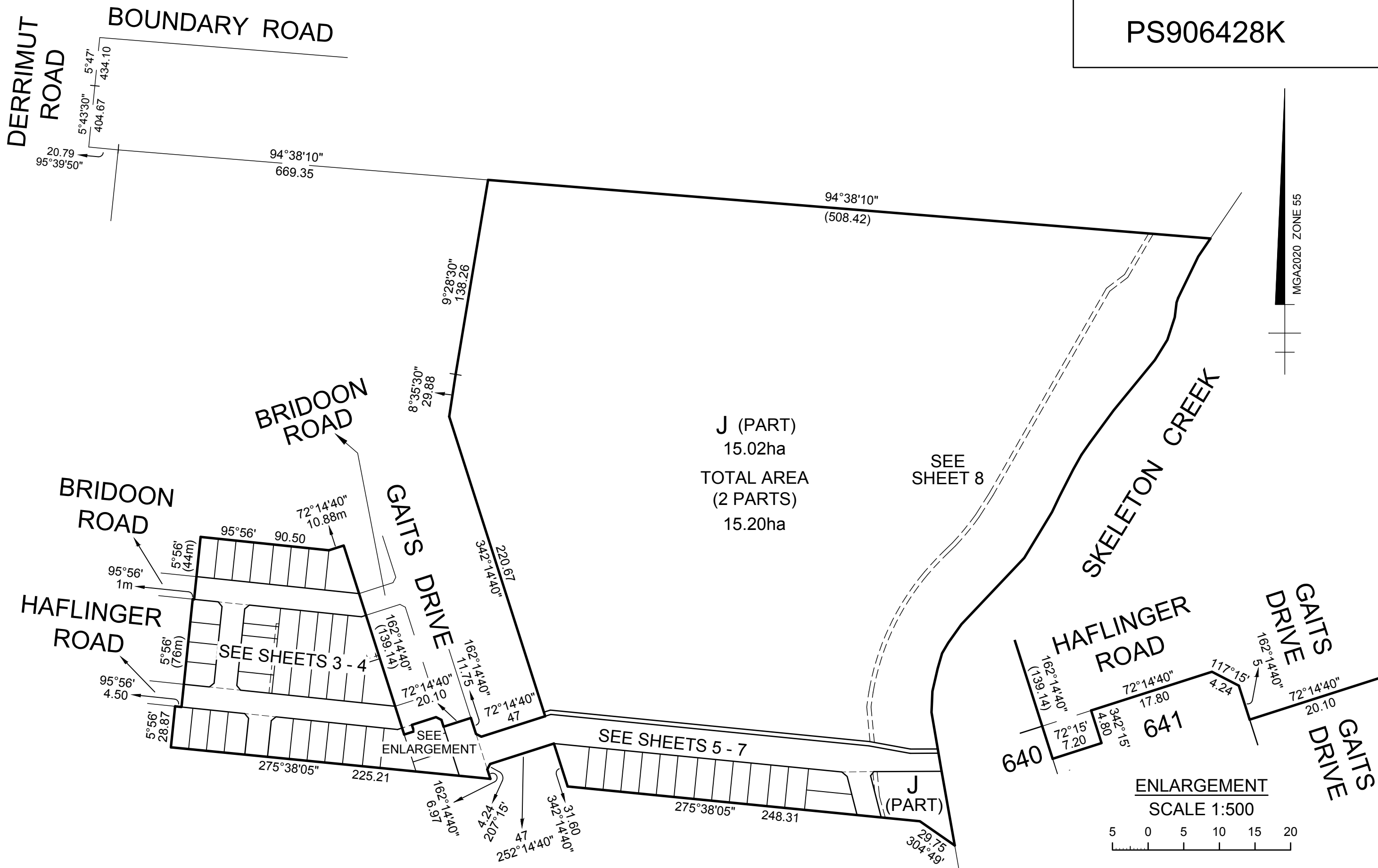
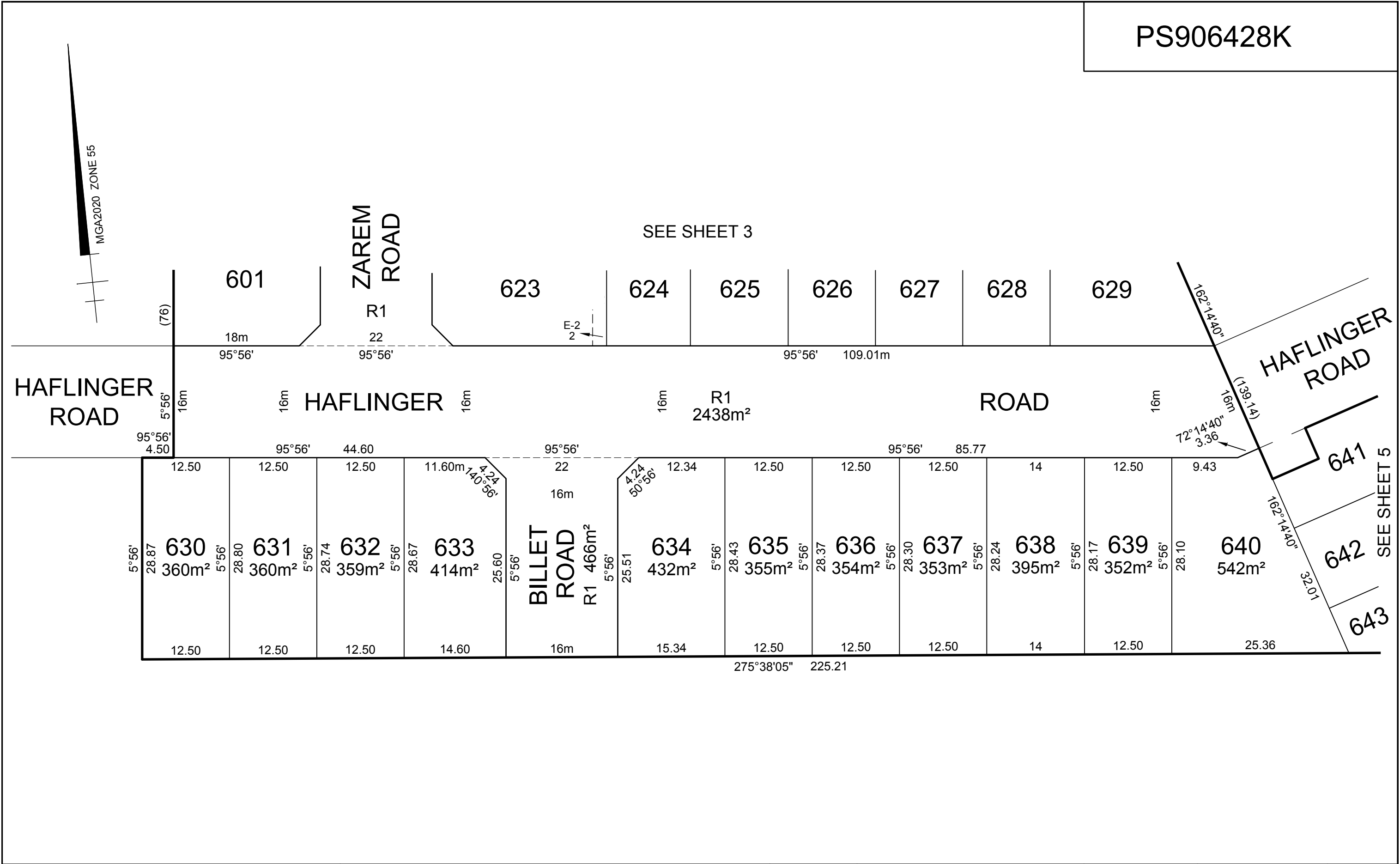
