
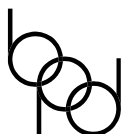
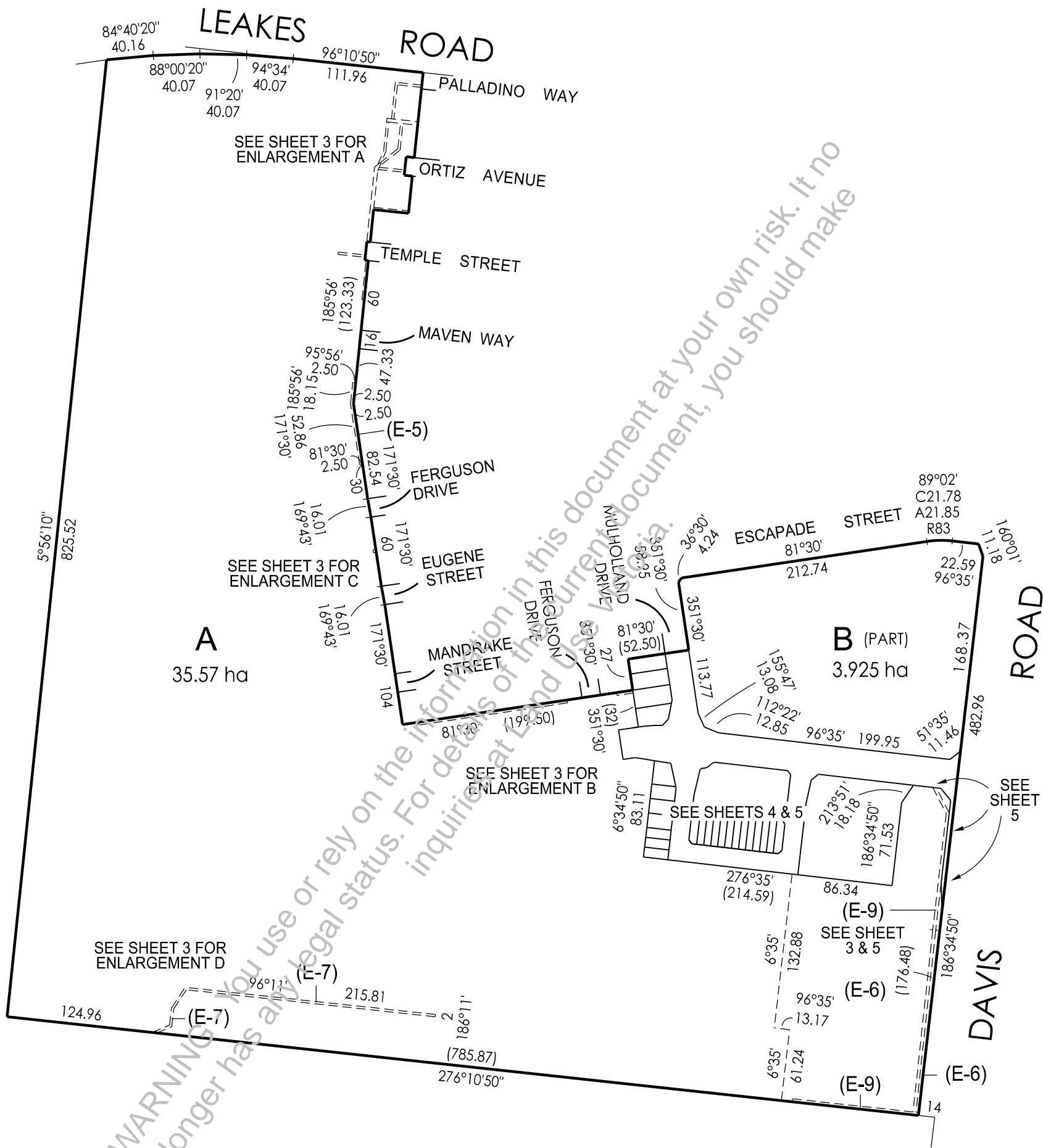
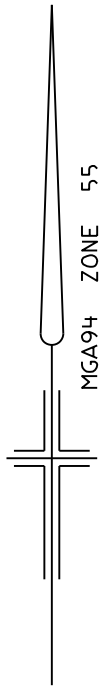
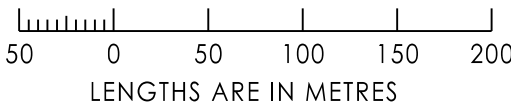


