
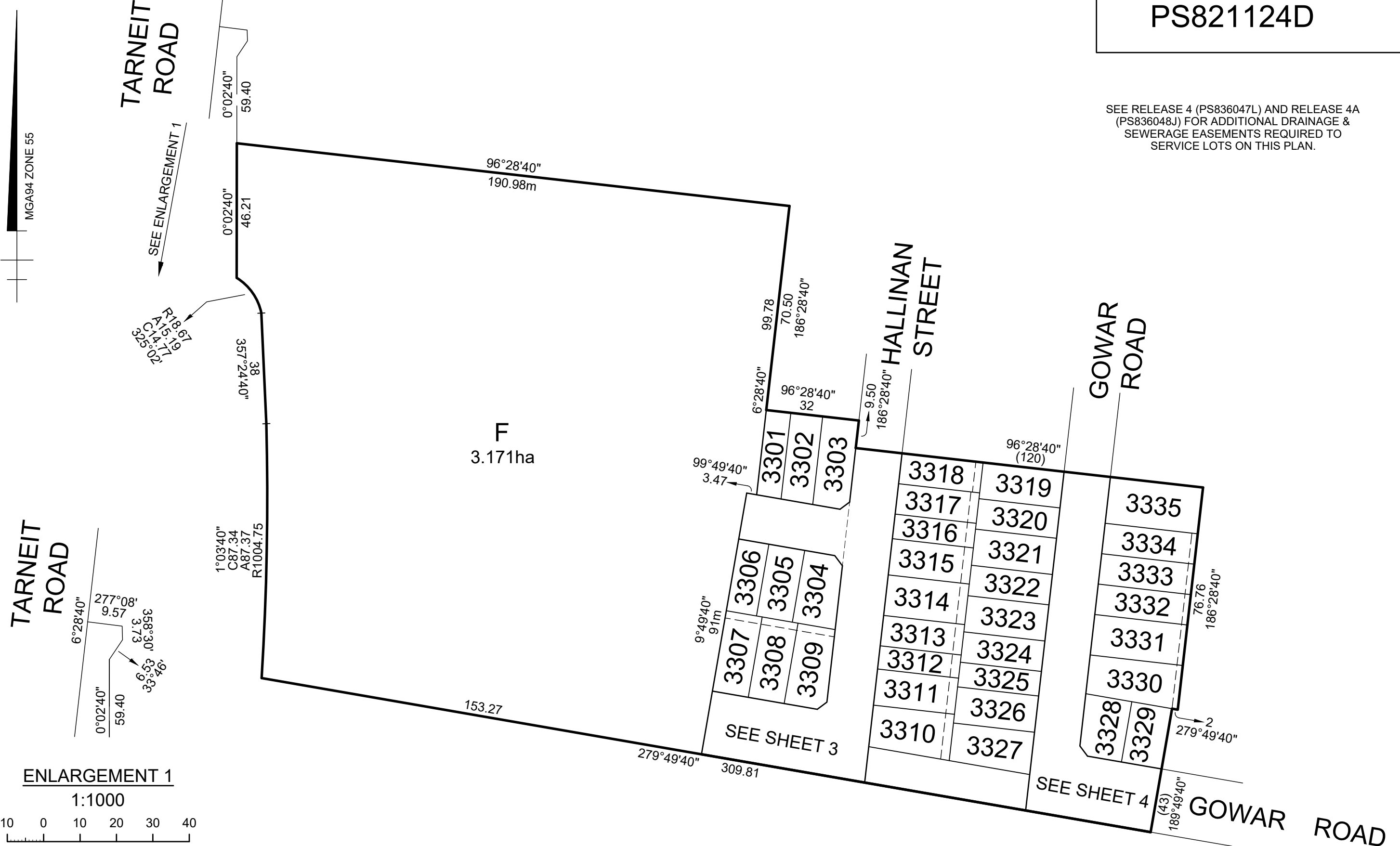


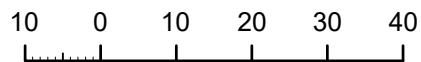
PLAN OF SUBDIVISION		EDITION 1	PS821124D	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 (PART) CROWN ALLOTMENT: CROWN PORTION: C (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot E on PS821123F POSTAL ADDRESS: 830 Leakes Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 550 ZONE: 55 (of approx centre of land N: 5 810 640 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 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. 3A Area of Release: 1.826ha No. of Lots: 35 Lots and Balance Lot F				
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
 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-S3A Ver. 2 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 2	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6

SEE RELEASE 4 (PS836047L) AND RELEASE 4A (PS836048J) FOR ADDITIONAL DRAINAGE & SEWERAGE EASEMENTS REQUIRED TO SERVICE LOTS ON THIS PLAN.



