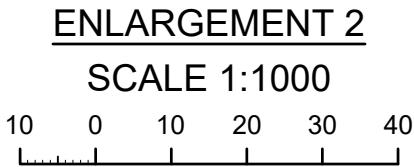
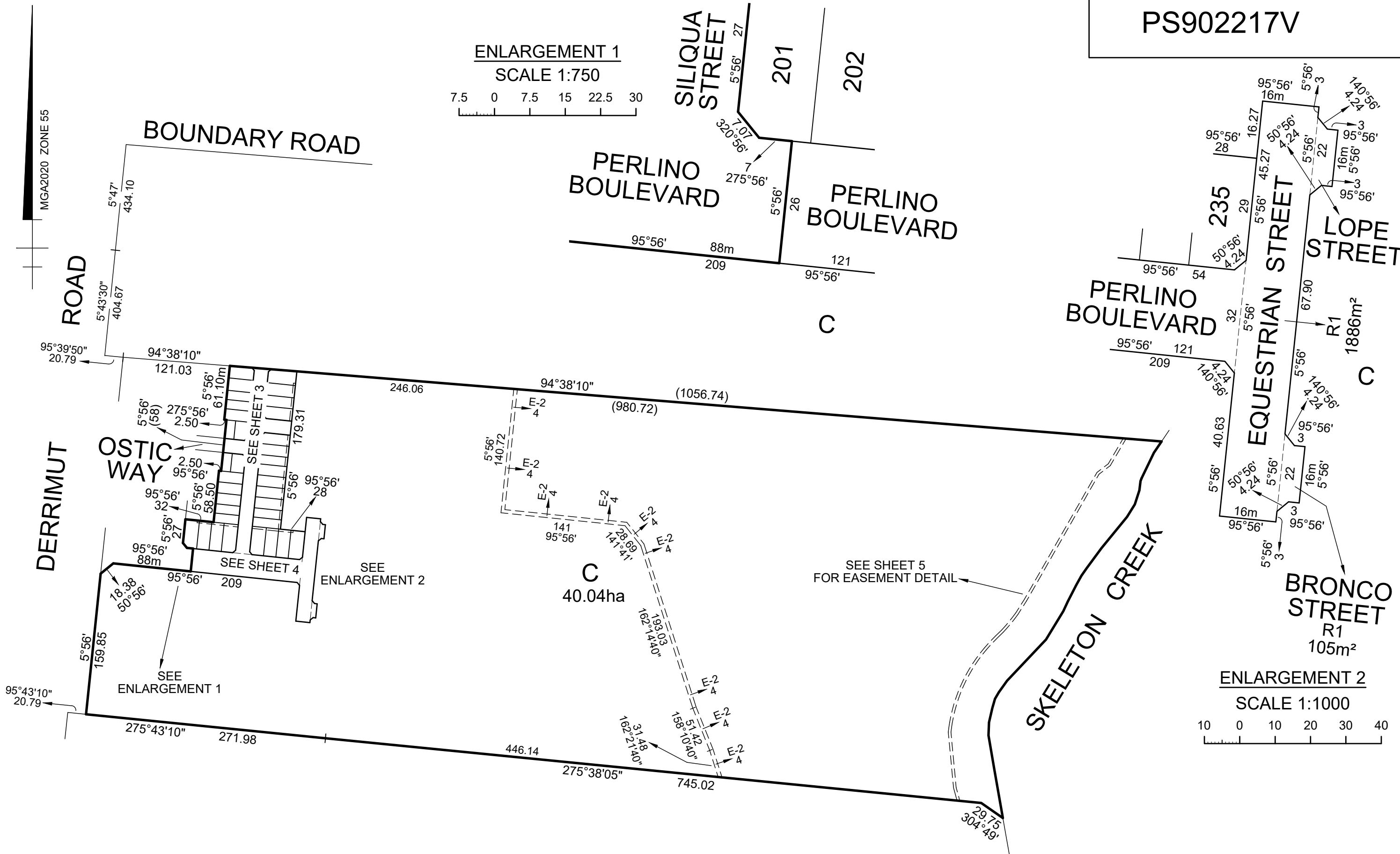
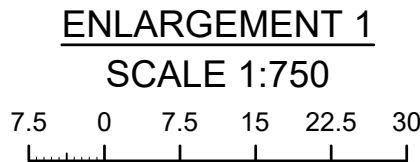


