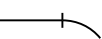
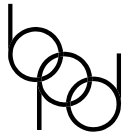
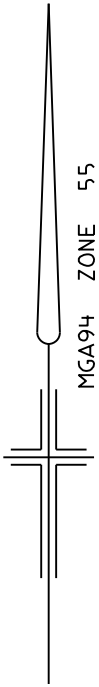


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 804345H	
LOCATION OF LAND  PARISH: TARNEIT  TOWNSHIP: -----  SECTION: 21  CROWN ALLOTMENT: -----  CROWN PORTION: B (PART)  TITLE REFERENCES: VOL FOL  LAST PLAN REFERENCE: LOT A PS804278V  POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD TARNEIT 3029  MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 296 480 ZONE: 55 N: 5 811 070 DATUM: GDA94				COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		<b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15 <b>THIS IS A SPEAR PLAN</b> TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 1800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD R1 AREA: 9377m²</b> <b>TOTAL ROAD R2 AREA: 630m²</b>		
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<b>SURVEY:</b> 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						
ESTATE: ROTHWELL WEST      STAGE: 18      AREA: 3.265 ha      No. OF LOTS: 42      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: 8584/18      VERSION: 1		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS	
CHECKED JC		DATE: 20/02/17		LICENSED SURVEYOR: SIMON P. COX		



