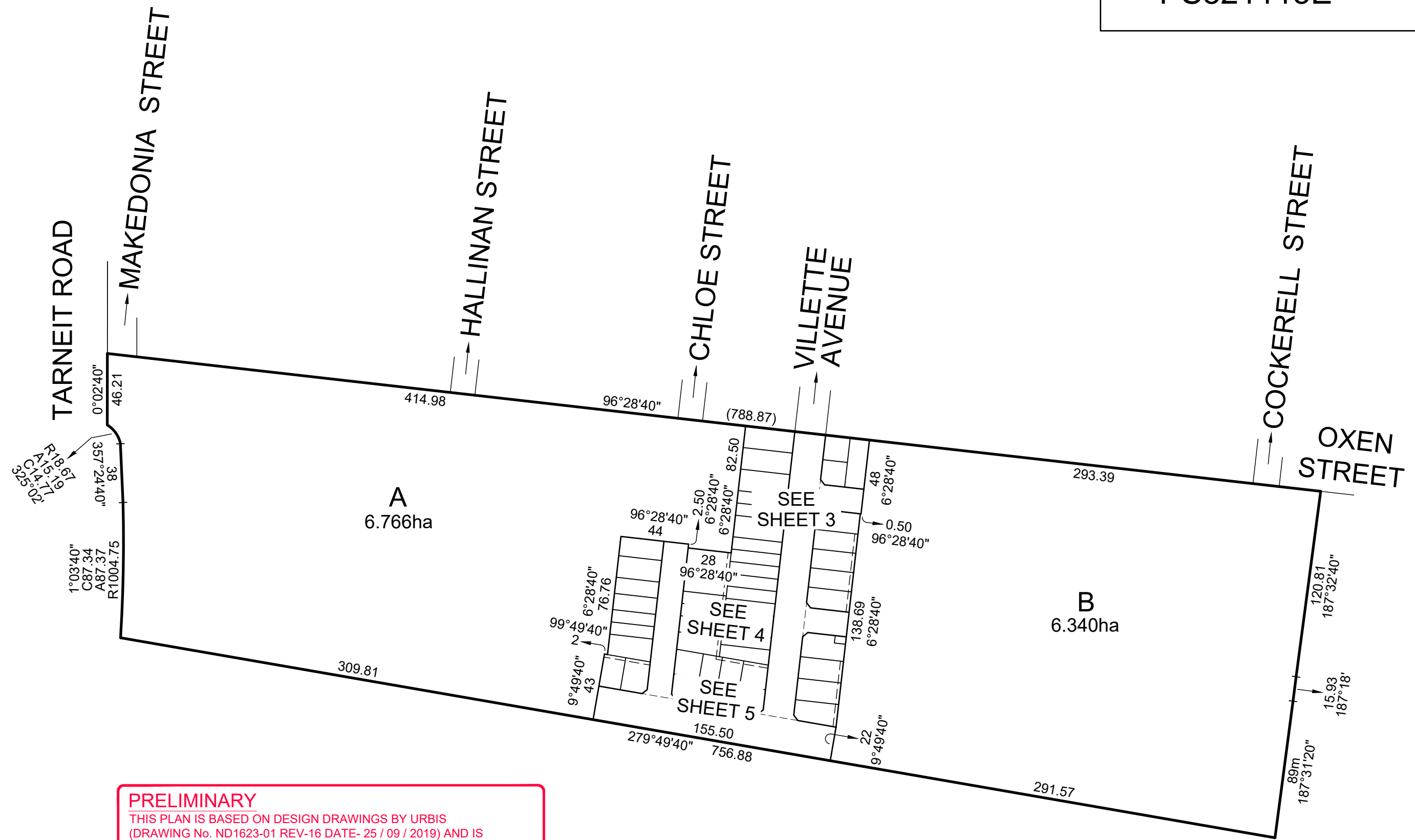


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS821115E</b>	
<b>LOCATION OF LAND</b> PARISH: <b>TARNEIT</b> TOWNSHIP:               ..... SECTION:                21 (PART) CROWN ALLOTMENT:     ..... CROWN PORTION:        C (PART) TITLE REFERENCE:      Vol. 11879 Fol. 395  LAST PLAN REFERENCE: Lot E on PS742794T  POSTAL ADDRESS:        830 Leakes Road (at time of subdivision)     TARNEIT 3029  MGA 94 CO-ORDINATES: E:        295 700        ZONE: 55 (of approx centre of land    N:        5 810 650 in plan)		COUNCIL NAME: WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 2901 to 2948 may be affected by one or more restrictions. Refer to Creation of Restriction A, B & C on sheet 6 & 7 of this plan for details.   <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold; font-size: 1.2em; margin: 10px auto; width: 80%;">DRAFT</div> <div style="border: 2px solid red; padding: 5px; margin-top: 20px;"> <p style="margin: 0;"><b>PRELIMINARY</b></p> <p style="margin: 0; font-size: 0.8em;">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.</p> </div>		
Road R1 Reserve No.1	Wyndham City Council Powercor Australia Ltd			
<b>NOTATIONS</b>				
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 .....  <b>830 Leakes Road - Release No. 1</b> Area of Release: 2.537ha No. of Lots: 48 Lots and Balance Lots A & B				
<b>EASEMENT INFORMATION</b>				
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
<div style="border: 2px solid red; padding: 5px; margin: 10px auto; width: 70%;"> <p style="margin: 0; text-align: center; color: red; font-weight: bold; font-size: 0.9em;">ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED</p> </div>				
<p style="font-size: 0.8em; margin: 5px 0;">Urban Development   Built Environments   Infrastructure</p> <p style="font-size: 0.7em; margin: 0 0 5px 0;">8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</p> <p style="font-size: 0.7em; margin: 0 0 5px 0;">Tel: 61 3 9501 2800   Web: taylorssds.com.au</p>		SURVEYORS FILE REF:    Ref. 02270-S-L1 Ver. 2  Licensed Surveyor:  <div style="text-align: center;">RICHARD ILLINGWORTH / Version No 2</div>	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7



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SCALE 1:2500  
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 LENGTHS ARE IN METRES

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 Ref. 02270-S-L1 Ver. 2  
 SHEET 2

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 RICHARD ILLINGWORTH / Version No 2

