
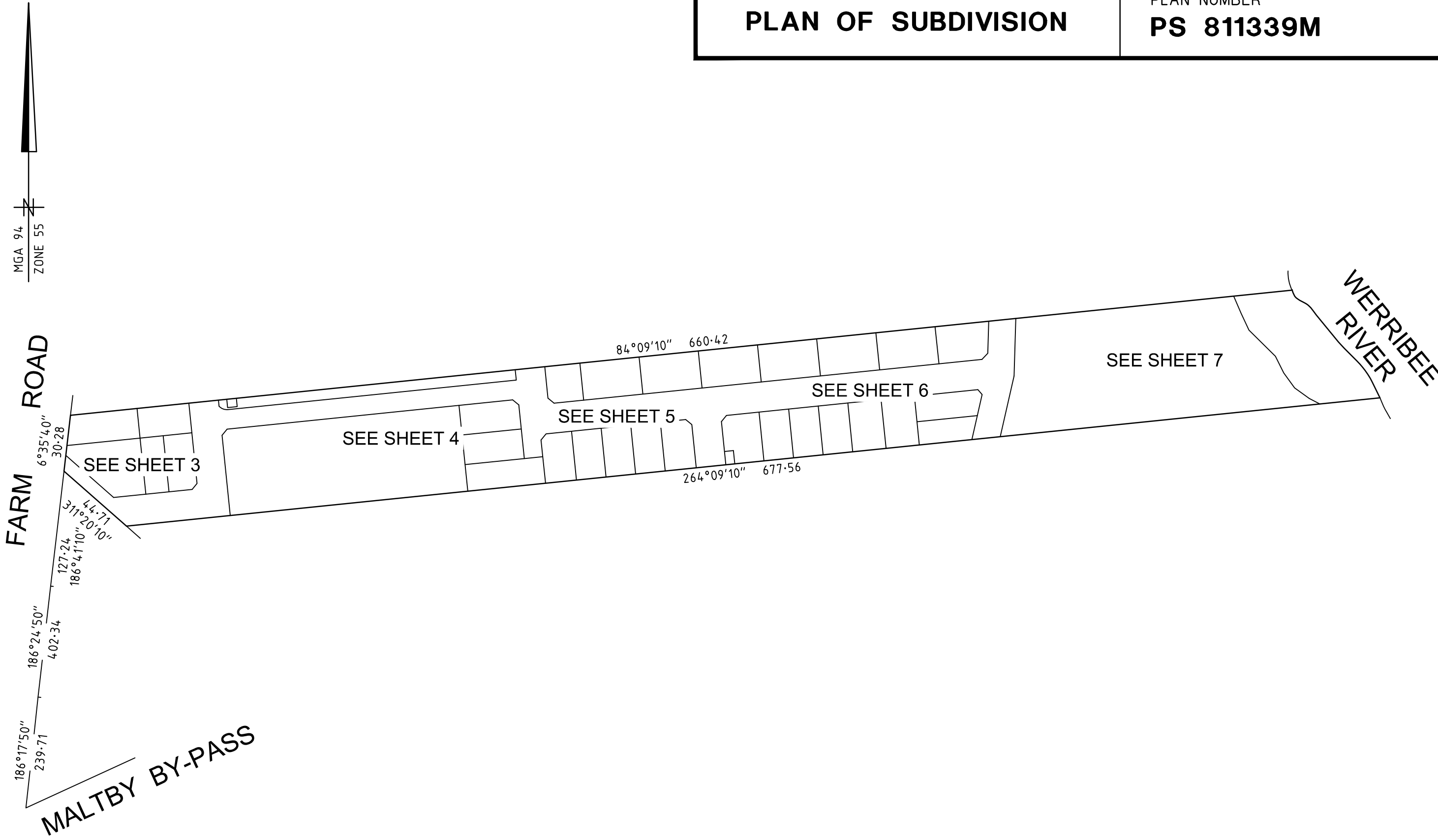


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS 811339M	
<div>LOCATION OF LAND</div> <div>PARISH: MAMBOURIN</div> <div>TOWNSHIP: -</div> <div>SECTION: 7</div> <div>CROWN ALLOTMENT: 1 (PART) AND 2 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCES: Vol.9444 Fol.938</div> <div>LAST PLAN REFERENCE/S: TP 97817P (LOT 1)</div> <div>POSTAL ADDRESS: 121-125 FARM ROAD (At time of subdivision) WERRIBEE, 3030</div> <div>MGA94 Co-ordinates (of approx centre of land in plan)E 293 570 N 5800 870 ZONE 55</div>					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R1		WYNDHAM CITY COUNCIL			
RESERVE No.1		WYNDHAM CITY COUNCIL			
RESERVE No.2		WYNDHAM CITY COUNCIL			
RESERVE No.3		WYNDHAM CITY COUNCIL			
RESERVE No.4		POWERCOR AUSTRALIA LIMITED			
RESERVE No.5		POWERCOR AUSTRALIA LIMITED			
NOTATIONS			GRAVID STREET IS ENCUMBERED BY EASEMENT E-1.  FOR RESTRICTIONS AFFECTING LOTS 1 TO 29 (BOTH INCLUSIVE), SEE CREATION OF RESTRICTION A ON SHEET 8.  FOR RESTRICTIONS AFFECTING LOTS 1 TO 29 (BOTH INCLUSIVE), SEE CREATION OF RESTRICTION B ON SHEET 9.  AREA OF RESERVE No.3 ON THIS PLAN HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.		
<div>DEPTH LIMITATION DOES NOT APPLY</div> <div>STAGING This <del>is</del>is not a staged subdivision. Planning permit No.</div> <div>SURVEY. THIS PLAN IS<del>IS NOT</del> BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): 32 AND 39 (MAMBOURIN)</div> <div>PROCLAIMED SURVEY AREA: NIL</div> <div>THIS IS A SPEAR PLAN.</div> <div>FARM ROAD 1 4.240ha30 Lots</div>					
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	SEWER PURPOSES SEWERAGE	SEE PLAN SEE PLAN	INST. G82933 THIS PLAN	MELBOURNE METROPOLITAN BOARD OF WORKS CITY WEST WATER CORPORATION	
E-2	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION	
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION	
E-4	POWERLINE  TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN  SEE PLAN	THIS PLAN - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000 THIS PLAN	POWERCOR AUSTRALIA LIMITED  LOTS ON THIS PLAN	
<div>2052S-01 VER H.DWG BC/MW</div> <div>SMEC</div> <div>Melbourne Survey T 9869 0813</div>		SURVEYOR REF: 2052s-01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 13
		ANTON WYATT		VERSION H	