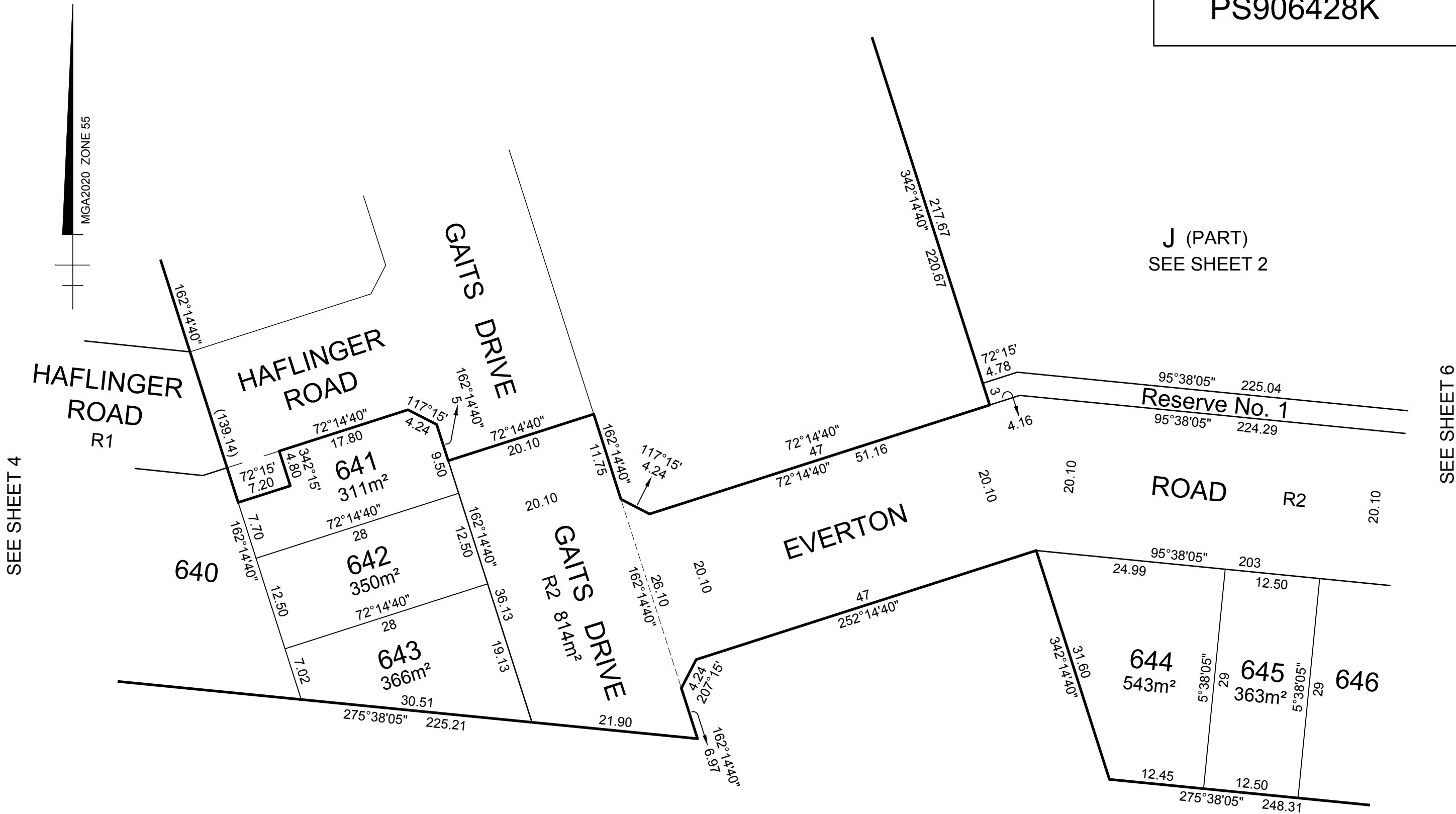


