



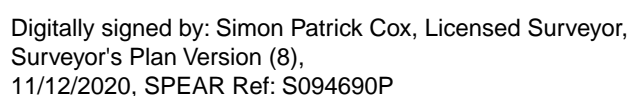
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804304X	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS844119R POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 296480 ZONE: 55 N: 5811260 DATUM: GDA94		Council Name: Wyndham City Council SPEAR Reference Number: S094690P		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA: 7022m² TOTAL ROAD R2 AREA: 739m² FURTHER PURPOSE OF PLAN: TO REMOVE THE PART OF EASEMENT (E-5) SHOWN ON PS844119R WHICH LIES WITHIN THE SMALLER PORTION OF LOT B ON THIS PLAN TO VARY THE EASEMENT SHOWN AS (E-3) ON PS844119R TO THE POSITION SHOWN BY EASEMENT (E-4) ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL		
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2838S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. TARNEIT PM 90, TARNEIT PM 714, TARNEIT PM 758, TARNEIT PM 759 AND TARNEIT PM 790. LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15				
ESTATE: ROTHWELL WEST 17		AREA: 2.542 ha	No. OF LOTS: 39	MELWAY: 359:E:11
SEE SHEET 2 FOR EASEMENT INFORMATION				
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: 8584/17	VERSION: 8	ORIGINAL SHEET SIZE A3
CHECKED JC		DATE: 04/12/20		
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (8), 11/12/2020, SPEAR Ref: S094690P		SHEET 1 OF 8 SHEETS

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S094690P 28/01/2021 11:37 am

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 804304X		
EASEMENT INFORMATION								
LEGEND:		A - APPURTENANT		E - ENCUMBERING EASMENT		R - ENCUMBERING EASEMENT (ROAD)		
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	PS746814T		WYNDHAM CITY COUNCIL		
(E-3)	WATER SUPPLY THROUGH UNDERGROUND PIPES		10m	PS746814T		CITY WEST WATER CORPORATION		
(E-3)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		10m	PS746814T		CITY WEST WATER CORPORATION		
(E-4)	SEWERAGE		SEE PLAN	PS746790F		CITY WEST WATER CORPORATION		
(E-5)	DRAINAGE		SEE PLAN	PS746814T		WYNDHAM CITY COUNCIL		
(E-5)	SEWERAGE		SEE PLAN	PS746790F		CITY WEST WATER CORPORATION		
(E-6)	SEWERAGE		SEE PLAN	PS804278V		CITY WEST WATER CORPORATION		
(E-7)	SUPPLY OF GAS		SEE PLAN	THIS PLAN		AUSNET GAS SERVICES PTY LTD		
(E-8)	SEWERAGE		SEE PLAN	PS804278V		CITY WEST WATER CORPORATION		
(E-8)	SUPPLY OF GAS		SEE PLAN	THIS PLAN		AUSNET GAS SERVICES PTY LTD		
(E-9)	SEWERAGE		SEE PLAN	CE		CITY WEST WATER CORPORATION		
(E-9)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION		
(E-9)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION		
(E-10)	SEWERAGE		SEE PLAN	CE		CITY WEST WATER CORPORATION		
<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>			REF: 8584/17		VERSION: 8		ORIGINAL SHEET SIZE A3	SHEET 2
			Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (8), 11/12/2020, SPEAR Ref: S094690P					

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S094690P 28/01/2021 11:37 am

