
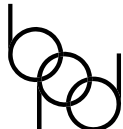
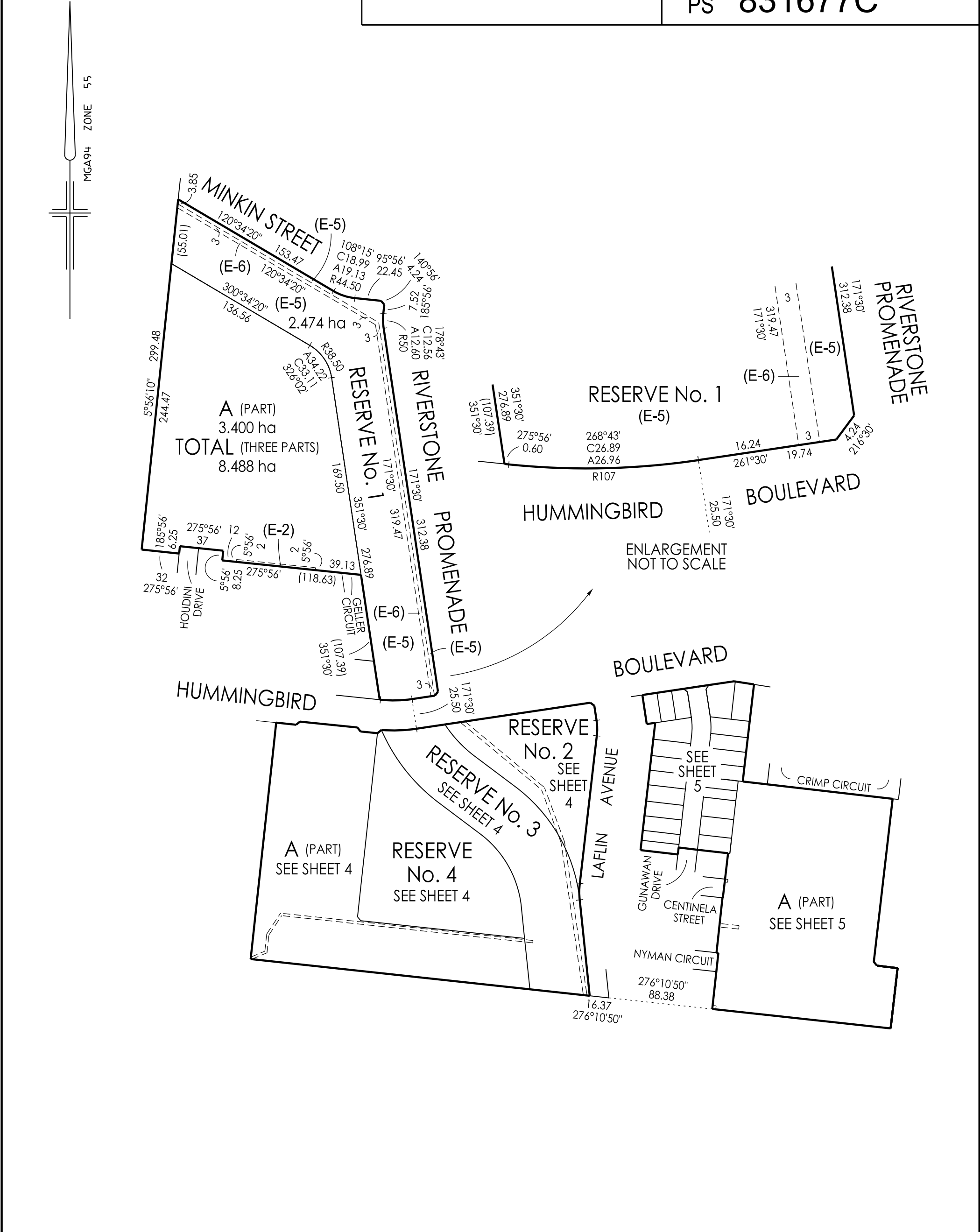


