
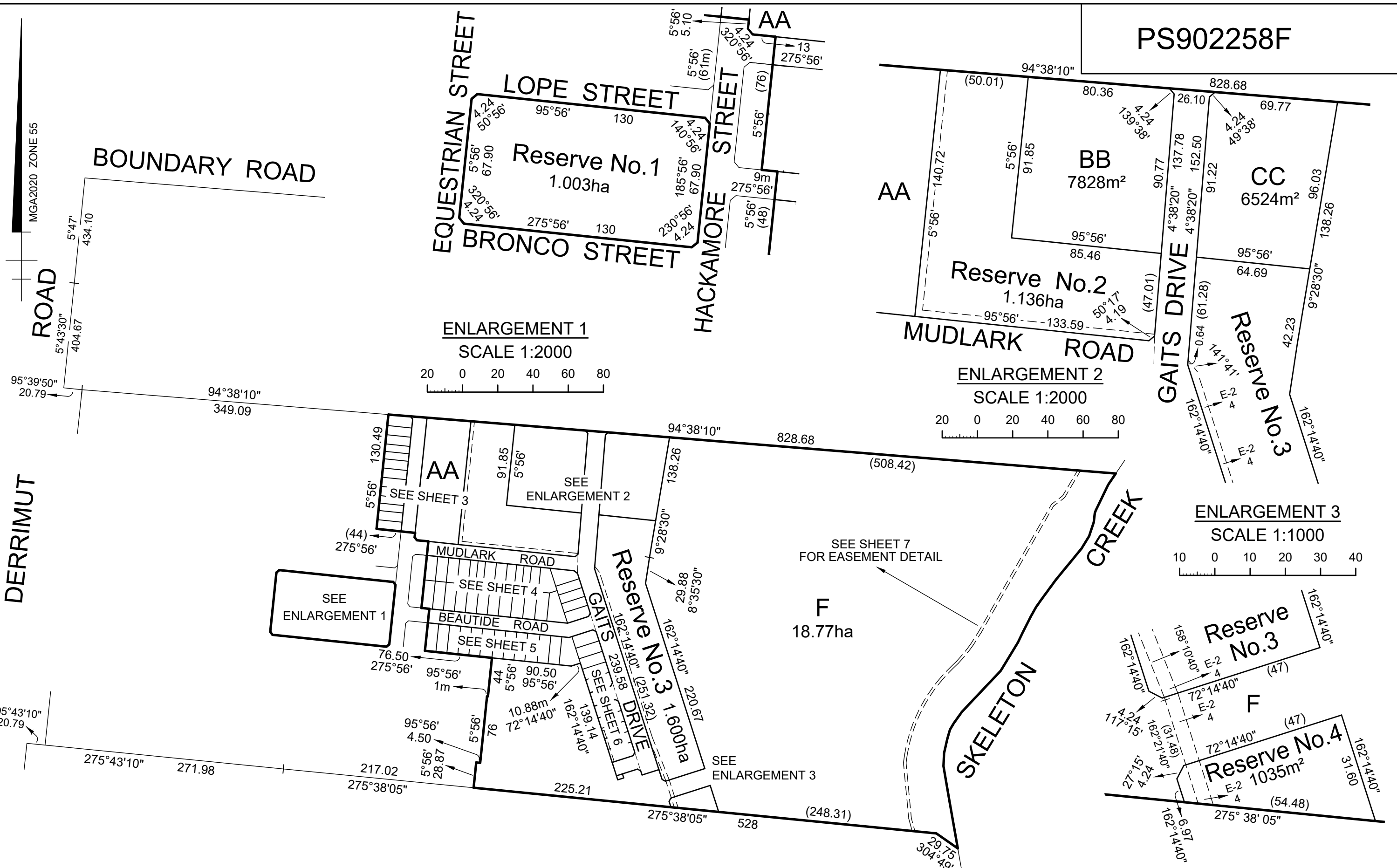


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS902258F</b>
<b>LOCATION OF LAND</b> <b>PARISH: TARNEIT</b> <b>TOWNSHIP: ---</b> <b>SECTION: 22</b> <b>CROWN ALLOTMENT: ---</b> <b>CROWN PORTION: G</b> <b>TITLE REFERENCE: Vol. Fol.</b>  <b>LAST PLAN REFERENCE: Lot H on PS906393C</b>  <b>POSTAL ADDRESS: 800 Derrimut Road</b> (at time of subdivision) <b>TARNEIT VIC 3029</b>  <b>MGA 2020 CO-ORDINATES: E: 297 590      ZONE: 55</b> (of approx centre of land in plan) <b>N: 5 812 240</b>			Council Name: Wyndham City Council  Council Reference Number: WYS5863/21 Planning Permit Reference: WYP9879/17 SPEAR Reference Number: S184573V  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 19/05/2023  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 05/02/2024	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		Lots 501 - 566 (both inclusive) on this plan are affected by 3D Building Envelopes in MCP Dealing No. .... Refer to Creation of Restrictions A & B on Sheets 8 & 9 of this plan for details.  <b>OTHER PURPOSE OF PLAN</b> To remove that part of easement E-1 created in Instrument AV212709Q in so far as it lies within Road R1 herein. <b>GROUND FOR REMOVAL:</b> By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.	
