
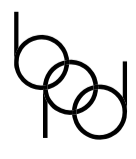
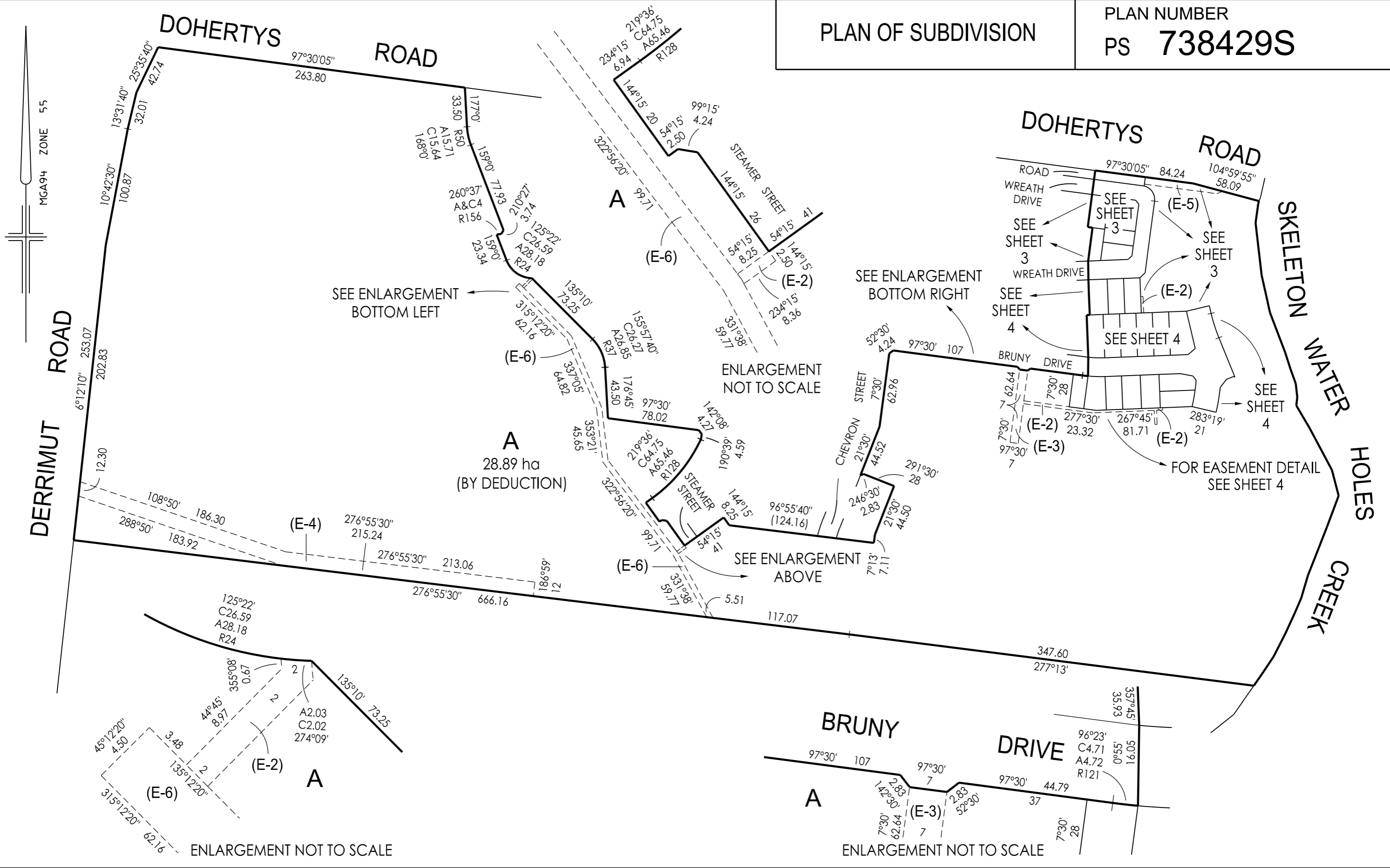


