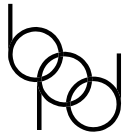
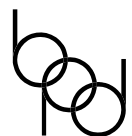
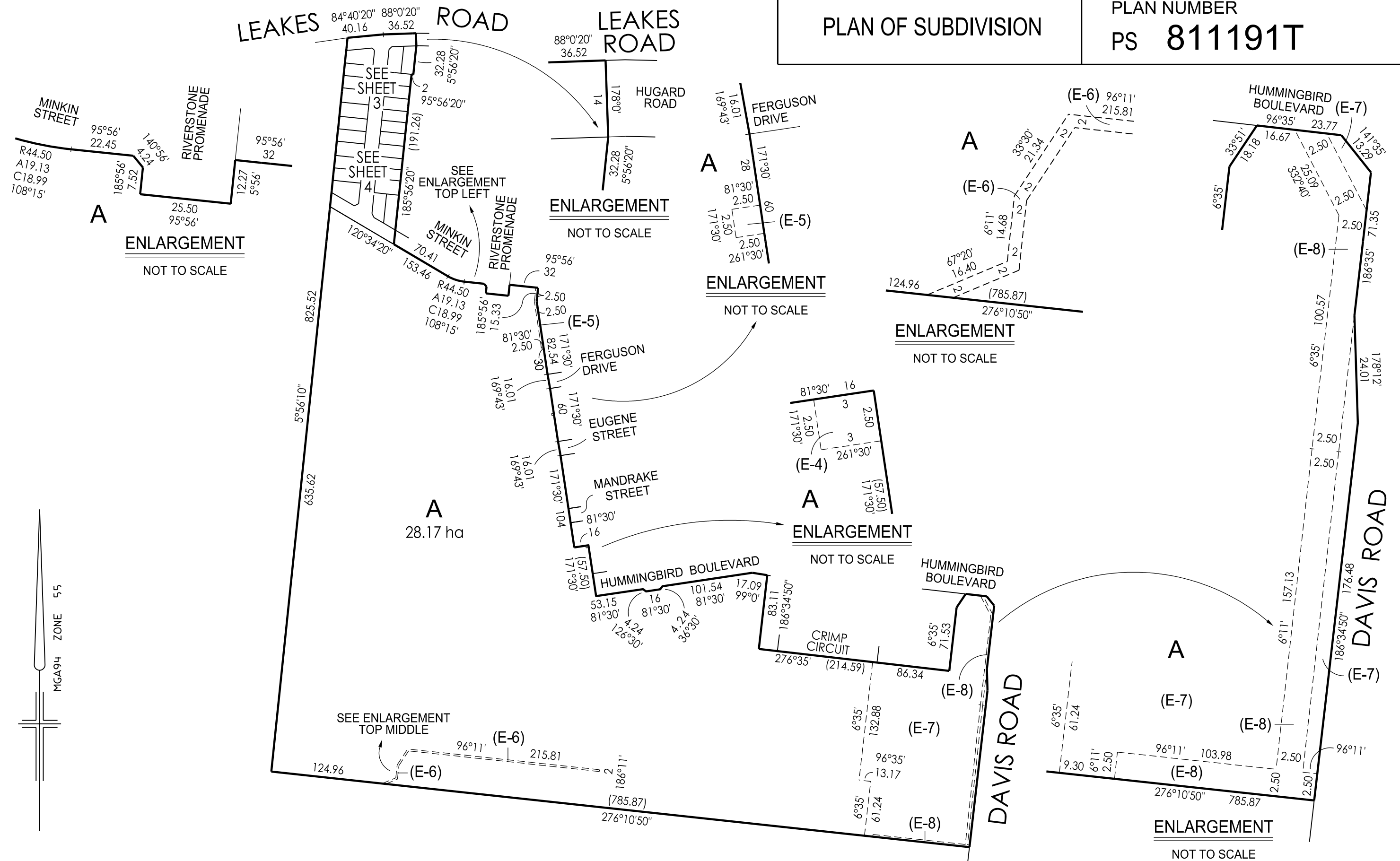


