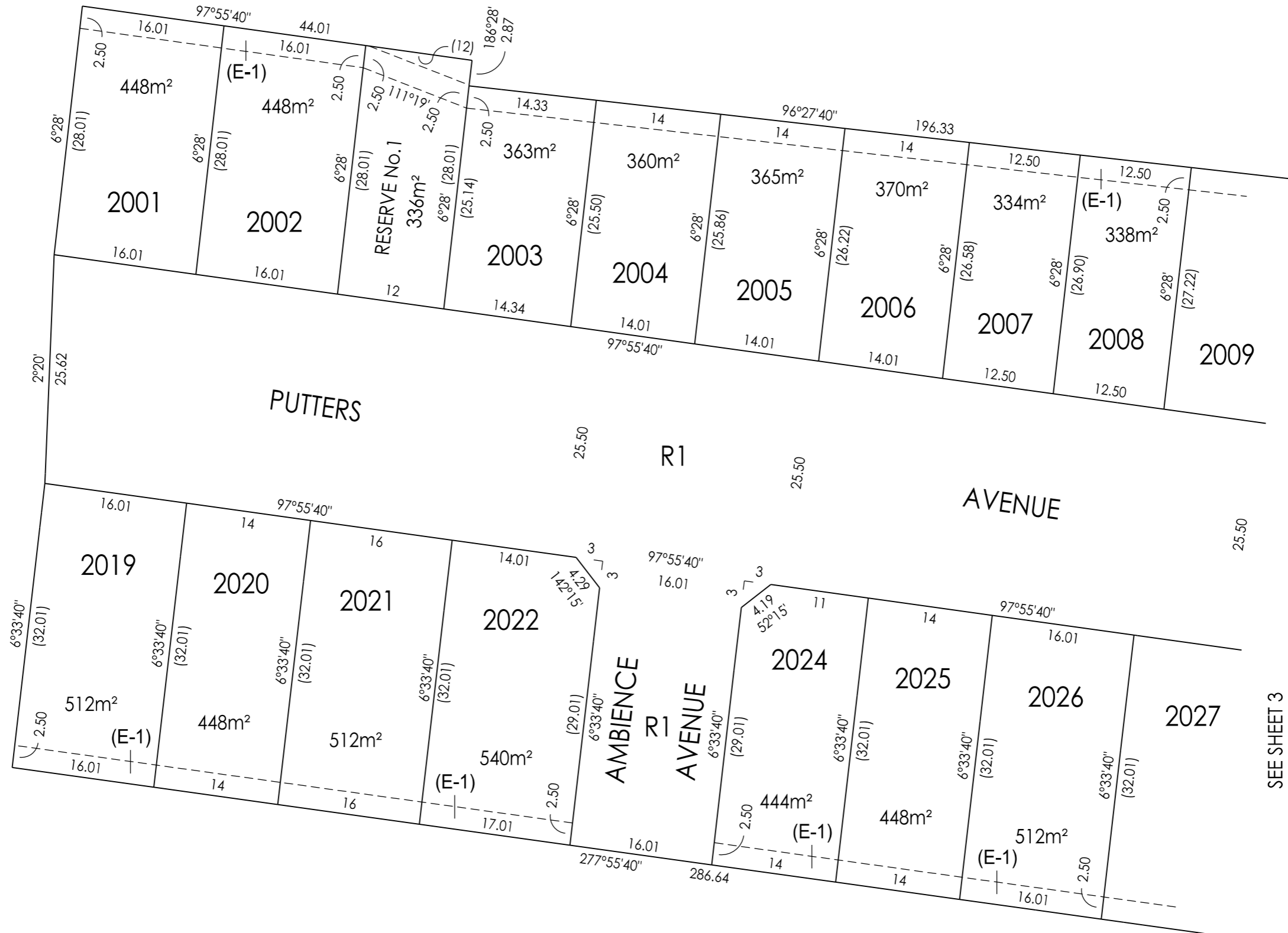
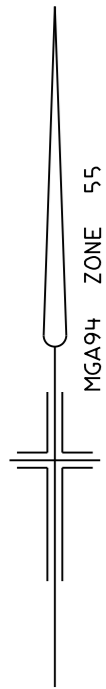


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811178K	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS804365B POSTAL ADDRESS: DOHERTYS ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 296 530 ZONE: 55 (of approx. centre of plan) N: 5 810 930 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN LOTS 1 TO 2000 (BOTH INCLUSIVE) AND LOT 2023 HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8865m²		
ROAD R1 RESERVE No. 1 RESERVE No. 2	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 20		AREA: 2.462 ha	No. OF LOTS: 36	
MELWAY: 359:F: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: 8584/20	VERSION: 2	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		
CHECKED JC	DATE: 06/06/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811178K



