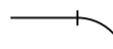
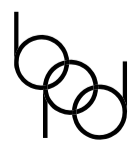
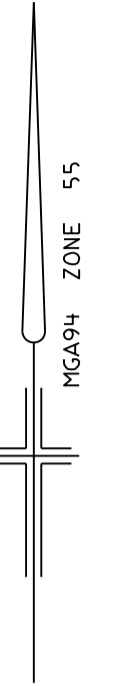
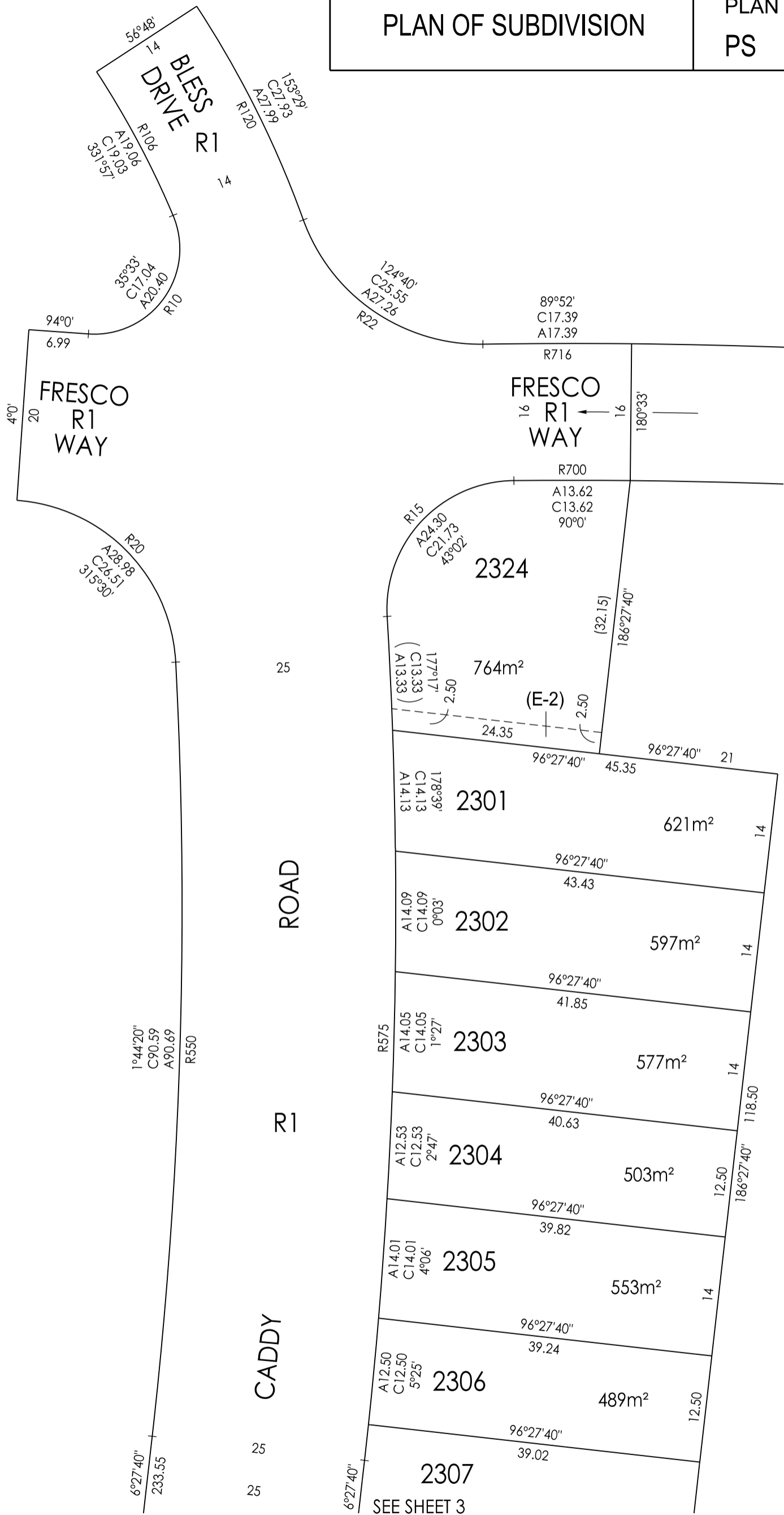


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811205K	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS811178K POSTAL ADDRESS: COBBLEWOOD ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 296360 ZONE: 55 (of approx. centre of plan) N: 5811150 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 2300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.297 ha		
ROAD R1 RESERVE No. 1	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 Nos. 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 23		AREA: 2.955 ha	No. OF LOTS: 36	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	PS804345H	CITY WEST WATER CORPORATION
(E-2)	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: 8584/23	VERSION: 2	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		SHEET 1 OF 5 SHEETS
CHECKED AT	DATE: 24/08/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811205K



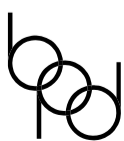
ROAD
R1
CADDY

SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 8584/23

SHEET 2
VERSION: 2

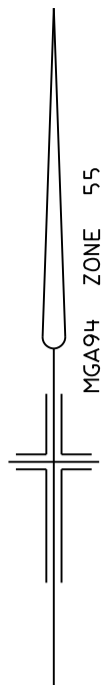


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LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811205K



