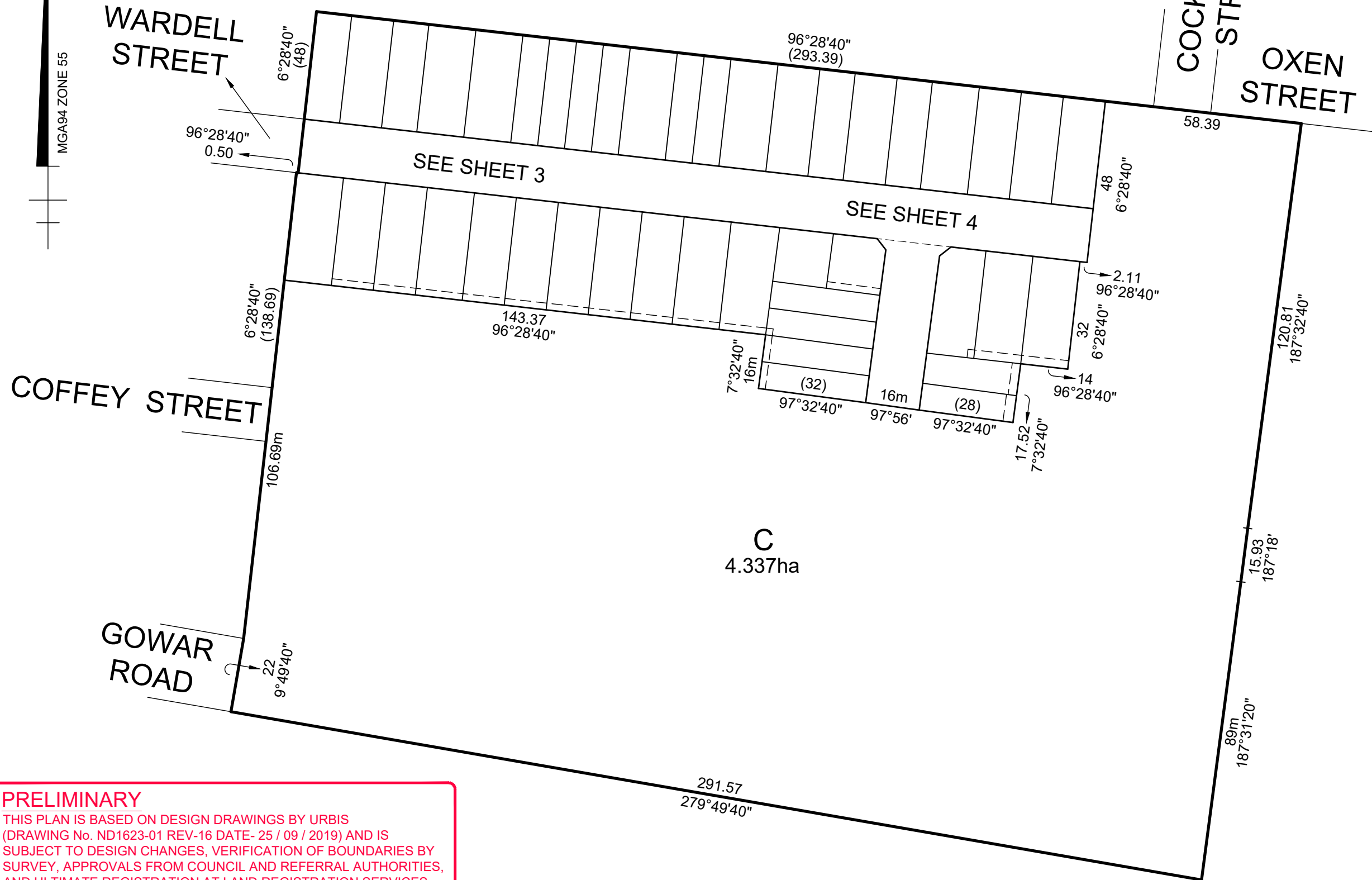


PLAN OF SUBDIVISION		EDITION 1	PS821120M	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 (PART) CROWN ALLOTMENT: CROWN PORTION: C (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot B on PS821115E POSTAL ADDRESS: 830 Leakes Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 900 ZONE: 55 (of approx centre of land N: 5 810 620 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 on sheet 5 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. 2 Area of Release: 2.002ha No. of Lots: 43 Lots and Balance Lot C		<div style="border: 2px solid red; padding: 10px; display: inline-block;"> <b style="font-size: 24px; color: red;">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; display: inline-block;"> <b style="color: red;">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-L2 Ver. 2 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 2	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5



PRELIMINARY
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 Tel: 61 3 9501 2800 | Web: taylorssds.com.au

SCALE 1:1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 Ref. 02270-S-L2 Ver. 2
 SHEET 2