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 804312Y	
LOCATION OF LAND			Council Name: Wyndham City Council			
PARISH: TARNEIT			Council Reference Number: WYS4045/17 Planning Permit Reference: WYP6215/12 SPEAR Reference Number: S100370H			
TOWNSHIP: -----			Certification			
SECTION: 15			This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 04/03/2019			
CROWN ALLOTMENT: -----			Public Open Space			
CROWN PORTION: B (PART)			A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made			
TITLE REFERENCES: VOL. 11977 FOL. 234			Digitally signed by: Caitlin Anne Spratling for Wyndham City Council on 03/07/2019			
LAST PLAN REFERENCE: LOT A ON PS746842N			Statement of Compliance issued: 25/09/2019			
POSTAL ADDRESS: (at time of subdivision) LEAKES ROAD TARNEIT 3029						
MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 293 200 ZONE: 55 N: 5 809 960 DATUM: GDA94						
VESTING OF ROADS OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R1 RESERVE No.1		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL		TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.		
NOTATIONS			FURTHER PURPOSE OF PLAN: TO REMOVE THE PART OF (E-6) SHOWN ON PS746842N WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT B AND ROAD R1.			
DEPTH LIMITATION DOES NOT APPLY			GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988			
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.			TOTAL ROAD AREA: 1.424 ha			
ESTATE: RIVERDALE VILLAGE 11			AREA: 2.297 ha		No. OF LOTS: 24	
			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)	SEWERAGE	SEE PLAN	PS746842N	CITY WEST WATER CORPORATION		
(E-2)	SEWERAGE	SEE PLAN	PS730388X	CITY WEST WATER CORPORATION		
(E-3)	DRAINAGE	SEE PLAN	PS730388X	WYNDHAM CITY COUNCIL		
(E-4)	DRAINAGE	SEE PLAN	PS730388X	WYNDHAM CITY COUNCIL		
(E-4)	SEWERAGE	SEE PLAN	PS730388X	CITY WEST WATER CORPORATION		
(E-5)	SEWERAGE	SEE PLAN	PS746767A	CITY WEST WATER CORPORATION		
(E-6)	DRAINAGE	SEE PLAN	PS738403M	WYNDHAM CITY COUNCIL		
(E-7)	DRAINAGE	SEE PLAN	PS746842N	WYNDHAM CITY COUNCIL		
(E-8)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION		
(E-8)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
(E-9)	DRAINAGE	SEE PLAN	PS738403M	WYNDHAM CITY COUNCIL		
(E-9)	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: 8554/11		VERSION: 12	ORIGINAL SHEET SIZE A3	
CHECKED LW		DATE: 04/04/19		SHEET 1 OF 7 SHEETS		
		Digitally signed by: Damian Smale, Licensed Surveyor, Surveyor's Plan Version (12), 04/04/2019, SPEAR Ref: S100370H		Land Use Victoria Plan Registered 01:55 PM 02/10/2019 Assistant Registrar of Titles		