SEE SHEET 3

SEE SHEET 3



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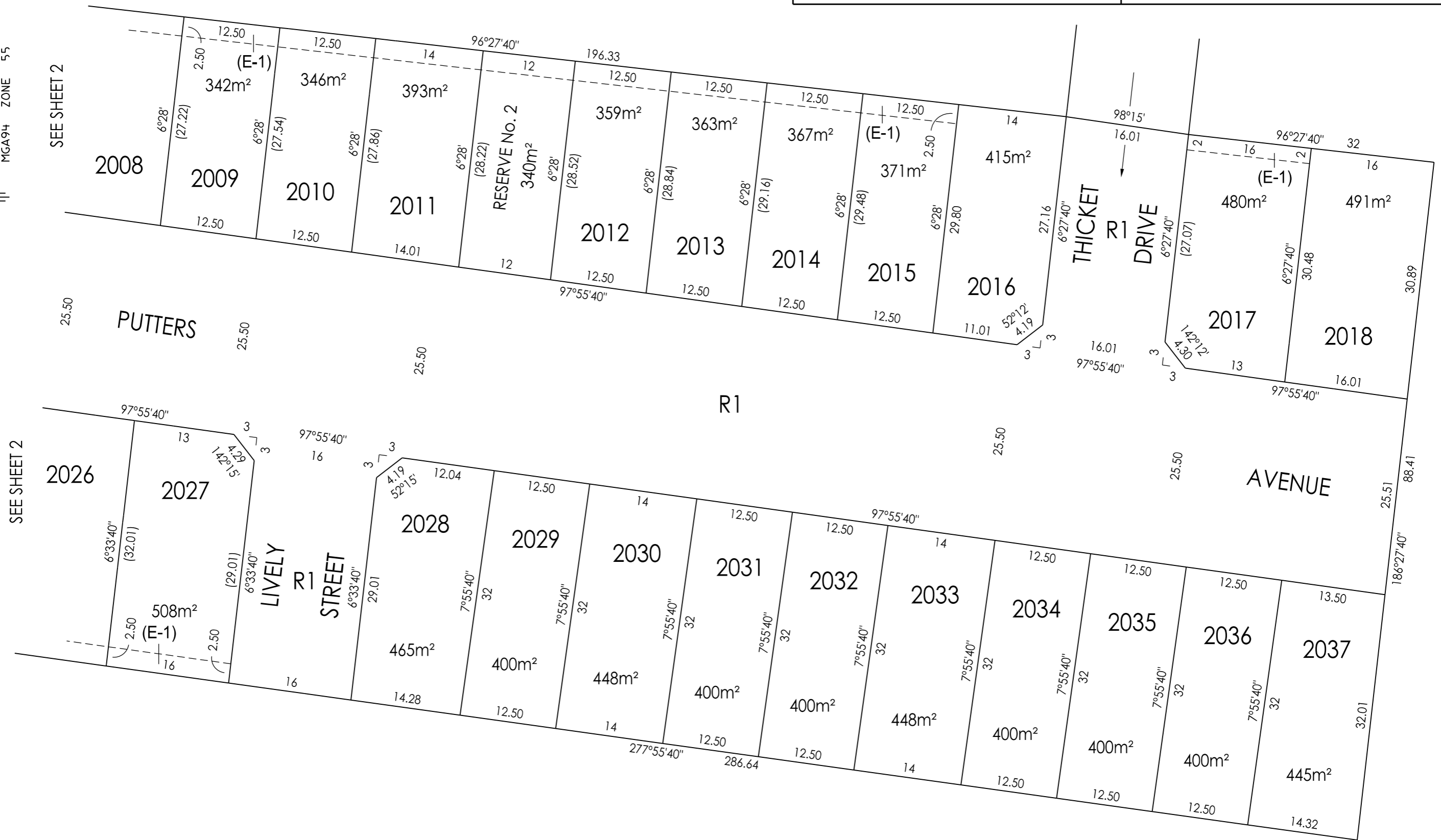
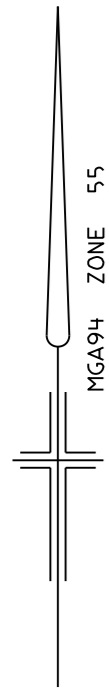
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SHEET 2

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SHEET 3

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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.

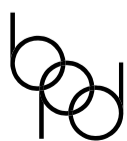
Land to benefit : Lots 2001 to 2022 (both inclusive) and Lots 2024 to 2037 (both inclusive).

