
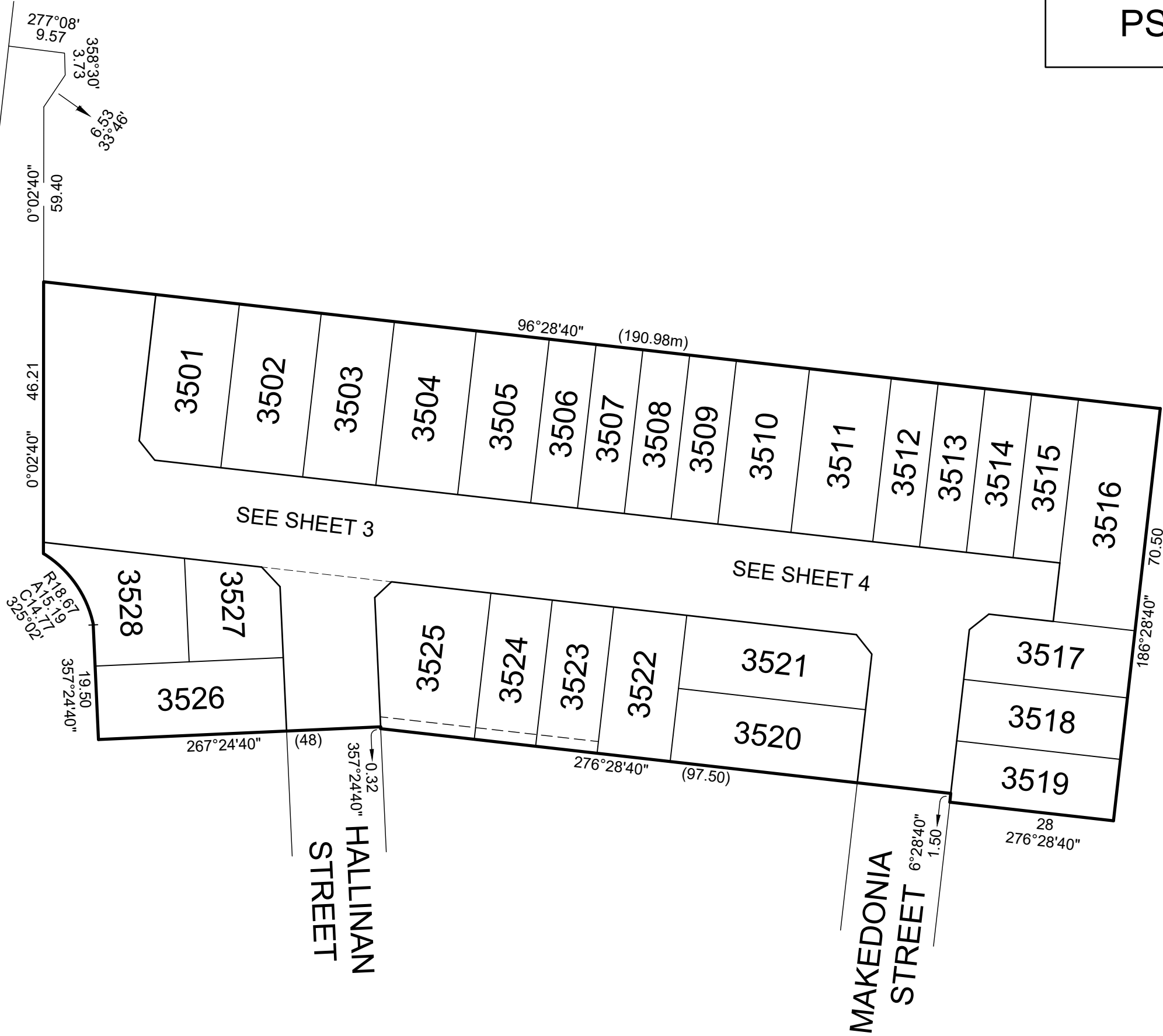


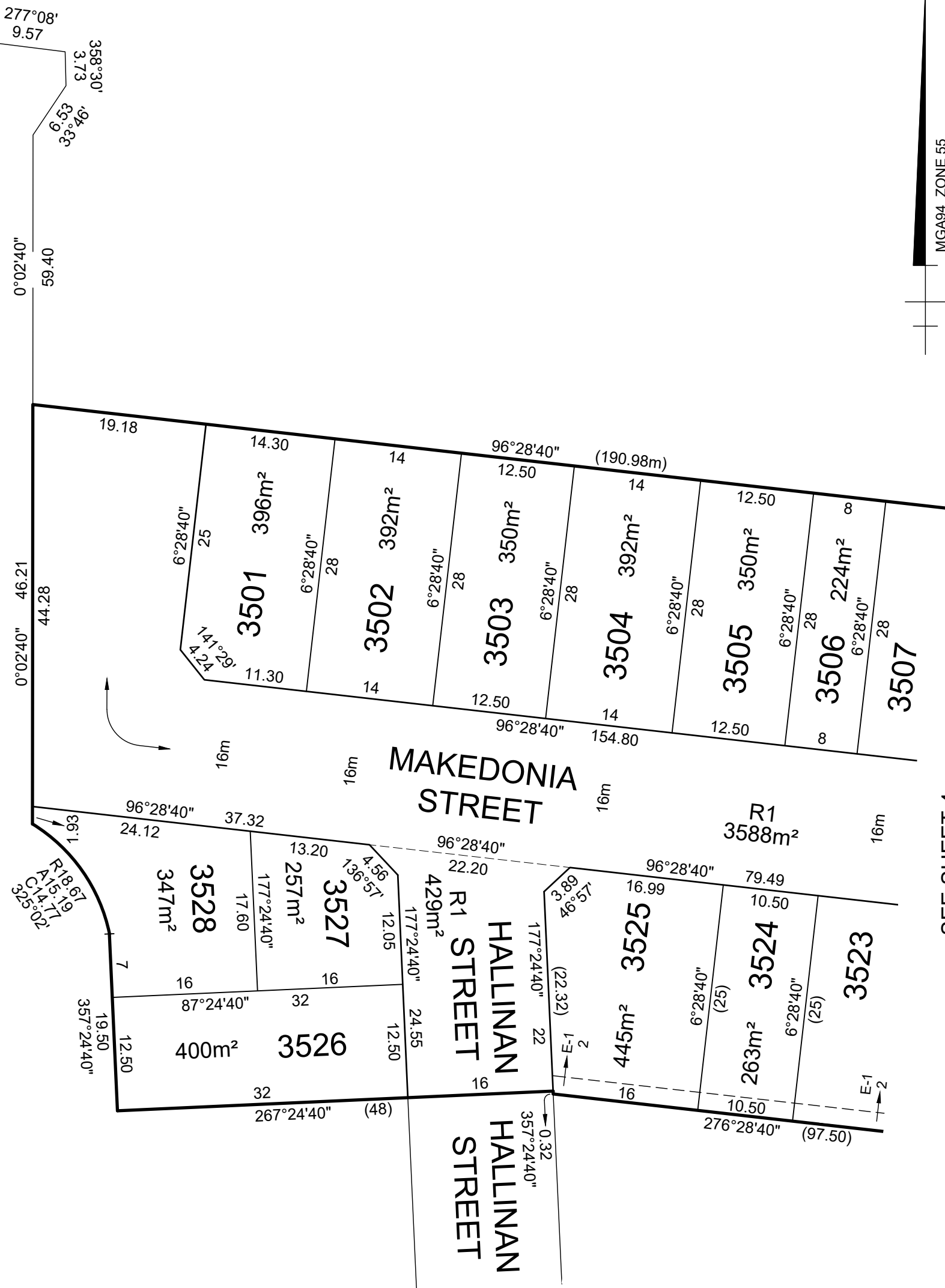
PLAN OF SUBDIVISION		EDITION 1	PS836048J	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: --- SECTION: 21 (PART) CROWN ALLOTMENT: --- CROWN PORTION: C (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot G on PS836047L POSTAL ADDRESS: 830 Leakes Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 380 ZONE: 55 (of approx centre of land in plan) N: 5 810 760		Council Name: Wyndham City Council SPEAR Reference Number: S150217H		
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	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. 4A Area of Release: 1.295ha No. of Lots: 28 Lots				
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
 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-L4A Ver. 1 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 1		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6