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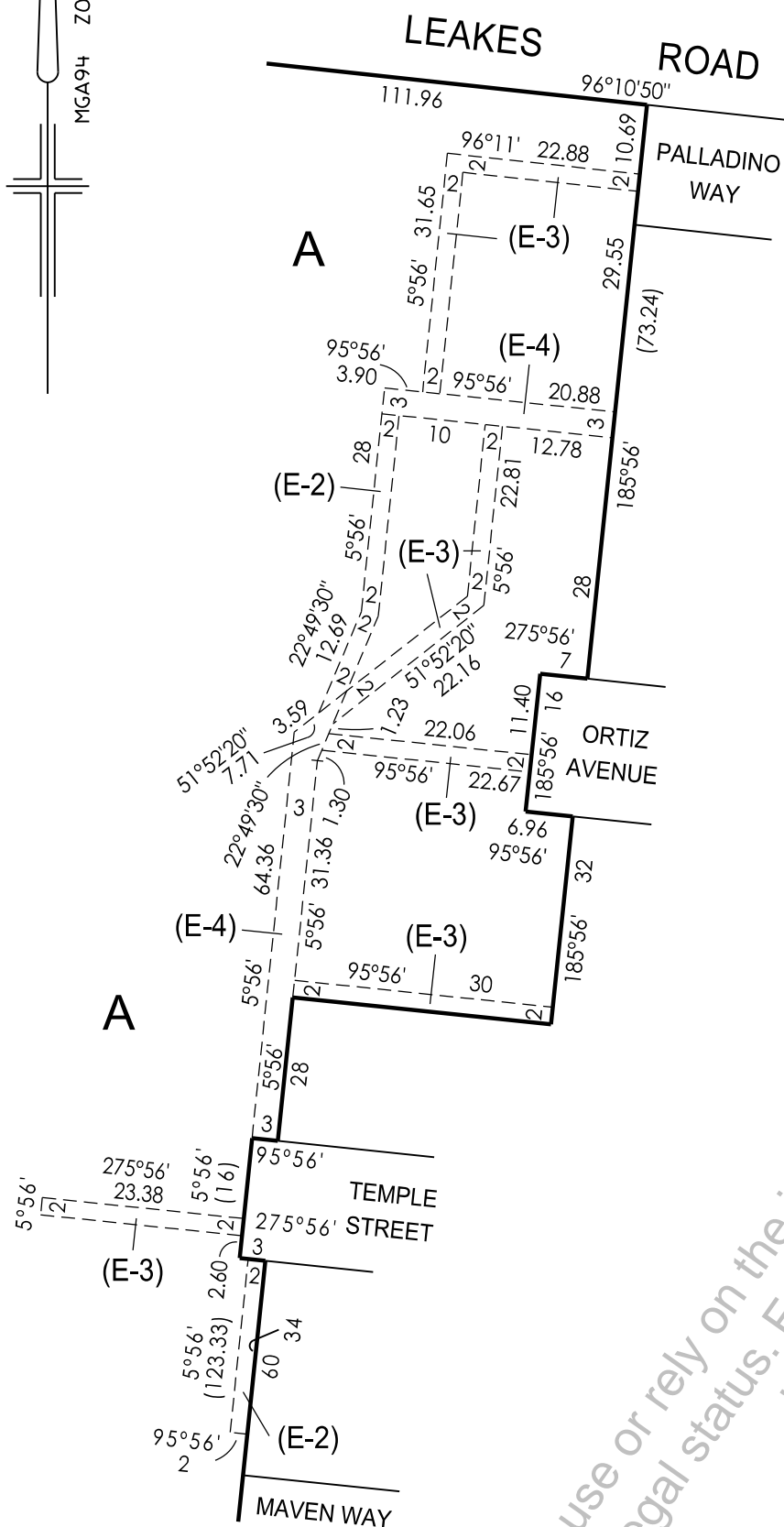
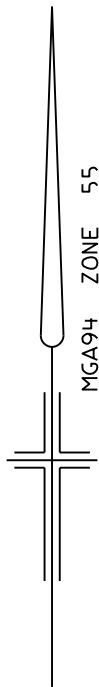
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04/04/2019, SPEAR Ref: S100370H