PLAN OF SUBDIVISION			LRS USE ONLY EDITION	PLAN NUMBER PS 831677C	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ---- SECTION: 15 CROWN ALLOTMENT: ---- CROWN PORTION: B (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS811235A POSTAL ADDRESS: (at time of subdivision) HUMMINGBIRD BOULEVARD TARNEIT 3029 MGA 94 CO-ORDINATES: E: 293 150 ZONE: 55 (of approx. centre of plan) N: 5 809 840 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 1937 (BOTH INCLUSIVE), 1940, 1947 TO 1950 (BOTH INCLUSIVE), 1956 TO 1960 (BOTH INCLUSIVE) AND 1964 TO 1970 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 2224m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS811235A WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1961 AND 1962 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL 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 MARK No. TARNEIT PM 134 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP9457/16					
ESTATE: RIVERDALE 19B			AREA: 7.228 ha	No. OF LOTS: 23	MELWAY: 234:G:2
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
FOR EASEMENT INFORMATION SEE SHEET 2					
 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: 8554/19B		VERSION: 3	ORIGINAL SHEET SIZE A3
CHECKED JC		DATE: 02/09/20		SHEET 1 OF 7 SHEETS	
		LICENSED SURVEYOR: DAMIAN SMALE			

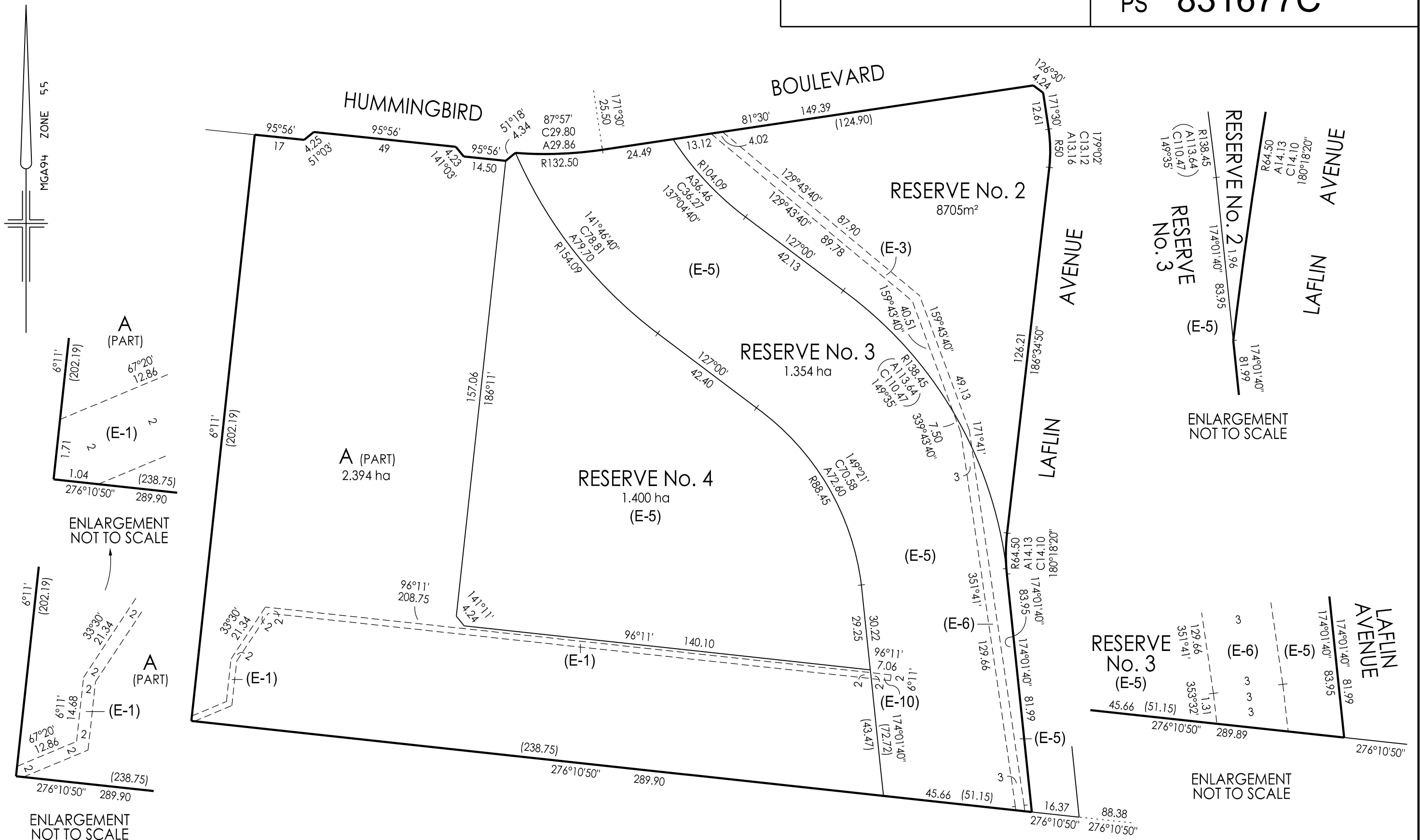
		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 831677C	
EASEMENT INFORMATION							
LEGEND:		A - APPURTENANT		E - ENCUMBERING EASMENT		R - ENCUMBERING EASEMENT (ROAD)	
EASEMENT REFERENCE	PURPOSE		WIDTH (METRES)	ORIGIN		LAND BENEFITED OR IN FAVOUR OF	
(E-1)	DRAINAGE		SEE PLAN	PS746842N		WYNDHAM CITY COUNCIL	
(E-2)	DRAINAGE		SEE PLAN	PS811236X		WYNDHAM CITY COUNCIL	
(E-3)	SEWERAGE		SEE PLAN	PS811235A		CITY WEST WATER CORPORATION	
(E-4)	DRAINAGE		SEE PLAN	PS811235A		WYNDHAM CITY COUNCIL	
(E-4)	SEWERAGE		SEE PLAN	PS811235A		CITY WEST WATER CORPORATION	
(E-5)	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)	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	PS811235A		CITY WEST WATER CORPORATION	
(E-7)	DRAINAGE		SEE PLAN	THIS PLAN		WYNDHAM CITY COUNCIL	
(E-7)	SEWERAGE		SEE PLAN	THIS PLAN		CITY WEST WATER CORPORATION	
(E-8)	DRAINAGE		SEE PLAN	THIS PLAN		WYNDHAM CITY COUNCIL	
(E-9)	SEWERAGE		SEE PLAN	THIS PLAN		CITY WEST WATER CORPORATION	
(E-10)	DRAINAGE		SEE PLAN	PS746842N		WYNDHAM CITY COUNCIL	
(E-10)	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	



