
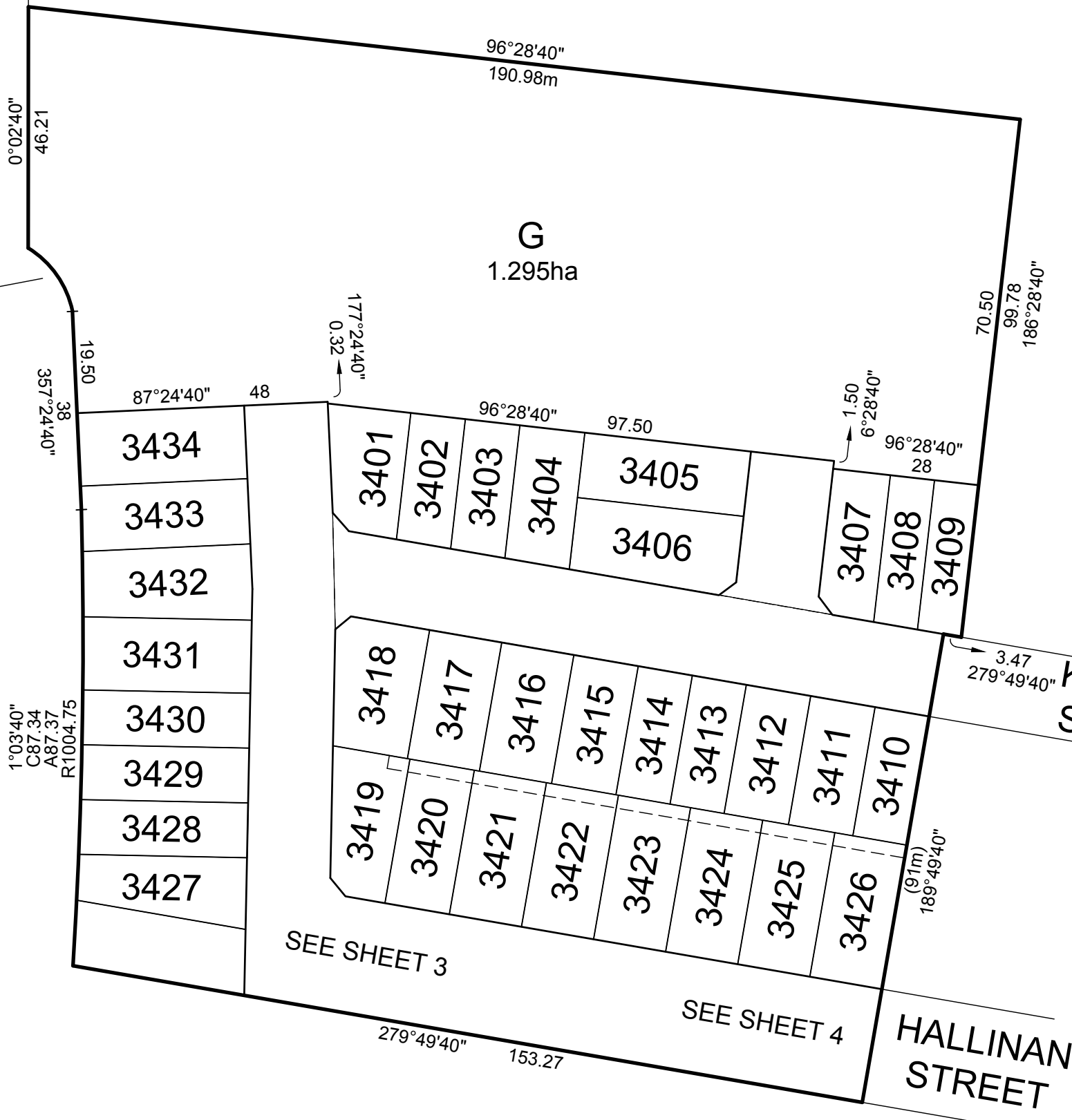
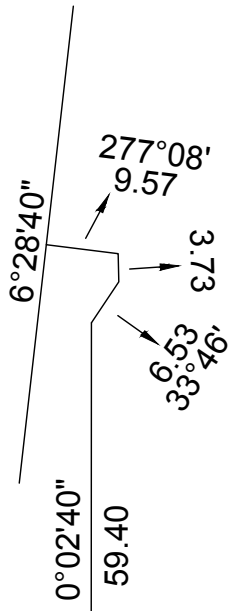


PLAN OF SUBDIVISION		EDITION 1	PS836047L	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: --- SECTION: 21 (PART) CROWN ALLOTMENT: --- CROWN PORTION: C (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot F on PS821124D POSTAL ADDRESS: 830 Leakes Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 380 ZONE: 55 (of approx centre of land in plan) N: 5 810 670		Council Name: Wyndham City Council SPEAR Reference Number: S150214V		
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 Restrictions A, B & C on sheets 5 & 6 of this plan for details.		
Road R1 Reserve No.1	Wyndham City Council Wyndham City Council			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
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. 4 Area of Release: 1.876ha No. of Lots: 34 Lots and Balance Lot G				
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	Sewerage	See Diag.	This Plan	City West Water Corporation
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au		SURVEYORS FILE REF: Ref. 02270-S-L4 Ver. 1 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 1		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6

