

PLAN OF SUBDIVISION		EDITION 1	PS923410J	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 22 CROWN ALLOTMENT: - CROWN PORTION: F (Part) TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT P ON PS918479Y POSTAL ADDRESS: 860 DERRIMUT ROAD, (at time of subdivision) TARNEIT, VIC 3029 MGA2020 CO-ORDINATES: E: 298 040 ZONE: 55 (of approx centre of land in plan) N: 5 812 710				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 700, and A to Q (all inclusive) have been omitted from this plan. <u>OTHER PURPOSE OF THIS PLAN</u> To remove by agreement that part of Sewerage and Drainage Easement E-3 created on PS918479Y now contained in roads on this plan via section 6(1)(k)(iv) of the Subdivision Act 1988. To remove by agreement drainage Easements E-4 & E-5 created in PS912514H on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1	WYNDHAM CITY COUNCIL			
RESERVE No.1	POWERCOR AUSTRALIA LIMITED			
RESERVE Nos. 2 & 3	WYNDHAM CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey (PS901682W) STAGING: This is not a staged subdivision Planning Permit No. WYP 13902/22 This survey has been connected to permanent marks No(s).PM158 & PM 159 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
SEE SHEET 2 FOR EASEMENT INFORMATION				
HARLOW ESTATE - STAGE 7 (83 LOTS)			AREA OF STAGE - 6.221ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309443SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 8		SHEET 1 OF 9

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, E-9, E-11	SEWERAGE	3	PS901682W	GREATER WESTERN WATER CORPORATION
E-2, E-5	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-2, E-4, E-6	DRAINAGE	SEE DIAGRAM	THIS PLAN	WYNDHAM CITY COUNCIL
E-3, E-12, E-14, E-15	SEWERAGE	SEE DIAGRAM	PS918479Y	GREATER WESTERN WATER CORPORATION
E-3, E-12, E-14, E-15	DRAINAGE	SEE DIAGRAM	PS918479Y	WYNDHAM CITY COUNCIL
E-8, E-9, E-10, E-11, E-12, E-13	CARRIAGEWAY	SEE DIAGRAM	PS928255R	WYNDHAM CITY COUNCIL
E-10, E-11	DRAINAGE	SEE DIAGRAM	PS928255R	WYNDHAM CITY COUNCIL
E-2, E-5, E-6, E-14	GAS DISTRIBUTION PIPELINE (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	THIS PLAN	AUSNET GAS SERVICES PTY LTD
E-2, E-5, E-6, E-14	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	POWERLINE	4	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-16	SEWERAGE	SEE DIAGRAM	PS909597T	GREATER WESTERN WATER CORPORATION
E-16, E-17	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION
E-18	PARTY WALL	0.125	THIS PLAN	RELEVANT ABUTTING LOT IN THIS PLAN

