
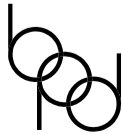

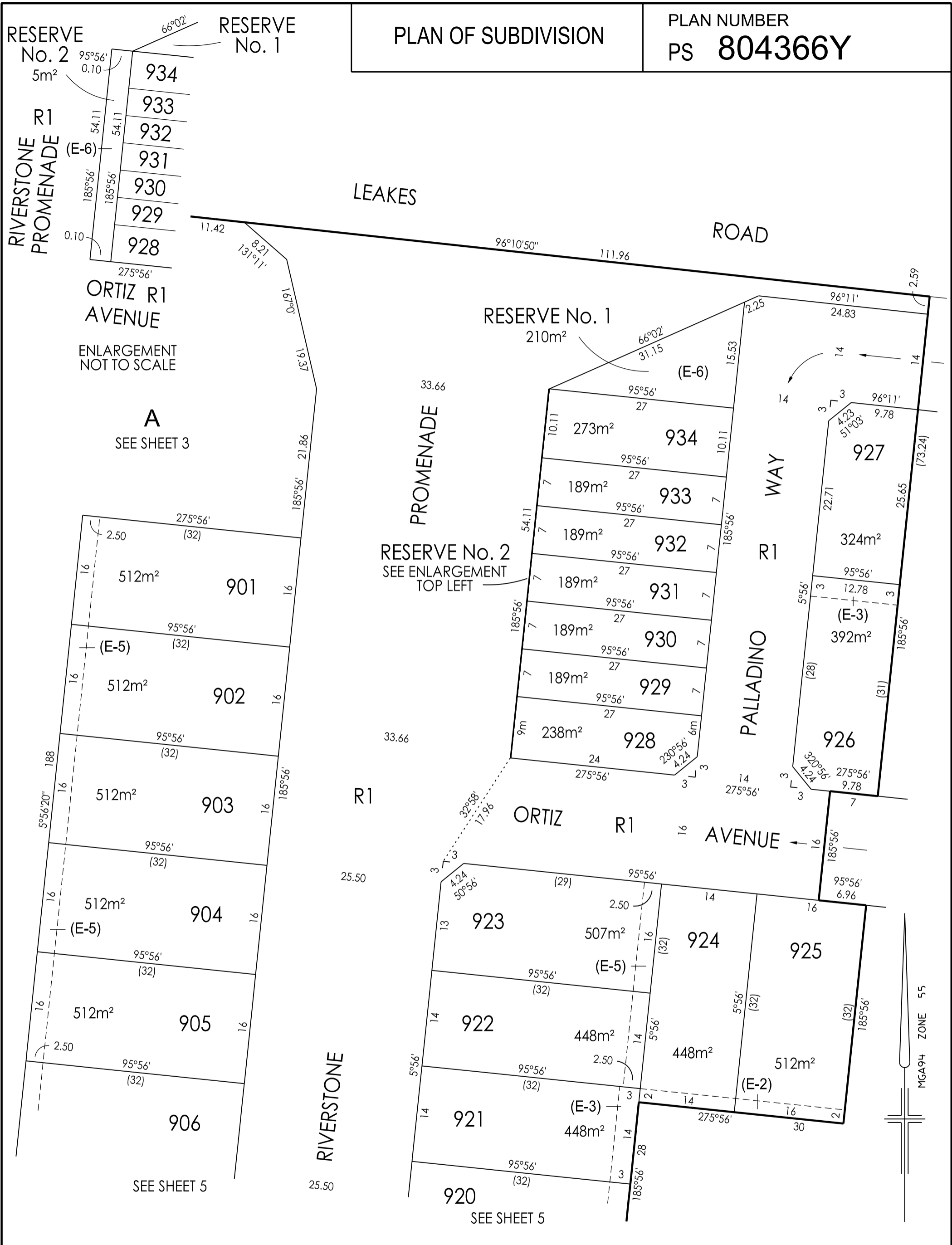


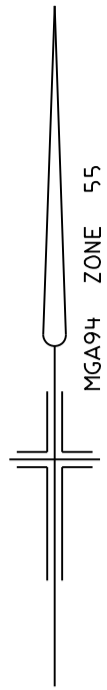
|  |                     |  |                                    |   |                           |  |
|--|---------------------|--|------------------------------------|---|---------------------------|--|
|  | PLAN OF SUBDIVISION |  | LRS USE ONLY<br>EDITION            |   | PLAN NUMBER<br>PS 804366Y |  |
| LOCATION OF LAND   |                     |  | COUNCIL NAME: WYNDHAM CITY COUNCIL |   |                           |  |
| PARISH: TARNEIT  |                     |  |                                    |   |                           |  |
| TOWNSHIP: -----  |                     |  |                                    |   |                           |  |
| SECTION: 15  |                     |  |                                    |   |                           |  |
| CROWN ALLOTMENT: -----   |                     |  |                                    |   |                           |  |
| CROWN PORTION: B (PART)  |                     |  |                                    |   |                           |  |
| TITLE REFERENCES: VOL.12154 FOL.313  |                     |  |                                    |   |                           |  |
| LAST PLAN REFERENCE: LOT A ON PS804339C  |                     |  |                                    |   |                           |  |
| POSTAL ADDRESS:<br>(at time of subdivision) LEAKES ROAD<br>TARNEIT 3029  |                     |  |                                    |   |                           |  |
| MGA 94 CO-ORDINATES:<br>(of approx. centre of plan) E: 292 920      ZONE: 55<br>N: 5 810 410      DATUM: GDA94   |                     |  |                                    |   |                           |  |
| VESTING OF ROADS OR RESERVES   |                     |  | NOTATIONS                          |   |                           |  |
| IDENTIFIER   |                     | COUNCIL/BODY/PERSON  |                                    | TANGENT POINTS ARE SHOWN THUS: <br><br>LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN<br><br><b>TOTAL ROAD AREA: 1.149 ha</b><br><br><b>FURTHER PURPOSE OF PLAN:</b><br>TO REMOVE THAT PART OF (E-2), (E-3), (E-4) AND (E-5) SHOWN ON PS804339C THAT LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 915, 917 TO 919 (BOTH INCLUSIVE), 922, 923 AND ROAD R1<br><br><b>GROUND'S FOR REMOVAL:</b><br>BY AGREEMENT SEC 6(1)(k)(iii) SUBDIVISION ACT 1988 |                           |  |