PLAN OF SUBDIVISION				EDITION 1		PS906428K	
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL			
PARISH: TARNEIT							
TOWNSHIP:							
SECTION: 22							
CROWN ALLOTMENT:							
CROWN PORTION: G							
TITLE REFERENCE: Vol. Fol.							
LAST PLAN REFERENCE: Lot H on PS906393C							
POSTAL ADDRESS: 800 Derrimut Road (at time of subdivision) TARNEIT 3029							
MGA 2020 CO-ORDINATES: E: 297 850 ZONE: 55 (of approx centre of land in plan) N: 5 812 020							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 601 - 658 on this plan are affected by 3D Building Envelopes in MCP Dealing No. .... Refer to Creation of Restrictions A and B on Sheets 9 and 10 of this plan for details.  OTHER PURPOSE OF PLAN To remove that part of easement E-1 created in Instrument AV212709Q and that part of easement E-1 created on PS848512S in so far as they lie within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.			
Roads R1 & R2 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. WYP9879/17							
This survey has been connected to Permanent Marks Nos. TRUGANINA PMs 90 & 158 In Proclaimed Survey Area No. N/A							
BLUESTONE - Release No. 6 Area of Release: 3.566ha No. of Lots: 58 Lots and Balance Lot J							
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	Drainage	2	This Plan	Wyndham City Council			
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-S6 Ver. 2			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
Licensed Surveyor:			MARK JAMES SOMMERVILLE / Version No 2				