ENLARGEMENT 1

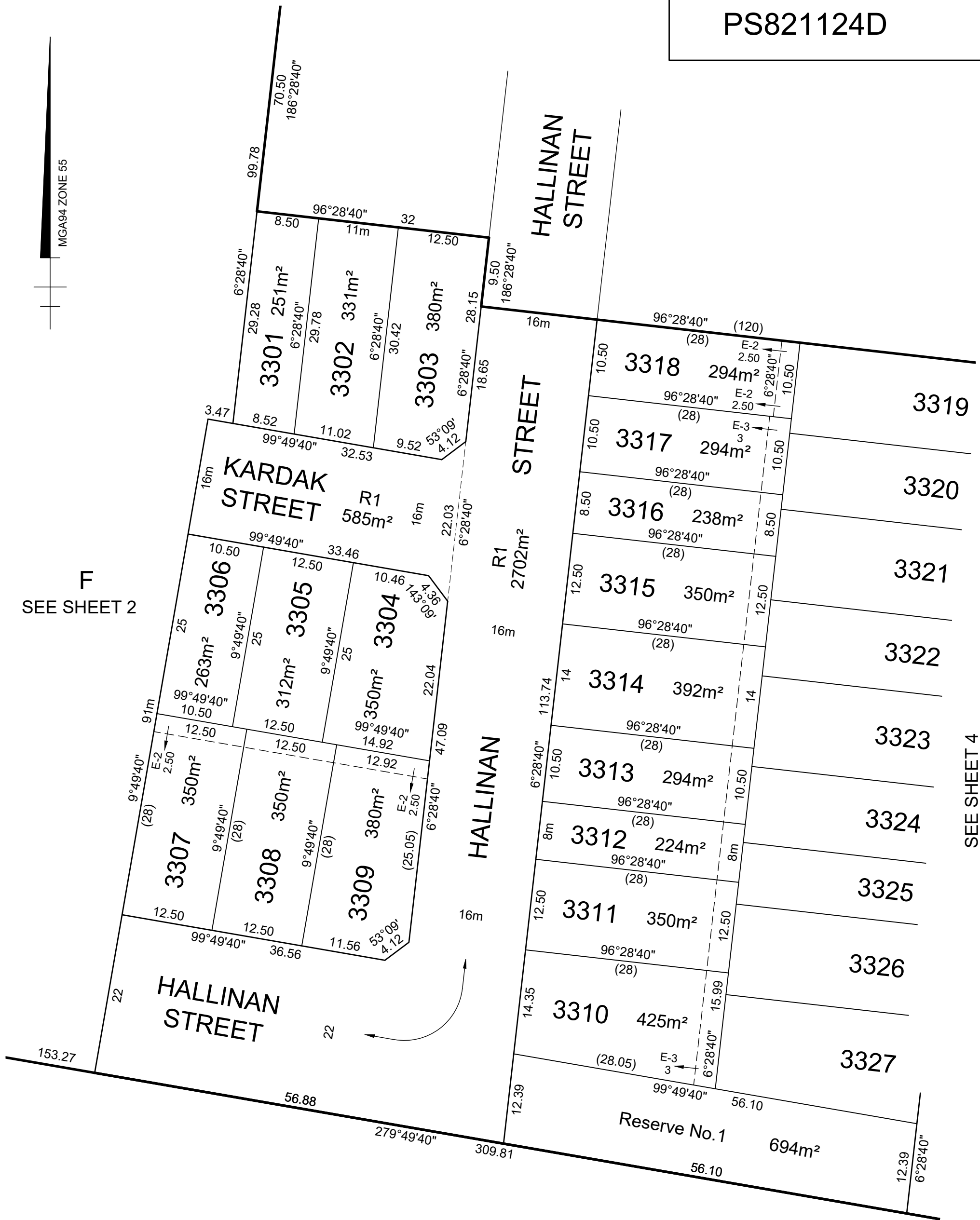
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MGA94 ZONE 55

F
SEE SHEET 2

SEE SHEET 4

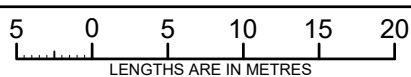


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Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorstds.com.au

