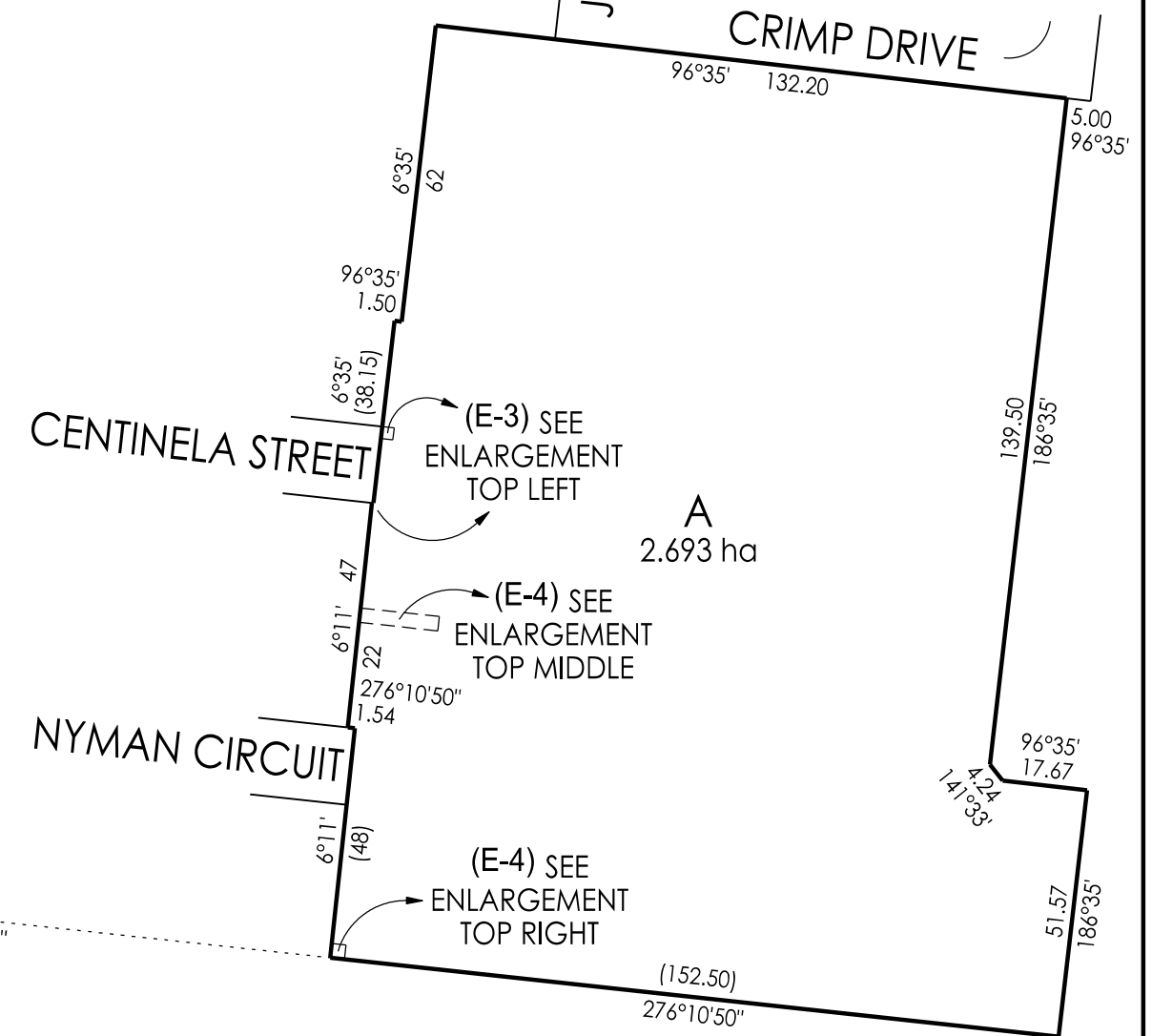
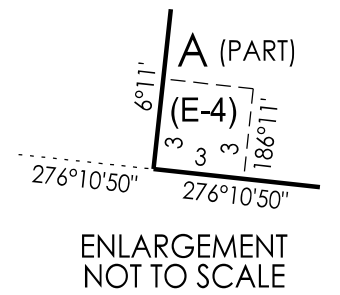