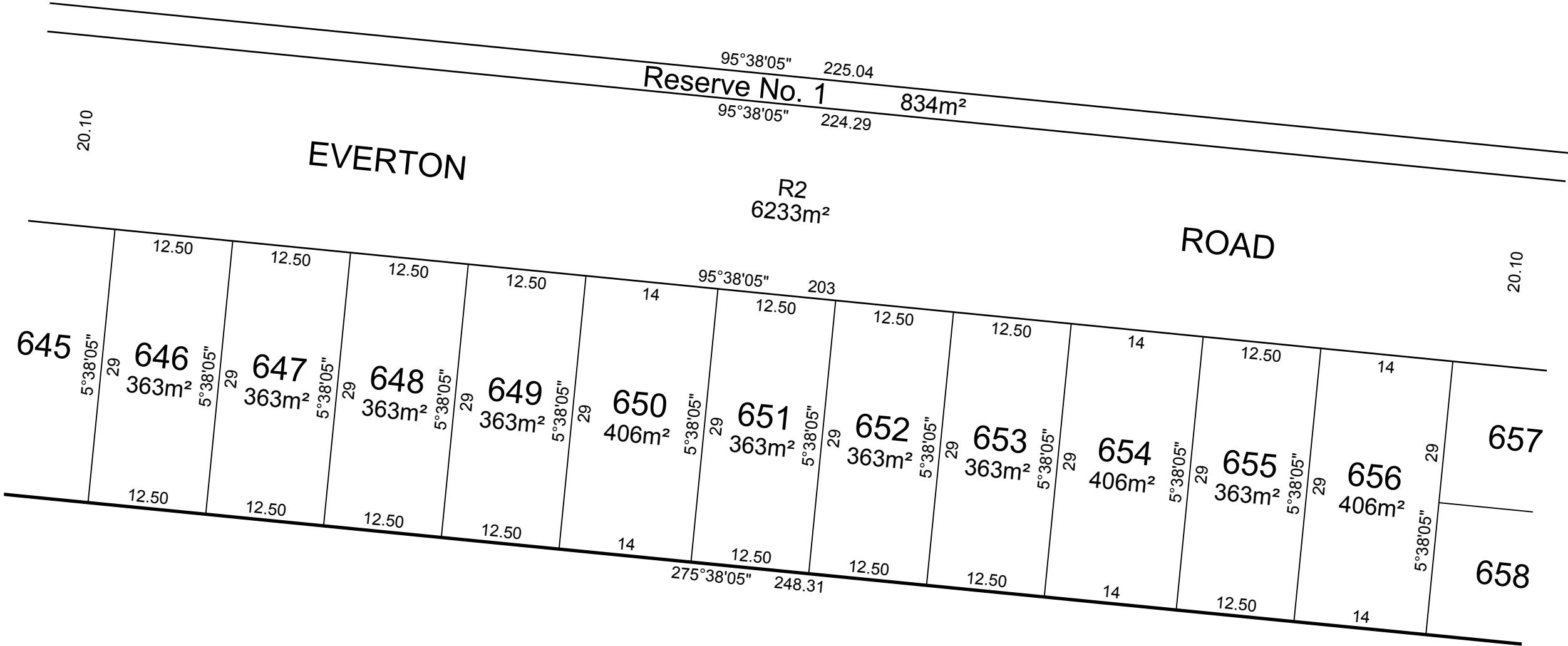
PS906428K

J (PART)  
SEE SHEET 2

MG2020 ZONE 55

SEE SHEET 5

SEE SHEET 7



# TAYLORS

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

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 20457-S6  
Ver. 2

SHEET 6

Licensed Surveyor:

