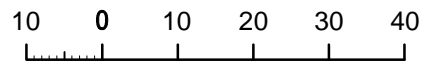


PLAN OF SUBDIVISION		EDITION 1	PS733920S	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: --- SECTION: 21 CROWN ALLOTMENT: --- CROWN PORTION: A (Part) & C (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot A on PS733919B POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA CO-ORDINATES: E: 295 640 ZONE: 55 (of approx centre of land N: 5 811 320 GDA 94 in plan)		COUNCIL NAME: Wyndham City Council		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 221 - 224 (both inclusive) and 235 to 238 (both inclusive) on this plan may be affected by one or more restrictions. Refer to Creation of Restriction A on Sheet 6 of this plan for details		
Road R1	Wyndham City Council			
Reserve No.1	Wyndham City Council			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. WYP 6863/13				
EMERALD PARK - Release 2 Area of Release: 2.399ha No. of Lots: 45 Lots and Balance Lot B		DRAFT		
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	Transmission of Electricity	See Diagram	C/E A627820	State Electricity Commission of Victoria
E-2	Transmission of Electricity	See Diagram	C/E A828798	State Electricity Commission of Victoria
				PRELIMINARY THIS PLAN IS BASED ON DRAWINGS BY TAYLORS. (DRAWING No. 2270 CONCEPT MP10.DWG DATE 10/09/2015) AND IS SUBJECT TO DESIGN CHANGE, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 02270-S2 Ver. 5 Licensed Surveyor: GABRIELLE M. McCARTHY / Version No 5	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6	

PS733920S

ENLARGEMENT

1:1000



DOHERTYS ROAD

97°12'50"

5°23'50"

28.10

E-2

27.82

5°23'50"

MGA94 ZONE 55

DOHERTYS ROAD

97°12'50"

270.45

782.77

SEE ENLARGEMENT

E-2

61°26'

8.55

201.19

82.82

318.59

203.55

E-1

96°25'

34.74

6°28'50"

64.01

64.53

96°24'50"

276°28'50"

13.77

ROAD

6°28'50"

130.21

358.31

25.24

6°28'50"

92.80

B (PART)

36.22ha

TOTAL AREA (2 PARTS)

66.30ha

403.88

185°16'40"

276°28'50"

314.13

138.38

195°59'30"

7.69

236°14'

SEE SHEET 3

TARNEIT

201

6°28'50"

13.76

96°28'50"

6°28'40"

175.51

277°08'

9.57

E.L.E

.06.895E

33°46'

6.53

B (PART)

30.08ha

136.56

175°46'

136°07'

7.70

280.54

96°28'50"

95°16'40"

36.19

6°28'50"

85.61

146.84

185°16'40"

272.01

185°16'40"

233.08

187°32'40"

788.87

276°28'40"

PRELIMINARY

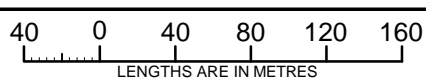
THIS PLAN IS BASED ON DRAWINGS BY TAYLORS. (DRAWING No. 2270 CONCEPT MP10.DWG DATE 10/09/2015) AND IS SUBJECT TO DESIGN CHANGE, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

