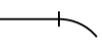
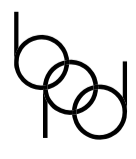
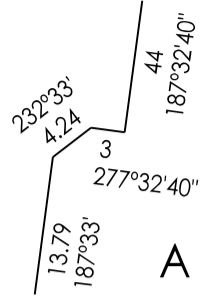
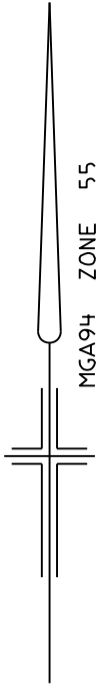


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 811248Q</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 21  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> D (PART)  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT B ON PS811232G  <b>POSTAL ADDRESS: (at time of subdivision)</b> TIMBERLAND DRIVE TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 296 190    ZONE: 55 N: 5 810 800    DATUM: GDA94		<b>COUNCIL NAME:</b> WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</b> TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 2600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 7327m²</b>		
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15				
<b>ESTATE:</b> ROTHWELL WEST 26		<b>AREA:</b> 2.394 ha	<b>No. OF LOTS:</b> 44	
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF: 8584/26</b>	<b>VERSION: 1</b>	<b>ORIGINAL SHEET SIZE A3</b>
<b>CHECKED JC</b>		<b>DATE: 08/09/17</b>		<b>SHEET 1 OF 5 SHEETS</b>
		<b>LICENSED SURVEYOR: SIMON P COX</b>		

