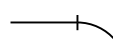
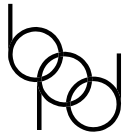
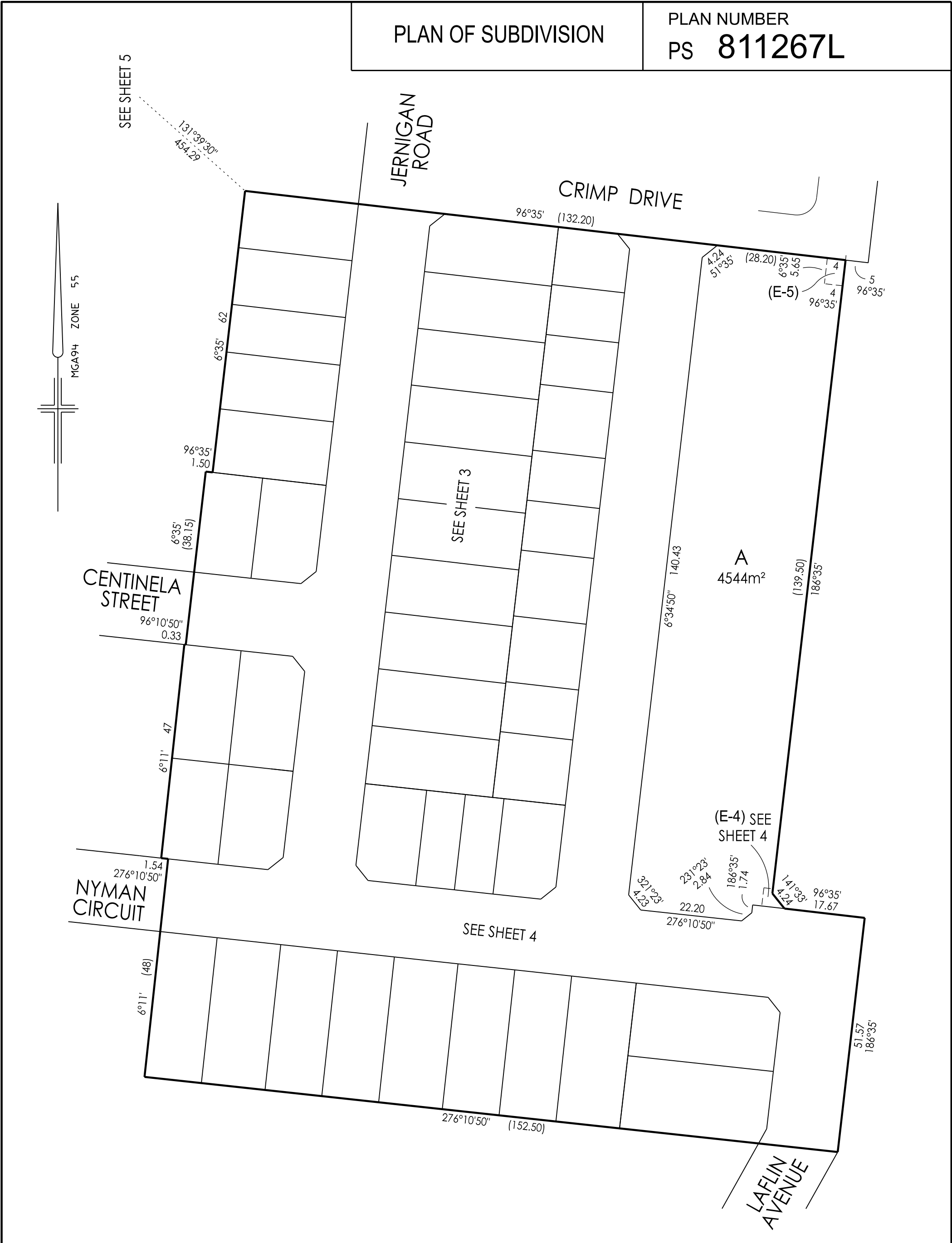


