
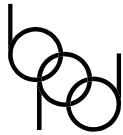
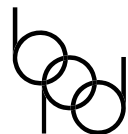
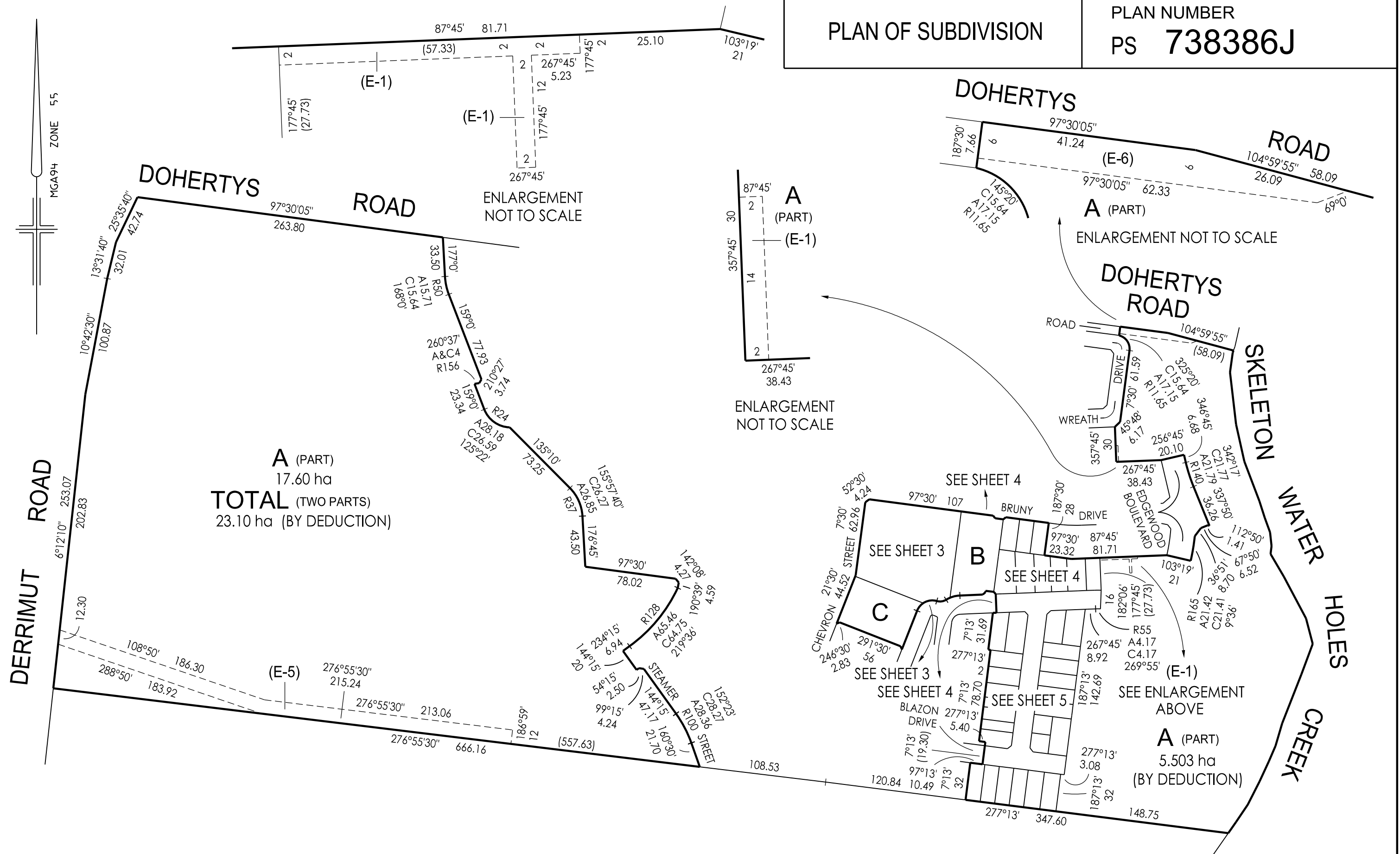


