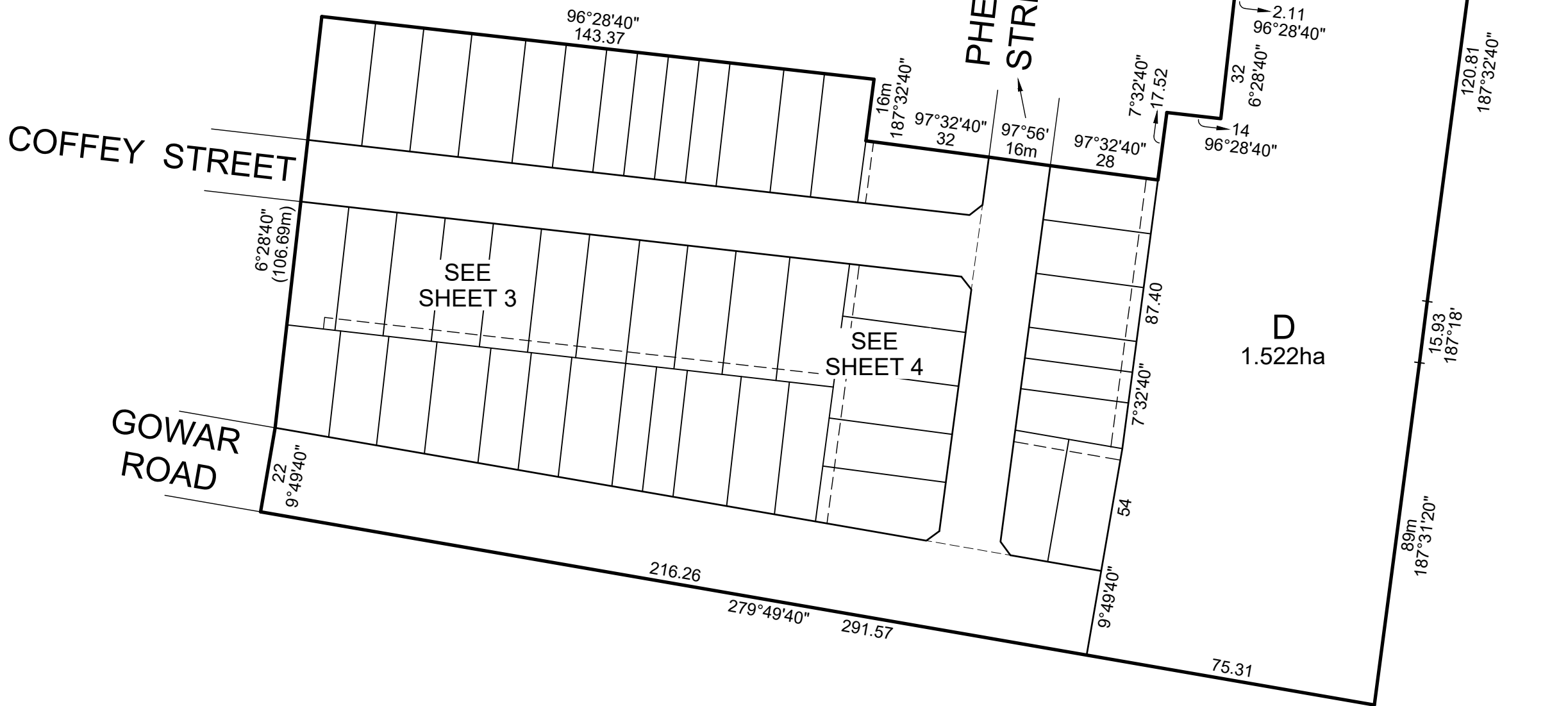


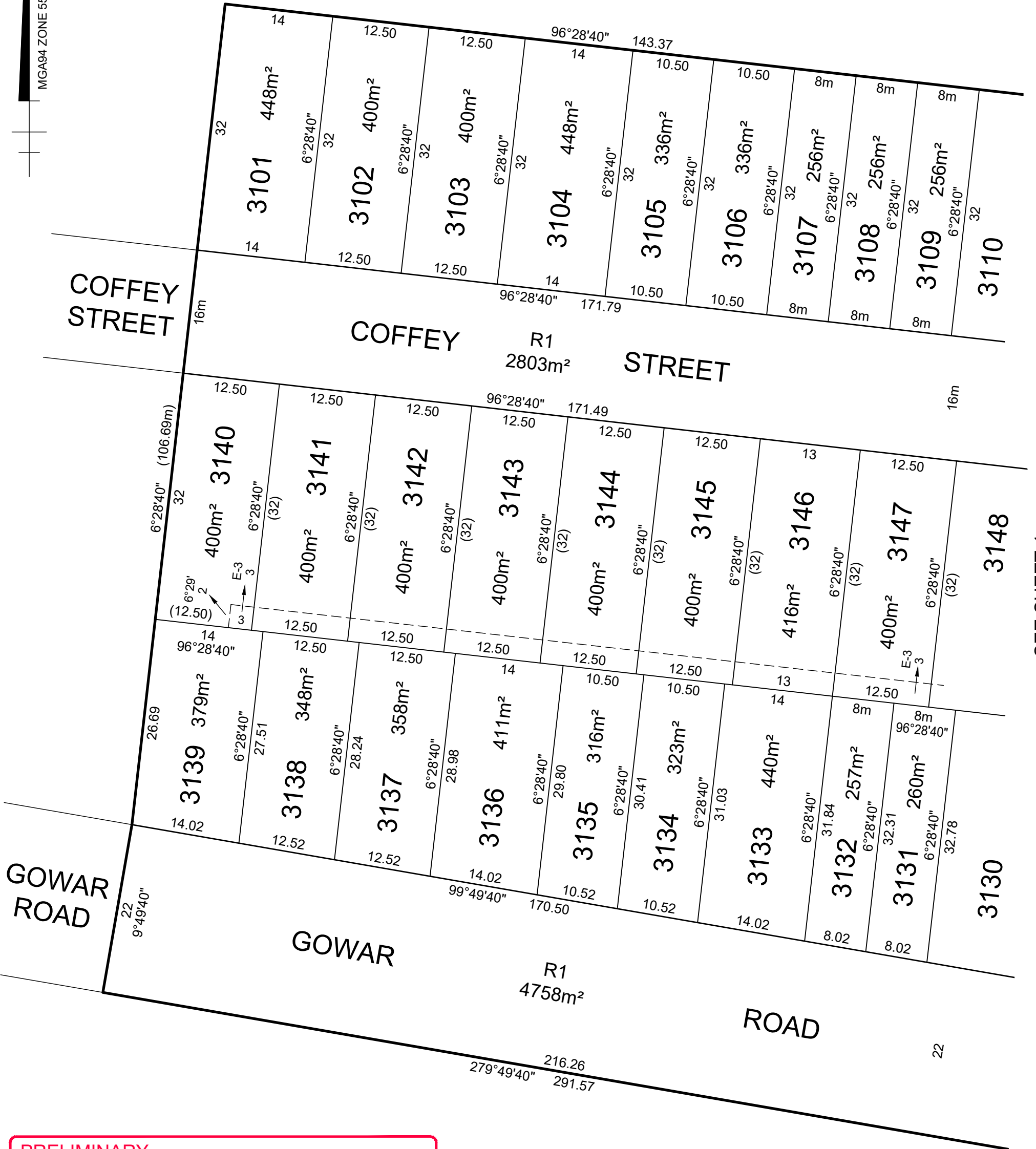
PLAN OF SUBDIVISION		EDITION 1	PS821122H	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 (PART) CROWN ALLOTMENT: CROWN PORTION: C (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot C on PS821120M POSTAL ADDRESS: 830 Leakes Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 880 ZONE: 55 (of approx centre of land N: 5 810 600 in plan)		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots on this plan may be affected by one or more restrictions. Refer to Creation of Restriction A, B & C on sheet 5 & 6 of this plan for details.	
Road R1	Wyndham City Council			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply		<div style="border: 2px solid red; padding: 5px; margin: 10px 0;"> PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY URBIS (DRAWING No. ND1623-01 REV-16 DATE 25/09/2019) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES. </div>		
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. WYP9598/16 This survey has been connected to permanent marks no(s) PM90, PM714, PM790 In Proclaimed Survey Area no: N/A				
830 Leakes Road - Release No. 2A Area of Release: 2.815ha No. of Lots: 50 Lots and Balance Lot D		<div style="border: 2px solid red; padding: 5px; display: inline-block;"> DRAFT </div>		
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Diag.	This Plan	Wyndham City Council
E-2	Sewerage	See Diag.	This Plan	City West Water Corporation
E-3	Drainage	See Diagram	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation
<div style="border: 2px solid red; padding: 10px; margin: 10px auto; width: 80%;"> ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED </div>				
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 02270-S-L2A Ver. 2 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 2	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6