TARNEIT ROAD

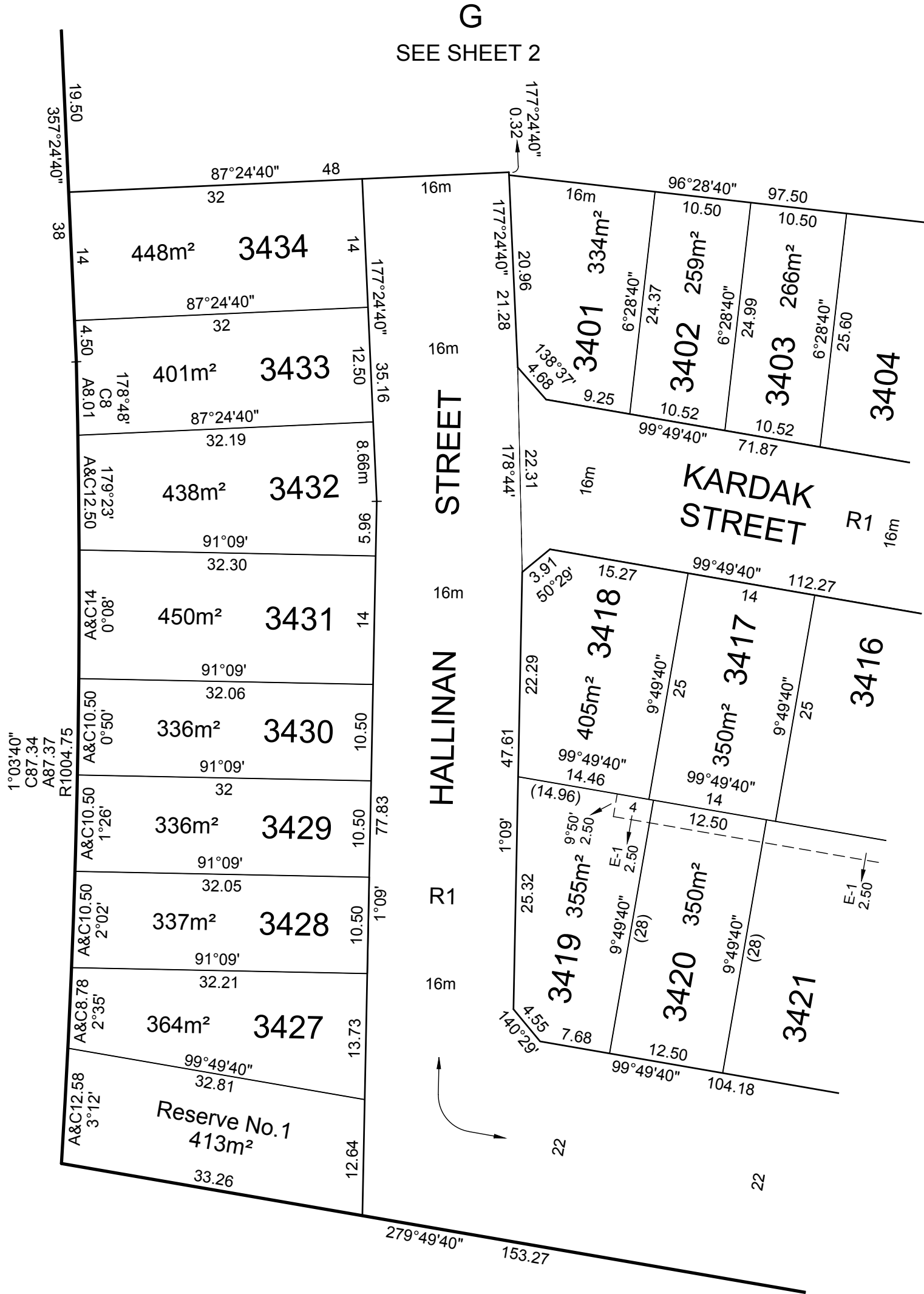
MGA94 ZONE 55

33°05'41" 11.91
20°41'17" 9.88
15°11'19" 5.17



SEE SHEET 3

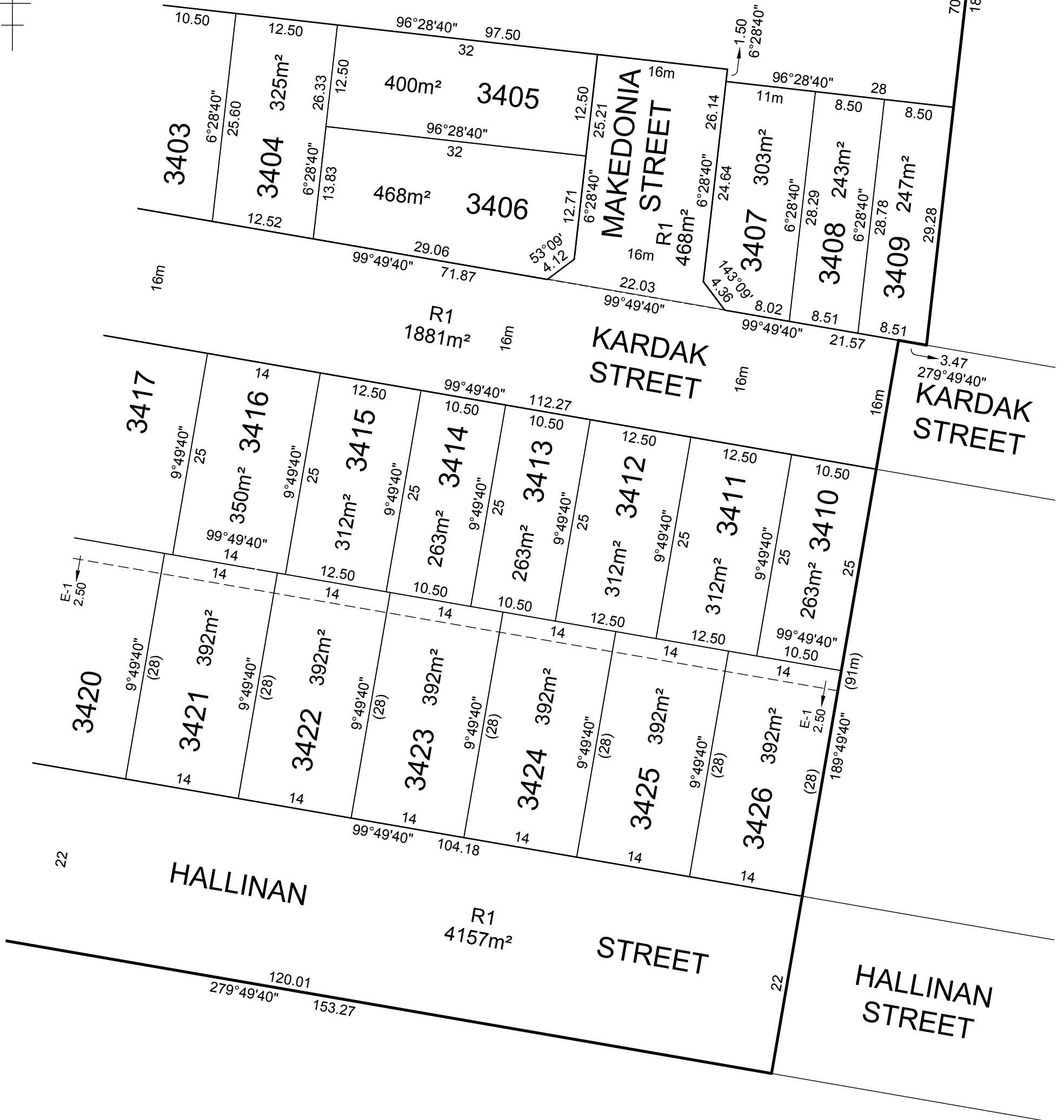
SEE SHEET 4



G
SEE SHEET 2

MGA94 ZONE 55

SEE SHEET 3



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
3402	3401, 3403
3403	3402, 3404
3408	3407, 3409
3409	3408
3410	3411, 3426
3413	3412, 3414, 3423, 3424
3414	3413, 3415, 3422, 3423

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
3401	3402
3404	3403, 3405, 3406
3411	3410, 3412, 3425, 3426
3412	3411, 3413, 3424, 3425

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
3401	3402
3402	3401, 3403
3403	3402, 3404
3404	3403, 3405, 3406
3405	3404, 3406
3406	3404, 3405
3407	3408
3408	3407, 3409
3409	3408
3410	3411, 3426
3411	3410, 3412, 3425, 3426
3412	3411, 3413, 3424, 3425
3413	3412, 3414, 3423, 3424
3414	3413, 3415, 3422, 3423
3415	3414, 3416, 3422
3416	3415, 3417, 3421, 3422
3417	3416, 3418, 3419, 3420, 3421

TABLE 3 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3418	3417, 3419
3419	3417, 3418, 3420
3420	3417, 3419, 3421
3421	3416, 3417, 3420, 3422
3422	3414, 3415, 3416, 3421, 3423
3423	3413, 3414, 3422, 3424
3424	3412, 3413, 3423, 3425
3425	3411, 3412, 3424, 3426
3426	3410, 3411, 3425
3427	3428
3428	3427, 3429
3429	3428, 3430
3430	3429, 3431
3431	3430, 3432
3432	3431, 3433
3433	3432, 3434
3434	3433