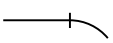
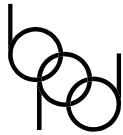


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 811232G	
LOCATION OF LAND			COUNCIL NAME: WYNDHAM CITY COUNCIL			
PARISH: TARNEIT						
TOWNSHIP: -----						
SECTION: 21						
CROWN ALLOTMENT: -----						
CROWN PORTION: B AND D (PARTS)						
TITLE REFERENCES: VOL FOL VOL 8739 FOL 786						
LAST PLAN REFERENCE: LOT A ON PS811205K LOT 4 ON PS701126U						
POSTAL ADDRESS: (at time of subdivision) PUTTERS AVENUE TARNEIT 3029						
MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 296230 ZONE: 55 N: 5810920 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 2500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.089 ha		
ROAD R1 RESERVE No. 1 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 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 25 AREA: 3.441 ha No. OF LOTS: 52 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)	DRAINAGE	SEE PLAN	PS746814T	WYNDHAM CITY COUNCIL		
(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: 8584/25 VERSION: 1		ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS	
CHECKED AT		DATE: 15/08/17		LICENSED SURVEYOR: SIMON P COX		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811232G

DOHERTYS ROAD

A (PART)
17.07 ha
TOTAL (TWO PARTS)
17.39 ha
SEE SHEET 3

A (PART)
3230m²
SEE SHEET 4

SEE SHEET 3

SEE SHEET 6 SEE SHEET 7

SEE SHEET 8

SEE SHEET 6

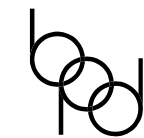
SEE SHEET 7

SEE SHEET 8

B
13.96 ha
SEE SHEET 5

C
2.641 ha
SEE SHEET 5

LEAKES ROAD



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SCALE

1:5000



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 2

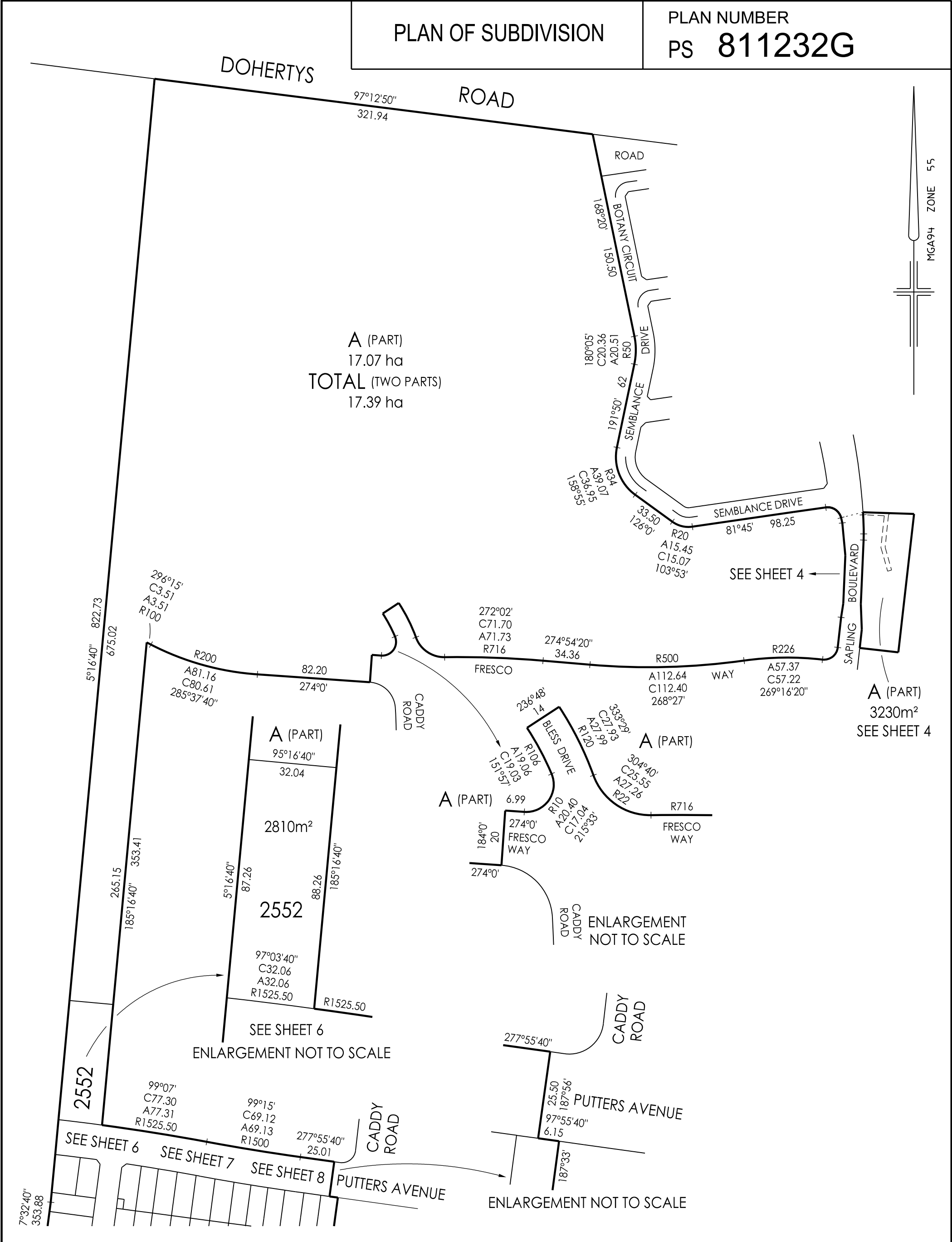
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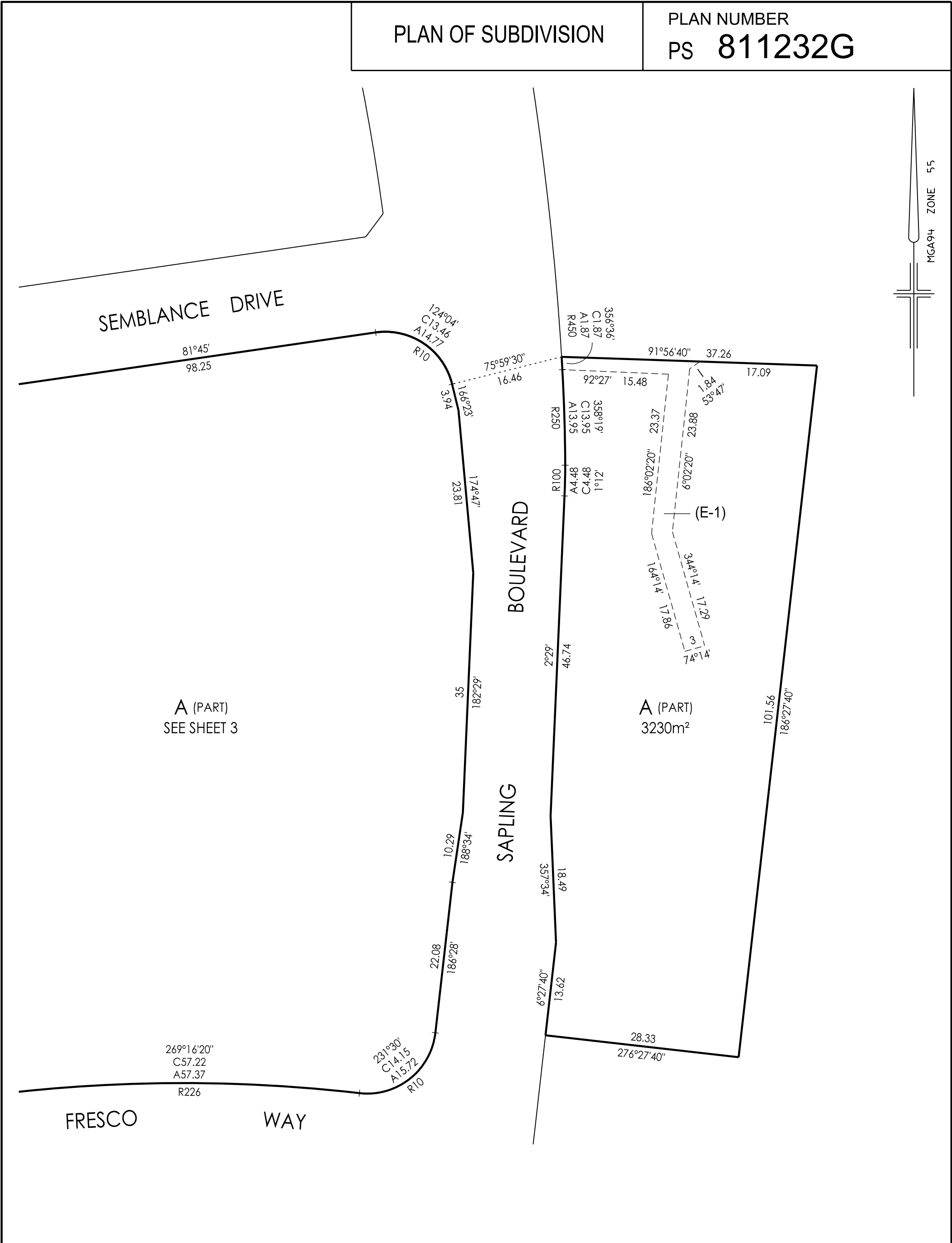
VERSION: 1

