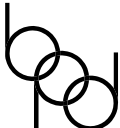



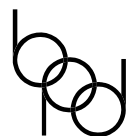
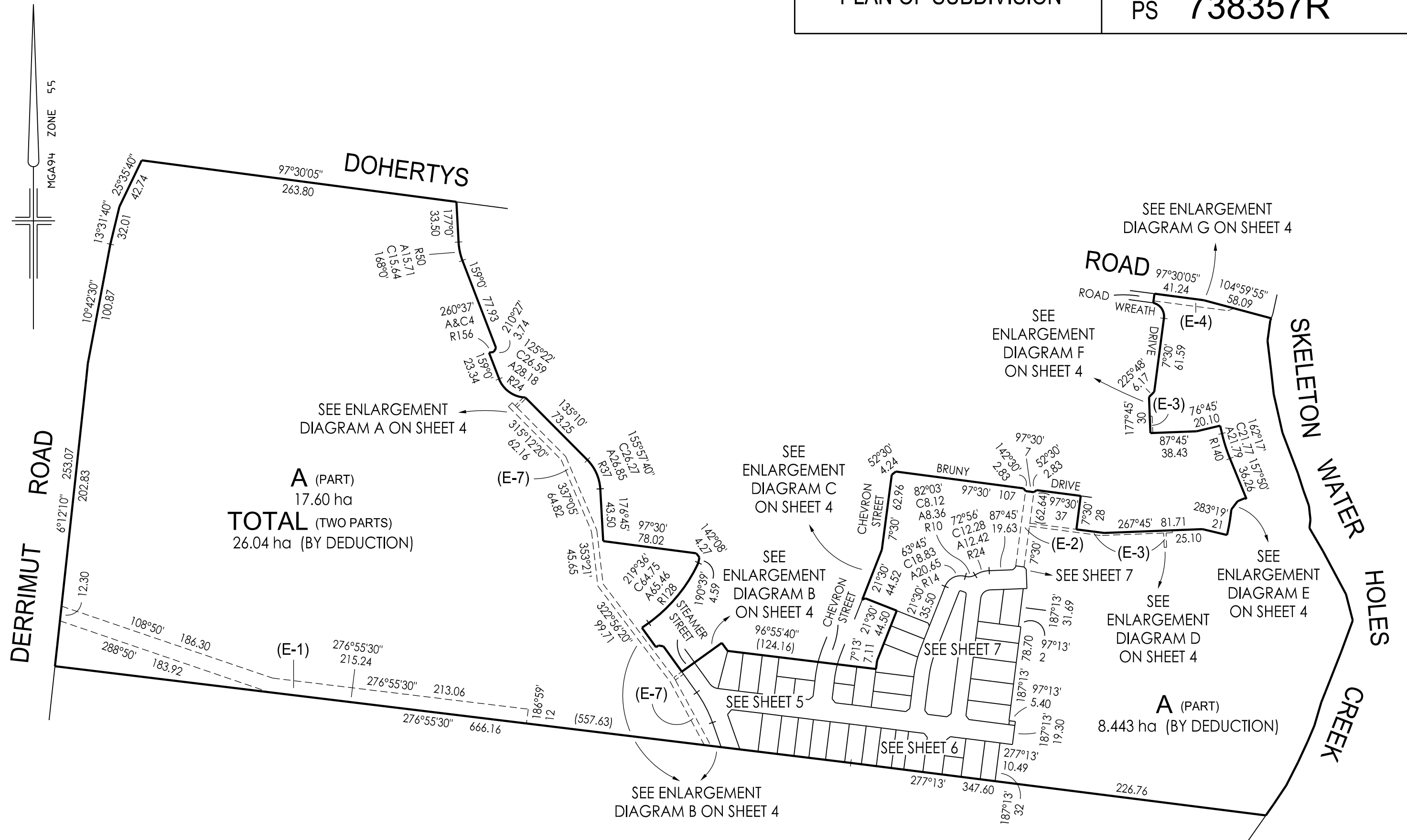
|  |  |  |                           |
|--|--|--|---------------------------|
|  | PLAN OF SUBDIVISION  | LRS USE ONLY<br>EDITION  | PLAN NUMBER<br>PS 738357R |
| <div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: - - - - -</div> <div>SECTION: 21</div> <div>CROWN ALLOTMENT: E (PART)</div> <div>CROWN PORTION: - - - - -</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A PS738429S</div> <div>POSTAL ADDRESS:<br/>(at time of subdivision) DOHERTYS ROAD<br/>TARNEIT 3029</div> <div>MGA 94 CO-ORDINATES:<br/>(of approx. centre of plan) E: 297645      ZONE: 55<br/>N: 5811220      DATUM: GDA94</div> |  | <div>COUNCIL NAME: WYNDHAM CITY COUNCIL</div>  |                           |
| VESTING OF ROADS OR RESERVES   |  | NOTATIONS  |                           |
| IDENTIFIER   | COUNCIL/BODY/PERSON  |  |                           |
| ROAD R1<br>RESERVE No. 1<br>RESERVE No. 2  | WYNDHAM CITY COUNCIL<br>WYNDHAM CITY COUNCIL<br>POWERCOR AUSTRALIA LTD |  |                           |
| NOTATIONS  |  | <div>THIS IS A SPEAR PLAN</div> <div>TANGENT POINTS ARE SHOWN THUS: ———— ↗</div> <div>LOT 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD R1 AREA IS 9706m²</div> |                           |
| DEPTH LIMITATION DOES NOT APPLY  |  |  |                           |
| <div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2806</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NoS. TARNEIT PM 90 &amp; TRUGANINA PM 158</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA.</div> <div>STAGING</div> <div>THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP6211/12</div>  |  |  |                           |
| ESTATE: ROTHWELL 6      AREA: 2.853 ha      No. OF LOTS: 38      MELWAY: 359:H:11  |  |  |                           |
| <div>SEE SHEET 2 FOR EASEMENT INFORMATION</div>  |  |  |                           |
| <div> Breese Pitt Dixon Pty Ltd<br/>1/19 Cato Street<br/>Hawthorn East Vic 3123<br/>Ph: 8823 2300 Fax: 8823 2310<br/>www.bpd.com.au info@bpd.com.au</div>   |  | REF: 8584/6      VERSION: 14   | ORIGINAL SHEET<br>SIZE A3 |
| CHECKED G COX      DATE: 20/06/17  |  | LICENSED SURVEYOR: SIMON P COX   | SHEET 1 OF 11 SHEETS      |

