PLAN OF SUBDIVISION PS 739582D EDITION 1 LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: -SECTION: 20 **CROWN ALLOTMENT: -CROWN PORTION: D** TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT C ON PS 739550S POSTAL ADDRESS: TARNEIT & LEAKES ROADS (at time of subdivision) TARNEIT, 3029 E: 294 630 ZONE: 55 MGA CO-ORDINATES: (of approx centre of land N: 5 810 440 in plan) VESTING OF ROADS AND/OR RESERVES **Notations IDENTIFIER** COUNCIL/BODY/PERSON Lots 1 to 400 (both inclusive), A, B and C have been omitted from this plan. Wyndham City Council **ROAD R-1** Wyndham City Council Other Purpose of this plan RESERVE No. 1 To remove by agreement that part of easement E-3 (Sewerage) created in PS 739550S that lies within Brighter Avenue in this plan via Section 6 (1) (k) of the Subdivision Act 1988 **NOTATIONS** DEPTH LIMITATION DOES NOT APPLY SURVEY: This plan is based on survey This survey has been connected to permanent marks No(s). Tarneit PM 94 & 759 STAGING: This is not a staged subdivision In Proclaimed Survey Area No. -

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

| | T | i | | |
|-----------------------|--------------------------------|-------------------|--|---------------------------------|
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour of |
| E-1 | Sewerage | 2 | PS 732566P | City West Water Corporation |
| E-2 | Sewerage | 2 | PS 739550S | City West Water Corporation |
| E-3 | Water Supply Pipeline Purposes | See Diag. | Sec.130 Water Act 1989 Sec.19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V | Barwon Region Water Corporation |
| E-4 | Sewerage | 2 | This Plan | City West Water Corporation |
| E-5 | Powerline | 1.50 | PS732577J Sec.88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-6 | Water Supply Pipeline Purposes | 1.50 | Sec.130 Water Act 1989 Sec.19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V | Barwon Region Water Corporation |
| E-6 | Powerline | 1.50 | PS732577J Sec.88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-7 | Sewerage | 2 | PS732577J | City West Water Corporation |
| 1 | 1 | I | l . | 1 |

LITTLE GREEN ESTATE - STAGE 4 (42 LOTS)

AREA OF STAGE - 2.485ha



Planning Permit No. WYP 6864/13

469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au SURVEYORS FILE REF: 301731SV00