SURVEYOR'S FILE REF: 309443SV00

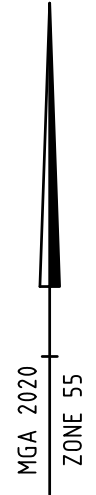
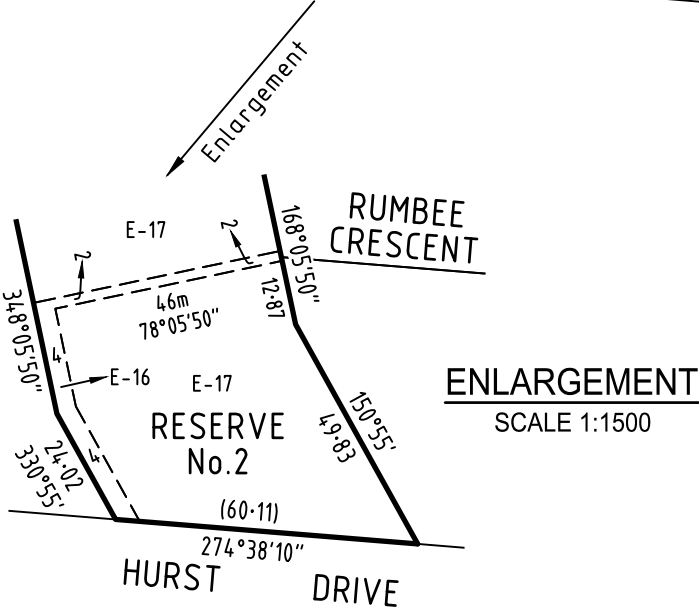
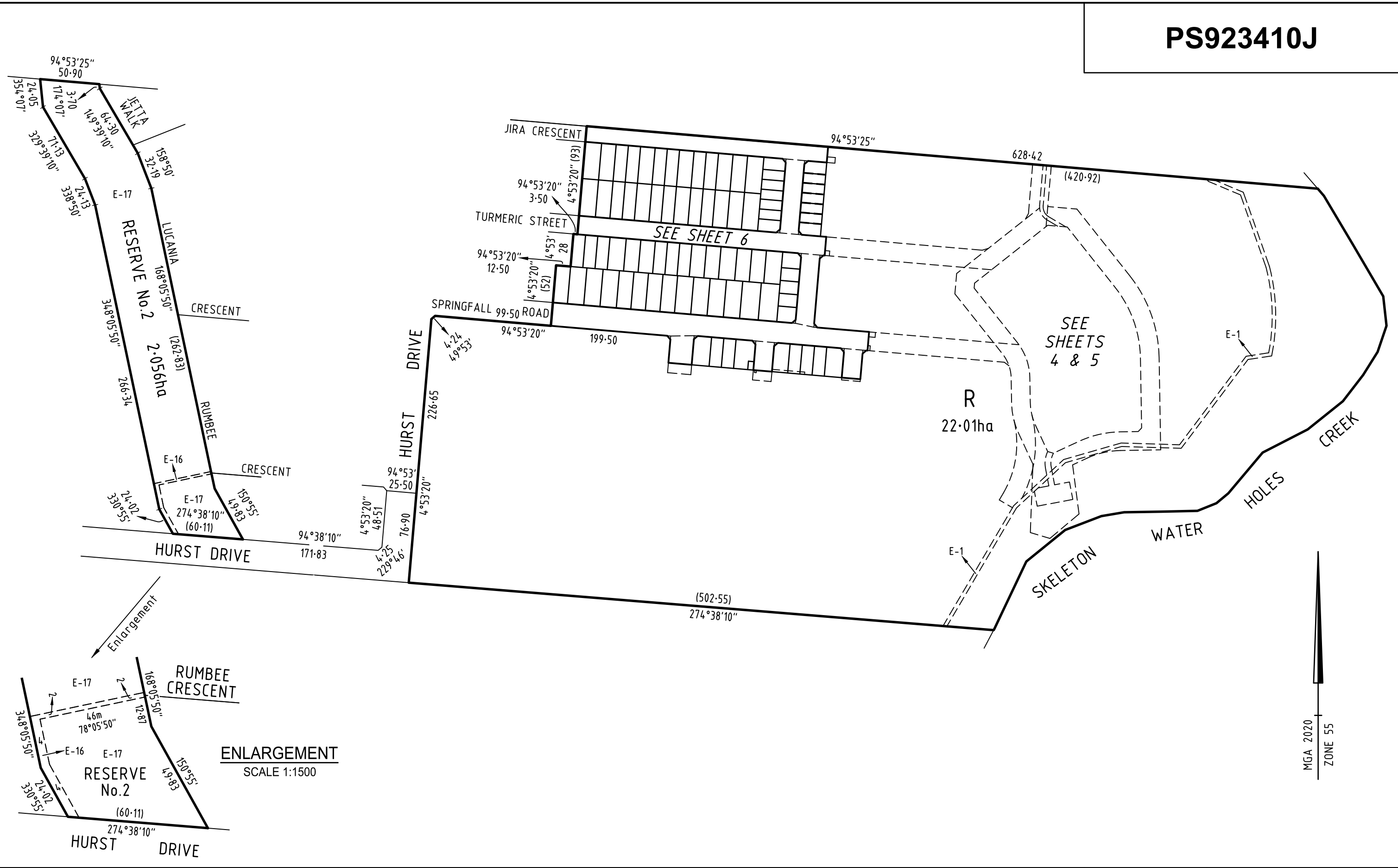
ORIGINAL SHEET
SIZE: A3

