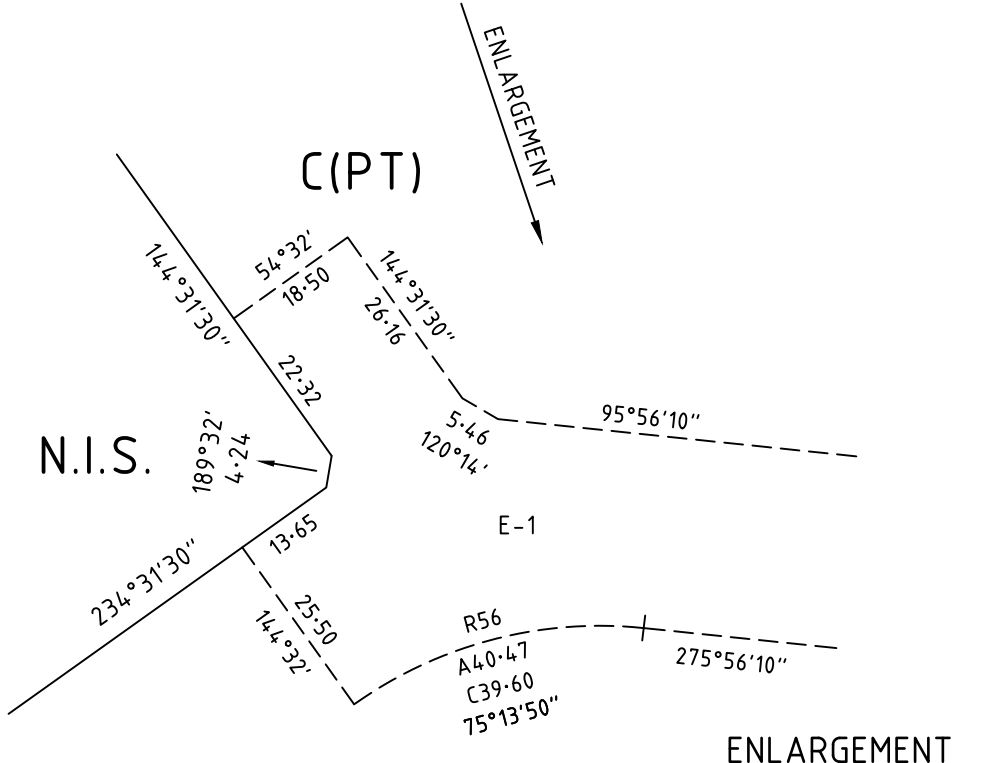
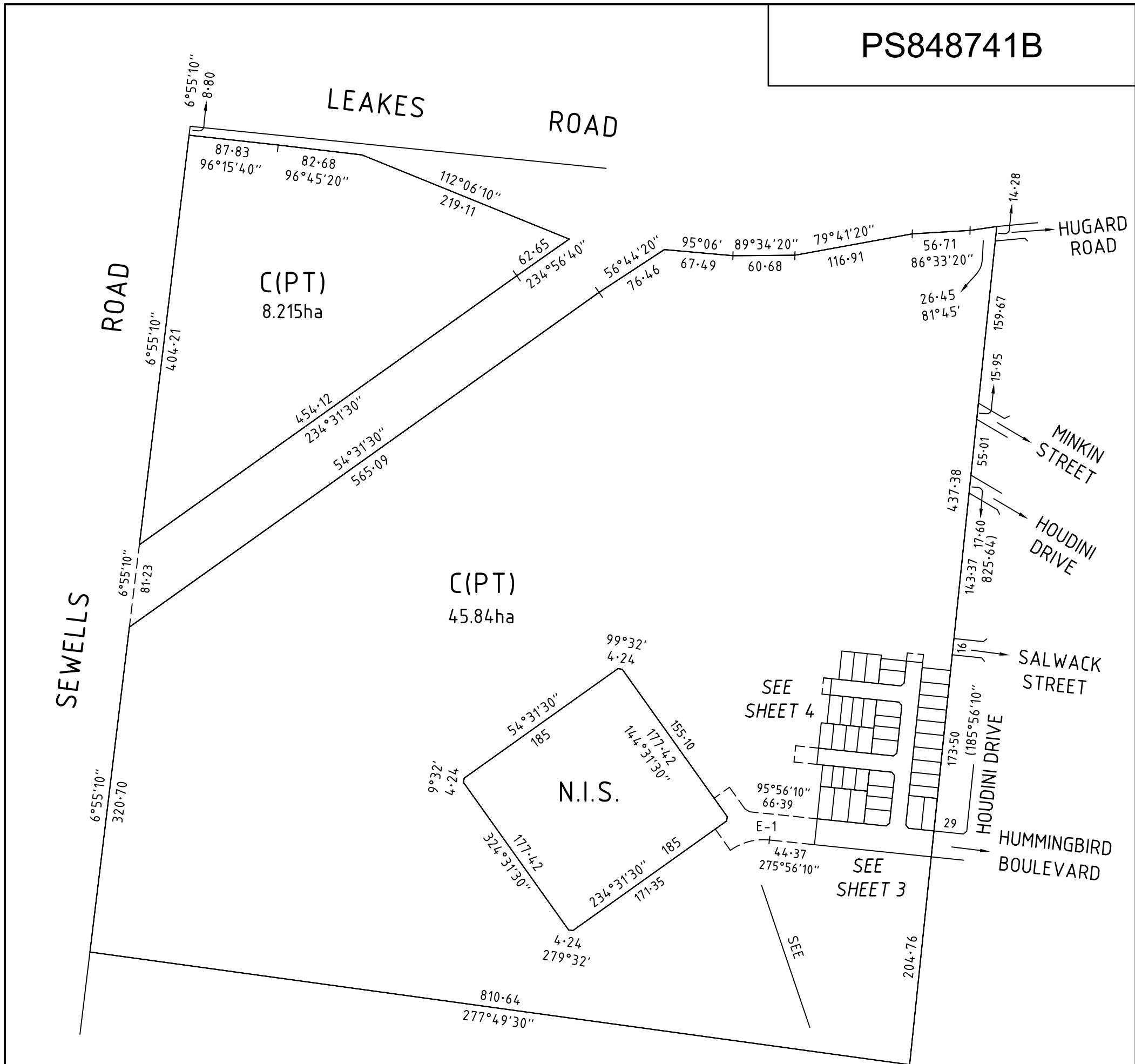