PLAN OF SUBDIVISION

PLAN NUMBER

PS 831677C



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1/19 Cato Street

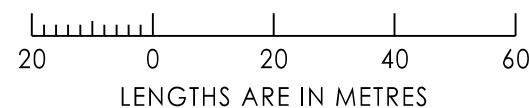
Hawthorn East Vic 3123

Ph: 8823 2300 Fax: 8823 2310

www.bpd.com.au info@bpd.com.au

SCALE

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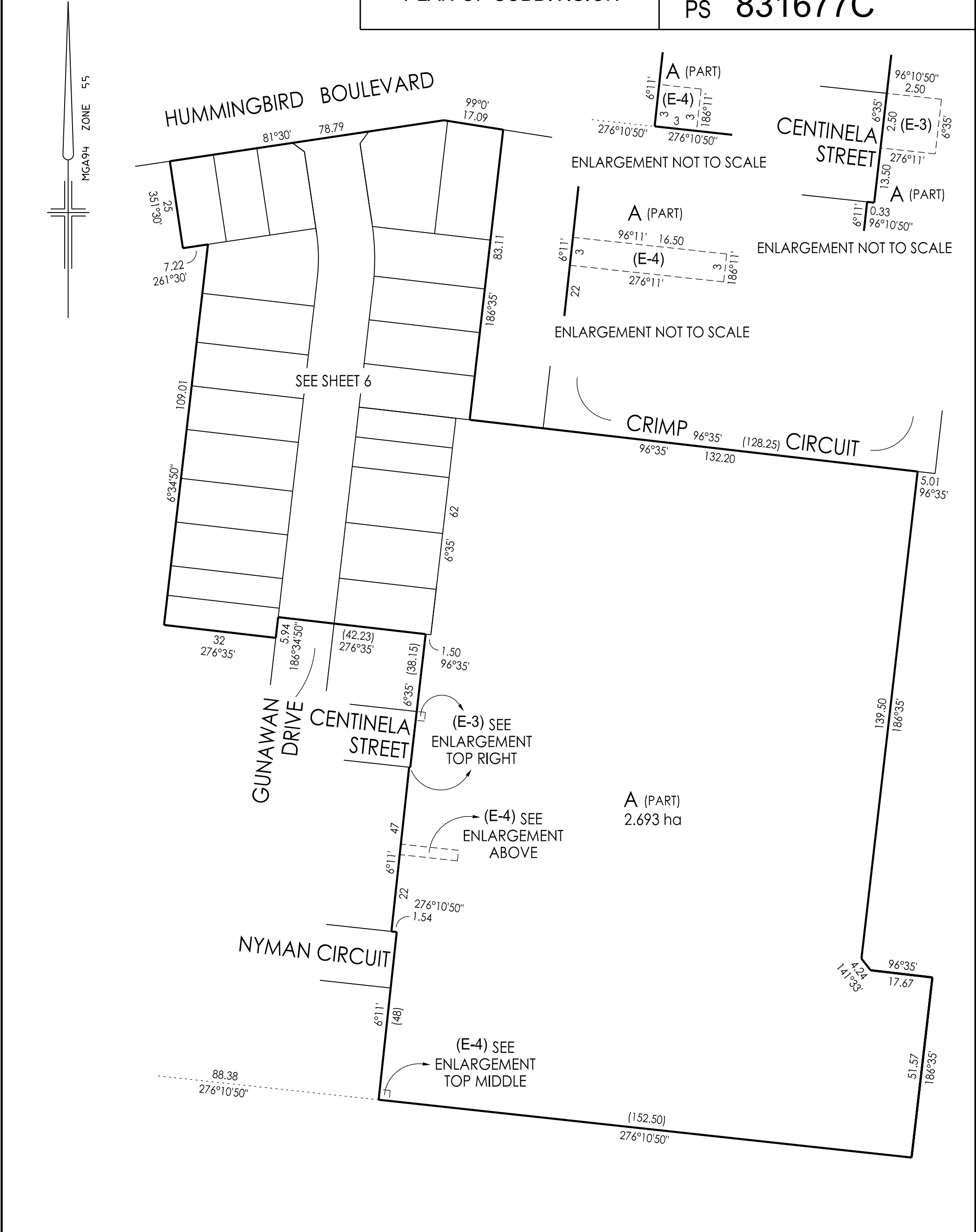
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VERSION: 3

