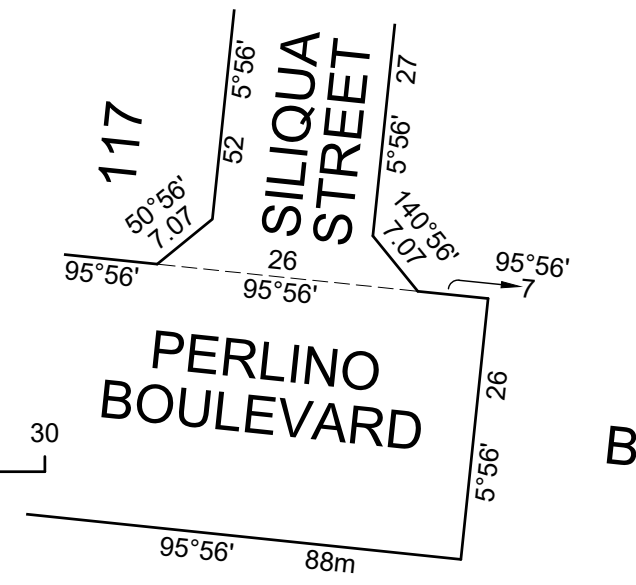
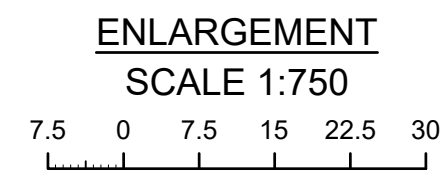
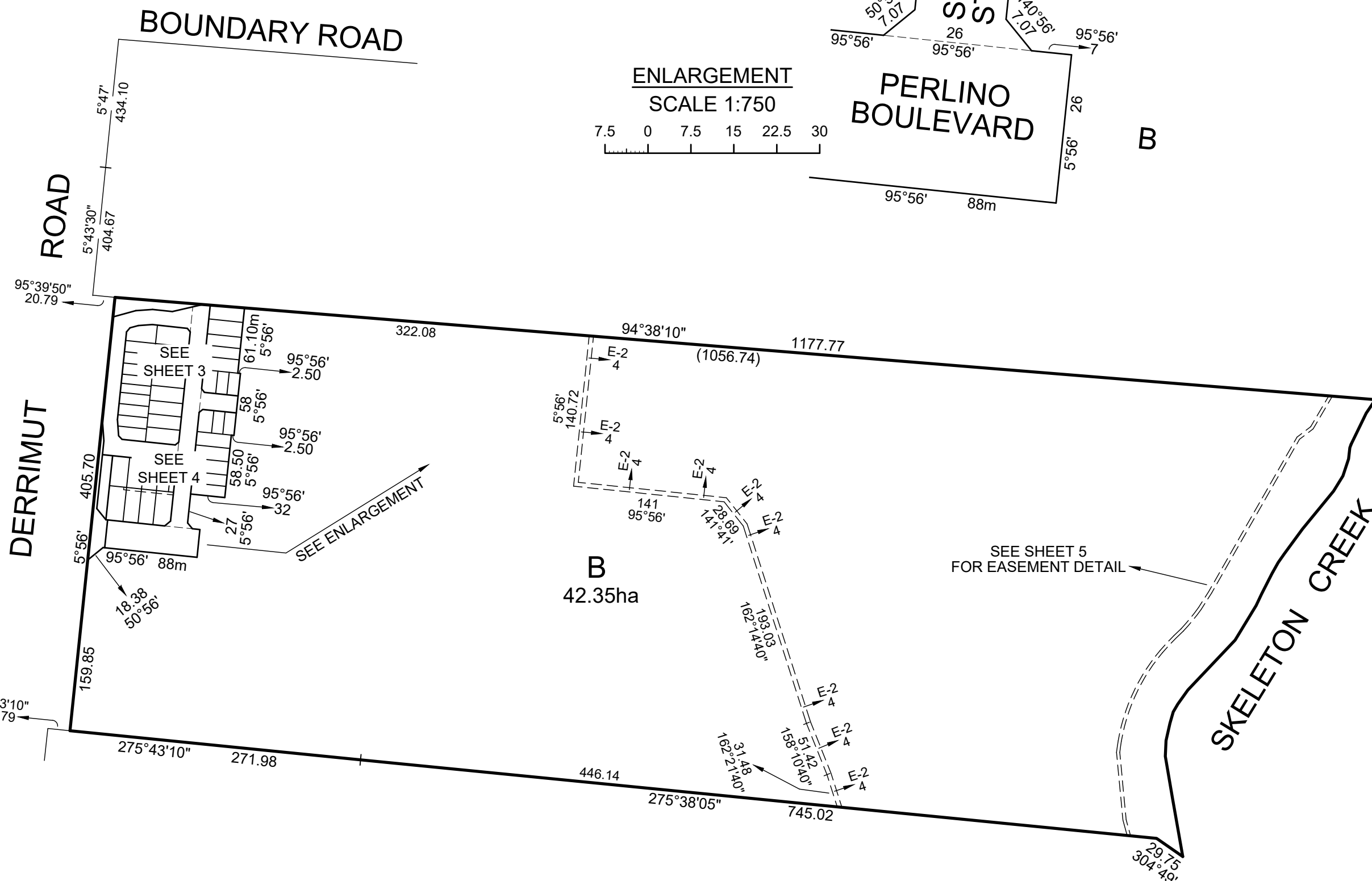
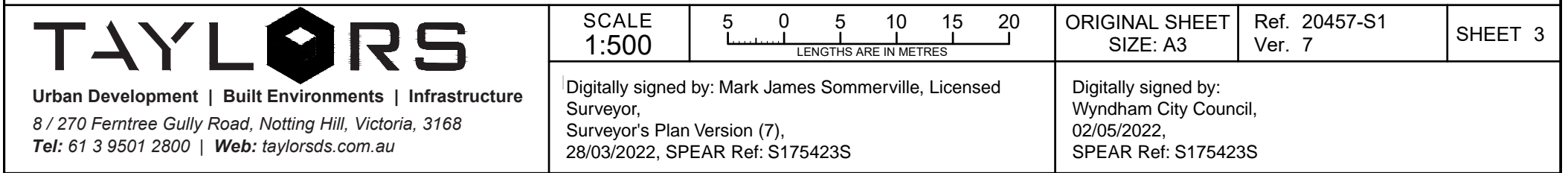
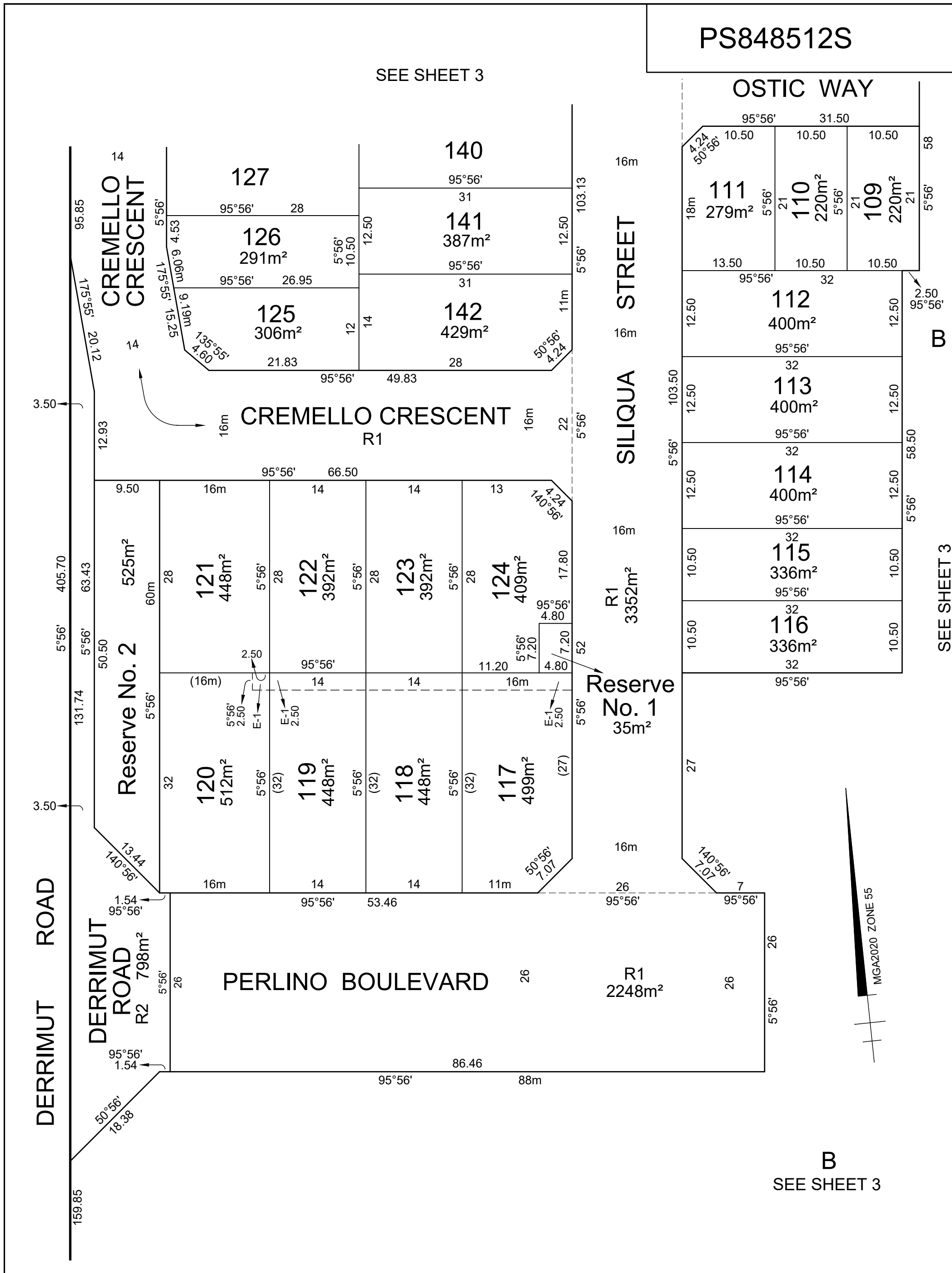