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 738386J	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: E (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS738429S POSTAL ADDRESS: DOHERTYS ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 297790 ZONE: 55 (of approx. centre of plan) N: 5811270 DATUM: GDA94				COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R1 RESERVE No. 1		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
NOTATIONS				NOTATIONS		
DEPTH LIMITATION DOES NOT APPLY				THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS: 		
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						
LOTS 1 TO 817 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN						
TOTAL ROAD AREA IS 4504m²						
ESTATE: ROTHWELL STAGE: 8 AREA: 2.439 ha No. OF LOTS: 34 MELWAY:359:J:11						
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)	SEWERAGE	SEE PLAN	PS738429S	CITY WEST WATER CORPORATION		
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
(E-3)	DRAINAGE	SEE PLAN	PS738429S	WYNDHAM CITY COUNCIL		
(E-3)	SEWERAGE	SEE PLAN	PS738429S	CITY WEST WATER CORPORATION		
(E-3)	WATER SUPPLY	SEE PLAN	PS738429S	CITY WEST WATER CORPORATION		
(E-3)	GAS SUPPLY	SEE PLAN	PS738429S	AUSNET SERVICES (GAS) PTY LTD		
(E-3)	POWER LINE	SEE PLAN	PS738429S - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD		
(E-3)	CARRIAGEWAY	SEE PLAN	PS738429S	WYNDHAM CITY COUNCIL		
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
(E-4)	WATER SUPPLY	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
(E-4)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSNET SERVICES (GAS) PTY LTD		
(E-4)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD		
(E-4)	CARRIAGEWAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-5)	POWER SUPPLY (OVERHEAD)	SEE PLAN	AN306322N	POWERCOR AUSTRALIA LTD.		
(E-6)	WATER SUPPLY	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
 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: 8584/8 VERSION: 15		ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS	
		LICENSED SURVEYOR: SIMON P COX				
CHECKED AT		DATE: 01/03/17				

PLAN OF SUBDIVISION

PLAN NUMBER

PS 738386J



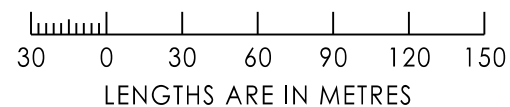
Breese Pitt Dixon Pty Ltd
1/19 Cato Street

Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310

www.bpd.com.au info@bpd.com.au

SCALE

1:3000



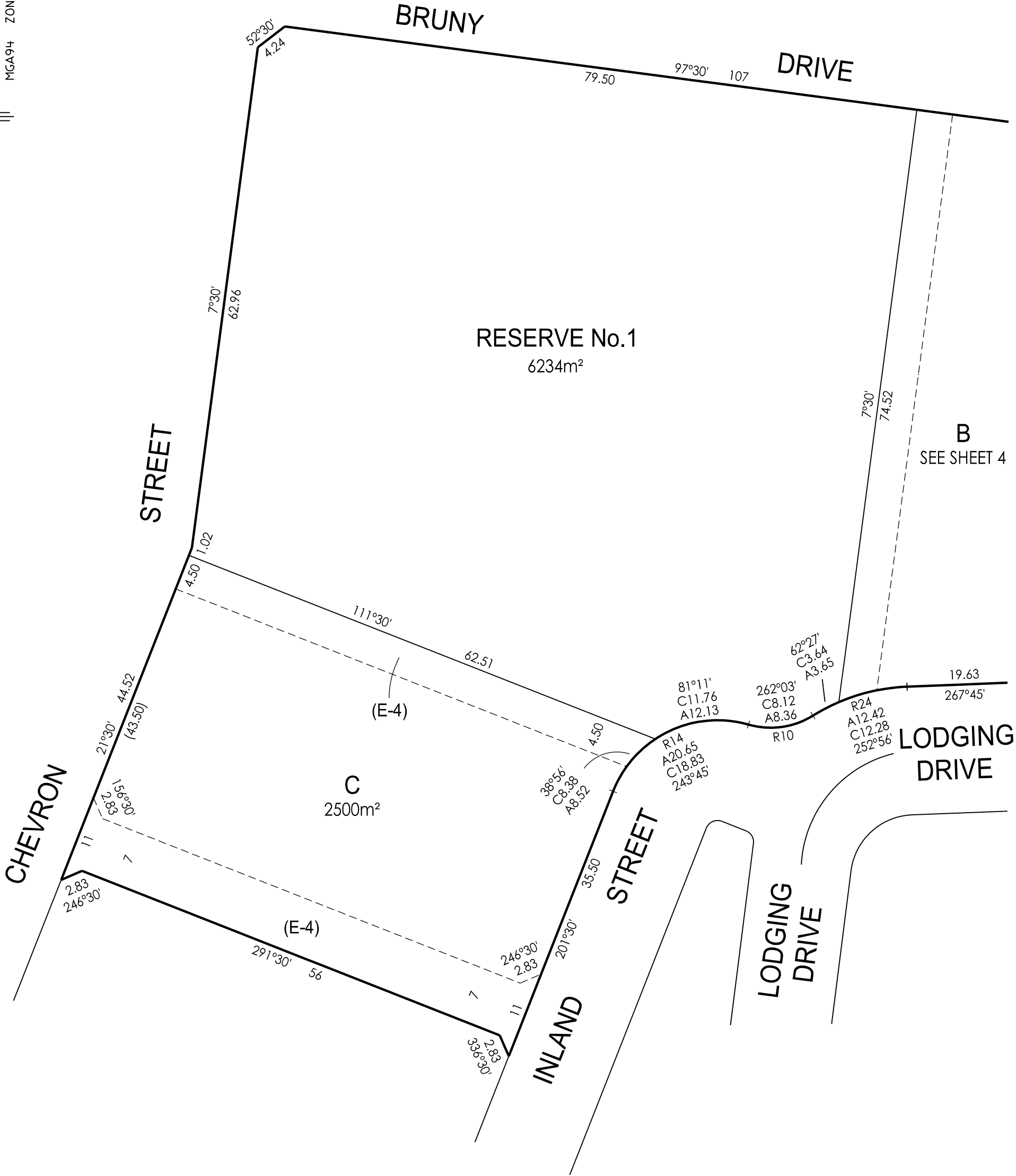
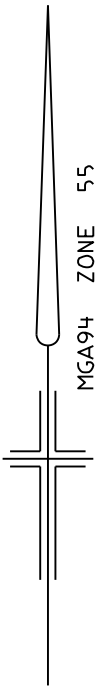
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