TARNEIT ROAD



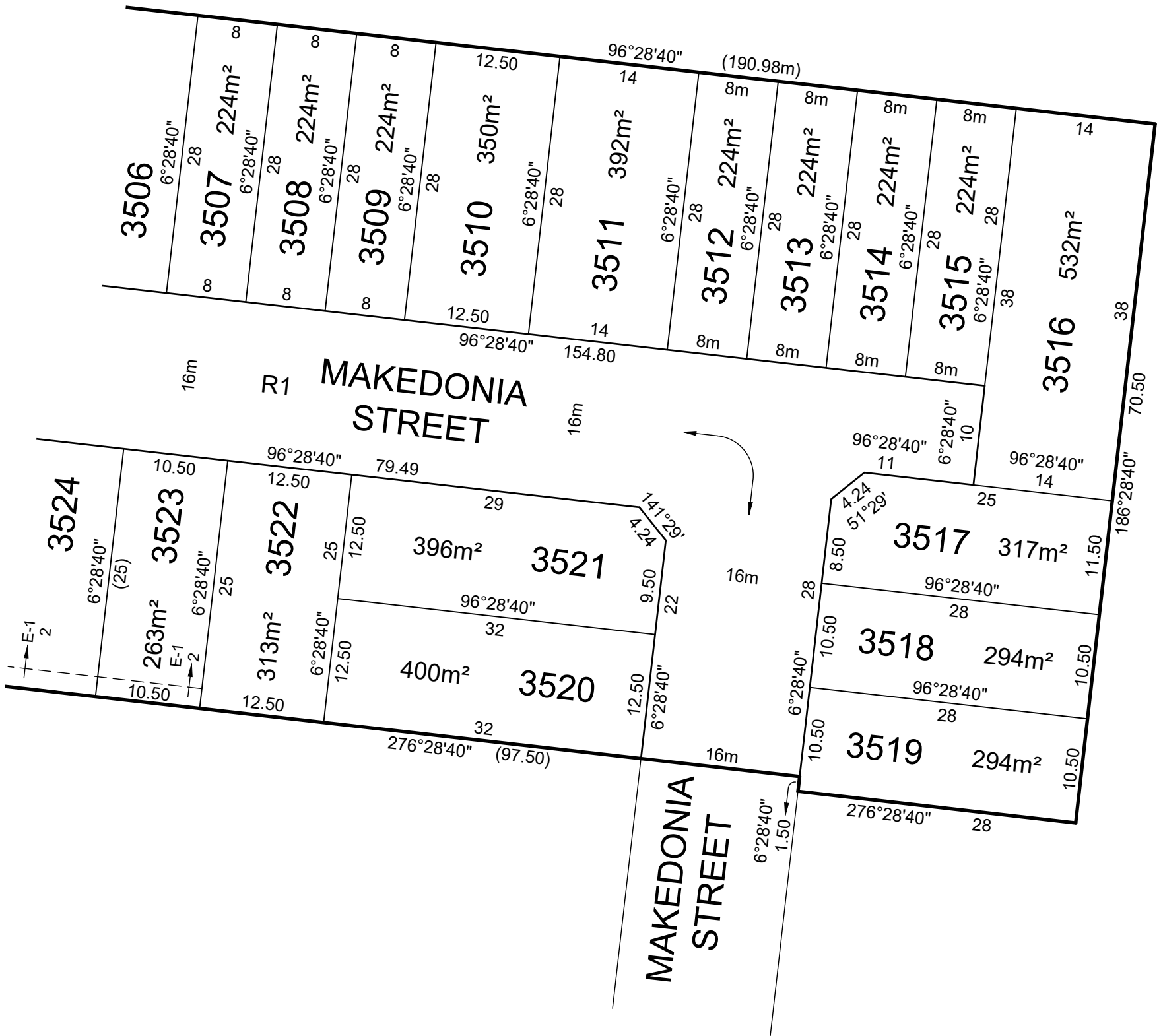
TARNEIT ROAD



SEE SHEET 4

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
3506	3505, 3507
3507	3506, 3508
3508	3507, 3509
3509	3508, 3510
3512	3511, 3513
3513	3512, 3514
3514	3513, 3515
3515	3514, 3516
3518	3517, 3519
3519	3518
3523	3522, 3524
3524	3523, 3525
3527	3526, 3528

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
3510	3509, 3511
3511	3510, 3512
3517	3516, 3518
3522	3520, 3521, 3523
3524	3523, 3525
3525	3524
3528	3526, 3527



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
3526	3527, 3528