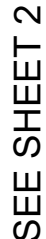
PLAN OF SUBDIVISION				EDITION 1		PS848512S					
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: --- SECTION: 22 CROWN ALLOTMENT: --- CROWN PORTION: G TITLE REFERENCE: Vol. 00824 Fol. 704 LAST PLAN REFERENCE: Lot 1 on PS830153U POSTAL ADDRESS: 800 Derrimut Road (at time of subdivision) TARNEIT VIC 3029 MGA 2020 CO-ORDINATES: E: 297 650 ZONE: 55 (of approx centre of land in plan) N: 5 812 200				Council Name: Wyndham City Council Council Reference Number: WYS5696/21 Planning Permit Reference: WYP9879/17 SPEAR Reference Number: S175423S Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Carolyn Harriott for Wyndham City Council on 02/05/2022 Statement of Compliance issued: 09/06/2023							
				VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		Lots 101 - 142 (both inclusive) on this plan are affected by 3D Building Envelopes in MCP Dealing No. Refer to Creation of Restrictions A & B on Sheets 6 & 7 of this plan for details. OTHER PURPOSE OF PLAN To vary easement E-1 created in Instrument AV212709Q. GROUNDS FOR VARIATION: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.			
				Road R1 Road R2 Reserve No. 1 Reserve No. 2		Wyndham City Council Head, Transport for Victoria Powercor Australia Ltd 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. WYP9879/17. This survey has been connected to permanent marks no(s) PM90 & PM158 In Proclaimed Survey Area no. N/A											
BLUESTONE - Release 1 Area of Release: 2.704ha No. of Lots: 42 Lots & Balance Lot B											
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	Sewerage	See Diag.	This Plan	Greater Western Water Corporation							
E-2	Sewerage	4	AV212709Q	Greater Western Water Corporation							
<div>TAYLORS</div> <div>Urban Development Built Environments Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800 Web: taylorstds.com.au</div>			SURVEYORS FILE REF: Ref. 20457-S1 Ver. 7		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 7				
			Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (7), 28/03/2022, SPEAR Ref: S175423S								