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811232G





ORIGINAL
SHEET SIZE A3

REF: 8584/25

SHEET 4

VERSION: 1

SCALE
1:500

LICENSED SURVEYOR: SIMON P COX

10 0 10 20

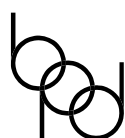
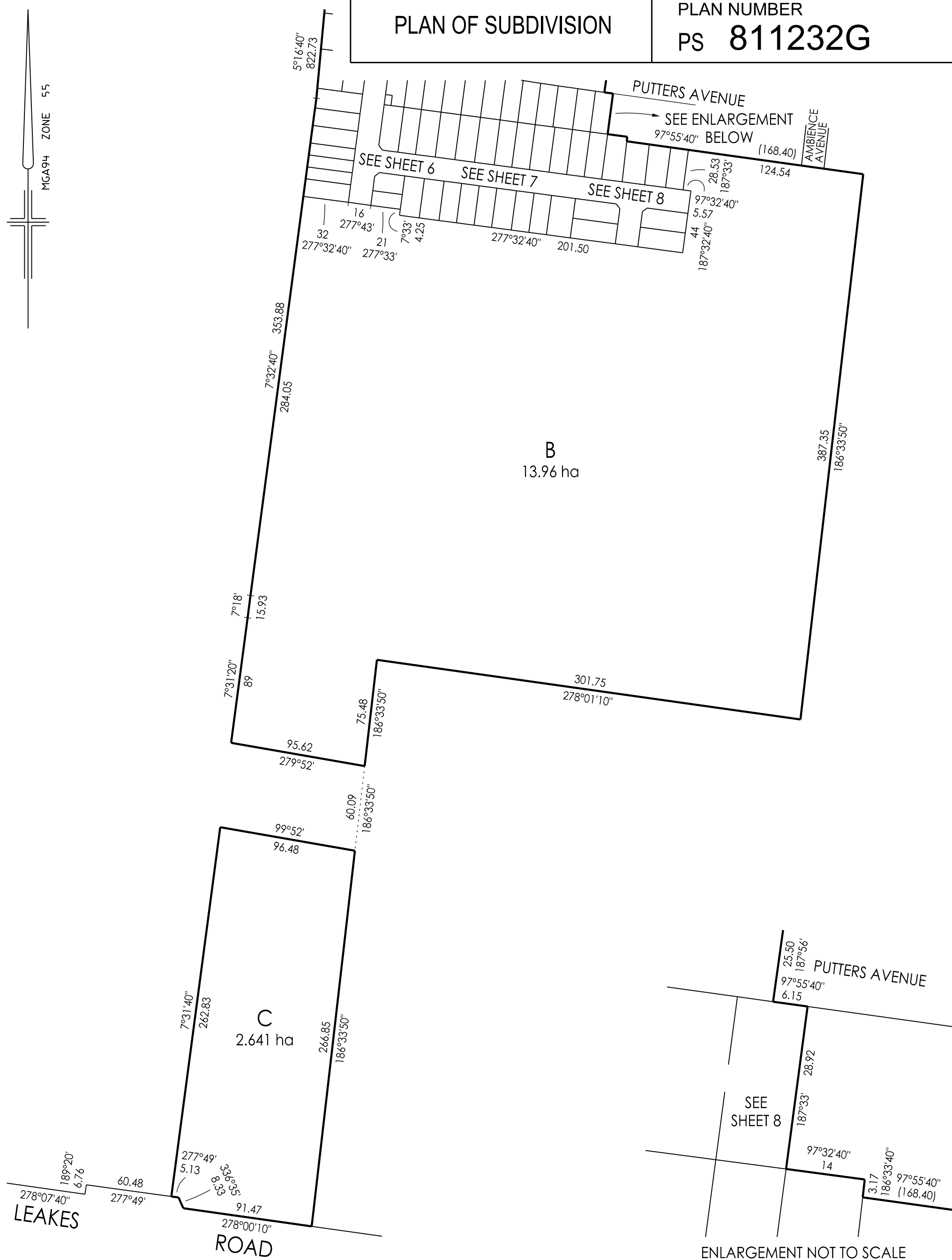
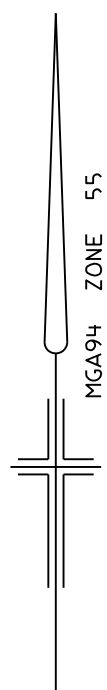
LENGTHS ARE IN METRES