MGA94 ZONE 55

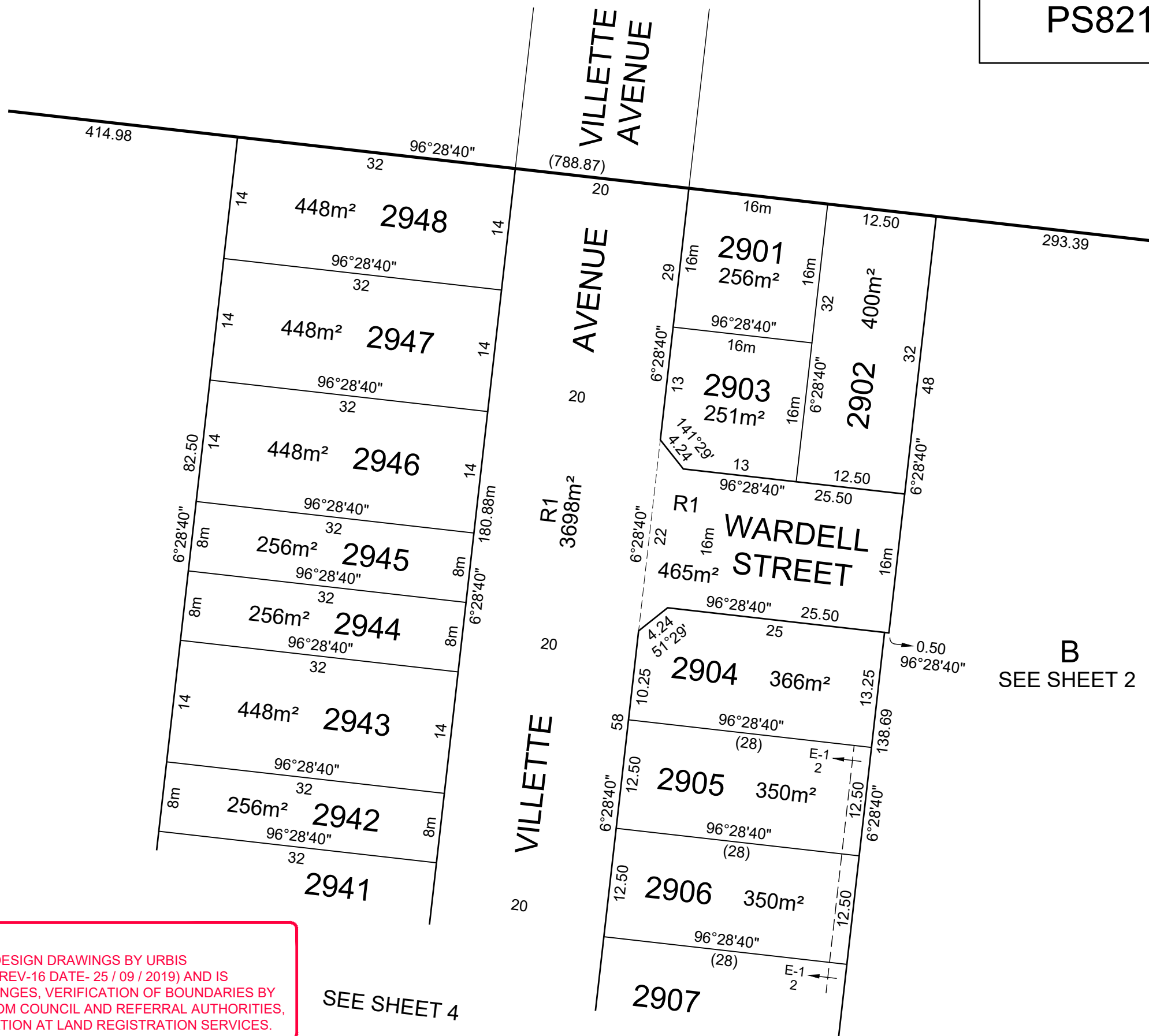
A  
SEE SHEET 2

B  
SEE SHEET 2

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SEE SHEET 4



