
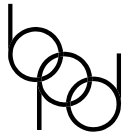
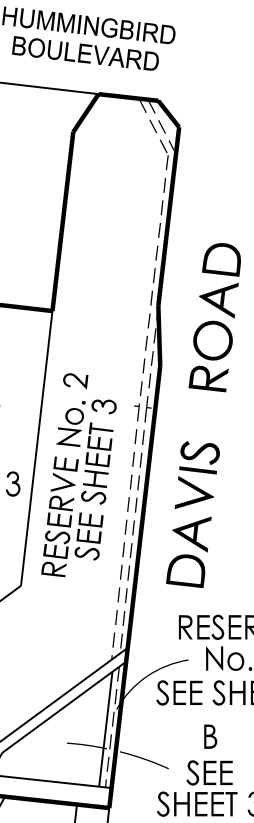
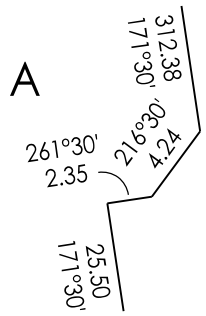
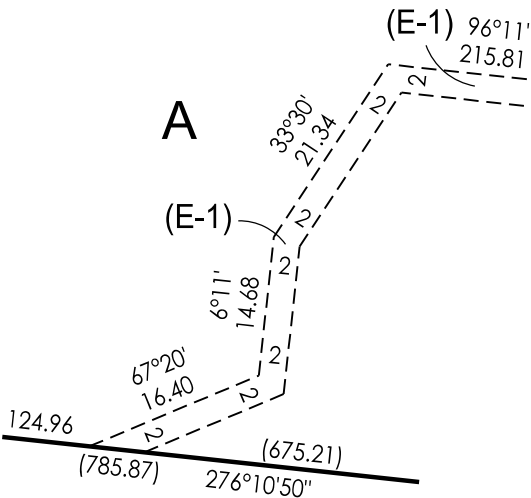
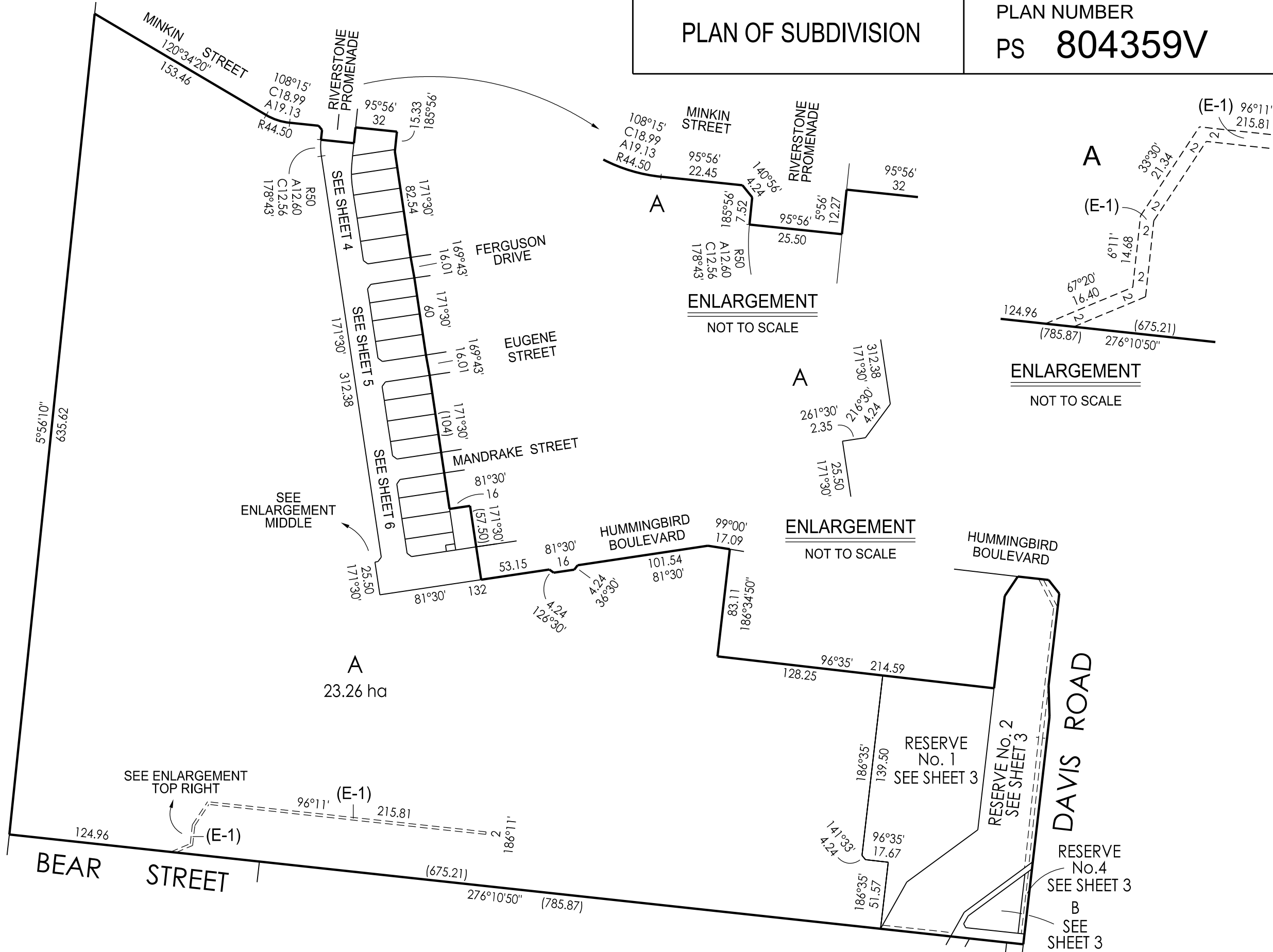
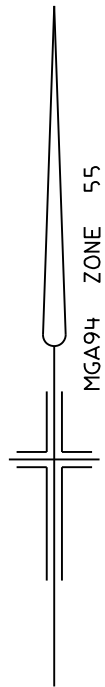