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS848741B</b>	
<b>LOCATION OF LAND</b>  <b>PARISH:</b> TARNEIT <b>TOWNSHIP:</b> — <b>SECTION:</b> 15 <b>CROWN ALLOTMENT:</b> A (PART)  <b>TITLE REFERENCE:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> PS848740D (LOT B) <b>POSTAL ADDRESS:</b> 1135 LEAKES ROAD (at time of subdivision) TARNEIT 3029  <b>MGA CO-ORDINATES:</b> E: 292 580 ZONE: 55 (of approx centre of land in plan) N: 5 810 020 GDA 2020		WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOT C COMPRISES TWO PARTS.  N.I.S. DENOTES NOT IN SUBDIVISION  LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-1 ON PS848740D AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>GROUND FOR REMOVAL OF EASEMENT:</b> PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004		
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION: DOES NOT APPLY				
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. WYP11430/19  <b>SURVEY:</b> This plan is based on survey. This survey has been connected to permanent marks No(s). 218, 761, 762, 1296, 1541, 1542, 1593 & 1594 in Proclaimed Survey Area No. —				
Estate: Phase No.: 1 No. of Lots: 40 + Lot C PHASE AREA: 2.171ha				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	SEE DIAG.	PS848740D	LOT A ON PS848740D
E-1, E-2, E-3	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-1, E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
 <b>Beveridge Williams</b> development & environment consultants  Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2001497/01 2001497-01-PS-V3.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 3, DATE: 22/07/2021		



LOT C COMPRISES TWO PARTS -TOTAL AREA 54.06ha

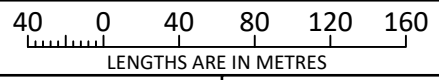
ENLARGEMENT

1:1000

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 development & environment consultants  
 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REF  
2001497/01

SCALE  
1 : 4000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 3, DATE: 22/07/2021