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 811267L	
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL		
PARISH:		TARNEIT				
TOWNSHIP:		-----				
SECTION:		15				
CROWN ALLOTMENT:		-----				
CROWN PORTION:		B (PART)				
TITLE REFERENCES:		VOL FOL VOL FOL				
LAST PLAN REFERENCE:		LOT A ON PS825830G LOT B ON PS811266N				
POSTAL ADDRESS: (at time of subdivision)		NYMAN CIRCUIT TARNEIT 3029				
MGA 94 CO-ORDINATES: (of approx. centre of plan)		E: 293240      ZONE: 55 N: 5809740     DATUM: GDA94				
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 8215m²  FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS825830G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS825830G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 2236  GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1		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. WYP9457/16						
ESTATE: RIVERDALE 22		AREA: 2.522 ha		No. OF LOTS: 45		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		
(E-1)	DRAINAGE	SEE PLAN	PS811235A	WYNDHAM CITY COUNCIL		
(E-1)	SEWERAGE	SEE PLAN	PS811235A	CITY WEST WATER CORPORATION		
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-5)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
(E-5)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	GREATER WESTERN 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: 8554/22		VERSION: 11		ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: DAMIAN SMALE				
		CHECKED AT		DATE: 13/01/2022		SHEET 1 OF 6 SHEETS





Breese Pitt Dixon Pty Ltd

1/19 Cato Street

Hawthorn East Vic 3123

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SCALE

1:750



10 0 10 20 30 40

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

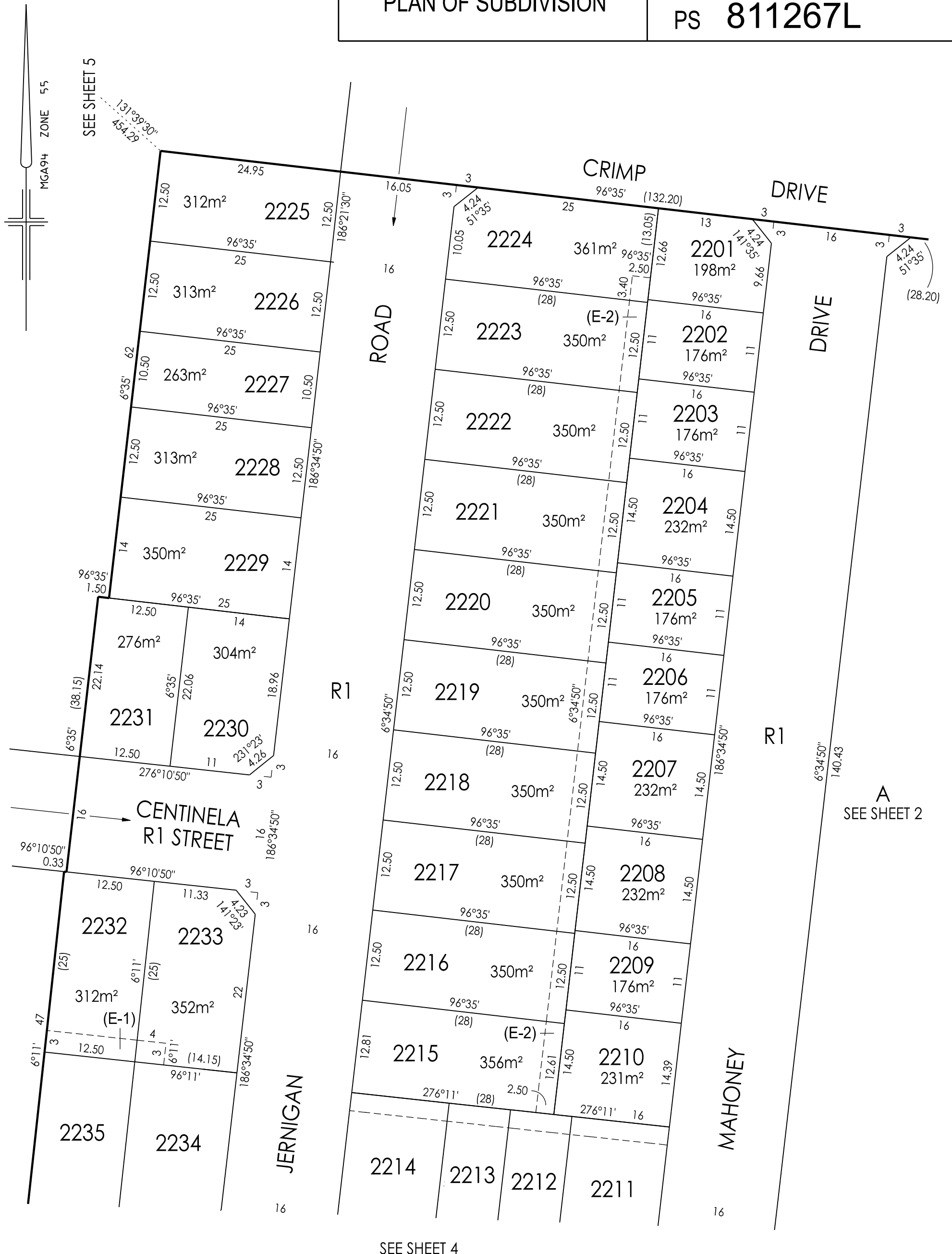
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SHEET 2

