
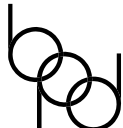
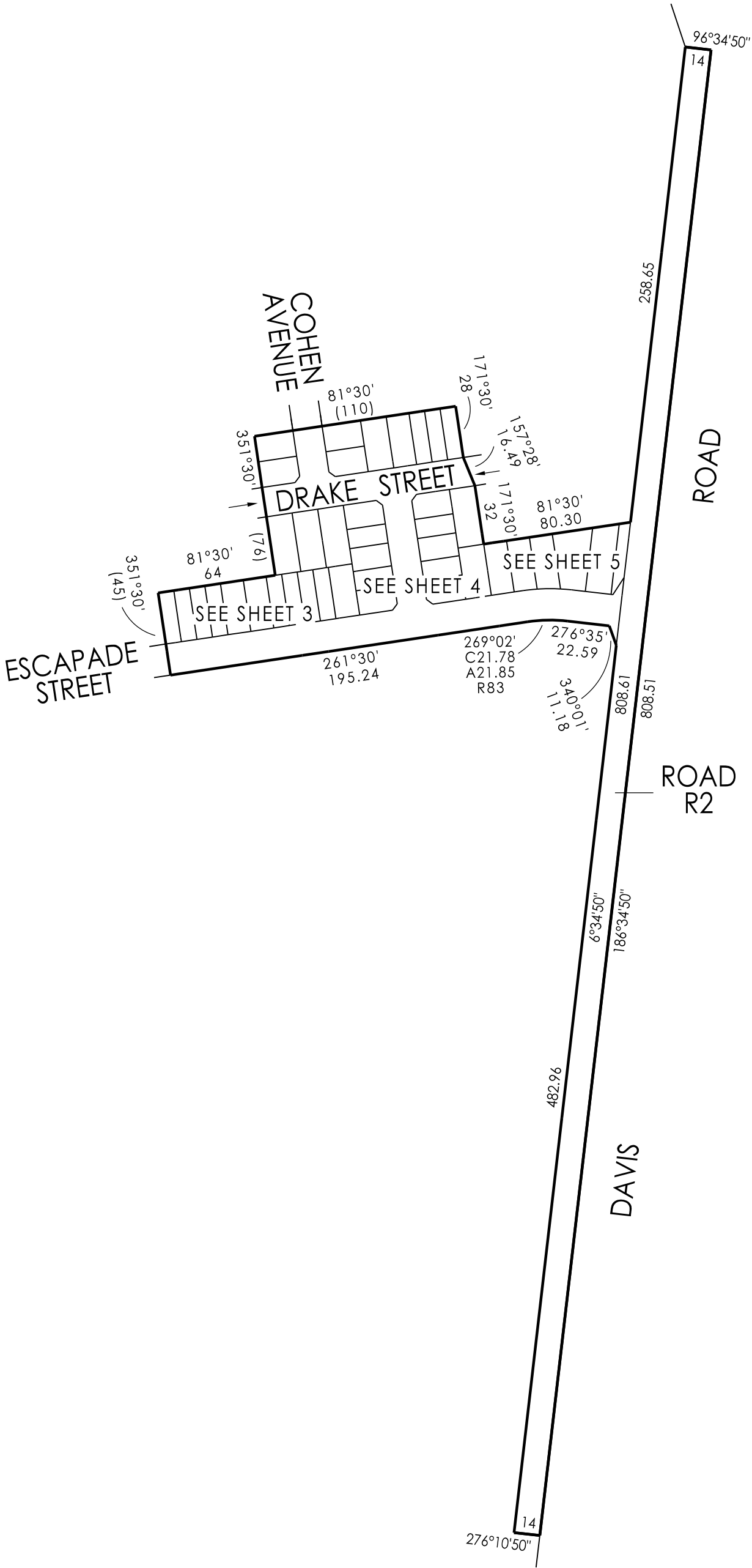