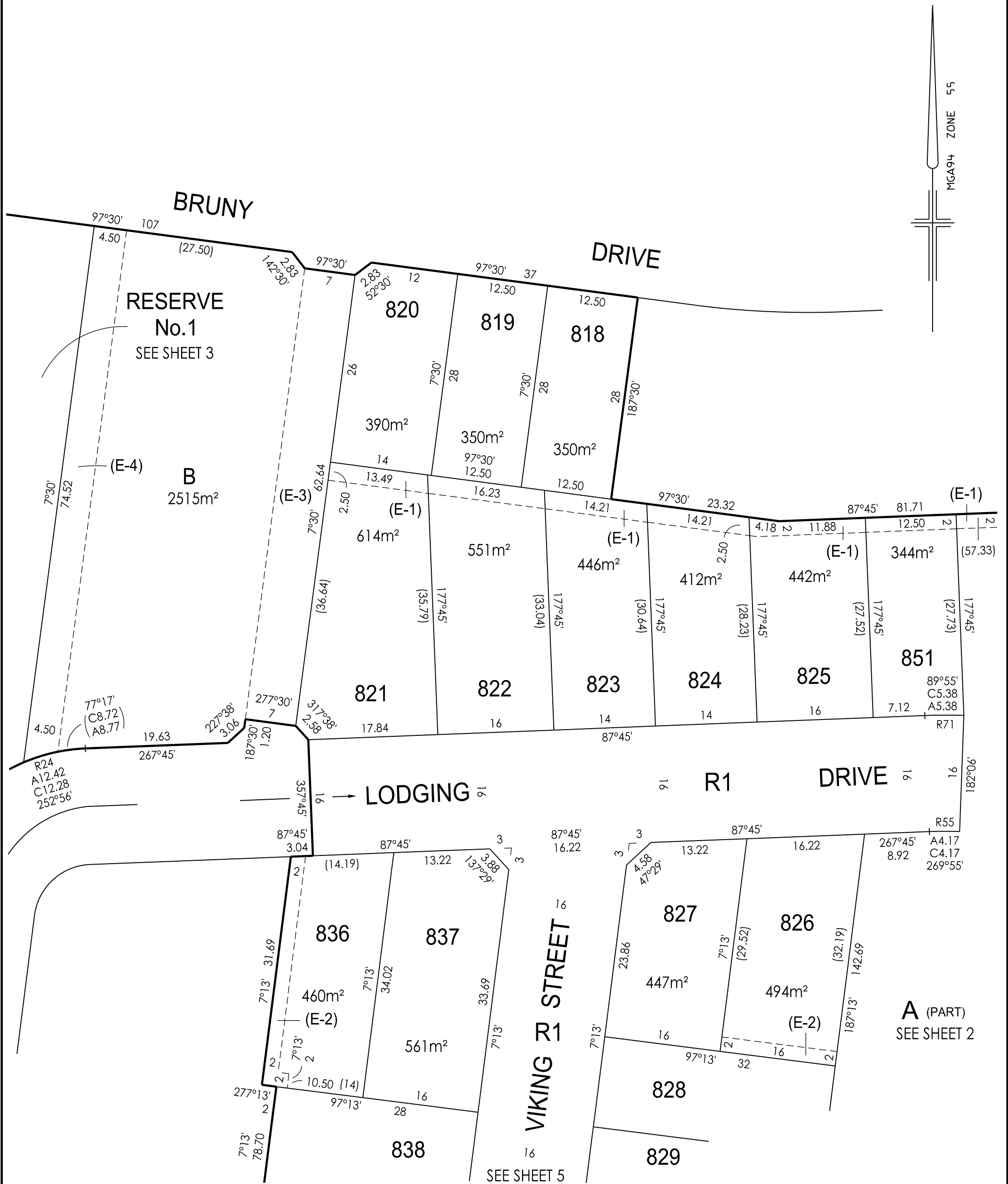
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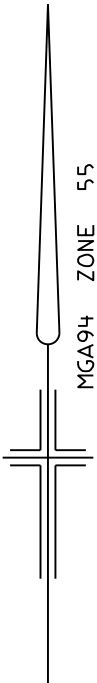
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SHEET SIZE A3

