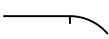
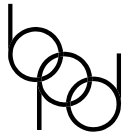
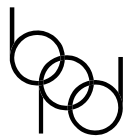
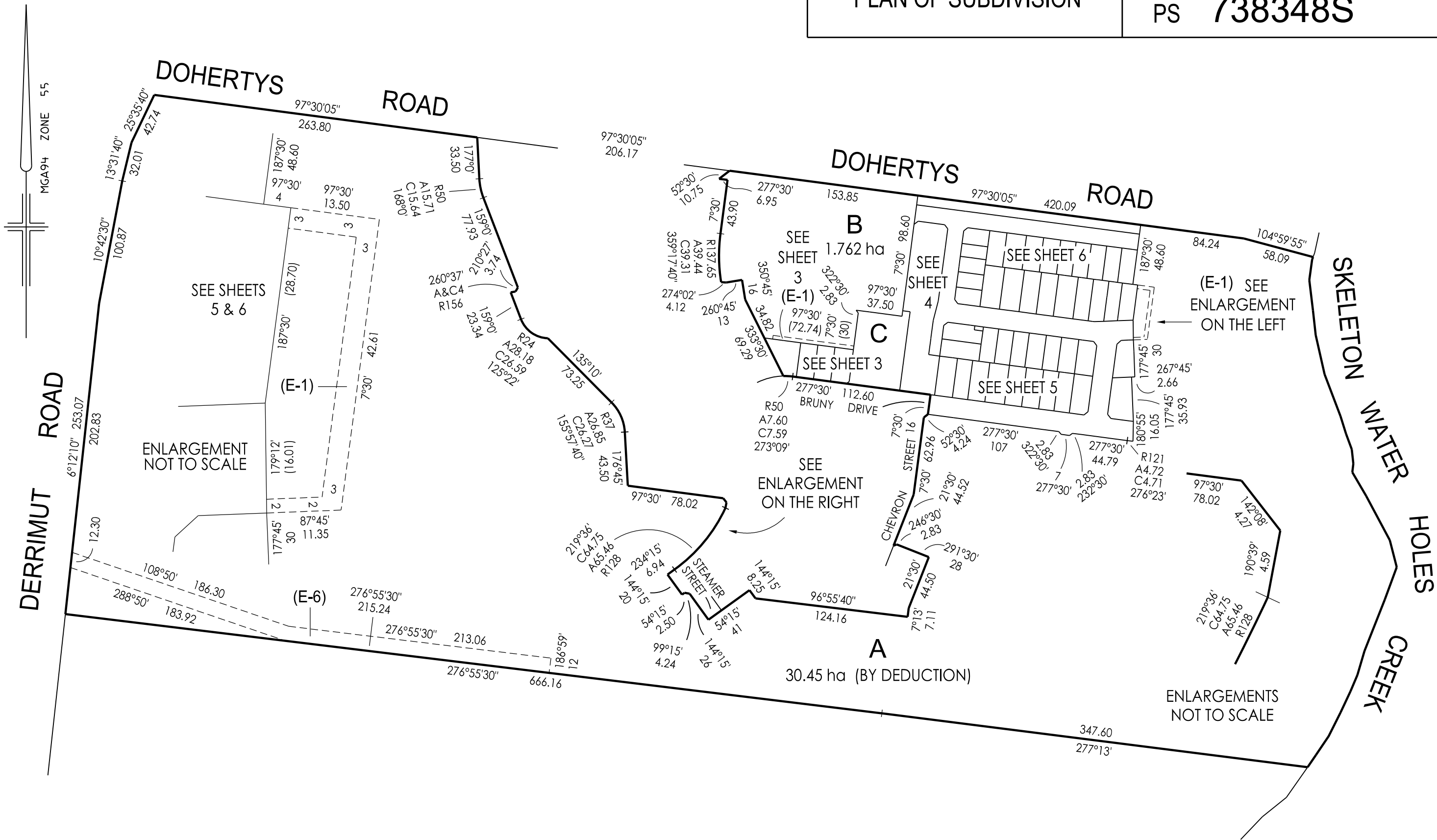


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 738348S	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: E (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS738349Q POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: E: 297720 ZONE: 55 (of approx. centre of plan) N: 5811480 DATUM: GDA94				COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  EASEMENT (E-4), LOTS 1 TO 400 (BOTH INCLUSIVE) AND LOTS 405 TO 412 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA IS 9717m² TOTAL ROAD R2 AREA IS 1383m²		
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD.				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2806 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). TARNEIT PM 90 & TRUGANINA PM 158 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP6211/12						
ESTATE: ROTHWELL STAGE: 4 AREA: 3.382ha No. OF LOTS: 47 MELWAY:359:J:10						
EASEMENT INFORMATION						
LEGEND: 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-5) (E-5) (E-5) (E-5) (E-5)	DRAINAGE SEWERAGE WATER SUPPLY GAS SUPPLY POWER LINE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN THIS PLAN THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION CITY WEST WATER CORPORATION AUSNET SERVICES (GAS) PTY LTD POWERCOR AUSTRALIA LTD		
(E-5)	CARRIAGEWAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-6)	POWER SUPPLY (OVERHEAD)	SEE PLAN	AN306322N	POWERCOR AUSTRALIA LTD.		
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 8584/4 VERSION: 14		ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS	
		LICENSED SURVEYOR: SIMON P COX				
CHECKED G COX		DATE: 17/03/17				