|  |   |                        |   |                                   |
|--|---|------------------------|---|-----------------------------------|
|  | PLAN OF SUBDIVISION                         | LR USE ONLY<br>EDITION | PLAN NUMBER<br>PS 738357R   |                                   |
| EASEMENT INFORMATION   |   |                        |   |                                   |
| LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)  |   |                        |   |                                   |
| EASEMENT<br>REFERENCE  | PURPOSE                                     | WIDTH<br>(METRES)      | ORIGIN  | LAND BENEFITED<br>OR IN FAVOUR OF |
| (E-1)  | POWER SUPPLY (OVERHEAD)                     | SEE PLAN               | AN306322N   | POWERCOR AUSTRALIA LTD            |
| (E-2)  | DRAINAGE                                    | SEE PLAN               | PS738429S   | WYNDHAM CITY COUNCIL              |
| (E-2)  | SEWERAGE                                    | SEE PLAN               | PS738429S   | CITY WEST WATER CORPORATION       |
| (E-2)  | WATER SUPPLY (THROUGH<br>UNDERGROUND PIPES) | SEE PLAN               | PS738429S   | CITY WEST WATER CORPORATION       |
| (E-2)  | GAS SUPPLY                                  | SEE PLAN               | PS738429S   | AUSNET SERVICES (GAS) PTY LTD     |
| (E-2)  | POWER LINE                                  | SEE PLAN               | PS738429S - SECTION 88<br>OF THE ELECTRICITY<br>INDUSTRY ACT 2000 | POWERCOR AUSTRALIA LTD            |
| (E-2)  | CARRIAGEWAY                                 | SEE PLAN               | PS738429S   | WYNDHAM CITY COUNCIL              |
| (E-3)  | SEWERAGE                                    | SEE PLAN               | PS738429S   | CITY WEST WATER CORPORATION       |
| (E-4)  | WATER SUPPLY (THROUGH<br>UNDERGROUND PIPES) | SEE PLAN               | PS738429S   | CITY WEST WATER CORPORATION       |
| (E-5)  | DRAINAGE                                    | SEE PLAN               | THIS PLAN   | WYNDHAM CITY COUNCIL              |
| (E-6)  | SEWERAGE                                    | SEE PLAN               | THIS PLAN   | CITY WEST WATER CORPORATION       |
| (E-7)  | SEWERAGE                                    | 4.50                   | PS738429S   | CITY WEST WATER CORPORATION       |
|  |   |                        |   |                                   |
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|  |   | SURVEYOR: SIMON P COX  |   | SHEET 2                           |
|  |   | VERSION: 14            |   |                                   |

