PLAN OF SUBDIVISION

LUV USE ONLY

PLAN NUMBER

COUNCIL NAME:

EDITION

PS828065E

WYNDHAM CITY COUNCIL

LOCATION OF LAND

PARISH:

MAMBOURIN

TOWNSHIP:

SECTION: 7

CROWN ALLOTMENT:

CROWN PORTION:

1 (PART) AND 2 (PART)

TITLE REFERENCES:

VOL

LAST PLAN REFERENCE/S: PS828043Q (LOT C)

POSTAL ADDRESS: (At time of subdivision) WERRIBEE,3030

85-109 FARM ROAD

FOL

MGA94 Co-ordinates

E 293 585 **N** 5 801 030

(of approx centre of land

NOTATIONS

VESTING OF ROADS AND/OR RESERVES		
IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R1 ROAD R2 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED	

LOTS 1 TO 53 (BOTH INCLUSIVE) & 92 TO 102 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS A AND B AFFECTING LOTS 54 TO 91 (BOTH INCLUSIVE) & LOTS 103 TO 108 (BOTH INCLUSIVE) SEE SHEET 5.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/is not a staged subdivision.

Planning permit No.

SURVEY. THIS PLAN IS HIS NOT BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):

PM32, PM39, PM191 & PM192 (MAMBOURIN) PROCLAIMED SURVEY AREA: N/A

THIS IS A SPEAR PLAN.

OTHER PURPOSE OF THE PLAN:

REMOVAL OF THOSE PARTS OF DRAINAGE EASEMENTS E-2 & E-6 ON PS828043Q AS AFFECTS SADDLEBRED AVENUE, JENKINS STREET AND YEARLING PROMENADE ON THIS PLAN.

REMOVAL OF PART OF DRAINAGE AND SEWERAGE EASEMENT E-8 ON PS828043Q AS AFFECTS JENKINS STREET ON THIS PLAN.

GROUNDS FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

FARM ROAD 3B 2.650ha

44 Lots

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

<u> </u>				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS822774F	CITY WEST WATER CORPORATION
E-2	DRAINAGE WAY	SEE PLAN SEE PLAN	PS828075B PS828075B	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS828043Q	CITY WEST WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS828043Q PS828043Q	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-5	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	SEWERAGE WAY	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	GREATER WESTERN WATER CORPORATION WYNDHAM CITY COUNCIL
E-7	WAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	2052S-03B VEF	R H.DWG SB/AA	0050 005	ORIGINIAL SHEET

