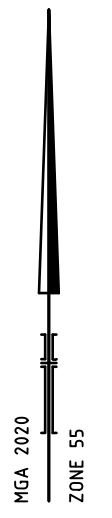
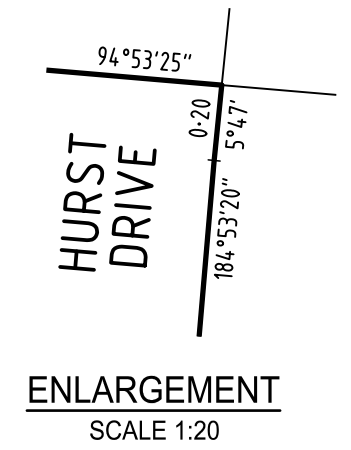


PLAN OF SUBDIVISION		EDITION 1	PS 906058S	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 22 CROWN ALLOTMENT: - CROWN PORTION: F (Part) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT C on PS 909580M POSTAL ADDRESS: 860 DERRIMUT ROAD, (at time of subdivision) TARNEIT, VIC 3029 MGA2020 CO-ORDINATES: E: 297 690 ZONE: 55 (of approx centre of land in plan) N: 5 812 750		Council Name: Wyndham City Council Council Reference Number: WYS6008/22 Planning Permit Reference: WYP13135/21 SPEAR Reference Number: S192200T 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 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Mark Tenner for Wyndham City Council on 10/02/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 100, and A to D (all inclusive) have been omitted from this plan.	
ROAD R-1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY SURVEY : This plan is based on survey (PS 901682W) STAGING : This is not a staged subdivision Planning Permit No. WYP13135/21 This survey has been connected to permanent marks No(s). PM158 & PM159 In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
HARLOW ESTATE - STAGE 1 (59 LOTS)			AREA OF STAGE - 3.144ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309437SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Terry John Mawson, Licensed Surveyor, Surveyor's Plan Version (7), 30/06/2022, SPEAR Ref: S192200T		SHEET 1 OF 5

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SCALE
1: 1500

LENGTHS ARE IN METRES

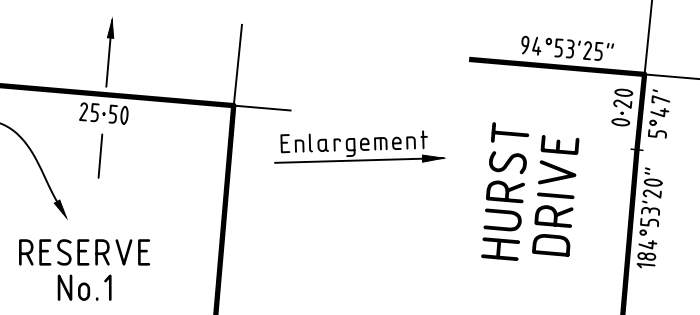
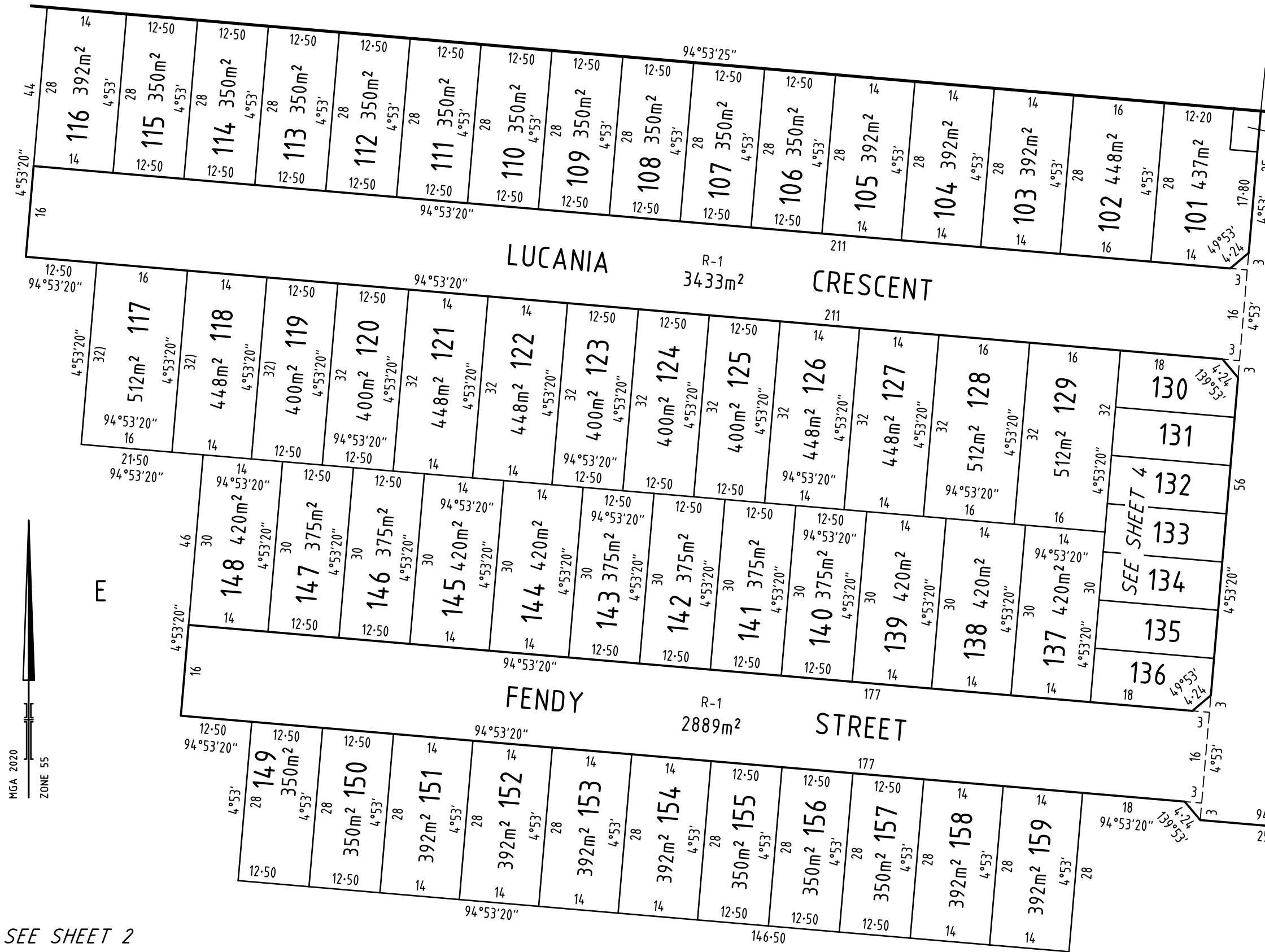
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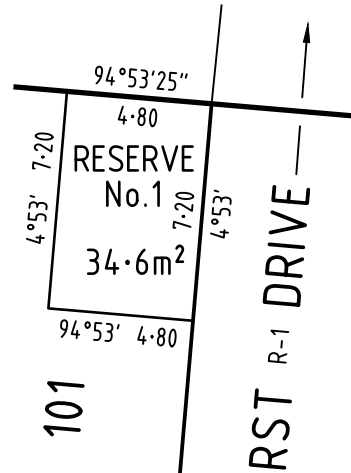
SHEET 2