# PLAN OF SUBDIVISION

PLAN NUMBER

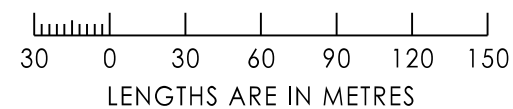
PS 738357R



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SCALE

1:3000



REF: 8584/6

VERSION: 14

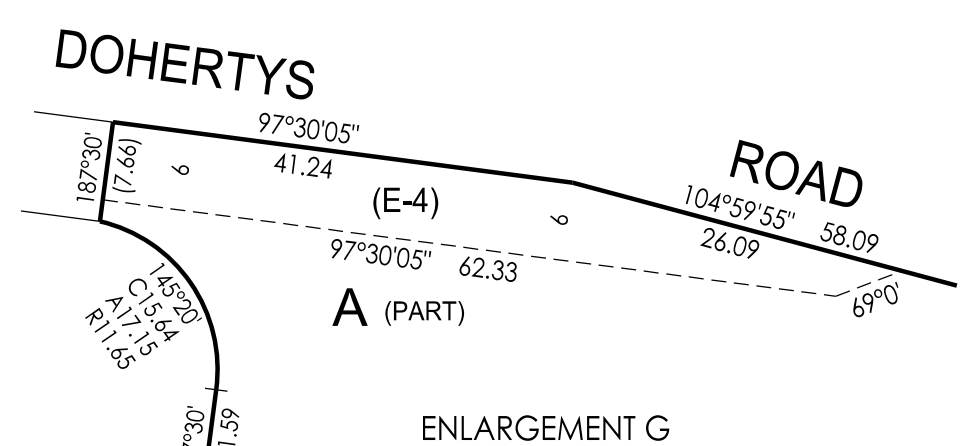
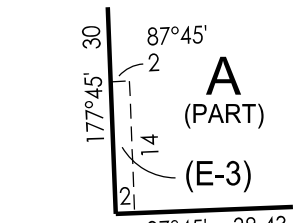
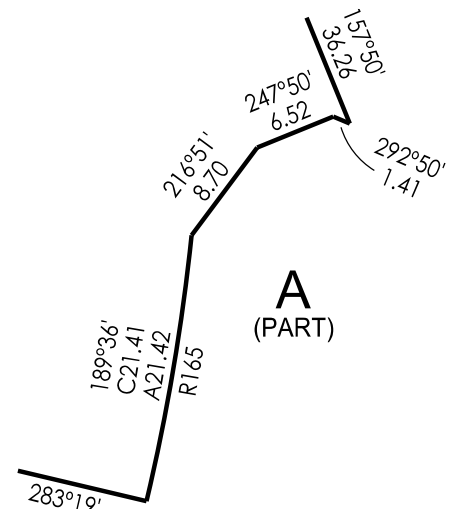
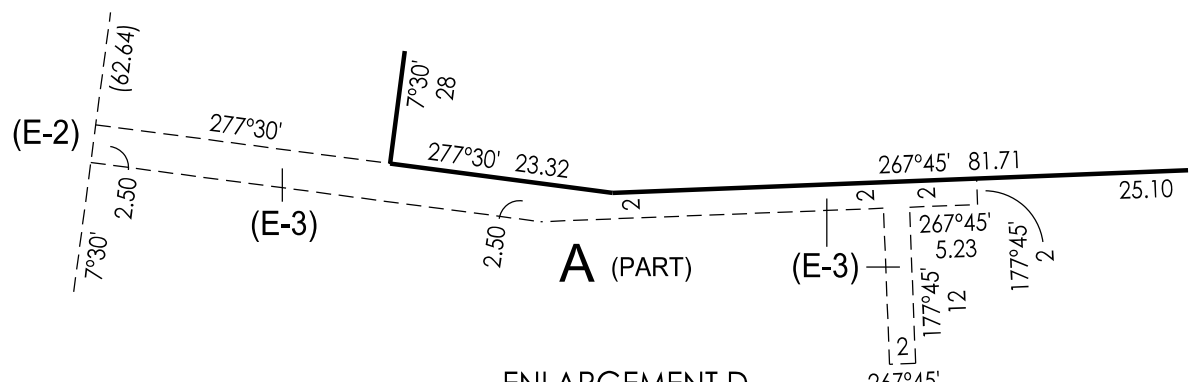
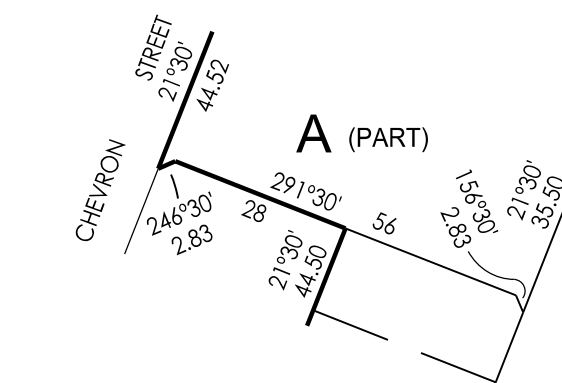
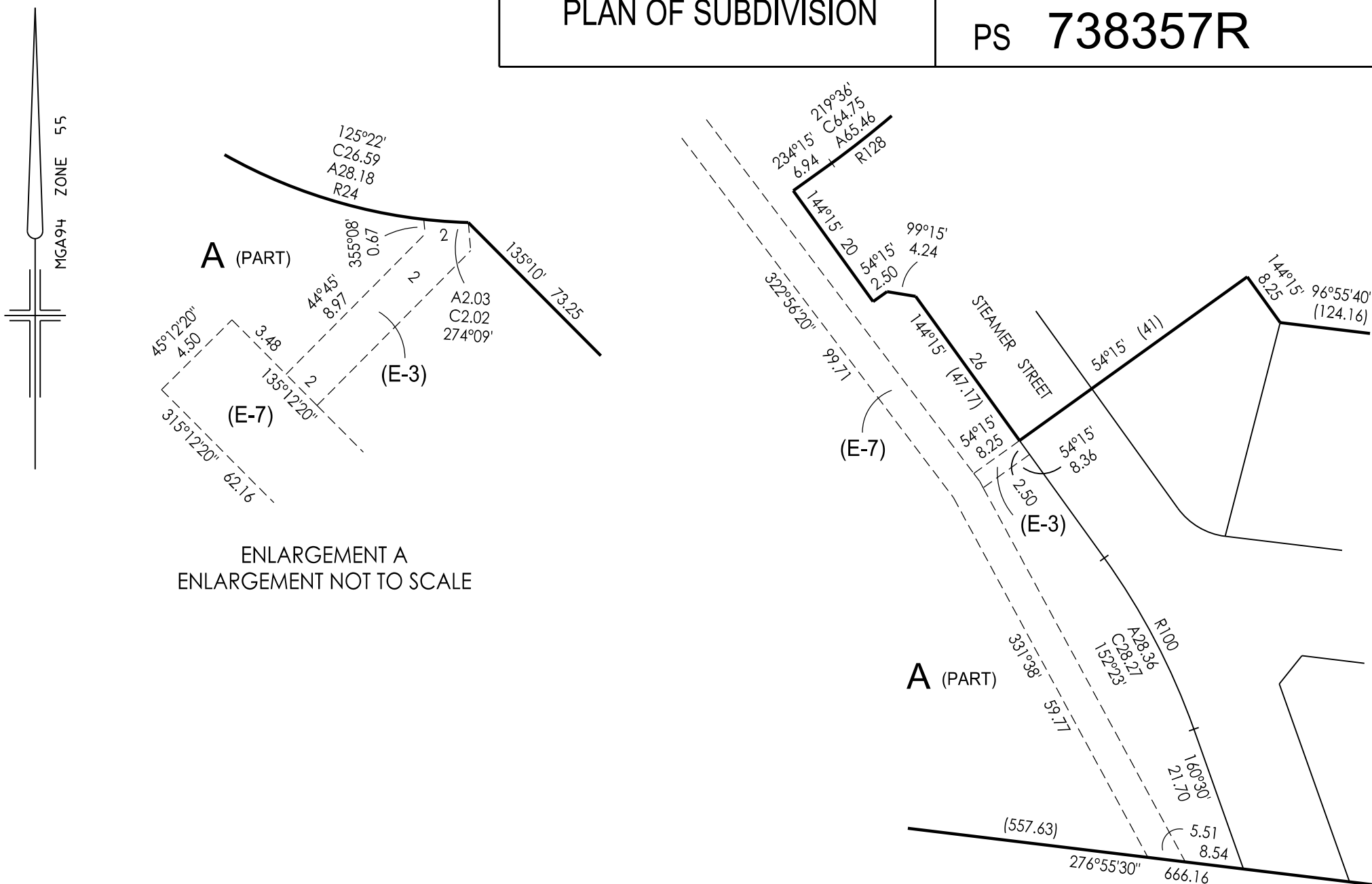
LICENSED SURVEYOR: SIMON P COX