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 804359V	
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL		
PARISH:		TARNEIT				
TOWNSHIP:		-----				
SECTION:		15				
CROWN ALLOTMENT:		-----				
CROWN PORTION:		B (PART)				
TITLE REFERENCES:		VOL. FOL.				
LAST PLAN REFERENCE:		LOT A ON PS811191T				
POSTAL ADDRESS: (at time of subdivision)		DAVIS ROAD TARNEIT 3029				
MGA 94 CO-ORDINATES: (of approx. centre of plan)		E: 292 885      ZONE: 55 N: 5 810 110      DATUM: GDA94				
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 1.119 ha		
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD WYNDHAM CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. TARNEIT PM 134.  LAND NOT IN A PROCLAIMED SURVEY AREA.  STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP9457/16				FURTHER PURPOSE OF PLAN:  TO REMOVE THAT PART OF (E-5) SHOWN ON PS811191T THAT LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 1611 & 1615  TO REMOVE THE EASEMENTS (E-7) AND (E-8) SHOWN ON PS811191T THAT LIES WITHIN THE LAND IN THIS PLAN  GROUNDS FOR REMOVAL:  BY AGREEMENT SEC 6(1)(k)(iii) SUBDIVISION ACT 1988		
ESTATE: RIVERDALE 16		AREA: 4.801 ha		No. OF LOTS: 19		MELWAY: 234:F:1
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	PS746842N	WYNDHAM CITY COUNCIL		
(E-2)	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741.	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION		
(E-3)	SEWERAGE	SEE PLAN	PS746767A	CITY WEST WATER CORPORATION		
(E-4)	SEWERAGE	SEE PLAN	PS746842N	CITY WEST WATER CORPORATION		
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
(E-6)	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741.	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION		
(E-6)	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: 8554/16		VERSION: 8		ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: DAMIAN SMALE				
CHECKED JC		DATE: 17/10/19				

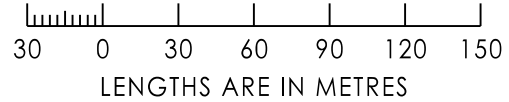
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804359V