PLAN OF SUBDIVISION

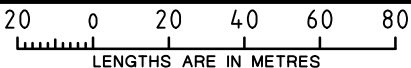
PLAN NUMBER  
**PS 811339M**



2052S-01 VER H.DWG BC/MW

Melbourne Survey T 9869 0813 REF 2052s-01

SCALE  
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ORIGINAL SHEET  
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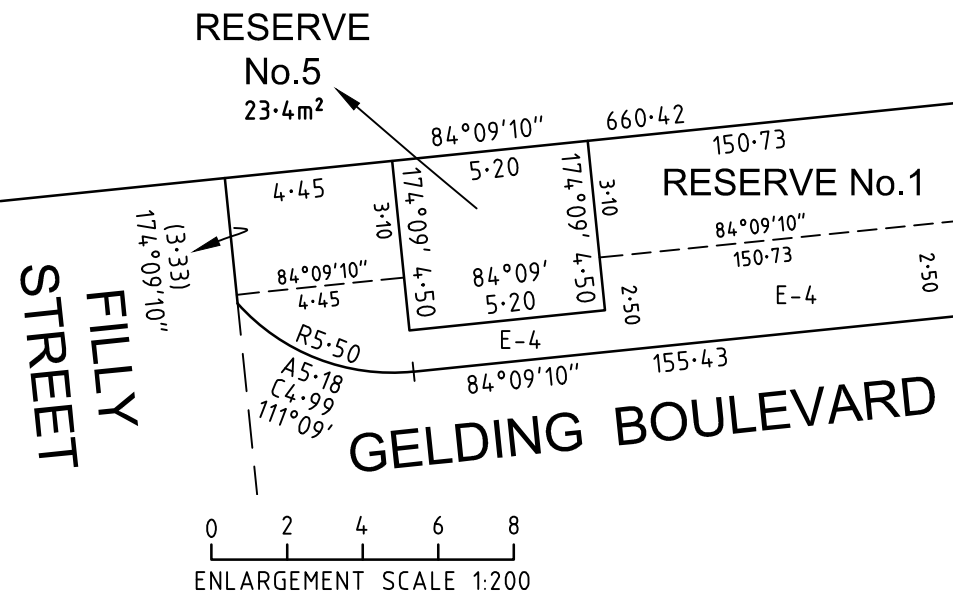
SHEET 2