SEE SHEET 4

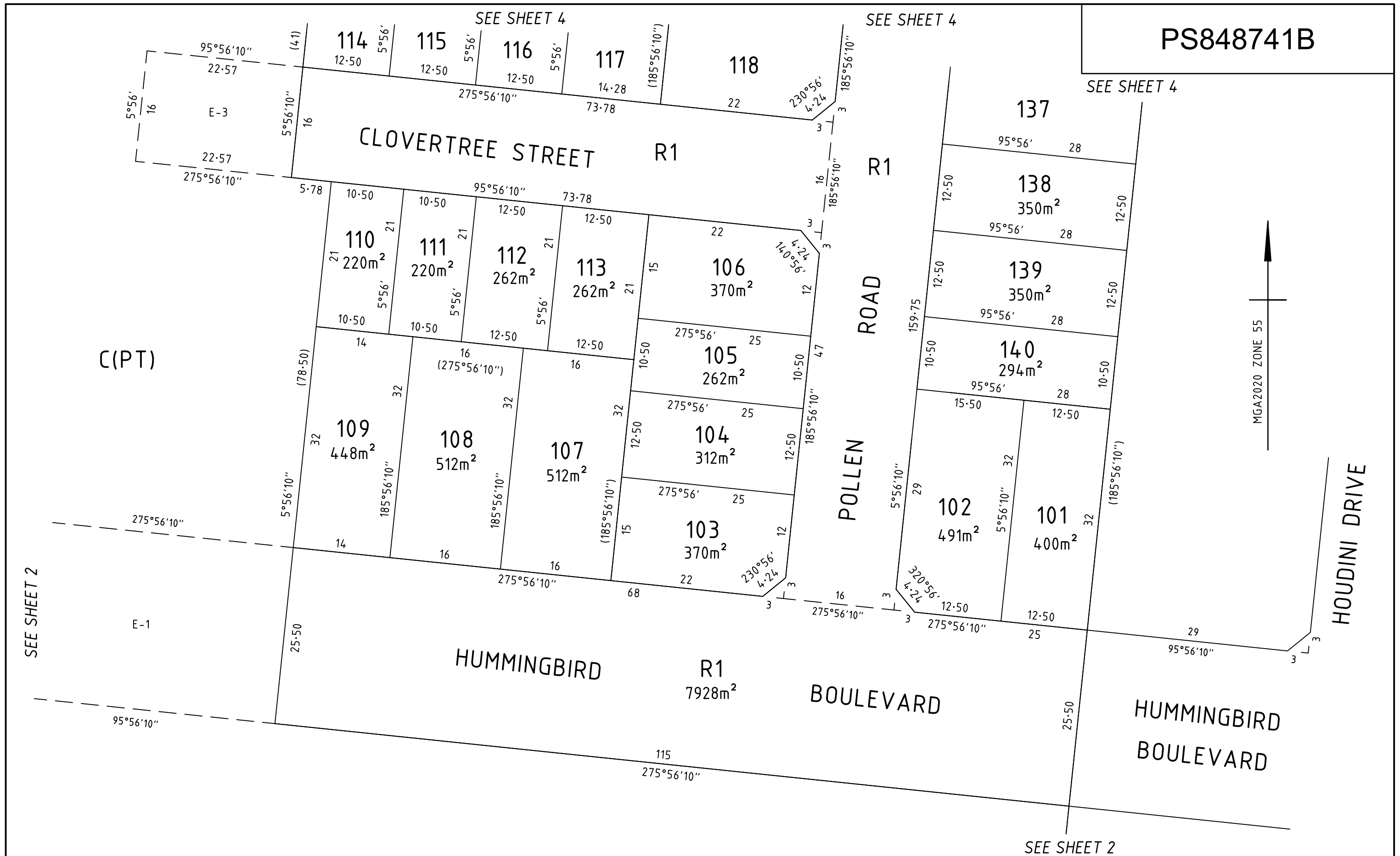
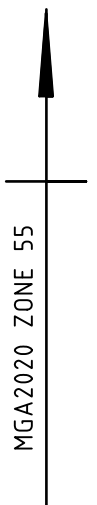
SEE SHEET 4

SEE SHEET 4

C (PT)

SEE SHEET 2

SEE SHEET 2



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 development & environment consultants  
 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE	2001497/01
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SCALE 1 : 500