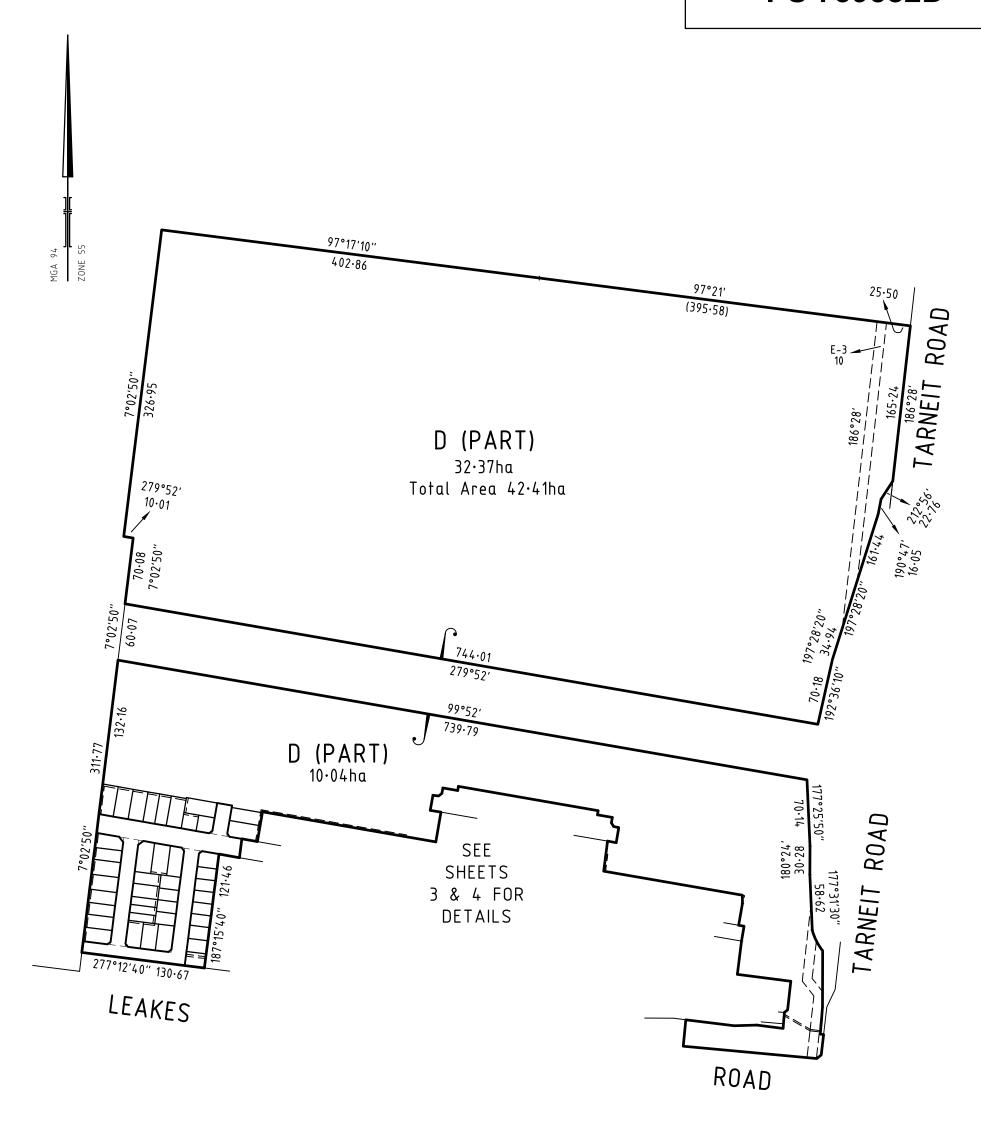
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR: Keith Robert Jones