| ROAD R1<br>RESERVE No. 1<br>RESERVE No. 2  |                     | WYNDHAM CITY COUNCIL<br>WYNDHAM CITY COUNCIL<br>WYNDHAM CITY COUNCIL |                                    |   |                           |  |
| NOTATIONS  |                     |  |                                    |   |                           |  |
| DEPTH LIMITATION DOES NOT APPLY  |                     |  |                                    |   |                           |  |
| SURVEY: THIS PLAN IS BASED ON SURVEY<br>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. TARNEIT PM 134<br><br>LAND NOT IN A PROCLAIMED SURVEY AREA.<br><br>STAGING<br>THIS IS NOT A STAGED SUBDIVISION<br>PLANNING PERMIT No. WYP6215/12 |                     |  |                                    |   |                           |  |
| ESTATE: RIVERDALE 9  |                     |  | AREA: 2.569 ha                     |   | No. OF LOTS: 34           |  |
| MELWAY: 234:F:1  |                     |  |                                    |   |                           |  |
| EASEMENT INFORMATION   |                     |  |                                    |   |                           |  |
| LEGEND:      A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)  |                     |  |                                    |   |                           |  |
| EASEMENT<br>REFERENCE  | PURPOSE             | WIDTH<br>(METRES)  | ORIGIN                             | LAND BENEFITED<br>OR IN FAVOUR OF   |                           |  |
| FOR EASEMENT INFORMATION<br>SEE SHEET 2  |                     |  |                                    |   |                           |  |
| <br>Breese Pitt Dixon Pty Ltd<br>1/19 Cato Street<br>Hawthorn East Vic 3123<br>Ph: 8823 2300 Fax: 8823 2310<br>www.bpd.com.au info@bpd.com.au               |                     | REF: 8554/9  |                                    | VERSION: 7  | ORIGINAL SHEET<br>SIZE A3 |  |
|  |                     | LICENSED SURVEYOR: DAMIAN SMALE                                      |                                    |   |                           |  |
| CHECKED JC   |                     | DATE: 08/11/19   |                                    |   |                           |  |