DOHERTYS ROAD

A  
31.91 ha

FRESCO WAY

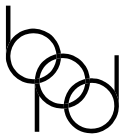
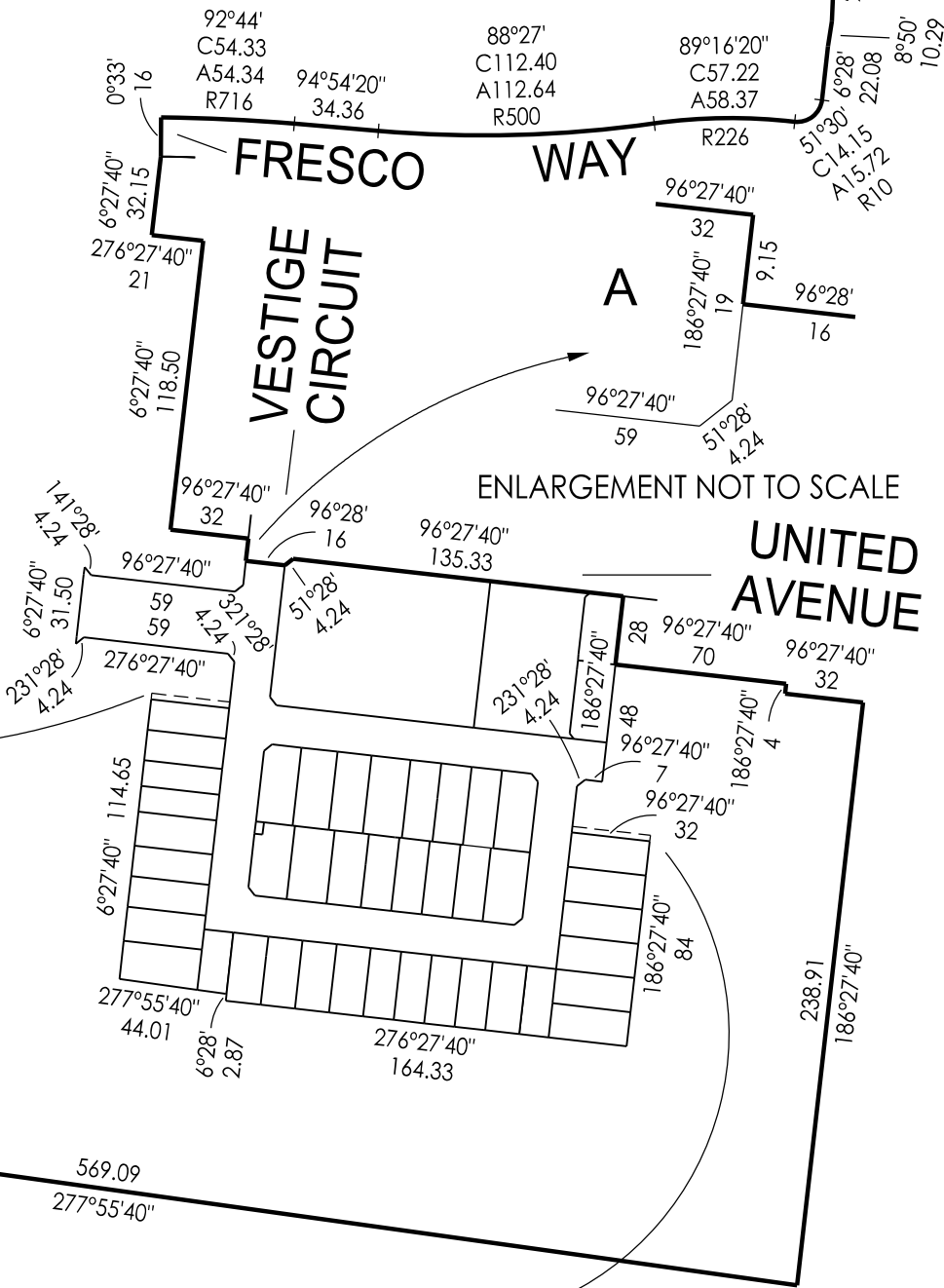
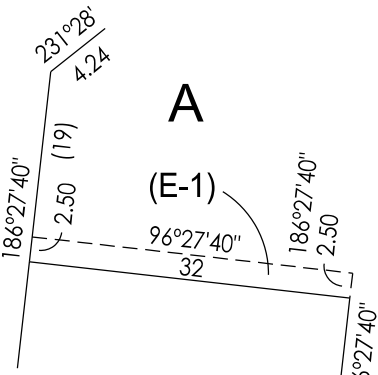
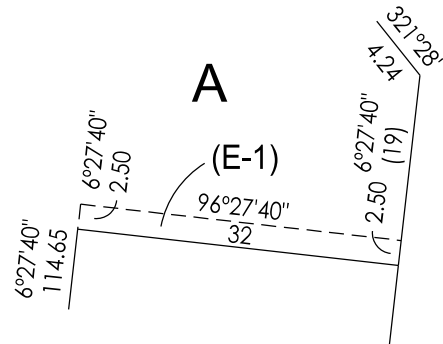
VESTIGE CIRCUIT

UNITED AVENUE

ENLARGEMENT NOT TO SCALE

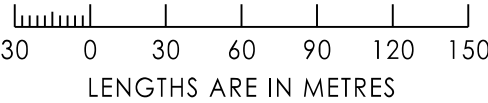
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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SCALE  
1:3000