Road R1 & R2 Reserves Nos. 1 - 4 Reserve No. 5	Wyndham City Council Wyndham City Council Powercor Australia Ltd			
<b>NOTATIONS</b>				
DEPTH LIMITATION: Does Not Apply			<b>BLUESTONE - Release 5</b> Area of Release: 10.04ha No. of Lots: 66 Lots, Superlots AA, BB & CC and Balance Lot F	
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. WYP9879/17.  This survey has been connected to permanent marks nos. PM90 & PM158 In Proclaimed Survey Area no. N/A				
<b>BLUESTONE - Release 5</b> Area of Release: 10.04ha No. of Lots: 66 Lots, Superlots AA, BB & CC and Balance Lot F				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
E-1	Sewerage	3	PS848512S	Greater Western Water Corporation
E-2	Sewerage	4	AV212709Q	Greater Western Water Corporation
E-3	Sewerage	2.50	This Plan	Greater Western Water Corporation
Reserves Nos. 2, 3 & 4	Creation and maintenance of wetlands, floodway and drainage as specified and set out in Memorandum of Common Provision No. AA2741	See Diagram	This Plan	Melbourne Water Corporation
				
<b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorssds.com.au		<b>SURVEYORS FILE REF:</b> Ref. 20457-S5 Ver. 6  Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (6), 18/12/2023, SPEAR Ref: S184573V		<b>ORIGINAL SHEET SIZE: A3</b>  <b>SHEET 1 OF 9</b>