PRELIMINARY
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MGA94 ZONE 55



SEE SHEET 4

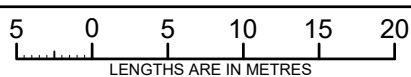
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SCALE
1:500



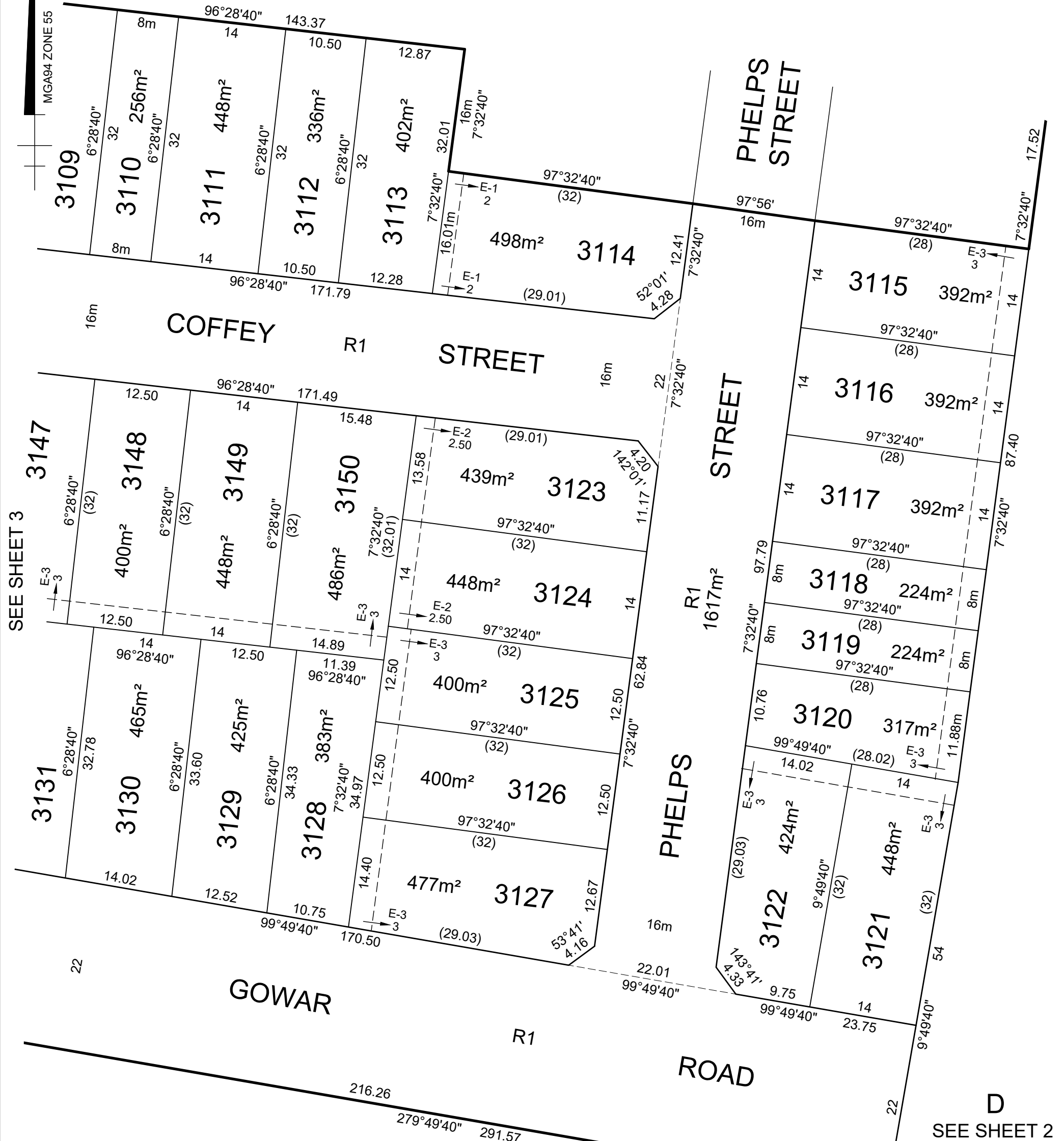
ORIGINAL SHEET
SIZE: A3

Ref. 02270-S-L2A
Ver. 2

SHEET 3

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SEE SHEET 3

D SEE SHEET 2

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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

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 SIZE: A3

Ref. 02270-S-L2A
 Ver. 2

SHEET 4

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.

