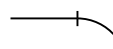
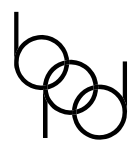
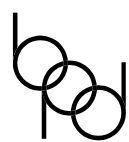
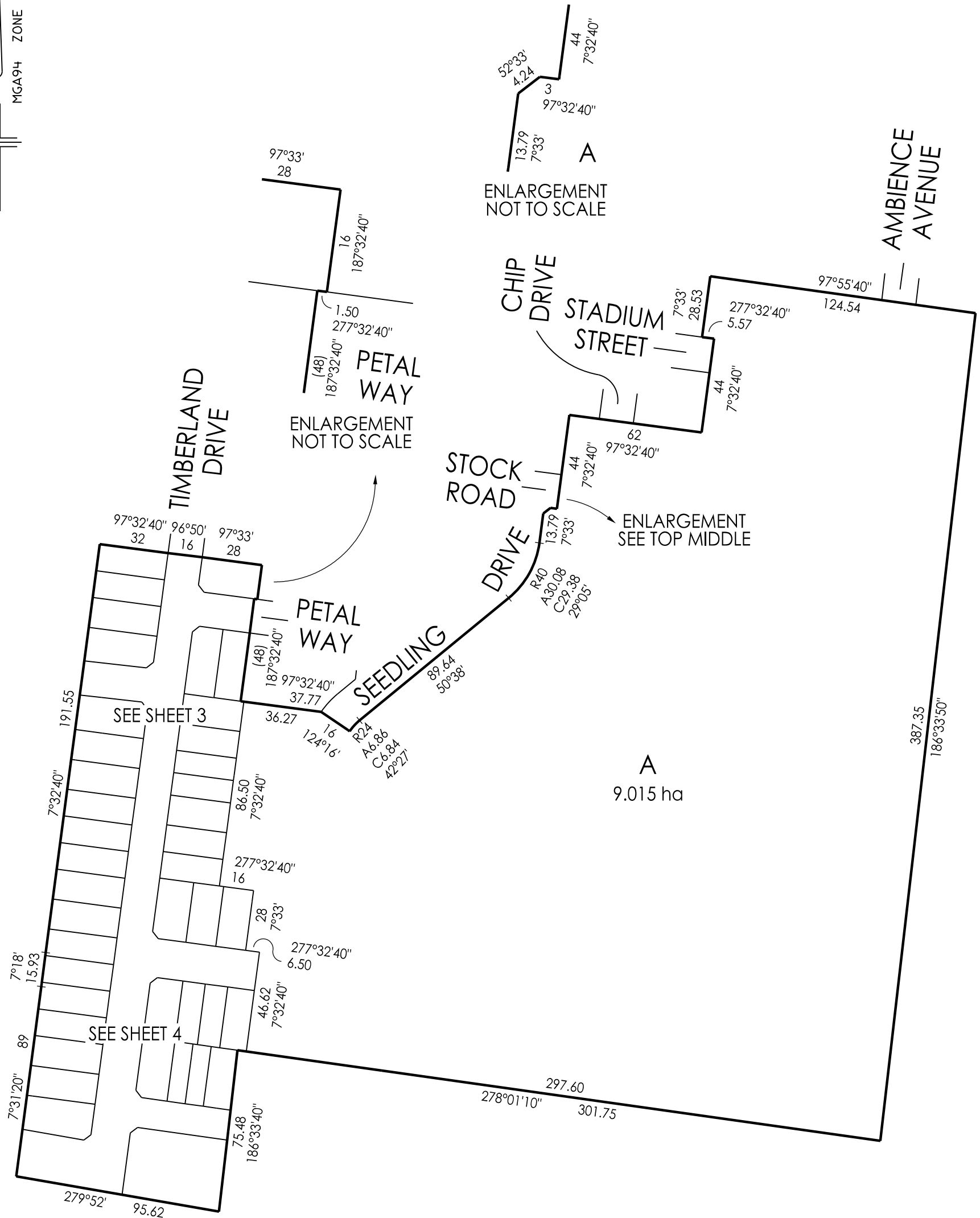
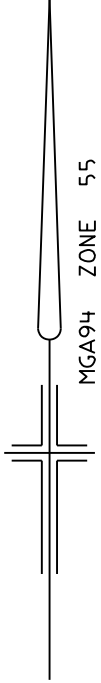


<b>PLAN OF SUBDIVISION</b>		LRS USE ONLY EDITION	PLAN NUMBER <b>PS 817601T</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 21  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> D (PART)  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A ON PS811248Q  <b>POSTAL ADDRESS:</b> (at time of subdivision) TIMBERLAND DRIVE TARNEIT 3029  <b>MGA 94 CO-ORDINATES:</b> (of approx. centre of plan) E: 296 110 ZONE: 55 N: 5 810 630 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 2700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 8193m²</b>		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL 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		
DEPTH LIMITATION DOES NOT APPLY				
<b>ESTATE:</b> ROTHWELL WEST 27		<b>AREA:</b> 2.550 ha	<b>No. OF LOTS:</b> 40	<b>MELWAY:</b> 359:D:12
<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		REF: <b>8584/27</b>  LICENSED SURVEYOR: SIMON COX	VERSION: <b>3</b>	ORIGINAL SHEET SIZE A3  SHEET 1 OF 5 SHEETS
CHECKED JC	DATE: 29/03/18			

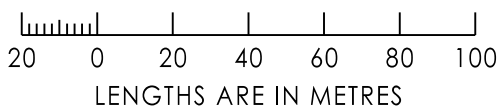
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817601T



