

	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804304X		
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS804278V POSTAL ADDRESS: DOHERTYS ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 296480 ZONE: 55 (of approx. centre of plan) N: 5811260 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:  LOTS 1 TO 1700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA: 7022m² TOTAL ROAD R2 AREA: 739m²			
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
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: 17 AREA: 2.542 ha No. OF LOTS: 39 MELWAY: 359:E: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	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: 8584/17	VERSION: 2	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
CHECKED JC		DATE: 20/10/15		LICENSED SURVEYOR: SIMON P. COX	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804304X

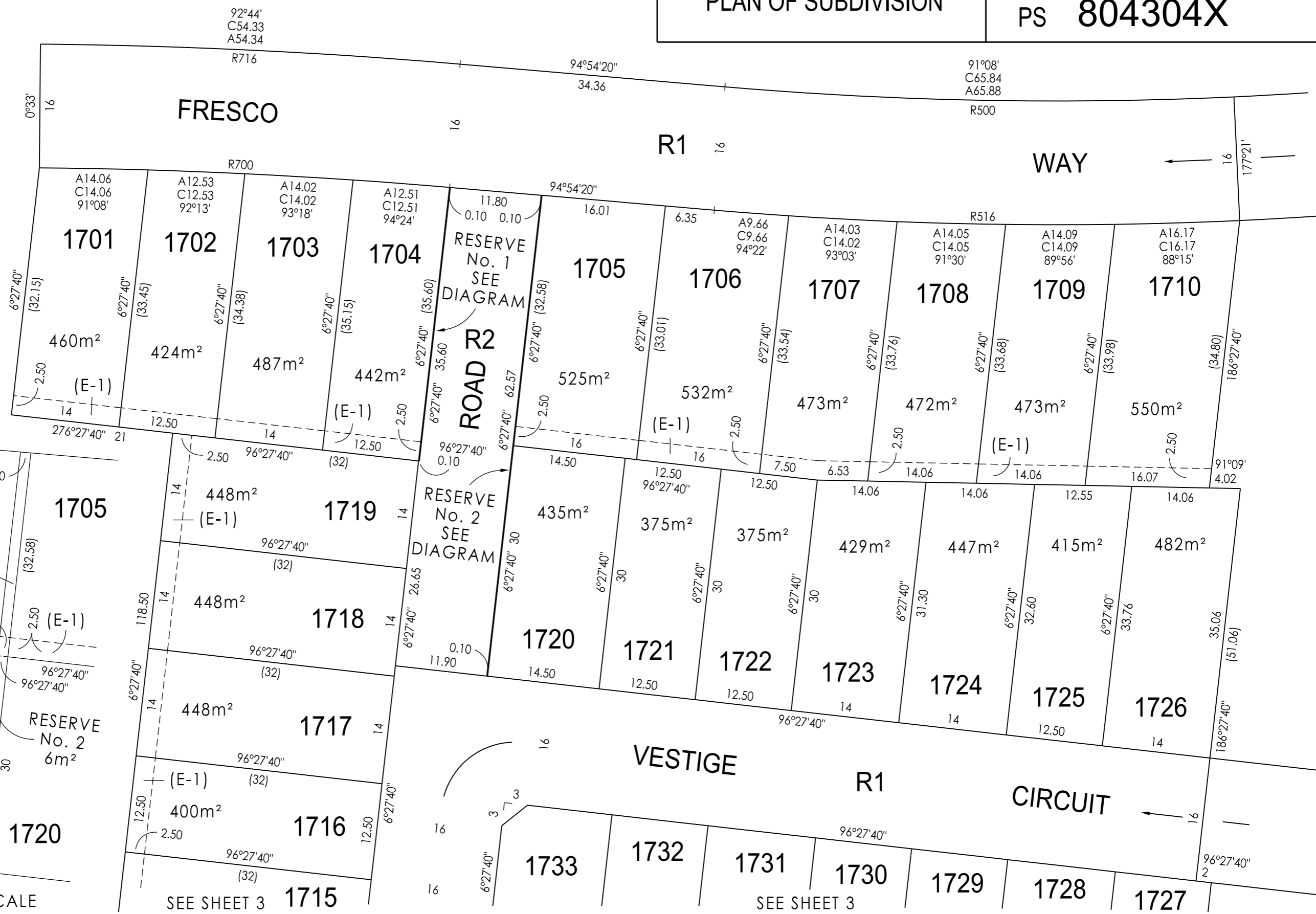
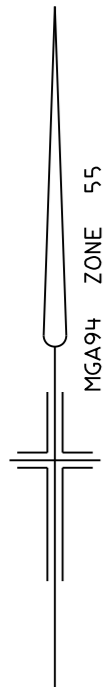


DIAGRAM NOT TO SCALE

SEE SHEET 3 1715

SEE SHEET 3



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SCALE
1:500



REF: 8584/17 VERSION: 2
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ORIGINAL SHEET SIZE A3 SHEET 2

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.
For the purpose of this restriction:

- (a) A dwelling means a building that contains self contained living accommodation but does not include any garage whether attached to the dwelling or not.
- (b) A building means any structure (including a garage) except a fence.
- (c) All distances shown are in metres.
- (d) Except for minimum front, side and rear setbacks, if a conflict shall exist between any provision in this restriction and Rescode or any instrument replacing it then the provisions of the latter shall apply.

Land to benefit : Lots 1701 to 1739 (both inclusive).

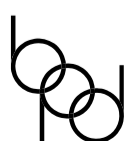
Land to be burdened: Lots 1701 to 1739 (both inclusive).

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 and;
 - (b) In the case of lots 1704, 1705 and 1720 any dwelling outside the area shown hatched on sheet 5 of this plan .

- (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

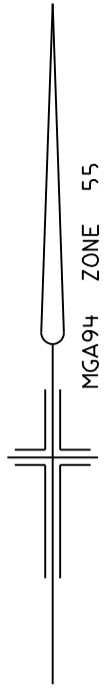
ORIGINAL
SHEET SIZE A3

SHEET 4

REF: 8584/17

VERSION: 2

LICENSED SURVEYOR: SIMON P. COX



FRESCO

R1

WAY

1703

1704

1705

1706

0 OR 1m

RESERVE

0 OR 1m

3

3

1719

RESERVE

ROAD
R2

1718

1720

0 OR 1m

1721

1722

1717

LEGEND :

DWELLING ENVELOPE BOUNDARY 

DWELLING ENVELOPE ZONE 

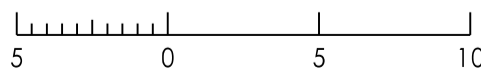
VESTIGE

R1

CIRCUIT

SCALE

1:250



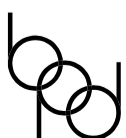
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 5

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