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SCALE  
1:3000



REF: 8554/16

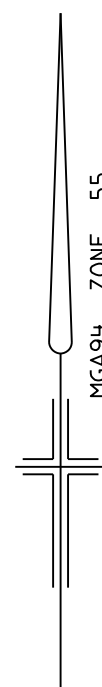
VERSION: 8

LICENSED SURVEYOR: DAMIAN SMALE

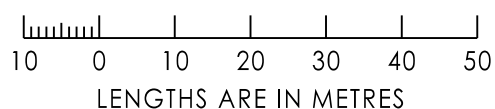
ORIGINAL  
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SHEET 2

PLAN NUMBER  
PS 804359V



SCALE  
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ORIGINAL SHEET SIZE A3
REF: 8554/16

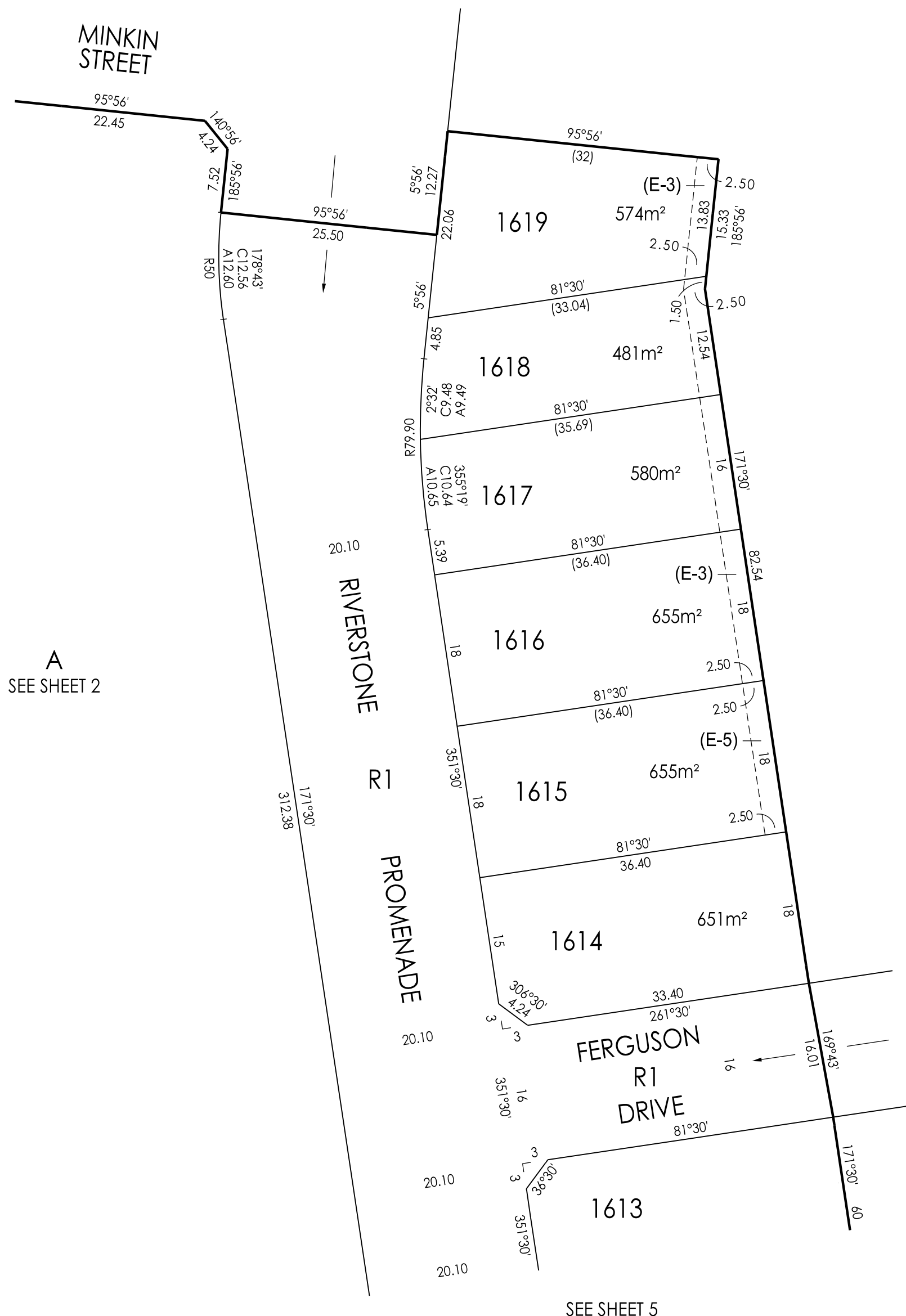
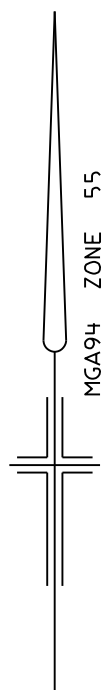
SHEET 3