VERSION 5

PS 739582D





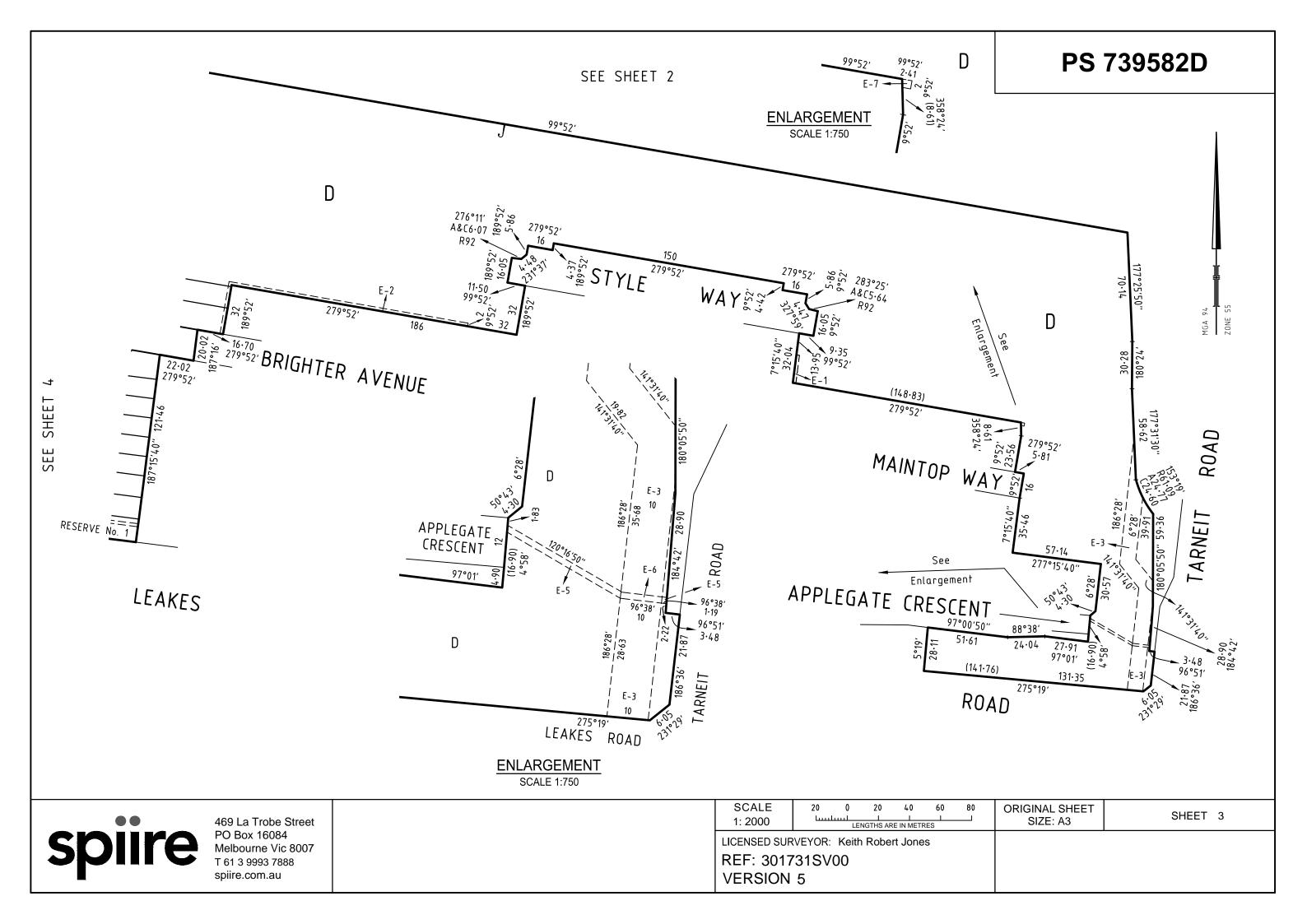
469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au SCALE 1: 4000

40 0 40 80 120 160 LENGTHS ARE IN METRES ORIGINAL SHEET SIZE: A3

SHEET 2

LICENSED SURVEYOR: Keith Robert Jones REF: 301731SV00

VERSION 5



PS 739582D SEE SHEET 2 D R-1 89.78 442512m2 537_m2 ZONE 55 441512m2° MGA 94 440 512m² 99°52' 439400m2 438400m² (33)437 512m2 STREET = ^{528m²} 434 (32.88) (15.20) 433460m2 435 ,285m2=1 12 4 36 27 2m² 99°52′ (32·88) 12.50 12.50 16 99°52' BRIGHTER 432_{555m²} R-1 (24.18) (29.88) 3067_m2 E-2 99°52′ 13·18 99°52′ ∽ 16·02 420m² 408° AVENUE 16·70 279°52′ 6.91, 12.02 53°34, 12.02 12.01 17.02 97°15′40″ 99°52' 549m2 409 (29.09) 16.02 ; † 548m² **410** 4. 18.02 ^{363m²} 407 40.04 468m² 411 431 22.02 E-4 (29·04) 341m² 97°15′40″ 21 464m² **4**06 430 WAY97°15′40″ (28) 97°15′40″ 263m² 97°15′40″ 21 97°15′40″ 21 294m² 294m² 297°15′40″ 21 \$ 423 350m² (28.98) 97°15′40″ (28) E-4 429 ^{463m²} 405 R-1 97°15′40″ ≠ 422 _{392m²} 1855m² 25.5. 263m² 263m² 27°15′40″ 21 (28.92)428 97°15′40″ (28) ^{405m²} **404** 421 238m² 97°15′40″ (28) 97°15′40″ SHEET 414 R-1 (28-87) 427 420 238m² 97°15′40″ (28) 263m² 2 97°15′40″ 21 3103m² £ 263m² 97°15′40″ 21 361m² 403 SPARKLE 97°15'40" 2 SEE 97°15′40″ 419238m²97°15′40″ (28) E-(28-82) 426 403m² 402 FRIEND ►E-4 97°15′40′′ 4 18 444m² 417 448m² 425 416 472m² (28-77) 294m² ^{427m²} 401 97°15′40″ 21 424 294_m2 97°12′40″ 97°12′40′ 97°15′40′′ 109-67 277°12′40′′ ****E-4 20.16 RESERVE No.1 - (DRAINAGE PURPOSES) 21 130-67 315m4 LEAKES ROAD