1°44'20"
A90.69
C90.59
R550

ROAD

R1

COBBLEWOOD ROAD

CADDY

VESTIGE CIRCUIT

VESTIGE CIRCUIT

SEE SHEET 4

SEE SHEET 2
2306

2307

2308

2309

2325

2326

2327

2328

2329

2330

2331

2332

2333

2334

2335

2336

2310

2311

2312

2313

488m²

488m²

487m²

292m²

275m²

231m²

187m²

275m²

292m²

275m²

187m²

275m²

292m²

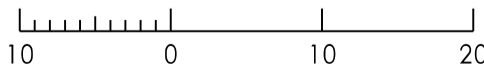
488m²

546m²

487m²

SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

REF: 8584/23

VERSION: 2

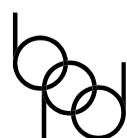
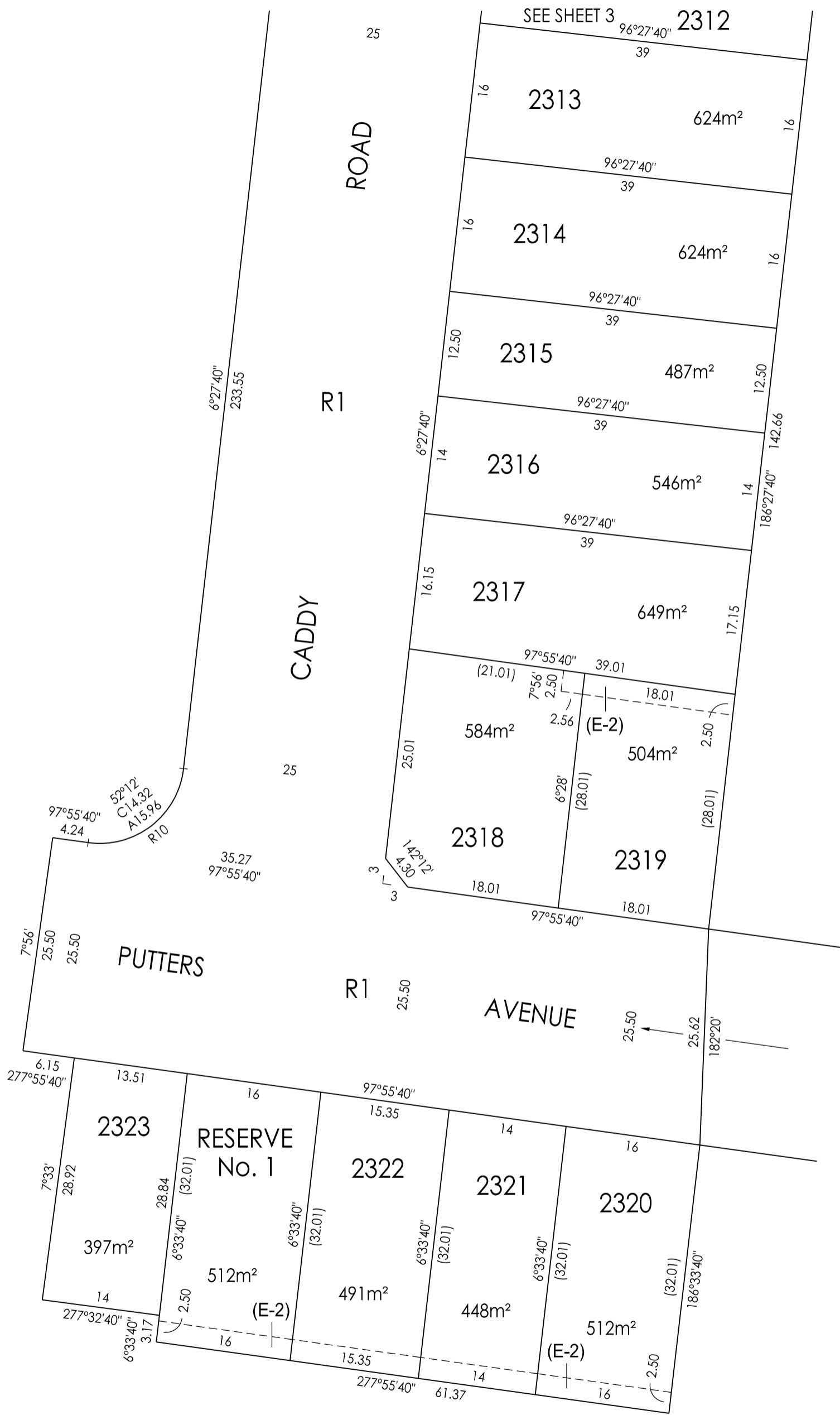
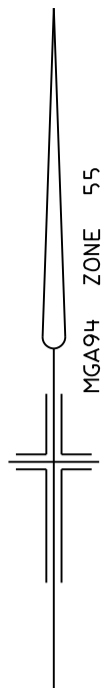


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LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 8584/23

SHEET 4
VERSION: 2

LICENSED SURVEYOR: SIMON P COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 2301 to 2336 (both inclusive).

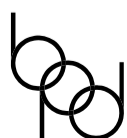
Land to be burdened: Lots 2301 to 2336 (both inclusive).

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 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.

- (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 5

REF: 8584/23

VERSION: 2

LICENSED SURVEYOR: SIMON P COX