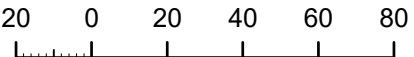
DERRIMUT ROAD

MGA2020 ZONE 55

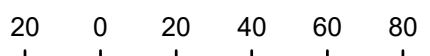
ROAD

BOUNDARY ROAD

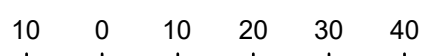
ENLARGEMENT 1  
SCALE 1:2000



ENLARGEMENT 2  
SCALE 1:2000



ENLARGEMENT 3  
SCALE 1:1000

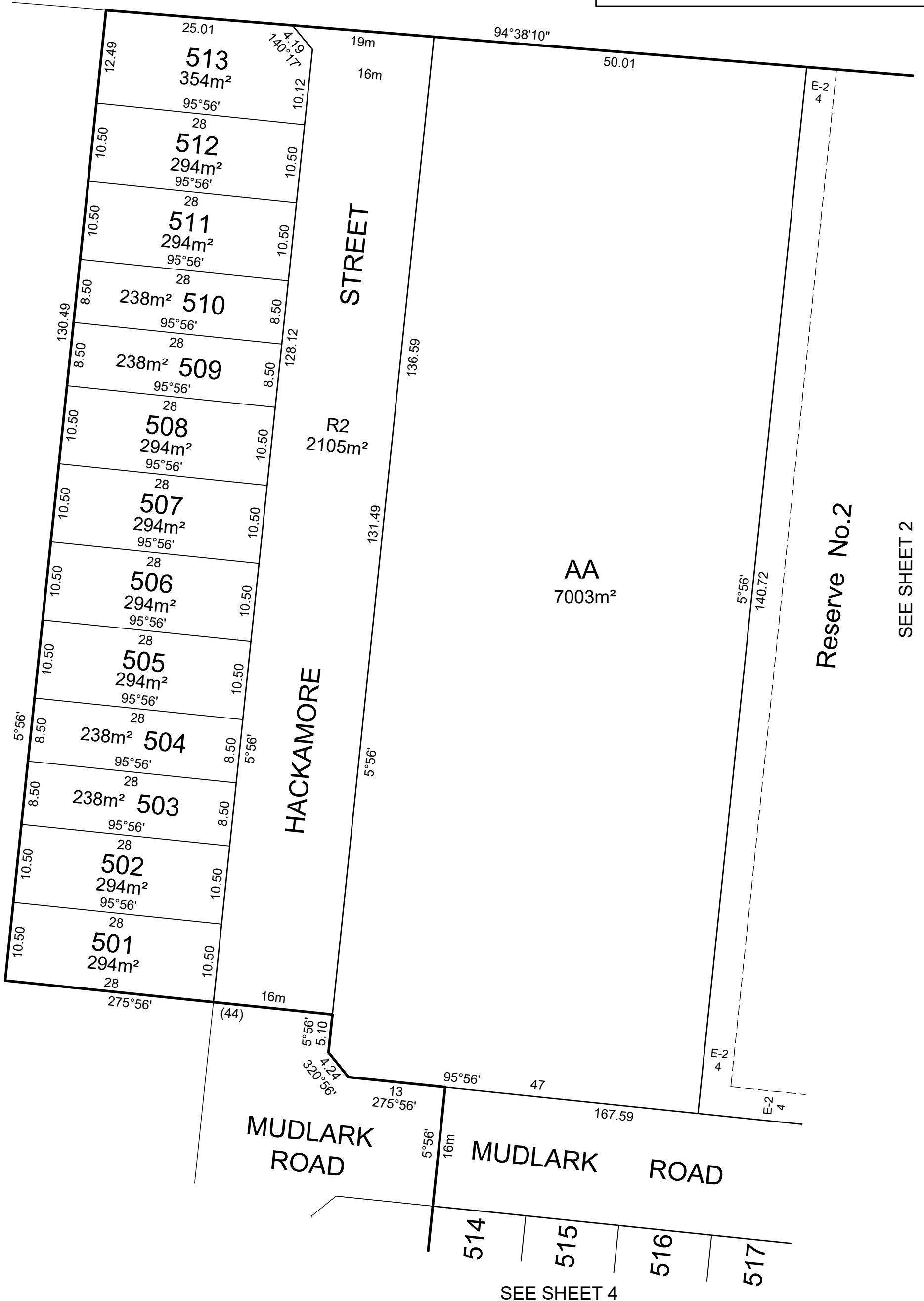


**TAYLORS**  
Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorss.com.au

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

Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
Surveyor's Plan Version (6),  
18/12/2023, SPEAR Ref: S184573V

ORIGINAL SHEET SIZE: A3  
Ref. 20457-S5 Ver. 6  
SHEET 2  
Digitally signed by:  
Wyndham City Council,  
05/02/2024,  
SPEAR Ref: S184573V