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 811191T						
LOCATION OF LAND PARISH: TARNEIT  TOWNSHIP: -----  SECTION: 15  CROWN ALLOTMENT: -----  CROWN PORTION: B (PART)  TITLE REFERENCES: VOL. FOL.  LAST PLAN REFERENCE: LOT B ON PS811177M  POSTAL ADDRESS: LEAKES ROAD (at time of subdivision) TARNEIT 3029  MGA 94 CO-ORDINATES: E: 292 750 ZONE: 55 (of approx. centre of plan) N: 5 810 430 DATUM: GDA94				COUNCIL NAME: WYNDHAM CITY COUNCIL							
VESTING OF ROADS OR RESERVES				NOTATIONS							
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS: —+  LOTS 1 TO 1800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 5286m²							
ROAD R1		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. WYP 9457/16											
ESTATE: RIVERDALE 18						AREA: 1.625 ha		No. OF LOTS: 25		MELWAY: 228:F:12	
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	PS811177M		WYNDHAM CITY COUNCIL					
(E-1)	SEWERAGE		SEE PLAN	PS811177M		CITY WEST WATER CORPORATION					
(E-2)	DRAINAGE		SEE PLAN	PS811177M		WYNDHAM CITY COUNCIL					
(E-3)	SEWERAGE		SEE PLAN	PS811177M		CITY WEST WATER CORPORATION					
(E-4)	SEWERAGE		SEE PLAN	PS746842N		CITY WEST WATER CORPORATION					
(E-5)	SEWERAGE		SEE PLAN	PS746767A		CITY WEST WATER CORPORATION					
(E-6)	DRAINAGE		SEE PLAN	PS746842N		WYNDHAM CITY COUNCIL					
(E-7)	DRAINAGE		SEE PLAN	PS738403M		WYNDHAM CITY COUNCIL					
(E-8)	DRAINAGE		SEE PLAN	PS738403M		WYNDHAM CITY COUNCIL					
(E-8)	SEWERAGE		SEE PLAN	PS804312Y		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: 8554/18			VERSION: 6		ORIGINAL SHEET SIZE A3		SHEET 1 OF 7 SHEETS	
CHECKED JC			DATE: 17/10/19			LICENSED SURVEYOR: DAMIAN SMALE					