LICENSED SURVEYOR: SIMON P. COX

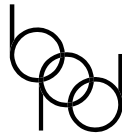
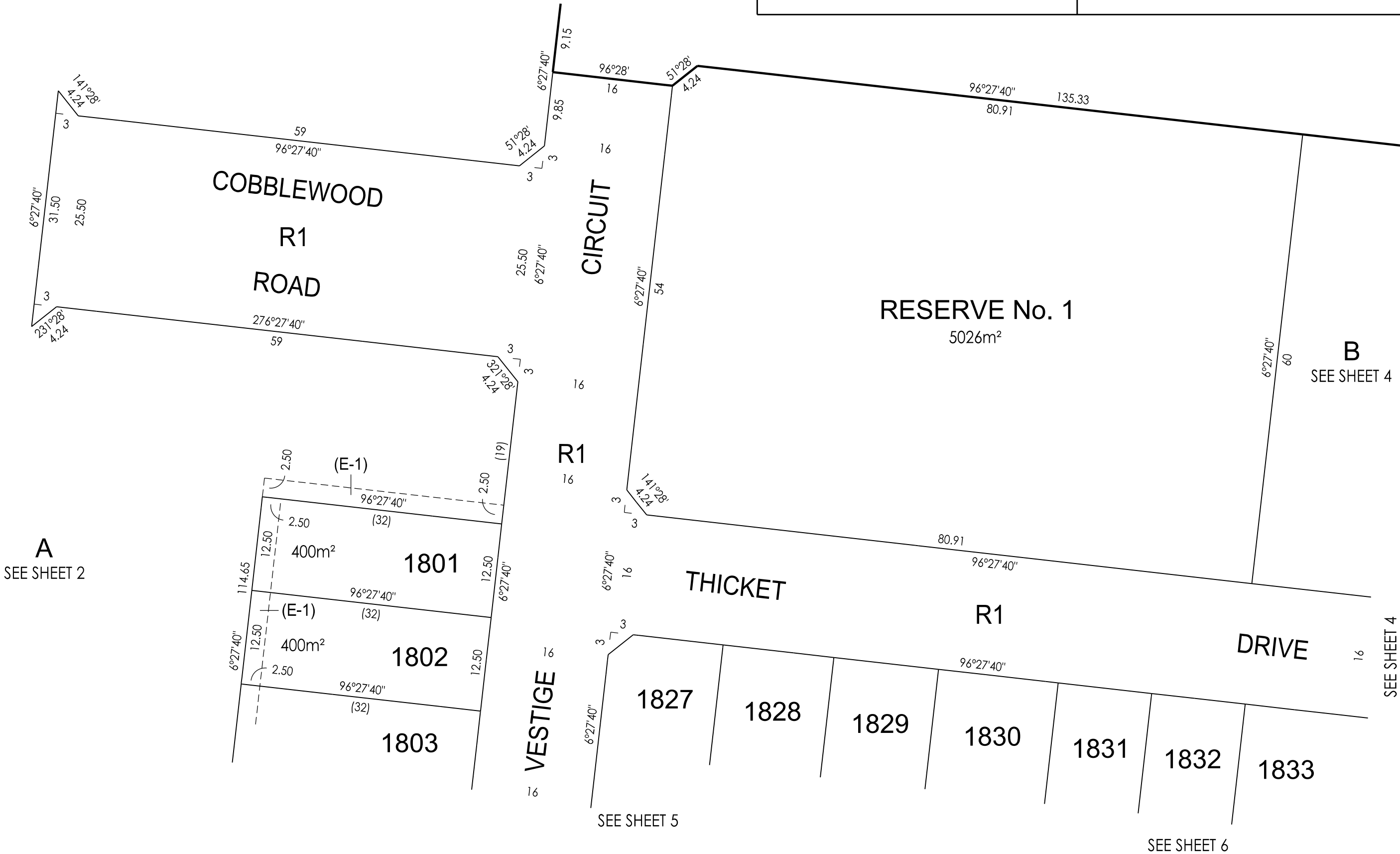
ORIGINAL  
SHEET SIZE A3  
REF: 8584/18