PS902258F

SEE SHEET 3

Reserve No.2

MUDLARK

R1  
2754m<sup>2</sup>

ROAD

BEAUTIDE

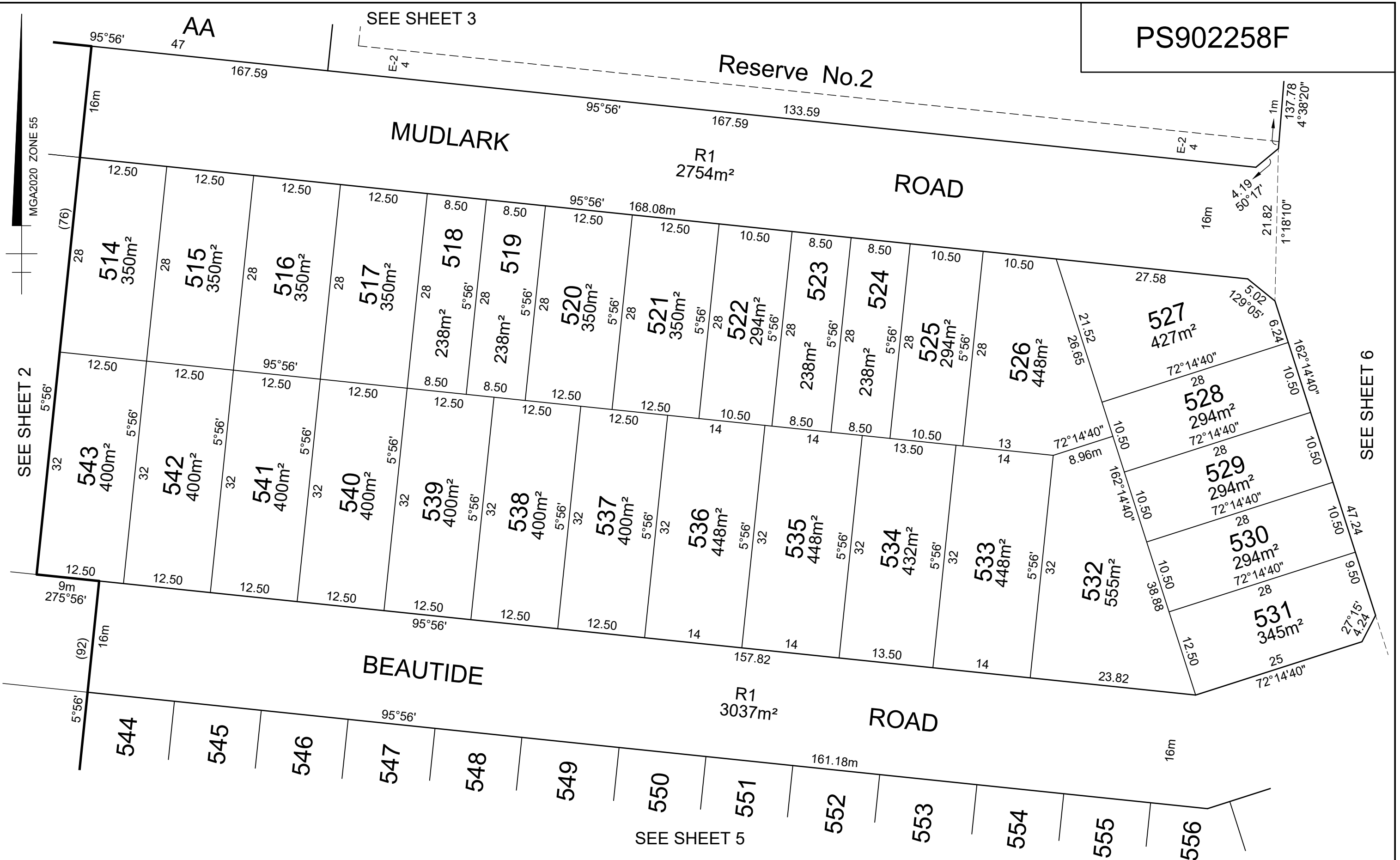
R1  
3037m<sup>2</sup>

ROAD

MGA2020 ZONE 55

SEE SHEET 2

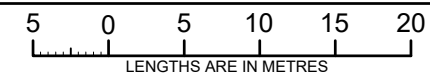
SEE SHEET 6



**TAYLORS**

Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorssds.com.au

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 20457-S5  
Ver. 6

SHEET 4

Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
Surveyor's Plan Version (6),  
18/12/2023, SPEAR Ref: S184573V

Digitally signed by:  
Wyndham City Council,  
05/02/2024,  
SPEAR Ref: S184573V

SEE SHEET 4

SEE SHEET 4  
(48)