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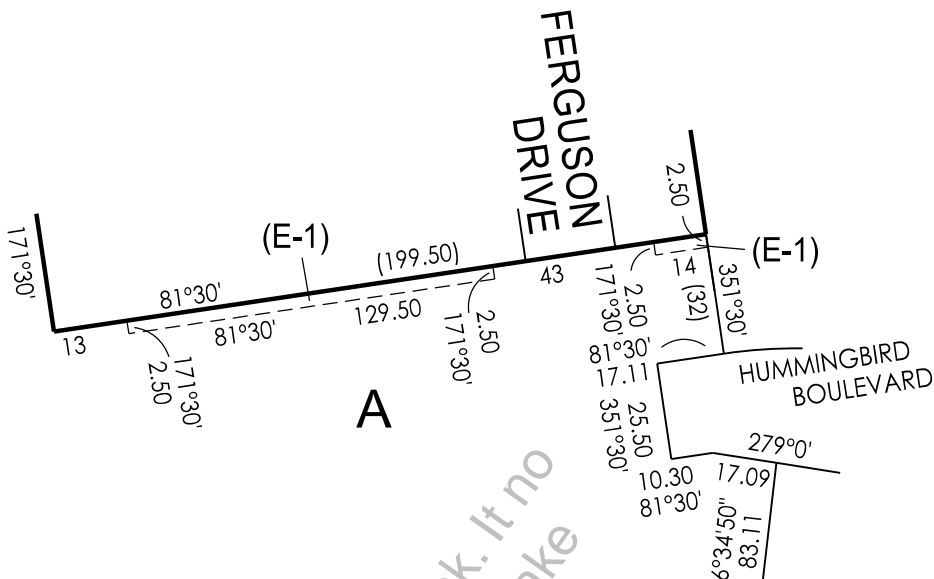
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SHEET 2

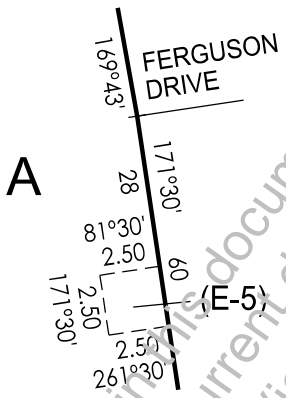
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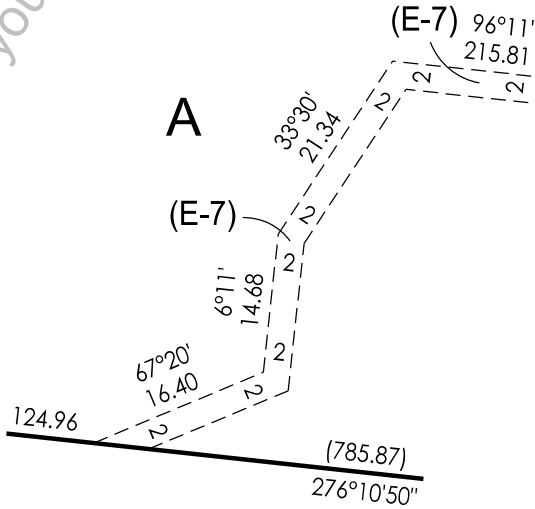
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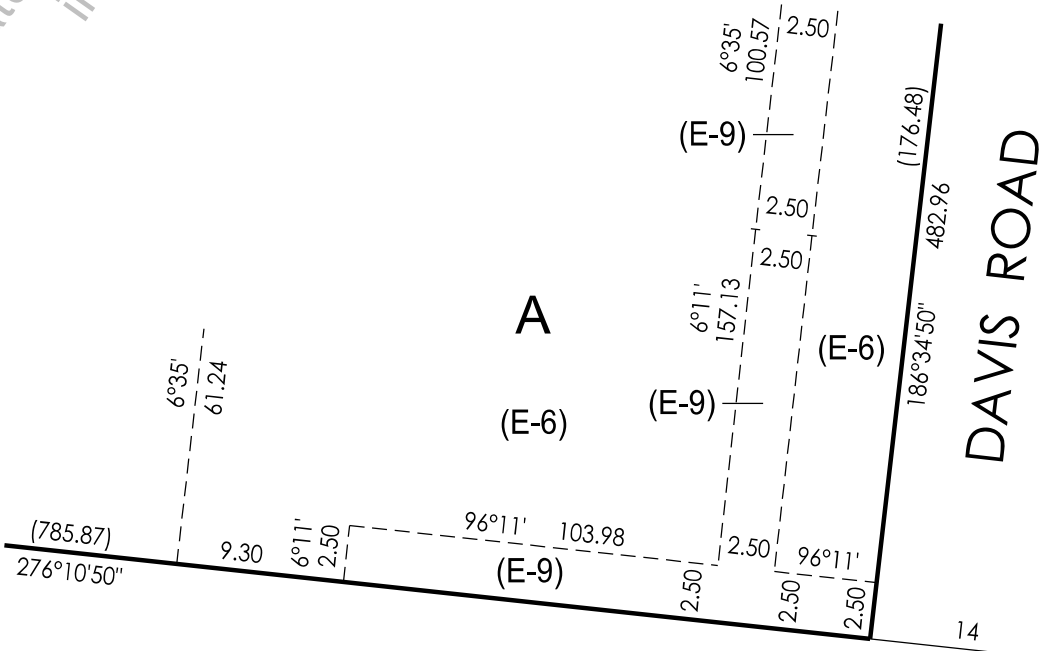
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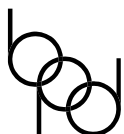
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ENLARGEMENT D  
NOT TO SCALE