Ref. 02270-S2
Ver. 5

SHEET 2

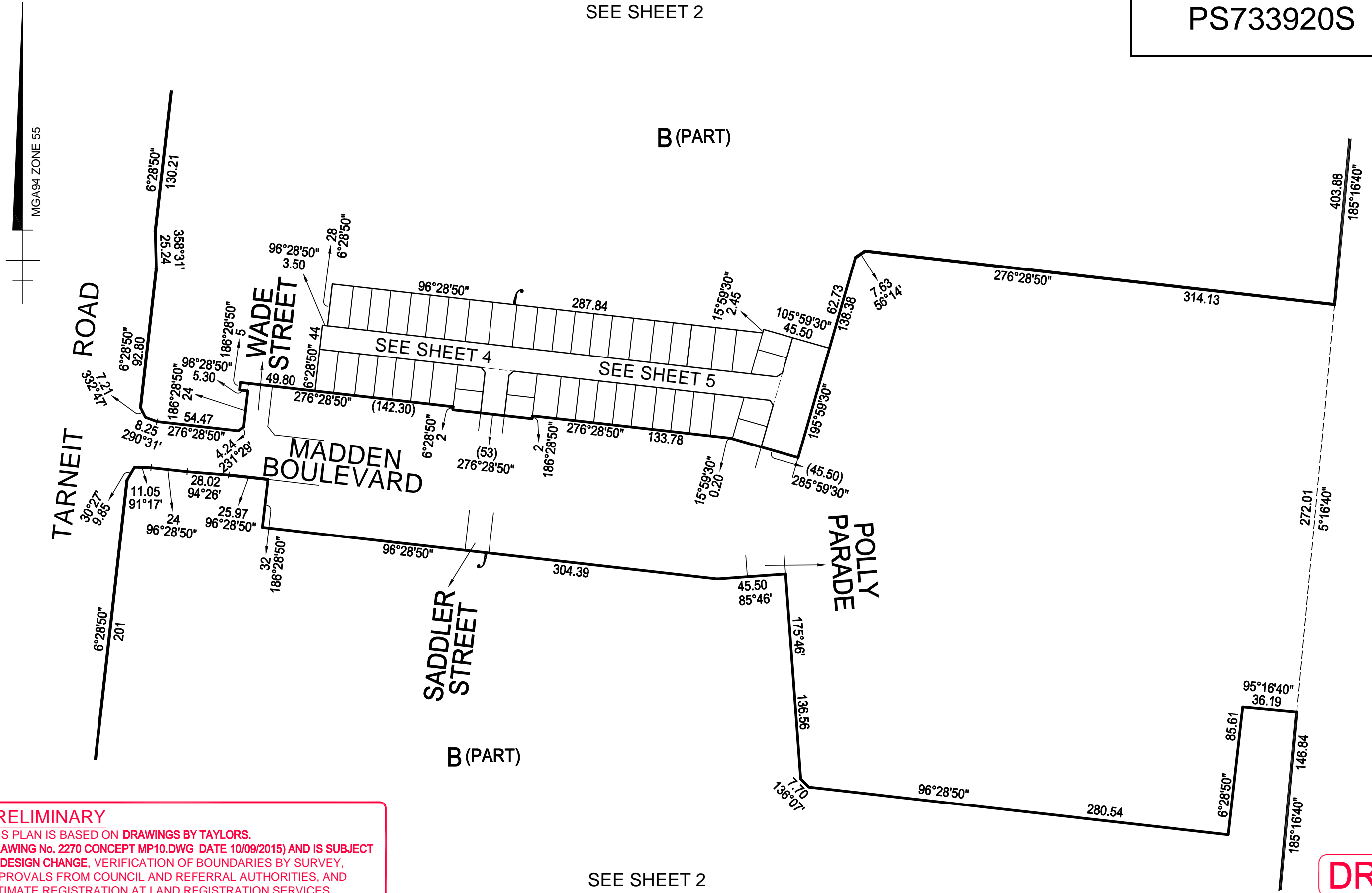
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SEE SHEET 2

B (PART)

