

PLAN OF SUBDIVISION				EDITION 1		PS803043F	
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL			
PARISH: WERRIBEE							
TOWNSHIP:							
SECTION: 9							
CROWN ALLOTMENT:							
CROWN PORTION: A (Part) and B (Part)							
TITLE REFERENCE: Vol. Fol.							
LAST PLAN REFERENCE: Lot K on PS803042H							
POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) WYNDHAM VALE 3024							
MGA 94 CO-ORDINATES: E: 290 290 ZONE: 55 (of approx centre of land in plan) N: 5806 580							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 601 - 644 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C & D on Sheets 5 and 6 of this plan for details.			
ROAD R1 Reserve No. 1		Wyndham City Council Powercor Australia Ltd					
NOTATIONS							
DEPTH LIMITATION: Does Not Apply							
SURVEY: This plan is based on survey.							
STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14				<div>PRELIMINARY</div> <div>THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 D009 Subdivision Plan_Stage 1 - Rev 23 - Ultimate) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.</div>			
SAVANA ESTATE - Release No. 6 Area of Release: 2.531ha No. of Lots: 44 Lots and Balance Lot L							
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	2m	PS746251N	City West Water Corporation			
E-2	Sewerage	2m	PS749042G	City West Water Corporation			
E-3	Sewerage	2.50m	PS803042H	City West Water Corporation			
E-4	Drainage	2m	PS803042H	Wyndham City Council			
E-5	Drainage	3m	PS803042H	Wyndham City Council			
	Sewerage			City West Water Corporation			
TAYLORS		SURVEYORS FILE REF: Ref. 02188-S6 Ver. 2		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6	
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PS803043F

MGA94 ZONE 55

SCALE OF ENLARGEMENT 1
1:1000
10 0 10 20 30 40

SCALE OF ENLARGEMENT 2
1:1000
10 0 10 20 30 40

SCALE OF ENLARGEMENT 3
1:2000
20 0 40 20 60 80

PRELIMINARY

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TAYLORS

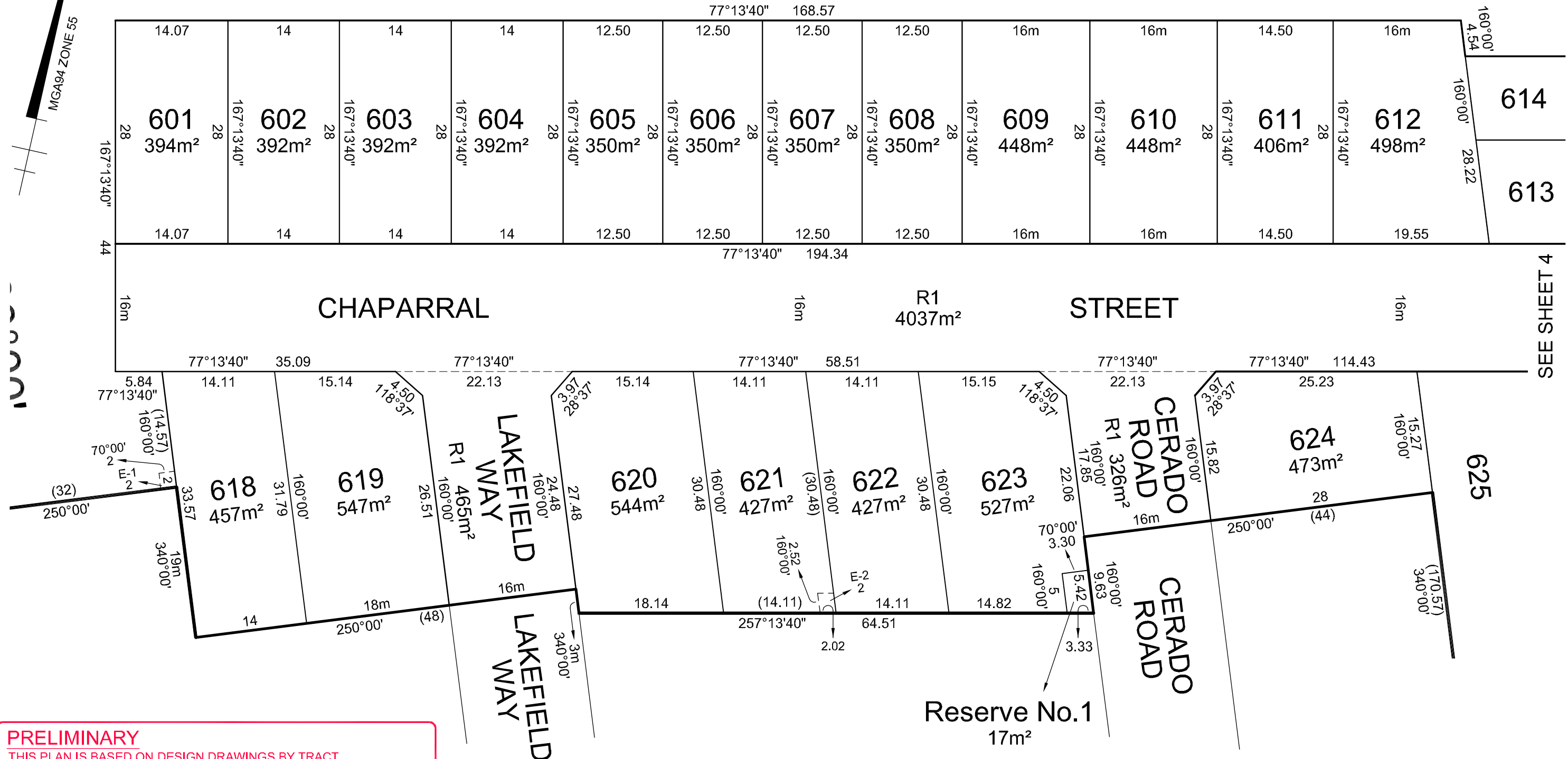
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SCALE
1:4000
40 0 40 80 120 160
LENGTHS ARE IN METRES