ENLARGEMENT E  
NOT TO SCALE



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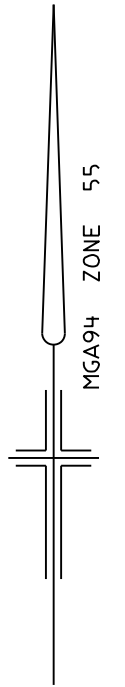
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SHEET 3

REF: 8554/11

VERSION: 12

PLAN NUMBER  
PS 804312Y



MGA94 ZONE 55

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SHEET 4

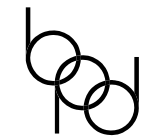
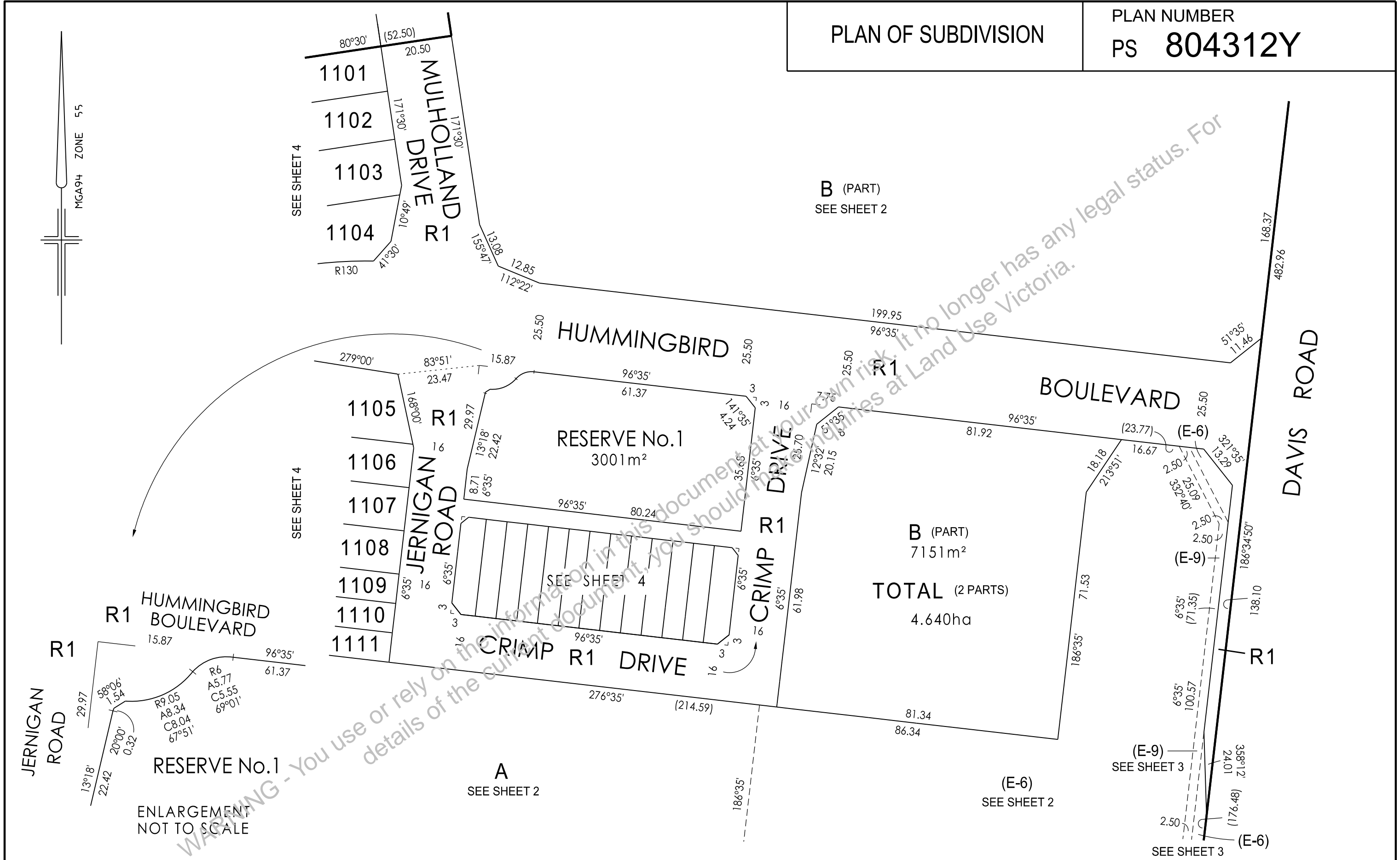
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PLAN OF SUBDIVISION