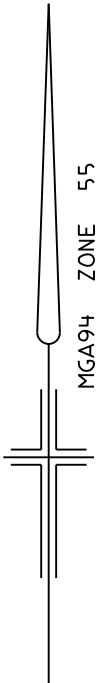
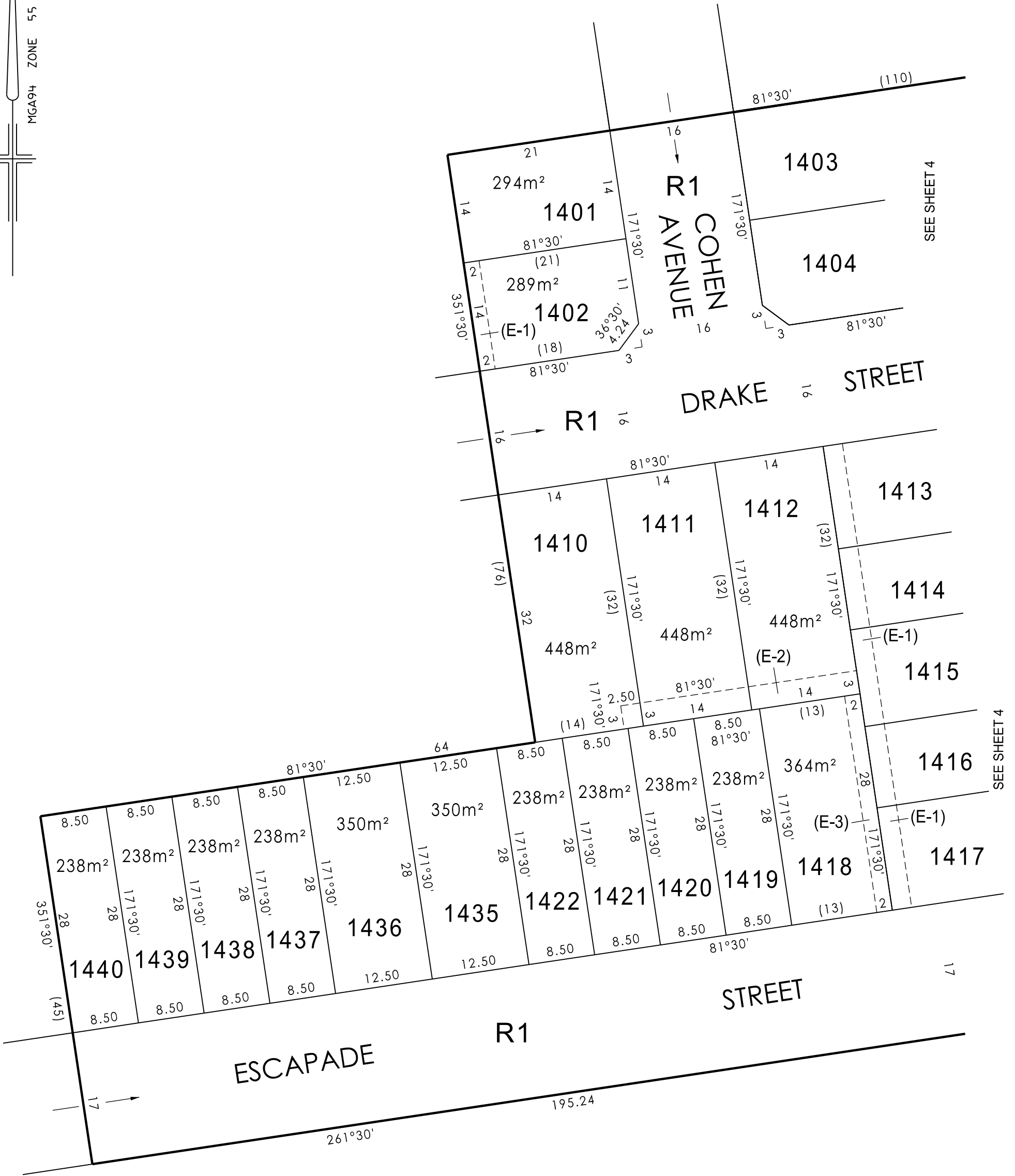
