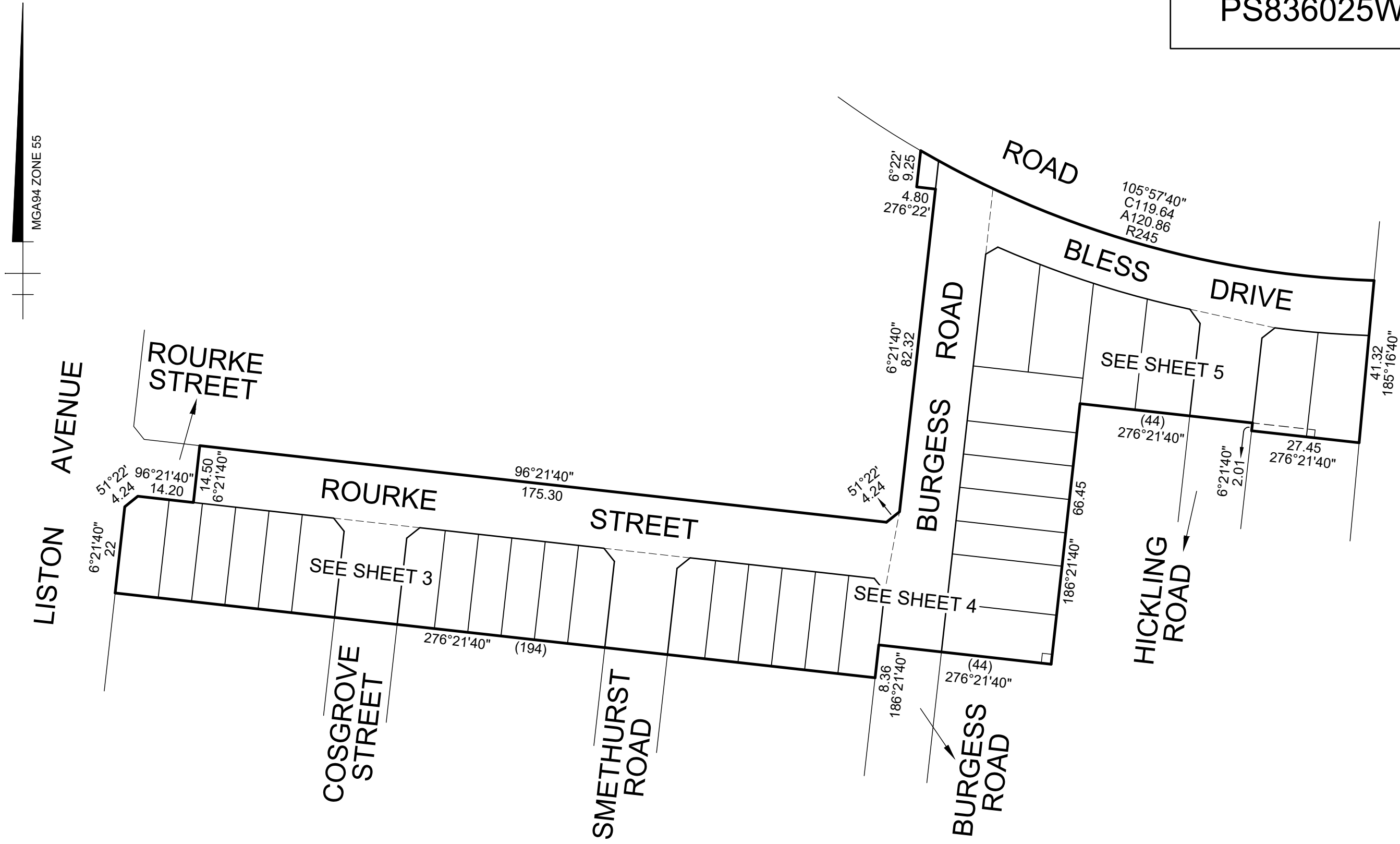


PLAN OF SUBDIVISION		EDITION 1	PS836025W	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: A (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot K on PS848525H POSTAL ADDRESS: 1121 Dohertys Road <small>(at time of subdivision) TARNEIT 3029</small> MGA 94 CO-ORDINATES: E: 296 010 ZONE: 55 <small>(of approx centre of land in plan) N: 5811 600</small>		Council Name: Wyndham City Council Council Reference Number: WYS5909/22 Planning Permit Reference: WYP8464/15 SPEAR Reference Number: S154520J 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: Carolyn Harriott for Wyndham City Council on 16/12/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A and B on Sheet 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. WYP8464/15 This survey has been connected to Permanent Marks No(s) PM90, PM714, PM790 In Proclaimed Survey Area No. N/A				