MARK JAMES SOMMERVILLE / Version No 2



PS906428K

SEE SHEET 8

J (PART)  
SEE SHEET 2

Reserve No. 1

EVERTON

R2

ROAD

SKELETON

CREEK

J (PART)  
1861m<sup>2</sup>

FETILE ROAD  
R2 524m<sup>2</sup>

657  
434m<sup>2</sup>

658  
483m<sup>2</sup>

656

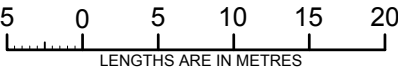
MGA2020 ZONE 55

SEE SHEET 6

**TAYLORS**

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

SCALE  
1:500



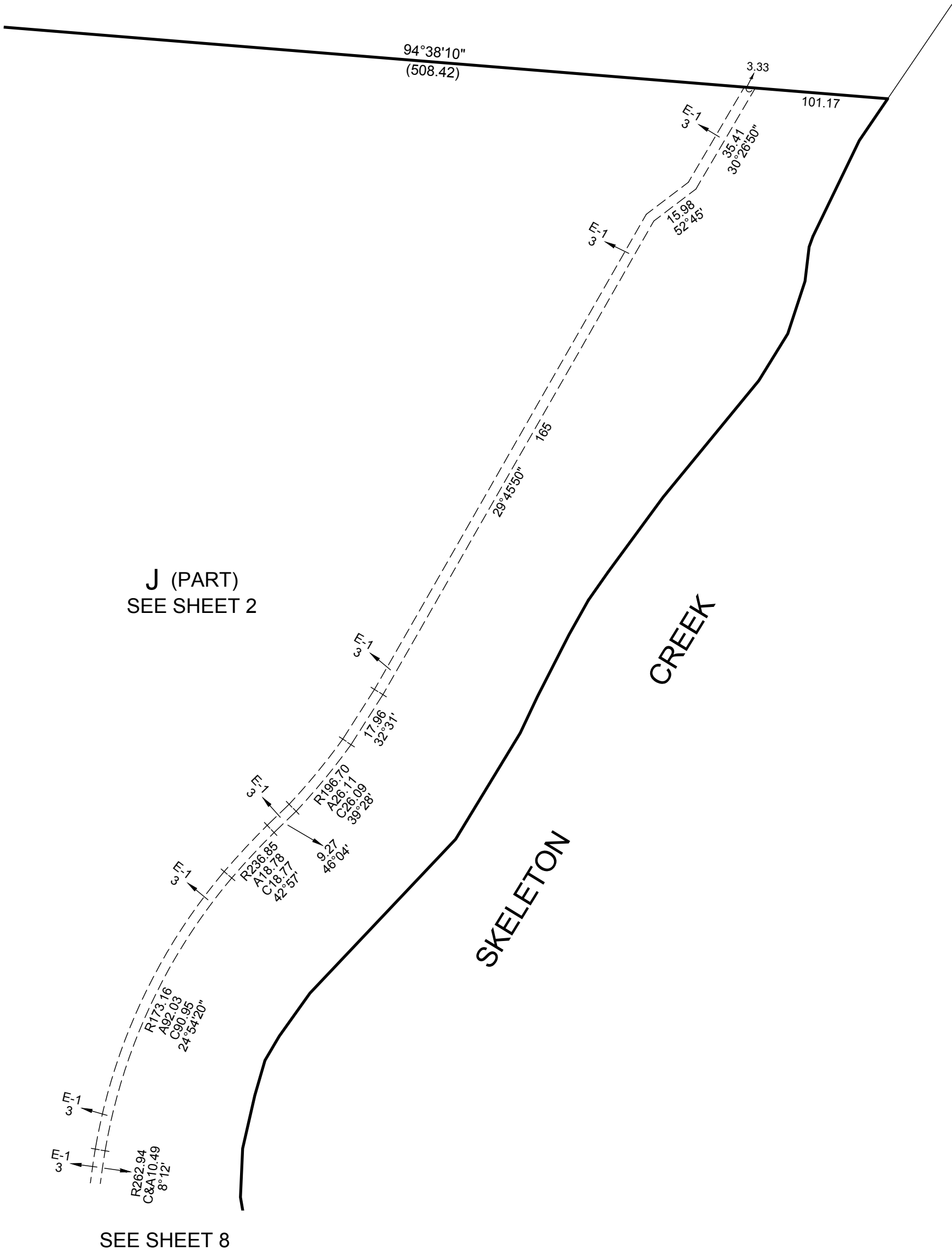
Licensed Surveyor:

MARK JAMES SOMMERVILLE / Version No 2

ORIGINAL SHEET  
SIZE: A3

Ref. 20457-S6  
Ver. 2

SHEET 7





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.

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: 31/12/2030

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
601	602
602	601, 603
603	602, 604
604	603
605	606
606	605, 607
607	606, 608
608	607, 609
609	608, 610
610	609, 611
611	610, 612
612	611
613	614, 627, 628, 629
614	613, 615, 626, 627
615	614, 616, 626
616	615, 617, 625, 626
617	616, 618, 619, 620, 621, 624, 625
618	617, 619
619	617, 618, 620

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
620	617, 619, 621
621	617, 620, 622, 624
622	621, 623, 624
623	622, 624
624	617, 621, 622, 623, 625
625	616, 617, 624, 626
626	614, 615, 616, 625, 627
627	613, 614, 626, 628
628	613, 627, 629
629	613, 628
630	631
631	630, 632
632	631, 633
633	632
634	635
635	634, 636
636	635, 637
637	636, 638
638	637, 639
639	638, 640

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
640	639, 641, 642, 643
641	640, 642
642	640, 641, 643
643	640, 642
644	645
645	644, 646
646	645, 647
647	646, 648
648	647, 649
649	648, 650
650	649, 651
651	650, 652
652	651, 653
653	652, 654
654	653, 655
655	654, 656
656	655, 657, 658
657	656, 658
658	656, 657

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 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 (SLHC) 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 SLHC.

Expiry date: 31/12/2030

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
602	A	601, 603
603	A	602, 604
614	A	613, 615, 626, 627
615	A	614, 616, 626
619	A	617, 618, 620
620	A	617, 619, 621
621	A	617, 620, 622, 624
622	A	621, 623, 624