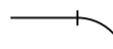
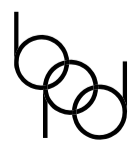
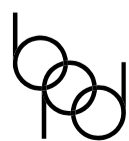
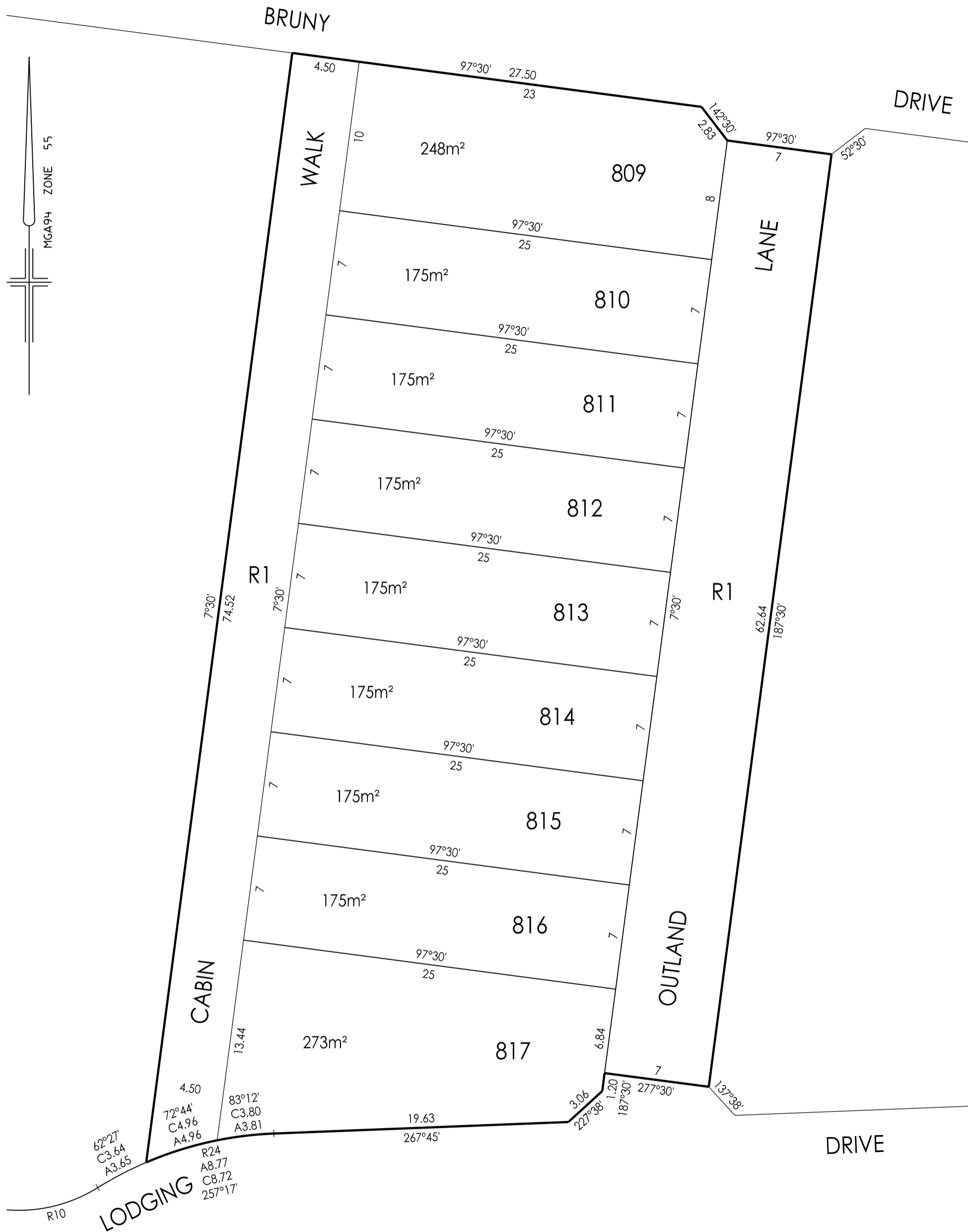


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811238T		
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: E (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT B PS738386J POSTAL ADDRESS: BRUNY DRIVE (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 297750 ZONE: 55 (of approx. centre of plan) N: 5811350 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS4333/17 Planning Permit Reference: WYP6211/12 SPEAR Reference Number: S109392H Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Annette Susan Monk for Wyndham City Council on 04/03/2019 Statement of Compliance issued: 22/10/2019			
VESTING OF ROADS OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOT 1 TO 808 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 769m² FURTHER PURPOSE OF THE PLAN: TO REMOVE THAT PART OF EASEMENTS (E-3) AND (E-4) SHOWN ON PS738386J WHICH LIES WITHIN THE LAND ON THIS PLAN. GROUND FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.			
ROAD R1	WYNDHAM CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2806 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. TARNEIT PM 90 & TRUGANINA PM 158 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP6211/12					
ESTATE: ROTHWELL 8A		AREA: 2515m²	No. OF LOTS: 9		
MELWAY: 359:J:10					
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
NIL					
 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: 8584/8A	VERSION: 1	ORIGINAL SHEET SIZE A3	SHEET 1 OF 3 SHEETS
Checked AT		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (1), 30/08/2017, SPEAR Ref: S109392H			
DATE: 23/08/17					

PLAN OF SUBDIVISION

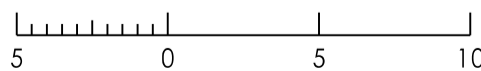
PLAN NUMBER
PS 811238T



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
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SCALE

1:250



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 2

REF: 8584/8A

VERSION: 1

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (1),
30/08/2017, SPEAR Ref: S109392H

Digitally signed by:
Wyndham City Council,
04/03/2019,
SPEAR Ref: S109392H

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 809 to 817 (both inclusive).

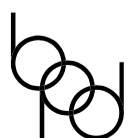
Land to be burdened: Lots 809 to 817 (both inclusive).

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 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.
 - (b) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lots 809 to 817 (both inclusive) 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



Breese Pitt Dixon Pty Ltd
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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 3

REF: 8584/8A

VERSION: 1

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (1),
30/08/2017, SPEAR Ref: S109392H

Digitally signed by:
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04/03/2019,
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