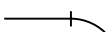
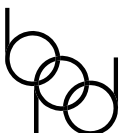
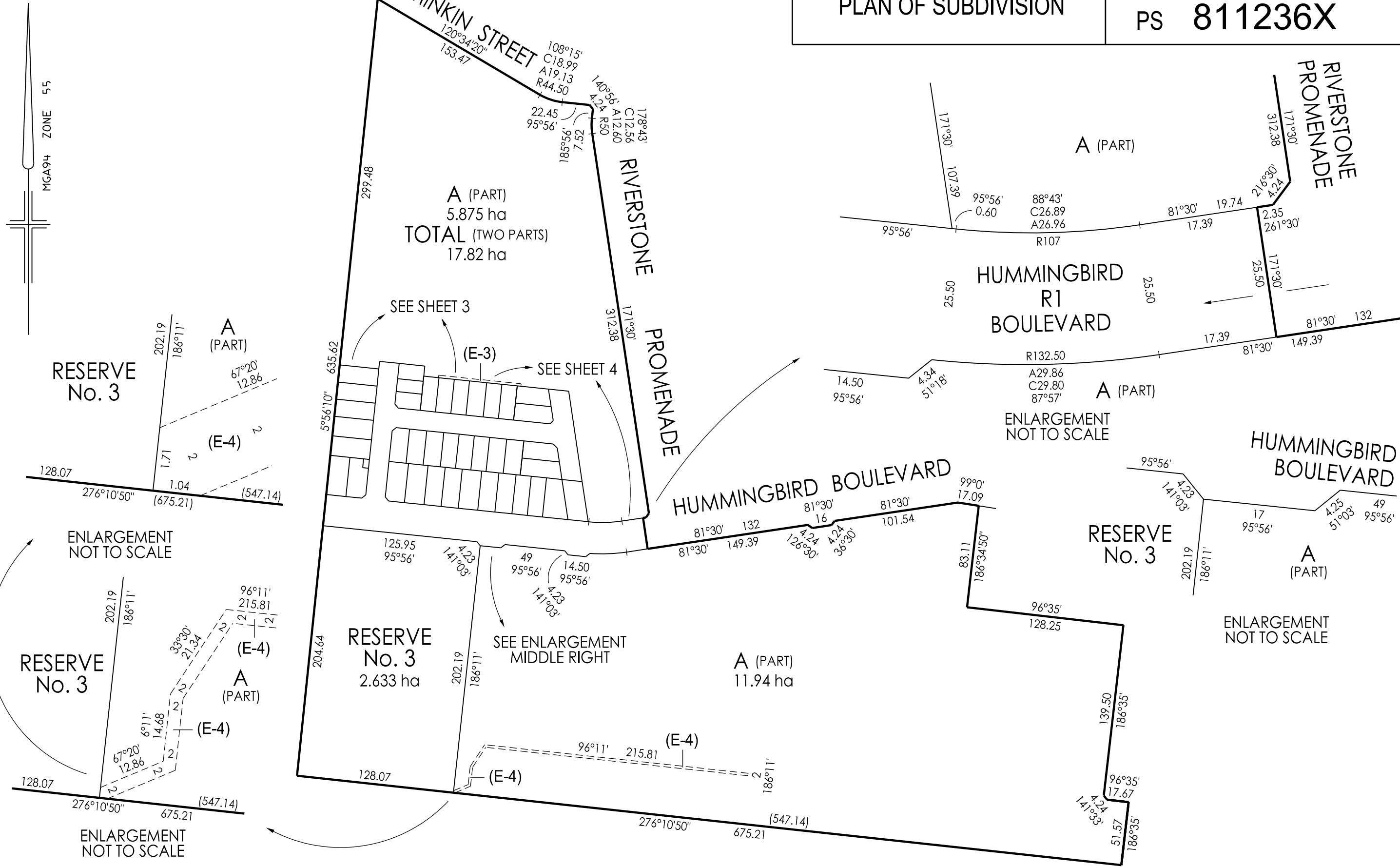


		PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 811236X	
<div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: -----</div> <div>SECTION: 15</div> <div>CROWN ALLOTMENT: -----</div> <div>CROWN PORTION: B (PART)</div> <div>TITLE REFERENCES: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS804359V</div> <div>POSTAL ADDRESS: (at time of subdivision) HUMMINGBIRD BOULEVARD TARNEIT 3029</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292 770      ZONE: 55 N: 5 809 970      DATUM: GDA94</div>				<div>COUNCIL NAME: WYNDHAM CITY COUNCIL</div>			
VESTING OF ROADS OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 2000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 1.194 ha</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-7) ON PS746842N WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 3.</div> <div>GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>			
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD WYNDHAM CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
<div>SURVEY: THIS PLAN IS BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. TARNEIT PM 134.</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA.</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP9457/16</div>							
ESTATE: RIVERDALE 20		AREA: 5.441 ha		No. OF LOTS: 38		MELWAY: 234:F:2	
EASEMENT INFORMATION							
<div>LEGEND:      A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)</div>							
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF			
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION			
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL			
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION			
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL			
(E-4)	DRAINAGE	SEE PLAN	PS746842N	WYNDHAM CITY COUNCIL			
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION			
(E-5)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION			
(E-6)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD			
<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>		REF: 8554/20		VERSION: 6		ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
CHECKED JC		DATE: 02/04/20		LICENSED SURVEYOR: DAMIAN SMALE			

PLAN OF SUBDIVISION

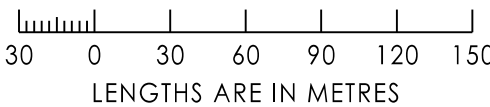
PLAN NUMBER  
PS 811236X



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SCALE

1:3000



REF: 8554/20

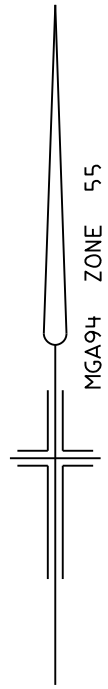
VERSION: 6

LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL  
SHEET SIZE A3

SHEET 2

PLAN NUMBER  
PS 811236X

[illegible]

SEE SHEET 4

R1

R1

CIRCUIT 16

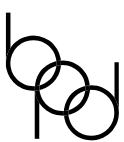
RESERVE No. 2

# HOUDINI

R1

BOULEVARD

RESERVE No. 3  
SEE SHEET 2



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SCALE  
1:500



ORIGINAL SHEET SIZE A3
REF: 8554/20

SHEET 3

VERSION: 6

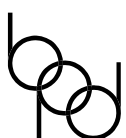
LICENSED SURVEYOR: DAMIAN SMALE

PLAN NUMBER  
PS 811236X

A (PART)  
SEE SHEET 2



SEE ENLARGEMENT I ON SHEET 2



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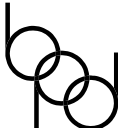
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LICENSED SURVEYOR: DAMIAN SMALE

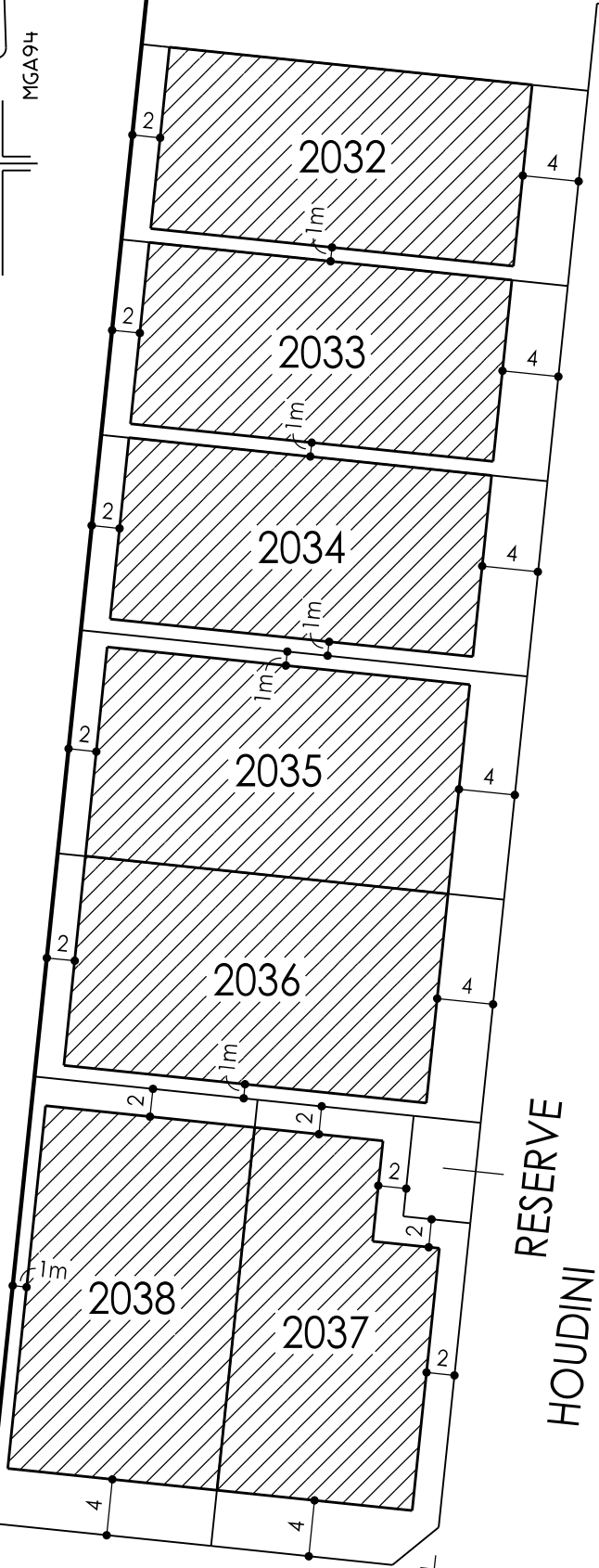
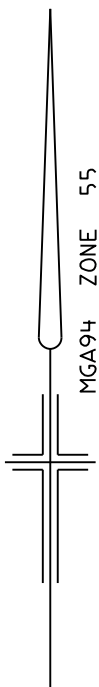
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VERSION: 6