ANTON WYATT

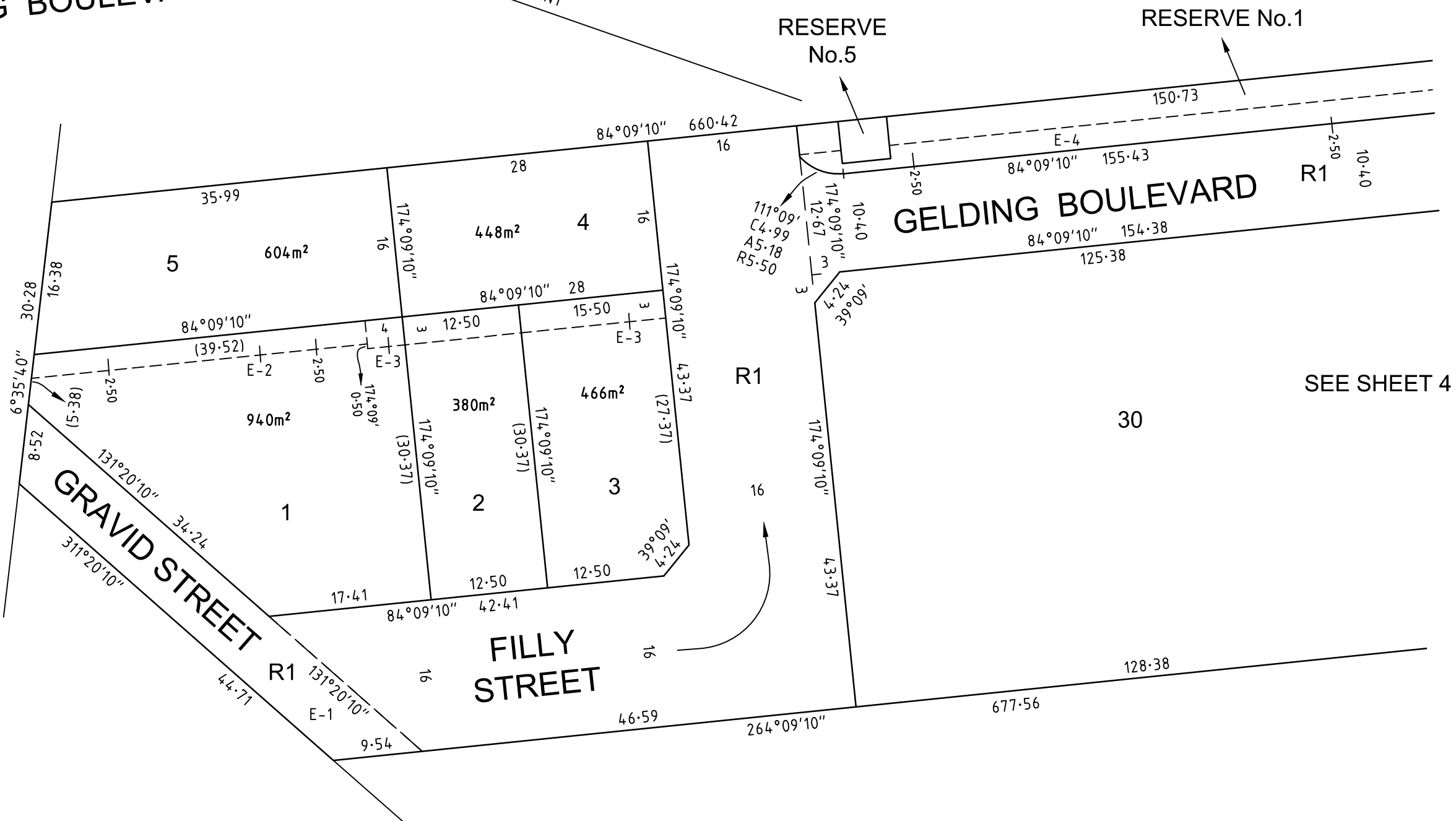
VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**