Licensed Surveyor:
 RICHARD ILLINGWORTH / Version No 2

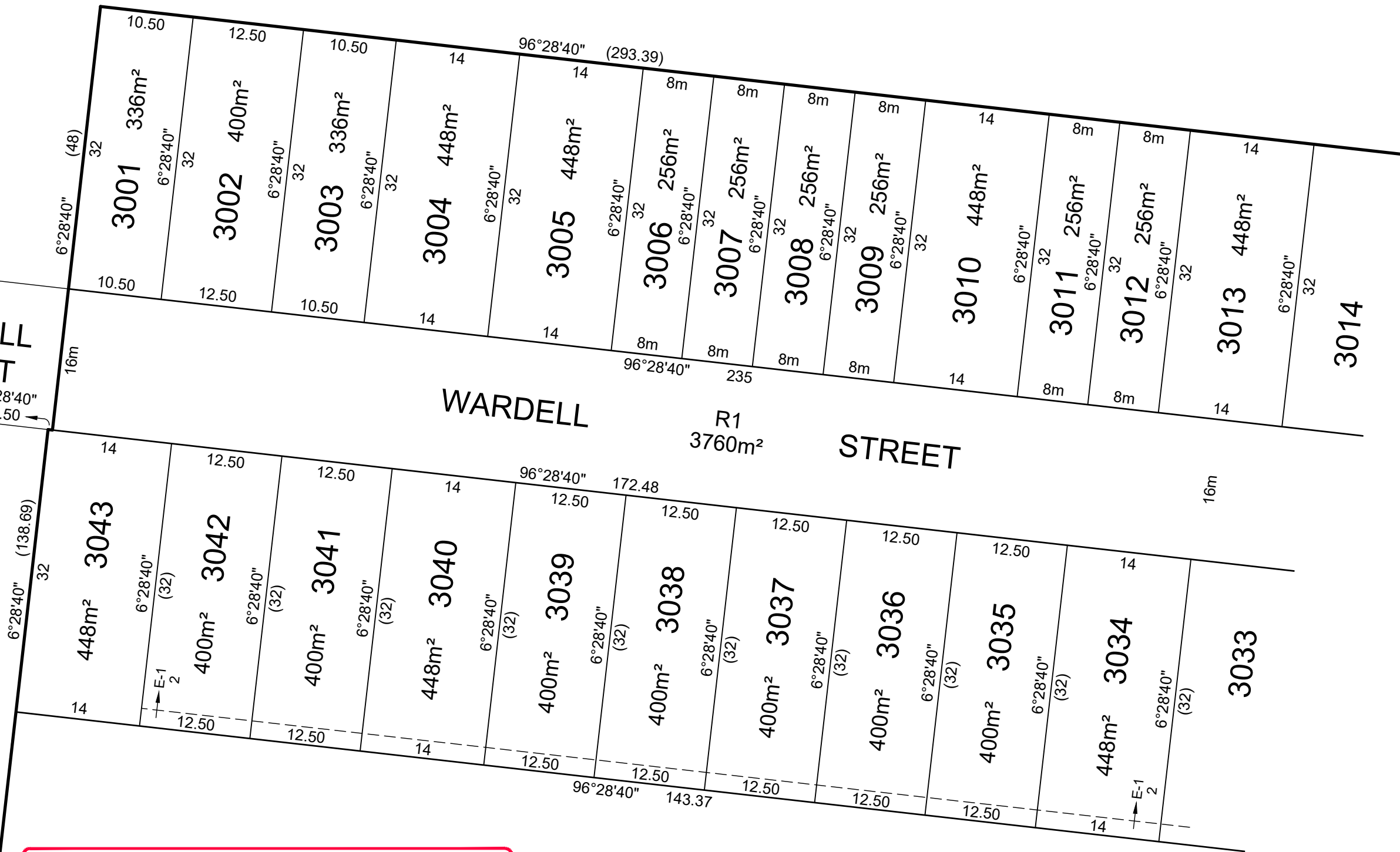
MGA94 ZONE 55

WARDELL STREET

WARDELL STREET

WARDELL STREET

R1
3760m²



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C
 SEE SHEET 2

DRAFT

SEE SHEET 4



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SCALE
 1:500

LENGTHS ARE IN METRES

Licensed Surveyor:
 RICHARD ILLINGWORTH / Version No 2

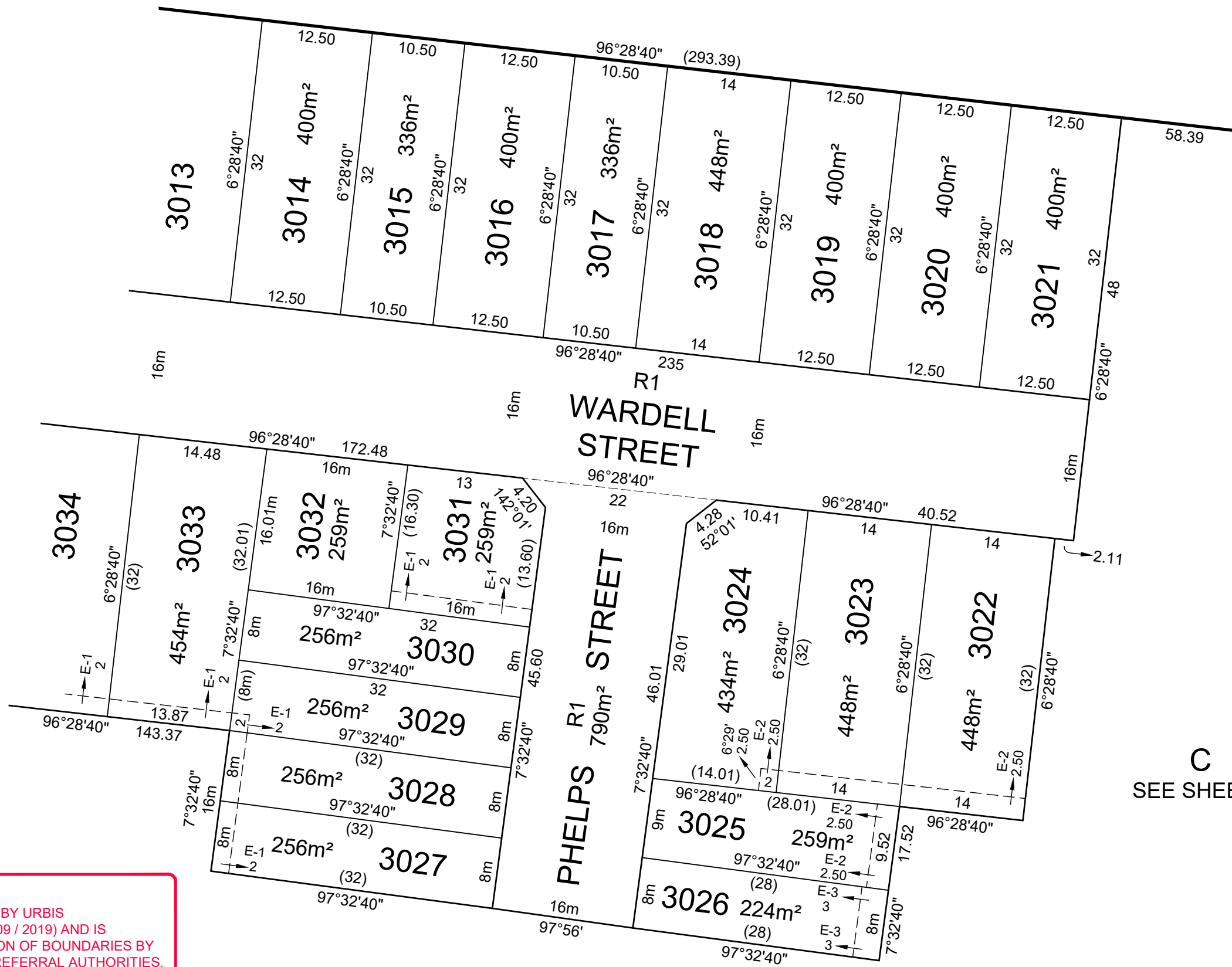
ORIGINAL SHEET
 SIZE: A3

Ref. 02270-S-L2
 Ver. 2

SHEET 3



SEE SHEET 3



C
SEE SHEET 2

PRELIMINARY

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

ORIGINAL SHEET SIZE: A3
Ref. 02270-S-L2 Ver. 2
SHEET 4

Licensed Surveyor:
RICHARD ILLINGWORTH / Version No 2

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
3006	3005, 3007
3007	3006, 3008
3008	3007, 3009
3009	3008, 3010
3011	3010, 3012
3012	3011, 3013
3025	3023, 3024, 3026
3026	3025
3027	3028
3028	3027, 3029
3029	3028, 3030, 3033
3030	3029, 3031, 3032, 3033
3031	3030, 3032
3032	3030, 3031, 3033

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.

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
3001	3002
3002	3001, 3003
3003	3002, 3004
3014	3013, 3015
3015	3014, 3016
3016	3015, 3017
3017	3016, 3018
3019	3018, 3020
3020	3019, 3021

TABLE 2 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3021	3020
3035	3034, 3036
3036	3035, 3037
3037	3036, 3038
3038	3037, 3039
3039	3038, 3040
3041	3040, 3042
3042	3041, 3043

DRAFT