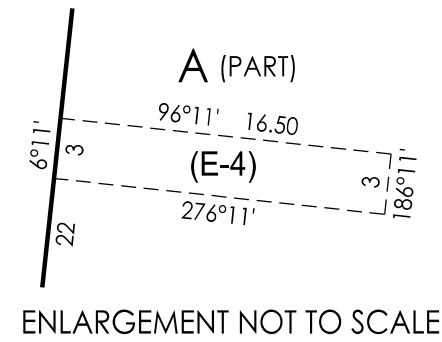
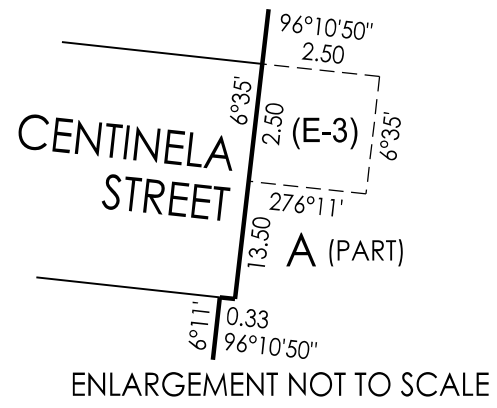
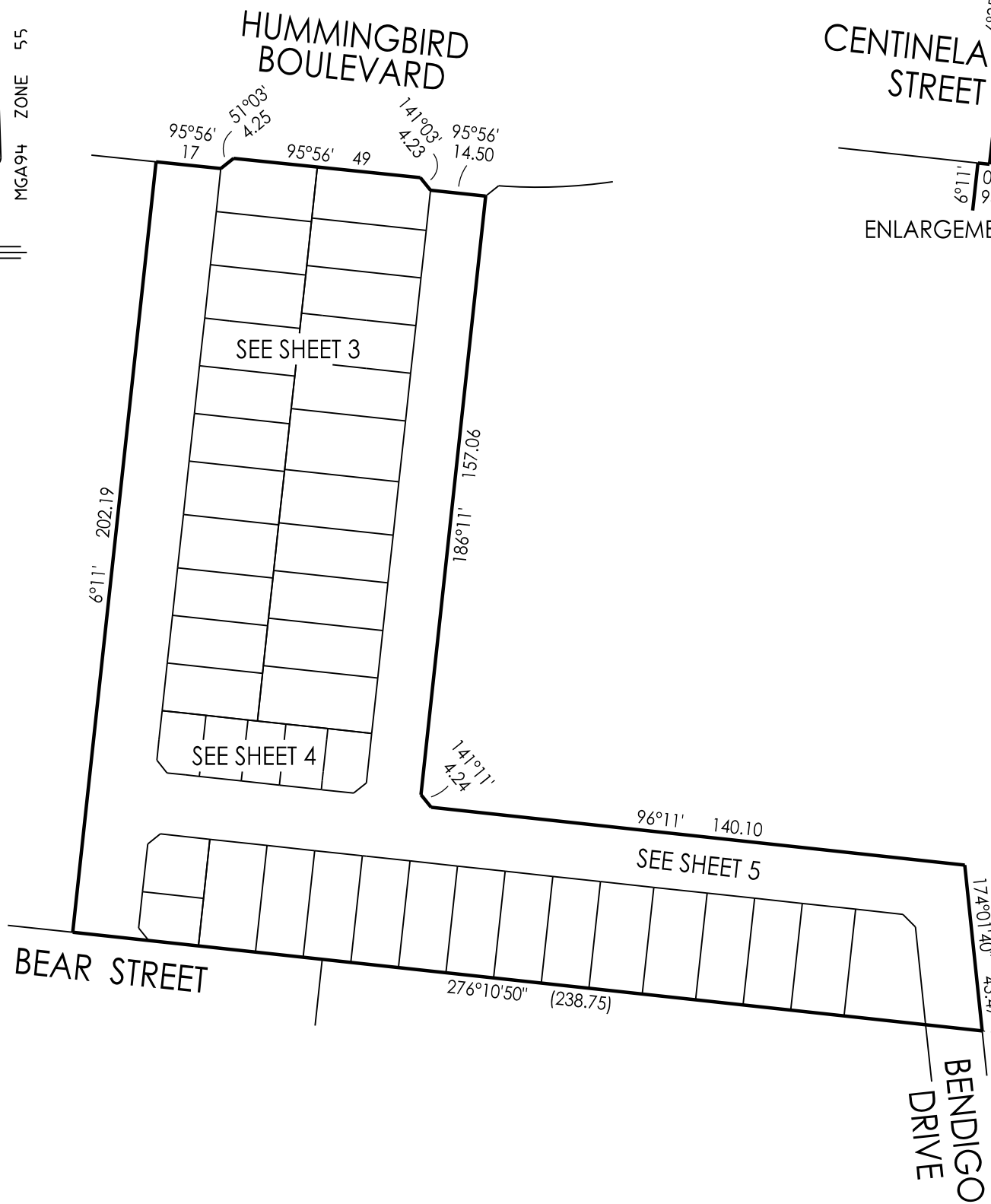
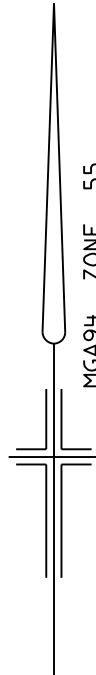



PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 825830G	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS811266N POSTAL ADDRESS: (at time of subdivision) HUMMINGBIRD BOULEVARD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292 810 ZONE: 55 N: 5 809 780 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 2300 (BOTH INCLUSIVE) AND EASEMENT (E-2) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9388m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-1) ON PS811266N WHICH LIES WITHIN THE LAND IN THIS PLAN 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 23		AREA: 2.394 ha	No. OF LOTS: 43	MELWAY: 234:F: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	THIS PLAN	WYNDHAM CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(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)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-6)	SEWERAGE	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: 8554/23 VERSION: 11 LICENSED SURVEYOR: DAMIAN SMALE	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED AT	DATE: 13/01/22			

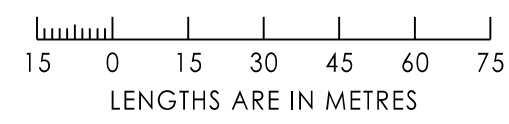
PLAN OF SUBDIVISION

PLAN NUMBER
PS 825830G



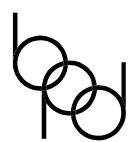
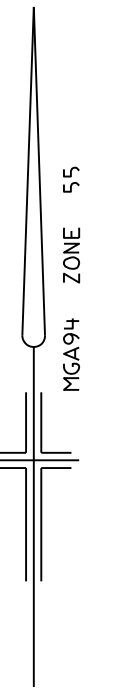
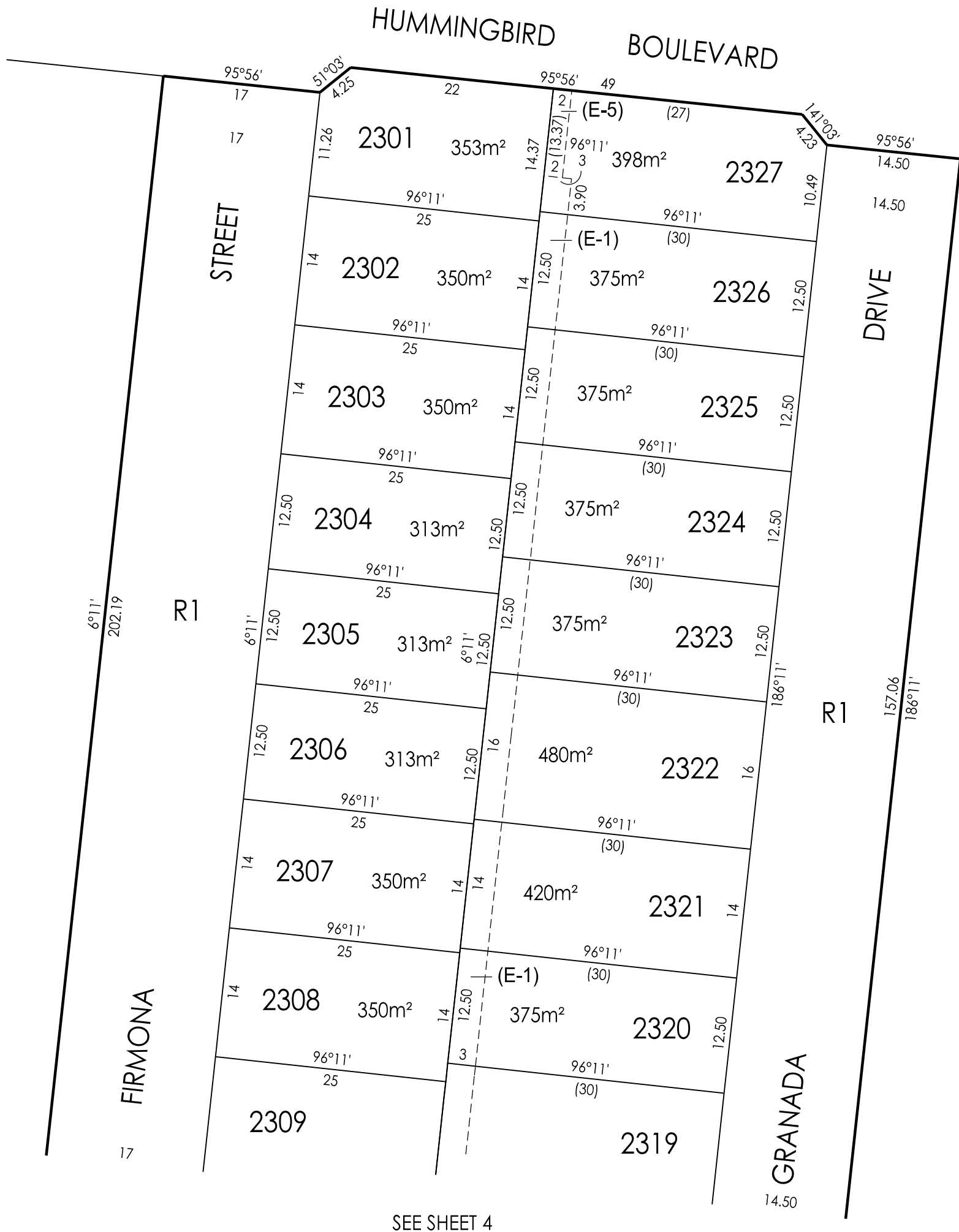
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SCALE
1:1500



REF: 8554/23 VERSION: 11
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3 SHEET 2