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 LENGTHS ARE IN METRES

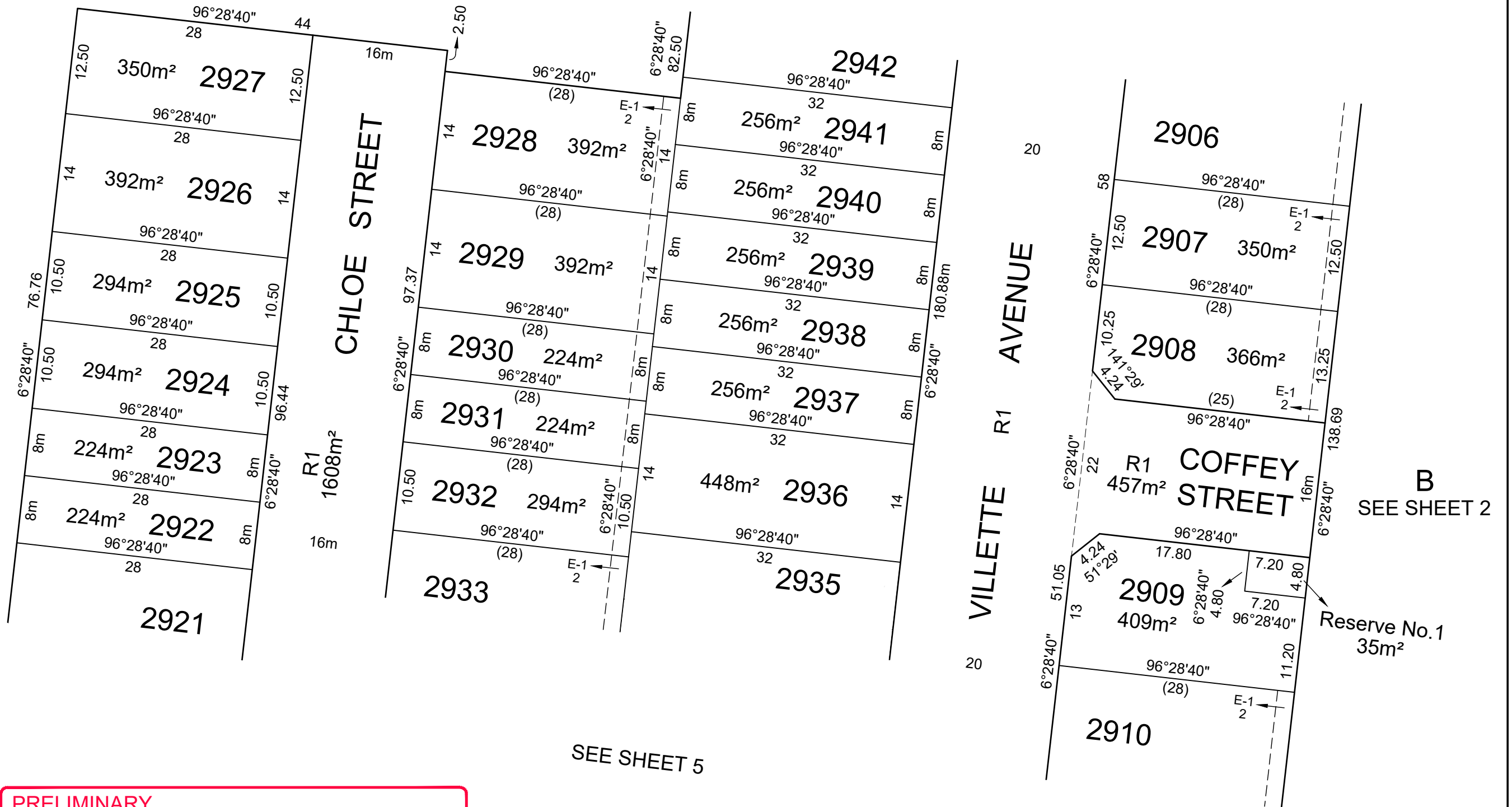
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 Ref. 02270-S-L1 Ver. 2  
 SHEET 3