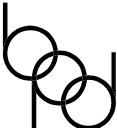
SHEET 2

LICENSED SURVEYOR: SIMON P COX

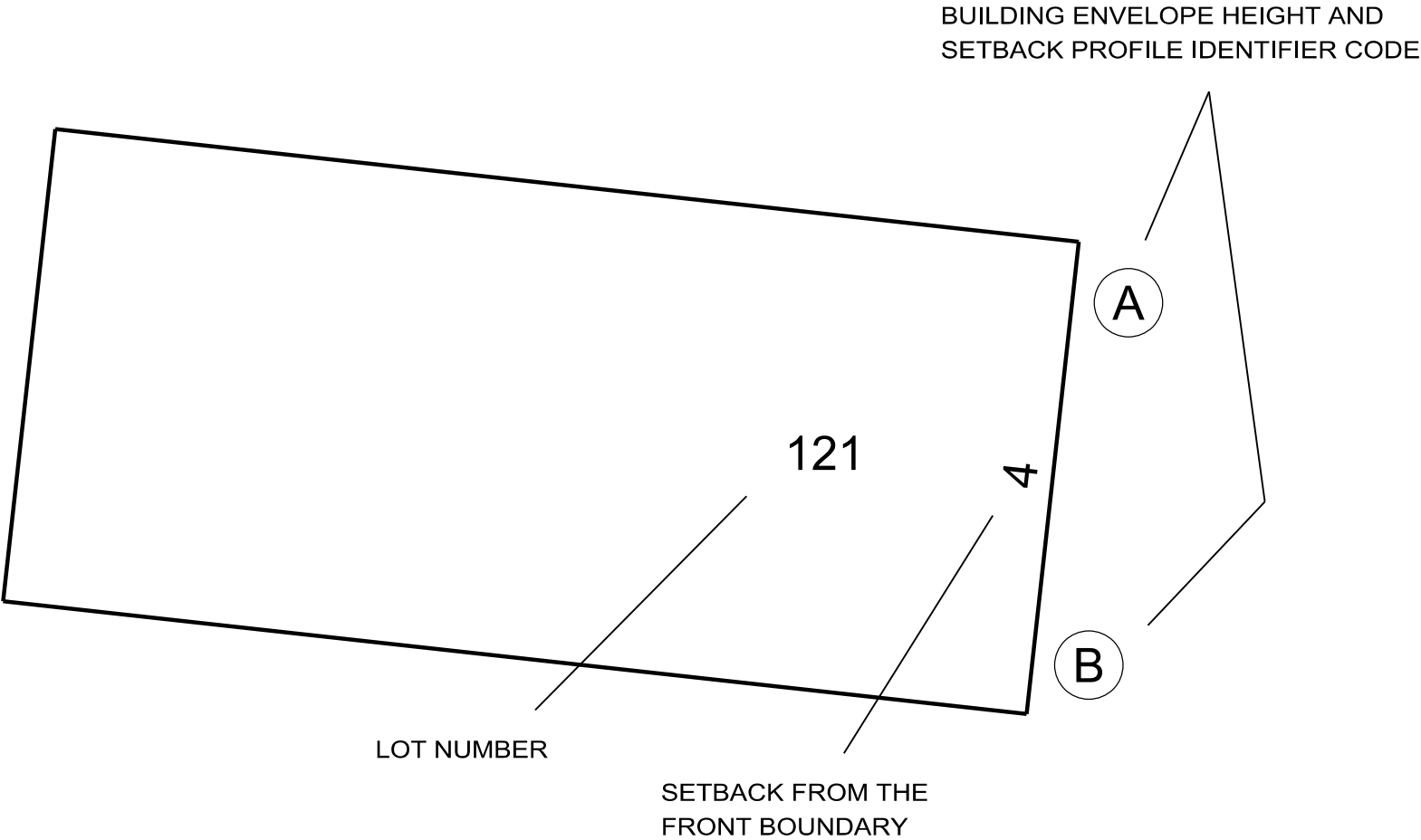






		PLAN OF SUBDIVISION		PLAN NUMBER PS 738386J		
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>						
Upon registration of the plan, the following restriction is to be created.						
Land to benefit : Lots 818 to 851 (both inclusive).						
Land to be burdened: Lots 818 to 851 (both 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 833, 834, 841, 842 and 843, are 'Type A' lots.						
(b) In the case of lots containing a building envelope zone, as shown on sheets 7 to 9 (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 7 to 9 (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 7 to 9 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 7 to 9 of this plan, these restrictions will cease to affect the relevant burdened lots eight (8) years after registration of this plan						
<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	SHEET 6
		LICENSED SURVEYOR: SIMON P COX			REF: 8584/8	


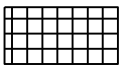
ROTHWELL SETBACK PROFILES



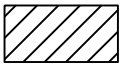
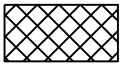
EASEMENT REQUIREMENT

