
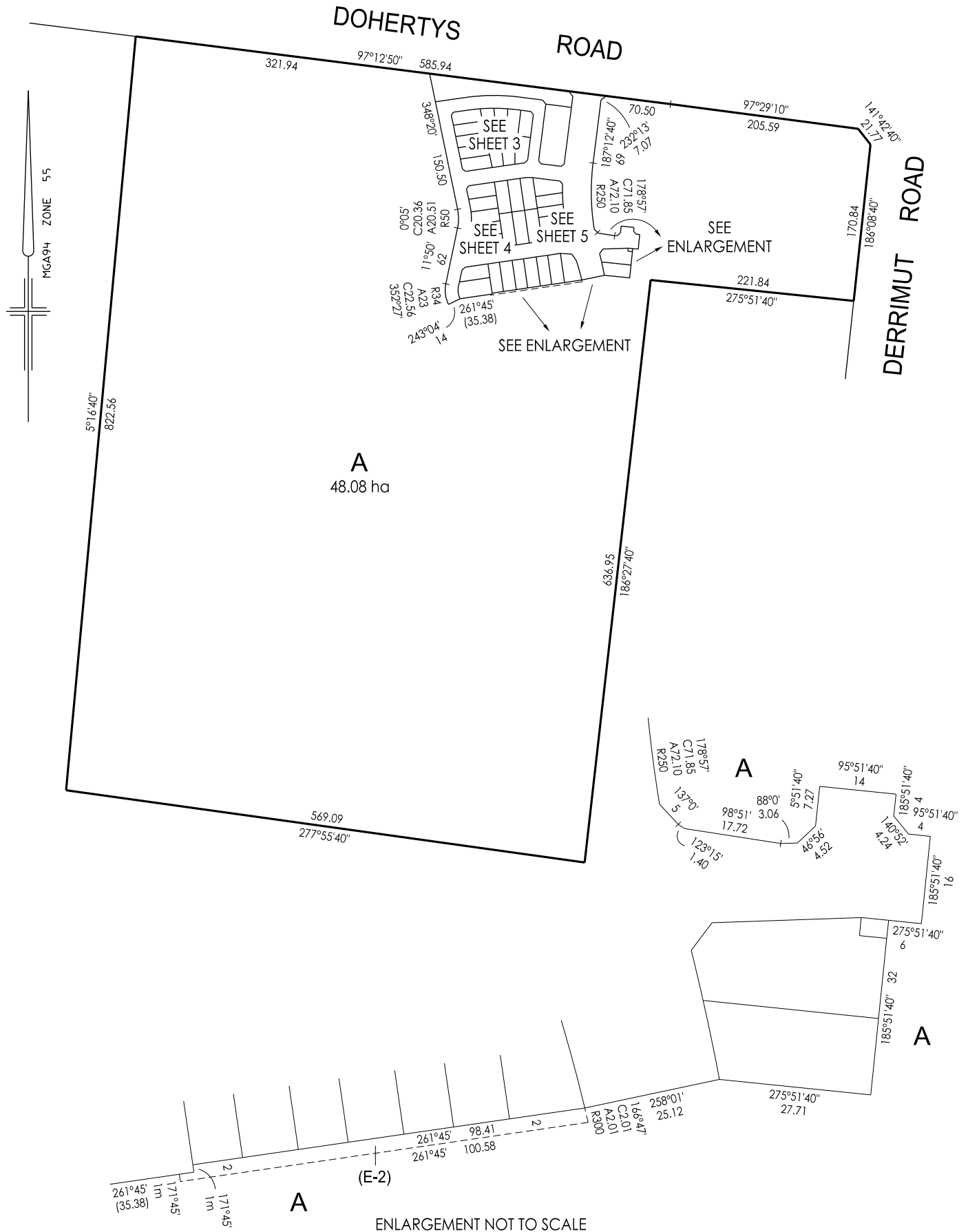


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746790F		
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL			
PARISH:		TARNEIT					
TOWNSHIP:		-----					
SECTION:		21					
CROWN ALLOTMENT:		-----					
CROWN PORTION:		B (PART)					
TITLE REFERENCES:		VOL 8973 FOL 033 VOL 8973 FOL 034					
LAST PLAN REFERENCE:		LOT 1 LP97350 LOT 2 LP97350					
POSTAL ADDRESS: (at time of subdivision)		DOHERTYS ROAD TARNEIT 3029					
MGA 94 CO-ORDINATES: (of approx. centre of plan)		E: 296630 ZONE: 55 N: 5811590 DATUM: GDA94					
VESTING OF ROADS OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1400 (BOTH INCLUSIVE) AND LOTS 1413 TO 1418 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.587 ha			
ROAD R1 ROAD R2 RESERVE No. 2		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2838S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). TARNEIT PM 90, TARNEIT PM 714, TARNEIT PM 758, TARNEIT PM 759 AND TARNEIT PM 790. LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15							
ESTATE: ROTHWELL WEST		STAGE: 14		AREA: 3.590 ha		No. OF LOTS: 39	MELWAY: 359:F: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)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSNET SERVICES (GAS) PTY LTD			
(E-3)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION			
(E-3)	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	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: 8584/14		VERSION: 4		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED AT		DATE: 30/05/16		LICENSED SURVEYOR: SIMON P COX			