SHEET 2

VERSION: 1

PLAN OF SUBDIVISION

PLAN NUMBER  
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SCALE

1:500



REF: 8584/18

VERSION: 1

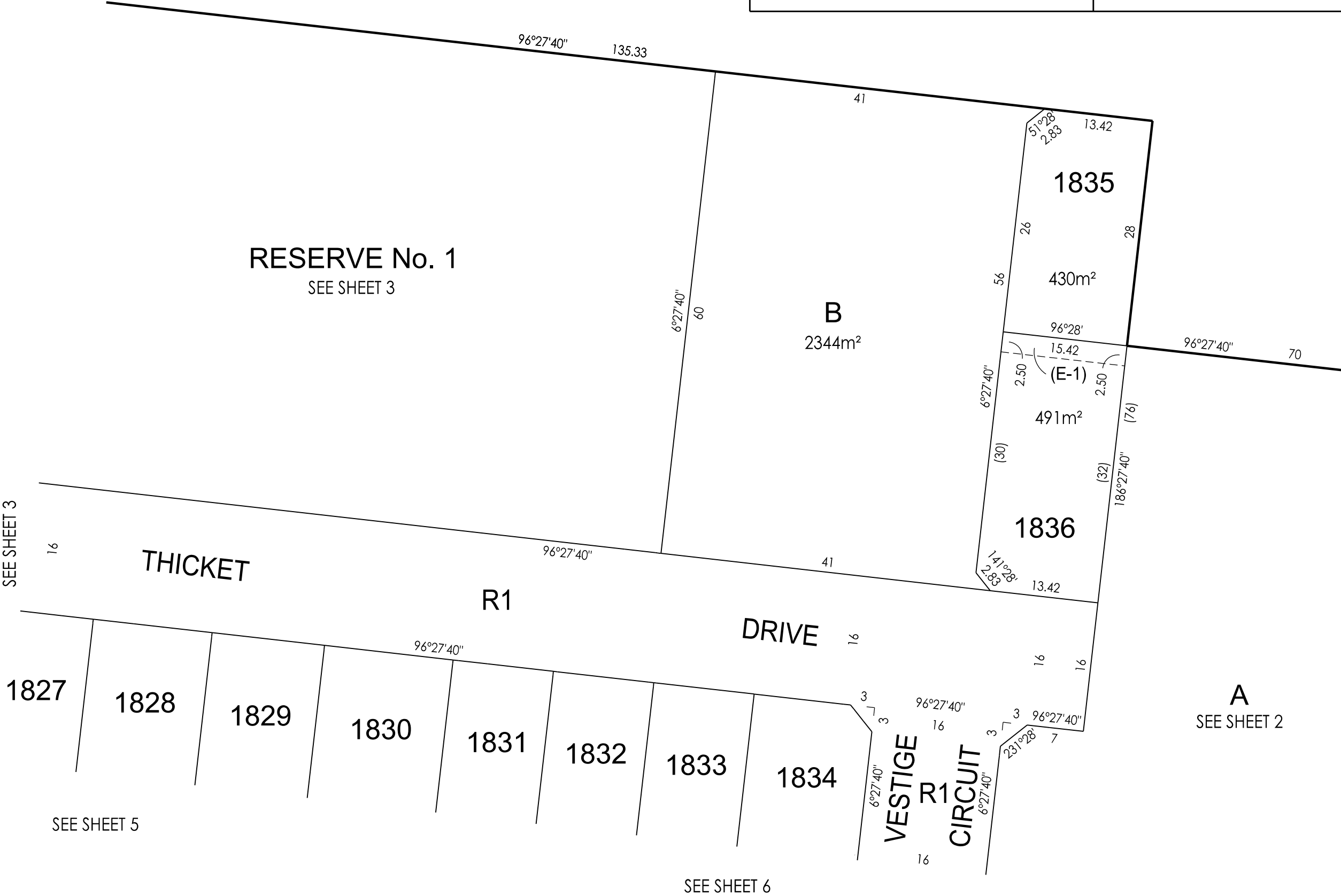
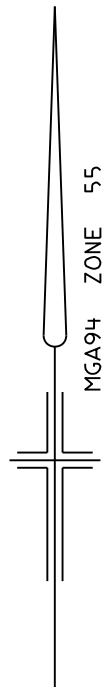
ORIGINAL  
SHEET SIZE A3