SEE SHEET 2



PRELIMINARY
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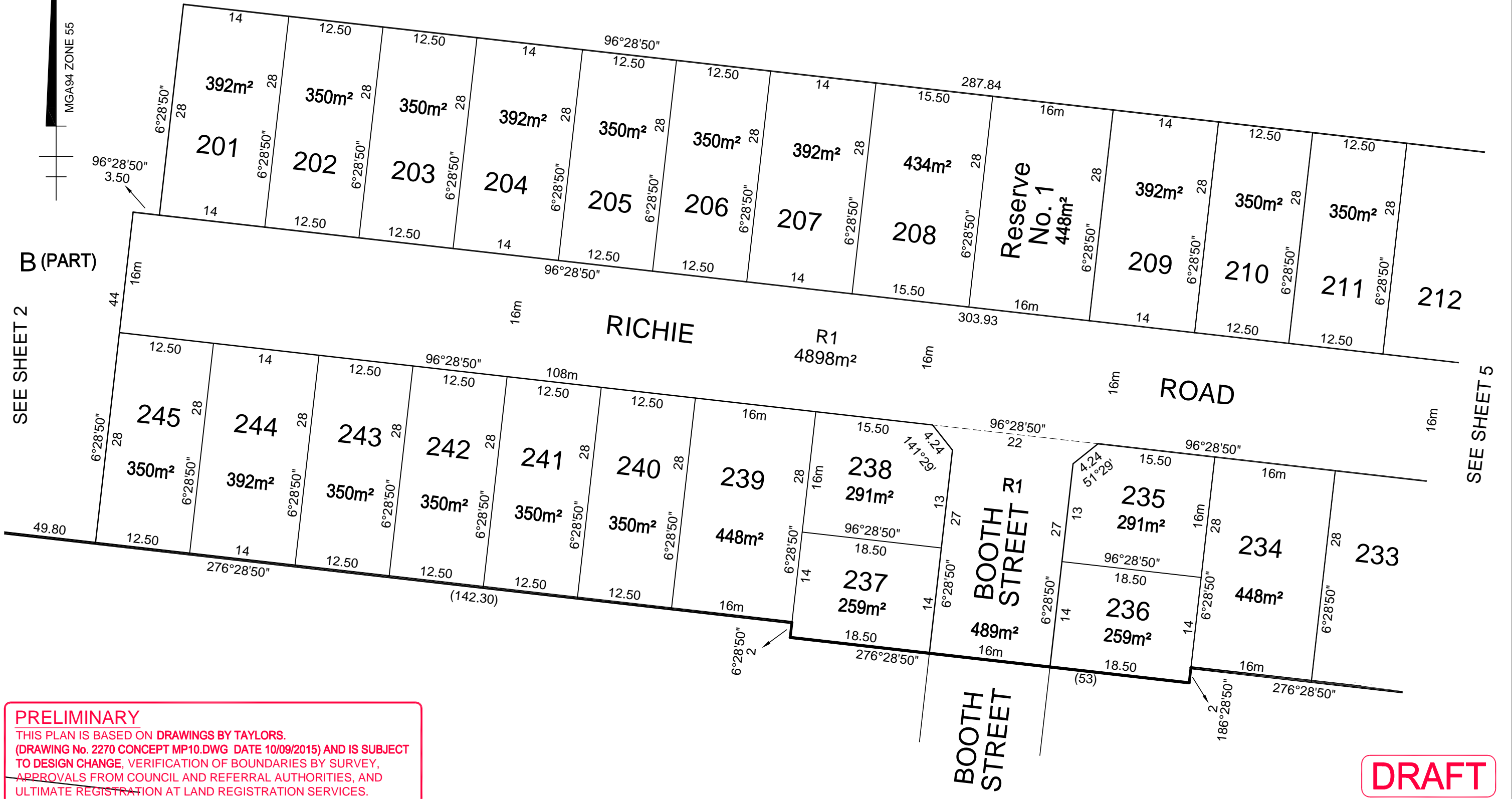
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SCALE 1:2500
 25 0 25 50 75 100
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 Ref. Ver. 02270-S2 5
 SHEET 3