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 738429S</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> ---  <b>SECTION:</b> 21  <b>CROWN ALLOTMENT:</b> E (PART)  <b>CROWN PORTION:</b> ---  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A PS738348S  <b>POSTAL ADDRESS: (at time of subdivision)</b> DOHERTYS ROAD TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 297 845    ZONE: 55 N: 5 811 455    DATUM: GDA94		<b>COUNCIL NAME:</b> WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</b>  TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>R1 ROAD AREA: 5649m<sup>2</sup></b> <b>R2 ROAD AREA: 327m<sup>2</sup></b>		
ROAD R1 ROAD R2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>		<b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP6211/12  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENT (E-1) SHOWN ON PS738348S THAT LIES WITHIN THE LAND ON THIS PLAN.  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.		
DEPTH LIMITATION DOES NOT APPLY  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE BP2806  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NoS. TARNEIT PM 90 & TRUGANINA PM 158.  LAND NOT IN A PROCLAIMED SURVEY AREA.				
<b>ESTATE:</b> ROTHWELL 7		<b>AREA:</b> 1.559 ha	<b>No. OF LOTS:</b> 22	<b>MELWAY:</b> 359:J:10
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT    E - ENCUMBERING EASEMENT    R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSNET SERVICES (GAS) PTY LTD
(E-3)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
(E-3)	CARRIAGEWAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-4)	POWER SUPPLY (OVERHEAD)	SEE PLAN	AN306322N	POWERCOR AUSTRALIA LTD.
(E-5)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-6)	SEWERAGE	4.50	THIS PLAN	CITY WEST WATER CORPORATION
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF: 8584/7</b> <b>VERSION: 8</b>		<b>ORIGINAL SHEET SIZE A3</b>
		<b>LICENSED SURVEYOR: SIMON P COX</b>		<b>SHEET 1 OF 5 SHEETS</b>
<b>CHECKED D. SMALE</b>		<b>DATE: 18/05/17</b>		

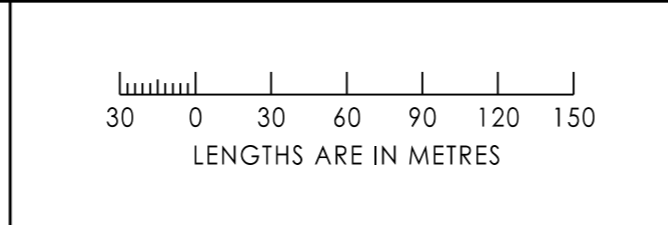
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 738429S