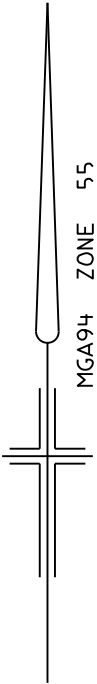
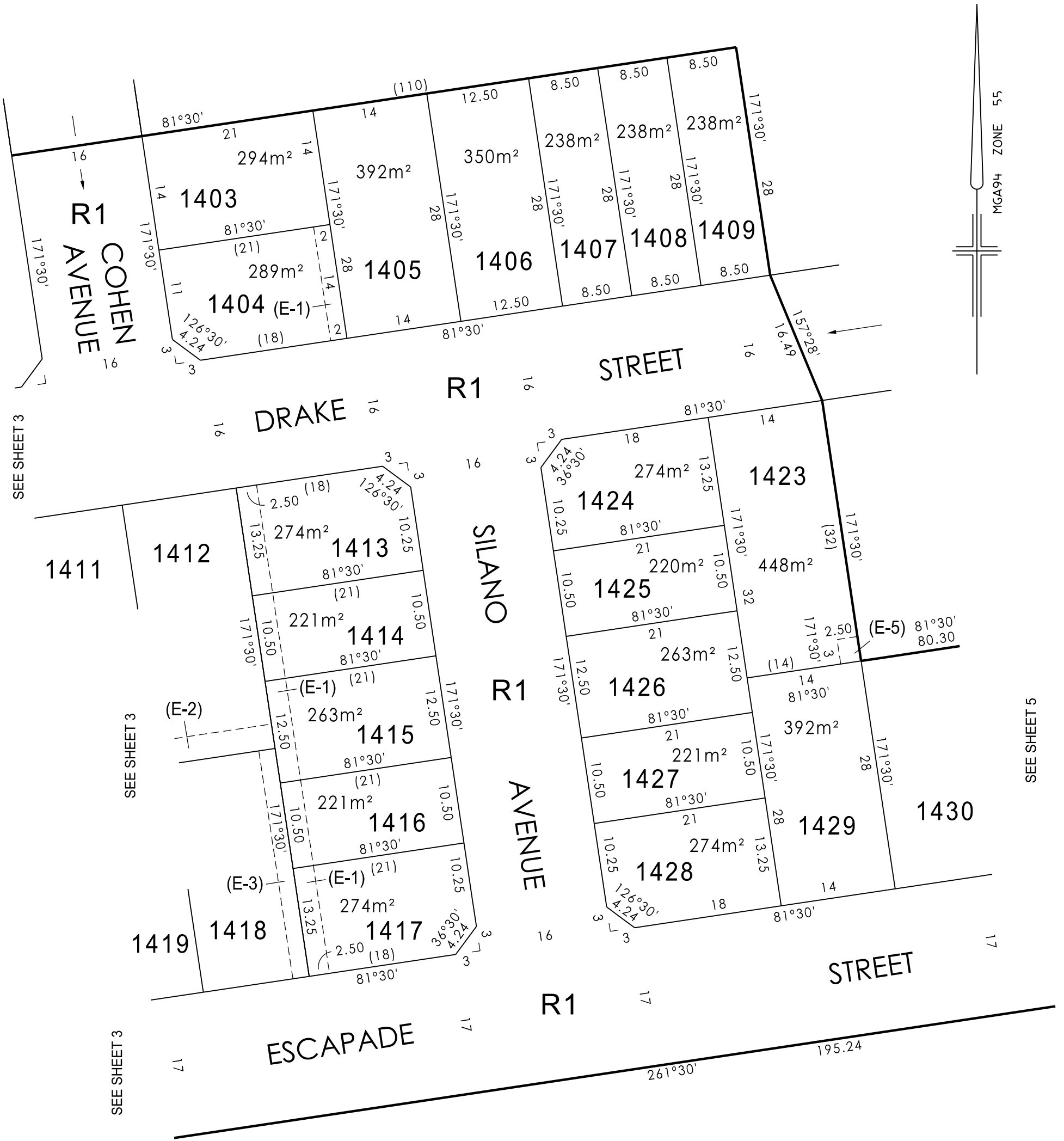