ORIGINAL  
SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

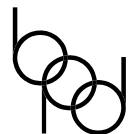
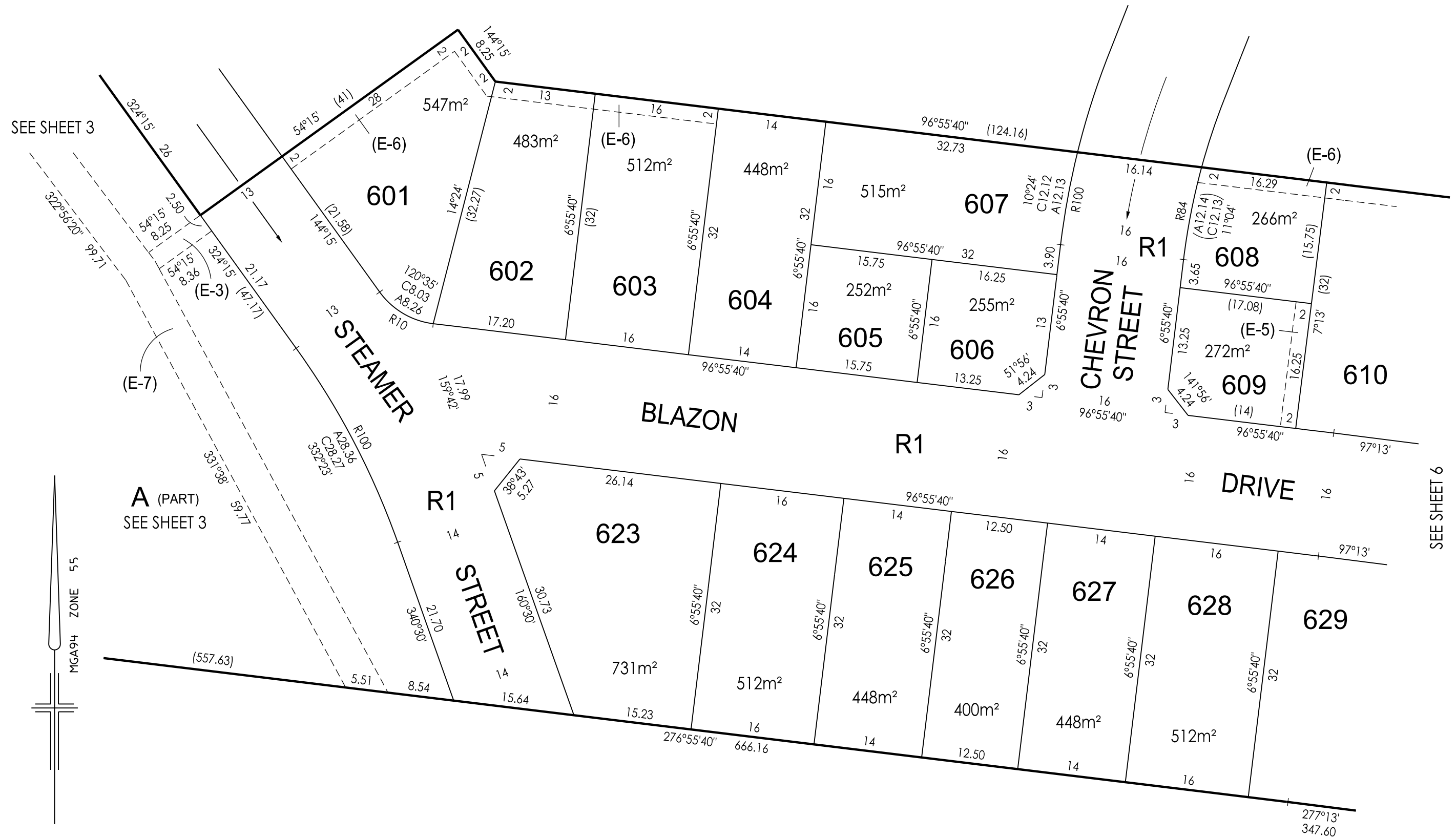
PLAN NUMBER  
PS 738357R