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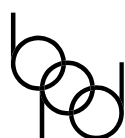
VERSION: 8

LICENSED SURVEYOR: DAMIAN SMALE

PLAN NUMBER  
PS 804359V



SEE SHEET 5



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1:500



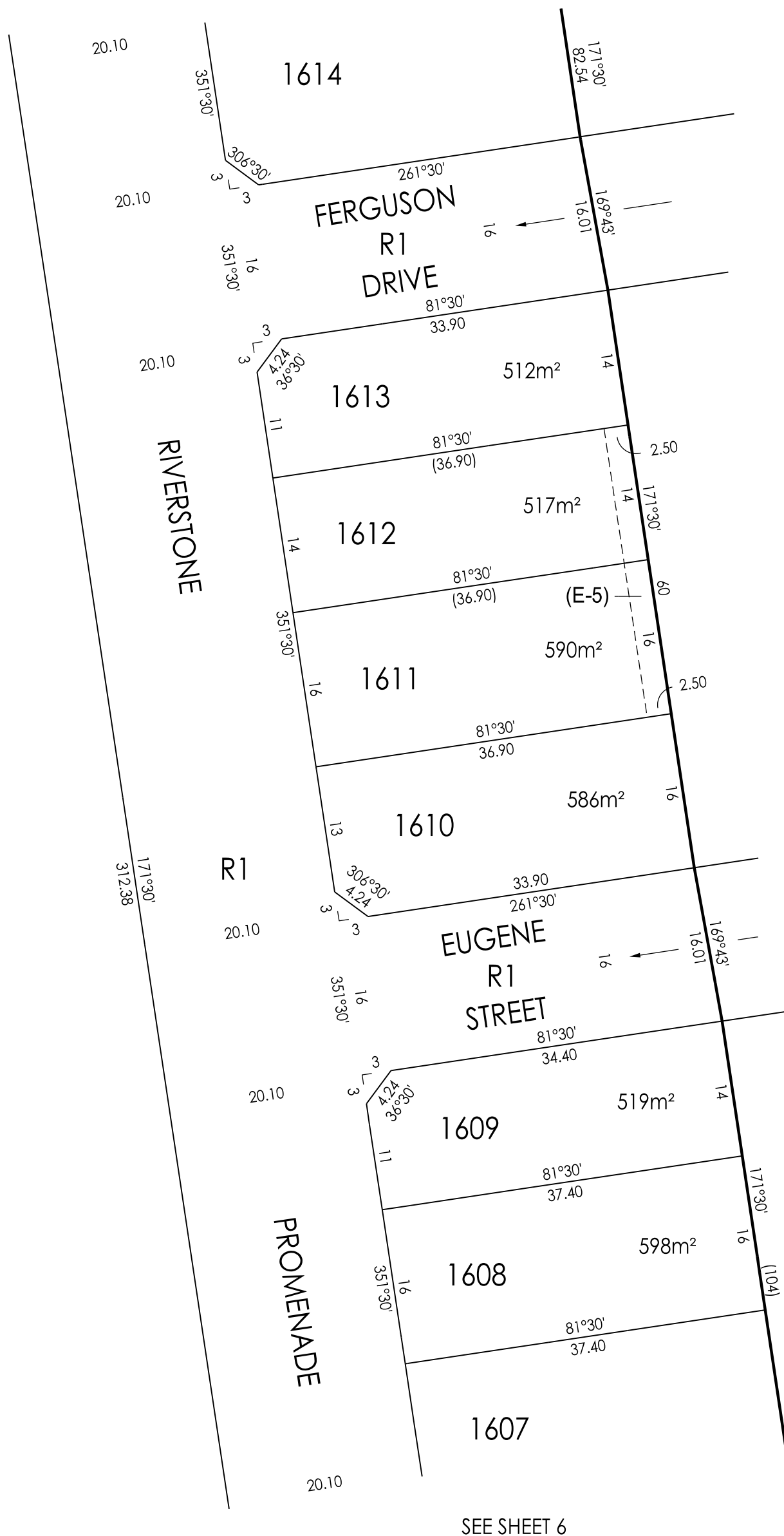
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VERSION: 8

