

PLAN OF SUBDIVISION				EDITION 1		PS739613U	
<div>LOCATION OF LAND</div> <div>PARISH: WERRIBEE</div> <div>TOWNSHIP: ---</div> <div>SECTION: 9</div> <div>CROWN ALLOTMENT: ---</div> <div>CROWN PORTION: A (Part) &amp; B (Part)</div> <div>TITLE REFERENCE: Vol. 11499 Fol. 802</div> <div>LAST PLAN REFERENCE: Lot A on PS612203Y</div> <div>POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) Wyndham Vale, VIC 3024.</div> <div>MGA CO-ORDINATES: E: 289 950 ZONE: 55 (of approx centre of land in plan) N: 5 806 350 GDA 94</div>				<div>Council Name: Wyndham City Council</div> <div>Council Reference Number: WYS3449/15 Planning Permit Reference: WYP7871/14 SPEAR Reference Number: S073898A</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification</div> <div>Digitally signed by: Annette Susan Monk for Wyndham City Council on 19/08/2016</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots 101 to 152 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C &amp; D on Sheets 7 &amp; 8 of this plan for details.</div> <div>OTHER PURPOSE OF PLAN</div> <div>To remove the Powerline easement shown as E-1 on PS612203Y.</div> <div>GROUND FOR REMOVAL:</div> <div>By direction in Planning Permit No. WYP7871/14</div>			
Road R1 Reserve No.1		Wyndham City Council Powercor Australia Ltd					
NOTATIONS							
DEPTH LIMITATION: Does Not Apply							
<div>SURVEY:</div> <div>This plan is based on survey.</div> <div>STAGING:</div> <div>This is not a staged subdivision. Planning Permit No. WYP7871/14</div>							
<div>Savana Estate - Release 1A</div> <div>Area of Release: 3.838ha</div> <div>No. of Lots: 52 Lots and Balance Lot B</div>							
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	See Diagram	This Plan	Wyndham City Council			
	Sewerage			City West Water Corporation			
E-2	Drainage	2m	This Plan	Wyndham City Council			
E-3	Sewerage	2m	This Plan	City West Water Corporation			
E-4	Power Line	1.50	This Plan (Section 88 Electricity Industry Act 2000)	Powercor Australia Ltd			
<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. 02188-S1A Ver. 14		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
				Digitally signed by: Richard David Illingworth (Taylors Development Strategists Pty Ltd), Surveyor's Plan Version (14), 26/07/2016			

SCALE OF ENLARGEMENT 1

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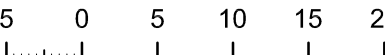
B

BRIGHTVALE  
BOULEVARD

B  
38.32ha

SCALE OF ENLARGEMENT 2

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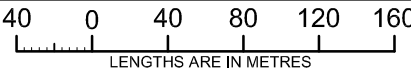
Reserve No.1  
28m²

MGA94 ZONE 55

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SCALE  
1:4000



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26/07/2016

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SIZE: A3

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Ver. 14

SHEET 2

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19/08/2016,  
SPEAR Ref: S073898A

SEE SHEET 2

SEE SHEET 4

PS739613U

BRIGHTVALE

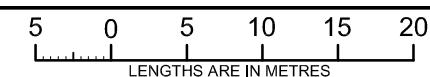
BOULEVARD

R1  
6366m<sup>2</sup>BURSA  
DRIVER1  
1779m<sup>2</sup>B  
SEE SHEET 4101  
367m<sup>2</sup>102  
386m<sup>2</sup>103  
418m<sup>2</sup>104  
339m<sup>2</sup>105  
339m<sup>2</sup>106  
403m<sup>2</sup>109  
526m<sup>2</sup>108  
644m<sup>2</sup>107  
658m<sup>2</sup>110  
376m<sup>2</sup>111  
381m<sup>2</sup>150  
951m<sup>2</sup>151  
854m<sup>2</sup>152  
771m<sup>2</sup>**TAYLORS**