EMERALD PARK - Release No. 24 Area of Release: 1.533ha No. of Lots: 31 Lots				
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	2.50	PS848525H	Greater Western Water Corporation
E-2	Sewerage	2	This Plan	Greater Western Water Corporation
TAYLORS		SURVEYORS FILE REF: Ref. 02270-S24 Ver. 4	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (4), 09/12/2022, SPEAR Ref: S154520J		

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Taylors Development Strategists Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154520J 26/09/2023 04:55 pm



MGA94 ZONE 55



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

SCALE 1:1000
 10 0 10 20 30 40
 LENGTHS ARE IN METRES

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
 Surveyor's Plan Version (4),
 09/12/2022, SPEAR Ref: S154520J

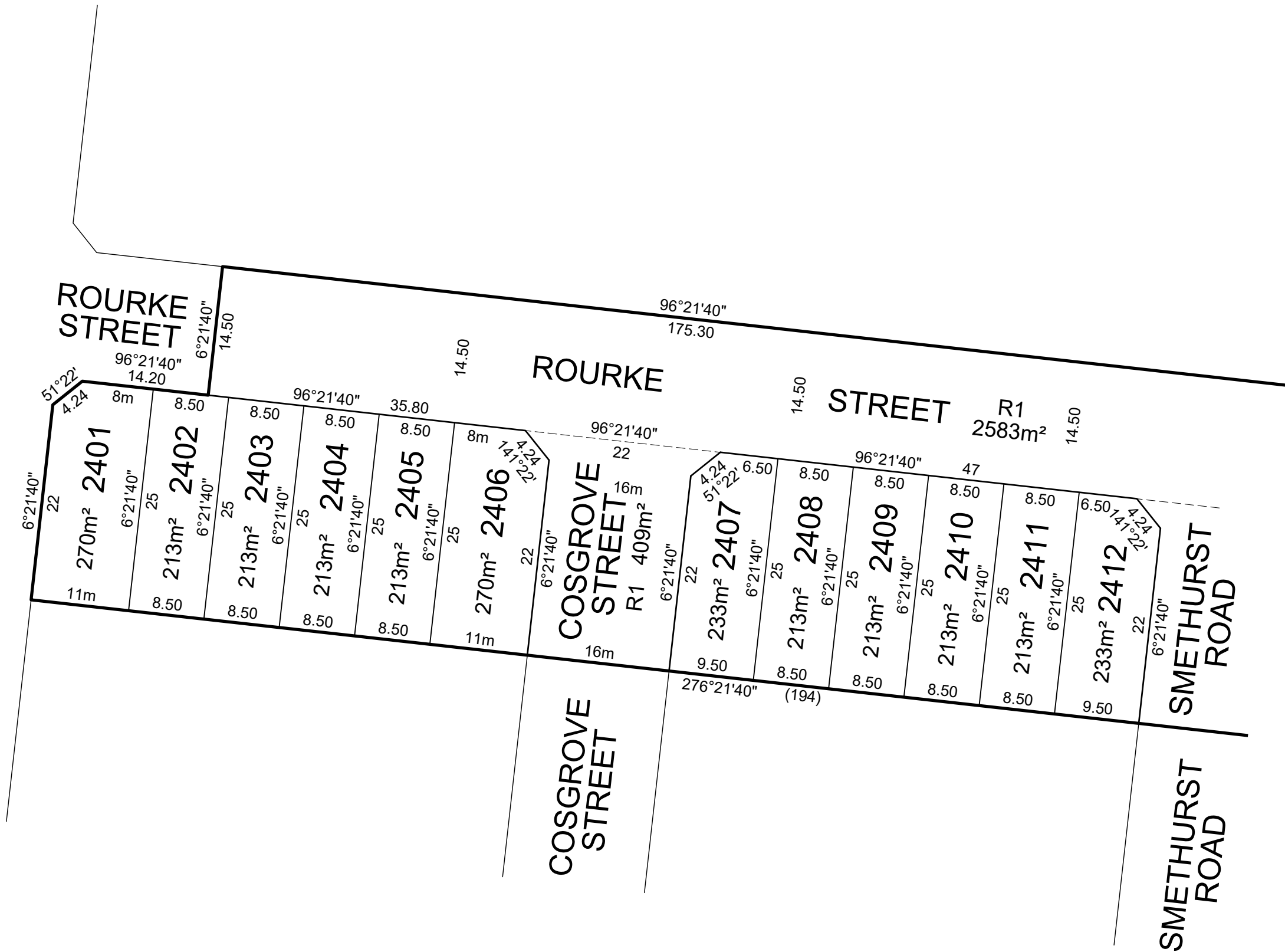
ORIGINAL SHEET SIZE: A3
 Ref. 02270-S24 Ver. 4
 SHEET 2