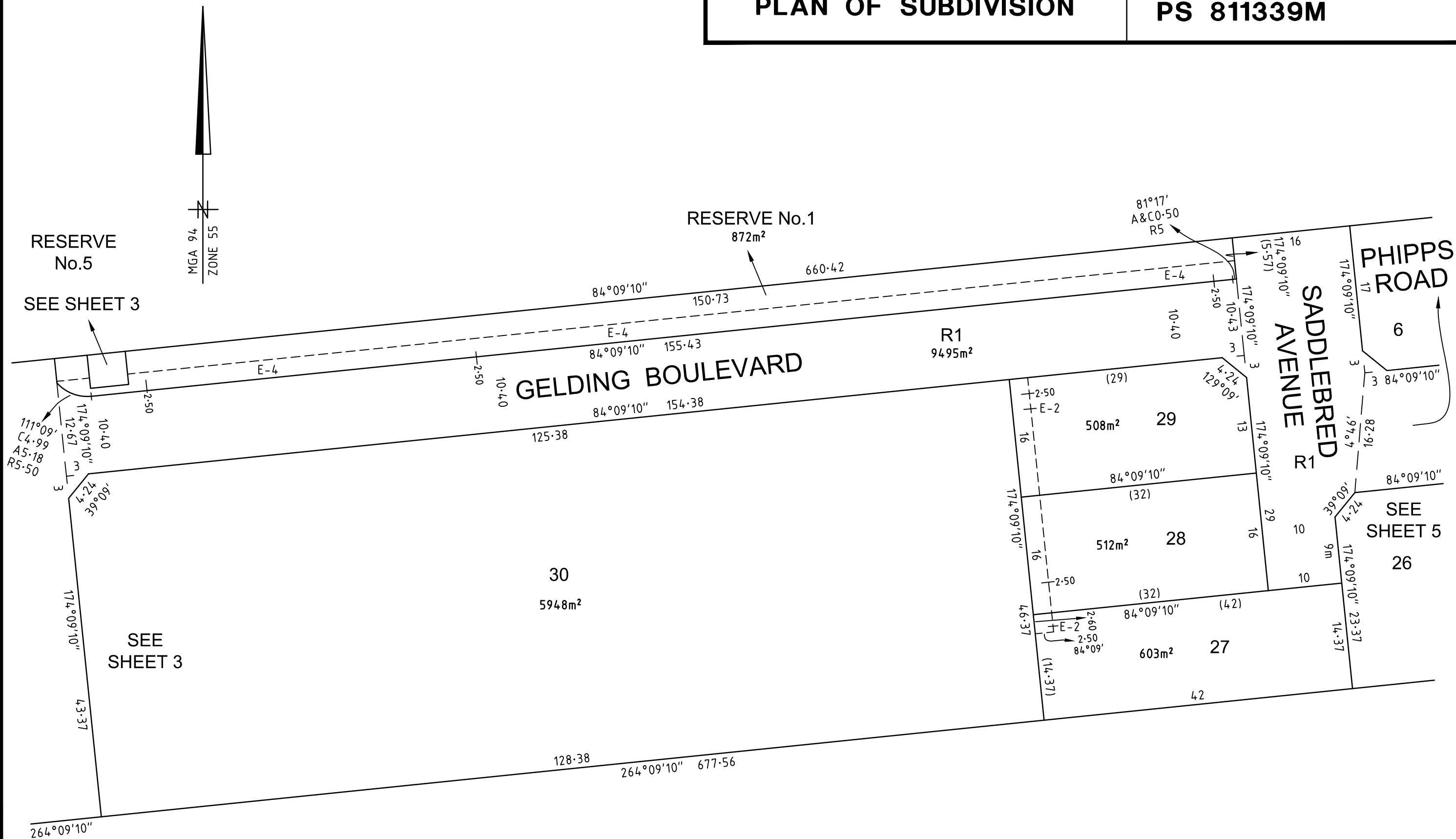
FARM ROAD



MGA 94  
ZONE 55

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**



2052S-01 VER H.DWG BC/MW

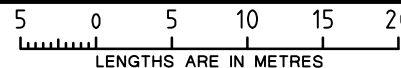
**SMEC**

Melbourne Survey

T 9869 0813

REF 2052s-01

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 4

ANTON WYATT

VERSION H

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**

MGA 94  
ZONE 55

RESERVE No.1

GELDING  
BOULEVARD

SADDLEBRED  
AVENUE

PHIPPS

ROAD

HORSEMAN  
STREET

RESERVE  
No.4  
34.6m<sup>2</sup>

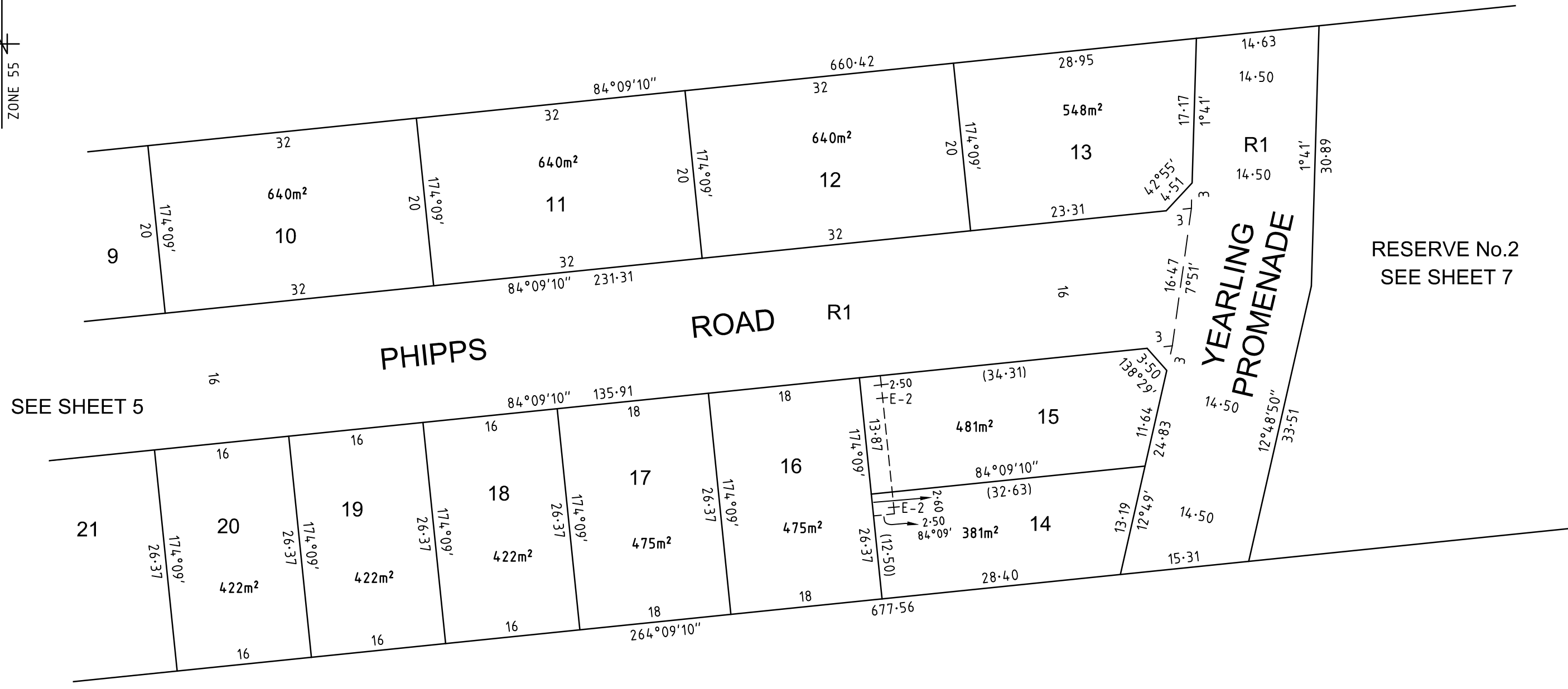
SEE  
SHEET 6

SEE  
SHEET 4

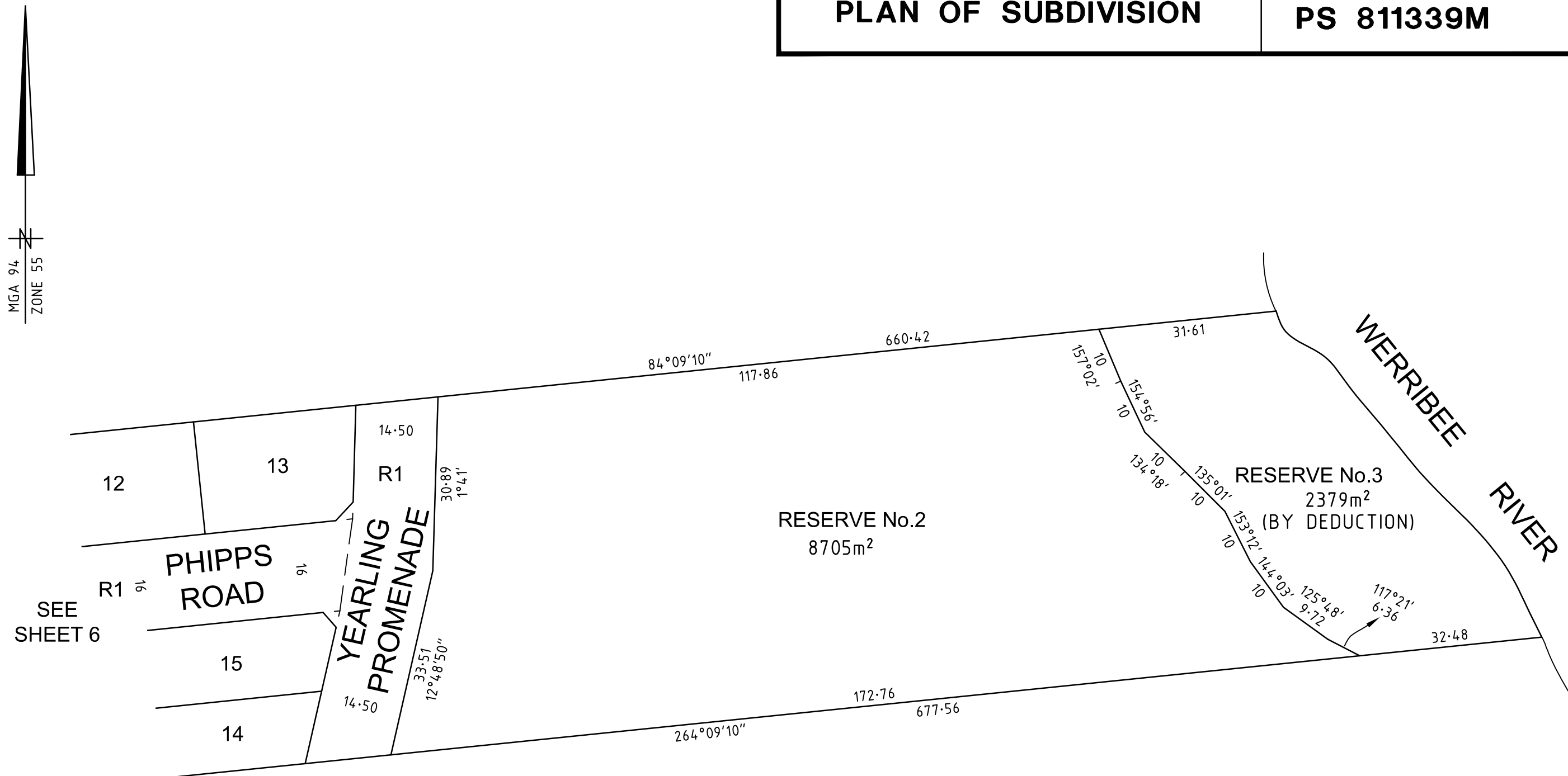
PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**

MGA 94  
ZONE 55



PLAN NUMBER  
**PS 811339M**



2052S-01 VER H.DWG BC/MW

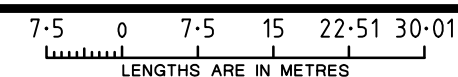
# SMEC

## Melbourne Survey

**T 9869 0813**

REF 2052s-01

SCALE  
1:750



ORIGINAL SHEET  
SIZE A3

SHEET 7

ANTON WYATT

VERSION H

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 811339M (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 1-29 on the Plan of Subdivision

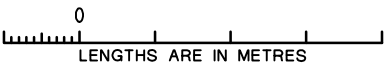
Land to be burdened: Lots 1-29 on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of Wyndham City Council the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or allow to be built on a Lot more than one private dwelling house together with the usual outbuildings.

Expiry

The restriction shall cease to burden only Lots 1 to 26 (both inclusive) and Lots 28 and 29 (both inclusive) on the Plan of Subdivision with effect from 10 years from the date of registration of this Plan of Subdivision.



CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS 811339M by way of 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
1	2, 5
2	1, 3, 4
3	2, 4
4	2, 3, 5
5	1, 4
6	7
7	6, 8
8	7, 9
9	8, 10
10	9, 11
11	10, 12
12	11, 13
13	12
14	15, 16
15	14, 16

BURDENED LOT No.	BENEFITING LOTS
16	14, 15, 17
17	16, 18
18	17, 19
19	18, 20
20	19, 21
21	20
22	23
23	22, 24
24	23, 25
25	24, 26
26	25, 27
27	26, 28, 30
28	27, 29, 30
29	28, 30

Description of Restriction

The registered proprietor or proprietors for the time of being of any burdened Lot on the Plan of Subdivision shall not:

Building Envelopes

- (a) Unless consent has been granted by the Responsible Authority, build or allow to be built on the Lot any building outside the Building Envelope Plans shown on sheets 10 to 13 except for:
- (i) the following permitted encroachments into the approved front street setback by up to 1500mm:-
  - a porch, portico, balcony or verandah (no more than 3.60m in height)
  - a masonry chimney
  - a pergola
  - an eave, fascia or gutter; and
- (ii) the following permitted encroachments into the approved side and rear setbacks by up to 500mm:-
  - a porch or verandah
  - a masonry chimney
  - a pergola
  - an eave, fascia or gutter
  - a sunblind
  - a screen (to the extent needed to protect a neighbouring property from direct view)
  - Flues and pipes
  - Domestic fuel tanks and water tanks
  - Heating and Cooling equipment and other services