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SEE SHEET 3

MGA94 ZONE 55

A  
SEE SHEET 2



B  
SEE SHEET 2

SEE SHEET 5

**PRELIMINARY**

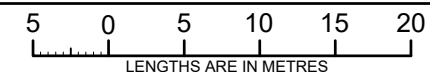
THIS PLAN IS BASED ON DESIGN DRAWINGS BY URBIS (DRAWING No. ND1623-01 REV-16 DATE- 25 / 09 / 2019) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 02270-S-L1  
Ver. 2

SHEET 4

Licensed Surveyor:

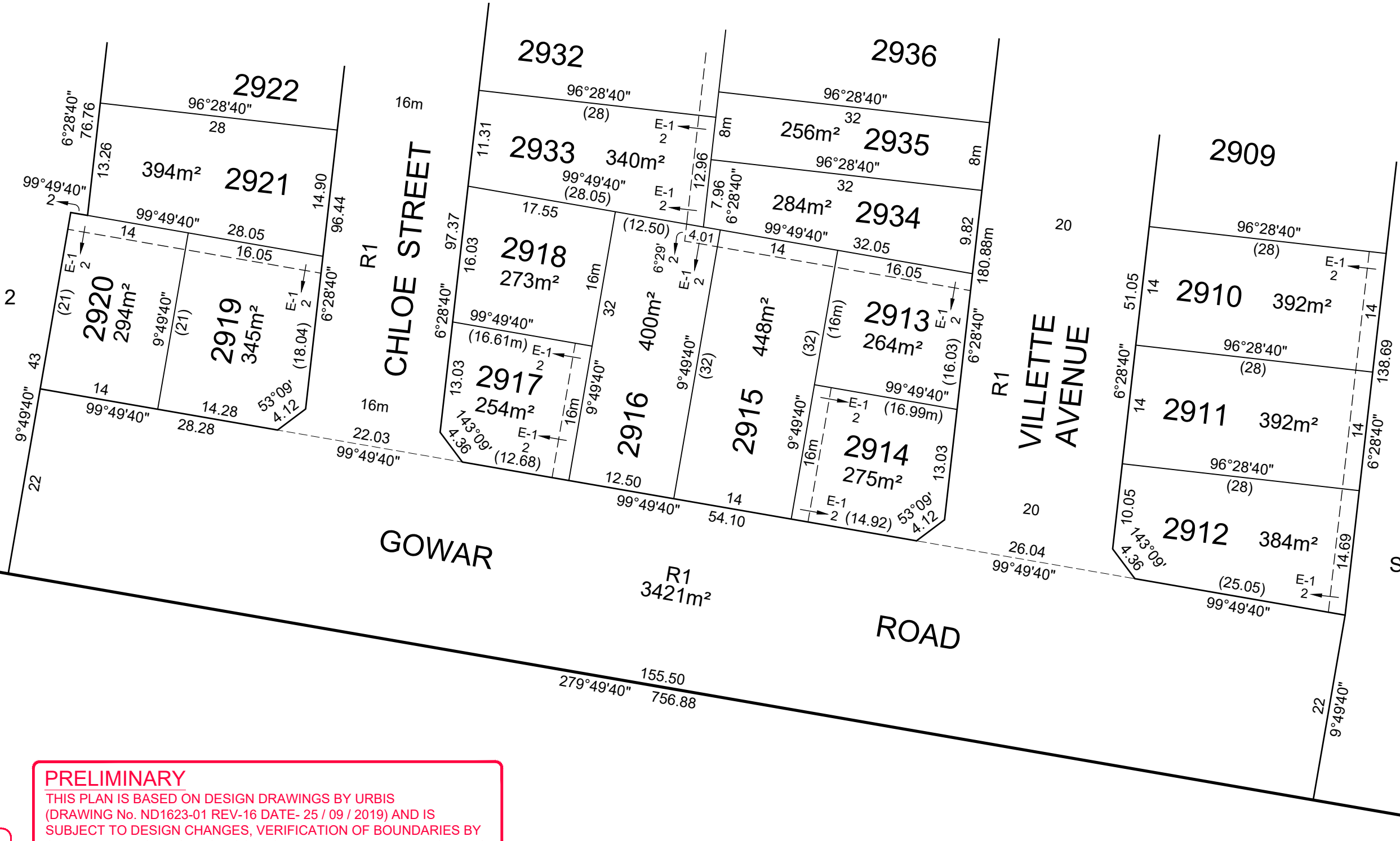
RICHARD ILLINGWORTH / Version No 2

SEE SHEET 4

MGA94 ZONE 55

A  
SEE SHEET 2

B  
SEE SHEET 2



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SCALE  
 1:500

LENGTHS ARE IN METRES

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 Ref. 02270-S-L1  
 Ver. 2  
 SHEET 5

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**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
2901	2902, 2903
2903	2901, 2902
2913	2914, 2915, 2934
2914	2913, 2915
2917	2916, 2918
2918	2916, 2917, 2933
2920	2919, 2921
2922	2921, 2923
2923	2922, 2924
2924	2923, 2925
2925	2924, 2926
2930	2929, 2931, 2937, 2938

TABLE 1 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2931	2930, 2932, 2936, 2937
2932	2931, 2933, 2935, 2936
2934	2913, 2915, 2916, 2933, 2935
2935	2932, 2933, 2934, 2936
2937	2930, 2931, 2936, 2938
2938	2929, 2930, 2937, 2939
2939	2928, 2929, 2938, 2940
2940	2928, 2939, 2941
2941	2928, 2940, 2942
2942	2941, 2943
2944	2943, 2945
2945	2944, 2946