Digitally signed by:
 Wyndham City Council,
 16/12/2022,
 SPEAR Ref: S154520J

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Taylors Development Strategists Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154520J 26/09/2023 04:55 pm



LISTON AVENUE

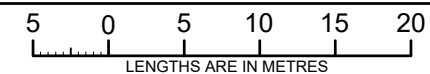


SEE SHEET 4



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

SCALE
1:500



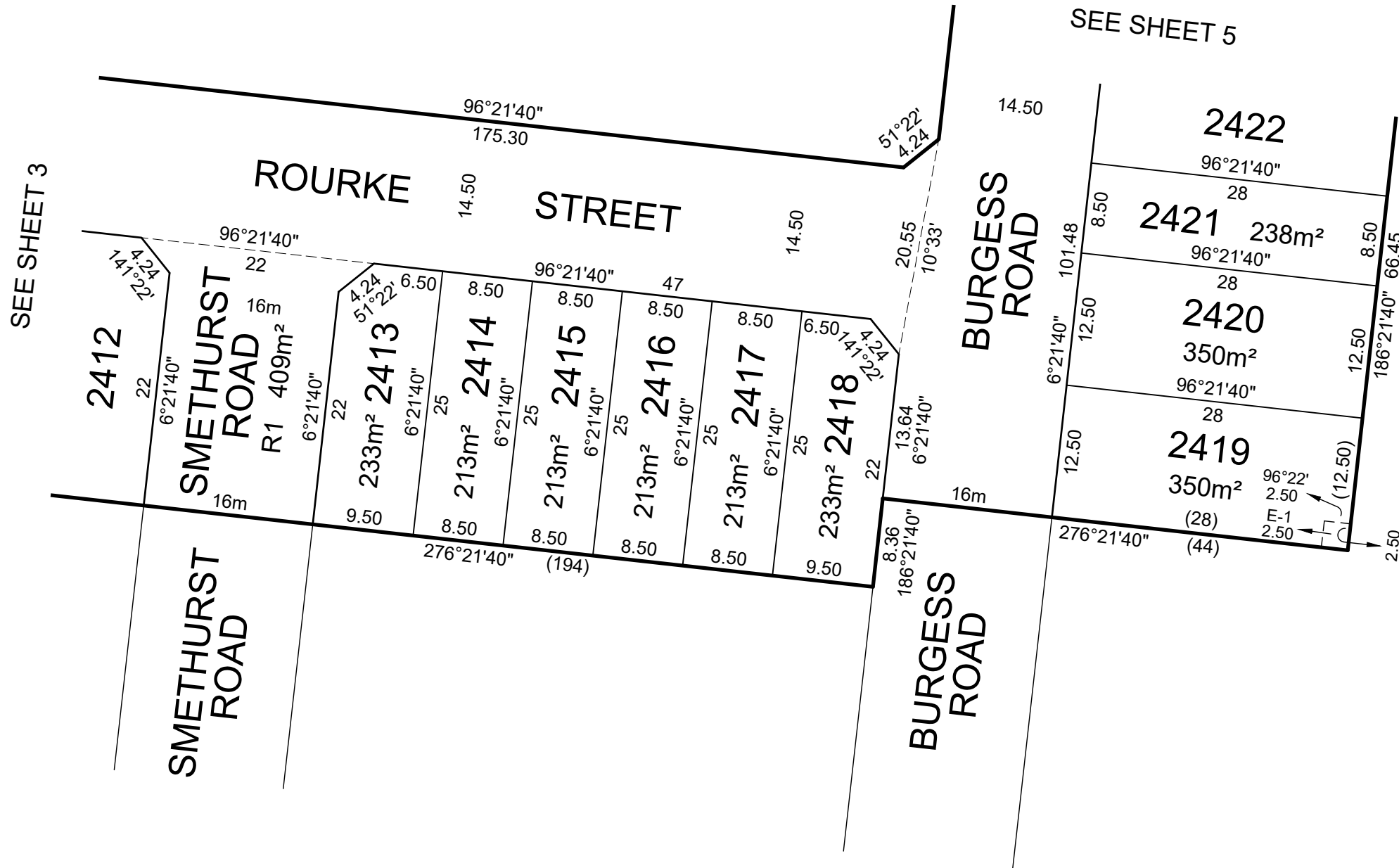
ORIGINAL SHEET
SIZE: A3

Ref. 02270-S24
Ver. 4

SHEET 3

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
 Surveyor's Plan Version (4),
 09/12/2022, SPEAR Ref: S154520J

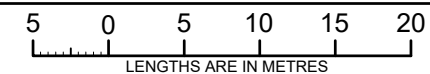
Digitally signed by:
 Wyndham City Council,
 16/12/2022,
 SPEAR Ref: S154520J