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SCALE  
1:2000



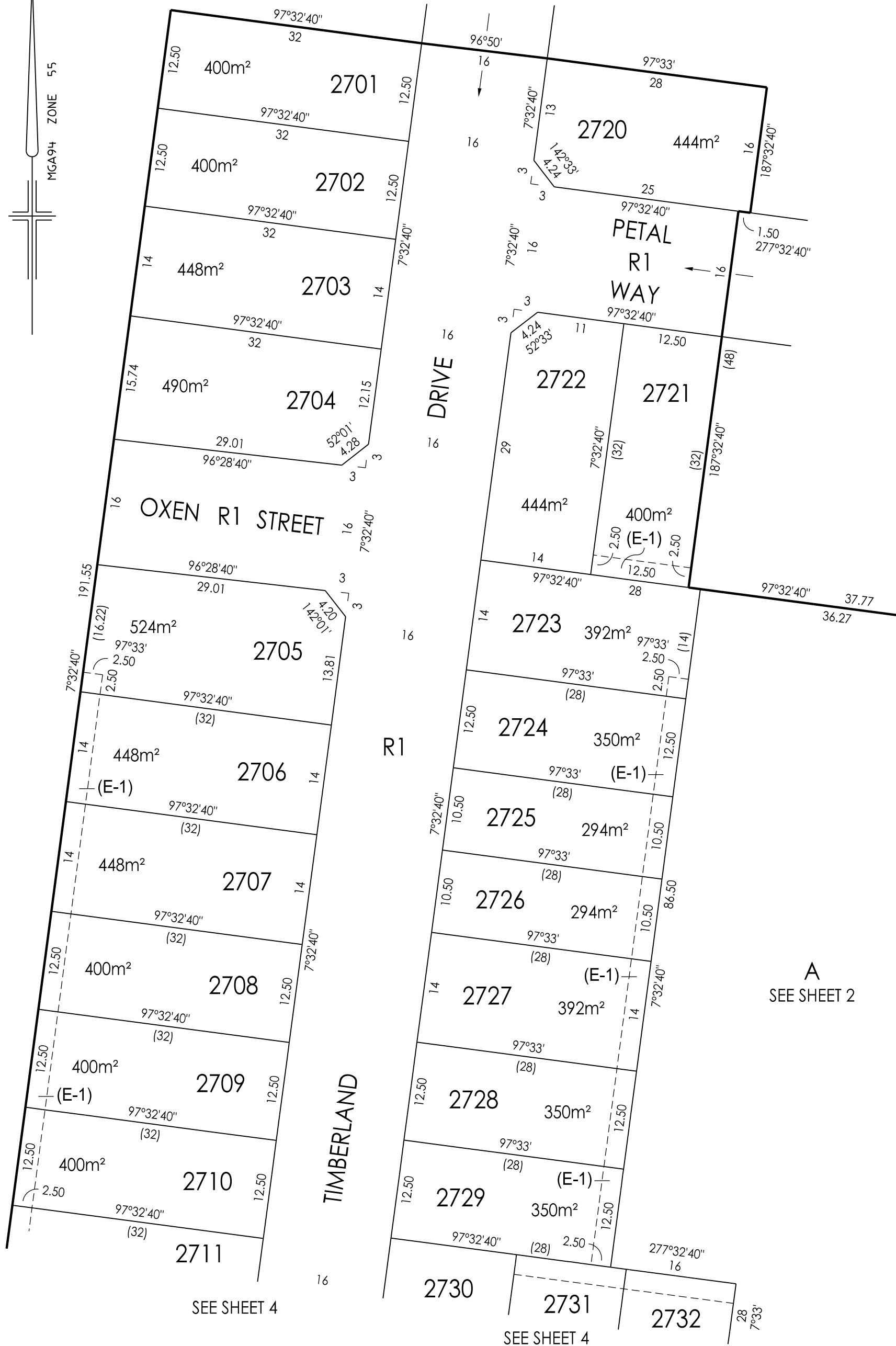
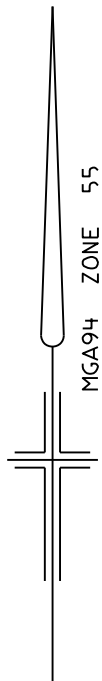
ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8584/27	VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER

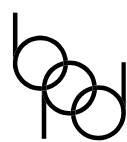
PS 817601T



A  
SEE SHEET 2

SEE SHEET 4

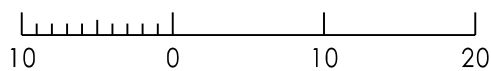
SEE SHEET 4



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1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

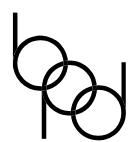
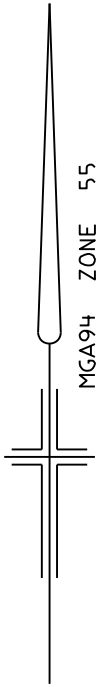
REF: 8584/27

VERSION: 3

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PLAN OF SUBDIVISION

PLAN NUMBER  
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1:500



ORIGINAL SHEET SIZE A3  
REF: 8584/27

SHEET 4  
VERSION: 3

LICENSED SURVEYOR: SIMON COX

**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

Upon registration of the plan, the following restrictions 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.

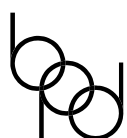
Land to benefit : Lots 2701 to 2740 (both inclusive).

Land to be burdened: Lots 2701 to 2740 (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 2725, 2726, 2734, 2735, 2738 and 2739 are 'Type B' lots.
  - (c) In the case of lots 2713 to 2719 (both inclusive) and 2733 to 2740 (both inclusive) any dwelling unless constructed in such a way such that the internal bedroom noise levels do not exceed 65 db LAmax and 40 dB LAeq,8h for the period from 10pm to 6am each night as confirmed by a qualified acoustic engineer.
- (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: 8584/27

VERSION: 3

LICENSED SURVEYOR: SIMON COX