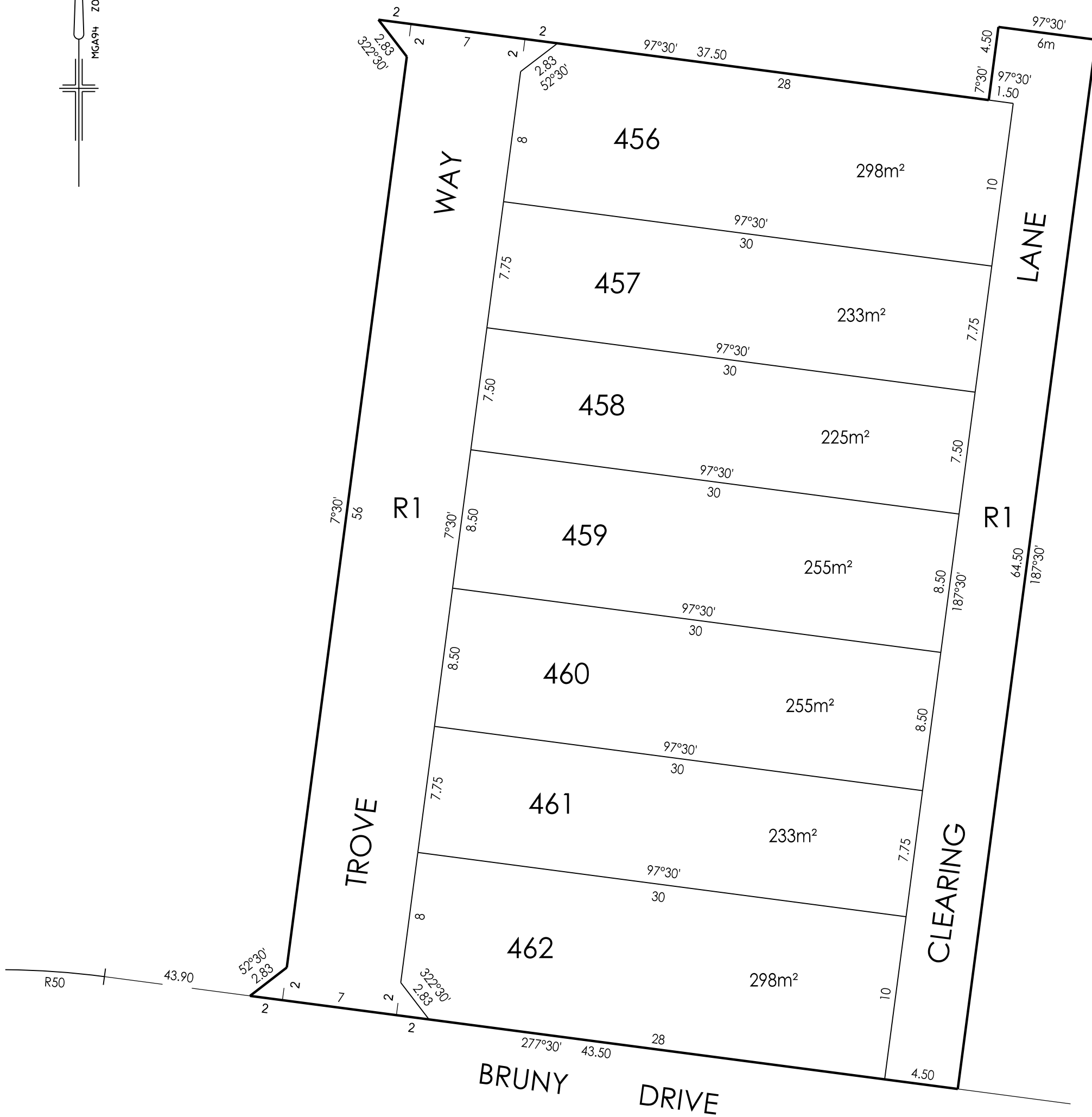
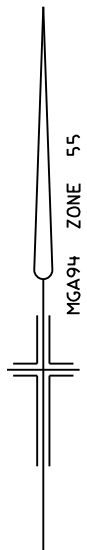


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746852K
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: E (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL 11866 FOL 779 LAST PLAN REFERENCE: LOT C ON PS738348S POSTAL ADDRESS: (at time of subdivision) BRUNY DRIVE TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 297610 ZONE: 55 N: 5811480 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS3817/16 Planning Permit Reference: WYP6211/12 SPEAR Reference Number: S092112C 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: Caitlin Anne Spratling for Wyndham City Council on 03/05/2019	
VESTING OF ROADS OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 455 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 725m² FURTHER PURPOSE OF THE PLAN: REMOVAL OF EASEMENT (E-5) ON PS738348S LOCATED OVER "ROAD R1" ON THIS PLAN. AURTHORITY: BY AGREEMENT (SECTION 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	
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 4A AREA: 2521m²		No. OF LOTS: 7 MELWAY: 359:J:10	
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LAND AND LOTS IN THIS PLAN FOR THE PURPOSE OF SUPPORT			
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: 8584/4A VERSION: 5 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 11/08/2017, SPEAR Ref: S092112C	ORIGINAL SHEET SIZE A3 SHEET 1 OF 3 SHEETS
CHECKED DV	DATE: 09/08/17		

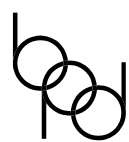
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S092112C 09/09/2019 09:48 am

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746852K



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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

SCALE
1:250



ORIGINAL SHEET SIZE A3
REF: 8584/4A

SHEET 2
VERSION: 5

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (5),
11/08/2017, SPEAR Ref: S092112C

Digitally signed by:
Wyndham City Council,
03/05/2019,
SPEAR Ref: S092112C

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 456 to 462 (both inclusive)

Land to be burdened: Lots 456 to 462 (both inclusive)

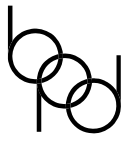
Description of Restriction :

- (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 456 to 462 (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

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 <p>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</p>	SCALE	ORIGINAL SHEET SIZE A3	SHEET 3
	Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 11/08/2017, SPEAR Ref: S092112C	REF: 8584/4A	VERSION: 5