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SCALE
1:500



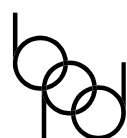
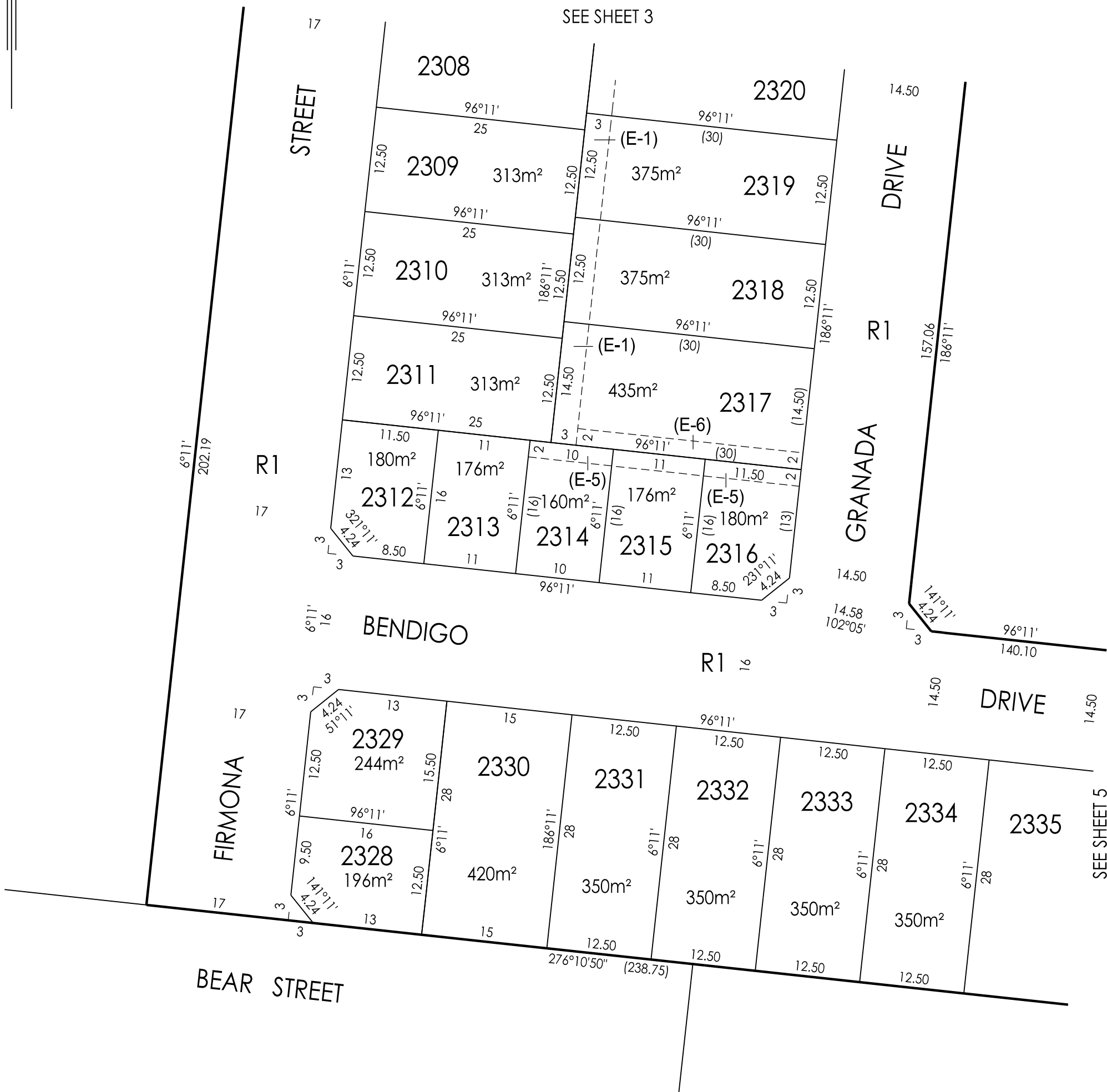
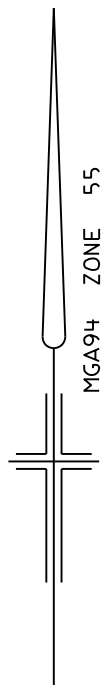
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REF: 8554/23