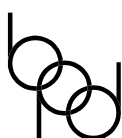
LICENSED SURVEYOR: DAMIAN SMALE

PLAN NUMBER  
PS 804359V

A  
SEE SHEET 2



SEE SHEET 6



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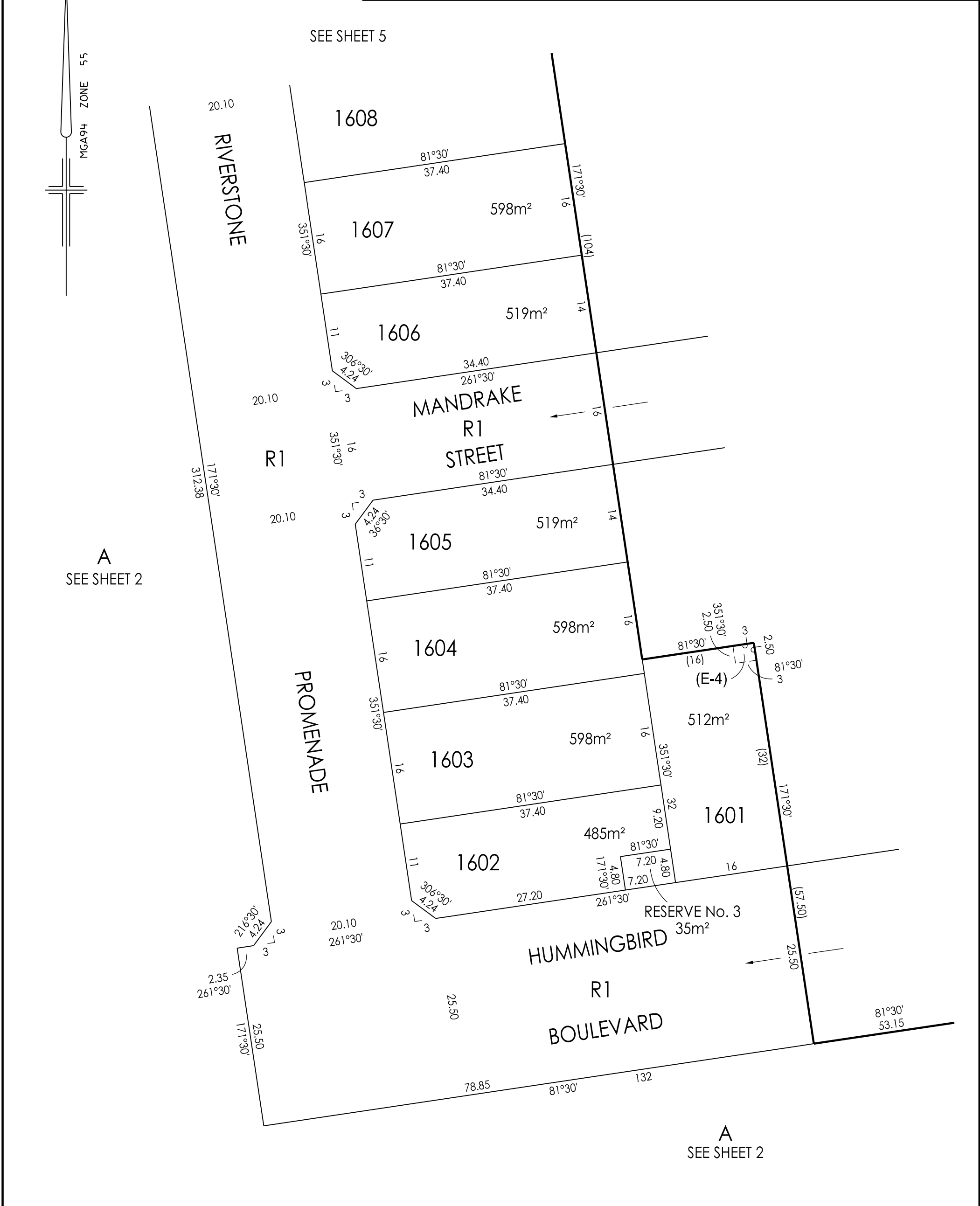
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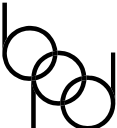