# PLAN OF SUBDIVISION

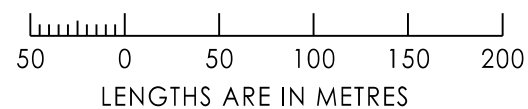
PLAN NUMBER  
PS 811191T



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SCALE

1:4000



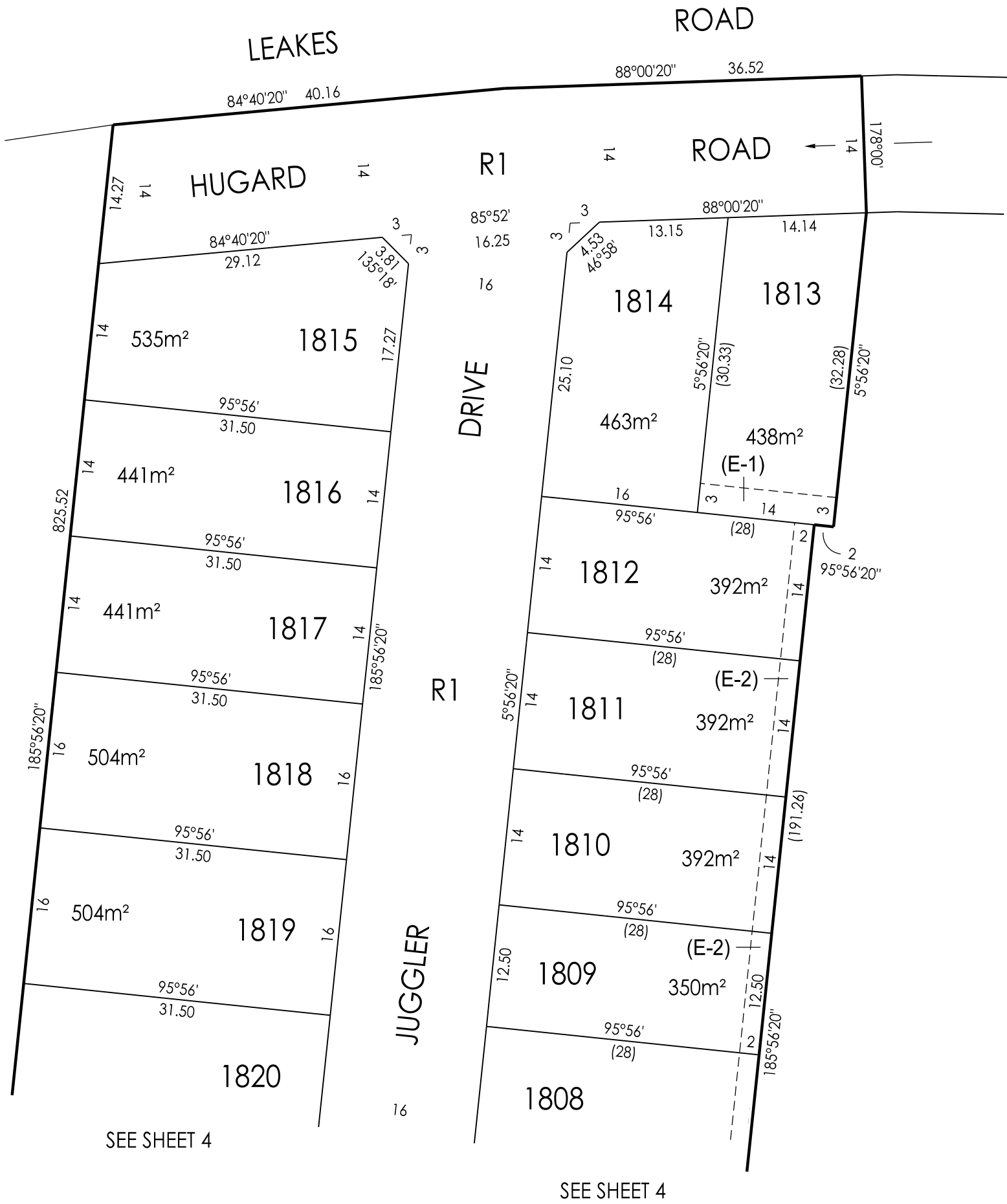
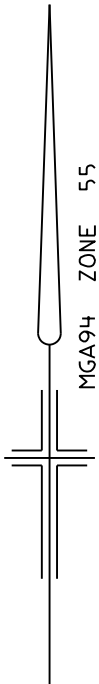
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VERSION: 6