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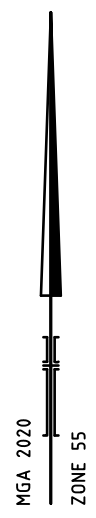
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ENLARGEMENT
SCALE 1:20



ENLARGEMENT
SCALE 1:250



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SCALE 1: 750

LENGTHS ARE IN METRES

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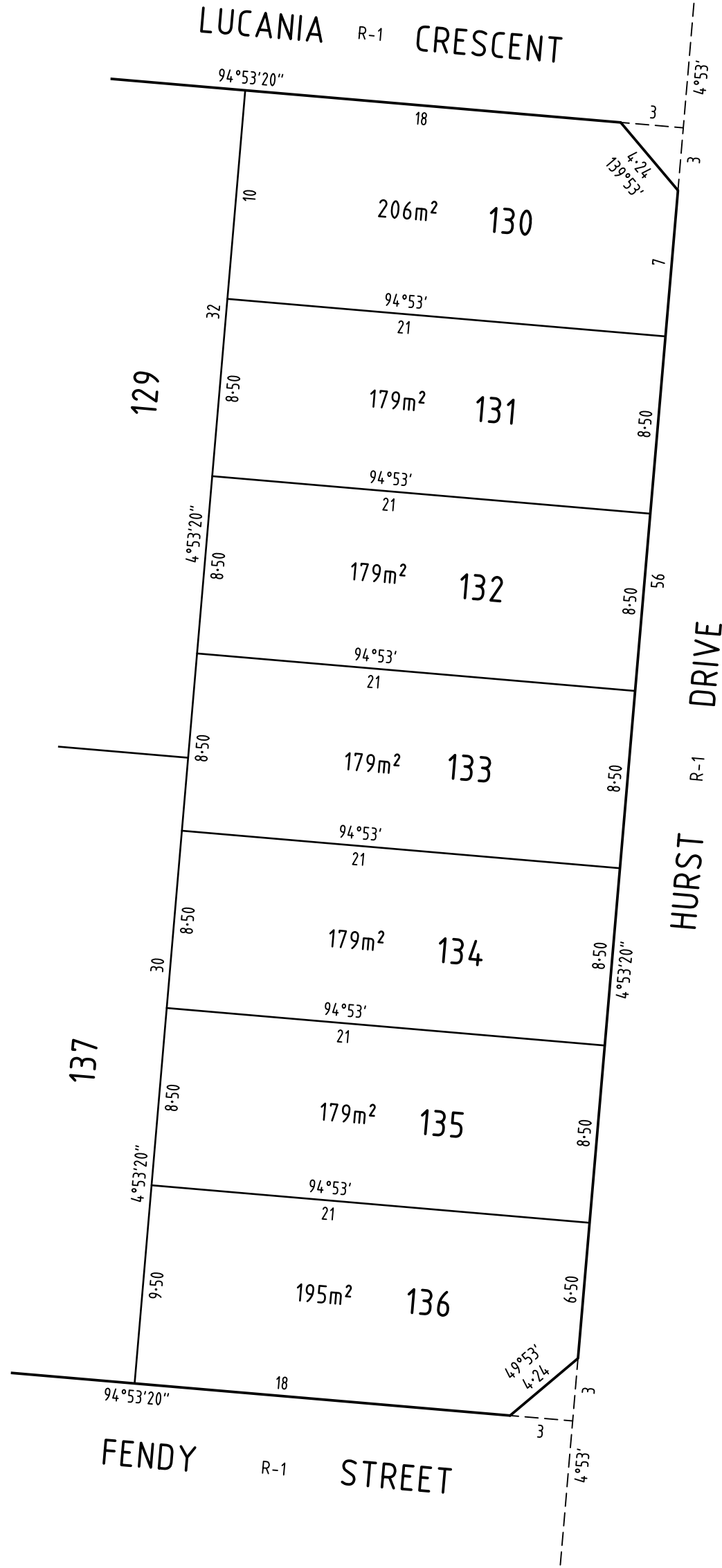
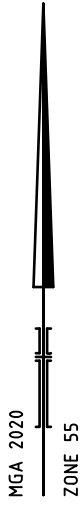
ORIGINAL SHEET SIZE: A3