PLAN NUMBER
PS 804304X



R1 16

WAY

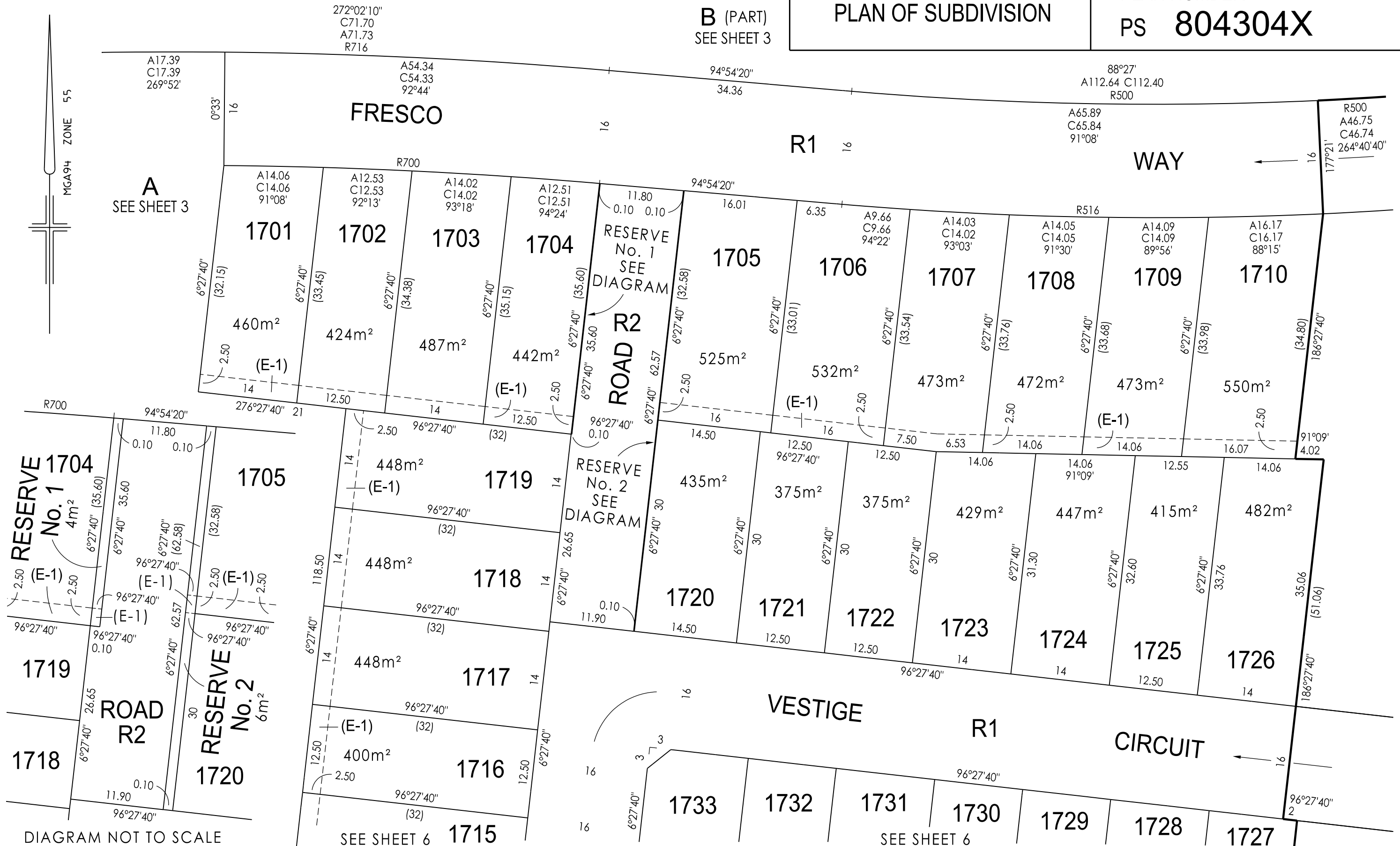


DIAGRAM NOT TO SCALE

SEE SHEET 6 1715

SEE SHEET 6

REF: 8584/17

VERSION: 8

ORIGINAL
SHEET SIZE A3

SHEET 5

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (8),
11/12/2020, SPEAR Ref: S094690P

