
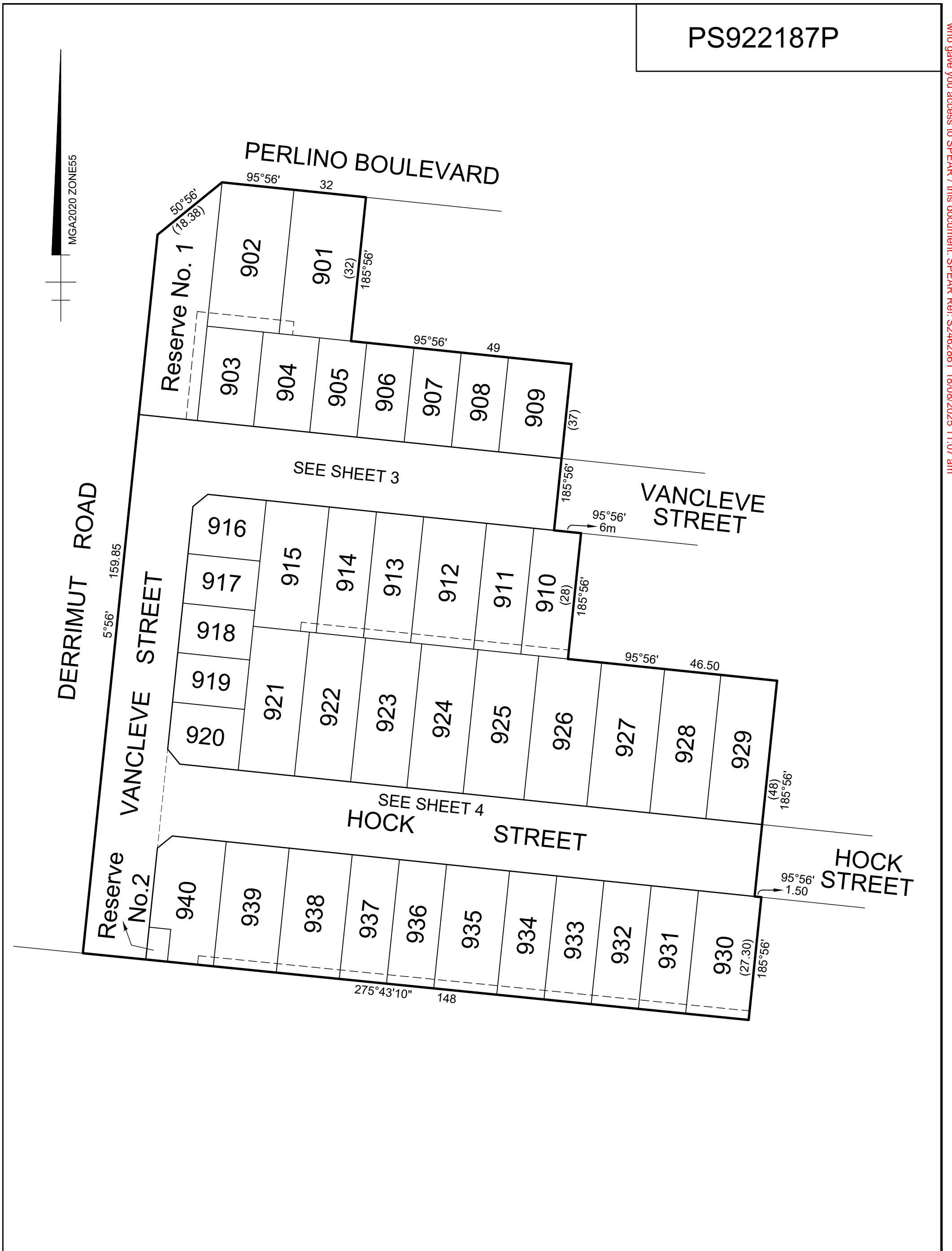


PLAN OF SUBDIVISION		EDITION 1	PS922187P	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 22 CROWN ALLOTMENT: - CROWN PORTION: G TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot Z on PS906498M POSTAL ADDRESS: 800 Derrimut Road (at time of subdivision) TARNEIT VIC 3029 MGA 2020 CO-ORDINATES: E: 297 130 ZONE: 55 (of approx centre of N: 5812 130 land in plan)		Council Name: Wyndham City Council SPEAR Reference Number: S246286T		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 901 - 940 on this plan are affected by 3D Building Envelopes in MCP Dealing No. Refer to Creation of Restrictions A and B on sheet 5 of this plan for details. OTHER PURPOSE OF PLAN To remove sewerage easement E-2 created on PS906498M in so far as it lies within Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.	
Road R1 Reserve No.1 Reserve No.2	Wyndham City Council Wyndham City Council Powercor Australia Ltd			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply		BLUESTONE - Release No. 9 Area of Release: 1.875ha No. of Lots: 40 Lots		
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. WYP9879/17				
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	2	This Plan	Wyndham City Council
E-2	Drainage	3	This Plan	Wyndham City Council
	Sewerage			Greater Western Water Corporation
E-3	Sewerage	2.50	This Plan	Greater Western Water Corporation
 TAYLORS Urban Development Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800 www.taylorstds.com.au		SURVEYORS FILE REF: Ref. 20457-S9 Ver. 2 Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (2), 30/06/2025, SPEAR Ref: S246286T	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5

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PS922187P

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SCALE 1:750
 7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3
 Ref. 20457-S9 Ver. 2
 SHEET 2