Expiry

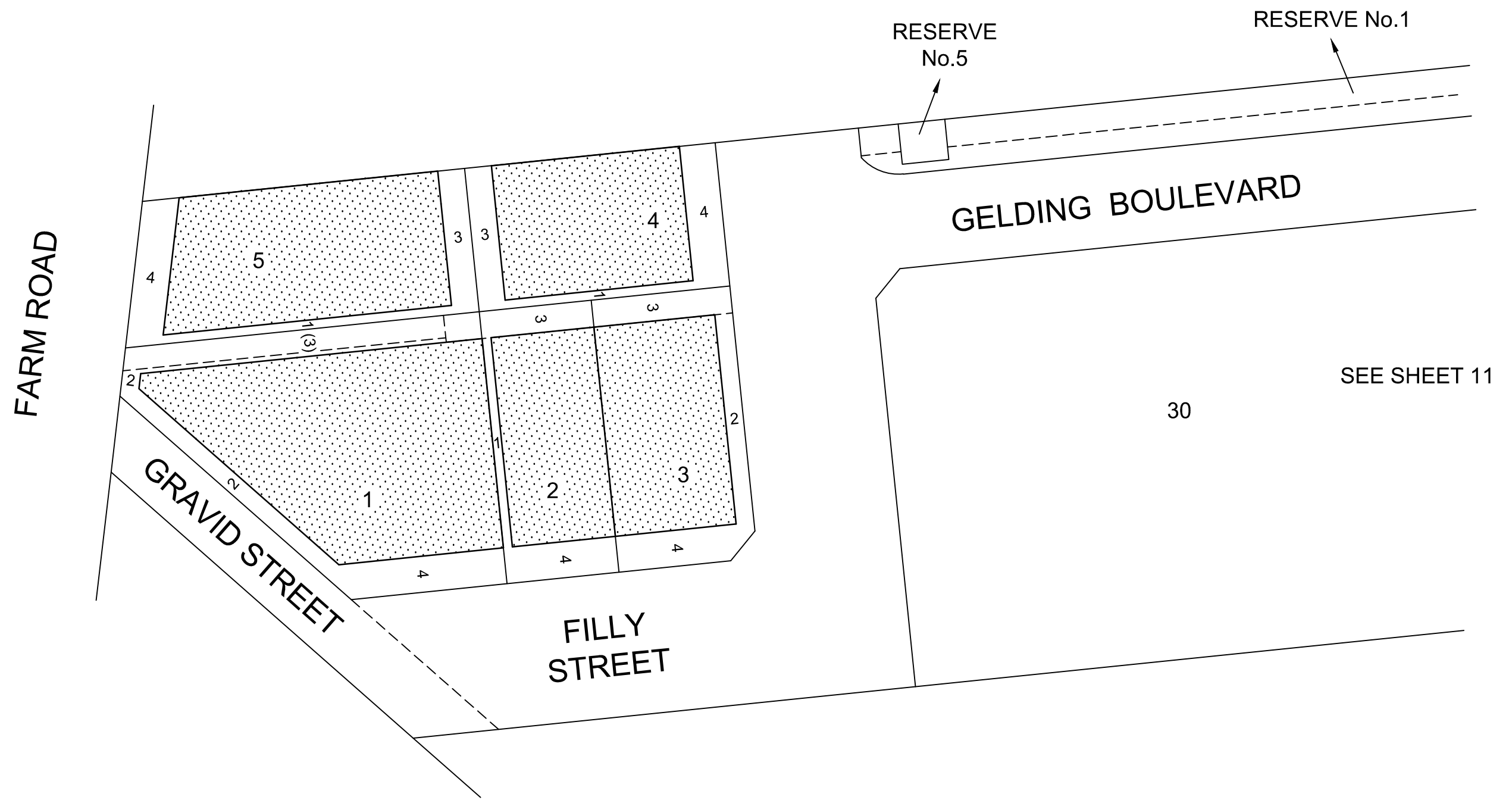
The restriction shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration of this Plan of Subdivision.