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746760Q	
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL		
PARISH:		TARNEIT				
TOWNSHIP:		-----				
SECTION:		15				
CROWN ALLOTMENT:		-----				
CROWN PORTION:		B (PART)				
TITLE REFERENCES:		VOL 11924 FOL 931 VOL 11857 FOL 857				
LAST PLAN REFERENCE:		LOT B ON PS746758B LOT D ON PS730388X				
POSTAL ADDRESS: (at time of subdivision)		DRAKE STREET TARNEIT 3029				
MGA 94 CO-ORDINATES: (of approx. centre of plan)		E: 293 340 N: 5 810 180		ZONE: 55 DATUM: GDA94		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TOTAL ROAD R1 AREA: 7475m² TOTAL ROAD R2 AREA: 1.132 ha FURTHER PURPOSE OF THIS PLAN: TO REMOVE THE PARTS OF EASEMENTS SHOWN AS (E-5) AND (E-8) ON PS746758M THAT LIES WITHIN THE LAND SHOWN AS ROAD R1 ON THIS PLAN. TO REMOVE THE PARTS OF EASEMENTS SHOWN AS (E-2) ON PS730388X THAT LIES WITHIN THE LAND SHOWN AS ROAD R2 ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (k) (iii) SUBDIVISION ACT 1988		
ROAD R1 ROAD R2 RESERVE No.1		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL 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. WYP6215/12.						
ESTATE:		RIVERDALE VILLAGE 14		AREA:		3.142 ha
				No. OF LOTS:		40
				MELWAY:		234:G: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	THIS PLAN	CITY WEST WATER CORPORATION		
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-4)	SEWERAGE	SEE PLAN	PS746758B	CITY WEST WATER CORPORATION		
(E-5)	SEWERAGE	SEE PLAN	PS746758B	CITY WEST WATER CORPORATION		
(E-5)	DRAINAGE	SEE PLAN	PS746758B	WYNDHAM CITY COUNCIL		
 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: 8554/14		VERSION: 9		ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: DAMIAN J SMALE				
		CHECKED MW		DATE: 05/06/18		

