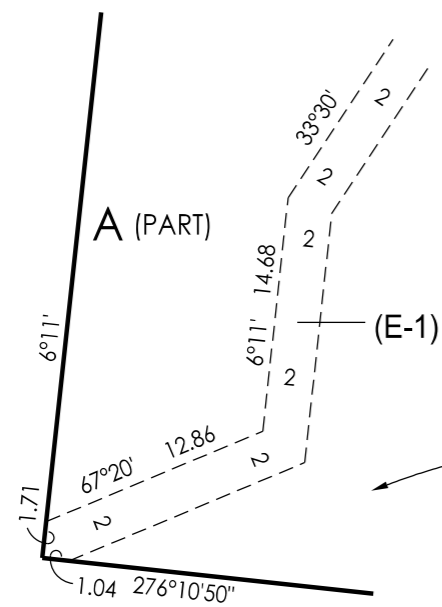
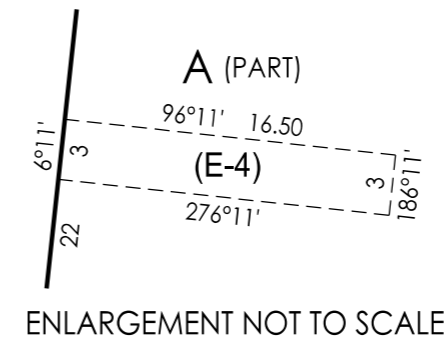
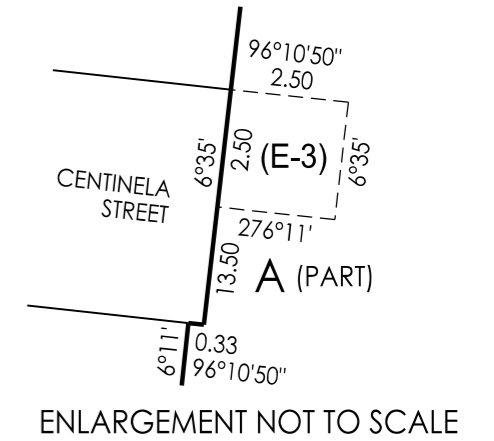
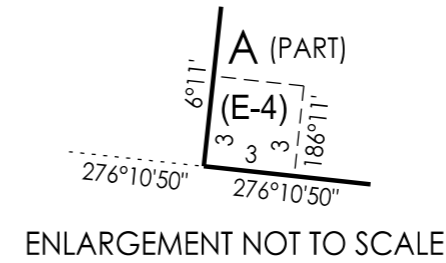
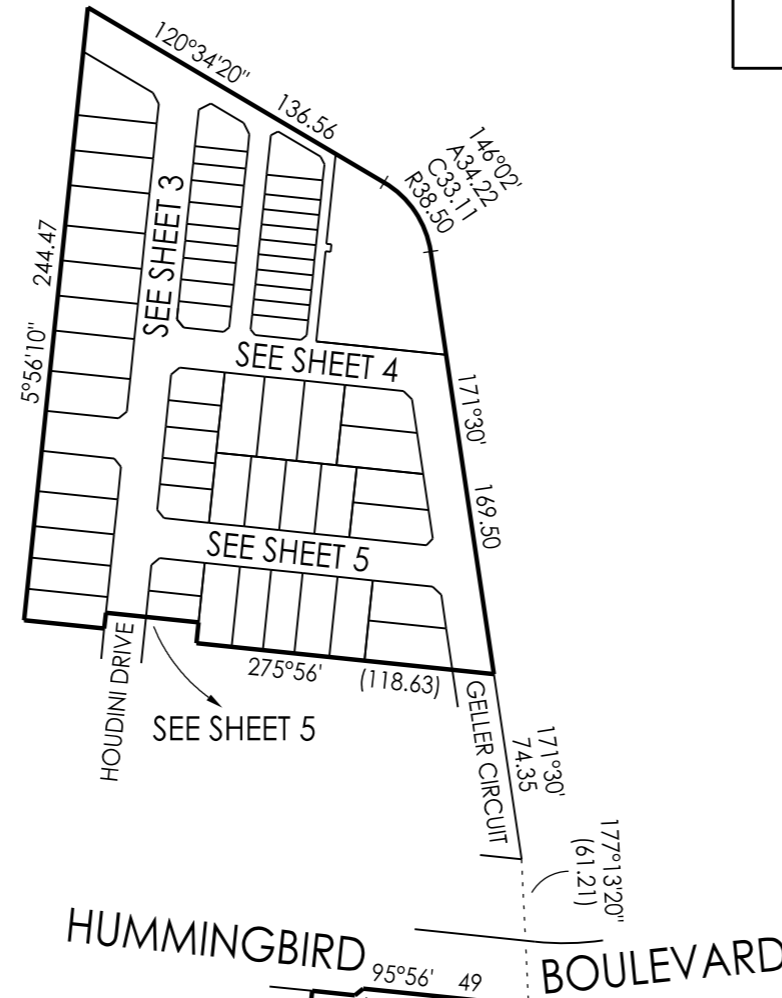
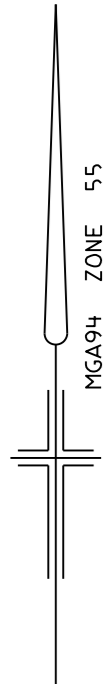