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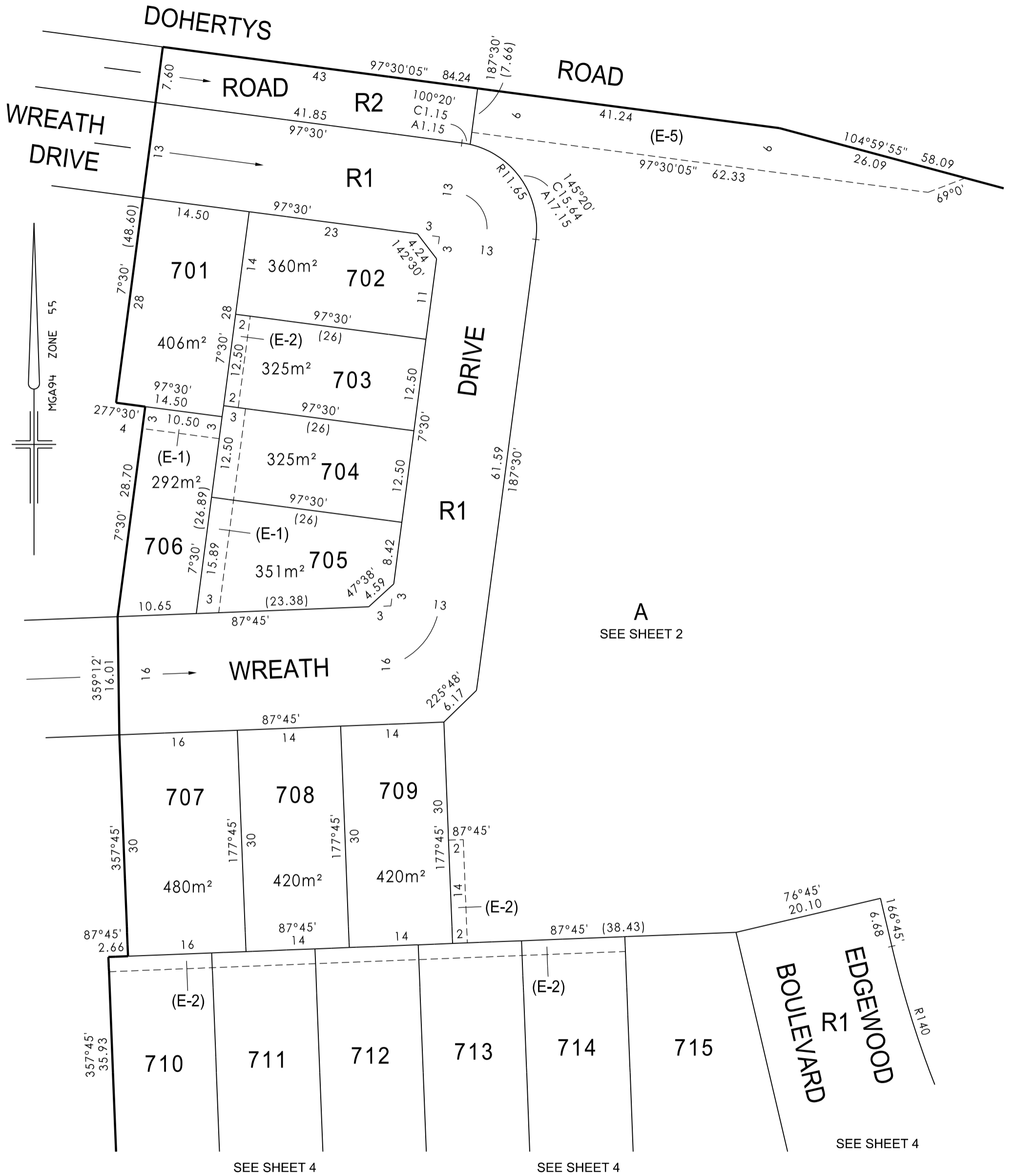
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REF: 8584/7      VERSION: 8  
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