BURDENED LAND: See Table 1
 BENEFITED LAND: See Table 1

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE ("TYPE B") INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

Expiry date: 01/01/2030

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3107	3106, 3108
3108	3107, 3109
3109	3108, 3110
3110	3109, 3111
3118	3117, 3119
3119	3118, 3120
3131	3130, 3132
3132	3131, 3133

PRELIMINARY

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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.

BURDENED LAND: See Table 2.
 BENEFITED LAND: See Table 2.

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP.....

Expiry date: 01/01/2030

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3102	3101, 3103
3103	3102, 3104
3105	3104, 3106
3106	3105, 3107
3112	3111, 3113
3115	3116
3116	3115, 3117
3117	3116, 3118
3120	3119, 3121, 3122
3125	3124, 3126, 3128, 3150
3126	3125, 3127, 3128
3128	3125, 3126, 3127, 3129, 3150
3134	3133, 3135, 3145

TABLE 2 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3135	3134, 3136, 3144, 3145
3136	3135, 3137, 3143, 3144
3137	3136, 3138, 3142, 3143
3138	3137, 3139, 3141, 3142
3139	3138, 3140, 3141
3140	3139, 3141
3141	3138, 3139, 3140, 3142
3142	3137, 3138, 3141, 3143
3143	3136, 3137, 3142, 3144
3144	3135, 3136, 3143, 3145
3145	3133, 3134, 3135, 3144, 3146
3147	3131, 3132, 3146, 3148
3148	3130, 3131, 3147, 3149

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 SIZE: A3

Ref. 02270-S-L2A
 Ver. 2

SHEET 5

CREATION OF RESTRICTION C

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.

BURDENED LAND: See Table 3.

BENEFITED LAND: See Table 3.

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN TO WHICH THE FOLLOWING RESTRICTION APPLIES:

1. ANY BUILDINGS (AND ASSOCIATED WORKS) FOR ACCOMMODATION, A CHILD CARE CENTRE, A DISPLAY HOME, A HOSPITAL, A HOTEL, OR A TAVERN ARE TO BE CONSTRUCTED IN SUCH A WAY AS TO ENSURE THAT INTERNAL BEDROOM NOISE LEVELS DO NOT EXCEED 65dB L_{max} AND 40dB L_{Aeq}, 8h FOR THE NIGHT PERIOD FROM 10PM TO 6AM.
2. A PERMIT MAY NOT BE GRANTED TO CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS WHICH ARE NOT IN ACCORDANCE WITH THIS RESTRICTION.

Expiry date: 01/01/2030

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3104	3103, 3105
3105	3104, 3106
3106	3105, 3107
3107	3106, 3108
3108	3107, 3109
3109	3108, 3110
3110	3109, 3111
3111	3110, 3112
3112	3111, 3113
3113	3112, 3114
3116	3115, 3117
3117	3116, 3118
3118	3117, 3119
3119	3118, 3120
3120	3119, 3121, 3122
3121	3120, 3122
3122	3120, 3121
3123	3124, 3150
3124	3123, 3125, 3150
3125	3124, 3126, 3128, 3150
3126	3125, 3127, 3128
3127	3126, 3128
3128	3125, 3126, 3127, 3129, 3150

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3129	3128, 3130, 3149, 3150
3130	3129, 3131, 3148, 3149
3131	3130, 3132, 3147, 3148
3132	3131, 3133, 3147
3133	3132, 3134, 3145, 3146
3134	3133, 3135, 3145
3135	3134, 3136, 3144, 3145
3136	3135, 3137, 3143, 3144
3137	3136, 3138, 3142, 3143
3138	3137, 3139, 3141, 3142
3139	3138, 3140, 3141
3140	3139, 3141
3141	3138, 3139, 3140, 3142
3142	3137, 3138, 3141, 3143
3143	3136, 3137, 3142, 3144
3144	3135, 3136, 3143, 3145
3145	3133, 3134, 3135, 3144, 3146
3146	3133, 3145, 3147
3147	3131, 3132, 3146, 3148
3148	3130, 3131, 3147, 3149
3149	3129, 3130, 3148, 3150
3150	3123, 3124, 3125, 3128, 3129, 3149

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 Ver. 2

SHEET 6