
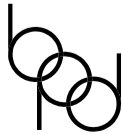
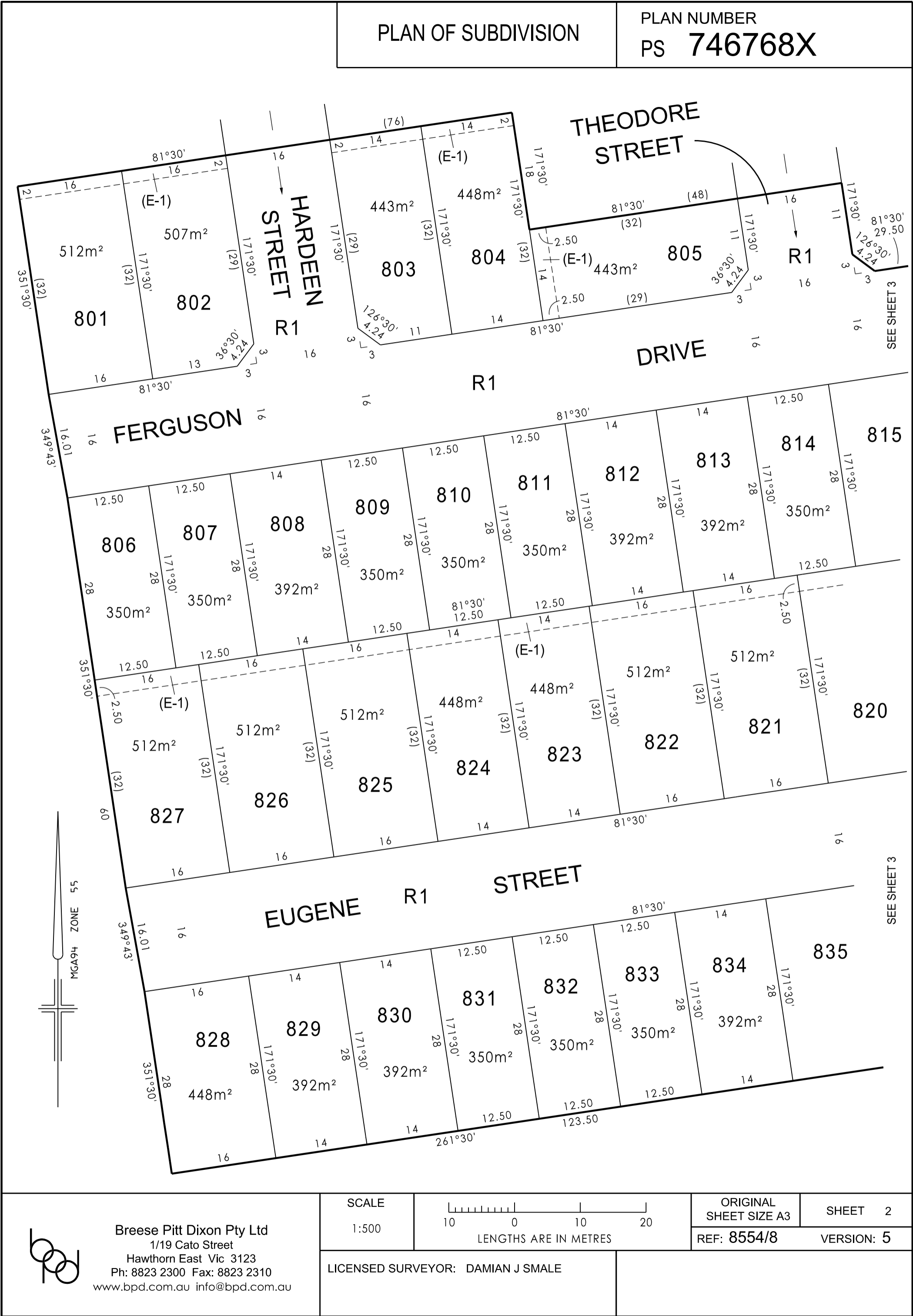