PLAN OF SUBDIVISION

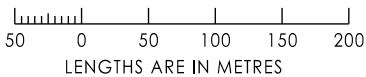
PLAN NUMBER
PS 746790F



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SCALE

1:4000



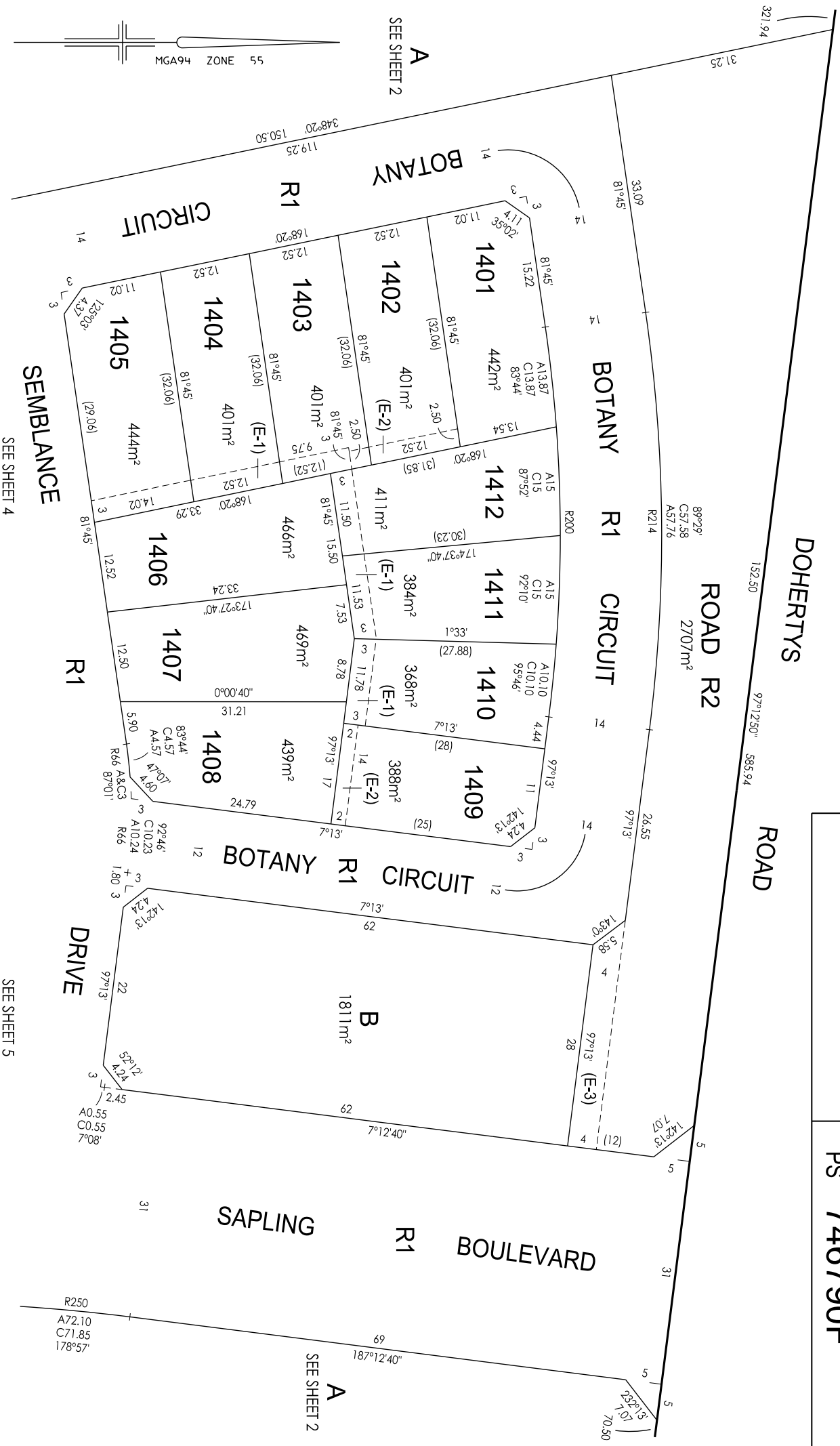
ORIGINAL
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SHEET 2

REF: 8584/14

VERSION: 4

LICENSED SURVEYOR: SIMON P COX



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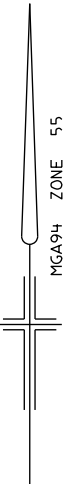


REF: 8584/14	VERSION: 4	ORIGINAL SHEET SIZE A3	SHEET 3
LICENSED SURVEYOR: SIMON P COX			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746790F