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7.5 0 7.5 15 22.5

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

LICENSED SURVEYOR: Keith Robert Jones REF: 301731SV00

VERSION 5

CREATION OF RESTRICTION N°1

The following Restriction is to be created upon Registration of this plan:

Table of Land Burdened and Land Benefitted:

| Burdened Lot No. | Benefitted Lots | Burdened Lot No. | Benefitted Lots |
|------------------|--------------------|------------------|--------------------|
| 401 | 402 | 402 | 401, 403 |
| 403 | 402, 404 | 404 | 403, 405 |
| 405 | 404, 406 | 406 | 405, 407 |
| 407 | 406, 408 | 408 | 407 |
| 409 | 410, 423 | 410 | 409, 411, 412, 423 |
| 411 | 410, 412 | 416 | 415, 417 |
| 417 | 415, 416, 418, 419 | 418 | 417, 419 |
| 422 | 412, 413, 421, 423 | 423 | 409, 410, 412, 422 |
| 431 | 430 | 432 | 433 |
| 433 | 432 | 434 | 435, 436, 437 |
| 437 | 434, 436, 438 | 438 | 437, 439 |
| 439 | 438, 440 | 440 | 439, 441 |
| 441 | 440, 442 | 442 | 441 |

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan to which the following restriction applies shall not:

- 1. Construct more than one dwelling on any lot.
- 2. Further subdivide any lot on this plan
- 3. Construct any dwelling unless that dwelling incorporates plumbing for a recycled water supply for toilet flushing and garden watering
- 4. Build or erect or allow to be built or erected any building or structure other than a building or structure which is built or erected in accordance with the Building Envelopes contained in memorandum of common provisions registered in dealing number ?????? except with the written consent of the Responsible Authority.
- 5. Construct any dwelling unless that dwelling accords with the requirements of the Little Green Design Guidelines

This Restriction shall expire 5 years after the date of registration of this plan.

CREATION OF RESTRICTION No.2

The following restriction is to be created upon registration of this plan:

Table of Land Burdened and Land Benefitted:

| Burdened Lot No. | Benefitted Lots | Burdened Lot No. | Benefitted Lots |
|------------------|-------------------------|------------------|-------------------------|
| 412 | 410, 411, 413, 422, 423 | 3 413 | 412, 414, 422 |
| 414 | 413, 415, 420, 421 | 415 | 414, 416, 417, 419, 420 |
| 419 | 415, 417, 418, 420 | 420 | 414, 415, 419, 421 |
| 421 | 420, 422 | 424 | 425 |
| 425 | 424, 426 | 426 | 425, 427 |
| 427 | 426, 428 | 428 | 427, 429 |
| 429 | 428, 430 | 430 | 429, 431 |
| 435 | 434, 436 | 436 | 434, 435, 437 |

Lots 412 to 415, 419 to 421, 424 to 430 (all inclusive), 435 and 436 are defined as Type A lots under the Small Lot Housing Code.

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies shall not:

- 1. Construct any building on any burdened lot unless that building conforms to the Small Lot Housing Code incorporated under the Wyndham Planning Scheme
- 2. Construct any dwelling unless that dwelling accords with the requirements of the Little Green **Design Guidelines**
- 3. Construct any dwelling unless that dwelling incorporates plumbing for a recycled water supply for toilet flushing and garden watering use.

This restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.



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LICENSED SURVEYOR: Keith Robert Jones REF: 301731SV00

VERSION 5

ORIGINAL SHEET SIZE: A3

SHEET 5