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SCALE  
1:500

LENGTHS ARE IN METRES

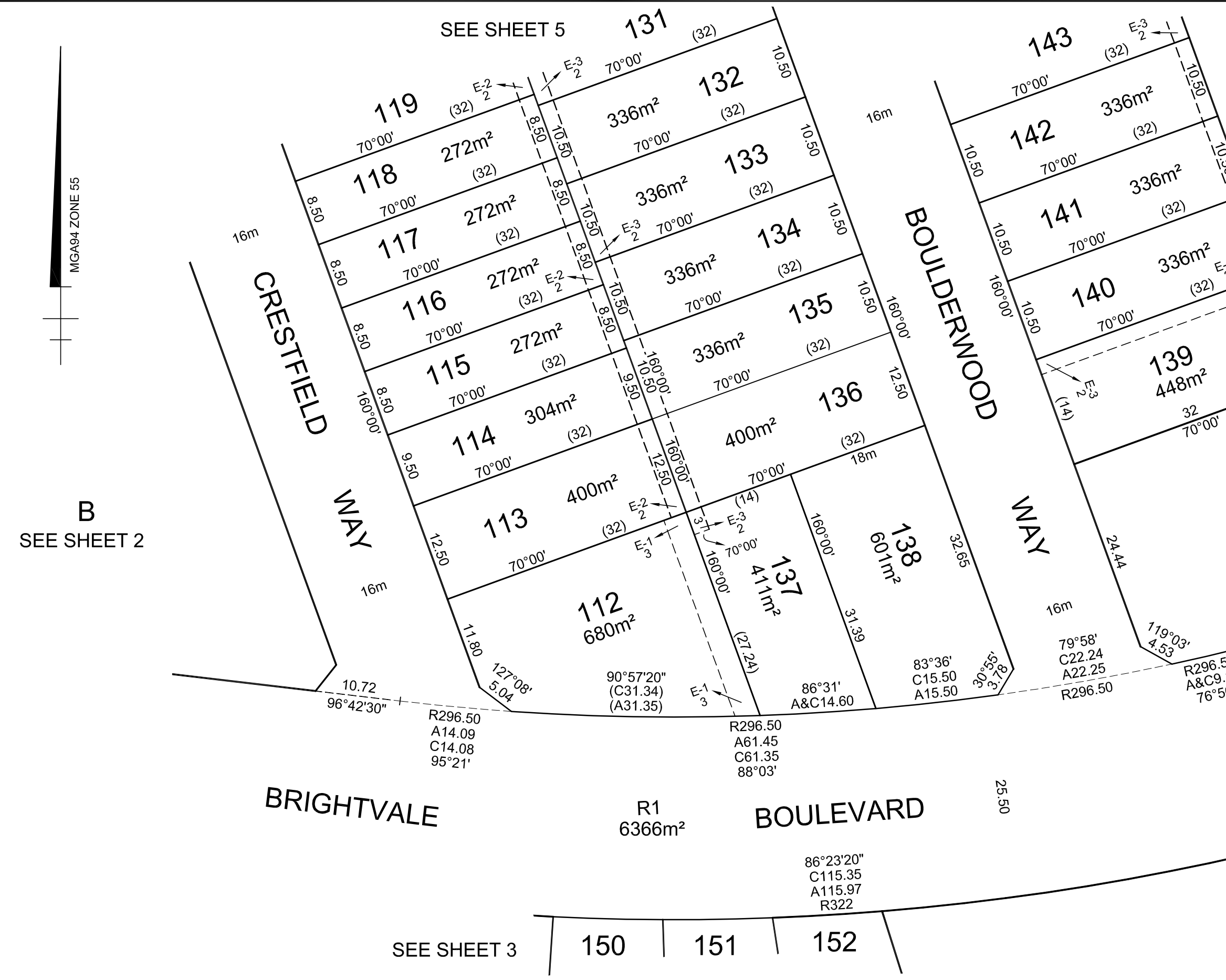
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26/07/2016ORIGINAL SHEET  
SIZE: A3Ref. 02188-S1A  
Ver. 14