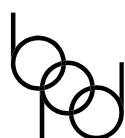
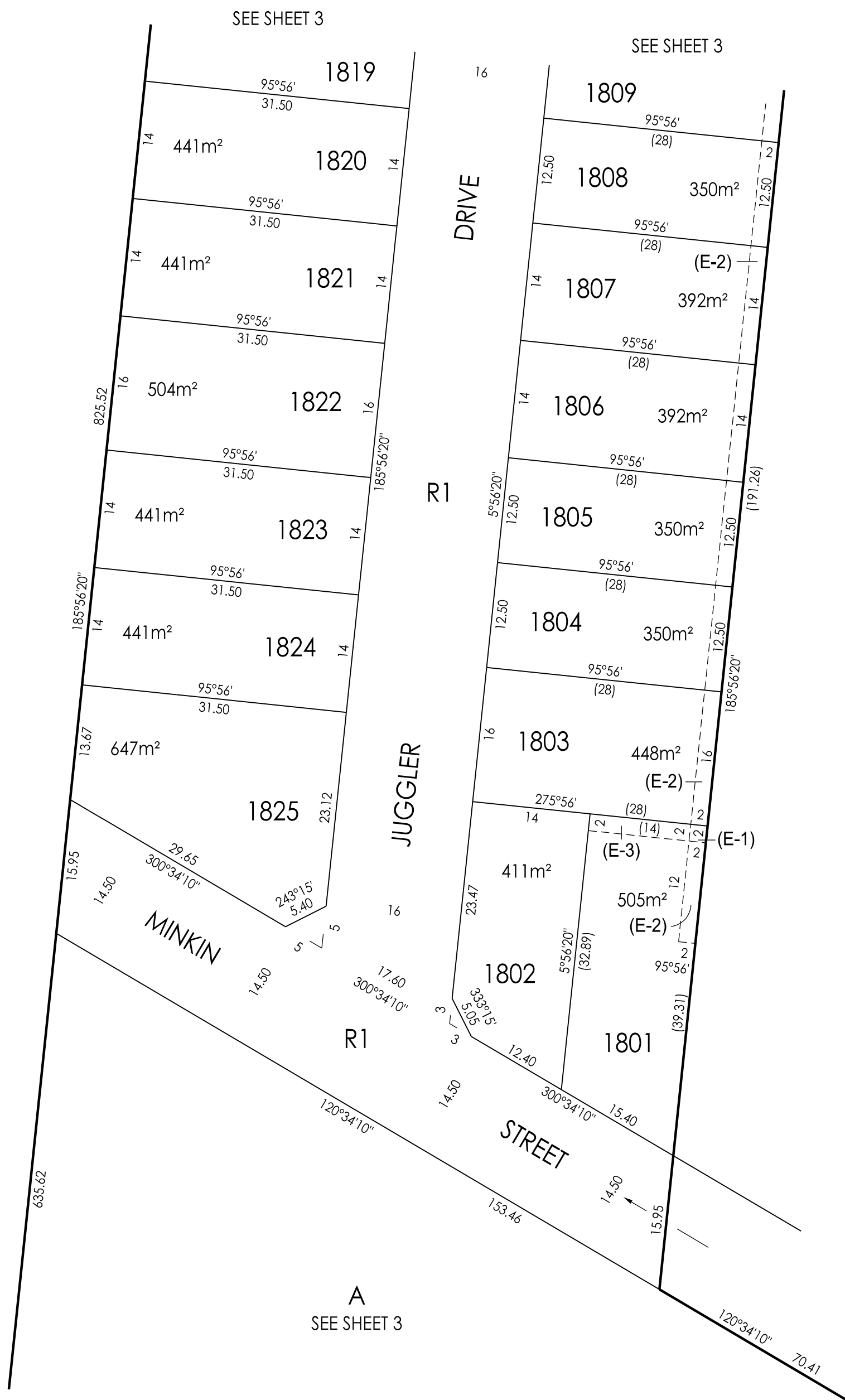
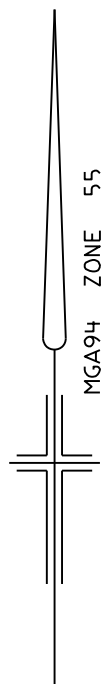
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL  
SHEET SIZE A3

SHEET 2



PLAN NUMBER  
PS 811191T



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SCALE  
1:500



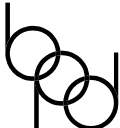
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REF: 8554/18