SHEET 2



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SCALE 1: 3000

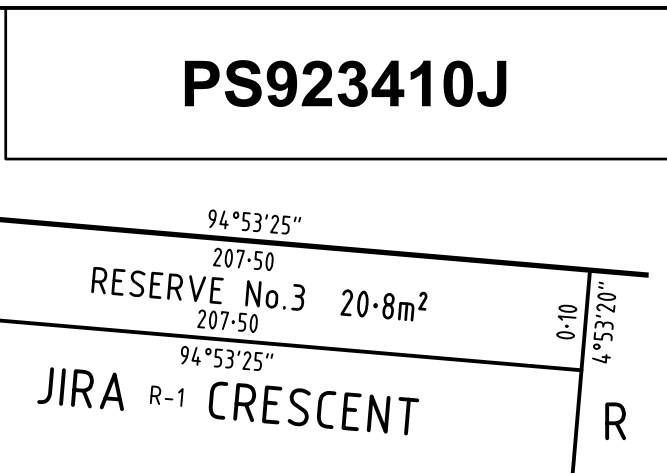
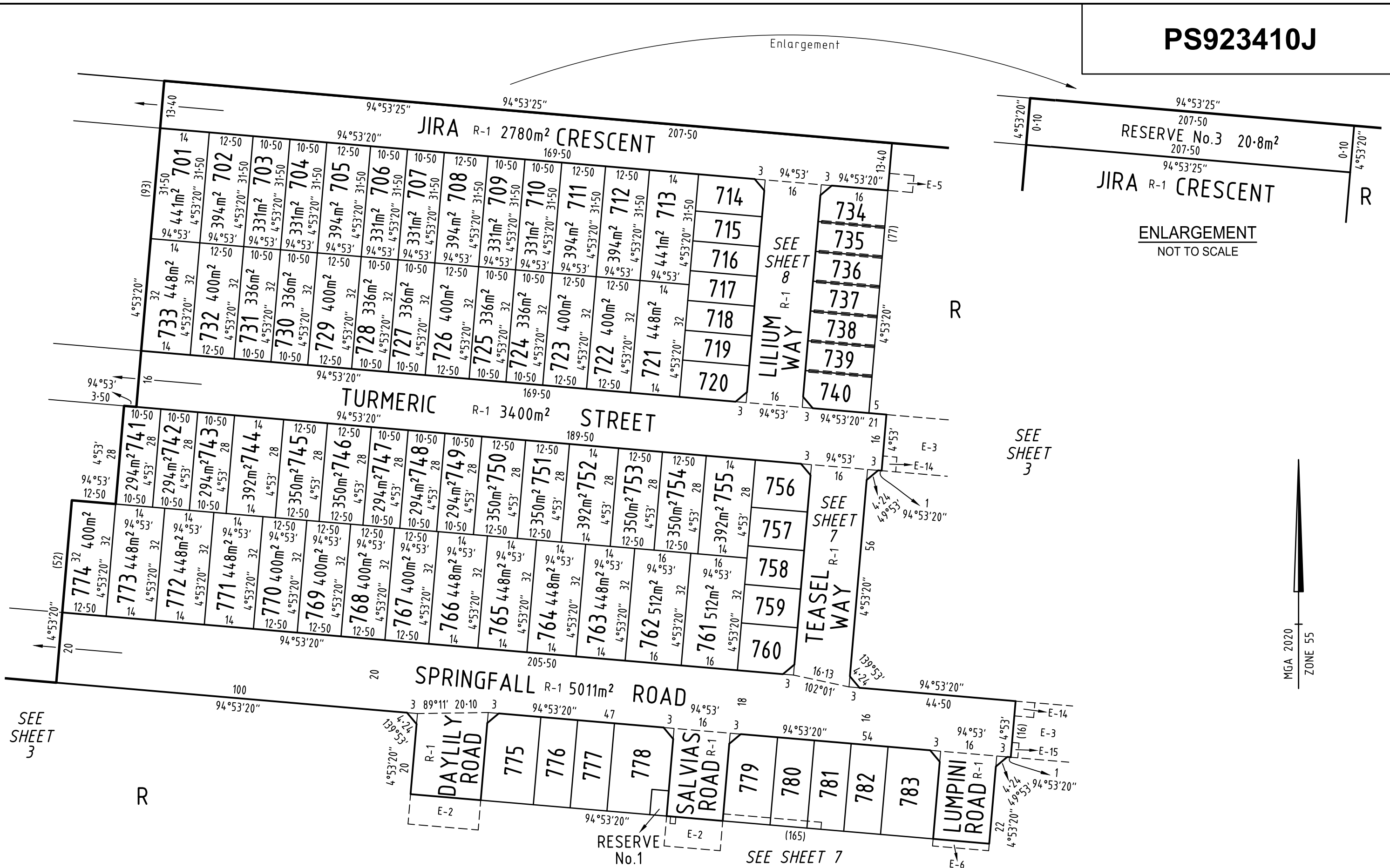
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 3