SHEET 3

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PS739613U

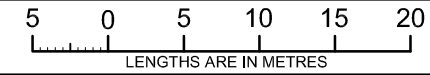
B  
SEE SHEET 2



TAYLORS

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SCALE  
1:500



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SHEET 4

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PS739613U

MGA94 ZONE 55

**B**  
SEE SHEET 2

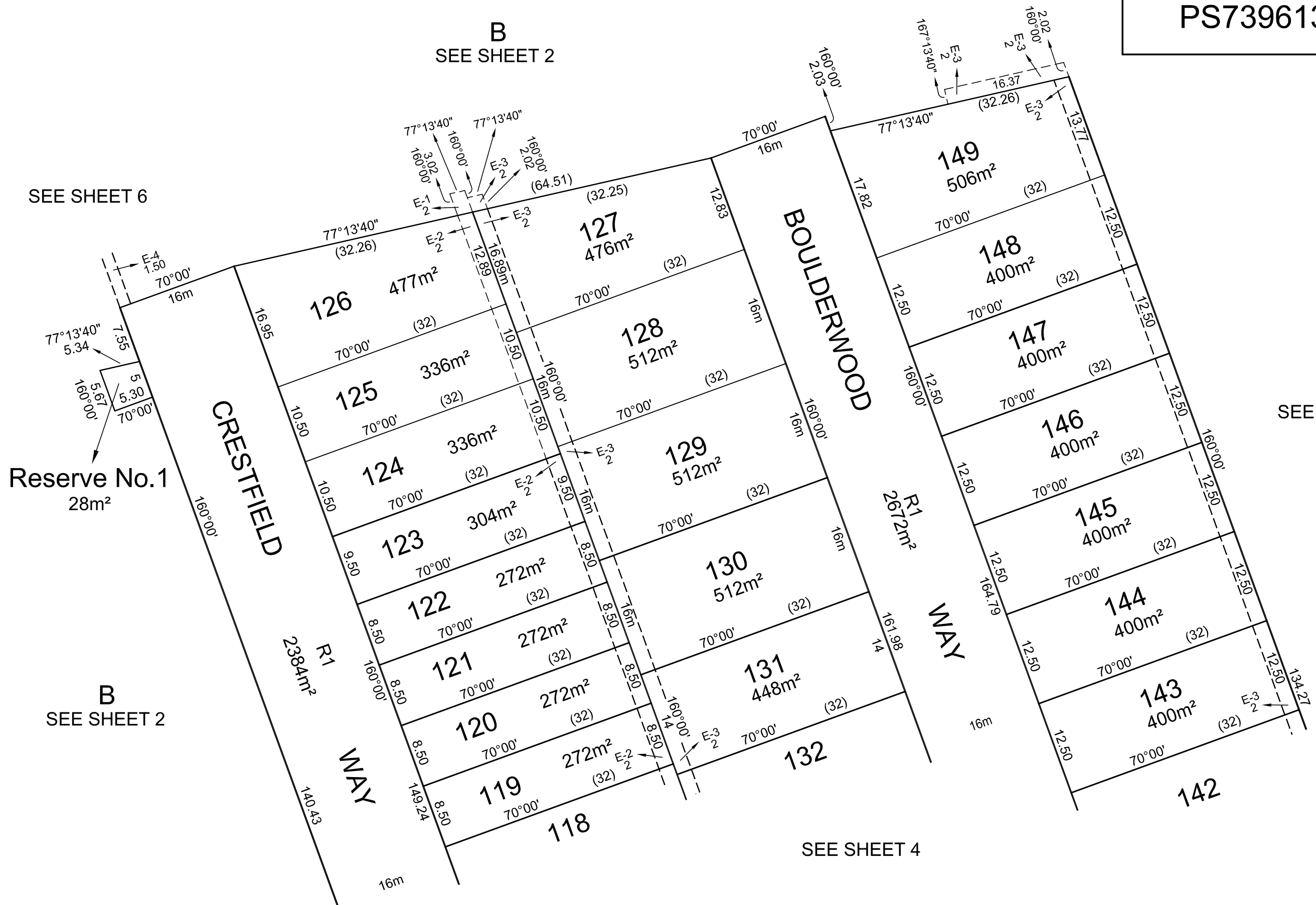
SEE SHEET 4

SEE SHEET 6

B  
SEE SHEET 2

B  
SEE SHEET 2

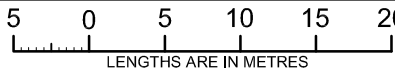
Reserve No. 1  
28m<sup>2</sup>



TAYLORS

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SCALE  
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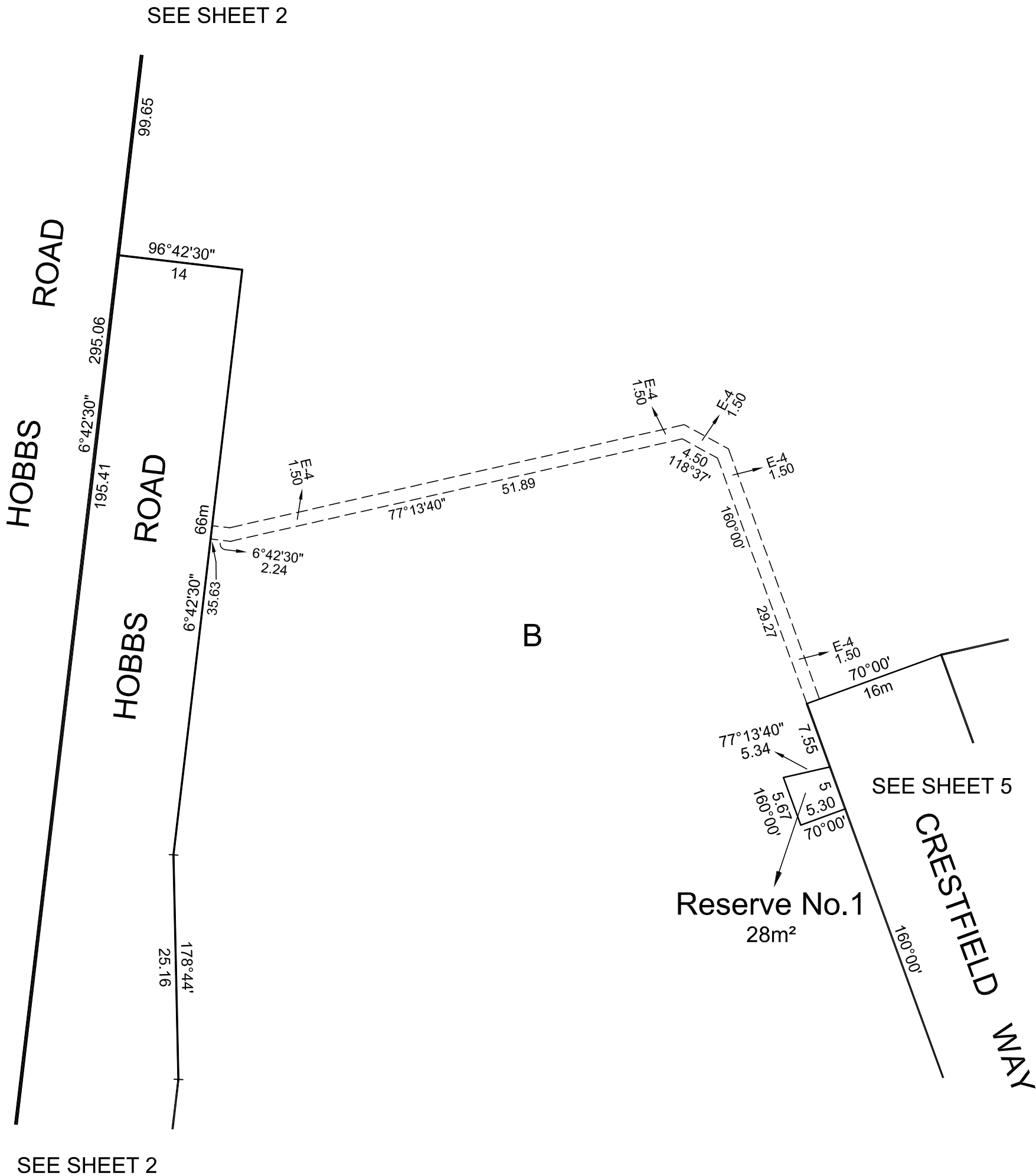
ORIGINAL SHEET  
SIZE: A3

Ref. 02188-S1A  
Ver. 14

SHEET 5

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26/07/2016

Digitally signed by:  
Wyndham City Council,  
19/08/2016,  
SPEAR Ref: S073898A



CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1  
LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

- 1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No. WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
- 2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
- 3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 103
102	101, 103
103	101, 102, 104
104	103, 105
105	104, 106
106	105
107	108, 150
108	107, 109, 110, 111, 150
109	108, 110
110	108, 109, 111
111	108, 110, 150
112	113, 137
113	112, 114, 136
114	113, 115, 135
115	114, 116, 134, 135
116	115, 117, 133, 134
117	116, 118, 132, 133
118	117, 119, 131, 132
119	118, 120, 131
120	119, 121, 130, 131
121	120, 122, 130
122	121, 123, 129, 130
123	122, 124, 129