Member of the Surbana Jurong Group Melbourne Survey T 9869 0813

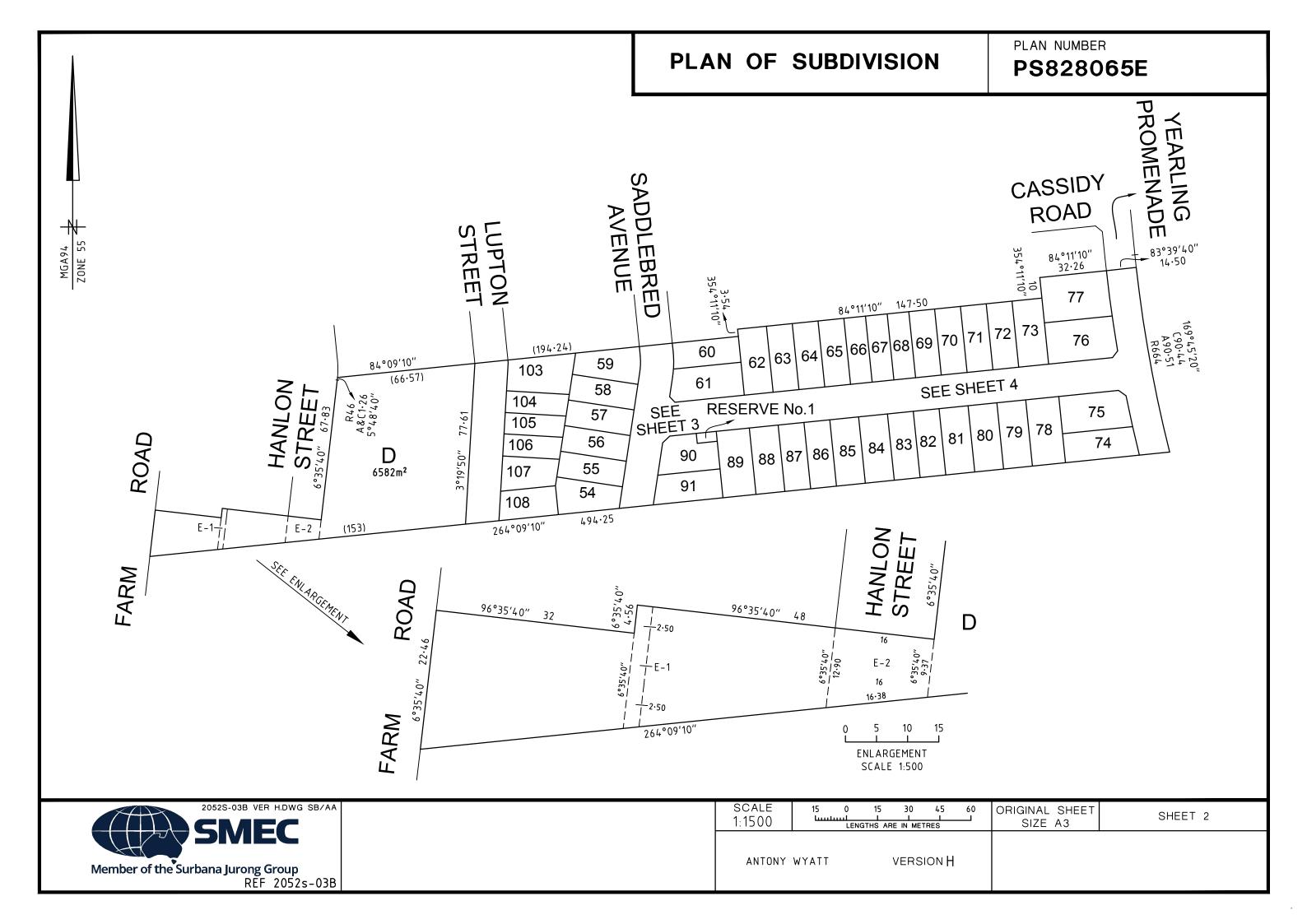
SURVEYOR REF: 2052s-03B

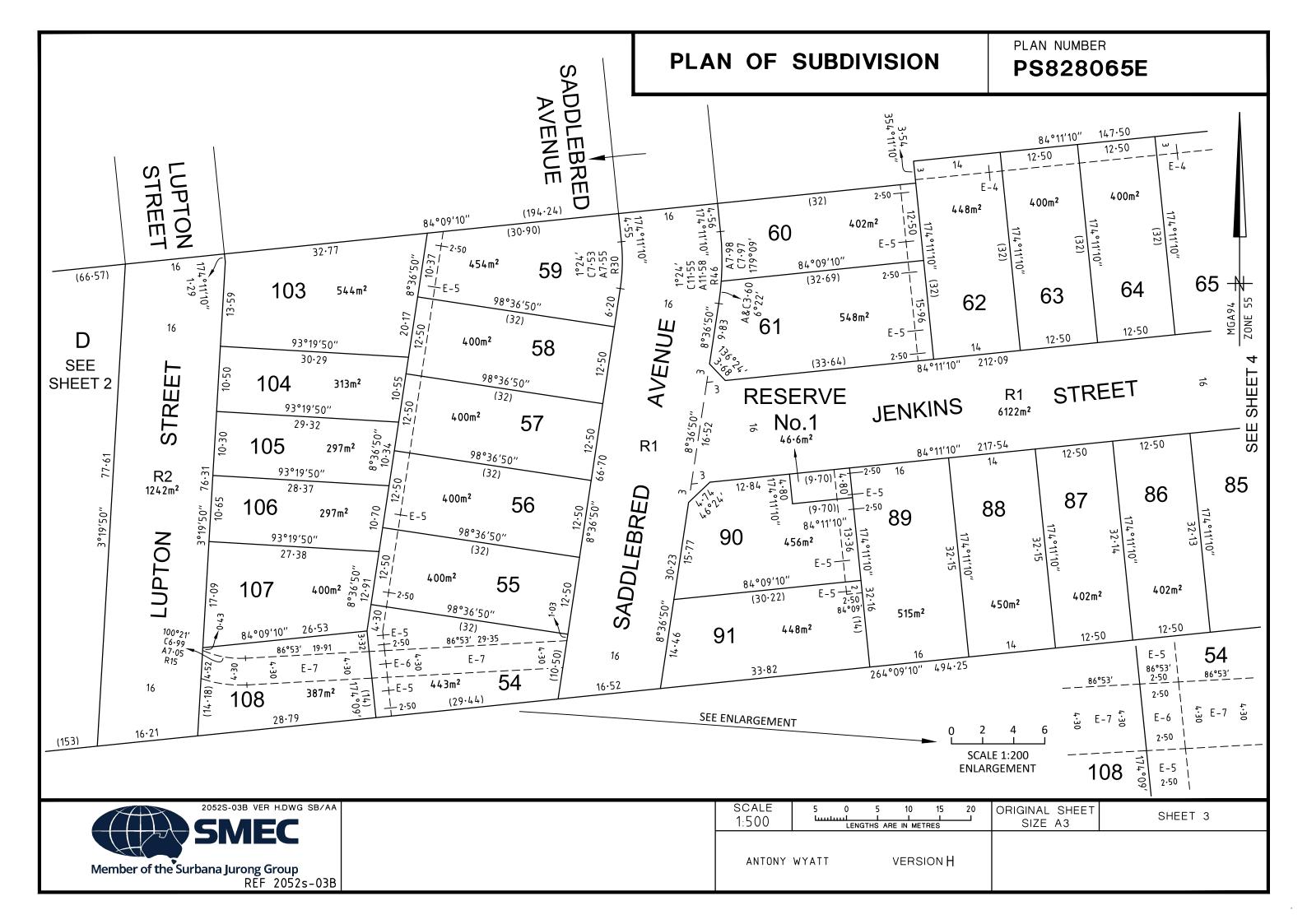
ORIGINAL SHEET SIZE: A3

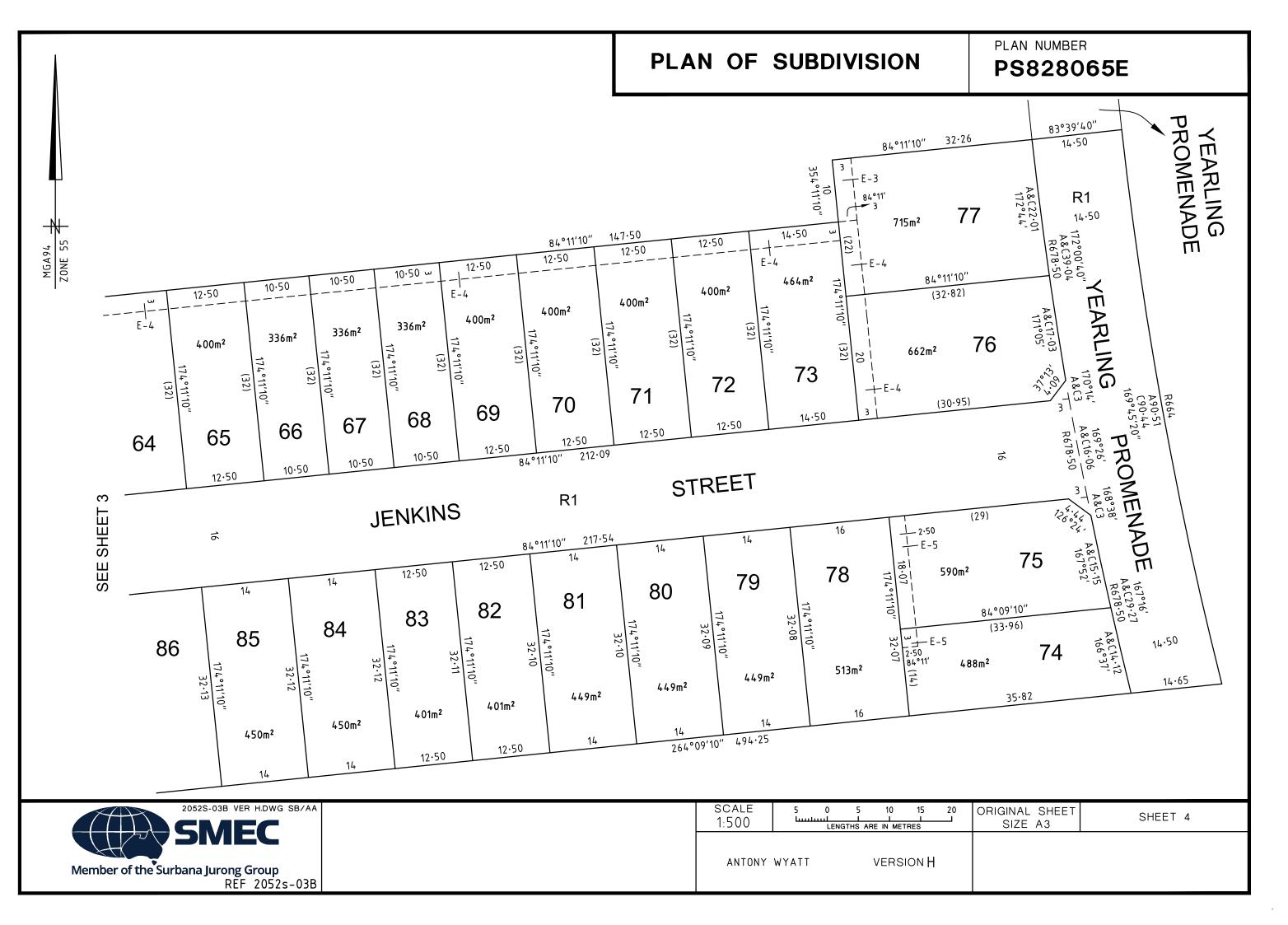
SHEET 1 OF 5

ANTONY WYATT

VERSION H







PLAN OF SUBDIVISION

PLAN NUMBER

PS828065E

CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS828065E by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land Burdened and Land Benefited:

BURDENED LOT No.	BENEFITING LOTS				
54	55, 107, 108				
55	54, 56, 106, 107				
56	55, 57, 105, 106				
57	56, 58, 104, 105				
58	57, 59, 103, 104				
59	58, 103				
60	61, 62				
61	60, 62				
62	60, 61, 63				
63	62, 64				
64	63, 65				
65	64, 66				
66	65, 67				
67	66, 68				
68	67, 69				
69	68, 70				
70	69, 71				
71	70, 72				
72	71, 73				
73	72, 76, 77				
74	75, 78				