VERSION: 11

LICENSED SURVEYOR: DAMIAN SMALE

PLAN NUMBER  
PS 811267L

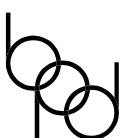


10 0 10 20

LENGTHS ARE IN METRES

VERSION: 11

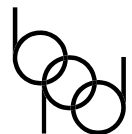
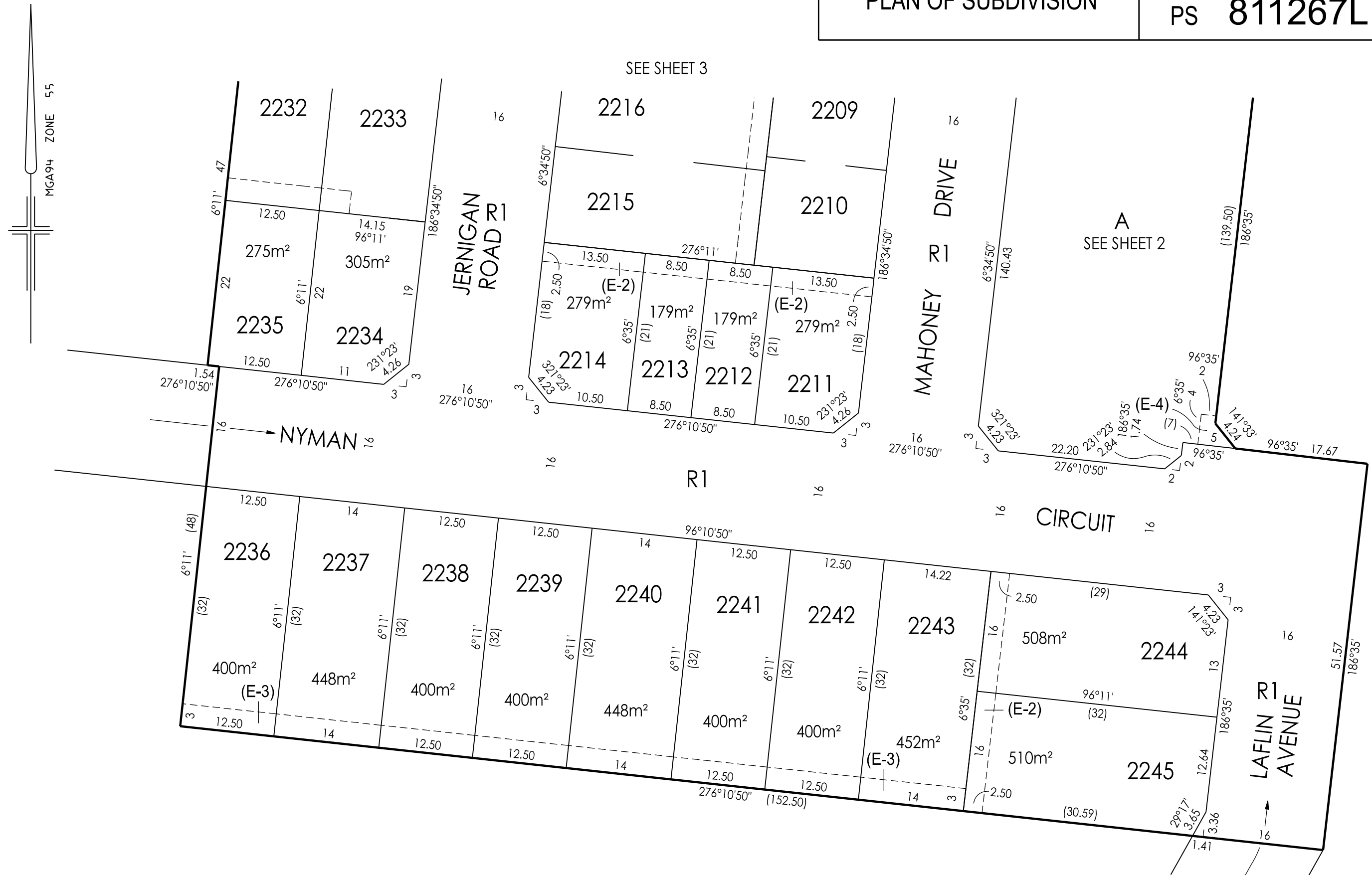
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# PLAN OF SUBDIVISION