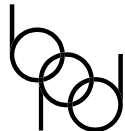






PLAN OF SUBDIVISION

PLAN NUMBER
PS 746760Q



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SCALE

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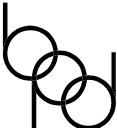
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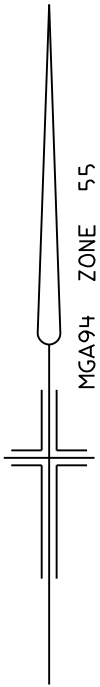
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LICENSED SURVEYOR: DAMIAN J SMALE

ORIGINAL
SHEET SIZE A3

SHEET 5

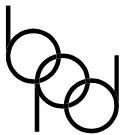
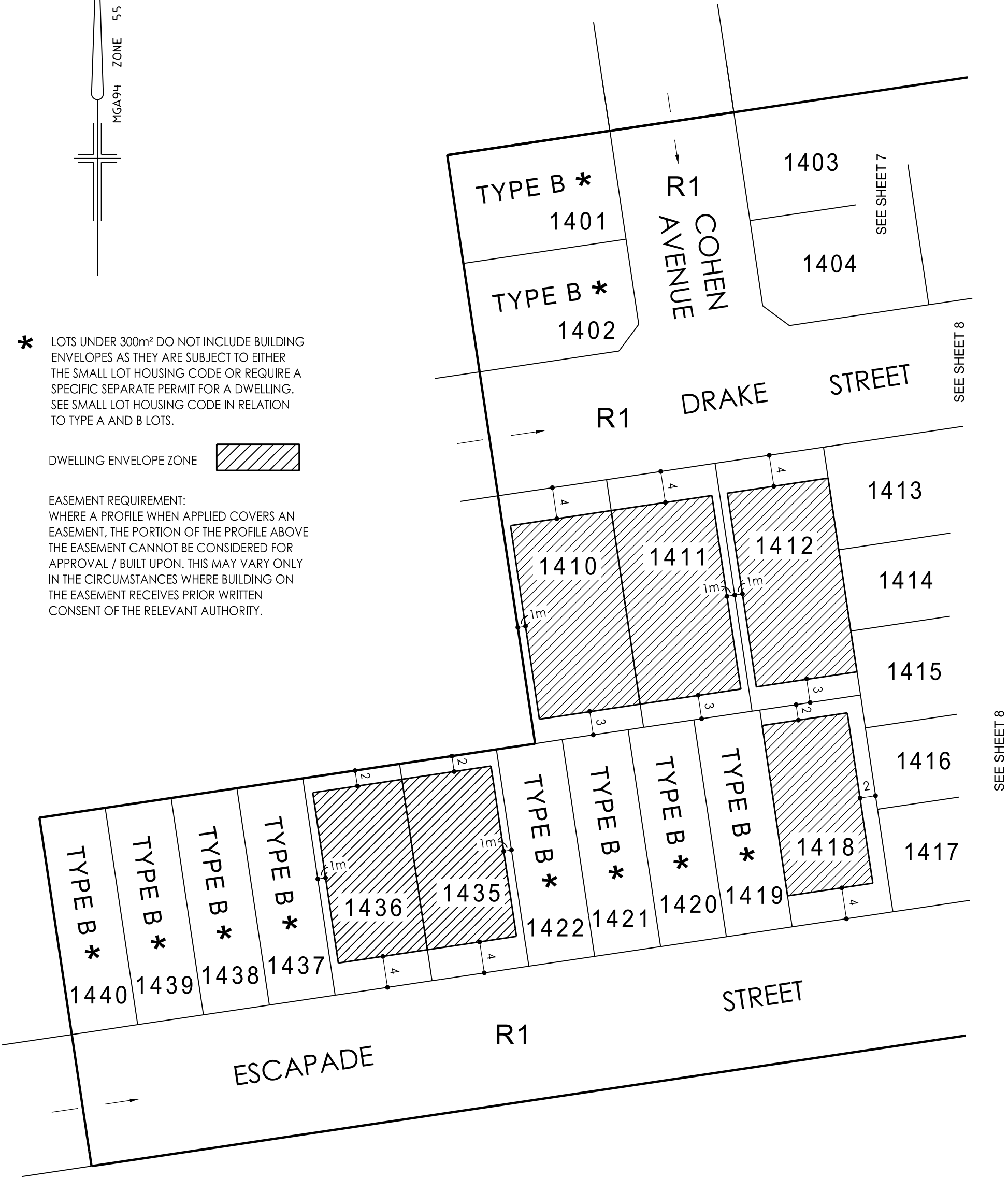
		PLAN OF SUBDIVISION		PLAN NUMBER PS 746760Q		
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div>						
Upon registration of the plan, the following restriction is to be created.						
For the purpose of this restriction:						
<div><div>a) A dwelling means a building that contains self contained 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 1401 to 1440 (both inclusive).						
Land to be burdened: Lots 1401 to 1440 (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 7, 8 and 9 of this plan, any dwelling outside the area shown "hatched" on sheets 7, 8 and 9 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 design guidelines. 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><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></div>						
These restrictions will cease to affect any of the burdened lots seven years after registration of this plan.						
<div><div></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 6
		LICENSED SURVEYOR: DAMIAN J SMALE				REF: 8554/14



* LOTS UNDER 300m² 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.