75	74, 78				

BURDENED LOT No.	BENEFITING LOTS				
76	73, 77				
77	73, 76				
78	74, 75, 79				
79	78, 80				
80	79, 81				
81	80, 82				
82	81, 83				
83	82, 84				
84	83, 85				
85	84, 86				
86	85, 87				
87	86, 88				
88	87, 89				
89	88, 90, 91				
90	89, 91				
91	89, 90				
103	58, 59, 104				
104	57, 58, 103, 105				
105	56, 57, 104, 106				
106	55, 56, 105, 107				
107	54, 55, 106, 108				
108	54, 107				

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not without the consent of the Responsible Authority build or allow to be built on the lot:

Memorandum of Common Provisions (MCP)

1. Any building other than a building which has been constructed and sited in accordance with the Memorandum of Common Provisions registered in Dealing No. AA and which Memorandum of Common Provisions is incorporated in this plan.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS828065E by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to burdened: Lots 54 to 91 (both Inclusive) & Lots 103 to 108 (both Inclusive)

Lots to be benefit: Lots 54 to 91 (both Inclusive) & Lots 103 to 108 (both Inclusive)

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this plan shall not construct or allow to be constructed any more than one dwelling per lot.

CREATION OF RESTRICTION C

Small Lot Housing Code

Any building in the case of lots less than 300 square metres unless in accordance with the Small Lot Housing Code (Type A) or unless a specific Planning Permit for the building has been obtained from Wyndham City Council.

Restriction C shall cease to burden any lot on the Plan of Subdivision after 1st January 2030.



,	SCALE	0 LENGTHS ARE IN METRES		NAL SI IZE: AS	SHEET 5
	ANTONY	WYATT VERSION	ı H		