124	123, 125, 128, 129
125	124, 126, 127, 128

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
126	125, 127
127	125, 126, 128
128	124, 125, 127, 129
129	122, 123, 124, 128, 130
130	120, 121, 122, 129, 131
131	118, 119, 120, 130, 132
132	117, 118, 131, 133
133	116, 117, 132, 134
134	115, 116, 133, 135
135	114, 115, 134, 136
136	113, 135, 137, 138
137	112, 136, 138
138	136, 137
139	140
140	139, 141
141	140, 142
142	141, 143
143	142, 144
144	143, 145
145	144, 146
146	145, 147
147	146, 148
148	147, 149
149	148
150	107, 108, 111, 151
151	150, 152
152	151

## CREATION OF RESTRICTION B

PS739613U

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2  
LAND TO BENEFIT: Lots in Table 2

### DESCRIPTION OF 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 (TYPE A) 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 SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
115	114, 116, 134, 135
116	115, 117, 133, 134
117	116, 118, 132, 133
118	117, 119, 131, 132
119	118, 120, 131
120	119, 121, 130, 131
121	120, 122, 130
122	121, 123, 129, 130

## CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 115 - 122 (both inclusive)  
LAND TO BENEFIT: The relevant abutting lots

### DESCRIPTION OF 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 A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
- MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

## CREATION OF RESTRICTION D

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

LAND TO BE BURDENED: Lots 101 to 152 (both inclusive) on this plan.  
LAND TO BENEFIT: Lots 101 to 152 (both inclusive) on this plan.

### DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.