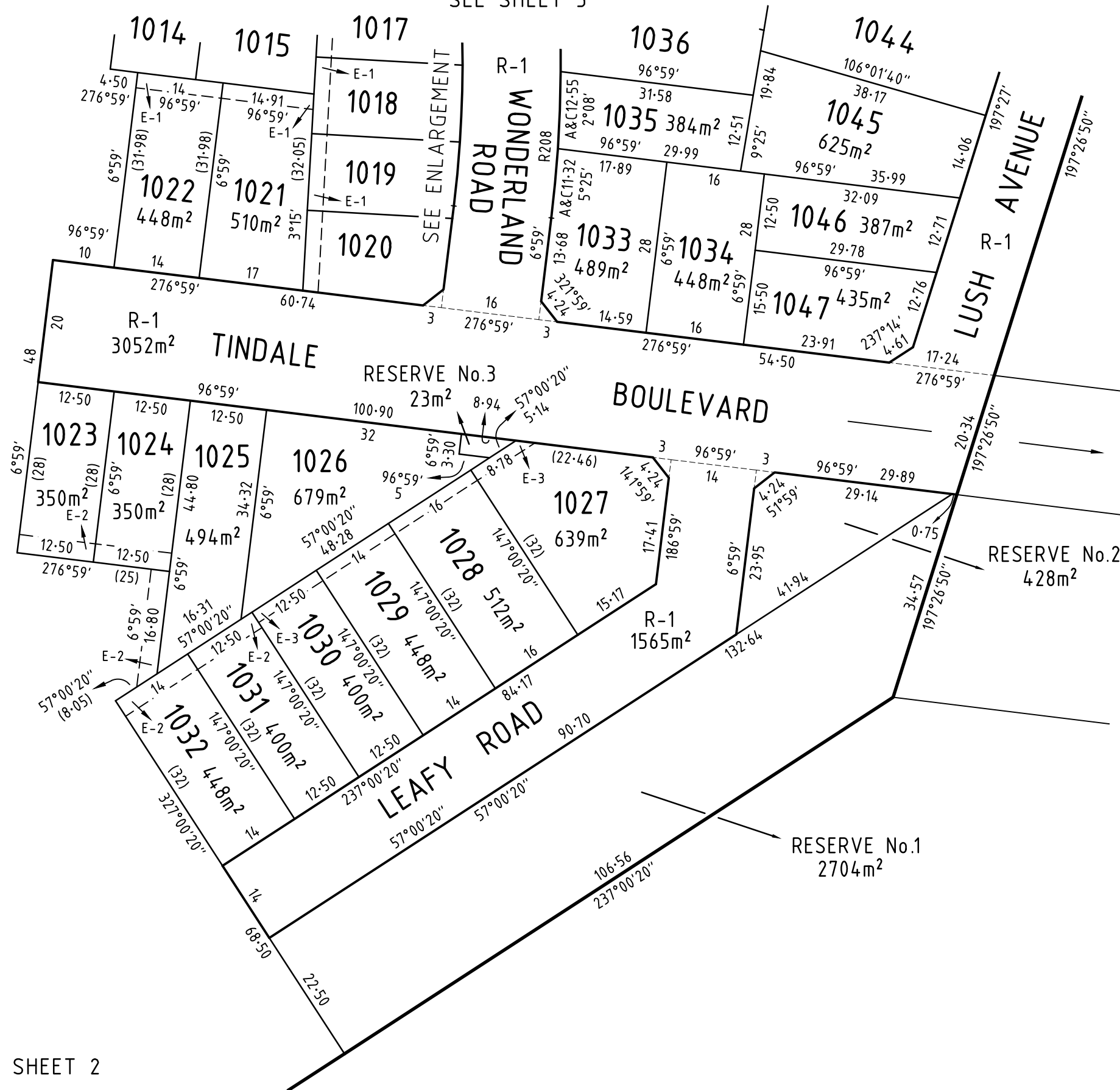
SEE SHEET 3

PS747853C



A

SEE SHEET 2



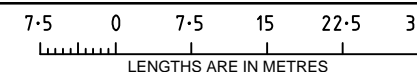
TINDALE BOULEVARD

ENLARGEMENT  
SCALE 1:200\_1\_XREF



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SCALE  
1: 750



ORIGINAL SHEET  
SIZE: A3

SHEET 4

Licensed Surveyor: Keith Robert Jones  
Ref: 302631SV00  
Version: 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 1001 to 1047 (all inclusive) on this plan

**Land to be Burdened:** Lots 1001 to 1047 (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
1008	1009
1009	1008, 1010, 1012
1010	1009, 1011, 1012
1016	1015, 1017
1017	1015, 1016, 1018
1019	1018, 1020, 1021

Lots 1008, 1009, 1010, 1016, 1017 and 1019 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 1001 to 1047 (both inclusive) on this plan.

**Land to be Burdened:** 1001 to 1047 (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.