|   |   |                     |                                 |  |            |                                   |                        |         |
|---|---|---------------------|---------------------------------|--|------------|-----------------------------------|------------------------|---------|
|   |   | PLAN OF SUBDIVISION |                                 | LR USE ONLY<br>EDITION                                     |            | PLAN NUMBER<br>PS 804366Y         |                        |         |
| EASEMENT INFORMATION  |   |                     |                                 |  |            |                                   |                        |         |
| LEGEND:   |   | A - APPURTENANT     |                                 | E - ENCUMBERING EASMENT                                    |            | R - ENCUMBERING EASEMENT (ROAD)   |                        |         |
| EASEMENT<br>REFERENCE   | PURPOSE                                   |                     | WIDTH<br>(METRES)               | ORIGIN   |            | LAND BENEFITED<br>OR IN FAVOUR OF |                        |         |
| (E-1)   | SEWERAGE                                  |                     | SEE PLAN                        | PS746842N  |            | CITY WEST WATER CORPORATION       |                        |         |
| (E-2)   | DRAINAGE                                  |                     | SEE PLAN                        | PS730388X  |            | WYNDHAM CITY COUNCIL              |                        |         |
| (E-3)   | DRAINAGE                                  |                     | SEE PLAN                        | PS730388X  |            | WYNDHAM CITY COUNCIL              |                        |         |
| (E-3)   | SEWERAGE                                  |                     | SEE PLAN                        | PS730388X  |            | CITY WEST WATER CORPORATION       |                        |         |
| (E-4)   | SEWERAGE                                  |                     | SEE PLAN                        | PS746767A  |            | CITY WEST WATER CORPORATION       |                        |         |
| (E-5)   | SEWERAGE                                  |                     | SEE PLAN                        | THIS PLAN  |            | CITY WEST WATER CORPORATION       |                        |         |
| (E-6)   | DRAINAGE                                  |                     | SEE PLAN                        | THIS PLAN  |            | WYNDHAM CITY COUNCIL              |                        |         |
| (E-6)   | SUPPLY OF GAS                             |                     | SEE PLAN                        | THIS PLAN  |            | AUSNET GAS SERVICES PTY LTD       |                        |         |
| (E-6)   | WATER SUPPLY THROUGH<br>UNDERGROUND PIPES |                     | SEE PLAN                        | THIS PLAN  |            | CITY WEST WATER CORPORATION       |                        |         |
| (E-6)   | POWER LINE                                |                     | SEE PLAN                        | THIS PLAN - SECTION 88<br>ELECTRICITY INDUSTRY<br>ACT 2000 |            | POWERCOR AUSTRALIA LTD            |                        |         |
| (E-7)   | DRAINAGE                                  |                     | SEE PLAN                        | PS738403M  |            | WYNDHAM CITY COUNCIL              |                        |         |
| (E-8)   | DRAINAGE                                  |                     | SEE PLAN                        | PS746842N  |            | WYNDHAM CITY COUNCIL              |                        |         |
| (E-9)   | DRAINAGE                                  |                     | SEE PLAN                        | PS738403M  |            | WYNDHAM CITY COUNCIL              |                        |         |
| (E-9)   | SEWERAGE                                  |                     | SEE PLAN                        | PS804312Y  |            | CITY WEST WATER CORPORATION       |                        |         |
|   |   |                     |                                 |  |            |                                   |                        |         |
| <div></div> <div>Breese Pitt Dixon Pty Ltd<br/>1/19 Cato Street<br/>Hawthorn East Vic 3123<br/>Ph: 8823 2300 Fax: 8823 2310<br/>www.bpd.com.au info@bpd.com.au</div> |   |                     | REF: 8554/9                     |  | VERSION: 7 |                                   | ORIGINAL SHEET SIZE A3 | SHEET 2 |
|   |   |                     | LICENSED SURVEYOR: DAMIAN SMALE |  |            |                                   |                        |         |