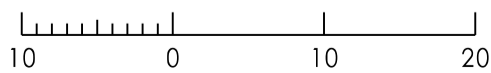
SHEET 2



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

REF: 8584/7

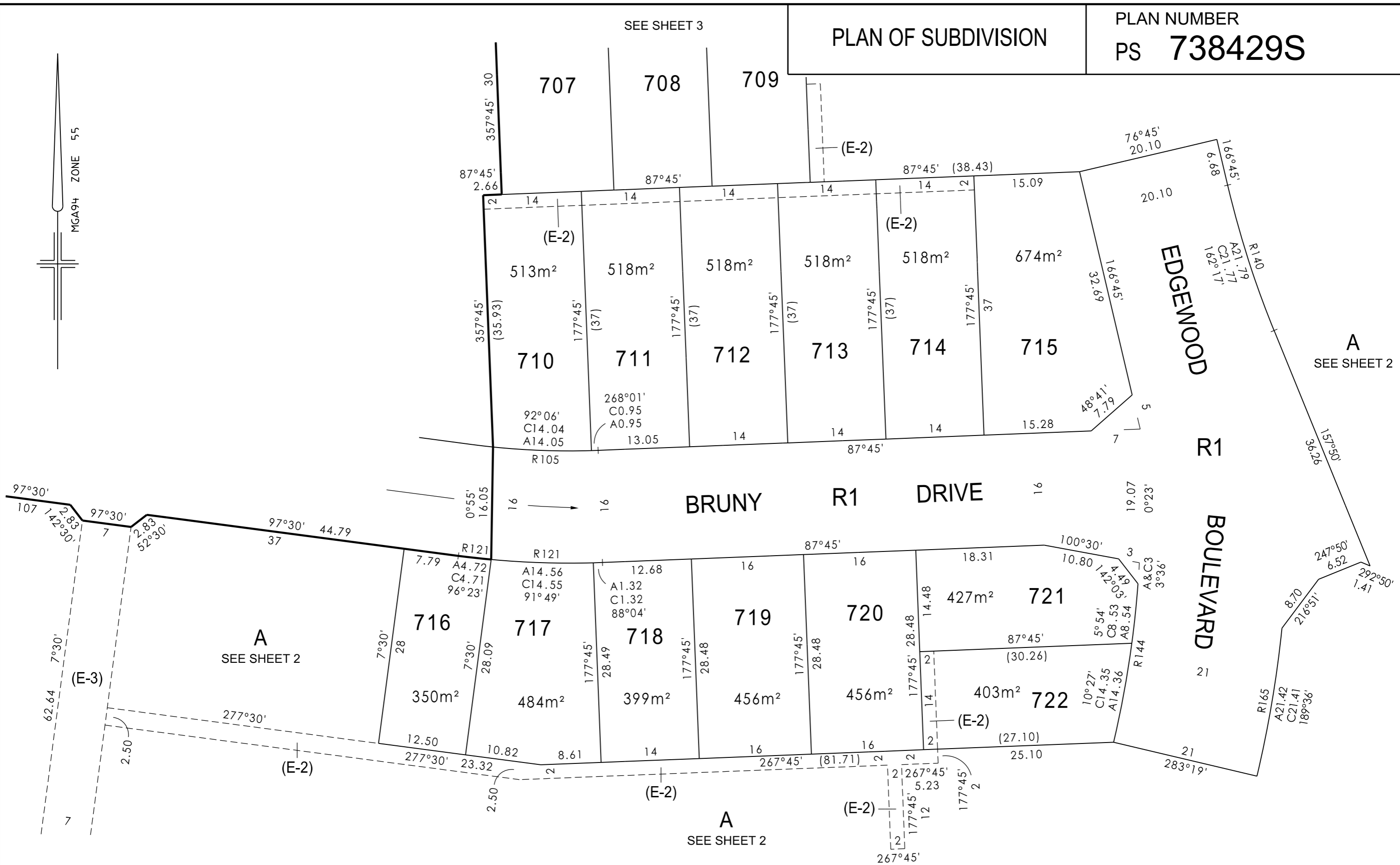
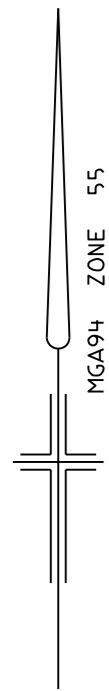
VERSION: 8

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 738429S

SEE SHEET 3



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SCALE  
1:500



REF: 8584/7 VERSION: 8  
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3 SHEET 4

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

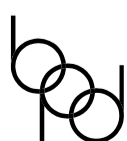
Land to benefit : Lots 701 to 722 (both inclusive).

Land to be burdened: Lots 701 to 722 (both inclusive).

Description of Restriction :

- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority Build or permit to be built or remain on the lot or any part of it;
  - (a) Any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.
  - (b) In the case of lots less than 300m<sup>2</sup> any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lot 706 is a 'Type A' lot.
  
- (2) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;
  - (a) Erect any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Rothwell Design Guidelines" dated March 2015 prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building act 1993 is issued for the whole of the dwelling on the said lot.

These restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan



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SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 5

REF: 8584/7

VERSION: 8

LICENSED SURVEYOR: SIMON P COX