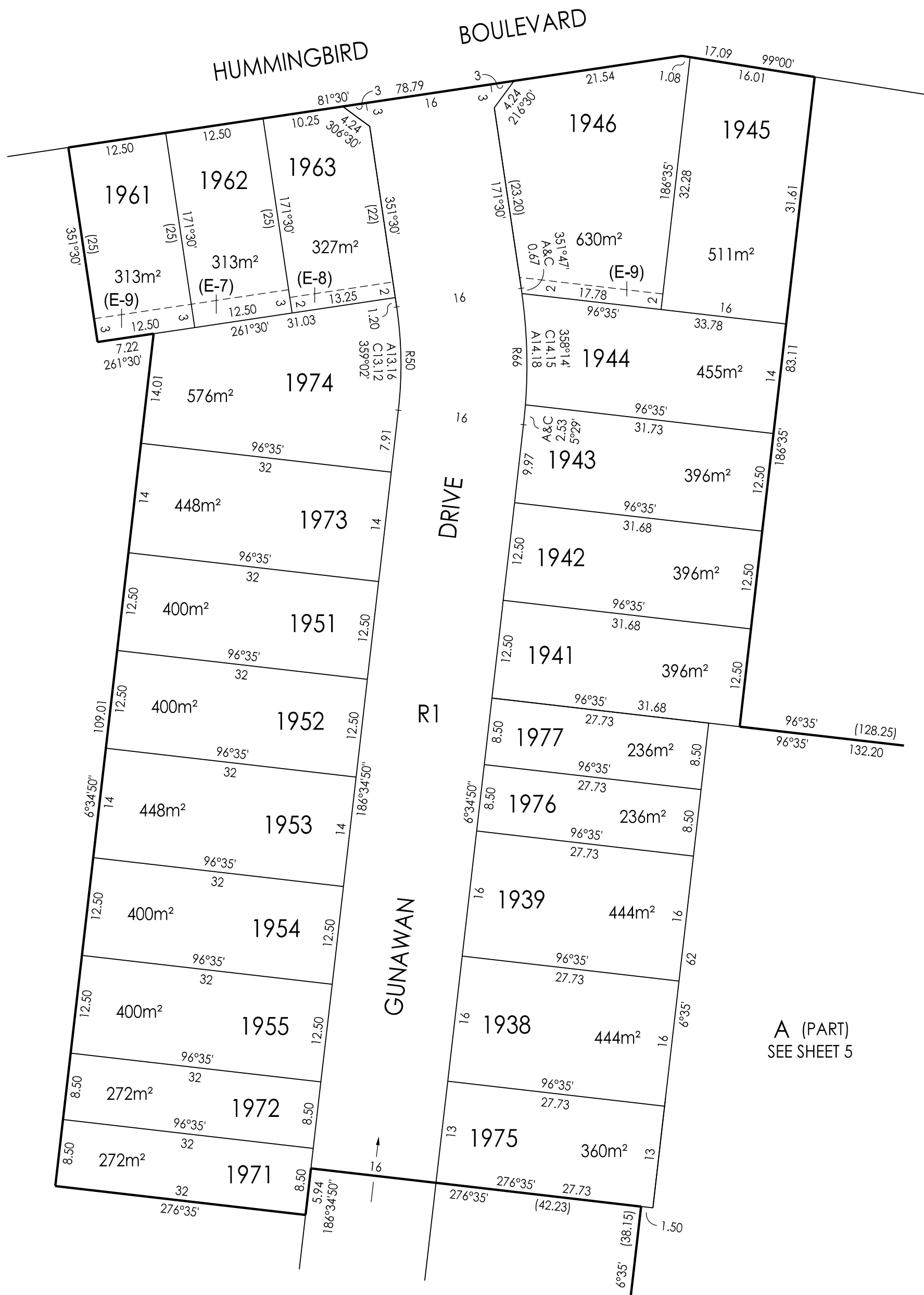
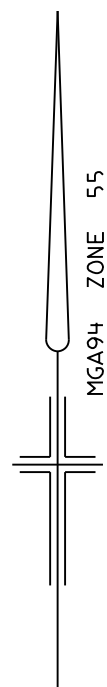
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SHEET 4

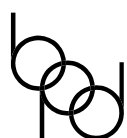
LICENSED SURVEYOR: DAMIAN SMALE



PLAN NUMBER
PS 831677C



A (PART)
SEE SHEET 5



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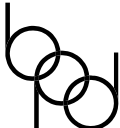
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REF: 8554/19B

VERSION: 3

LICENSED SURVEYOR: DAMIAN SMALE

		PLAN OF SUBDIVISION		PLAN NUMBER PS 831677C		
<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:						
Land to benefit: Lots 1938, 1939, 1941 to 1946 (both inclusive), 1951 to 1955 (both inclusive), 1961 to 1963 (both inclusive), and 1971 to 1977 (both inclusive).						
Land to be burdened: Lots 1938, 1939, 1941 to 1946 (both inclusive), 1951 to 1955 (both inclusive), 1961 to 1963 (both inclusive), and 1971 to 1977 (both inclusive).						
Description of Restriction:						
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;						
a) Any dwelling or structure other than a building unless approved by Urbtech PTY LTD as being in accordance with the “Riverdale Village Design Guidelines”						
b) Anything other than in accordance with MCP No. AA6568						
c) 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						
d) 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.						
For the purposes of this restriction the following applies;						
Type A – Nil						
Type B – Lots 1971, 1972, 1976 and 1977.						
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 7
		LICENSED SURVEYOR: DAMIAN SMALE			REF: 8554/19B	VERSION: 3