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B (PART)
SEE SHEET 2



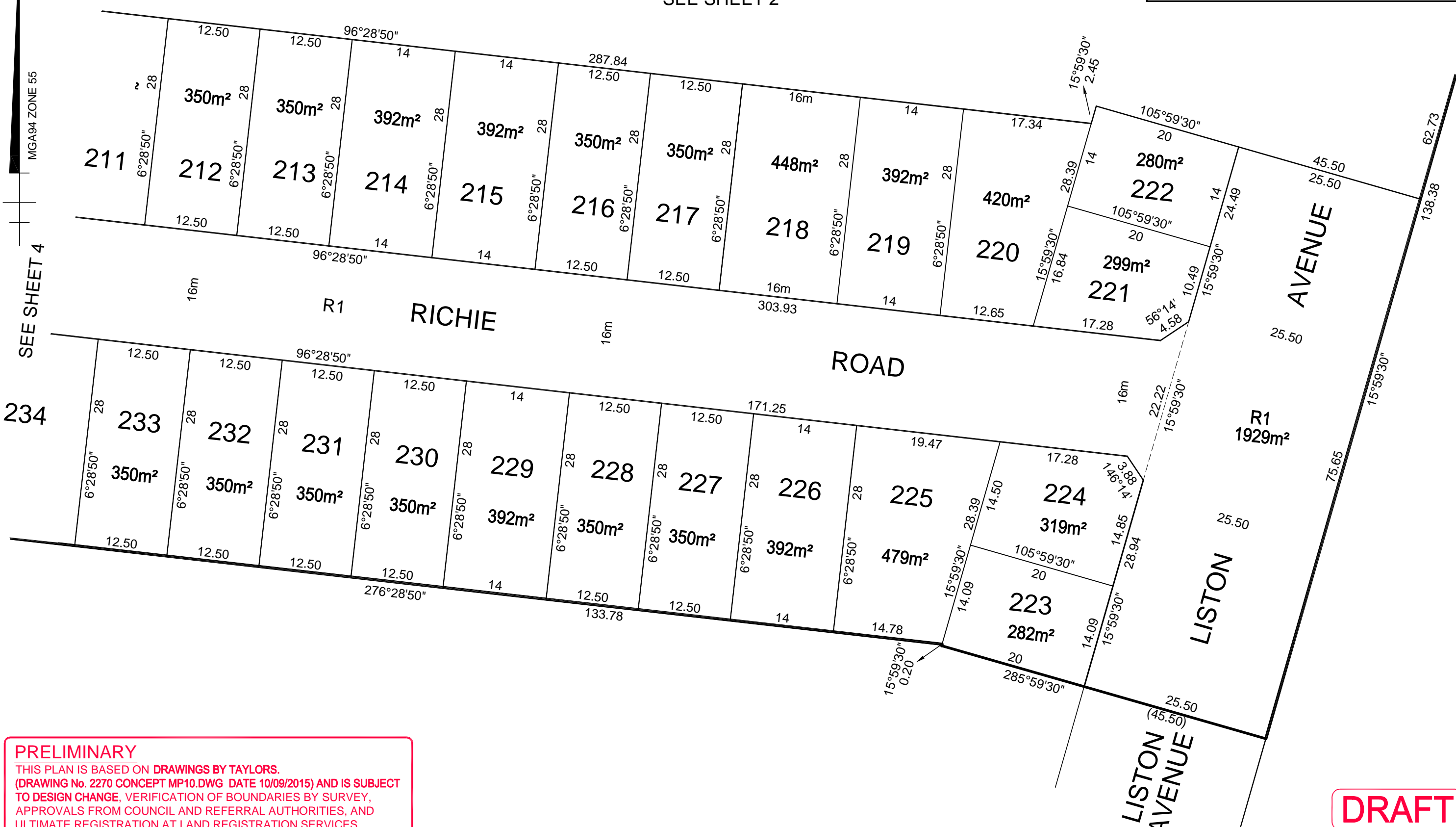
PRELIMINARY
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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. Ver. 02270-S2 5	SHEET 4
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B (PART)
SEE SHEET 2



PRELIMINARY
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SCALE
 1:500

LENGTHS ARE IN METRES

Licensed Surveyor:
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ORIGINAL SHEET
 SIZE: A3

Ref. Ver. 02270-S2
 5

SHEET 5

CREATION OF RESTRICTION A

PS733920S

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:

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 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 1

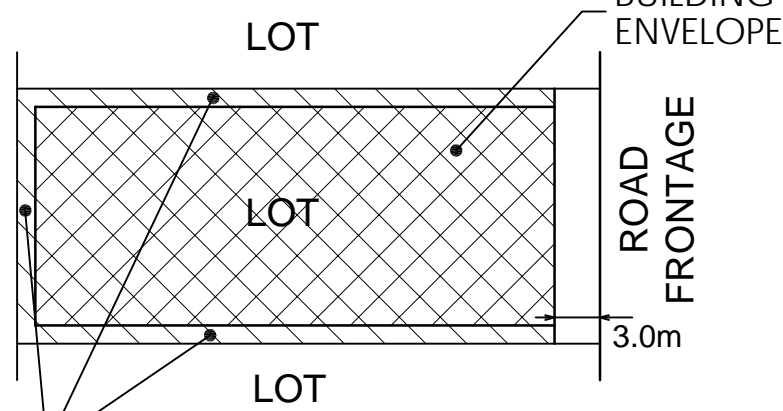
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
221	220, 222
222	220, 221
223	224, 225
235	234, 236
236	234, 235
237	238, 239
238	237, 239