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811248Q

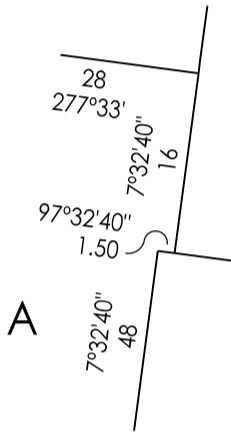


ENLARGEMENT  
NOT TO SCALE

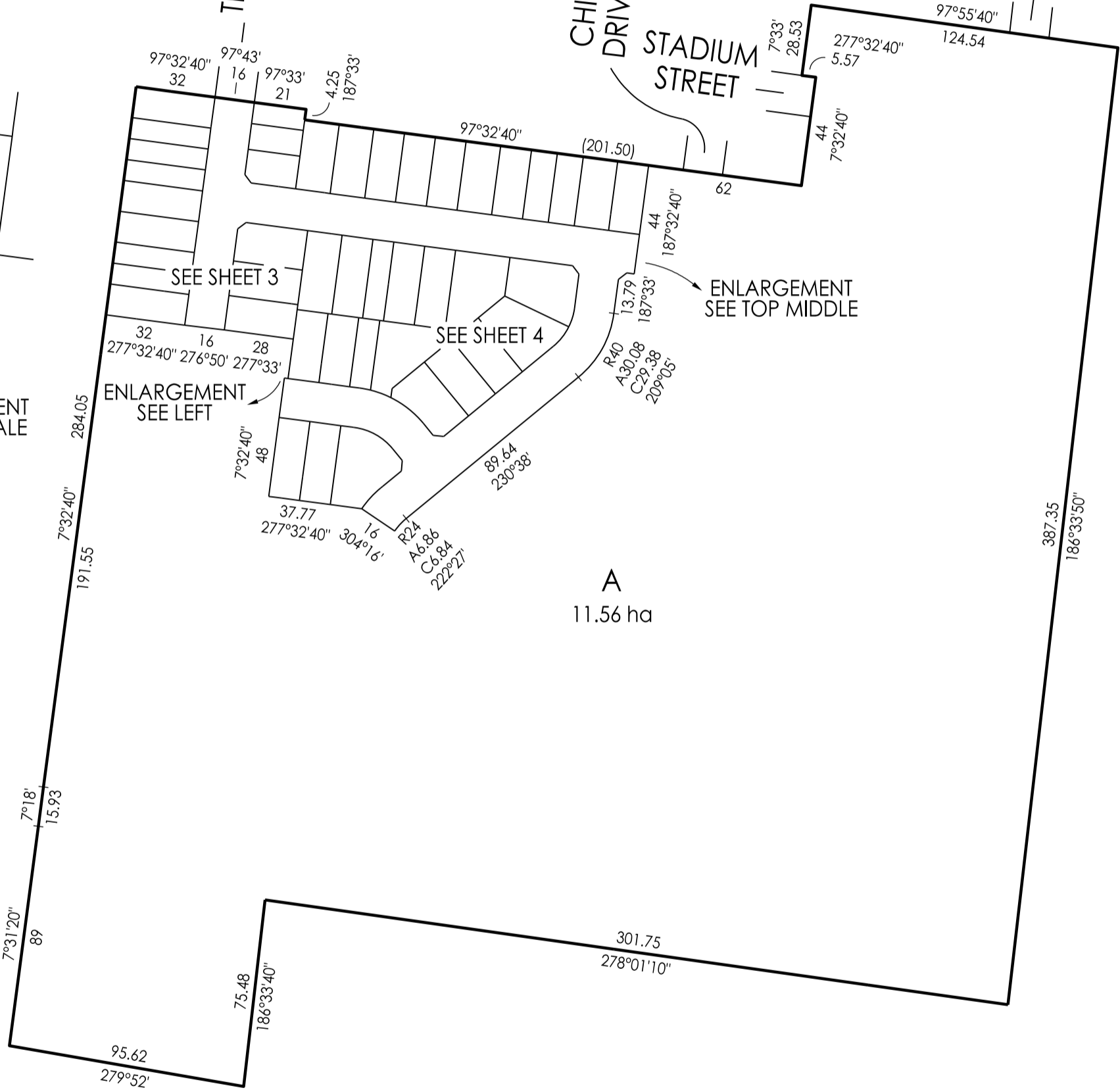
TIMBERLAND  
DRIVE

AMBIENCE  
AVENUE

CHIP  
DRIVE  
STADIUM  
STREET



ENLARGEMENT  
NOT TO SCALE



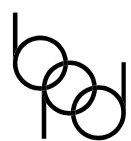
A  
11.56 ha

ENLARGEMENT  
SEE TOP MIDDLE

ENLARGEMENT  
SEE LEFT

SEE SHEET 3

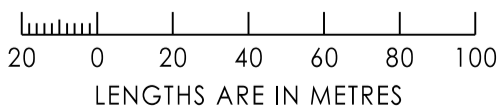
SEE SHEET 4



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SCALE

1:2000



ORIGINAL  
SHEET SIZE A3

SHEET 2

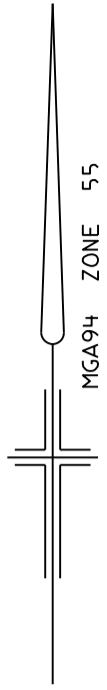
REF: 8584/26

VERSION: 1

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811248Q

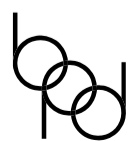


SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

A  
SEE SHEET 2



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SCALE  
1:500



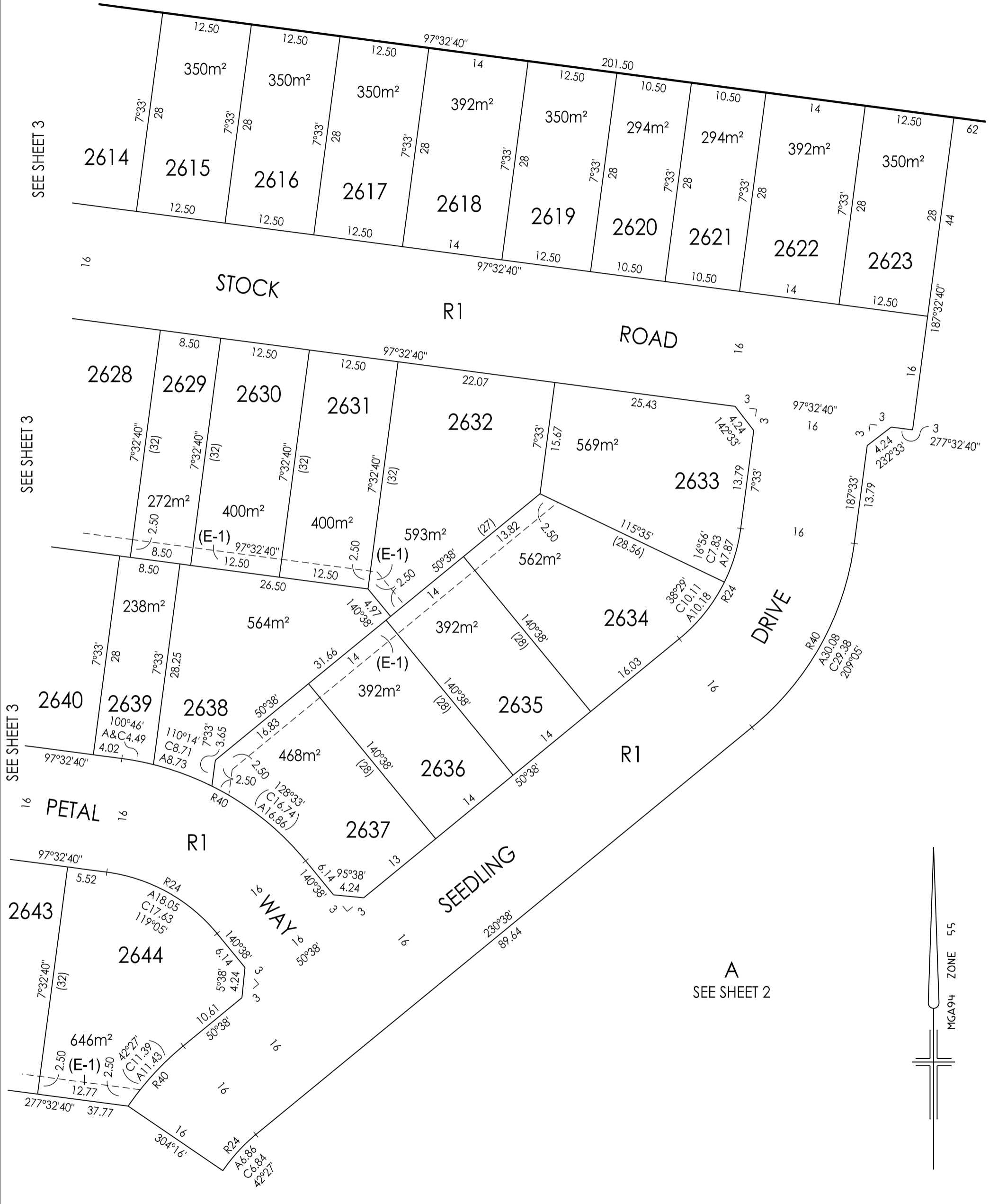
ORIGINAL SHEET SIZE A3  
REF: 8584/26

SHEET 3  
VERSION: 1

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811248Q



SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

A  
SEE SHEET 2

MGA94 ZONE 55



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SCALE  
1:500



ORIGINAL SHEET SIZE A3  
REF: 8584/26

SHEET 4  
VERSION: 1

LICENSED SURVEYOR: SIMON P COX

**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.

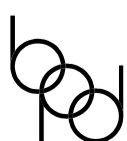
Land to benefit : Lots 2601 to 2644 (both inclusive).

Land to be burdened: Lots 2601 to 2644 (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 300m<sup>2</sup> any dwelling unless in accordance with the small lot housing code or unless a planning permit allowing the construction of lots under 300m<sup>2</sup> has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lots 2629 and 2639 are Type 'A' lots. Lots 2602, 2603, 2604, 2607, 2608, 2610, 2611, 2612, 2620 and 2621 are 'Type B' lots.
  
- (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: 8584/26

VERSION: 1

LICENSED SURVEYOR: SIMON P COX