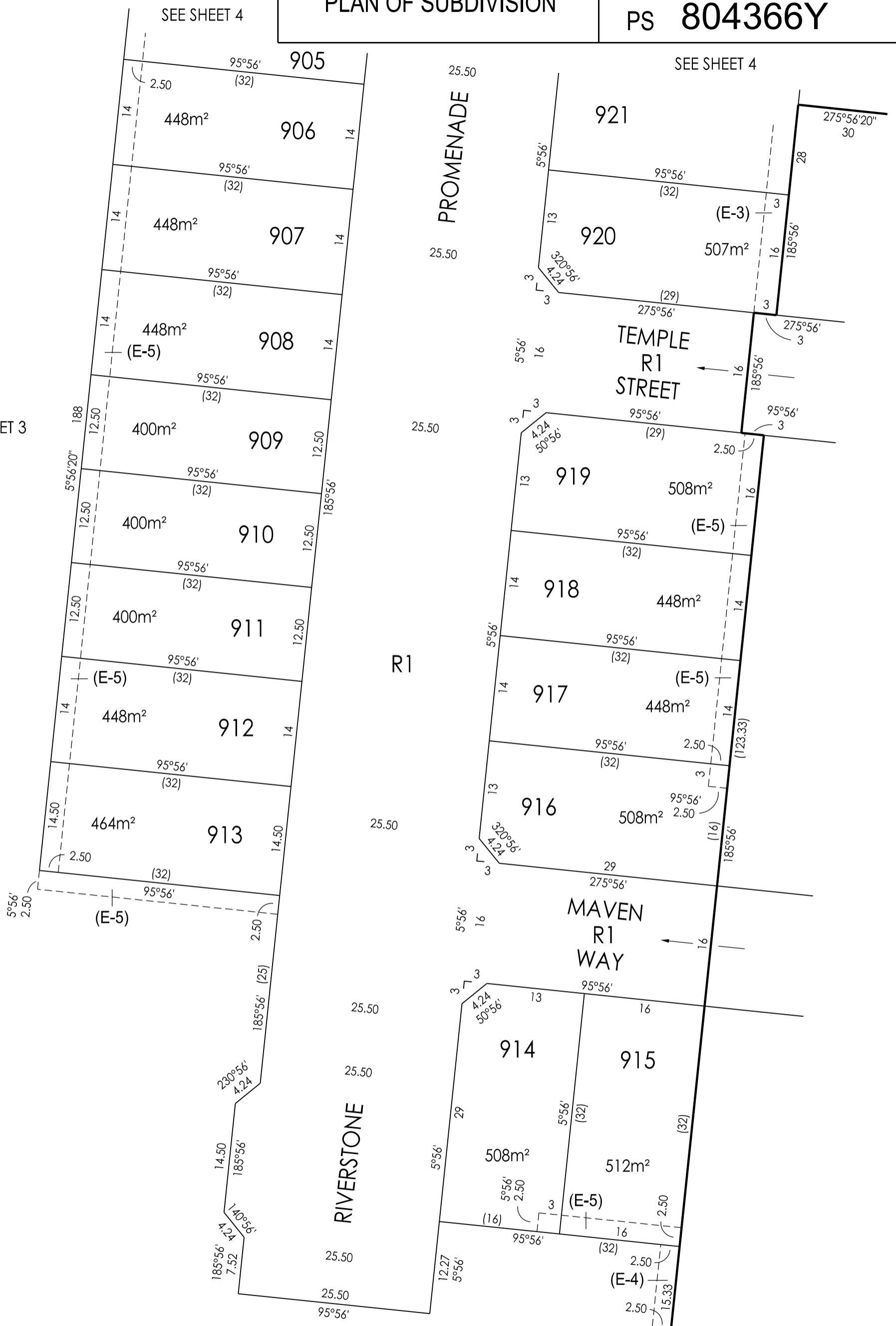




PLAN NUMBER  
PS 804366Y



A  
SEE SHEET 3



**Breese Pitt Dixon Pty Ltd**  
1/19 Cato Street  
Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

SCALE  
1:500

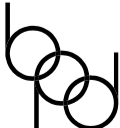


|                           |
|---------------------------|
| ORIGINAL<br>SHEET SIZE A3 |
| REF: 8554/9               |

SHEET 5

VERSION: 7

LICENSED SURVEYOR: DAMIAN SMALE

|  |  |                                 |  |                           |         |
|--|--|---------------------------------|--|---------------------------|---------|
|  |  | PLAN OF SUBDIVISION             |  | PLAN NUMBER<br>PS 804366Y |         |
| <div>SUBDIVISION ACT 1988<br/>CREATION OF RESTRICTION</div>  |  |                                 |  |                           |         |
| Upon registration of the plan, the following restriction is to be created.   |  |                                 |  |                           |         |
| For the purpose of this restriction:   |  |                                 |  |                           |         |
| <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>  |  |                                 |  |                           |         |
| Land to benefit: Lots 901 to 934 (both inclusive).   |  |                                 |  |                           |         |
| Land to be burdened: Lots 901 to 934 (both inclusive).   |  |                                 |  |                           |         |
| Description of Restriction:  |  |                                 |  |                           |         |