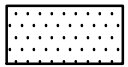


PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**

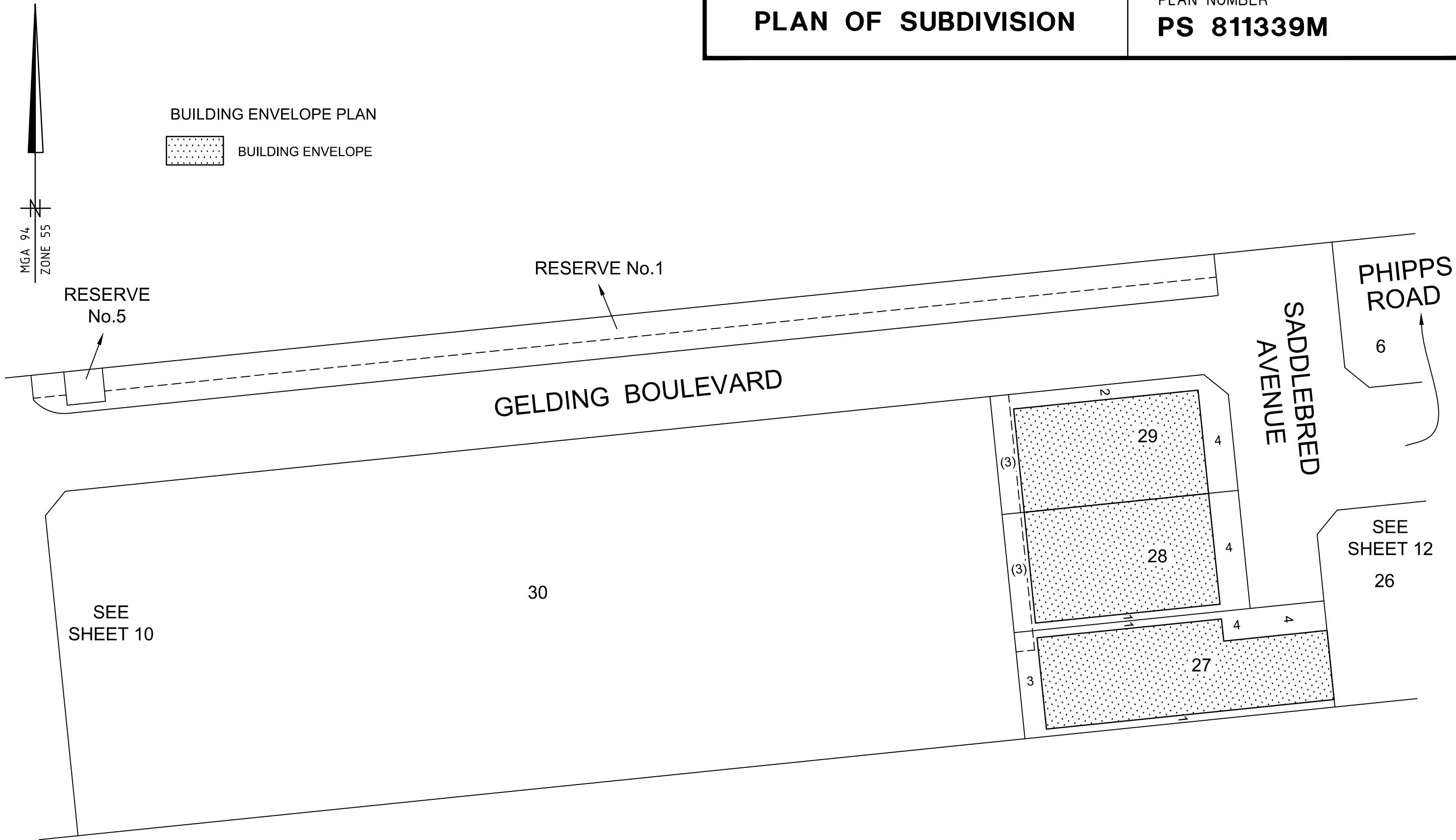
MGA 94  
ZONE 55



BUILDING ENVELOPE PLAN  
 BUILDING ENVELOPE

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**



2052S-01 VER H.DWG BC/MW

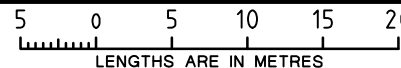
**SMEC**

Melbourne Survey

T 9869 0813

REF 2052s-01

SCALE  
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ORIGINAL SHEET  
SIZE A3

