

PLAN OF SUBDIVISION

EDITION 1

PS 732579E

LOCATION OF LAND

PARISH: Mambourin

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: 4 (Part) & 9 (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 11878 FOL 080

LAST PLAN REFERENCE: Lot E on PS 732572U

POSTAL ADDRESS: 220 Geelong Road
(at time of subdivision) Werribee Vic 3030MGA CO-ORDINATES: E: 291 450 ZONE: 55
(of approx centre of land N: 5 799 990
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

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

This is a Spear plan.

Lots 1 to 500 and Lots A to F (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. WYP 5438/11

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	Wetland, floodway, drainage and stormwater quality management as specified and set-out in Memorandum of Common Provisions No.AA2741	See Diag.	This Plan	Melbourne Water Corporation
E-3	Sewerage	2	This Plan	City West Water Corporation
E-3	Wetland, floodway, drainage and stormwater quality management as specified and set-out in Memorandum of Common Provisions No.AA2741	See Diag.	This Plan	Melbourne Water Corporation

KING'S LEIGH ESTATE - STAGE 5 (50 LOTS)

AREA OF STAGE - 4.489ha

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

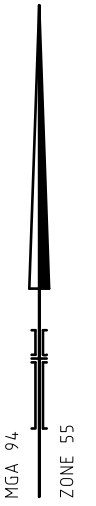
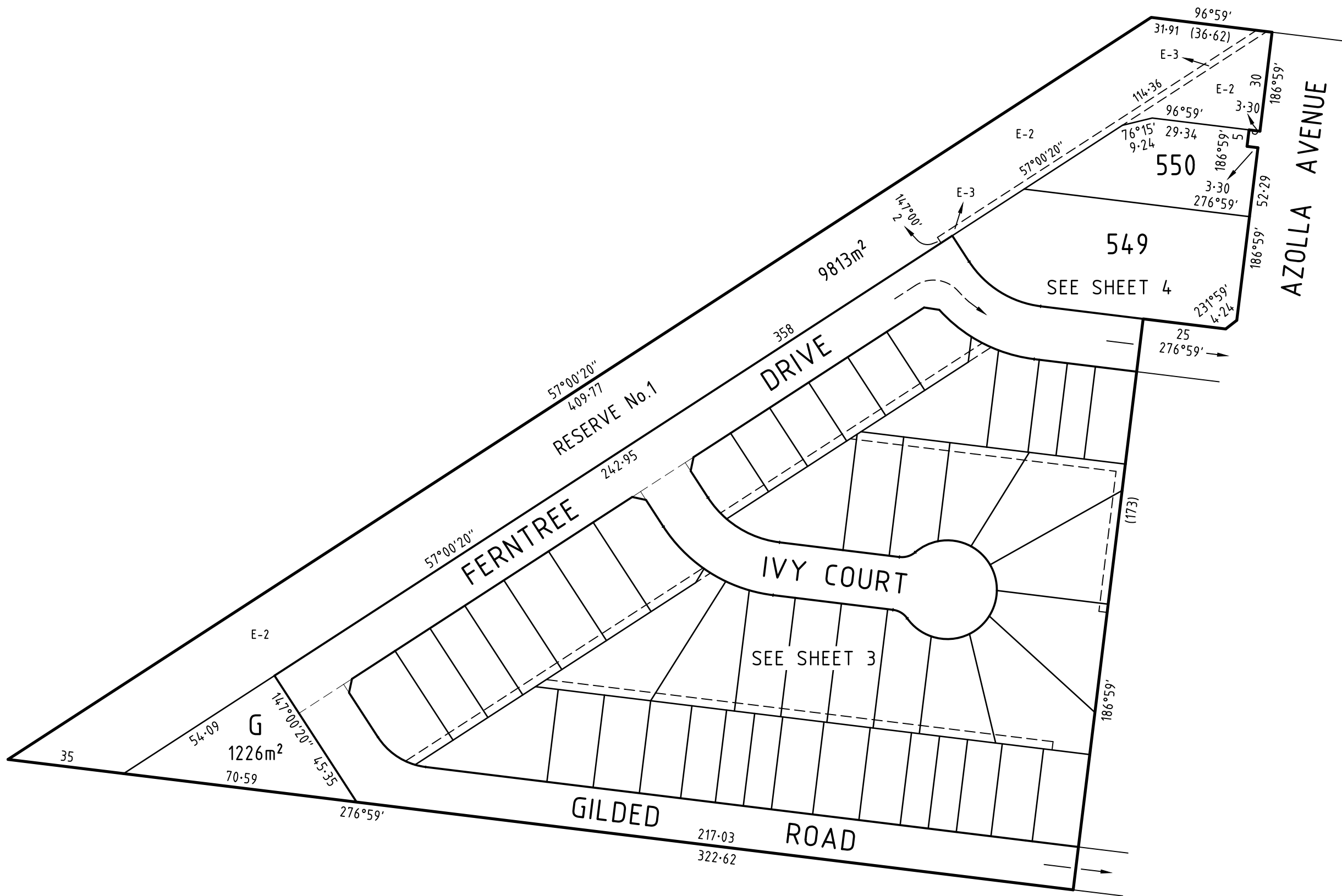
SURVEYORS FILE REF: 301186SV00