TAYLORS

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

SCALE
1:500



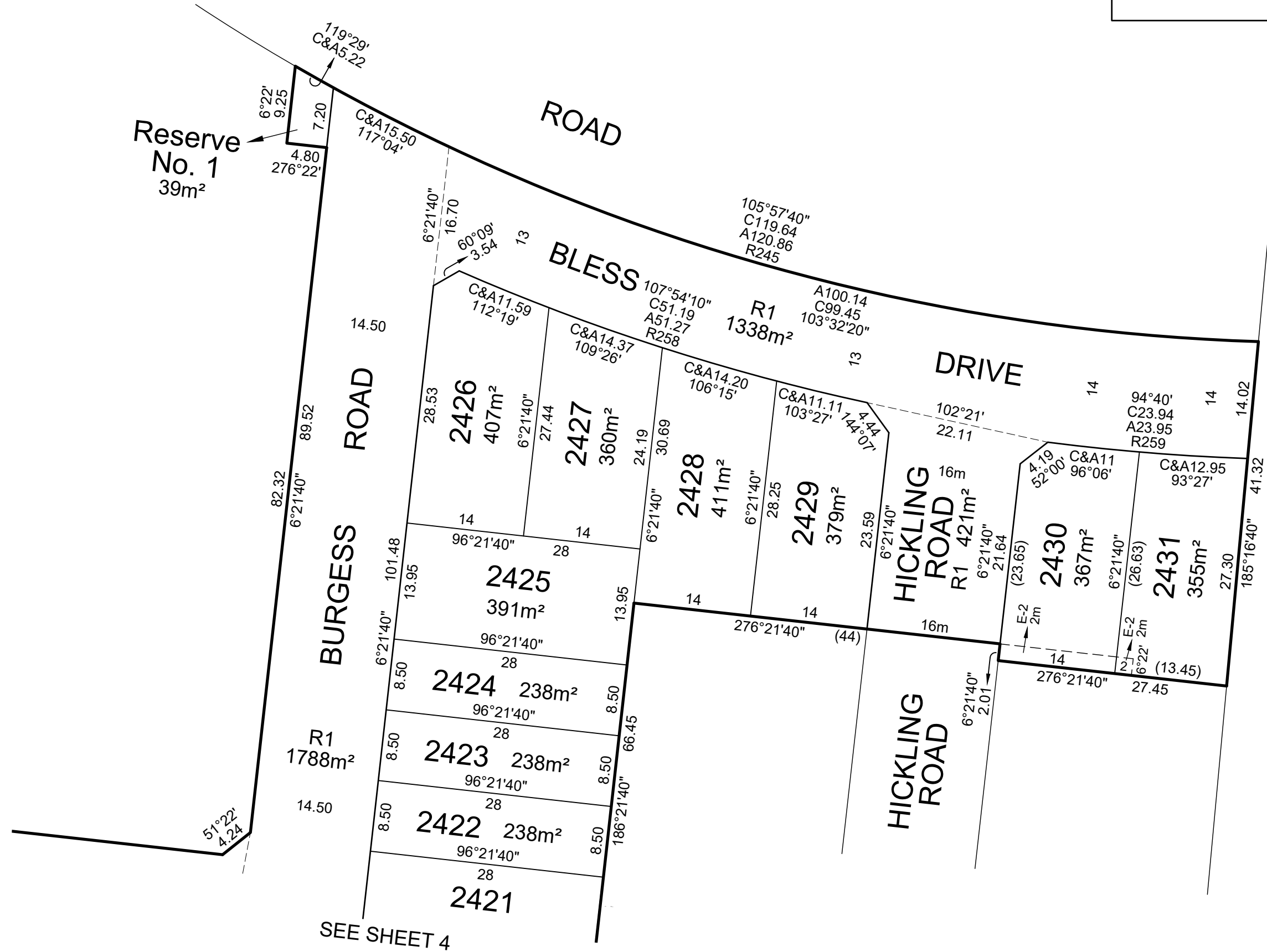
ORIGINAL SHEET
SIZE: A3

Ref. 02270-S24
Ver. 4

SHEET 4

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
 Surveyor's Plan Version (4),
 09/12/2022, SPEAR Ref: S154520J

Digitally signed by:
 Wyndham City Council,
 16/12/2022,
 SPEAR Ref: S154520J



TAYLORS

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

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

ORIGINAL SHEET SIZE: A3 Ref. 02270-S24 Ver. 4 SHEET 5

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
 Surveyor's Plan Version (4),
 09/12/2022, SPEAR Ref: S154520J

Digitally signed by:
 Wyndham City Council,
 16/12/2022,
 SPEAR Ref: S154520J

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Taylors Development Strategists Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154520J 26/09/2023 04:55 pm

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

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 (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: 01/01/2030

TABLE 1

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
2401	B	2402
2402	B	2401, 2403
2403	B	2402, 2404
2404	B	2403, 2405
2405	B	2404, 2406
2406	B	2405
2407	B	2408
2408	B	2407, 2409
2409	B	2408, 2410
2410	B	2409, 2411
2411	B	2410, 2412

TABLE 1 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
2412	B	2411
2413	B	2414
2414	B	2413, 2415
2415	B	2414, 2416
2416	B	2415, 2417
2417	B	2416, 2418
2418	B	2417
2421	B	2420, 2422
2422	B	2421, 2423
2423	B	2422, 2424
2424	B	2423, 2425

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

RESTRICTION:

The burdened land cannot be used except in accordance with the provisions recorded in MCP.....

Expiry date: 01/01/2030

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2419	2420
2420	2419, 2421
2425	2424, 2426

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Taylors Development Strategists Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154520J 26/09/2023 04:55 pm



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: Richard David Illingworth, Licensed Surveyor,
 Surveyor's Plan Version (4),
 09/12/2022, SPEAR Ref: S154520J

ORIGINAL SHEET
 SIZE: A3

Ref. 02270-S24
 Ver. 4

SHEET 6

Digitally signed by:
 Wyndham City Council,
 16/12/2022,
 SPEAR Ref: S154520J