PLAN OF SUBDIVISION

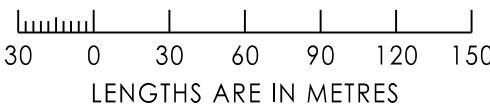
PLAN NUMBER
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Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

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REF: 8584/4

VERSION: 14

LICENSED SURVEYOR: SIMON P COX

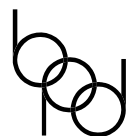
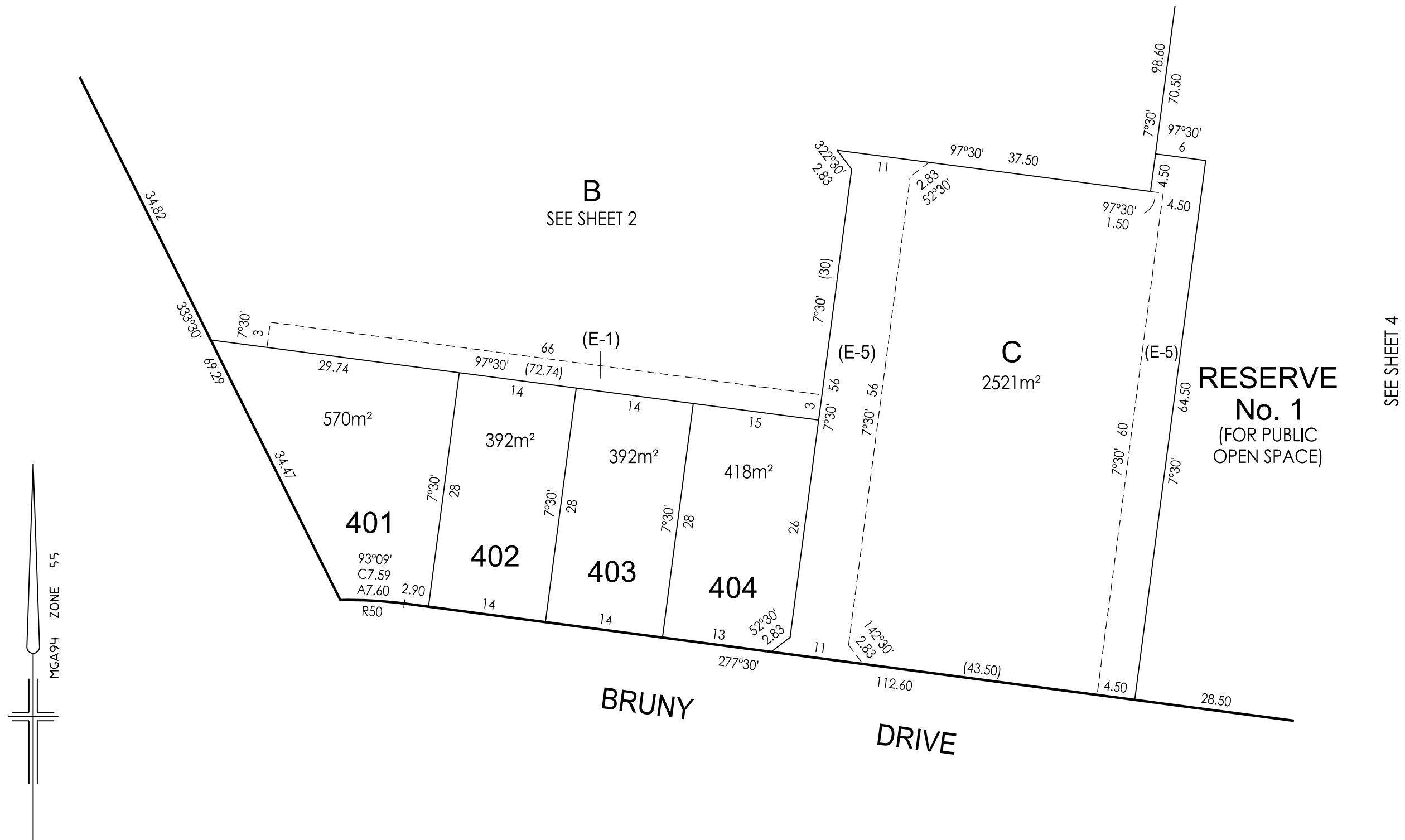
ORIGINAL
SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER

PS 738348S



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SCALE

1:500



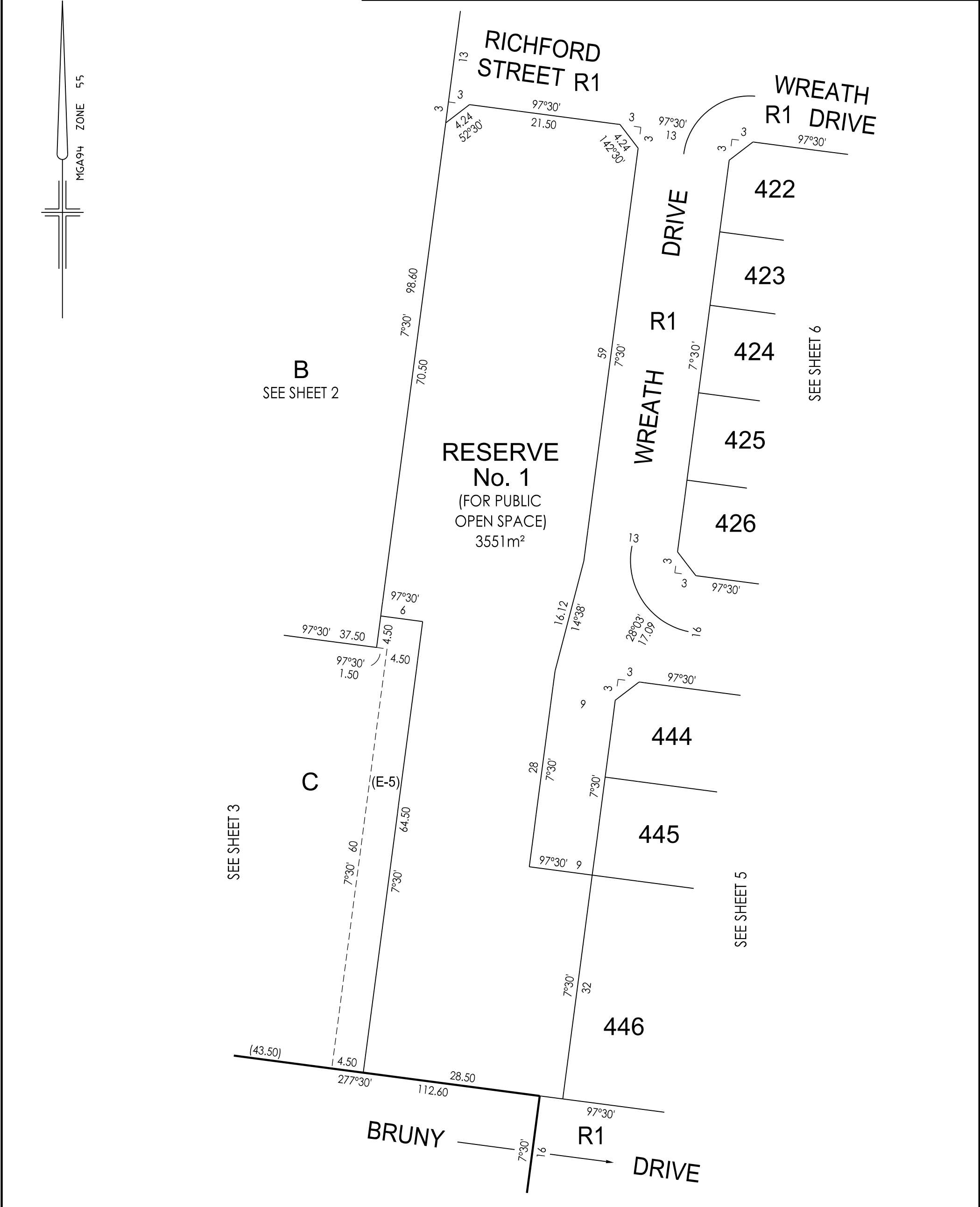
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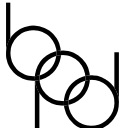
VERSION: 14

ORIGINAL
SHEET SIZE A3

SHEET 3

LICENSED SURVEYOR: SIMON P COX



		PLAN OF SUBDIVISION		PLAN NUMBER PS 738348S	
<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 401 to 404 (both inclusive) and Lots 413 to 455 (both inclusive).					
Land to be burdened: Lots 401 to 404 (both inclusive) and Lots 413 to 455 (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 300m² 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 lots 422, 423, 424, 425 and 426 are 'Type B' lots.					
(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					
<div><div></div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div></div>		SCALE			ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		SHEET 7	
				REF: 8584/4	VERSION: 14