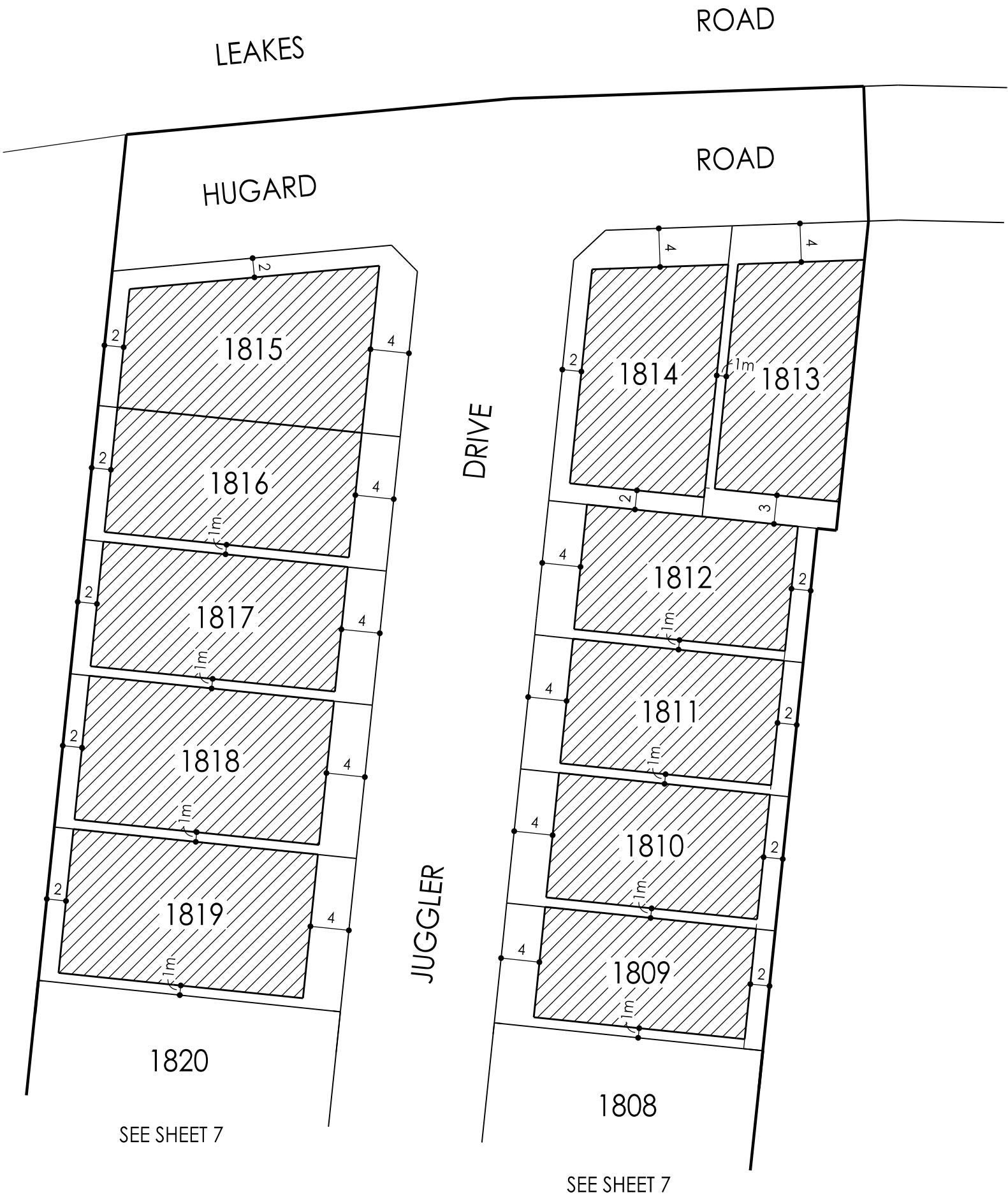
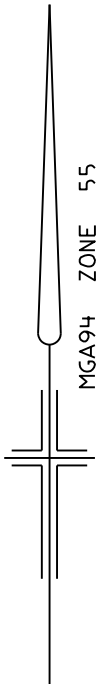
SHEET 4

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VERSION: 6

LICENSED SURVEYOR: DAMIAN SMALE

		PLAN OF SUBDIVISION		PLAN NUMBER PS 811191T	
<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 1801 to 1825 (both inclusive).					
Land to be burdened: Lots 1801 to 1825 (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 6 and 7 of this plan, any dwelling outside the area shown "hatched" on sheets 6 and 7 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 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.</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: mike@urbtech.com.au 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 mike@urbtech.com.au 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>www.bpd.com.au info@bpd.com.au</div></div></div>		SCALE			
		LICENSED SURVEYOR: DAMIAN SMALE			
				ORIGINAL SHEET SIZE A3	SHEET 5
				REF: 8554/18	VERSION: 6