| <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>a) In the case of lots containing a dwelling envelope zone, as shown on sheets 7 and 8 of this plan, any dwelling outside the area shown "hatched" on sheets 7 and 8 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>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>a) Construct or allow to be constructed any building, or structure other than a building, that is not in accordance with the design guidelines endorsed by the Wyndham City Council under Town Plan Permit No. WYP 6215/12 as amended from time to time.</div> <div>A copy of the building design guidelines is available by request via email: mike@urbtech.com.au or by post:<br/>Urbtech PTY LTD PO Box 394 Donvale Victoria 3111.</div> <div>b) Construct or allow to be constructed any building or structure on the lot prior to;</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> |  |                                 |  |                           |         |
| These restrictions will cease to affect any of the burdened lots seven years after registration of this plan.  |  |                                 |  |                           |         |
| <div><div>Breese Pitt Dixon Pty Ltd<br/>1/19 Cato Street<br/>Hawthorn East Vic 3123<br/>Ph: 8823 2300 Fax: 8823 2310<br/>www.bpd.com.au info@bpd.com.au</div></div>   |  | SCALE                           |  | ORIGINAL<br>SHEET SIZE A3 | SHEET 6 |
|  |  | LICENSED SURVEYOR: DAMIAN SMALE |  | REF: 8554/9               |         |

PLAN NUMBER  
PS 804366Y

# LEAKES

ROAD

RESERVE

WAY

# PROMENADE

RESERVE

PALLADINO

ORTIZ

AVENUE

RIVERSTONE

SEE SHEET 8

920

**\***

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.