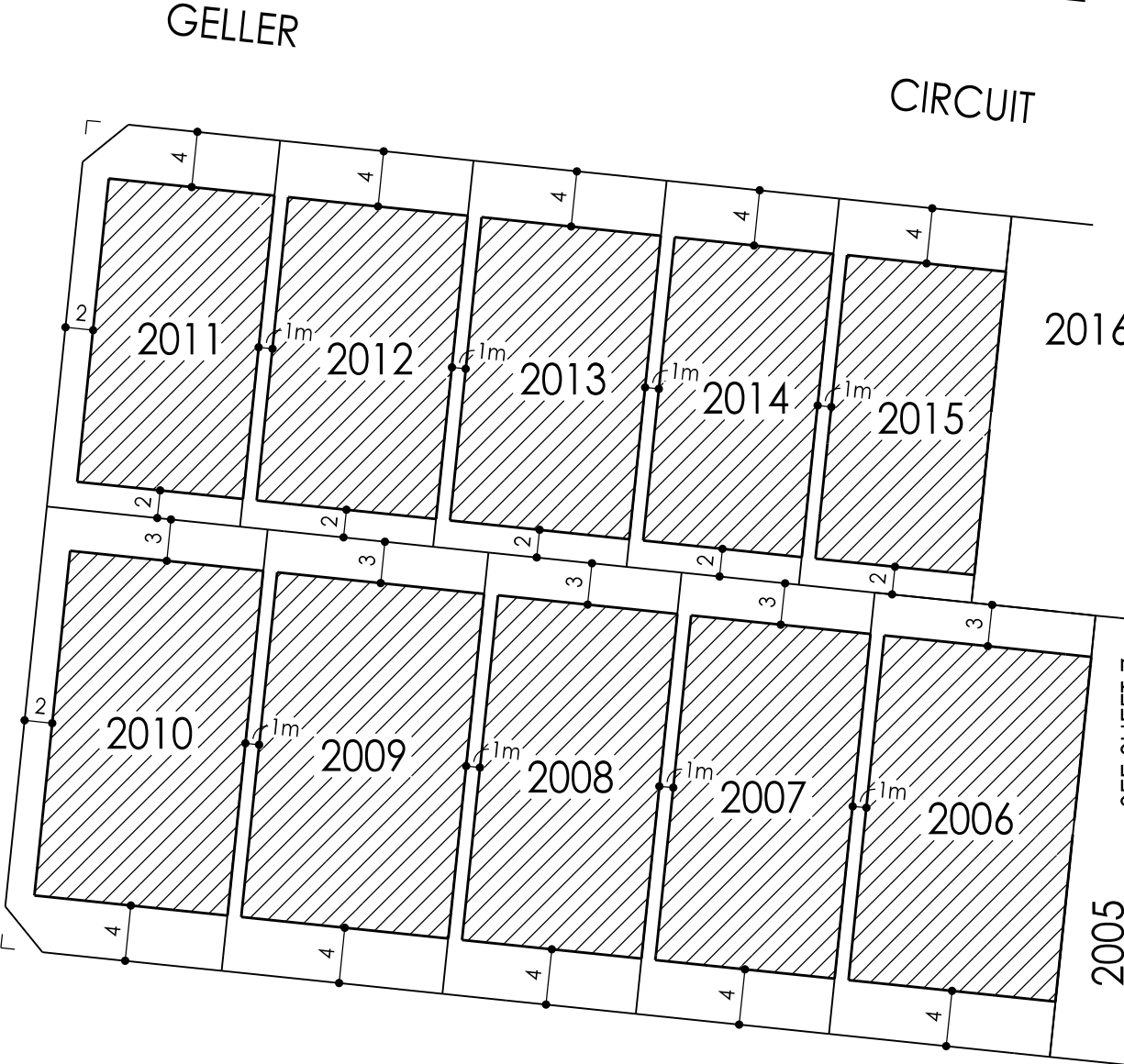
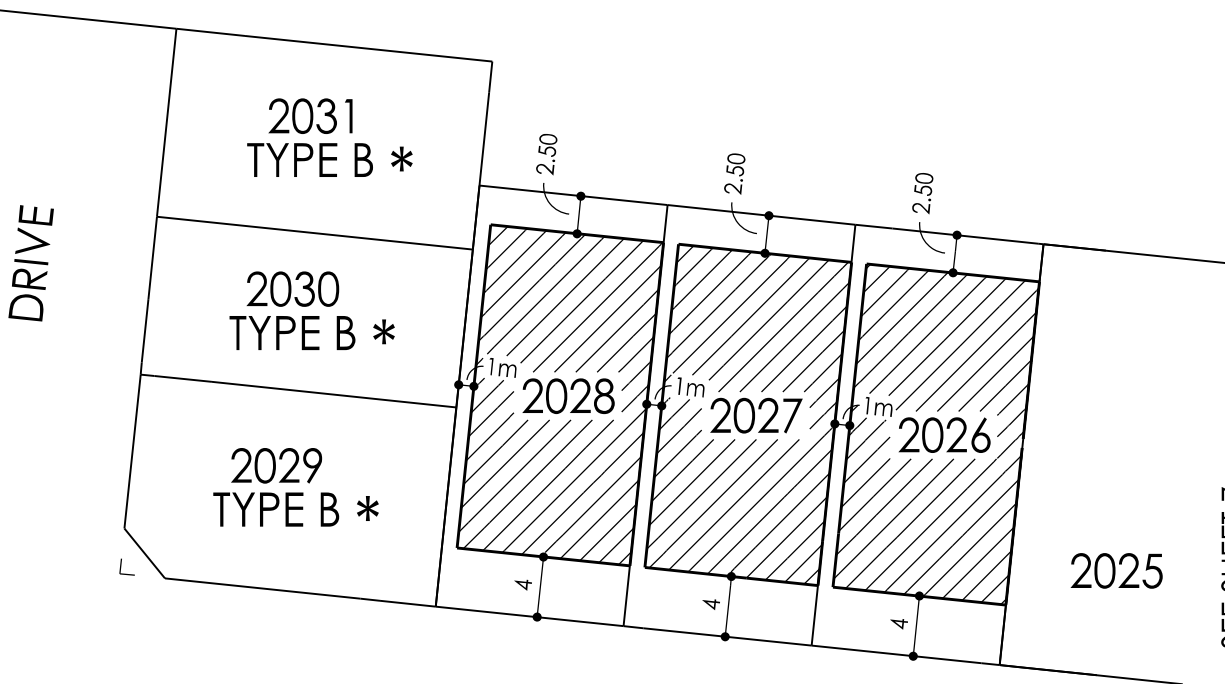
		PLAN OF SUBDIVISION		PLAN NUMBER PS 811236X	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>					
Upon registration of the plan, the following restriction is to be created.					
For the purpose of this restriction:					
<div><div>a) A dwelling means a building that contains 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 2001 to 2038 (both inclusive).					
Land to be burdened: Lots 2001 to 2038 (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 sheets 6 and 7 of this plan, any dwelling outside the area shown "hatched" on sheets 6 and 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><div>a) Construct or allow to be constructed any building, or structure other than a building, that is not in accordance with the Riverdale Village design guidelines as amended from time to time.</div></div></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><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		ORIGINAL SHEET SIZE A3	
		LICENSED SURVEYOR: DAMIAN SMALE		SHEET 5	
				REF: 8554/20	
				VERSION: 6	

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811236X



RESERVE  
HOUDINI



SEE SHEET 7

SEE SHEET 7

HUMMINGBIRD

BOULEVARD

\* LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

DWELLING ENVELOPE ZONE

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.



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1:500



ORIGINAL  
SHEET SIZE A3  
REF: 8554/20

SHEET 6

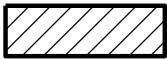
VERSION: 6

LICENSED SURVEYOR: DAMIAN SMALE



\* LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

DWELLING ENVELOPE ZONE



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