SHEET 3
VERSION: 11

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION

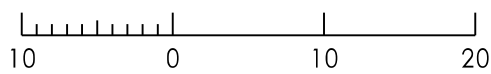
PLAN NUMBER
PS 825830G



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

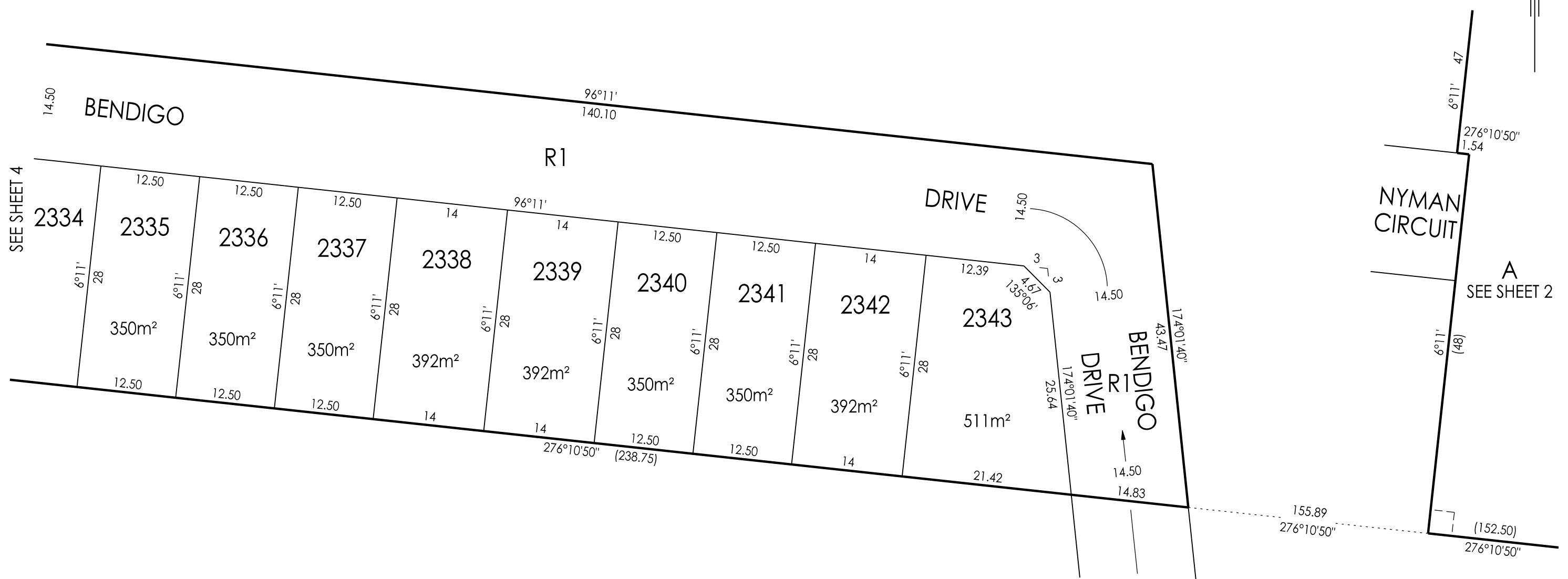
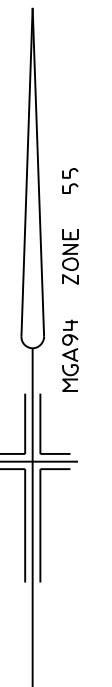
REF: 8554/23

VERSION: 11

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION

PLAN NUMBER
PS 825830G

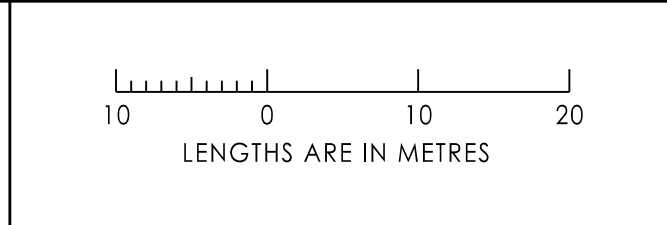


SEE SHEET 4

A
SEE SHEET 2

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SCALE
1:500



REF: 8554/23 VERSION: 11
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3

SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

For the purpose of this restriction:

Land to benefit: Lots 2301 to 2343 (both inclusive).

Land to be burdened: Lots 2301 to 2343 (both inclusive).

Description of Restriction:

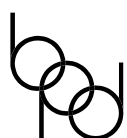
- 1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
 - a) Any dwelling or structure other than a building unless approved by Urbtech PTY LTD as being in accordance with the "Riverdale Village Design Guidelines"
 - b) Anything other than in accordance with MCP No. AA7450
 - 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 2312 to 2316 (both inclusive), 2328 and 2329.

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



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 8554/23

VERSION: 11

LICENSED SURVEYOR: DAMIAN SMALE