PLAN OF SUBDIVISION				EDITION 1		PS902217V	
<div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: ---</div> <div>SECTION: 22</div> <div>CROWN ALLOTMENT: ---</div> <div>CROWN PORTION: G</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot B on PS848512S</div> <div>POSTAL ADDRESS: 800 Derrimut Road (at time of subdivision) TARNEIT VIC 3029</div> <div>MGA 2020 CO-ORDINATES: E: 297 250 ZONE: 55 (of approx centre of land in plan) N: 5 812 340</div>				Council Name: Wyndham City Council			
				Council Reference Number: WYS5754/21 Planning Permit Reference: WYP9879/17 SPEAR Reference Number: S178580V			
				<b>Certification</b>			
				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 been made and the requirement has not been satisfied at Certification							
Digitally signed by: Carolyn Harriott for Wyndham City Council on 21/06/2022							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 201 - 235 (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.			
Road R1		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 2							
Area of Release: 2.308ha							
No. of Lots: 35 Lots & Balance Lot C							
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	3	PS848512S	Greater Western Water Corporation			
E-2	Sewerage	4	AV212709Q	Greater Western Water Corporation			
E-3	Sewerage	2.50	This Plan	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-S2	ORIGINAL SHEET	SHEET 1 OF 7	
				Ver. 7	SIZE: A3		
		Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (7), 19/04/2022, SPEAR Ref: S178580V					