SCALE

1:500



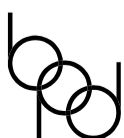
ORIGINAL  
SHEET SIZE A3

SHEET 7

REF: 8554/9

VERSION: 7

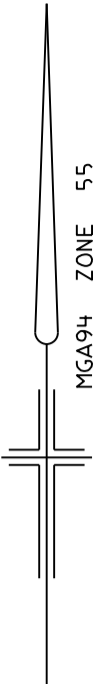
LICENSED SURVEYOR: DAMIAN SMALE



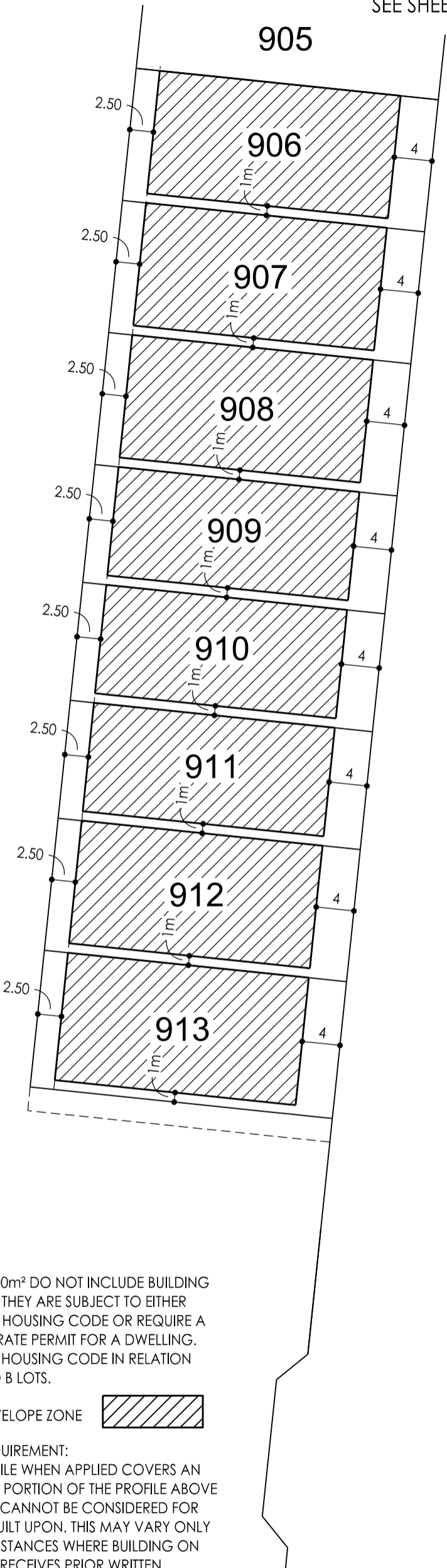
**Breese Pitt Dixon Pty Ltd**  
1/19 Cato Street  
Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