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REF: 8554/14

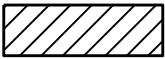
SHEET 7

VERSION: 9

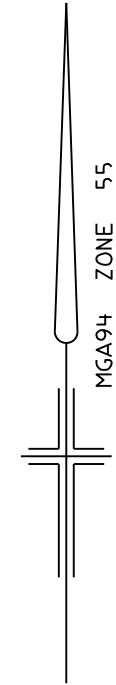
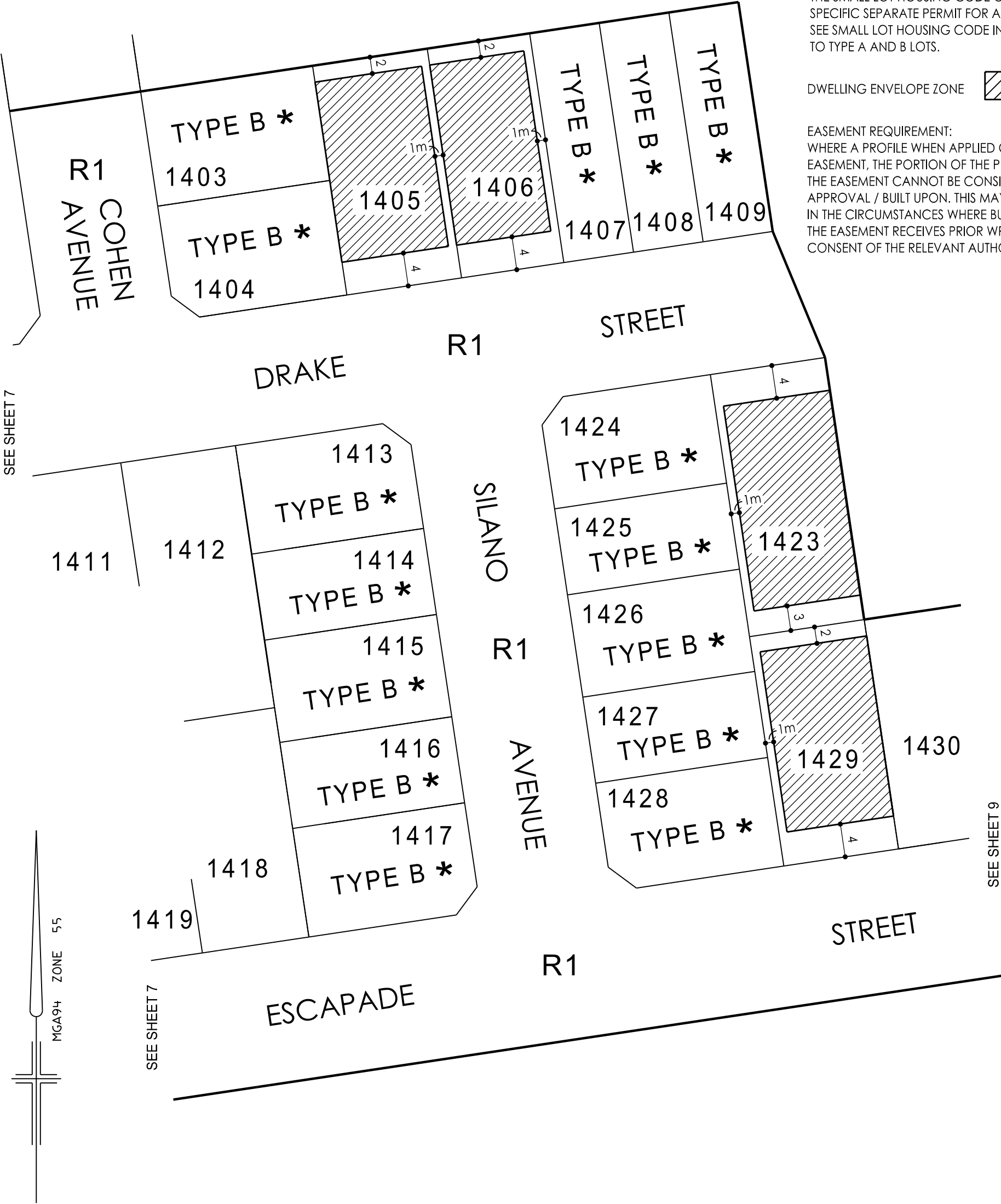
LICENSED SURVEYOR: DAMIAN J SMALE

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DWELLING ENVELOPE ZONE

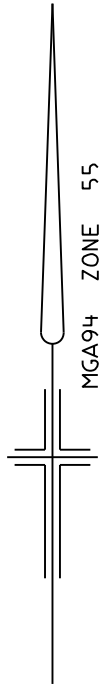


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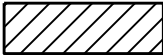
PLAN OF SUBDIVISION