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

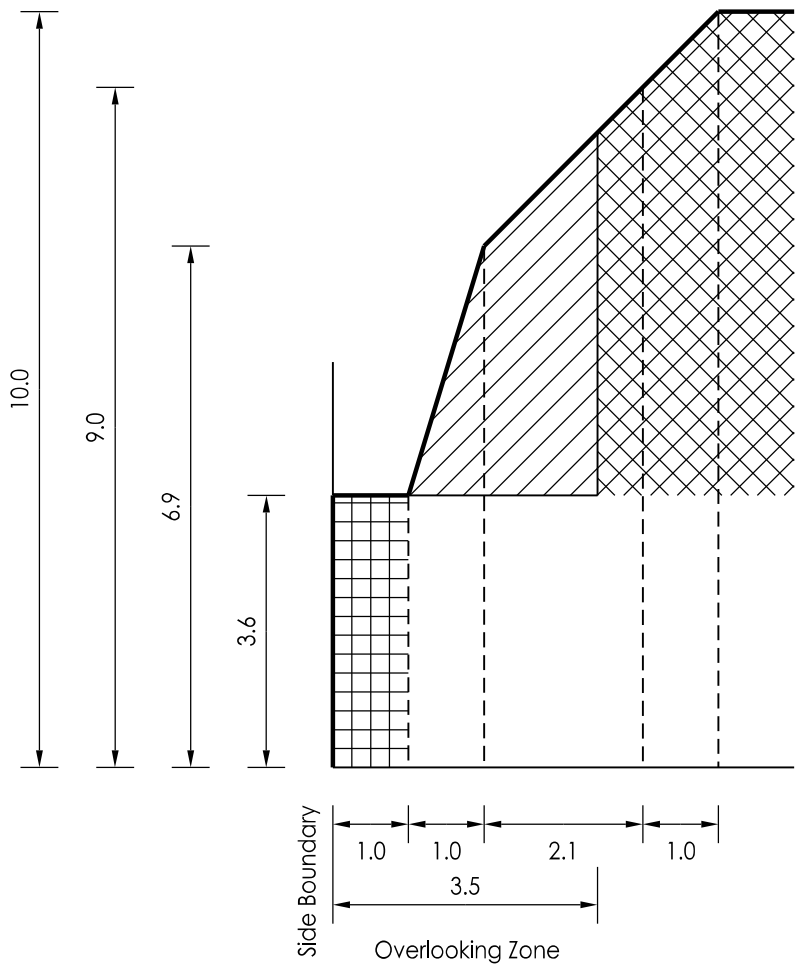
-  SINGLE STOREY BUILDING ENVELOPE (WALL HEIGHT NOT EXCEEDING 3.6m)
-  BUILDING TO BOUNDARY ZONE