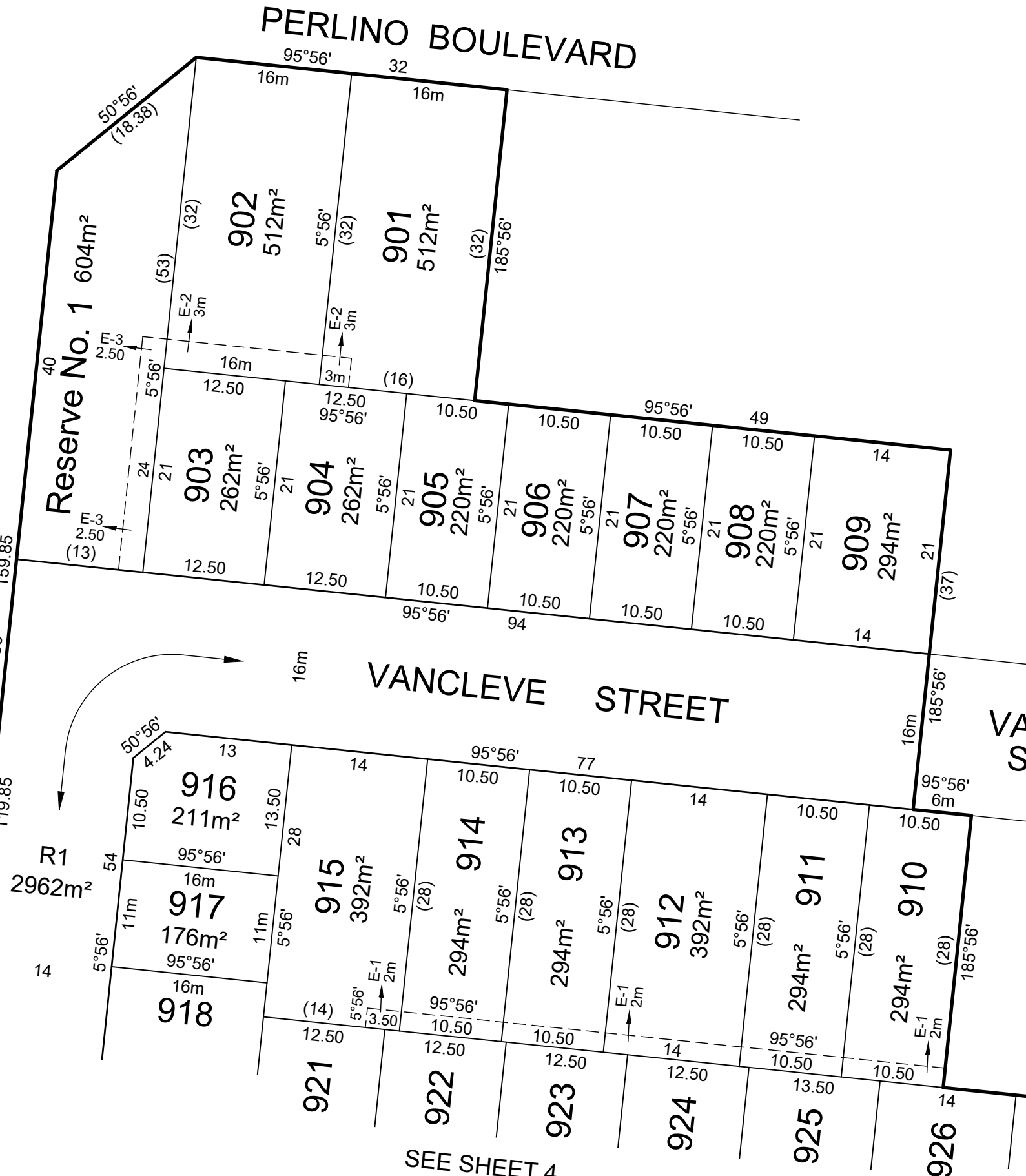
DERRIMUT ROAD

PERLINO BOULEVARD

VANCLEVE STREET

VANCLEVE STREET

Reserve No. 1 604m²



SEE SHEET 4

MGA2020 ZONE55