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746768X	
LOCATION OF LAND  PARISH: TARNEIT  TOWNSHIP: -----  SECTION: 15  CROWN ALLOTMENT: -----  CROWN PORTION: B (PART)  TITLE REFERENCES: VOL FOL  LAST PLAN REFERENCE: LOT B PS746767A  POSTAL ADDRESS: (at time of subdivision) LEAKES ROAD TARNEIT 3029  MGA 94 CO-ORDINATES: E: 293 035 ZONE: 55 (of approx. centre of plan) N: 5 810 125 DATUM: GDA94				COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		<b>THIS IS A SPEAR PLAN</b> TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>TOTAL ROAD AREA: 7665m²</b>  <b>FURTHER PURPOSE OF THIS PLAN:</b> TO REMOVE THE PART OF EASEMENTS SHOWN AS (E-5) AND (E-6) ON PS746767A THAT LIES WITHIN THE LAND SHOWN AS ROAD R1 ON THIS PLAN.  <b>GROUND'S FOR REMOVAL:</b> BY AGREEMENT SEC 6 (1) (k) (iii) SUBDIVISION ACT 1988		
ROAD R1		WYNDHAM CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). TARNEIT PM 134.  LAND NOT IN A PROCLAIMED SURVEY AREA.  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP6215/12.						
ESTATE: RIVERDALE VILLAGE    STAGE: 8    AREA: 2.526 ha    No. OF LOTS: 42    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)	SEWERAGE	SEE PLAN	PS746767A	CITY WEST WATER CORPORATION		
(E-2)	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: 8554/8		VERSION: 5	ORIGINAL SHEET SIZE A3	
		LICENSED SURVEYOR: DAMIAN J SMALE				
		CHECKED D. SMALE		DATE: 31/05/17		
SHEET 1 OF 6 SHEETS						



PLAN NUMBER  
PS 746768X



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SCALE  
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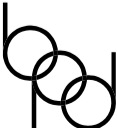


ORIGINAL SHEET SIZE A3
REF: 8554/8

SHEET 3

VERSION: 5

LICENSED SURVEYOR: DAMIAN J SMALE

		PLAN OF SUBDIVISION		PLAN NUMBER PS 746768X		
<div>SUBDIVISION ACT 1988 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 801 to 842 (both inclusive).						
Land to be burdened: Lots 801 to 842 (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 5 and 6 of this plan, any dwelling outside the area shown "hatched" on sheets 5 and 6 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>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: 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 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 4
		LICENSED SURVEYOR: DAMIAN J SMALE		REF: 8554/8		

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

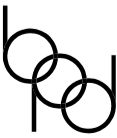
PLAN NUMBER  
PS 746768X



\* 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



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LICENSED SURVEYOR: DAMIAN J SMALE

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SHEET SIZE A3  
REF: 8554/8

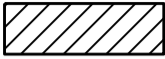
SHEET 5  
VERSION: 5

PLAN OF SUBDIVISION

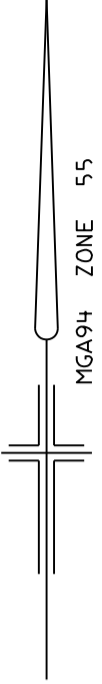
PLAN NUMBER  
PS 746768X

\* 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 5

FERGUSON DRIVE

R1

DRIVE

R1

NIT

FERGUSON DRIVE

EUGENE STREET

R1

DRIVE

SEE SHEET 5

THEODORE STREET

805

R1

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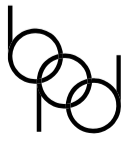
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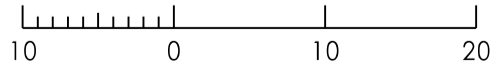
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1:500



LENGTHS ARE IN METRES

ORIGINAL  
SHEET SIZE A3

SHEET 6

REF: 8554/8

VERSION: 5

LICENSED SURVEYOR: DAMIAN J SMALE