# PLAN OF SUBDIVISION

PLAN NUMBER

PS 738357R



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SCALE

1:500



REF: 8584/6

VERSION: 14

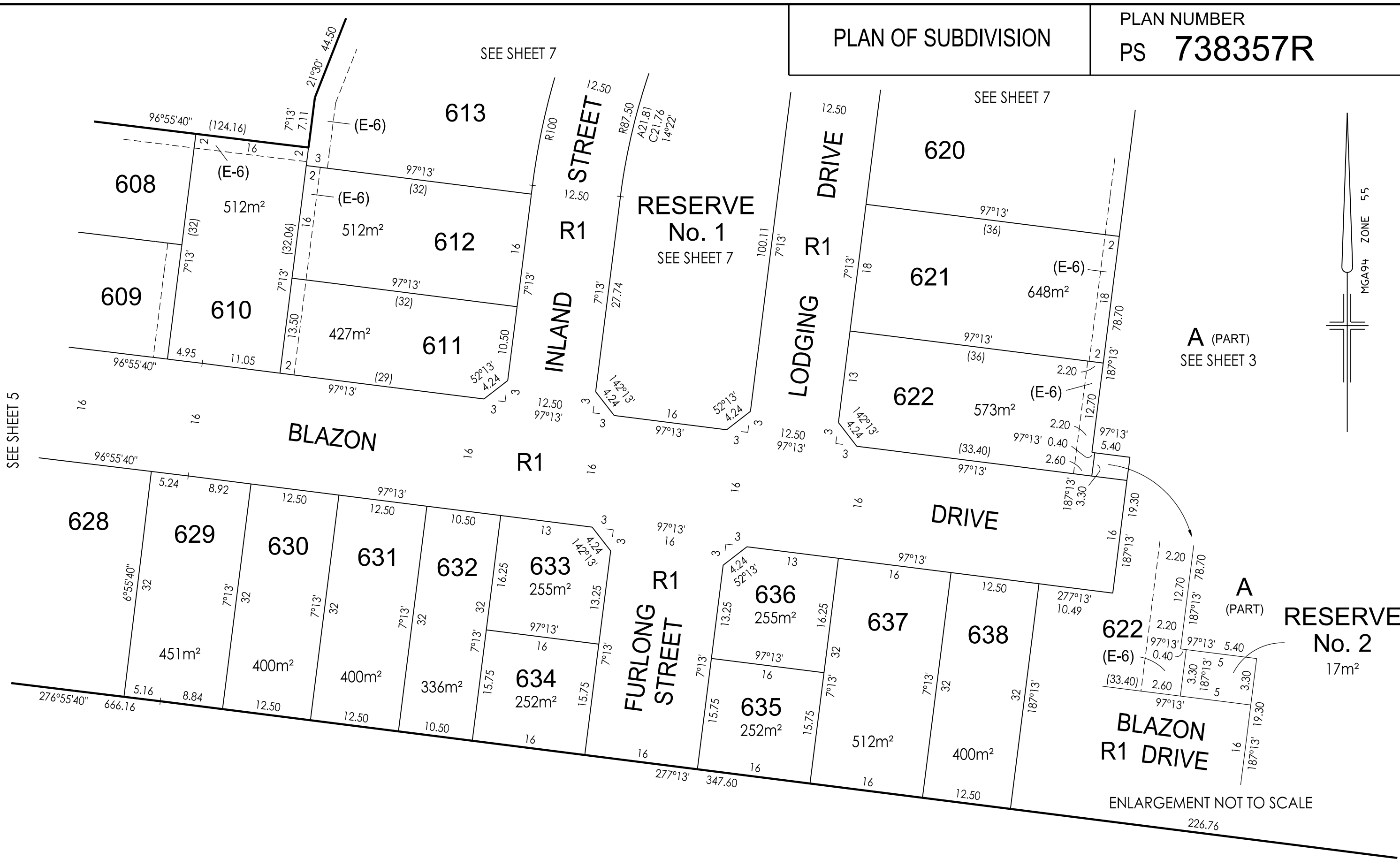
LICENSED SURVEYOR: SIMON P COX

ORIGINAL  
SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 738357R



SEE SHEET 5

SEE SHEET 7

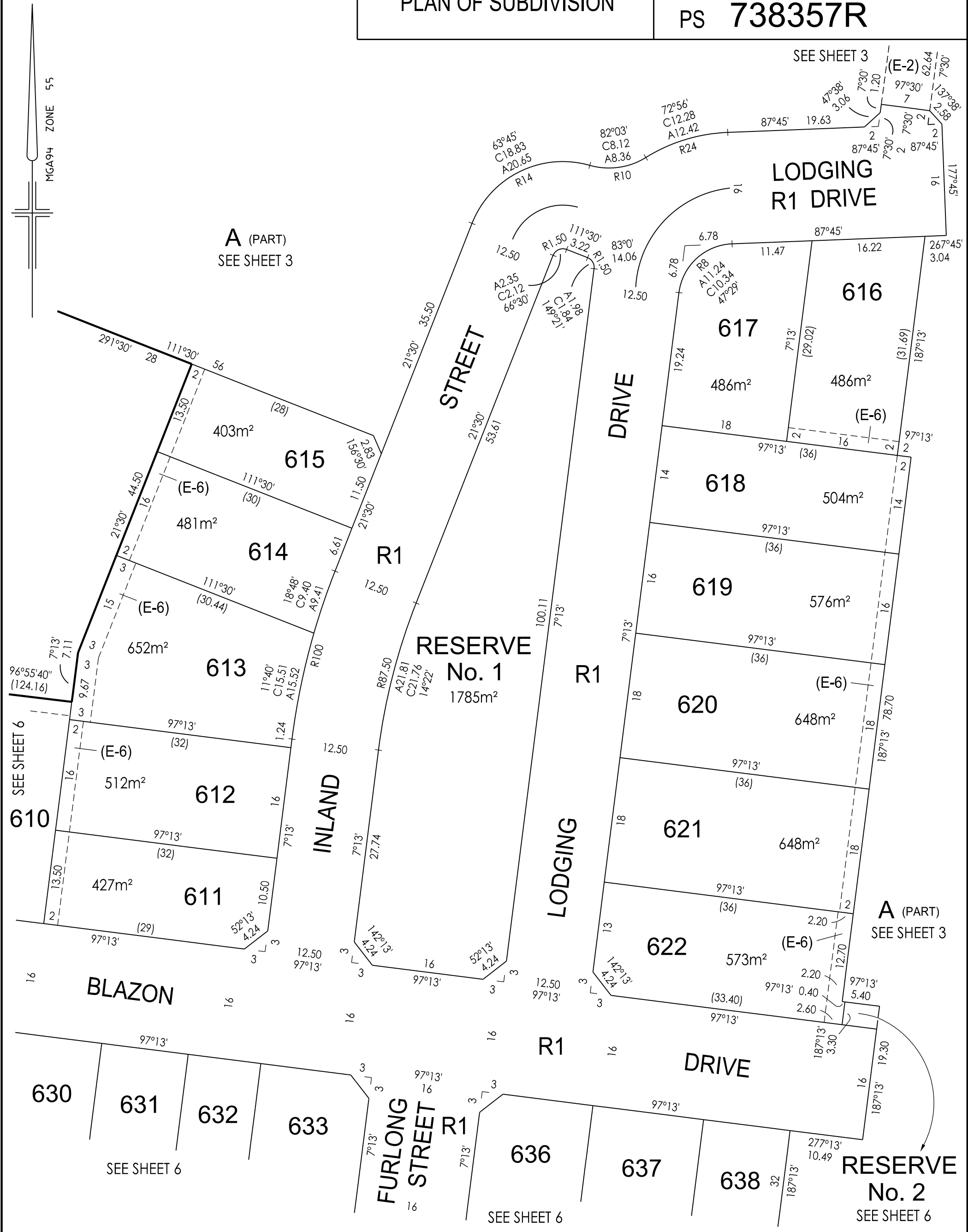
SEE SHEET 7

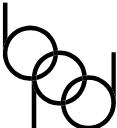
A (PART)  
SEE SHEET 3

A (PART)  
RESERVE No. 2  
17m²

ENLARGEMENT NOT TO SCALE

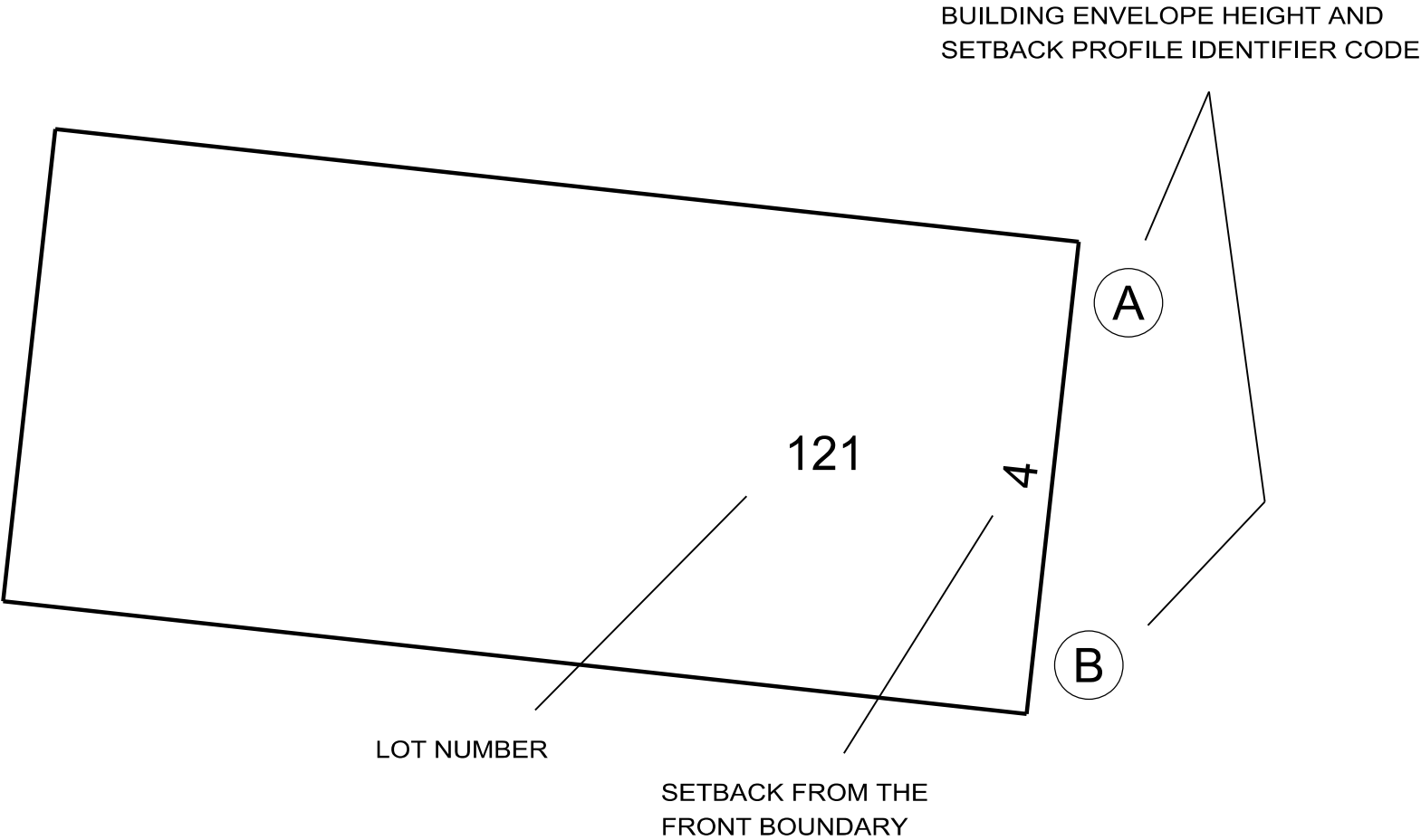
|  |                |  |                                |             |                        |         |
|--|----------------|--|--------------------------------|-------------|------------------------|---------|
|  <p>Breese Pitt Dixon Pty Ltd<br/>1/19 Cato Street<br/>Hawthorn East Vic 3123<br/>Ph: 8823 2300 Fax: 8823 2310<br/>www.bpd.com.au info@bpd.com.au</p> | SCALE<br>1:500 |  <p>LENGTHS ARE IN METRES</p> | REF: 8584/6                    | VERSION: 14 | ORIGINAL SHEET SIZE A3 | SHEET 6 |
|  |                |  | LICENSED SURVEYOR: SIMON P COX |             |                        |         |