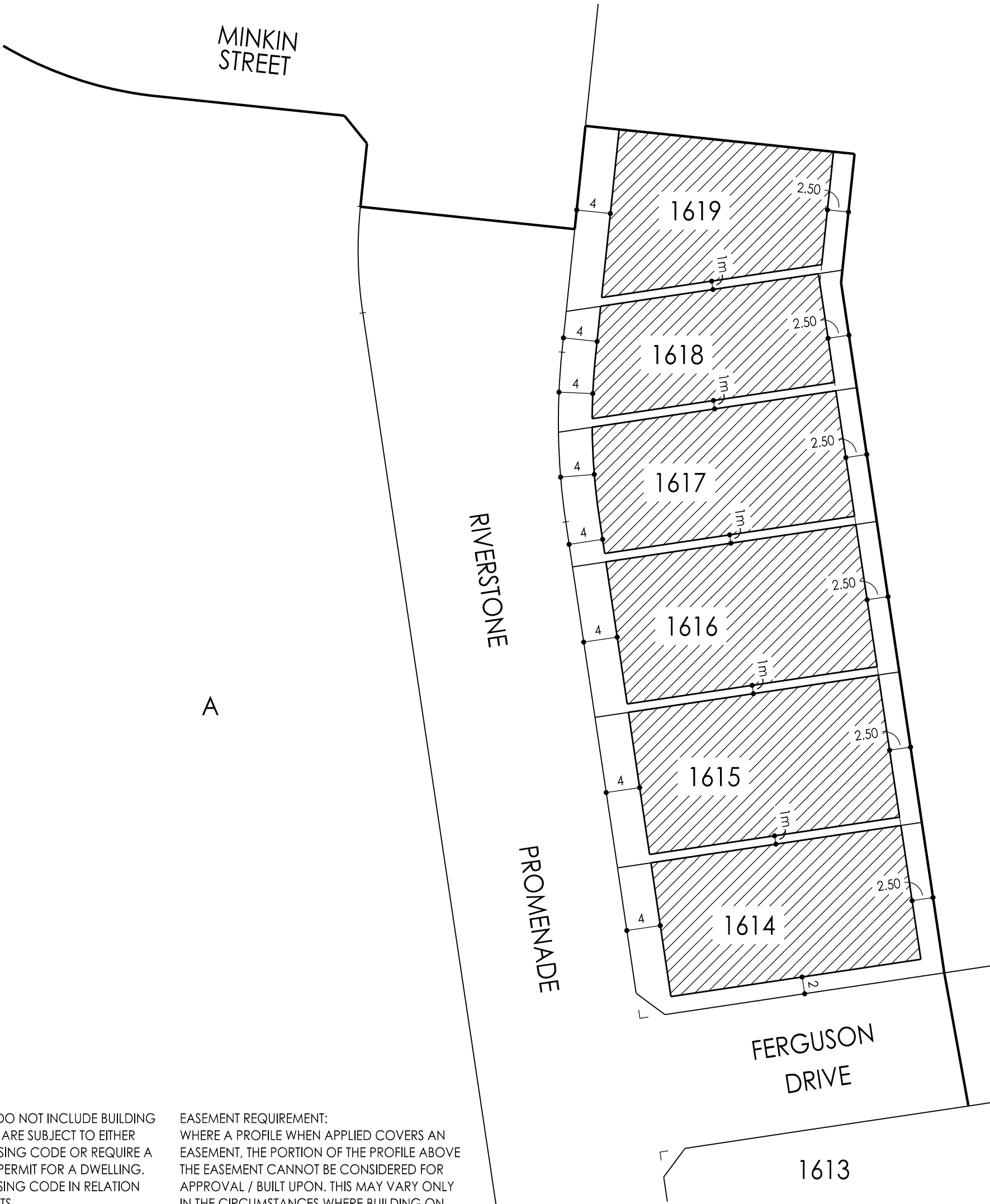
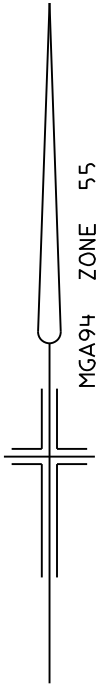
SHEET 5