SHEET 3

LICENSED SURVEYOR: SIMON P. COX

PLAN OF SUBDIVISION

PLAN NUMBER  
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SCALE

1:500



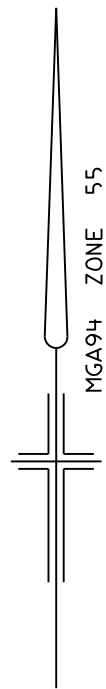
REF: 8584/18

VERSION: 1

LICENSED SURVEYOR: SIMON P. COX

ORIGINAL  
SHEET SIZE A3

SHEET 4



A  
SEE SHEET 2

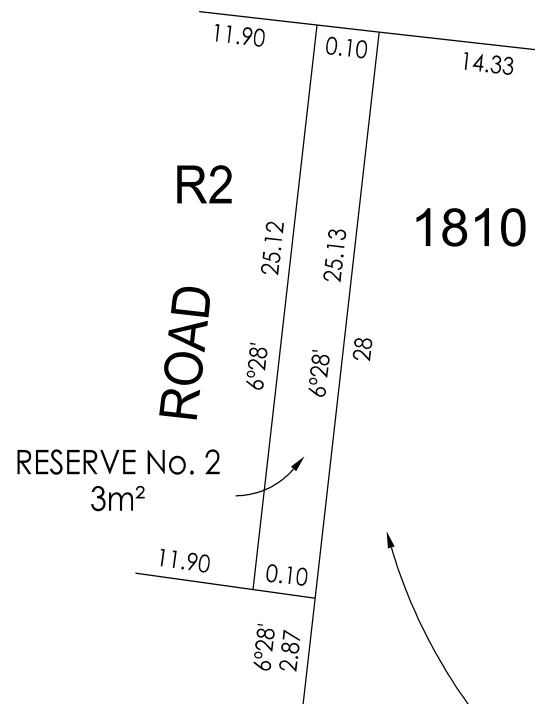
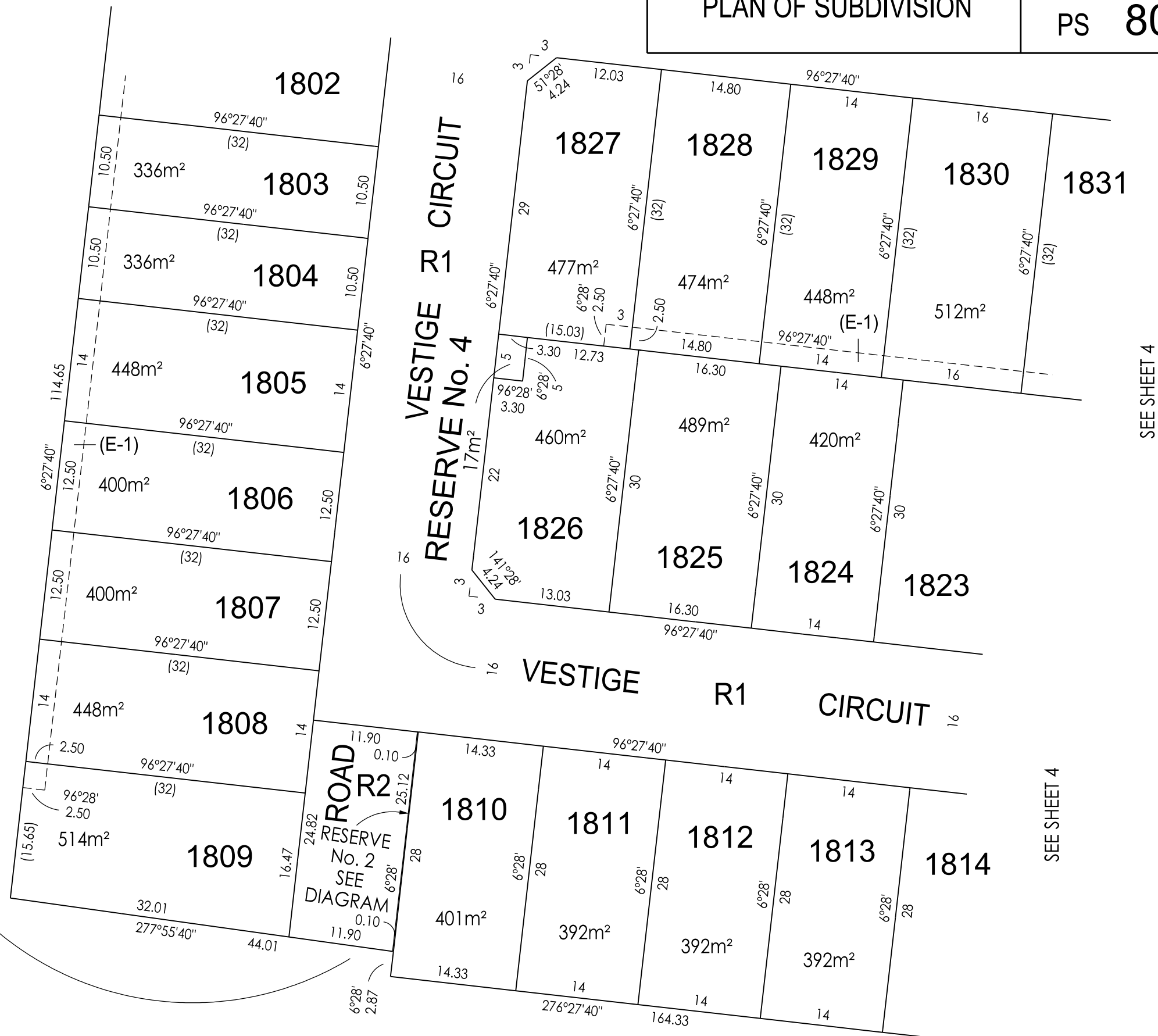