Enlargement



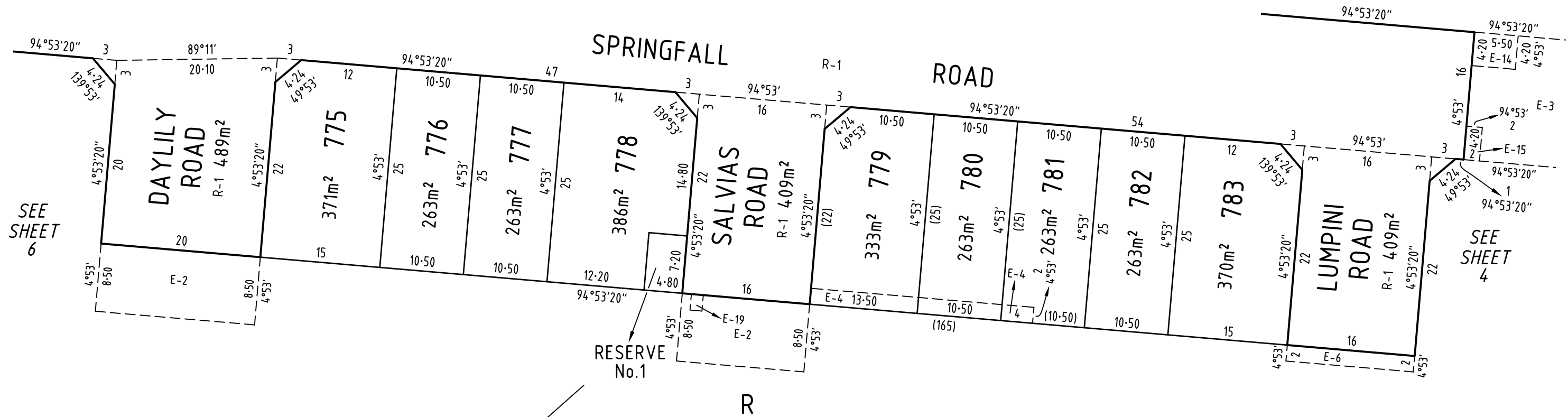
SEE SHEET 3

SEE SHEET 3

SEE SHEET 7

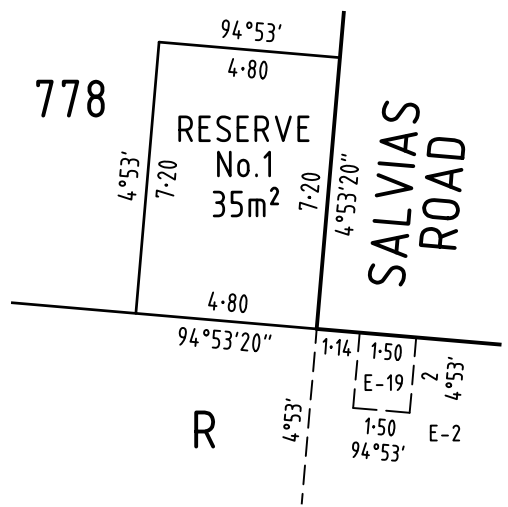
<p>SURVEYOR'S FILE REF: 309443SV00</p> <p>spiire 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>SCALE 1: 1000</p> <p>LENGTHS ARE IN METRES</p> <p>Licensed Surveyor: Brent Kevin O'Grady Version: 8</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 6</p>
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SEE SHEET 6