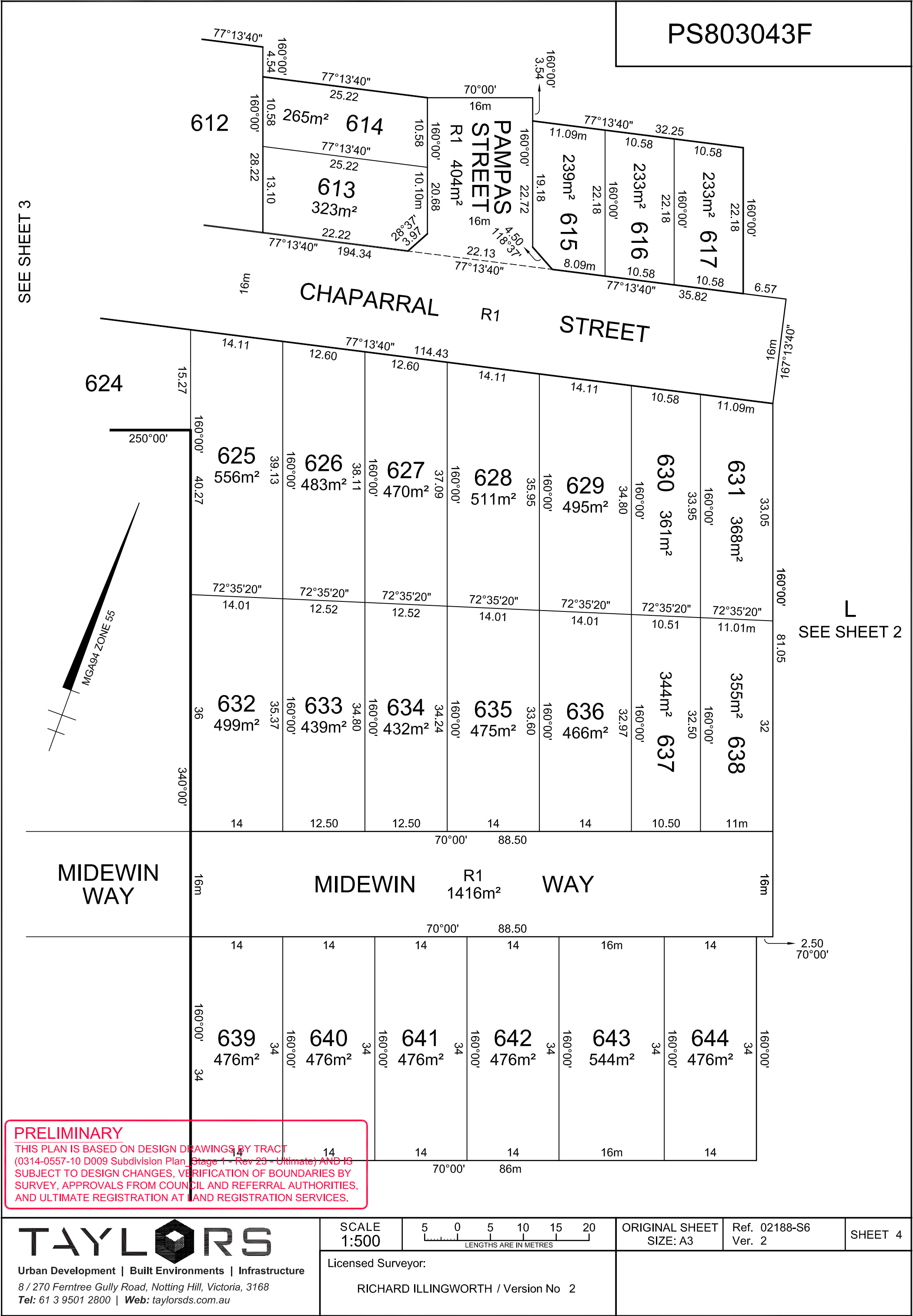
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L
SEE SHEET 2



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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
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605, 607
607	606, 608
608	607, 609
609	608, 610
610	609, 611
611	610, 612
612	611, 613, 614
613	612, 614
614	612, 613
615	616
616	615, 617
617	616
618	619
619	618
620	621
621	620, 622
622	621, 623

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
623	622
624	625
625	624, 626, 632
626	625, 627, 633
627	626, 628, 634
628	627, 629, 635
629	628, 630, 636
630	629, 631, 637
631	630, 638
632	625, 633
633	626, 632, 634
634	627, 633, 635
635	628, 634, 636
636	629, 635, 637
637	630, 636, 638
638	631, 637
639	640
640	639, 641
641	640, 642
642	641, 643
643	642, 644
644	643

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SCALE



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CREATION OF RESTRICTION B

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
614	612, 613
615	616
616	615, 617
617	616

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 614 to 617
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:

- 1. 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.
- 2. 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

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 601 to 644 (both inclusive) on this plan.
LAND TO BENEFIT: Lots 601 to 644 (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 AVAILIBLE.

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.

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