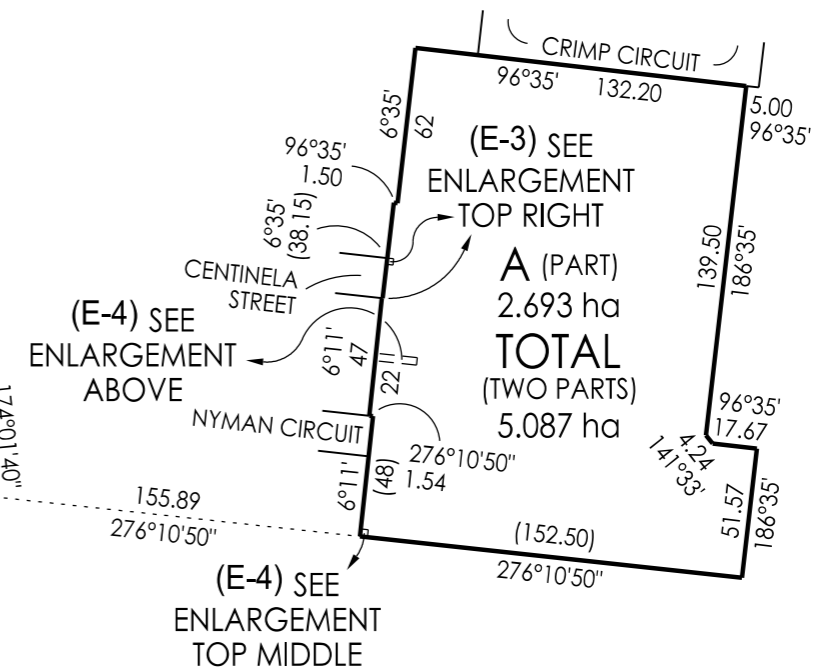
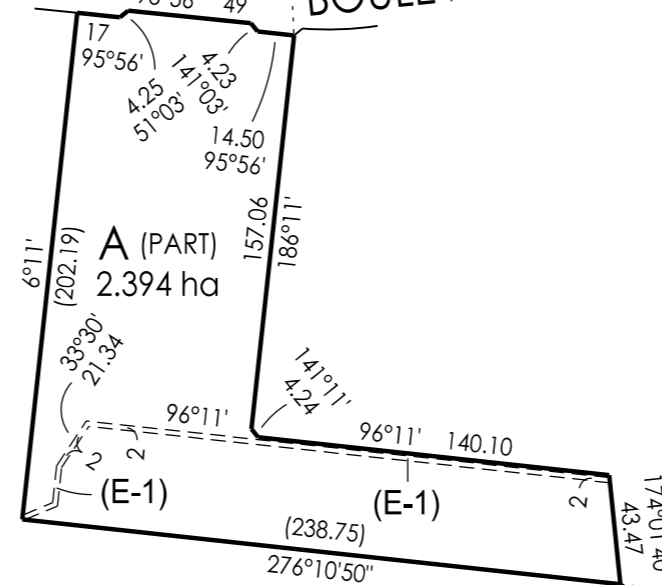
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 811266N	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831677C POSTAL ADDRESS: HOUDINI DRIVE (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 292 760 ZONE: 55 (of approx. centre of plan) N: 5 810 140 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 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.136 ha FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS746842N WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 2139 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
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. WYP9457/16				
ESTATE: RIVERDALE 21		AREA: 3.117 ha	No. OF LOTS: 60	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)	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)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-7)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-7)	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: 8554/21 VERSION: 9 LICENSED SURVEYOR: DAMIAN SMALE	ORIGINAL SHEET SIZE A3 SHEET 1 OF 6 SHEETS	
CHECKED AT	DATE: 23/02/21			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811266N