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101

PLAN NUMBER
PS 811232G



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1:2500



ORIGINAL
SHEET SIZE A3

REF: 8584/25

SHEET 5

VERSION: 1

LICENSED SURVEYOR: SIMON P COX

PLAN NUMBER
PS 811232G

2552

R1

AVENUE

DRIVE

RESERVE
No. 2
35m²

R1

STADIUM

R1

STREET

EARTHCORE¹⁶

STADIUM

R1

STREET

B

SEE SHEET 4

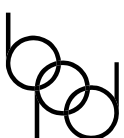
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SHEET 6

VERSION: 1

LICENSED SURVEYOR: SIMON P COX

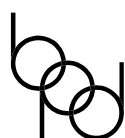


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PS 811232G



PS 811232G



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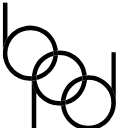
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REF: 8584/25

VERSION: 1

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION		PLAN NUMBER PS 811232G		
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div> <p>Upon registration of the plan, the following restriction is to be created. For the purpose of this restriction:</p> <div><div>(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.</div><div>(b) A building means any structure (including a garage) except a fence.</div><div>(c) All distances shown are in metres.</div><div>(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.</div></div> <div><div>Land to benefit : Lots 2501 to 2551 (both inclusive).</div><div>Land to be burdened: Lots 2501 to 2551 (both inclusive).</div></div> <p>Description of Restriction :</p> <div><div>(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;</div><div><div>(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;</div><div>(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 lots 2506, 2507 and 2508 are 'Type A' lots and lots 2550 and 2551 are 'Type B' lots.</div></div></div> <div><div>(2) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;</div><div>(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.</div></div> <p>Except for restrictions (1) (d) and (2) (b) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan</p>				
<div><div></div><div>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</div></div>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 9
	LICENSED SURVEYOR: SIMON P COX		REF: 8584/25 VERSION: 1	