LICENSED SURVEYOR: Keith Robert Jones

VERSION 11

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

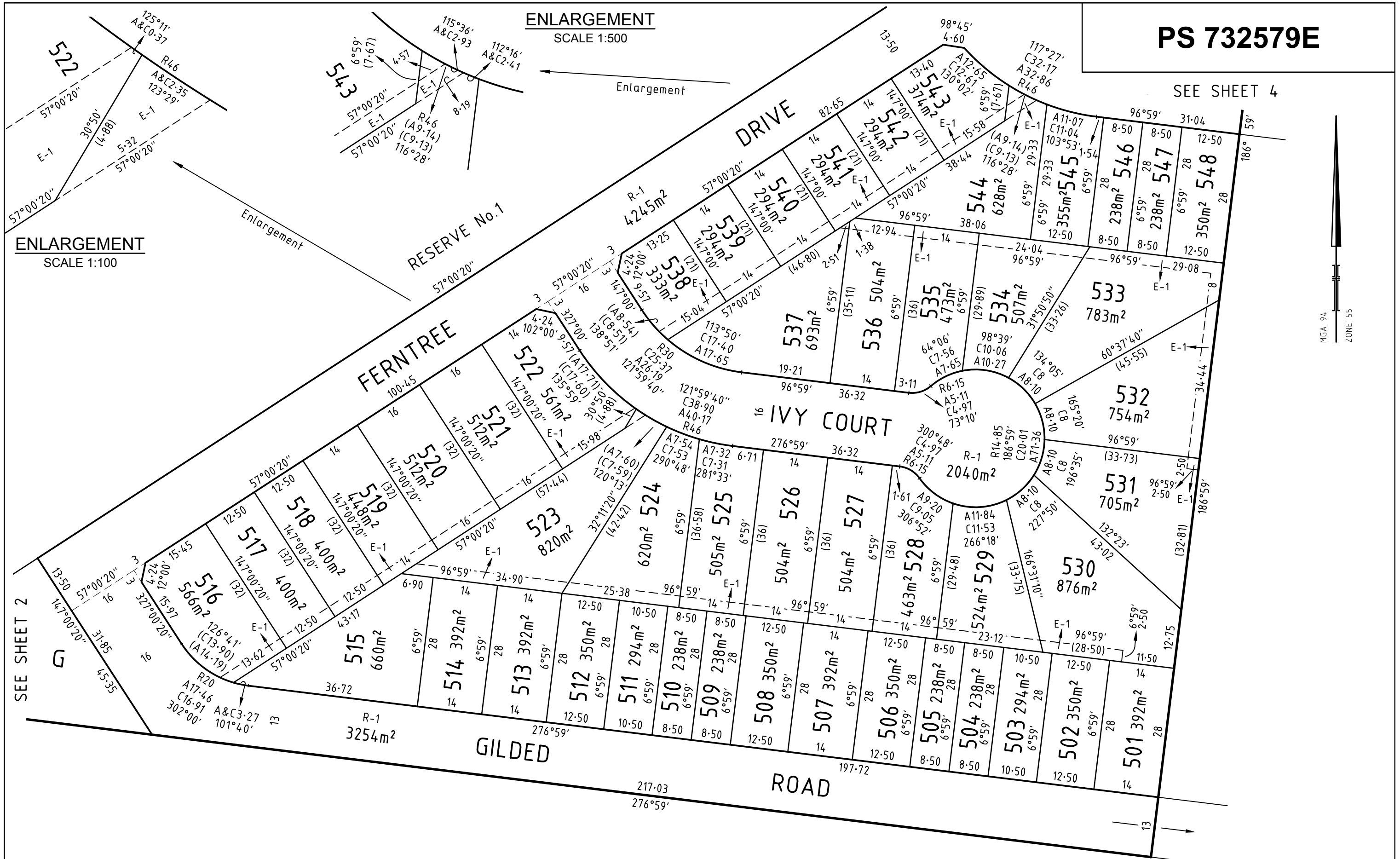
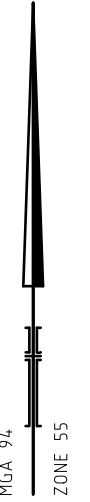