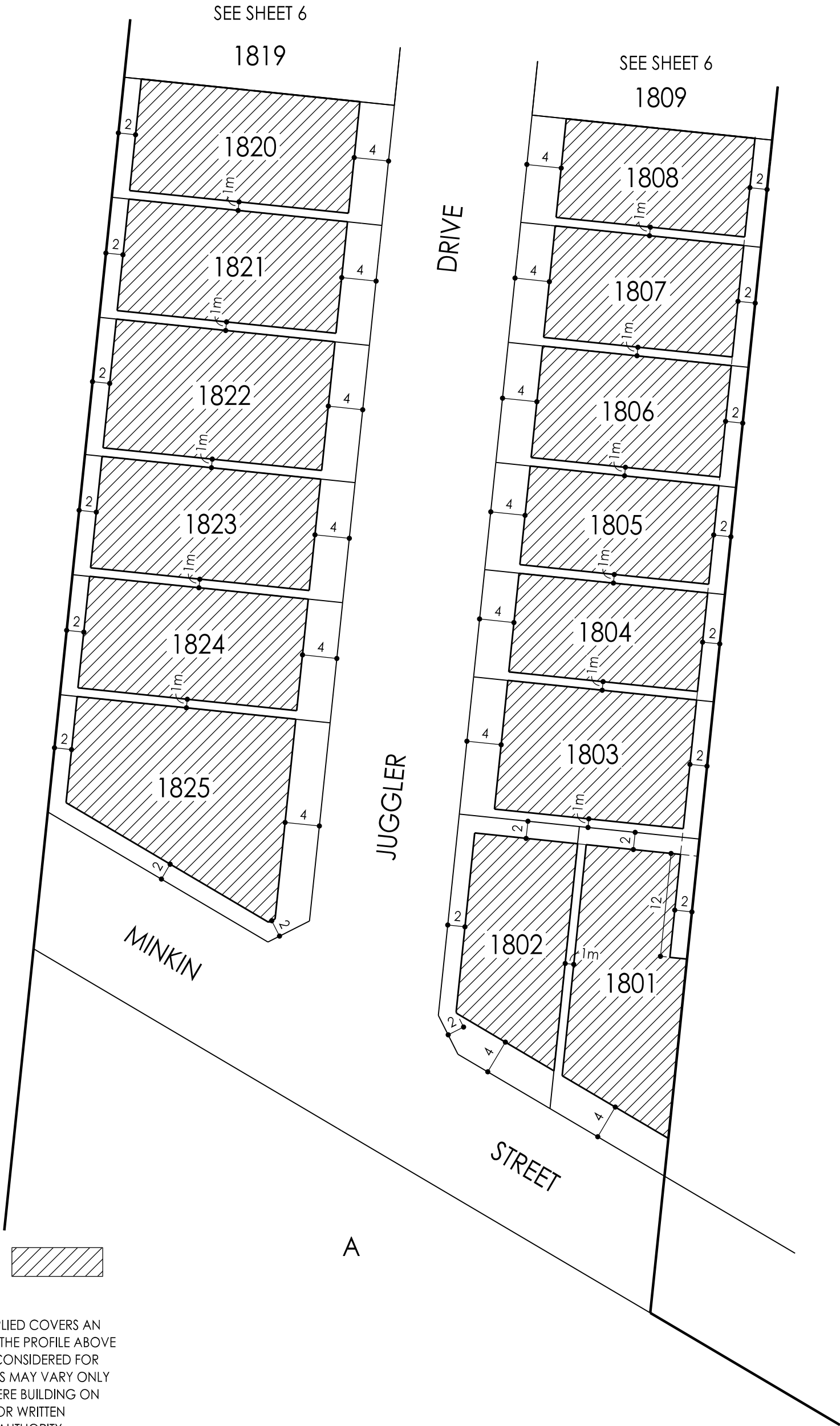
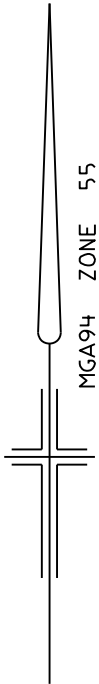


DWELLING ENVELOPE ZONE

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.

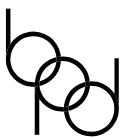
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811191T



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  
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IN THE CIRCUMSTANCES WHERE BUILDING ON  
THE EASEMENT RECEIVES PRIOR WRITTEN  
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SCALE	
1:500	LENGTHS ARE IN METRES
LICENSED SURVEYOR: DAMIAN SMALE	

ORIGINAL SHEET SIZE A3	SHEET 7
REF: 8554/18	VERSION: 6