SHEET 3

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 10/02/2023,
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SEE SHEET 3



SEE SHEET 3

SURVEYOR'S FILE REF: 309437SV00

SCALE 1: 250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS 906058S (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
101	102	119	118, 120, 147, 148	143	123, 124, 142, 144
102	101, 103	120	119, 121, 146, 147	144	122, 123, 143, 145
103	102, 104	121	120, 122, 145, 146	145	121, 122, 144, 146
104	103, 105	122	121, 123, 144, 145	146	120, 121, 145, 147
105	104, 106	123	122, 124, 143, 144	147	119, 120, 146, 148
106	105, 107	124	123, 125, 142, 143	148	118, 119, 147
107	106, 108	125	124, 126, 141, 142	149	150
108	107, 109	126	125, 127, 140, 141	150	149, 151
109	108, 110	127	126, 128, 139, 140	151	150, 152
110	109, 111	128	127, 129, 138, 139	152	151, 153
111	110, 112	129	128, 130, 131, 132, 133, 137, 138	153	152, 154
112	111, 113	137	129, 133, 134, 135, 136, 138	154	153, 155
113	112, 114	138	128, 129, 137, 139	155	154, 156
114	113, 115	139	127, 128, 138, 140	156	155, 157
115	114, 116	140	126, 127, 139, 141	157	156, 158
116	115	141	125, 126, 140, 142	158	157, 159
117	118	142	124, 125, 141, 143	159	158
118	117, 119, 148				

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines and MCP

- 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.
- build a building or structure unless it complies with the Harlow Estate Design Guidelines
- build or allow to be built on the lot any building other than a building that has received approval of all plans and specifications by the Harlow Design & Assessment Panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.
- build or allow to be built on Lots 101 to 116 (both inclusive) a building unless;
 - it is setback 3 metres from the rear boundary and
 - the southern boundary of secluded private open space must be setback from any wall on the adjoining land to the north at least (2 + 0.9h) metres, where 'h' is the height of the wall. Where there is no wall constructed on the adjoining land, 'h' is 6.9metres, and the setback is taken from 3 metres north of the shared boundary and
 - it has a landscape treatment to screen the industrial interface along the rear boundary in accordance with the Harlow Design Guidelines and approved by the Harlow Design & Assessment panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.

Expiry

- This restriction shall cease to burden any lot on the Plan of Subdivision upon the issue of an occupancy permit under the Building Act 1993 or with effect 5 years from the date of registration.

CREATION OF RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS 906058S (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
130	129, 131	134	133, 135, 137
131	129, 130, 132	135	134, 136, 137
132	129, 131, 133	136	135, 137
133	129, 132, 134, 137		

Lots 130 to 136 (both inclusive) are defined as Type A lots under the 'Small lot Housing Code'.

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code' shall not:

Small Lot Housing Code

- build or allow to be built or remain on the lot any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code' unless in an accordance with a planning permit granted to construct a dwelling on the lot.
- build a building or structure unless it complies with the Harlow Estate Design Guidelines.
- build or allow to be built on the lot any building other than a building that has received approval of all plans and specifications by the Harlow Design & Assessment Panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.

Expiry

- This restriction shall cease to have effect on a lot after the issuing of the occupancy permit under the Building Act 1993 for the whole of the dwelling on that lot.

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SHEET 5



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