Land to be burdened: Lots 2001 to 2022 (both inclusive) and Lots 2024 to 2037 (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 2002, 2003, 2011 and 2012 any dwelling outside the area shown hatched on sheets 5 and 6 of this plan;
 - (c) In the case of lots 2002, 2003, 2011 and 2012 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 2002, 2003, 2011 and 2012
 - (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. 1 or 2 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



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SHEET 4

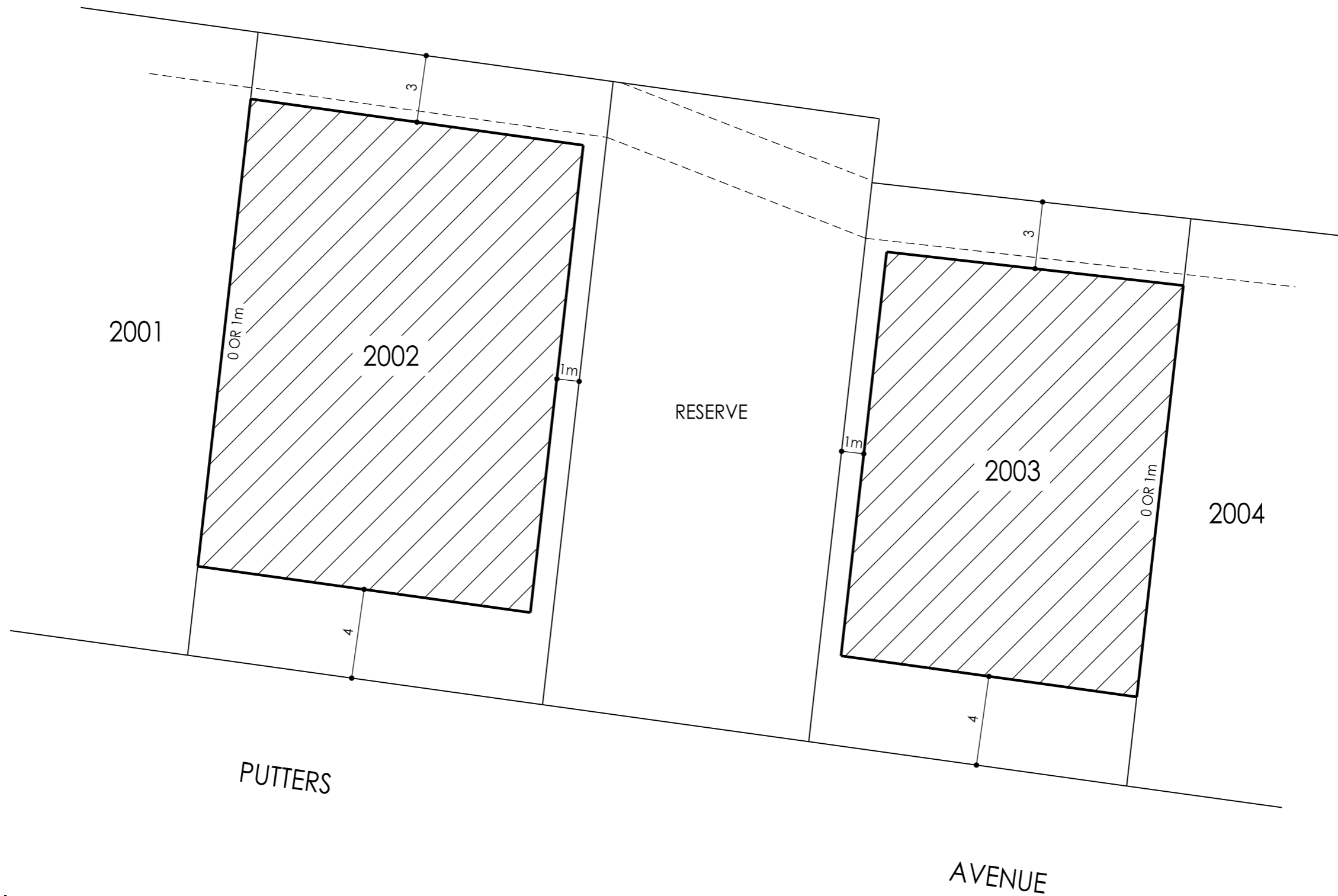
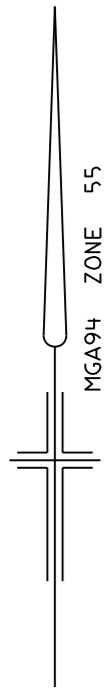
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 811178K



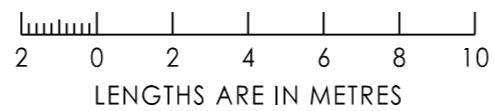
LEGEND :