|   |  |                                |  |                              |                           |         |
|---|--|--------------------------------|--|------------------------------|---------------------------|---------|
|   |  | PLAN OF SUBDIVISION            |  | PLAN NUMBER<br>PS 738357R    |                           |         |
| <div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>  |  |                                |  |                              |                           |         |
| Upon registration of the plan, the following restriction is to be created.  |  |                                |  |                              |                           |         |
| Land to benefit :        Lots 601 to 638 (both inclusive).  |  |                                |  |                              |                           |         |
| Land to be burdened:   Lots 601 to 638 (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)    In the case of lots less than 300m²;   |  |                                |  |                              |                           |         |
| (i)    Any dwelling unless in accordance with the Small Lot Housing Code or;  |  |                                |  |                              |                           |         |
| (ii)   Any dwelling unless a planning permit for the construction of dwellings under 300m² has been obtained from Wyndham City Council.   |  |                                |  |                              |                           |         |
| For the purpose of the Small Lot Housing Code lots 605, 606, 608, 609, 633, 634, 635 and 636 are 'Type A' lots.   |  |                                |  |                              |                           |         |
| (b)    In the case of lots containing a building envelope zone, as shown on sheets 9 to 11 (both inclusive) of this plan, unless utilising the provisions of the Small Lot Housing Code, any dwelling outside the relevant building height and setback profiles on sheets 9 to 11 (both inclusive) of this plan and;  |  |                                |  |                              |                           |         |
| (i)    Any garage that is setback between 3.90m and 5.00m and;  |  |                                |  |                              |                           |         |
| (ii)   Any porch that encroaches the front setback by more than 1.50m. Any such encroachment must be to a maximum height of 6.90m from ground level and;  |  |                                |  |                              |                           |         |
| (iii) Any porch that encroaches the side setback by more than 1.00m. Any such encroachment must be to a maximum height of 6.90m from ground level and;  |  |                                |  |                              |                           |         |
| (iv)   Any dwelling on a lot unless the said lot, after construction of the dwelling, includes 25 square metres of private open space with a minimum depth of 3m and;   |  |                                |  |                              |                           |         |
| (v)    Any dwelling with a site coverage of greater than 70% of the lot   |  |                                |  |                              |                           |         |
| (Should the Responsible Authority provide permission for a dwelling that extends outside a building envelope the Responsible Authority must consider the amenity affects on abutting lots.)   |  |                                |  |                              |                           |         |
| (c)    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.   |  |                                |  |                              |                           |         |
| (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. |  |                                |  |                              |                           |         |
| In the case of lots containing a building envelope on sheets 9 to 11 of this plan, these restrictions will cease to effect the relevant burdened lots one year after the last dwelling is issued with an occupancy permit under the Building Act 1993.  |  |                                |  |                              |                           |         |
| In the case of lots that do not contain abuilding envelope on sheets 9 to 11 of this plan, these restrictions will cease to affect the relevant burdened lots eight (8) years after registration of this plan   |  |                                |  |                              |                           |         |
| <div><div></div><div>Breese Pitt Dixon Pty Ltd<br/>1/19 Cato Street<br/>Hawthorn East Vic 3123<br/>Ph: 8823 2300 Fax: 8823 2310<br/>www.bpd.com.au info@bpd.com.au</div></div>   |  | SCALE                          |  |                              | ORIGINAL<br>SHEET SIZE A3 | SHEET 8 |
|   |  | LICENSED SURVEYOR: SIMON P COX |  | REF: 8584/6      VERSION: 14 |                           |         |




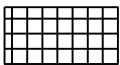
ROTHWELL SETBACK PROFILES



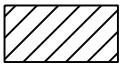
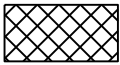
EASEMENT REQUIREMENT

WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE ABOVE THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT AUTHORITY.

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES

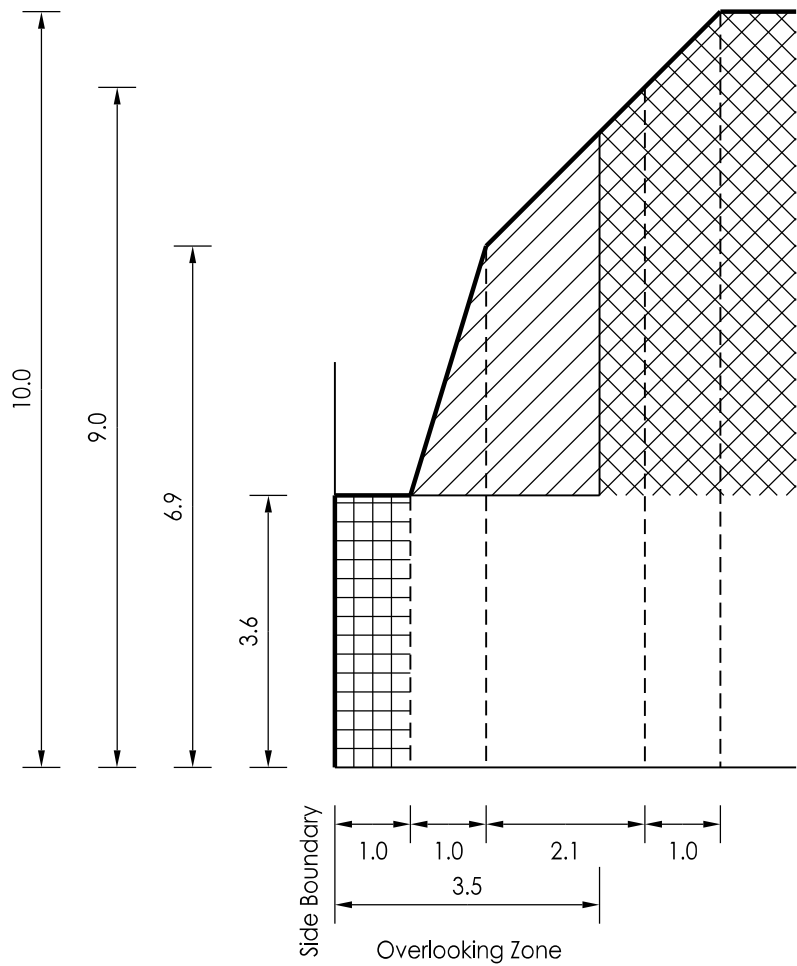
-  SINGLE STOREY BUILDING ENVELOPE (WALL HEIGHT NOT EXCEEDING 3.6m)
-  BUILDING TO BOUNDARY ZONE