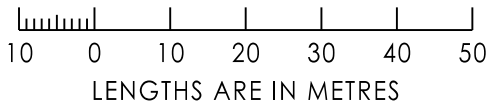
PLAN NUMBER  
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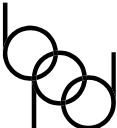
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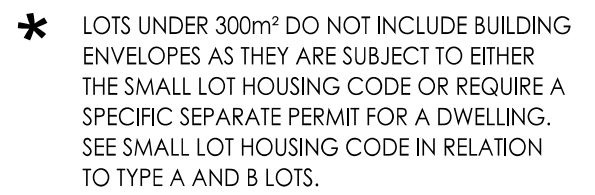
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SHEET 5

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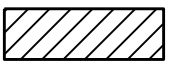
PLAN OF SUBDIVISION		PLAN NUMBER PS 804312Y	
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div>			
Upon registration of the plan, the following restriction is to be created.			
For the purpose of this restriction:			
<div><div>a) A dwelling means a building that contains self contained living accommodation 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 1101 to 1124 (both inclusive).	
Land to be burdened:		Lots 1101 to 1124 (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 sheet 7 of this plan, any dwelling outside the area shown "hatched" on sheet 7 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 300m<sup>2</sup> 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>a) Construct or allow to be constructed any building, or structure other than a building, that is not in accordance with the design guidelines endorsed by the Wyndham City Council under Town Plan Permit No. WYP 6215/12 as amended from time to time.</div></div> <div>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><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>			
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	<div>ORIGINAL SHEET SIZE A3</div> <div>SHEET 6</div>
		Digitally signed by: Damian Smale, Licensed Surveyor, Surveyor's Plan Version (12), 04/04/2019, SPEAR Ref: S100370H	Digitally signed by: Wyndham City Council, 03/07/2019, SPEAR Ref: S100370H

PLAN NUMBER  
PS 804312Y



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.

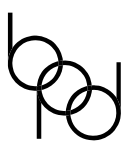
DWELLING ENVELOPE ZONE



RESERVE No.1

BONSALLO WALK

CRIMP DRIVE



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SHEET 7

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