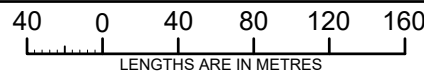
PS902217V



**TAYLORS**

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

SCALE  
1:4000



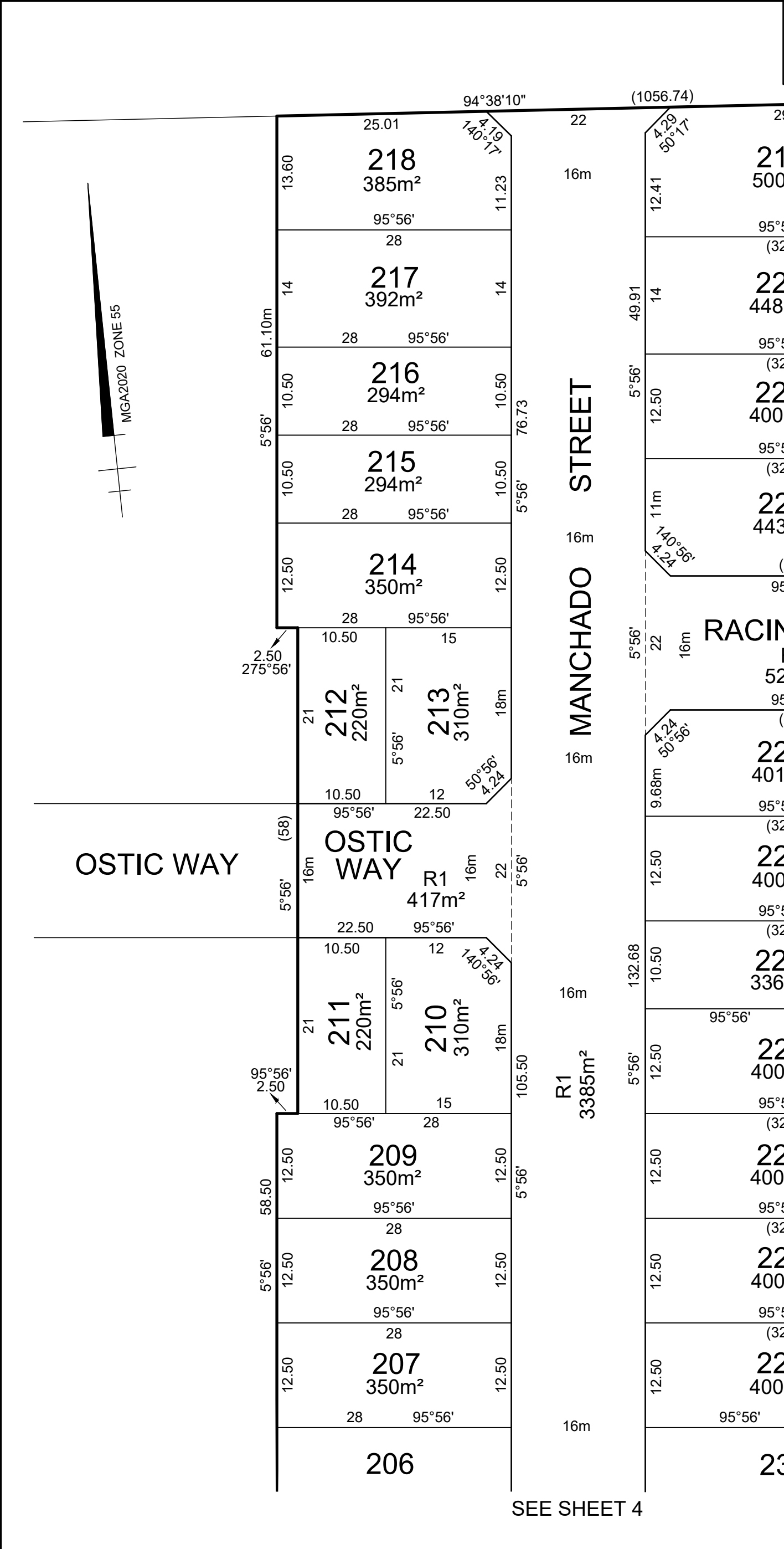
Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
Surveyor's Plan Version (7),  
19/04/2022, SPEAR Ref: S178580V