SEE SHEET 7

SEE SHEET 7

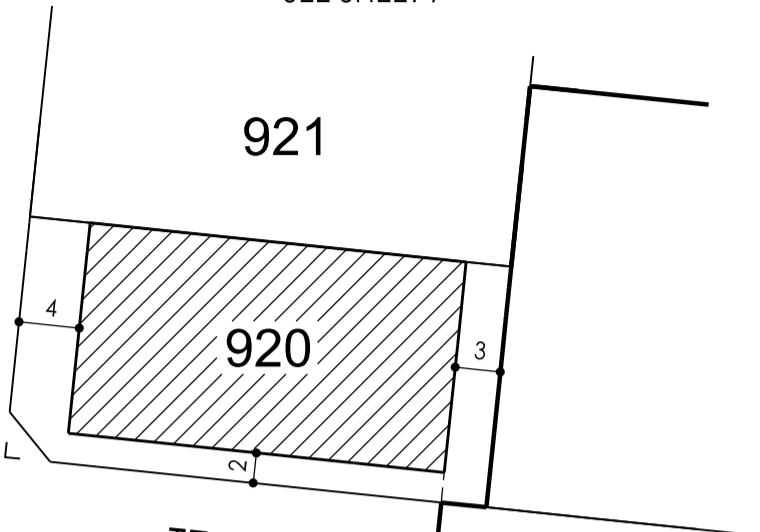


A

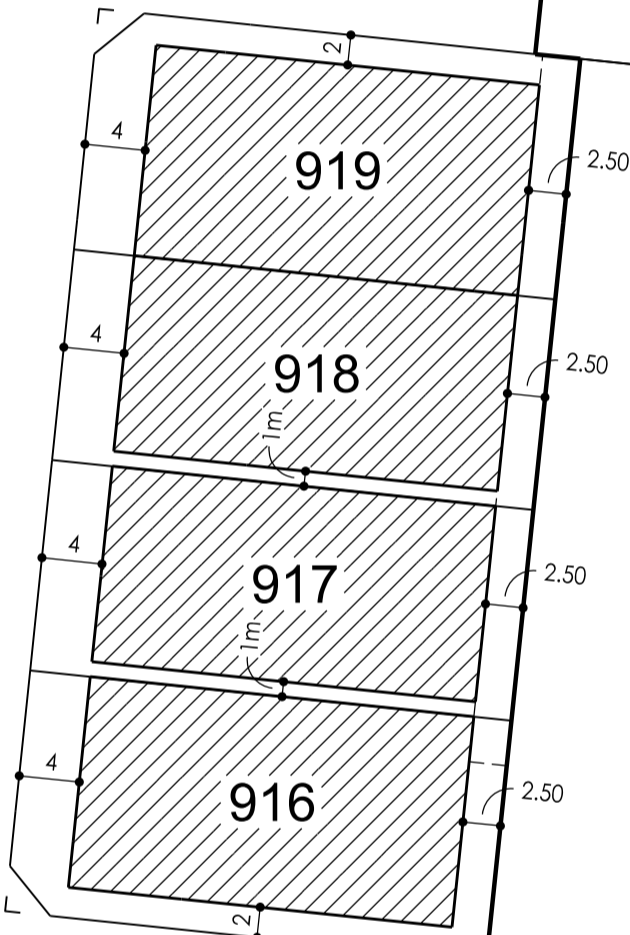


RIVERSTONE

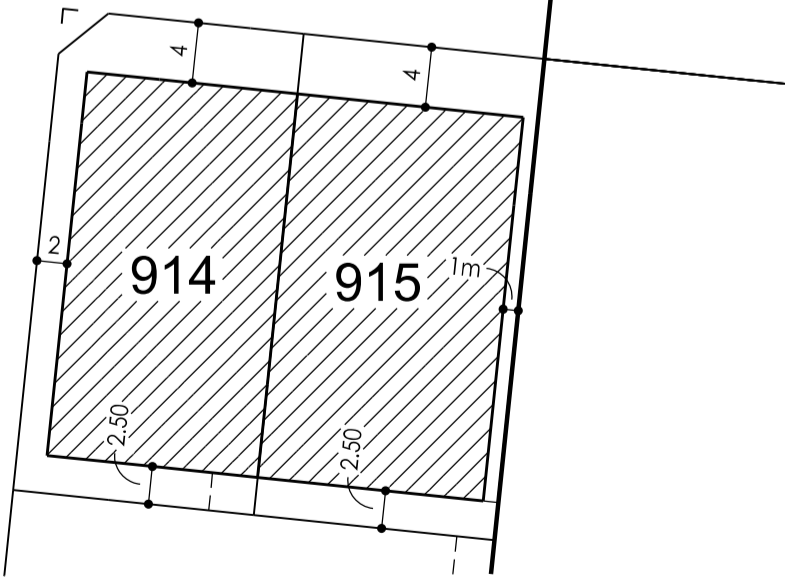
PROMENADE



TEMPLE STREET



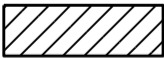
MAVEN WAY



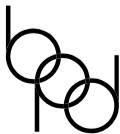
\*

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.



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

1:500



LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL  
SHEET SIZE A3

REF: 8554/9

SHEET 8

VERSION: 7