VERSION: 8

LICENSED SURVEYOR: DAMIAN SMALE



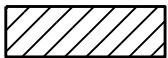
		PLAN OF SUBDIVISION		PLAN NUMBER PS 804359V		
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>						
Upon registration of the plan, the following restriction is to be created.						
For the purpose of this restriction:						
<div><div>a) A dwelling means a building that contains 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 Part 4 of the Building Regulations or any instrument replacing it, then the provisions of the latter shall apply.</div></div>						
Land to benefit: Lots 1601 to 1619 (both inclusive).						
Land to be burdened: Lots 1601 to 1619 (both inclusive).						
Description of Restriction:						
<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, construct or permit to be constructed;</div><div><div>a) In the case of lots containing a dwelling envelope zone, as shown on sheets 8, 9 and 10 of this plan, any dwelling outside the area shown "hatched" on sheets 8, 9 and 10 on this plan and;</div><div>b) 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; and</div><div>c) 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 specific planning permit for the said dwelling has been obtained from Wyndham City Council.</div></div></div> <div><div>2) Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;</div><div><div>a) Construct or allow to be constructed any building, or structure other than a building, that is not in accordance with the Riverdale Village design guidelines as amended from time to time.</div></div></div> <div><div>A copy of the building design guidelines is available by request via email: <a href="mailto:mike@urbtech.com.au">mike@urbtech.com.au</a> or by post: Urbtech PTY LTD PO Box 394 Donvale Victoria 3111.</div></div> <div><div>b) Construct or allow to be constructed any building or structure on the lot prior to;</div><div><div>i) Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to <a href="mailto:mike@urbtech.com.au">mike@urbtech.com.au</a> or by post: Urbtech PTY LTD PO Box 394 Donvale Victoria 3111 or such other entity as may be nominated by the design assessment panel from time to time.</div><div>ii) The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.</div></div></div>						
These restrictions will cease to affect any of the burdened lots seven years after registration of this plan.						
<div><div></div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div><a href="http://www.bpd.com.au">www.bpd.com.au</a> <a href="mailto:info@bpd.com.au">info@bpd.com.au</a></div></div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 7
		LICENSED SURVEYOR: DAMIAN SMALE				REF: 8554/16