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Taylors Development Strategists Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S175423S 14/06/2023 04:24 pm









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

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

SHEET 5

Digitally signed by:
Wyndham City Council,
02/05/2022,
SPEAR Ref: S175423S

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

- For the purposes of this Restriction:
- (a) A dwelling means a house.
 - (b) A building means any structure except a fence.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106, 107, 108
106	105, 107
107	105, 106, 108
108	105, 107
109	110, 112
110	109, 111, 112
111	110, 112
112	109, 110, 111, 113
113	112, 114
114	113, 115
115	114, 116
116	115
117	118, 124
118	117, 119, 123
119	118, 120, 122
120	119, 121
121	120, 122

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
122	119, 121, 123
123	118, 122, 124
124	117, 123
125	126, 142
126	125, 127, 141, 142
127	126, 128, 140, 141
128	127, 129, 139, 140
129	128, 130, 139
130	129, 131, 138, 139
131	130, 132, 137, 138
132	131, 133, 136, 137
133	132, 134, 136
134	133, 135
135	134, 136
136	132, 133, 135, 137
137	131, 132, 136, 138
138	130, 131, 137, 139
139	128, 129, 130, 138, 140
140	127, 128, 139, 141
141	126, 127, 140, 142
142	125, 126, 141

DESCRIPTION OF RESTRICTION

Except with the written consent of Satterley Property Group, the registered proprietor or proprietors for the time being of any burdened Lot shall 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: 31/12/2030

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

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
106	A	105, 107
107	A	105, 106, 108
108	A	105, 107
109	A	110, 112
110	A	109, 111, 112
111	A	110, 112
126	A	125, 127, 141, 142
127	A	126, 128, 140, 141
128	A	127, 129, 139, 140

TABLE 2 (Continued)

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
129	A	128, 130, 139
130	A	129, 131, 138, 139
131	A	130, 132, 137, 138
132	A	131, 133, 136, 137
133	A	132, 134, 136

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot shall not:

Small Lot Housing Code

1.
- build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code' unless in accordance with a planning permit granted to construct a dwelling on the lot.

Expiry date: 31/12/2030