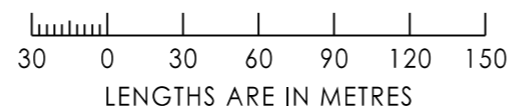
HUMMINGBIRD BOULEVARD



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

1:3000



REF: 8554/21

VERSION: 9

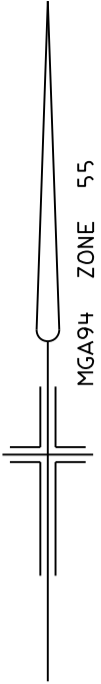
ORIGINAL SHEET SIZE A3

SHEET 2

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811266N

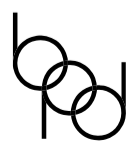


SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5



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



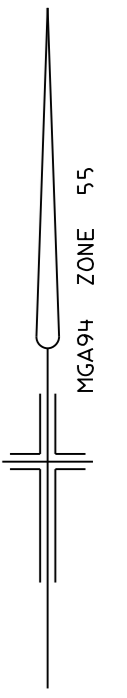
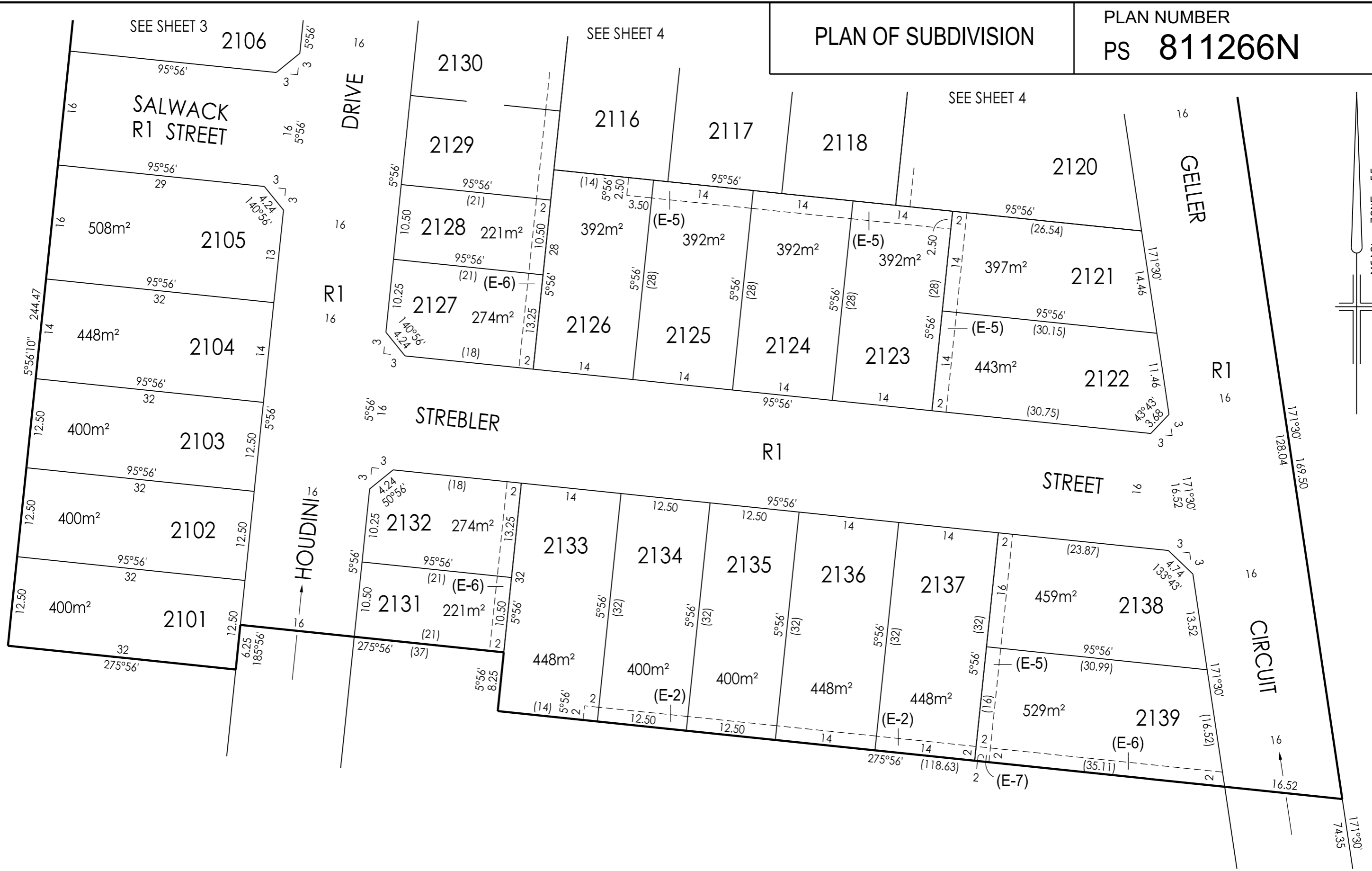
ORIGINAL SHEET SIZE A3
REF: 8554/21

SHEET 3
VERSION: 9

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811266N



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



REF: 8554/21 VERSION: 9
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3

SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

RESTRICTION 1

Land to benefit: Lots 2101 to 2160 (both inclusive).

Land to be burdened: Lots 2101 to 2139 (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. AA6687
 - 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 – Lot 2115 and Lots 2127 to 2132 (both inclusive).

Restriction 1 will cease to affect any of the burdened lots seven years after registration of this plan.

RESTRICTION 2

Land to benefit: Lots 2101 to 2160 (both inclusive).

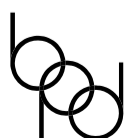
Land to be burdened: Lots 2140 to 2160 (both inclusive).

Description of Restriction:

- 2) 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) Anything other than in accordance with MCP No. AA7123
 - 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
 - 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.
- For the purposes of this restriction the following applies;
- Type A – Nil
 - Type B – Lots 2140 to 2160 (both inclusive).

Restriction 2a) will cease to affect any of the burdened lots one year after all the burdened lots are issued with an Occupancy Certificate under the Building Act 1993 or any instrument replacing it.

Restriction 2b) and 2c) will cease to affect any of the burdened lots seven years after registration of this plan.



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

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 8554/21

VERSION: 9

LICENSED SURVEYOR: DAMIAN SMALE