TAYLORS

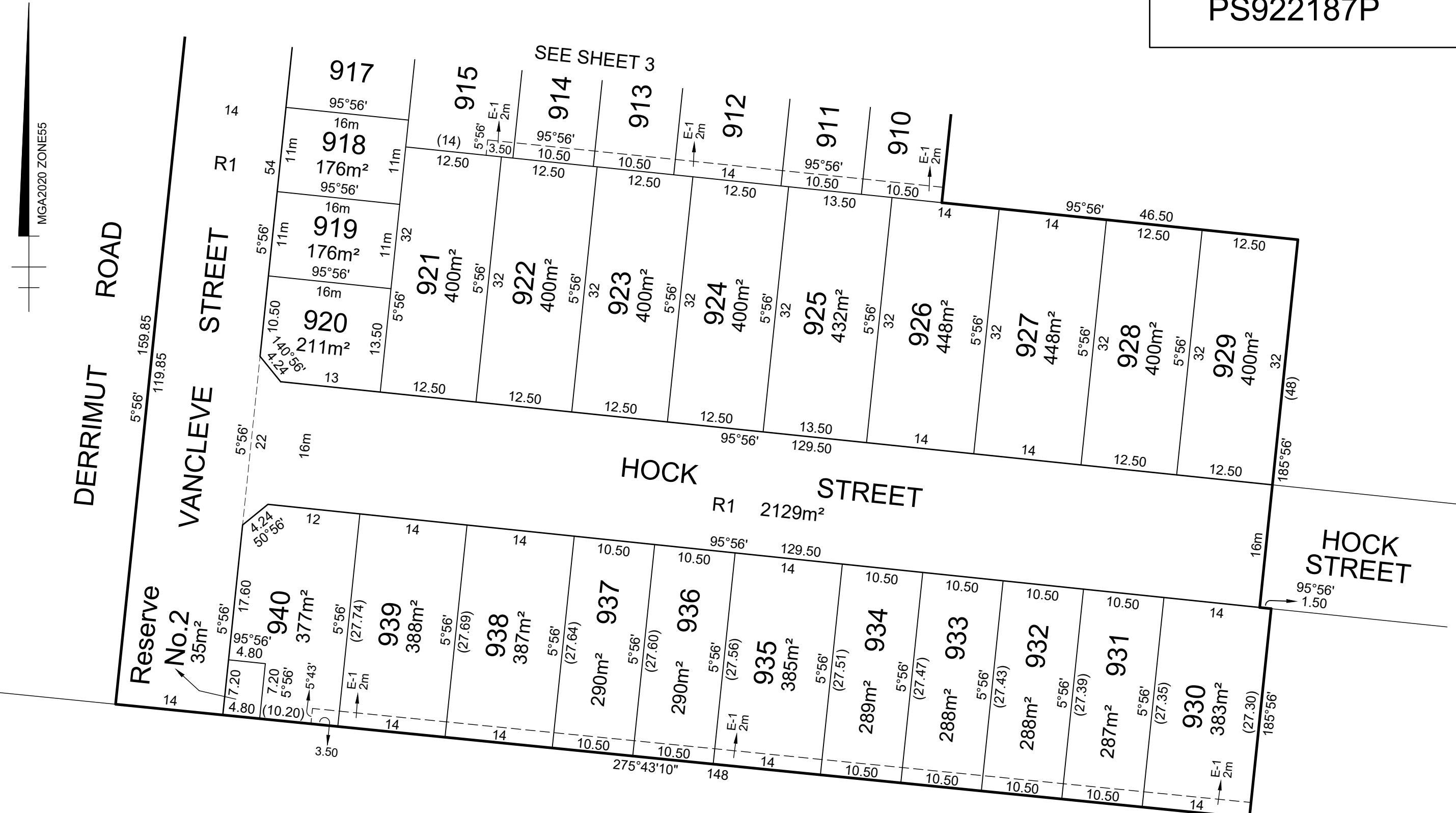
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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