ENLARGEMENT
SCALE 1:500

Enlargement

ENLARGEMENT
SCALE 1:100

Enlargement



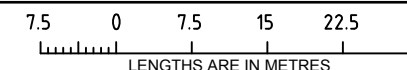
SEE SHEET 2

G



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SCALE
1: 750



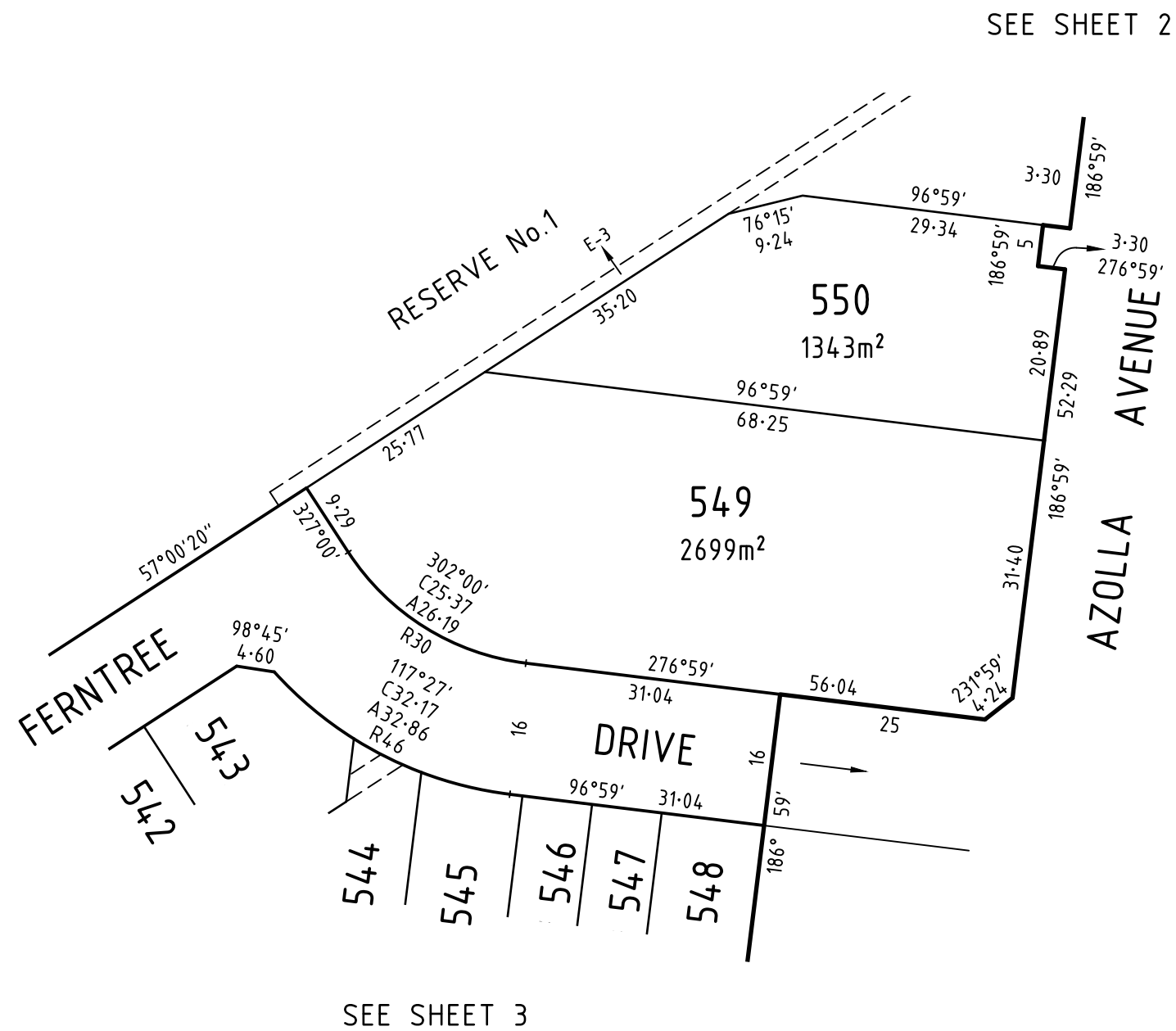
ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: Keith Robert Jones

REF: 301186SV00

VERSION 11



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 501 to 548 (both inclusive) on this plan

Land to be Burdened: Lots 501 to 548 (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	Benefited Lots	Burdened Lot	Benefited Lots
503	502, 504, 529, 530	539	537, 538, 540
504	503, 505, 529	540	537, 539, 541
505	504, 506, 528, 529	541	537, 540, 542, 544
509	508, 510, 525, 526	542	541, 543, 544
510	509, 511, 524, 525	546	533, 534, 545, 547
511	510, 512, 524	547	533, 546, 548

Lots 503 to 505, 509 to 511, 546 and 547 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 539 to 542 (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 516 to 543 (all inclusive) on this plan

Land to be Burdened: Lots 516 to 543 (all inclusive) on this plan

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan 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.