ORIGINAL SHEET  
SIZE: A3

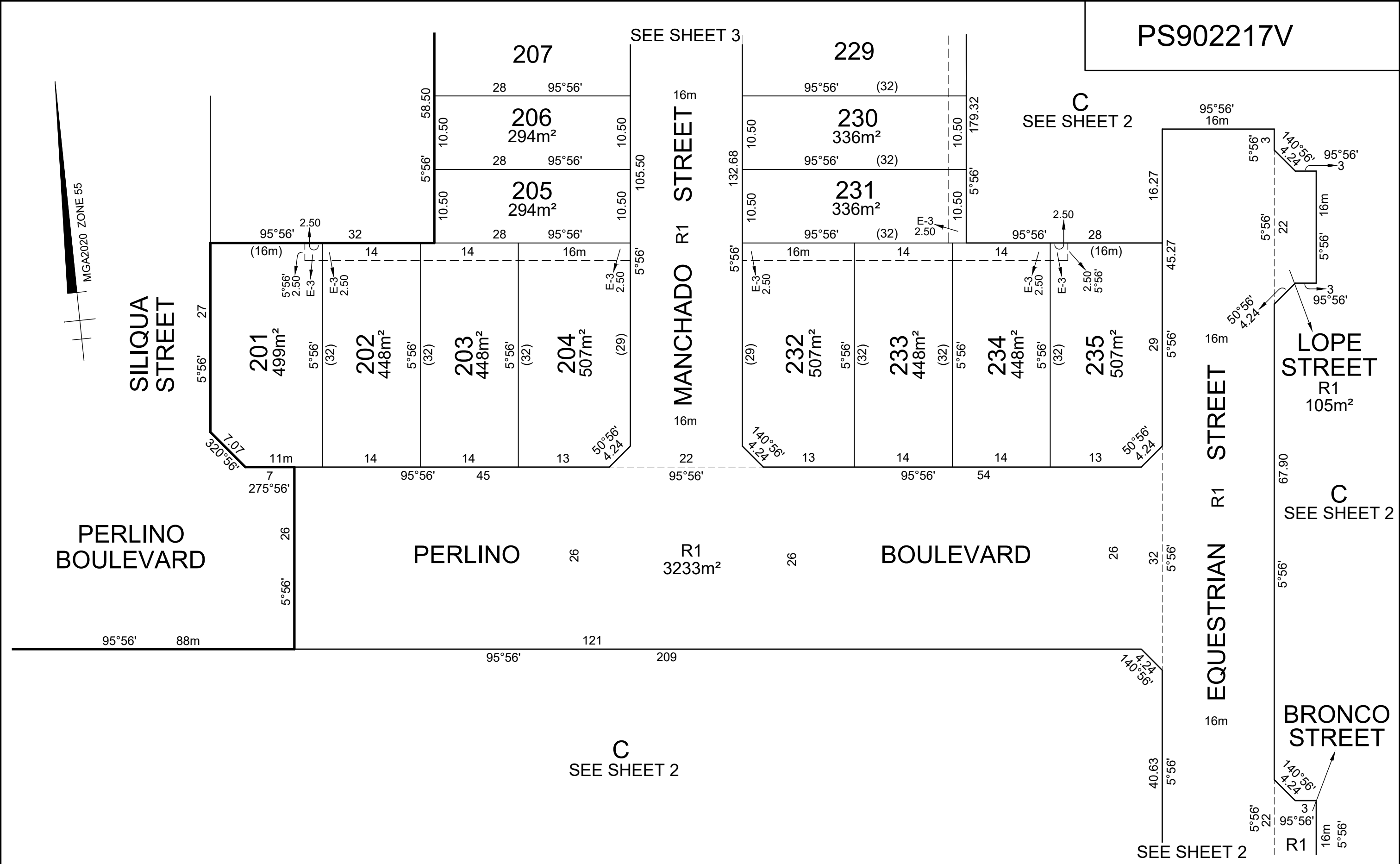
Ref. 20457-S2  
Ver. 7

SHEET 2

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Wyndham City Council,  
21/06/2022,  
SPEAR Ref: S178580V



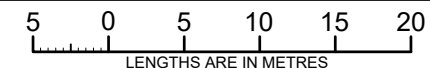
PS902217V



TAYLORS

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**Tel:** 61 3 9501 2800 | **Web:** [taylorsds.com.au](http://taylorsds.com.au)