PRELIMINARY

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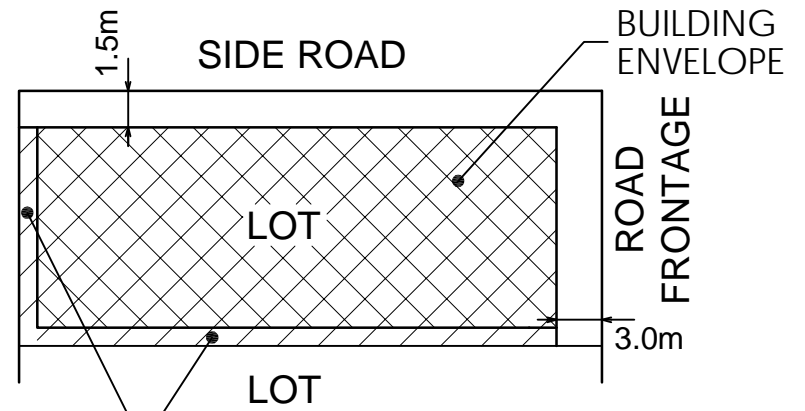
SMALL LOT HOUSING CODE BUILDING ENVELOPES

TYPE A - SMALL LOTS



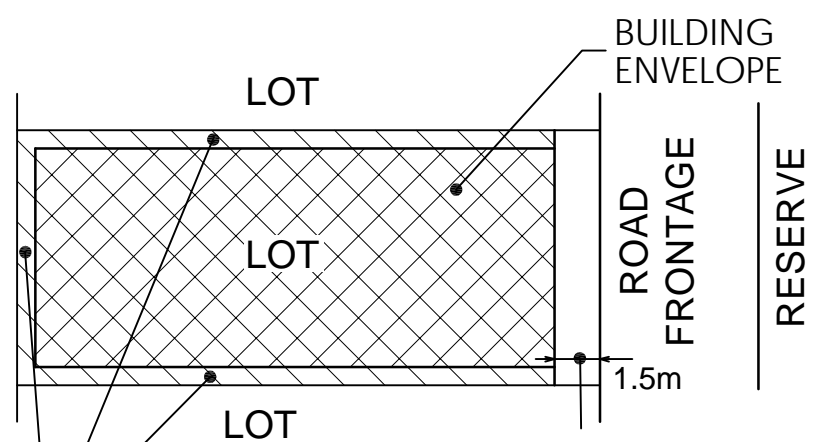
A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE / REAR BOUNDARY, OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

TYPE A - SMALL CORNER LOTS



A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE / REAR BOUNDARY, OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

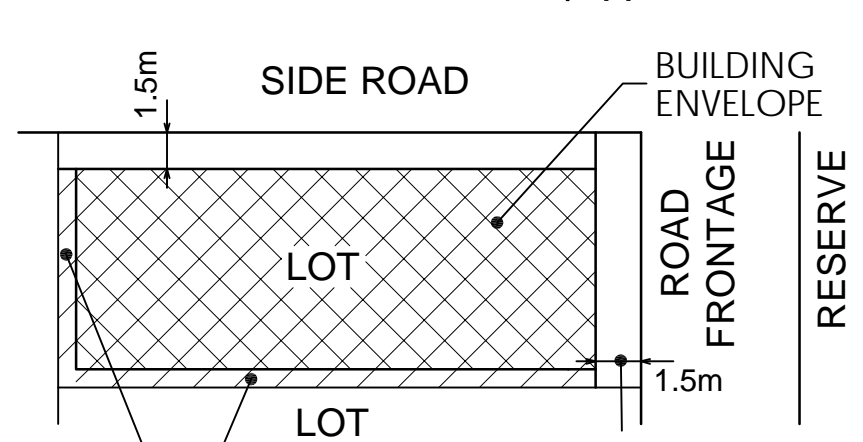
TYPE A - SMALL LOTS (Opposite a Reserve)



A 1.5m SETBACK APPLIES FOR ALL LOTS FRONTING A STREET DIRECTLY OPPOSITE A PUBLIC PARK

A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE / REAR BOUNDARY, OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

TYPE A - SMALL CORNER LOTS (Opposite a Reserve)



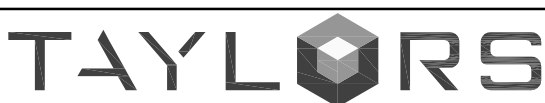
A 1.5m SETBACK APPLIES FOR ALL LOTS FRONTING A STREET DIRECTLY OPPOSITE A PUBLIC PARK

A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE / REAR BOUNDARY, OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

NOTE :

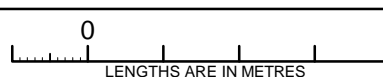
BUILDING HEIGHTS AND SETBACKS ARE TO BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE WYNDHAM PLANNING SCHEME.

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SCALE



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SHEET 6

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