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES

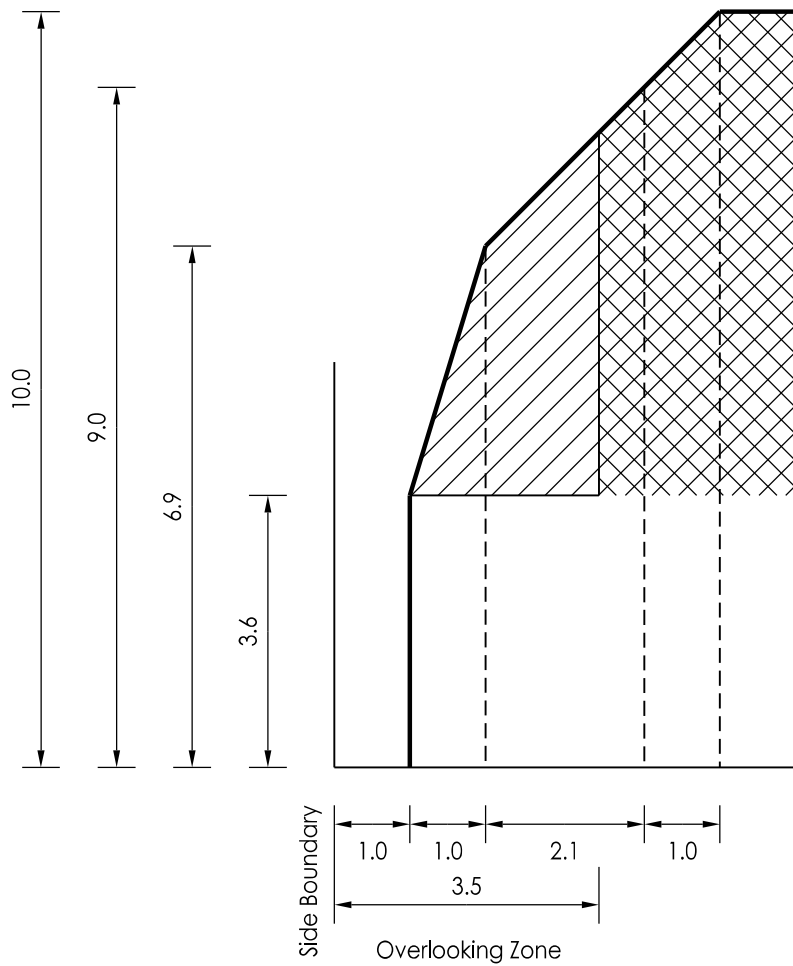
-  OVERLOOKING ZONE - HABITABLE ROOM WINDOWS OR RAISED OPEN SPACES ARE A SOURCE OF OVERLOOKING.
-  NON OVERLOOKING ZONE - HABITABLE ROOM WINDOWS OR RAISED OPEN SPACES ARE NOT A SOURCE OF OVERLOOKING.