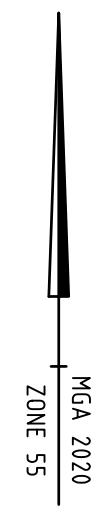


SEE SHEET 6

SEE SHEET 4

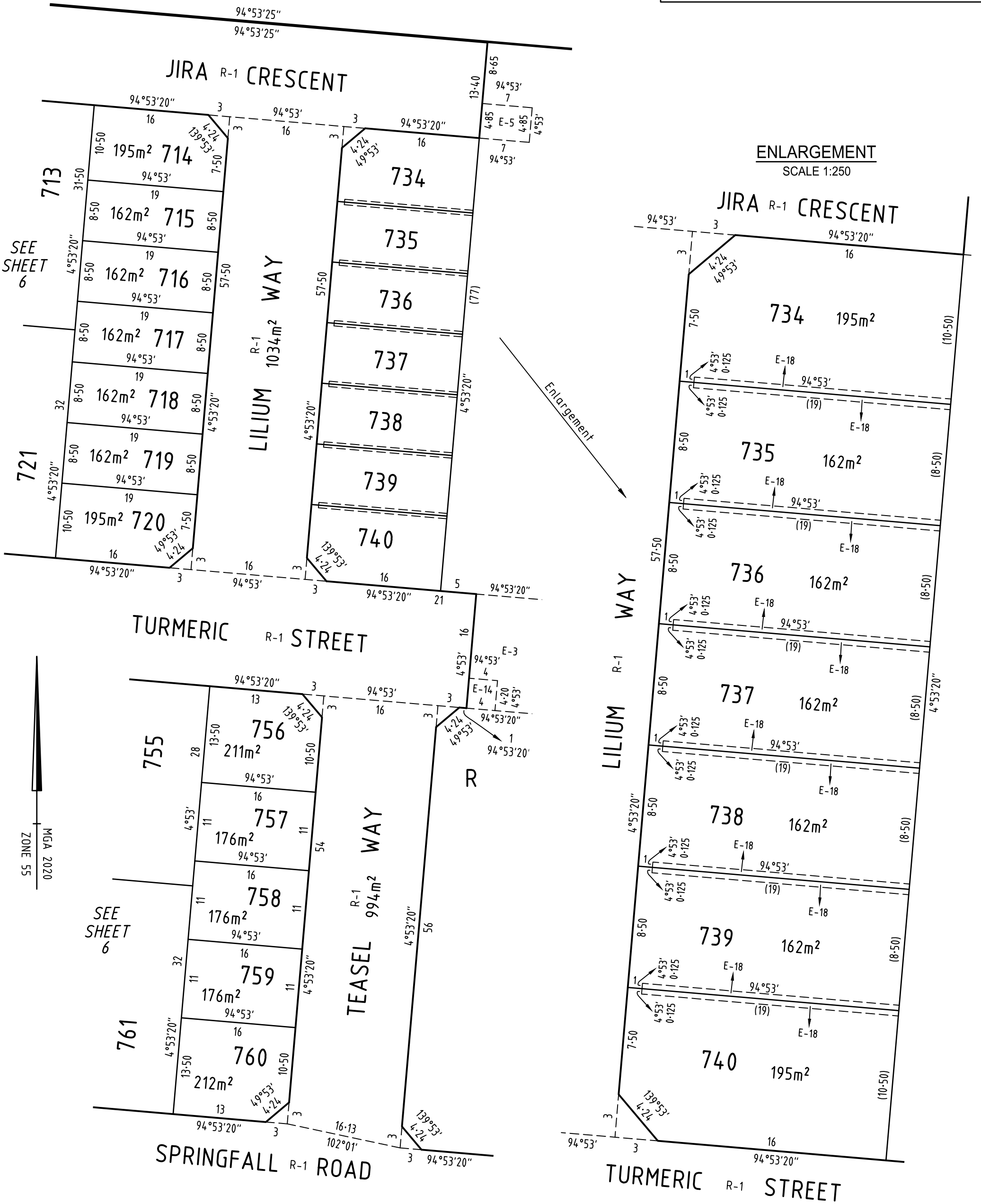


Enlargement



ENLARGEMENT
SCALE 1:200

ENLARGEMENT
SCALE 1:250



SURVEYOR'S FILE REF: 309443SV00

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 8



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CREATION OF RESTRICTION

PS923410J

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.

RESTRICTION No.1

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
701	702, 733	726	708, 725, 727	762	753, 754, 761, 763
702	701, 703, 732	727	707, 726, 728	763	752, 753, 762, 764
703	702, 704, 731	728	706, 727, 729	764	751, 752, 763, 765
704	703, 705, 730	729	705, 728, 730	765	750, 751, 764, 766
705	704, 706, 729	730	704, 729, 731	766	749, 750, 765, 767
706	705, 707, 728	731	703, 730, 732	767	747, 748, 749, 766, 768
707	706, 708, 727	732	702, 731, 733	768	746, 747, 767, 769
708	707, 709, 726	733	701, 732	769	745, 746, 768, 770
709	708, 710, 725	744	743, 745, 770, 771	770	744, 745, 769, 771
710	709, 711, 724	745	744, 746, 769, 770	771	743, 744, 770, 772
711	710, 712, 723	746	745, 747, 768, 769	772	742, 743, 771, 773
712	711, 713, 722	750	749, 751, 765, 766	773	741, 742, 772, 774
713	712, 714, 715, 716, 717, 721	751	750, 752, 764, 765	774	741, 773
721	713, 717, 718, 719, 720, 722	752	751, 753, 763, 764	775	776
722	712, 721, 723	753	752, 754, 762, 763	778	777
723	711, 722, 724	754	753, 755, 761, 762	779	780
724	710, 723, 725	755	754, 756, 757, 758, 761	783	782
725	709, 724, 726	761	754, 755, 758, 759, 760, 762		