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 SHEET 3

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CREATION OF RESTRICTION

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.

RESTRICTION A

BURDENED LAND: See Table 1
 BENEFITED LAND: See Table 1

For the purposes of this Restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

RESTRICTION:

Except with the written consent of Satterley Property Group, the registered proprietor or proprietors for the time being of any burdened Lot must not:

Design Guidelines and MCP

1. Build or allow to be built on the Lot any building other than a building which has been approved by Satterley Property Group or the Bluestone Design Review Panel in accordance with the Bluestone Design Guidelines.
2. build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number....., which MCP is incorporated into this Restriction.

Building Envelopes

3. Build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown on the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number....., which MCP is incorporated into this Restriction.

For the purposes of this restriction "Satterley Property Group" means Satterley Tarneit Derrimut Pty Ltd ACN 630 346 066 or any or its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

Expiry date: 31/12/2035

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
901	902, 903, 904, 905
902	901, 903, 904
903	902, 904
904	901, 902, 903, 905
905	901, 904, 906
906	905, 907
907	906, 908
908	907, 909
909	908
910	911, 925, 926
911	910, 912, 924, 925
912	911, 913, 923, 924
913	912, 914, 922, 923
914	913, 915, 922

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
915	914, 916, 917, 918, 921, 922
916	915, 917
917	915, 916, 918
918	915, 917, 919, 921
919	918, 920, 921
920	919, 921
921	915, 918, 919, 920, 922
922	913, 914, 915, 921, 923
923	912, 913, 922, 924
924	911, 912, 923, 925
925	910, 911, 924, 926
926	910, 925, 927
927	926, 928
928	927, 929

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
929	928
930	931
931	930, 932
932	931, 933
933	932, 934
934	933, 935
935	934, 936
936	935, 937
937	936, 938
938	937, 939
939	938, 940
940	939

RESTRICTION B

BURDENED LAND: See Table 2
 BENEFITED LAND: See Table 2

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened Lot 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 "Type A" of the Small Lot Housing Code (SLHC) (Victorian Planning Authority, November 2019) provisions incorporated pursuant to Clause 72.04 of the Wyndham Planning Scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.

Expiry date: 31/12/2035

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
903	902, 904
904	901, 902, 903, 905
905	901, 904, 906
906	905, 907
907	906, 908
908	907, 909
909	908
910	911, 925, 926

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
911	910, 912, 924, 925
912	911, 913, 923, 924
913	912, 914, 922, 923
914	913, 915, 922
916	915, 917
917	915, 916, 918
918	915, 917, 919, 921
919	918, 920, 921

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
920	919, 921
931	930, 932
932	931, 933
933	932, 934
934	933, 935
936	935, 937
937	936, 938



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SHEET 5

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