DIAGRAM NOT TO SCALE

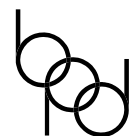


SEE SHEET 4

SEE SHEET 4

PLAN OF SUBDIVISION

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SCALE

1:500



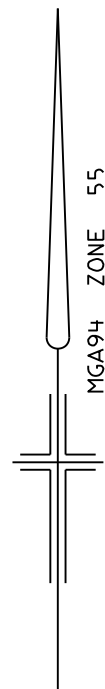
REF: 8584/18

VERSION: 1

LICENSED SURVEYOR: SIMON P. COX

ORIGINAL  
SHEET SIZE A3

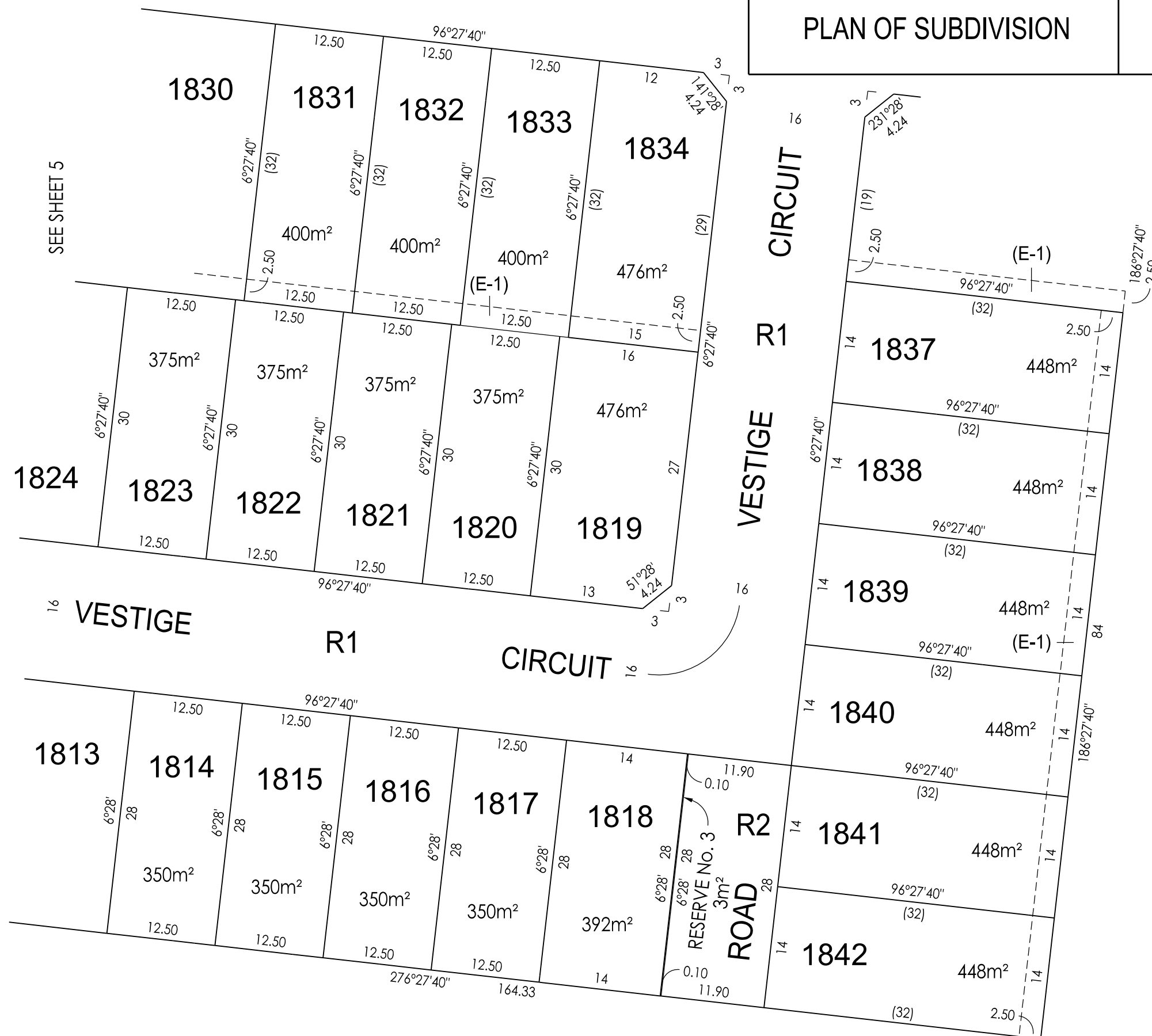
SHEET 5



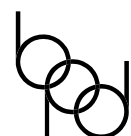
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804345H

SEE SHEET 5



A  
SEE SHEET 2



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SCALE

1:500



REF: 8584/18

VERSION: 1

LICENSED SURVEYOR: SIMON P. COX

ORIGINAL  
SHEET SIZE A3

SHEET 6

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 1801 to 1842 (both inclusive).

Land to be burdened: Lots 1801 to 1842 (both inclusive).