PLAN NUMBER
PS 746760Q

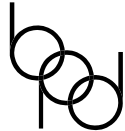
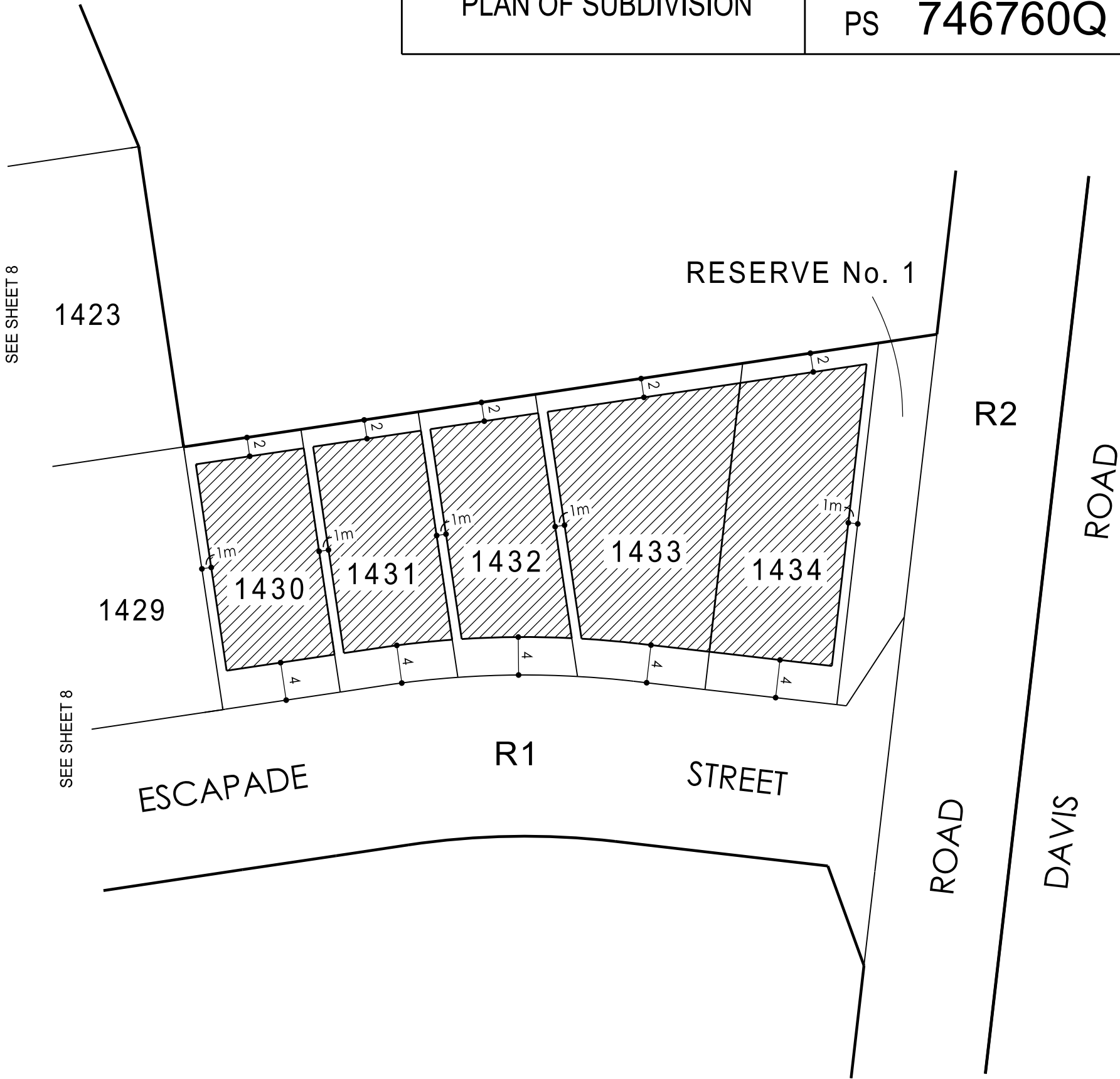


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SHEET SIZE A3

SHEET 9