SCALE
1:500



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 2

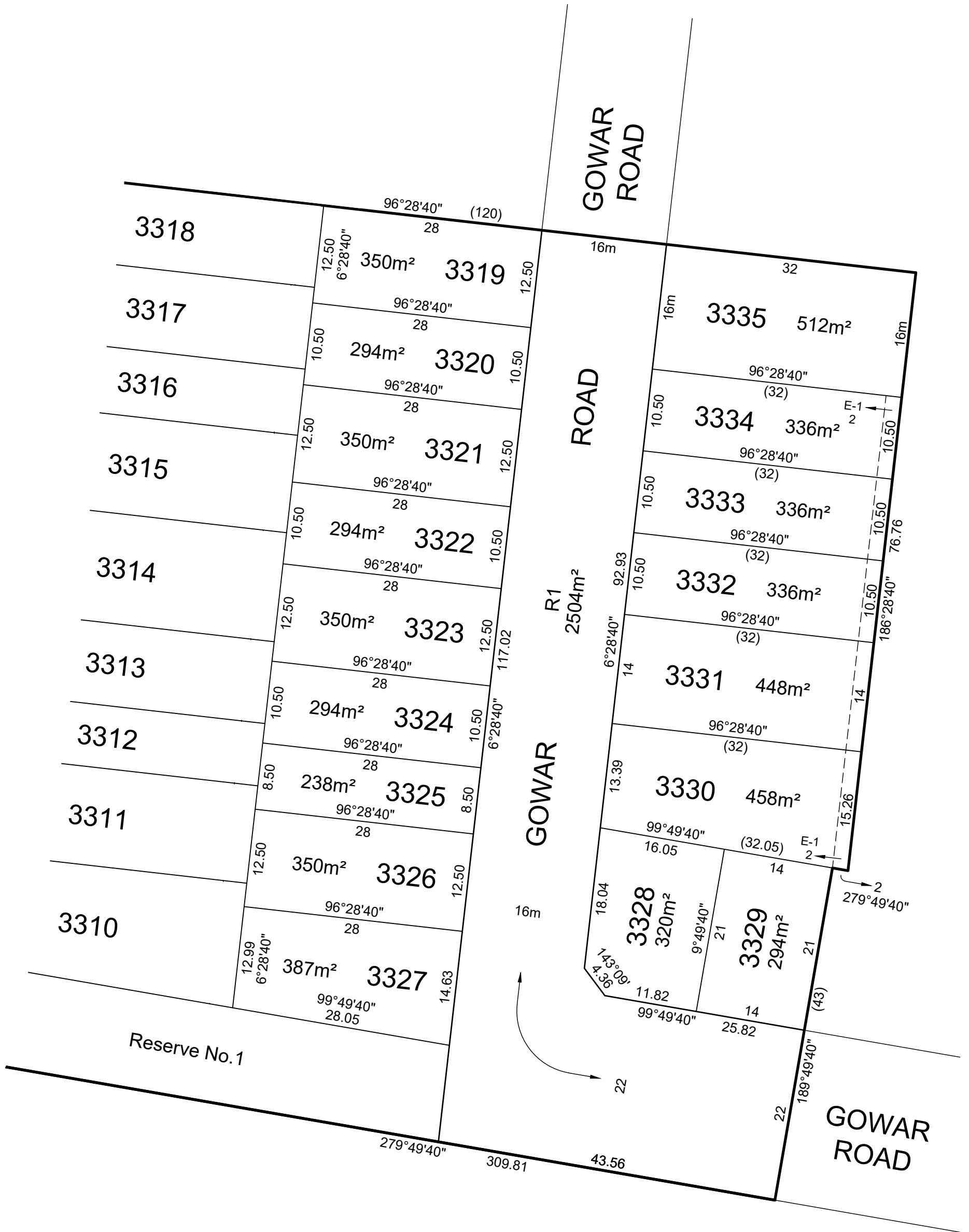
ORIGINAL SHEET
SIZE: A3

Ref. 02270-S3A
Ver. 2

SHEET 3

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
3301	3302
3306	3305, 3307
3312	3311, 3313, 3324, 3325
3313	3312, 3314, 3323, 3324
3316	3315, 3317, 3320, 3321
3317	3316, 3318, 3319, 3320
3318	3317, 3319
3320	3316, 3317, 3319, 3321
3322	3314, 3315, 3321, 3323
3324	3312, 3313, 3323, 3325
3325	3311, 3312, 3324, 3326
3329	3328, 3330

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
3302	3301, 3303
3303	3302
3304	3305, 3308, 3309
3305	3304, 3306, 3307, 3308
3310	3311, 3326, 3327
3311	3310, 3312, 3325, 3326
3314	3313, 3315, 3322, 3323
3315	3314, 3316, 3321, 3322

TABLE 2 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3319	3317, 3318, 3320
3321	3315, 3316, 3320, 3322
3323	3313, 3314, 3322, 3324
3326	3310, 3311, 3325, 3327
3327	3310, 3326
3328	3329, 3330

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
3301	3302
3302	3301, 3303
3303	3302
3304	3305, 3308, 3309
3305	3304, 3306, 3307, 3308
3306	3305, 3307
3307	3305, 3306, 3308
3308	3304, 3305, 3307, 3309
3309	3304, 3308
3310	3311, 3326, 3327
3311	3310, 3312, 3325, 3326
3312	3311, 3313, 3324, 3325
3313	3312, 3314, 3323, 3324
3314	3313, 3315, 3322, 3323
3315	3314, 3316, 3321, 3322
3316	3315, 3317, 3320, 3321

TABLE 3 CONTINUED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3317	3316, 3318, 3319, 3320
3318	3317, 3319
3320	3316, 3317, 3319, 3321
3321	3315, 3316, 3320, 3322
3322	3314, 3315, 3321, 3323
3323	3313, 3314, 3322, 3324
3324	3312, 3313, 3323, 3325
3325	3311, 3312, 3324, 3326
3326	3310, 3311, 3325, 3327
3327	3310, 3326
3328	3329, 3330
3329	3328, 3330
3330	3328, 3329, 3331
3331	3330, 3332
3332	3331, 3333
3333	3332, 3334