F  
SEE SHEET 2

SEE SHEET 6

SEE SHEET 2

MGA2020 ZONE 55

SEE SHEET 5

BEAUTIDE ROAD

GAITS

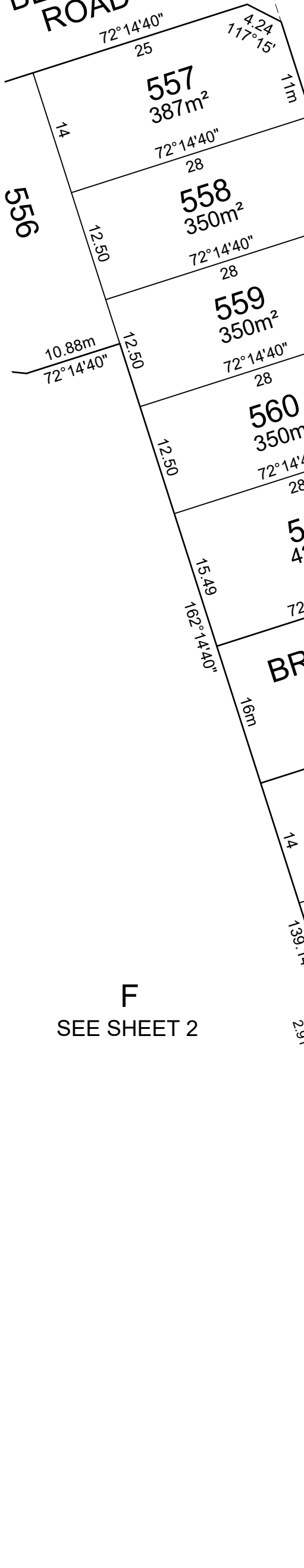
Reserve No.3  
SEE SHEET 2

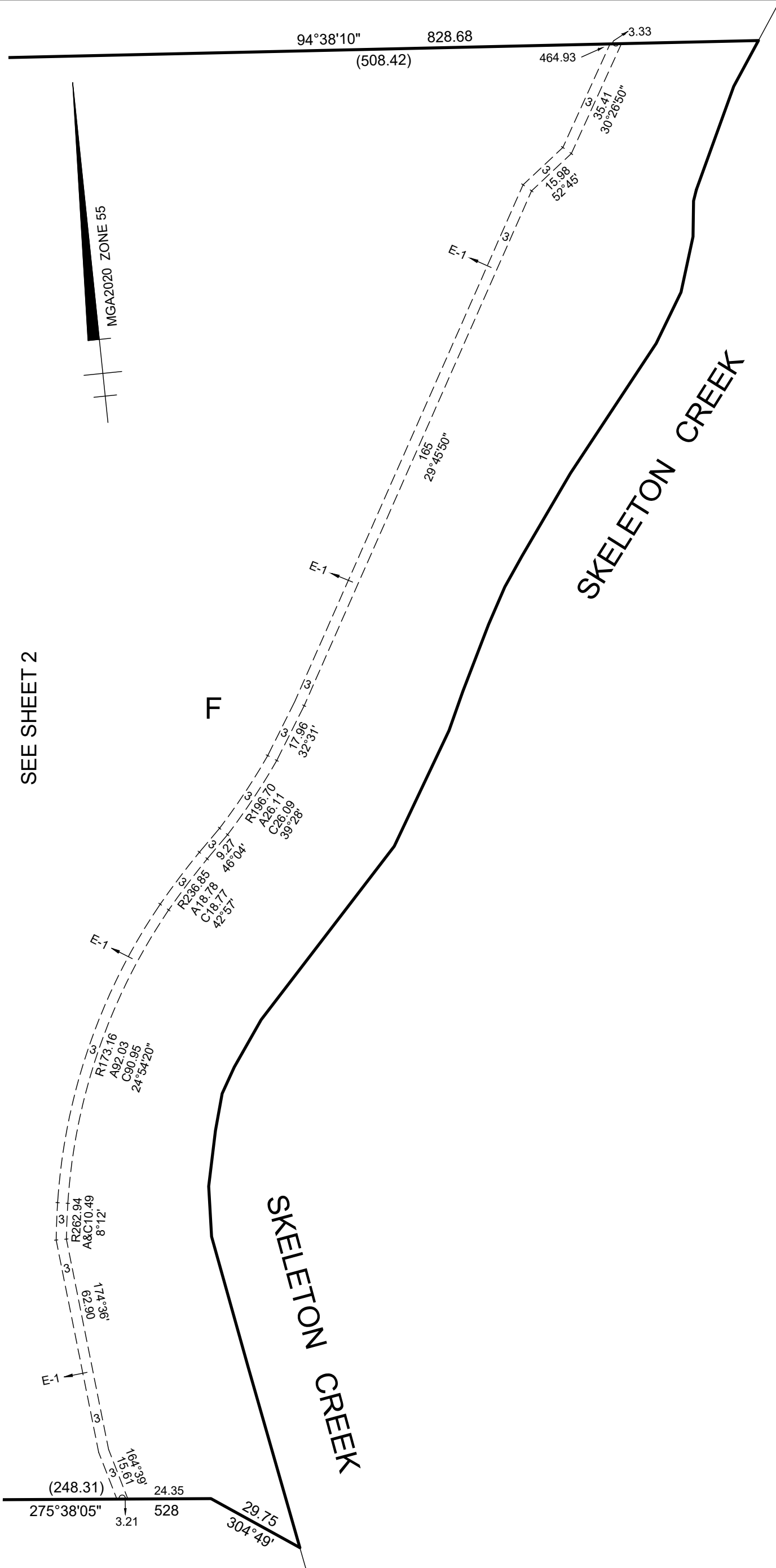
F  
SEE SHEET 2

DRIVE

Reserve No.5  
35m<sup>2</sup>

SEE SHEET 2



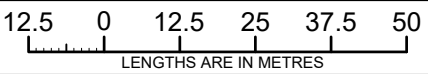


SEE SHEET 2



Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorssds.com.au

SCALE  
1:1250



Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
Surveyor's Plan Version (6),  
18/12/2023, SPEAR Ref: S184573V

ORIGINAL SHEET  
SIZE: A3

Ref. 20457-S5  
Ver. 6

SHEET 7

Digitally signed by:  
Wyndham City Council,  
05/02/2024,  
SPEAR Ref: S184573V

**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.

**DESCRIPTION OF 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
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509
509	508, 510
510	509, 501
511	510, 512
512	511, 513
513	512
514	515, 543
515	514, 516, 542
516	515, 517, 541
517	516, 518, 540
518	517, 519, 539
519	518, 520, 538, 539
520	519, 521, 537, 538
521	520, 522, 536, 537
522	521, 523, 535, 536

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
523	522, 524, 535
524	523, 525, 534, 535
525	524, 526, 533, 534
526	525, 527, 528, 533, 532
527	523, 526, 528
528	526, 527, 529, 532
529	528, 530, 532
530	529, 531, 532
531	530, 532
532	531, 530, 529, 528, 526, 533
533	525, 526, 532, 534
534	524, 525, 533, 535
535	522, 523, 524, 534, 536
536	521, 522, 535, 537
537	520, 521, 536, 538
538	519, 520, 537, 539