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES

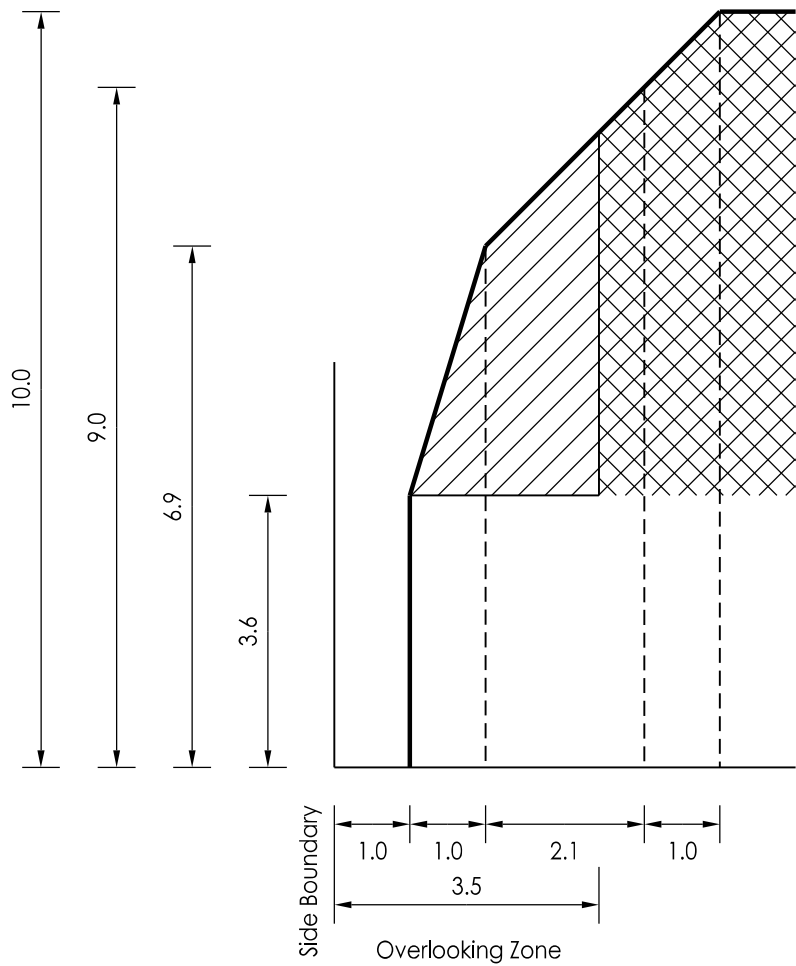
-  OVERLOOKING ZONE - HABITABLE ROOM WINDOWS OR RAISED OPEN SPACES ARE A SOURCE OF OVERLOOKING.
-  NON OVERLOOKING ZONE - HABITABLE ROOM WINDOWS OR RAISED OPEN SPACES ARE NOT A SOURCE OF OVERLOOKING.

SETBACK PROFILES

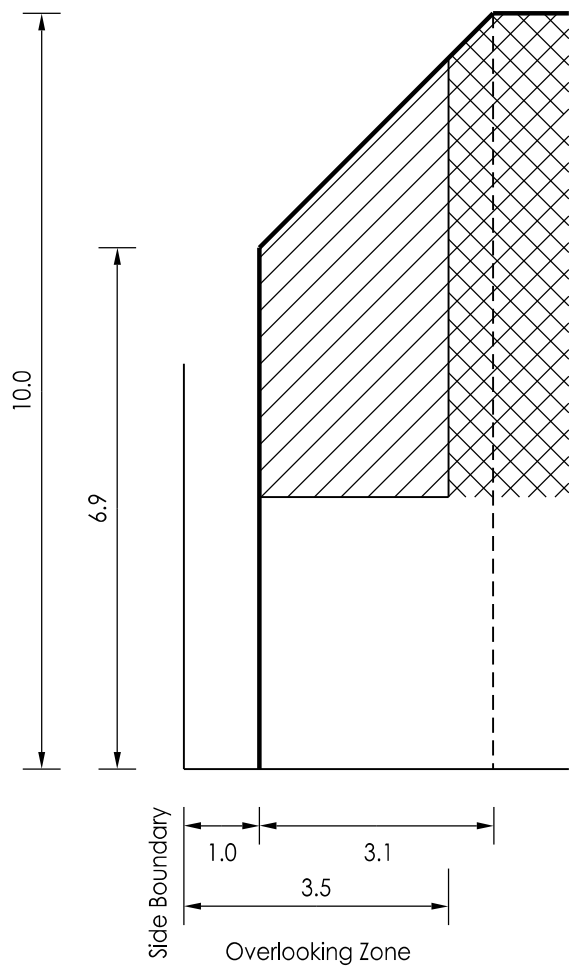
A Profile - SIDE



B Profile - SIDE / REAR



C Profile - SIDE / REAR



PLAN OF SUBDIVISION

PLAN NUMBER  
PS 738357R

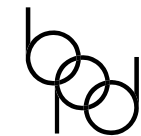


NOTATIONS

THE BUILDING ENVELOPES ON THIS PLAN  
ARE SHOWN ENCLOSED BY CONTINUOUS  
THICK LINES

PROFILE TYPES (A) (B) (C)  
ARE CONTAINED ON SHEET 8  
OF THIS PLAN

BUILDING ENVELOPE PLAN INCLUDING HEIGHT  
AND SETBACK PROFILE IDENTIFIER CODE



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SCALE

1:500



REF: 8584/6

VERSION: 14

LICENSED SURVEYOR: SIMON P COX

ORIGINAL  
SHEET SIZE A3

SHEET 11