\*

LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

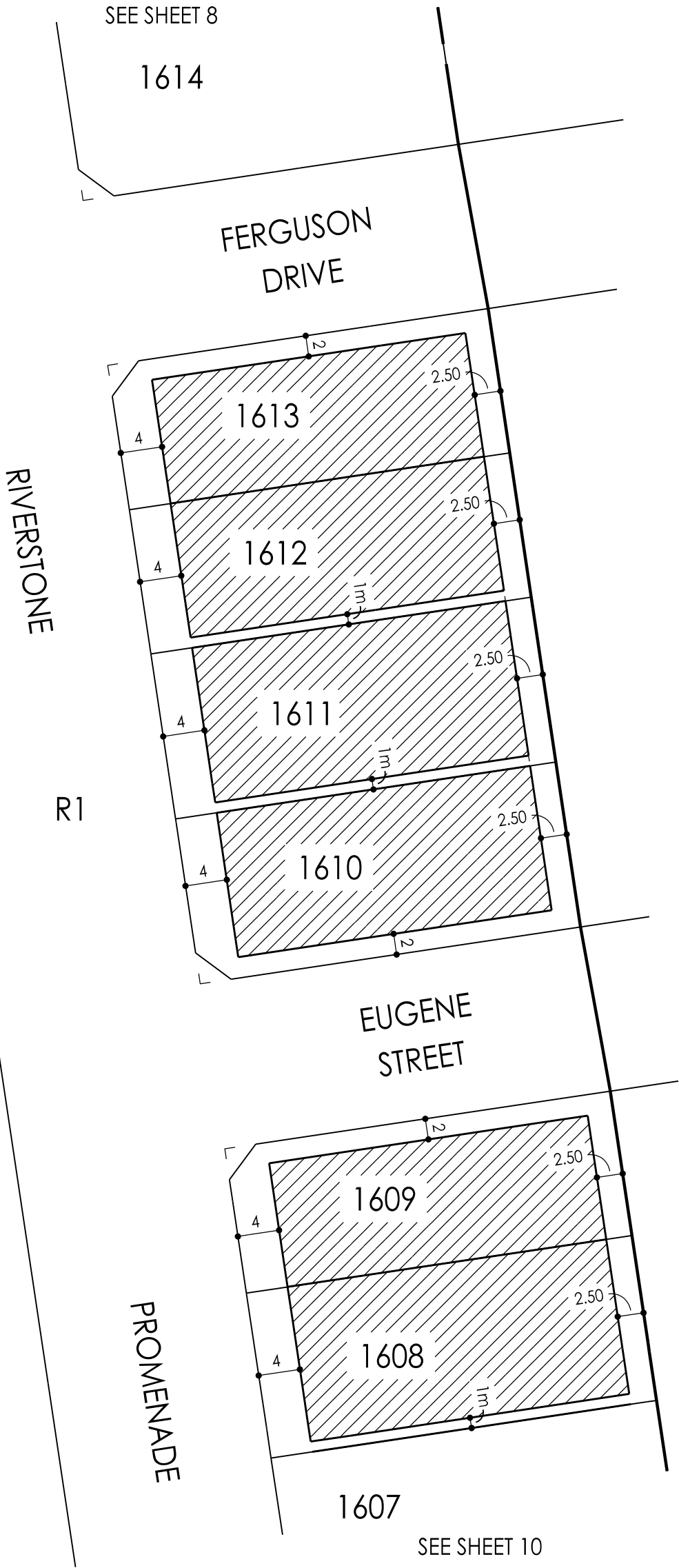
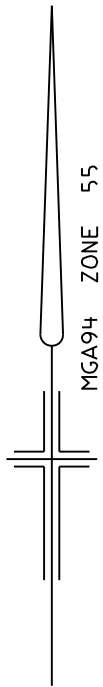
DWELLING ENVELOPE ZONE



EASEMENT REQUIREMENT:  
WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE ABOVE THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT AUTHORITY.

SEE SHEET 9

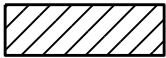




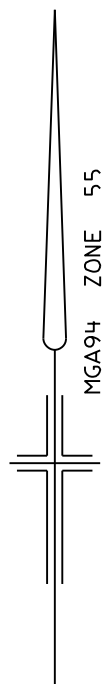
EASEMENT REQUIREMENT:  
WHERE A PROFILE WHEN APPLIED COVERS AN  
EASEMENT, THE PORTION OF THE PROFILE ABOVE  
THE EASEMENT CANNOT BE CONSIDERED FOR  
APPROVAL / BUILT UPON. THIS MAY VARY ONLY  
IN THE CIRCUMSTANCES WHERE BUILDING ON  
THE EASEMENT RECEIVES PRIOR WRITTEN  
CONSENT OF THE RELEVANT AUTHORITY.

\* LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING  
ENVELOPES AS THEY ARE SUBJECT TO EITHER  
THE SMALL LOT HOUSING CODE OR REQUIRE A  
SPECIFIC SEPARATE PERMIT FOR A DWELLING.  
SEE SMALL LOT HOUSING CODE IN RELATION  
TO TYPE A AND B LOTS.

DWELLING ENVELOPE ZONE



PLAN NUMBER  
PS 804359V



RIVERSTONE

1607

1606

MANDRAKE  
STREET

# PROMENADE

1605

1604

1603

1602

1601

RESERVE

BOULEVARD

HUMMINGBIRD

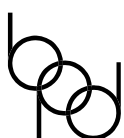
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LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

DWELLING ENVELOPE ZONE

EASEMENT REQUIREMENT:

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SCALE

1:500



ORIGINAL  
SHEET SIZE A3

SHEET 10

REF: 8554/16

VERSION: 8

LICENSED SURVEYOR: DAMIAN SMALE