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

- (a) 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.
- (b) build a building or structure unless it complies with the Harlow Estate Design Guidelines
- (c) 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

- (1) 31/12/2035

RESTRICTION No. 2

The following restriction is to be created upon registration of this plan:

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
714	713, 715	737	736, 738	756	755, 757
715	713, 714, 716	738	737, 739	757	755, 756, 758
716	713, 715, 717	739	738, 740	758	755, 757, 759, 761
717	713, 716, 718, 721	740	739	759	758, 760, 761
718	717, 719, 721	741	742, 773, 774	760	759, 761
719	718, 720, 721	742	741, 743, 772, 773	776	775, 777
720	719, 721	743	742, 744, 771, 772	777	776, 778
734	735	747	746, 748, 767, 768	780	779, 781
735	734, 736	748	747, 749, 767	781	780, 782
736	735, 737	749	748, 750, 766, 767	782	781, 783

Lots 714 to 720, 734 to 743, 747 to 749, 756 to 760, 776, 777, and 780 to 782 (all inclusive) are defined as Type A lots under the 'Small lot Housing Code'.

DESCRIPTION OF RESTRICTION

For the purposes of this Restriction:

Small Lot Housing Code means the Small Lot Housing Code (Victorian Planning Authority, November 2019).

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

- (a) 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.
- (b) build a building or structure unless it complies with the Harlow Estate Design Guidelines.
- (c) 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

- (1) 31/12/2035