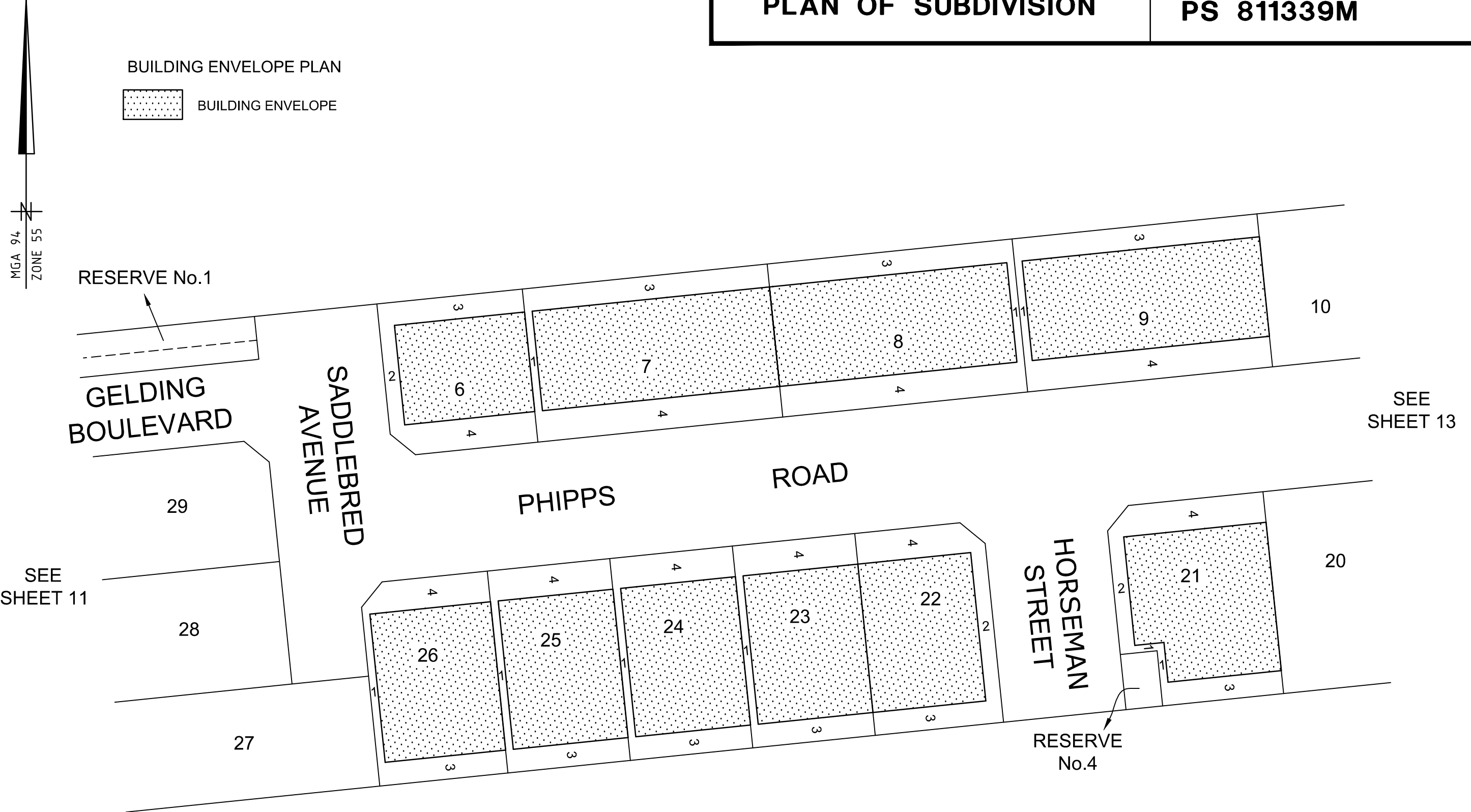
SHEET 11

ANTON WYATT

VERSION H

PLAN OF SUBDIVISION

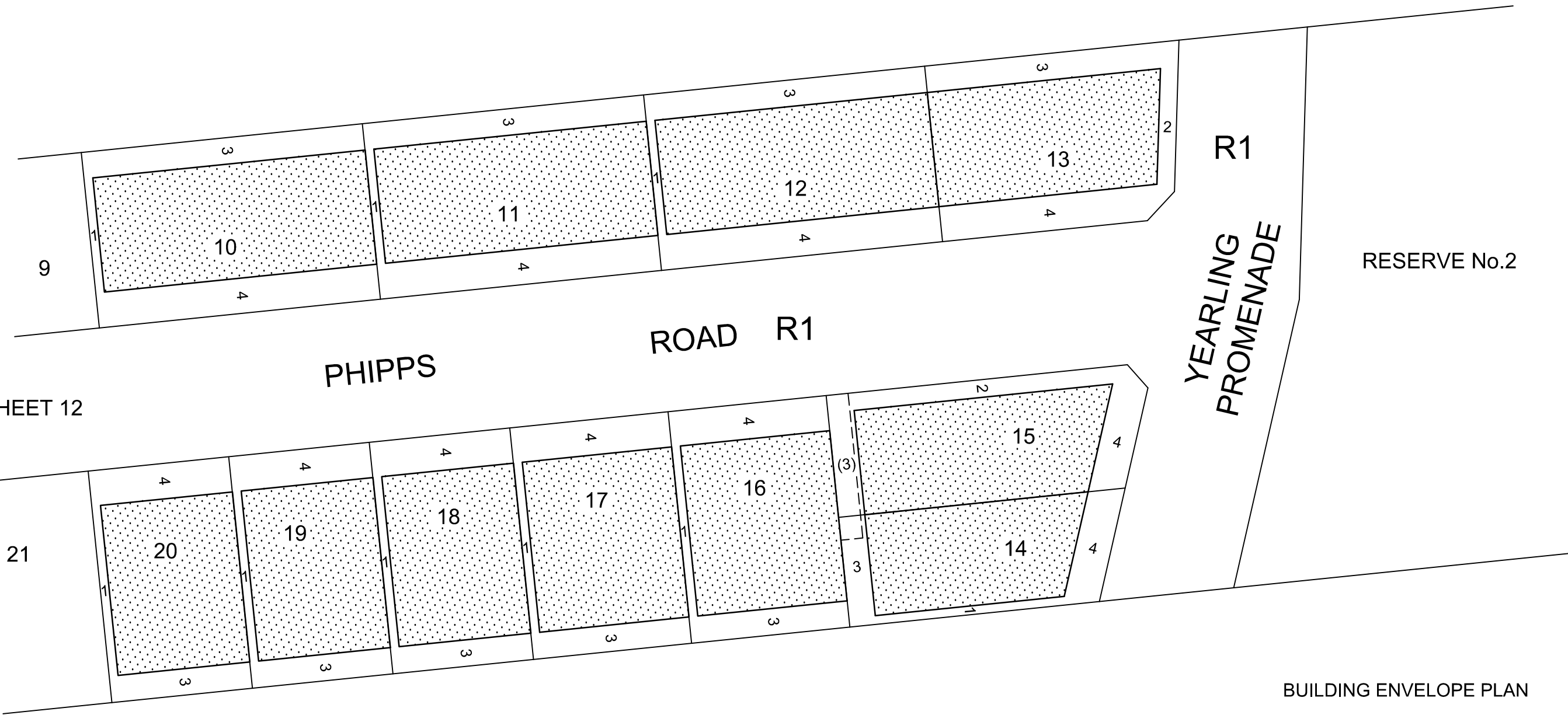
PLAN NUMBER  
**PS 811339M**



PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 811339M**

MGA 94  
ZONE 55



SEE SHEET 12

BUILDING ENVELOPE PLAN

 BUILDING ENVELOPE