DWELLING ENVELOPE ZONE 

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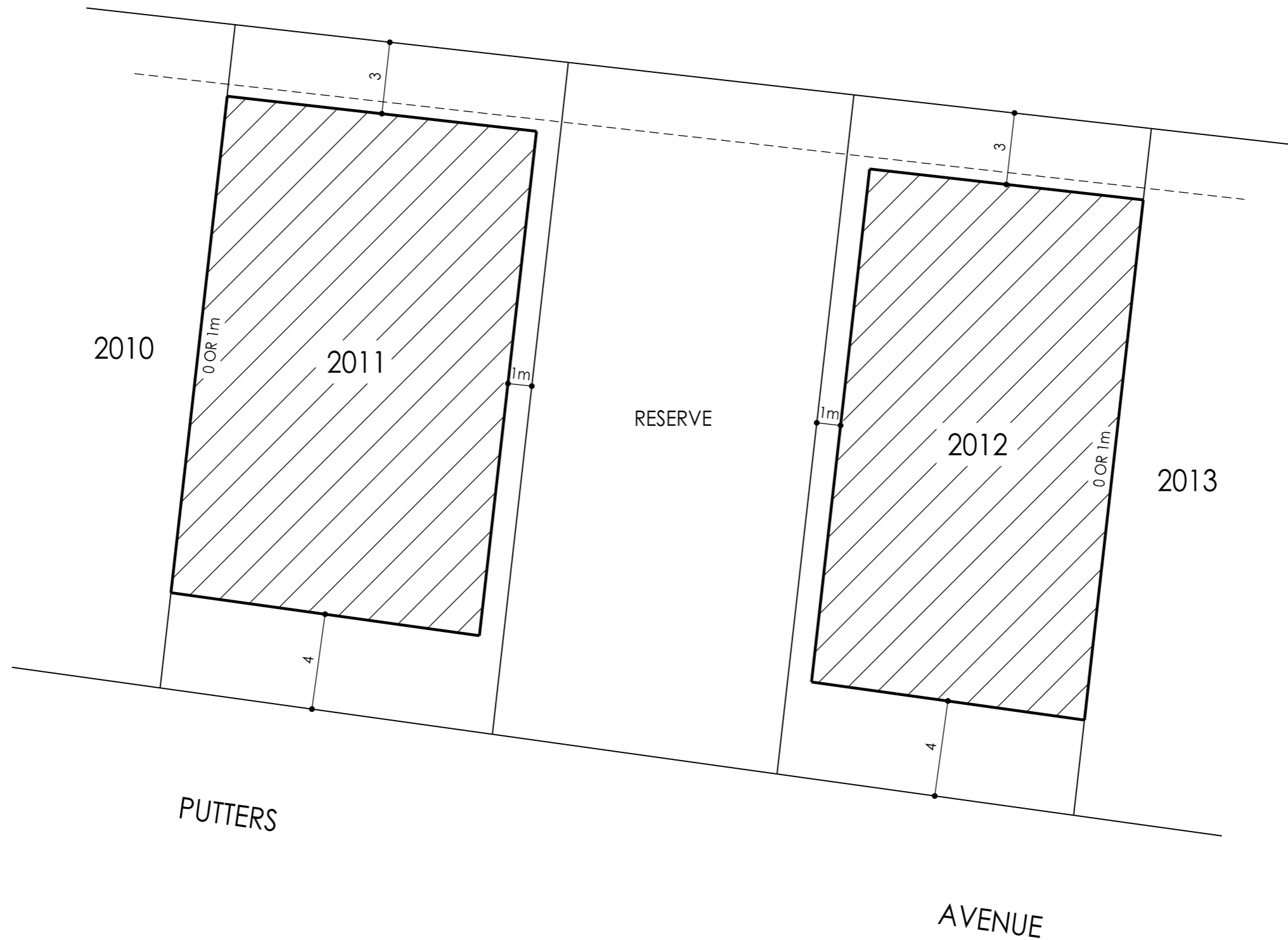
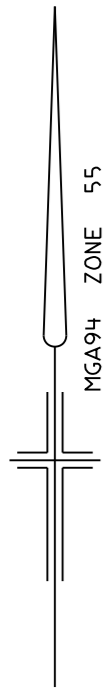
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SHEET 5

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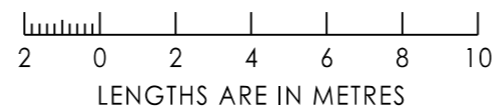
LEGEND :

DWELLING ENVELOPE ZONE 

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SHEET 6