539	518, 519, 538, 540
540	517, 539, 541
541	516, 540, 542
542	515, 541, 543
543	514, 542
544	545

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
545	544, 546
546	545, 547
547	546, 548
548	547, 549
549	548, 550
550	549, 551
551	550, 552
552	551, 553
553	552, 554
554	553, 555
555	554, 556
556	555, 557, 558, 559
557	556, 558
558	556, 557, 559
559	556, 558, 560
560	559, 561
561	560
562	563
563	562, 564
564	563, 565
565	564, 566
566	565



Urban Development | Built Environments | Infrastructure  
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
 Tel: 61 3 9501 2800 | Web: taylorss.com.au

Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 18/12/2023, SPEAR Ref: S184573V

ORIGINAL SHEET  
 SIZE: A3

Ref. 20457-S5  
 Ver. 6

SHEET 8

Digitally signed by:  
 Wyndham City Council,  
 05/02/2024,  
 SPEAR Ref: S184573V



## 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

### DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot must not:

1. build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the relevant below mentioned type of 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
501	A	502
502	A	501, 503
503	A	502, 504
504	A	503, 505
505	A	504, 506
506	A	505, 507
507	A	506, 508
508	A	507, 509
509	A	508, 510
510	A	509, 501
511	A	510, 512
512	A	511, 513
518	B	517, 519, 539
519	B	518, 520, 538, 539
522	B	521, 523, 535, 536
523	B	521, 523, 535, 536
524	B	522, 524, 535
525	B	523, 525, 534, 535
528	B	526, 527, 529, 532
529	B	528, 530, 532
530	B	529, 531, 532