**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

**PRELIMINARY**  
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TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2902	2901, 2903
2904	2905
2905	2904, 2906
2906	2905, 2907
2907	2906, 2908
2908	2907
2910	2909, 2911
2911	2910, 2912
2912	2911

TABLE 2 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2916	2915, 2917, 2918, 2933, 2934
2919	2920, 2921
2921	2919, 2920, 2922
2926	2925, 2927
2927	2926
2928	2929, 2939, 2940, 2941
2929	2928, 2930, 2938, 2939
2933	2916, 2918, 2932, 2934, 2935

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ORIGINAL SHEET  
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Ref. 02270-S-L1  
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SHEET 6

**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<sub>Amax</sub> AND 40dB L<sub>Aeq</sub>, 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
2909	2910
2910	2909, 2911
2911	2910, 2912
2912	2911
2913	2914, 2915, 2934
2914	2913, 2915
2915	2913, 2914, 2916, 2934
2916	2915, 2917, 2918, 2933, 2934
2917	2916, 2918
2918	2916, 2917, 2933
2919	2920, 2921
2920	2919, 2921
2921	2919, 2920, 2922
2922	2921, 2923
2923	2922, 2924
2924	2923, 2925
2925	2924, 2926
2931	2930, 2932, 2936, 2937
2932	2931, 2933, 2935, 2936
2933	2916, 2918, 2932, 2934, 2935
2934	2913, 2915, 2916, 2933, 2935
2935	2932, 2933, 2934, 2936
2936	2931, 2932, 2935, 2937

**PRELIMINARY**

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SHEET 7