SETBACK PROFILES

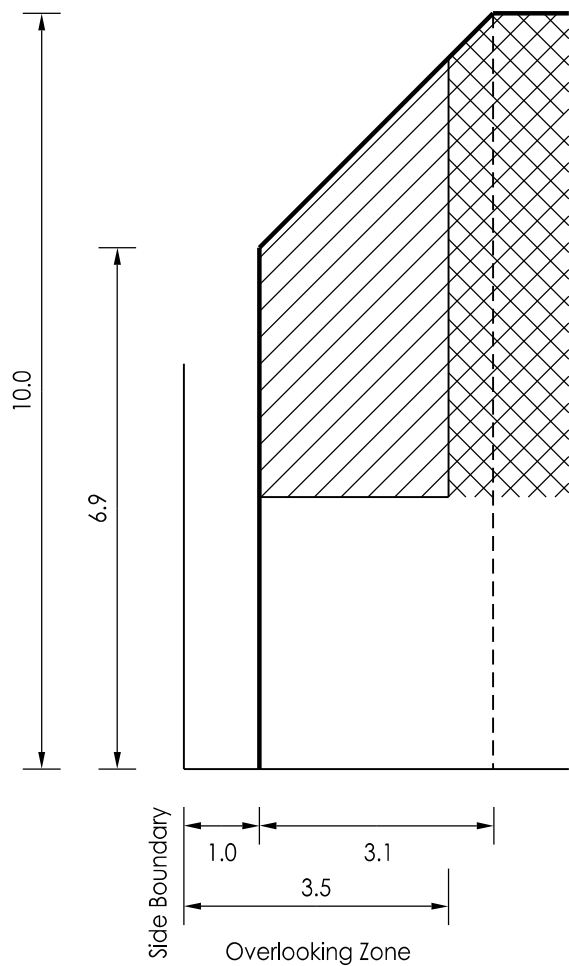
A Profile - SIDE



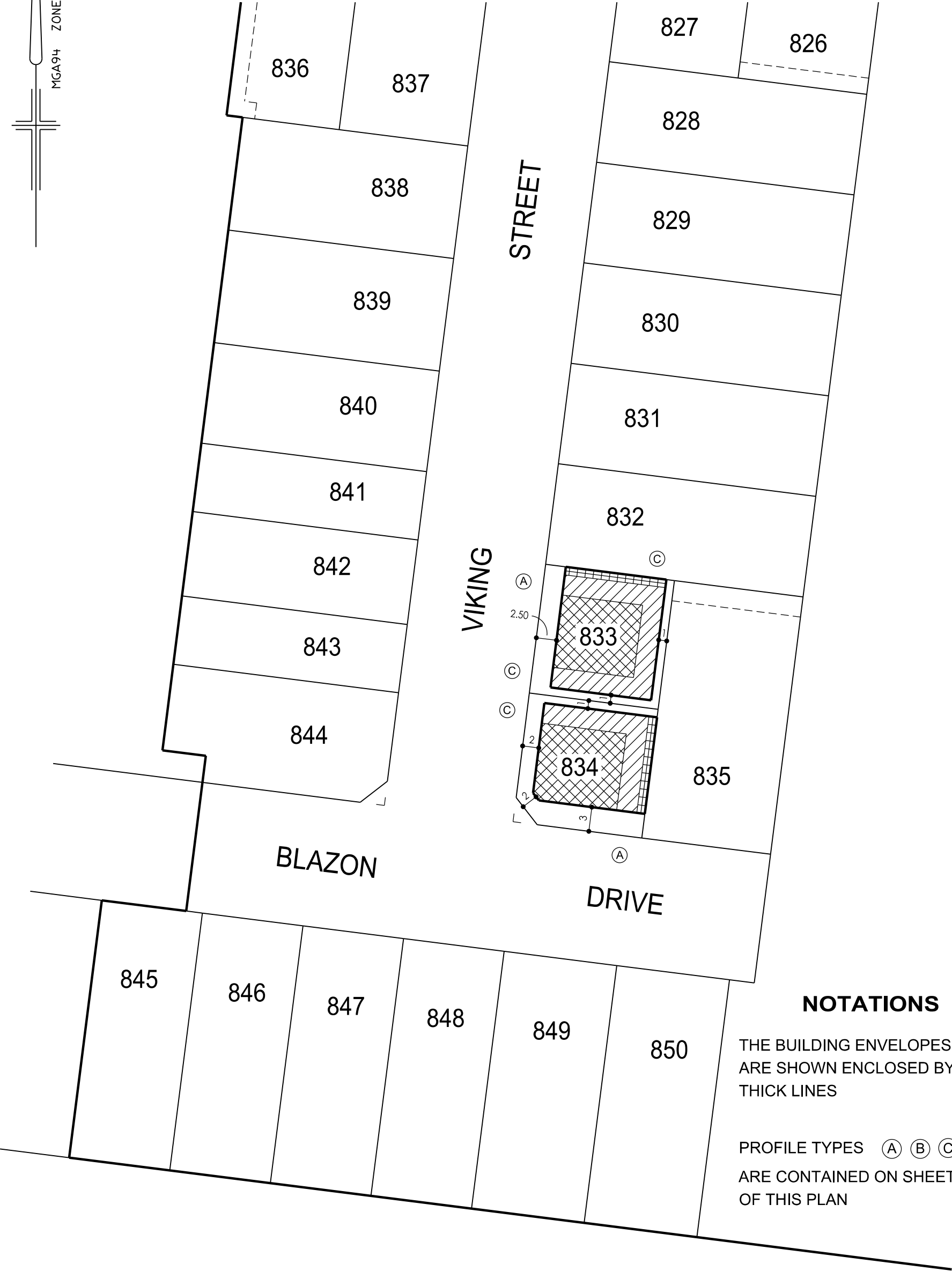
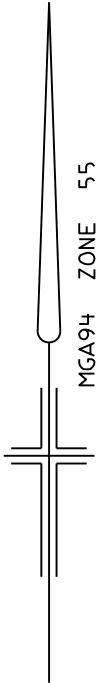
B Profile - SIDE / REAR



C Profile - SIDE / REAR



BUILDING ENVELOPE PLAN INCLUDING HEIGHT
AND SETBACK PROFILE IDENTIFIER CODE



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