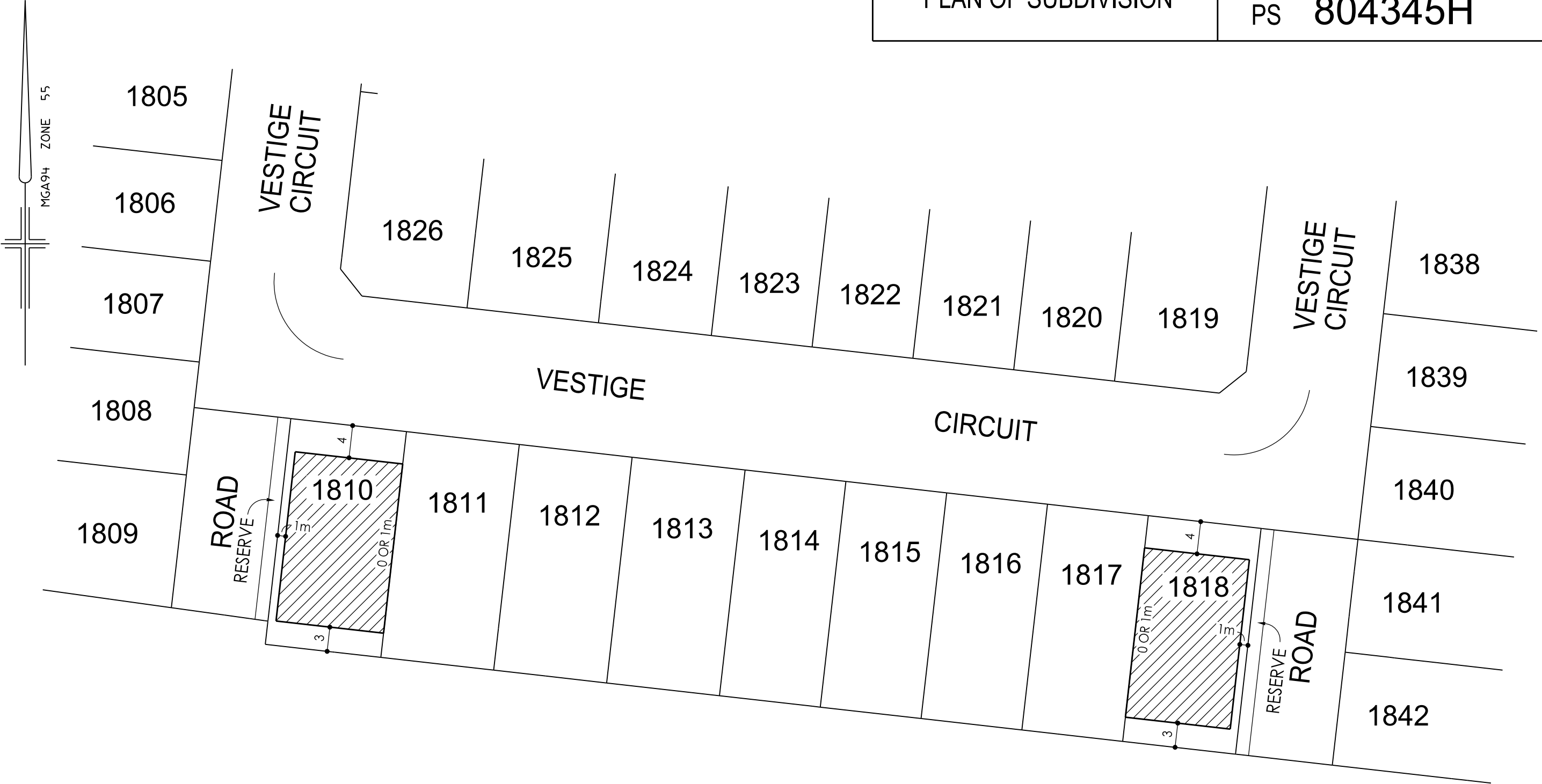
Description of Restriction :

- (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 1810 and 1818 any dwelling outside the area shown hatched on sheet 8 of this
  - (c) In the case of lots 1810 and 1818 any more than one private dwelling.
- (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;
  - (b) In the case of lots 1810 and 1818
    - (i) further subdivide unless the said subdivision does not result in the creation of an additional lot;
    - (ii) Leave domestic bins on the relevant bin pad unless on a designated waste collection day;
    - (ii) Gain access to the relevant lots through relevant abutting Reserves No. 2 or 3 on this plan.

Except for restrictions (1) (c) and (2) (b) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan

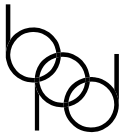
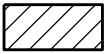
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804345H



LEGEND :

DWELLING ENVELOPE  
ZONE



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SCALE

1:500



REF: 8584/18

VERSION: 1

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SHEET SIZE A3

SHEET 8

LICENSED SURVEYOR: SIMON P. COX