SCALE  
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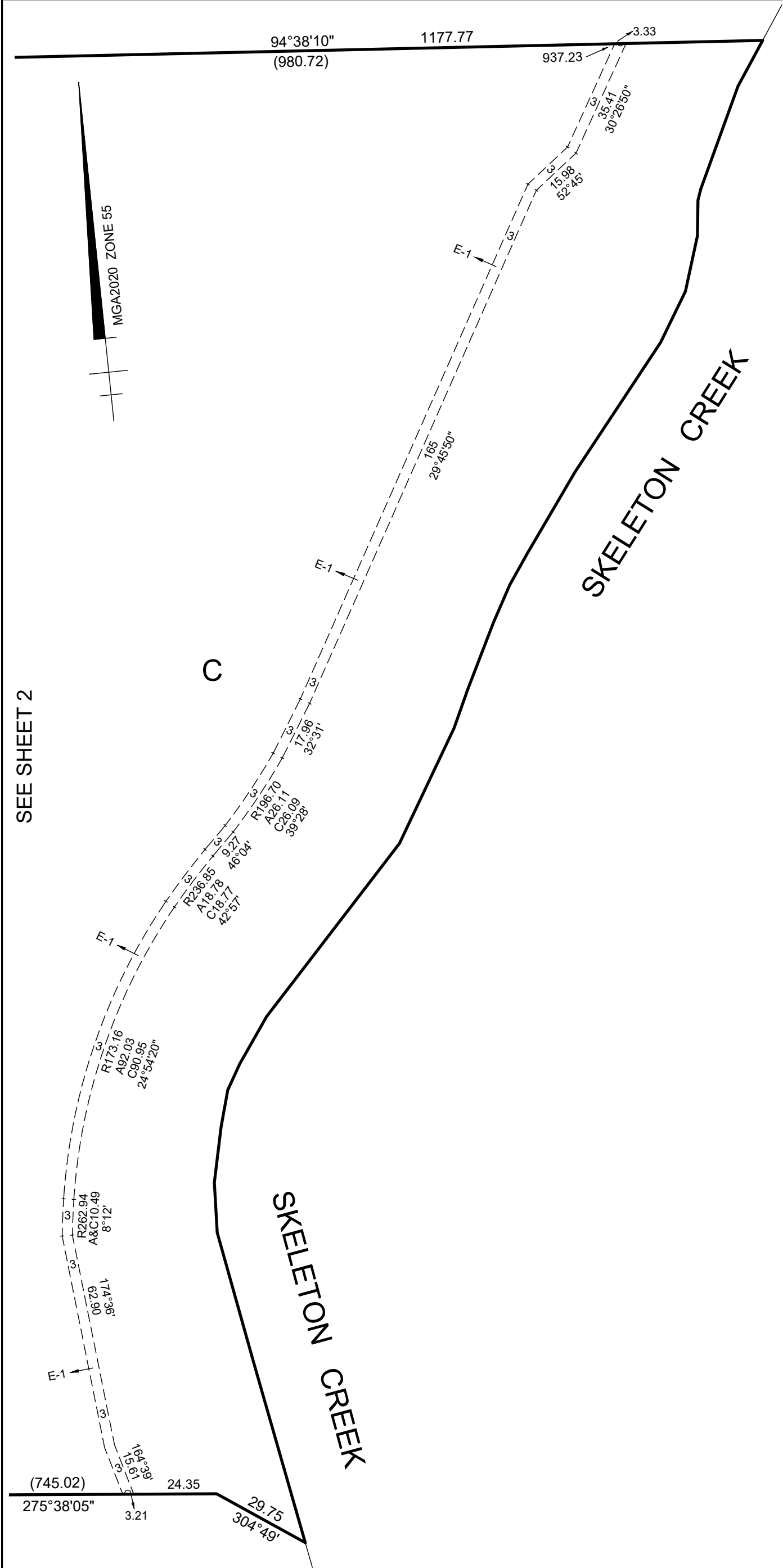
ORIGINAL SHEET  
SIZE: A3

Ref. 20457-S2  
Ver. 7

SHEET 4

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Surveyor,  
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19/04/2022, SPEAR Ref: S178580V

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21/06/2022,  
SPEAR Ref: S178580V



PS902217V

## 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
201	202
202	201, 203
203	202, 204, 205
204	203, 205
205	203, 204, 206
206	205, 207
207	206, 208
208	207, 209
209	208, 210, 211
210	209, 211
211	209, 210
212	213, 214
213	212, 214
214	212, 213, 215
215	214, 216
216	215, 217
217	216, 218
218	217

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
219	220
220	219, 221
221	220, 222
222	221
223	224
224	223, 225
225	224, 226
226	225, 227
227	226, 228
228	227, 229
229	228, 230
230	229, 231
231	230, 232, 233, 234
232	231, 233
233	231, 232, 234
234	231, 233, 235
235	234

### 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 must not:

#### Design Guidelines and MCP

- 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.
- 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

- 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



Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: [taylorssds.com.au](http://taylorssds.com.au)

Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
Surveyor's Plan Version (7),  
19/04/2022, SPEAR Ref: S178580V

ORIGINAL SHEET  
SIZE: A3

Ref. 20457-S2  
Ver. 7

SHEET 6

Digitally signed by:  
Wyndham City Council,  
21/06/2022,  
SPEAR Ref: S178580V



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
205	A	203, 204, 206
206	A	205, 207
211	A	209, 210
212	A	213, 214
215	A	214, 216
216	A	215, 217

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot must 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