PLAN NUMBER

PS 811267L



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Ph: 8823 2300 Fax: 8823 2310  
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SCALE

1:500



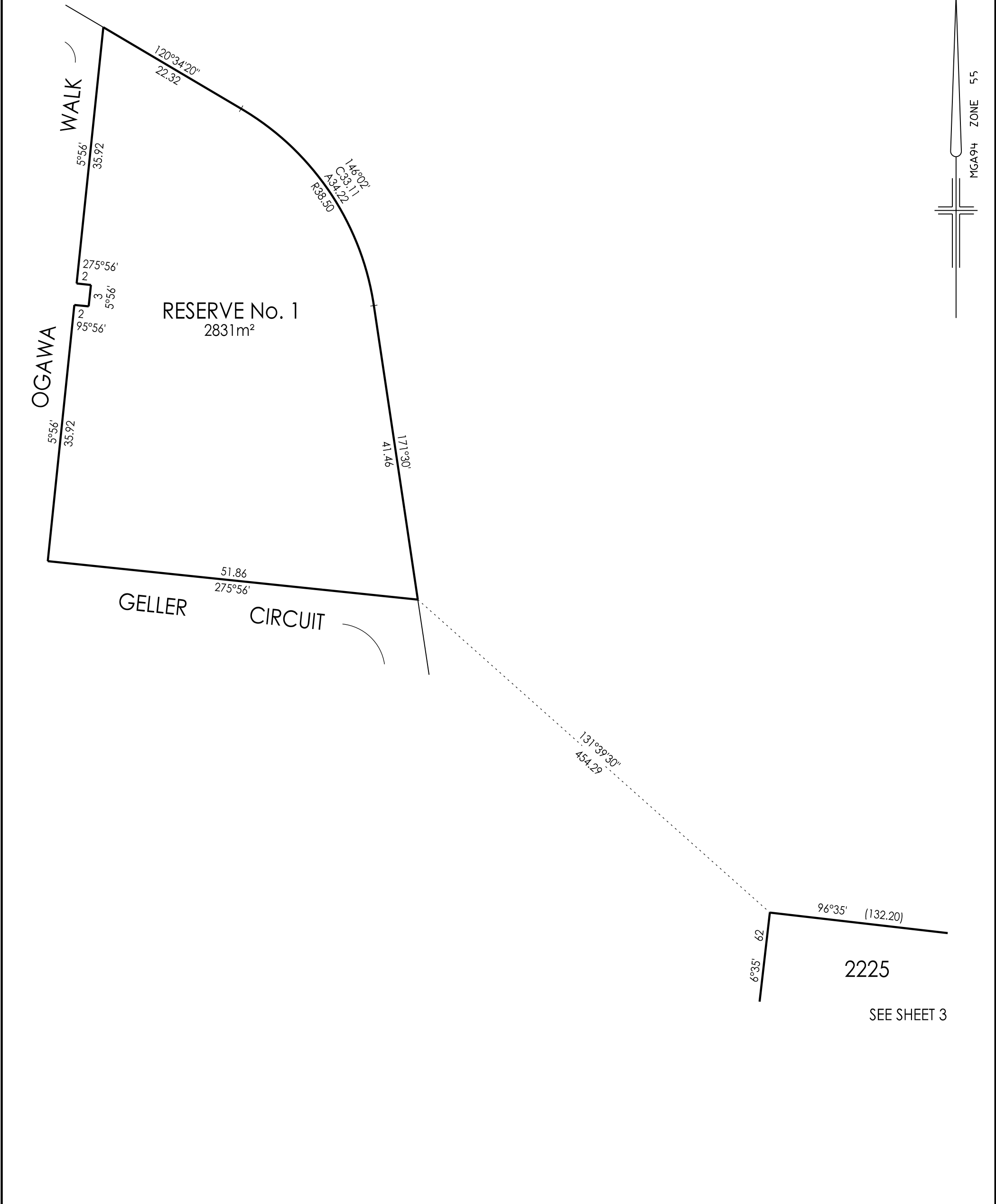
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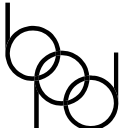
VERSION: 11

ORIGINAL  
SHEET SIZE A3

SHEET 4

LICENSED SURVEYOR: DAMIAN SMALE



	PLAN OF SUBDIVISION	PLAN NUMBER PS 811267L	
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div>			
Upon registration of the plan, the following restrictions are to be created.			
RESTRICTION 1			
For the purpose of this restriction:			
Land to benefit: Lots 2201 to 2245 (both inclusive).			
Land to be burdened: Lots 2201 to 2245 (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) Any dwelling or structure other than a building unless approved by Urbtech PTY LTD as being in accordance with the “Riverdale Village Design Guidelines”</div> <div>b) Anything other than in accordance with MCP No. AA7985</div> <div>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</div> <div>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.</div>			
For the purposes of this restriction the following applies;			
Type A – Nil			
Type B – Lots 2201 to 2214 (both inclusive), 2227, 2231 and 2235.			
These restrictions will cease to affect any of the burdened lots seven years after registration of this plan.			
RESTRICTION 2			
For the purpose of this restriction:			
Land to benefit: Lots 2201 to 2245 (both inclusive).			
Land to be burdened: Lots 2204, 2207 and 2210.			
Description of Restriction:			
<div>2) The registered proprietor or proprietors for the time being of a burdened lot must not, without the permission of the Responsible Authority build or permit to be built any structure unless the said structure maintains a setback of at least 1m (one metre) from at least one side of the side boundaries of the Lot. For this restriction the side boundary is considered the boundary that connects the front boundary with the rear boundary and may contain one or more bends.</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
	LICENSED SURVEYOR: DAMIAN SMALE		REF: 8554/22