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

SCALE

1:500



SEE SHEET 5

RESERVE No. 2

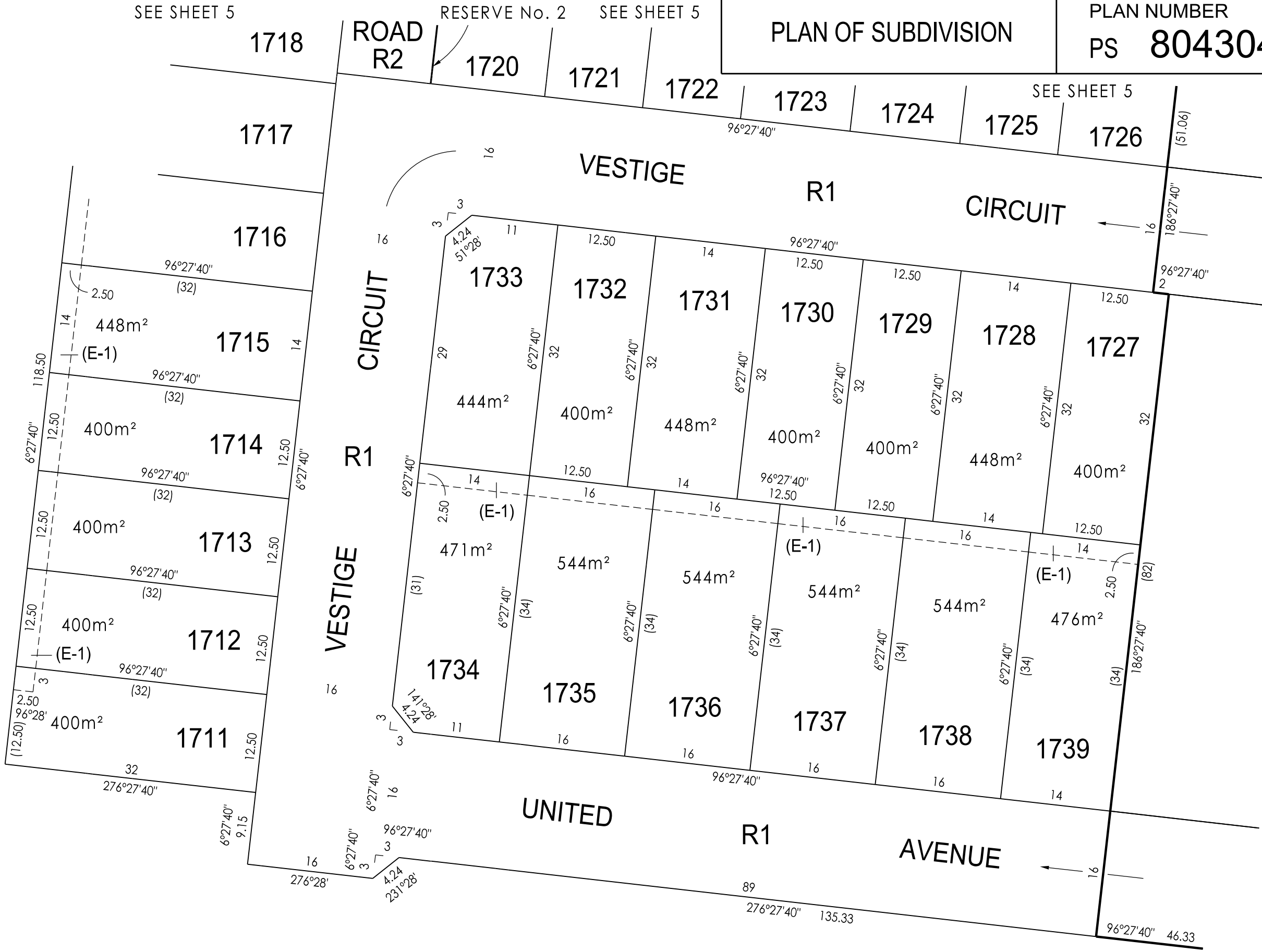
SEE SHEET 5

PLAN OF SUBDIVISION

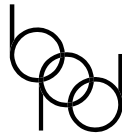
PLAN NUMBER

PS 804304X

SEE SHEET 5



A
SEE SHEET 3



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

SCALE

1:500



REF: 8584/17

VERSION: 8

ORIGINAL
SHEET SIZE A3

SHEET 6

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (8),
11/12/2020, SPEAR Ref: S094690P

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S094690P 28/01/2021 11:37 am

PLAN OF SUBDIVISION		PLAN NUMBER PS 804304X		
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div> <p>Upon registration of the plan, the following restriction is to be created. For the purpose of this restriction:</p> <div><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 Rescode or any instrument replacing it then the provisions of the latter shall apply.</div></div><div><div>Land to benefit : Lots 1701 to 1739 (both inclusive).</div><div>Land to be burdened: Lots 1701 to 1739 (both inclusive).</div></div><div>Description of Restriction :</div><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 Build or permit to be built or remain on the lot or any part of it;</div><div><div>(a) Any dwelling or commercial 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>(b) In the case of lots 1704, 1705 and 1720 any dwelling outside the area shown hatched on sheet 8 of this plan;</div><div>(c) In the case of lots 1704, 1705 and 1718 to 1720 (both inclusive) any more than one private dwelling.</div></div><div>(2) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;</div><div><div>(a) Erect any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Rothwell Design Guidelines" dated March 2015 prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building act 1993 is issued for the whole of the dwelling on the said lot;</div><div>(b) In the case of lots 1704, 1705 and 1718 to 1720 (both inclusive)<div><div>(i) further subdivide unless the said subdivision does not result in the creation of an additional lot;</div><div>(ii) Leave domestic bins on the relevant bin pad unless on a designated waste collection day;</div><div>(ii) Gain access to the relevant lots through relevant abutting Reserves No. 1 or 2 on this plan.</div></div></div></div><div>Except for restrictions (1) (c) and (2) (b) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan</div></div></div>				
<div><div><div><div></div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div><div>Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (8), 11/12/2020, SPEAR Ref: S094690P</div></div></div>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 7
				REF: 8584/17

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S094690P 28/01/2021 11:37 am