SEE SHEET 3

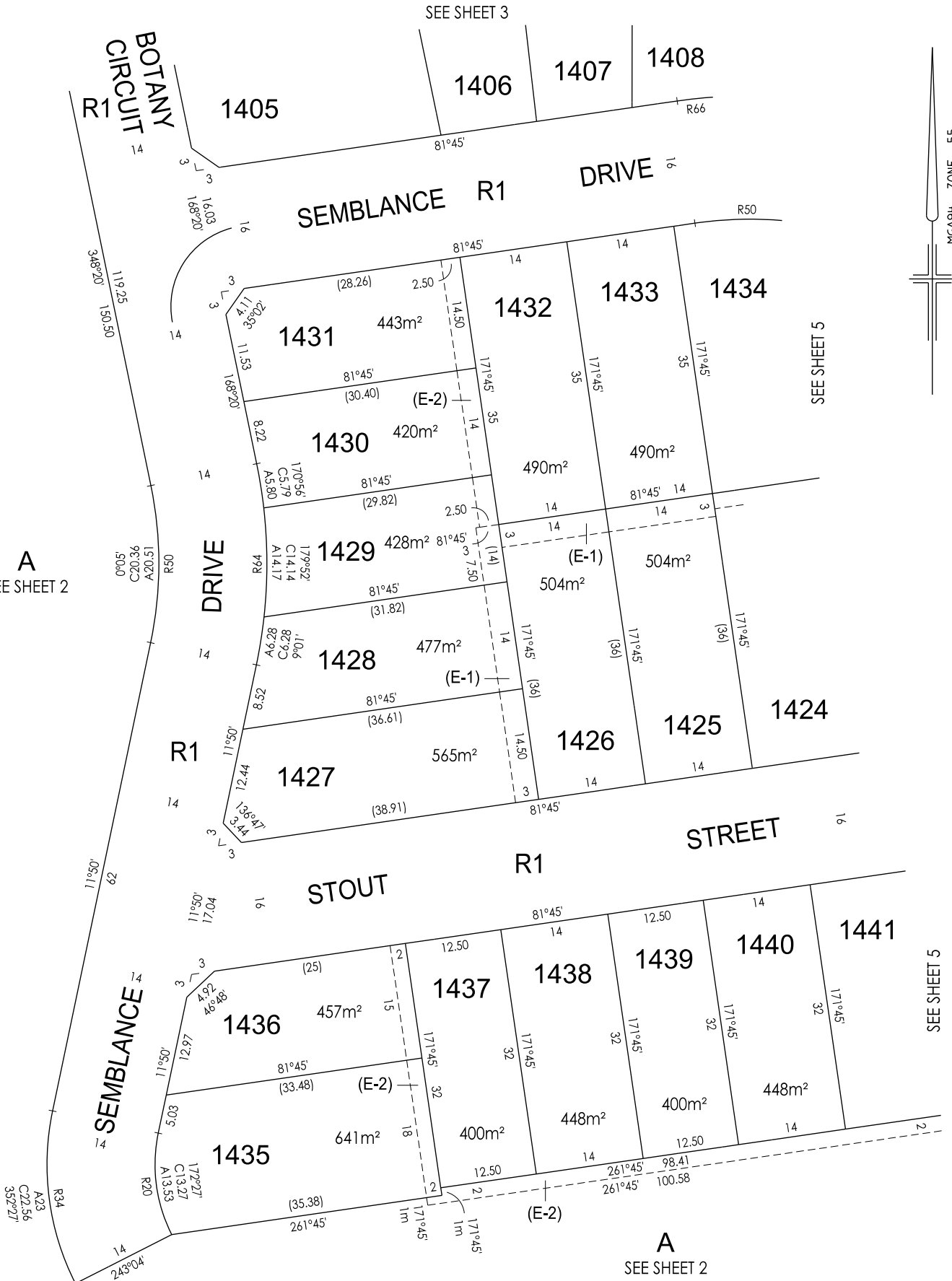


SEE SHEET 5

SEE SHEET 5

A
SEE SHEET 2

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1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 4

REF: 8584/14

VERSION: 4

LICENSED SURVEYOR: SIMON P COX

SEE SHEET 3

PLAN OF SUBDIVISION

SEE SHEET 3

PLAN NUMBER

PS 746790F

1408

BOTANY
CIRCUIT
R1B
SEE SHEET 3SEMBLANCE
DRIVE
R1

81°45'

R50

A11.33
C11.31
88°15'A2.16
C2.16
95°59'

97°13'

27.49

2.76

171°45'

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 1401 to 1412 (both inclusive) and 1419 to 1445 (both inclusive).

Land to be burdened: Lots 1401 to 1412 (both inclusive) and 1419 to 1445 (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 dwelling or commercial 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 planning permit allowing the construction of lots under 300m² has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lot 1421 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 6

REF: 8584/14

VERSION: 4

LICENSED SURVEYOR: SIMON P COX