LENGTHS ARE IN METRES

LICENSED SURVEYOR: SEAN A. O'CONNOR  
 VERSION 3, DATE: 22/07/2021

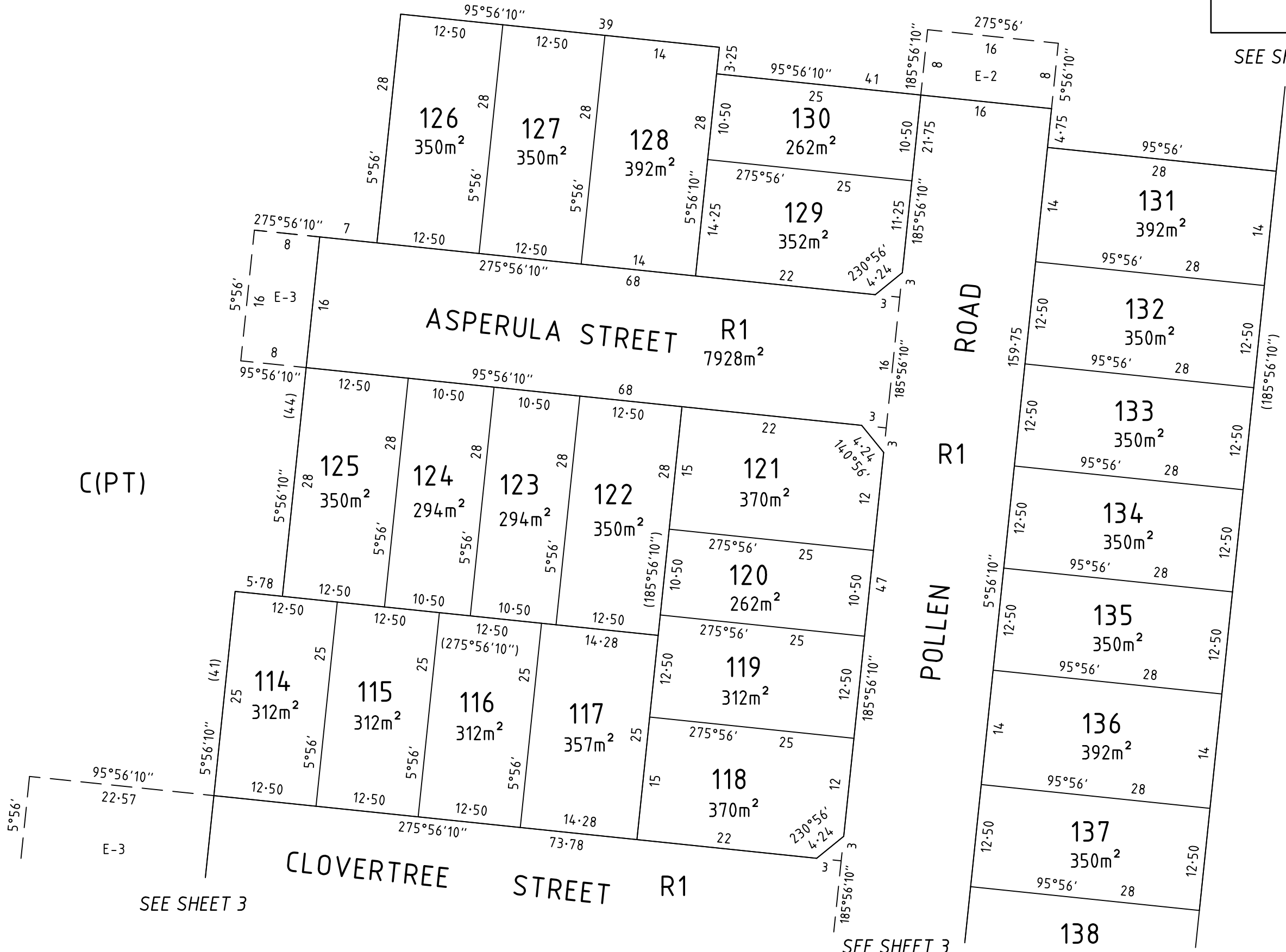
ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 2

C(PT)

SEE SHEET 3

SEE SHEET 3



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 Melbourne ph : 03 9524 8888  
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SURVEYORS  
 REFERENCE  
 2001497/01

SCALE  
 1 : 500

LENGTHS ARE IN METRES

LICENSED SURVEYOR: SEAN A. O'CONNOR  
 VERSION 3, DATE: 22/07/2021

ORIGINAL SHEET  
 SIZE: A3

SHEET 4

## SUBDIVISION ACT 1988

## CREATION OF RESTRICTION 'A'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 101 TO 140 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

1. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE LATEST COPY OF THE ESTATE DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY WYNDHAM CITY COUNCIL UNDER PLANNING PERMIT No: WYP11430/19
2. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY DWELLING OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No: WYP11430/19

A COPY OF THE ENDORSED ESTATE DESIGN GUIDELINES AND BUILDING ENVELOPE PLAN ARE AVAILABLE AT : <https://portal.beveridgewilliams.com.au>

VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN FOR CONDITION 2 OF RESTRICTION 'A' WILL REQUIRE APPROVAL FROM THE WYNDHAM CITY COUNCIL AND DESIGN ASSESSMENT PANEL.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

## CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 105, 110, 111, 112, 113, 120, 123, 124, 130 AND 140

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

1. CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH "TYPE A" OF THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE WYNDHAM CITY COUNCIL PLANNING SCHEME UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.