

PLAN OF SUBDIVISION	EDITION 1	PS746236J
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LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: C (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot K on PS743466G POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 750 ZONE: 55 (of approx centre of land in plan) N: 5810 900	Council Name: Wyndham City Council Council Reference Number: WYS4173/17 Planning Permit Reference: WYP6863/13 SPEAR Reference Number: S099502T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 26/03/2019 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Caitlin Anne Spratling for Wyndham City Council on 10/05/2019
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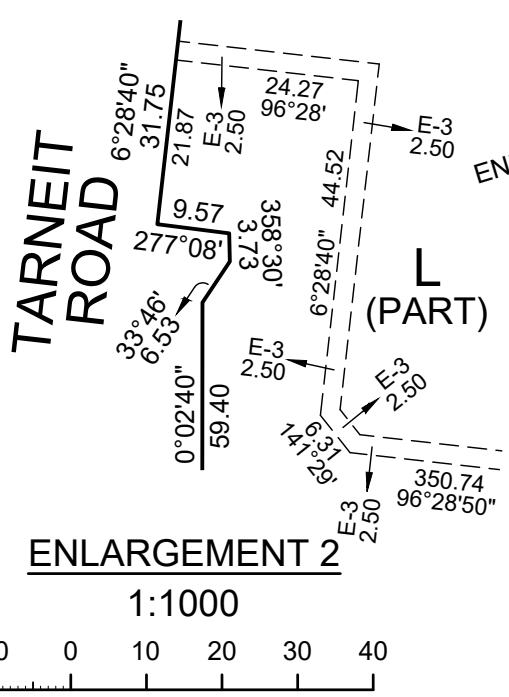
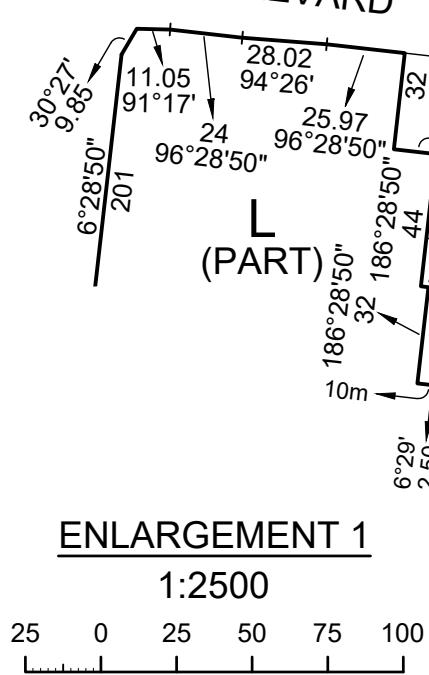
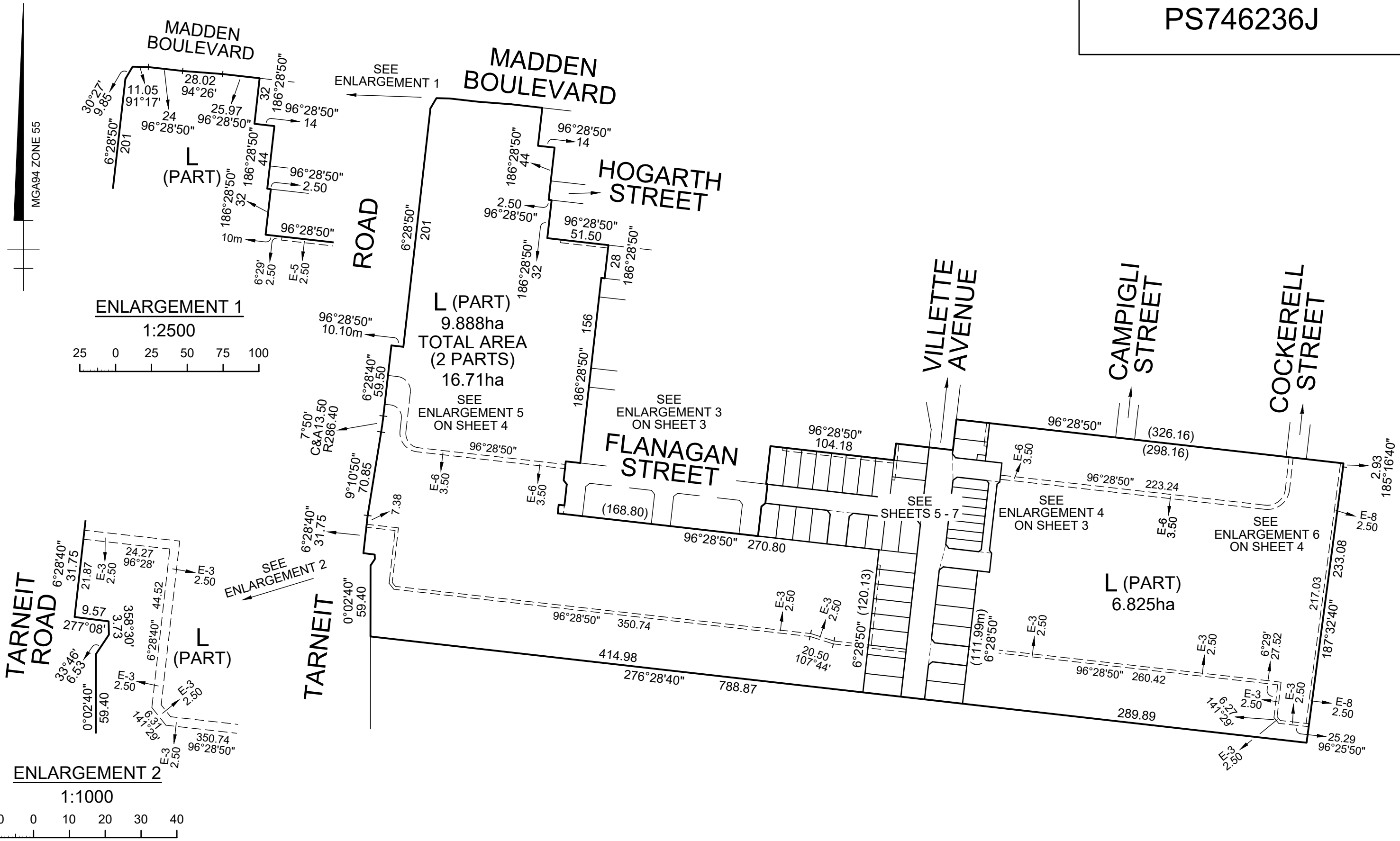
VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	Lots on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on sheets 8, 9 & 10 of this plan for details. OTHER PURPOSE OF PLAN 1. To Remove that part of easement E-3 created on PS733919B in so far as where it lies within Road R1 herein. 2. To Remove that part of easements E-6 created on PS743462Q in so far as where they lie within Road R1 herein. 5. To Remove E-7 created on PS743462Q in so far as where they lie within Road R1 herein. 6. To Remove E-12 created on PS743463N in so far as where it lies within Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties.
Road R1	Wyndham City Council	
Reserve No.1	Wyndham City Council	
Reserve No.2	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. WYP 6863/13		
EMERALD PARK - Release 10 Area of Release: 2.674ha No. of Lots: 43 Lots and Balance Lot L		

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

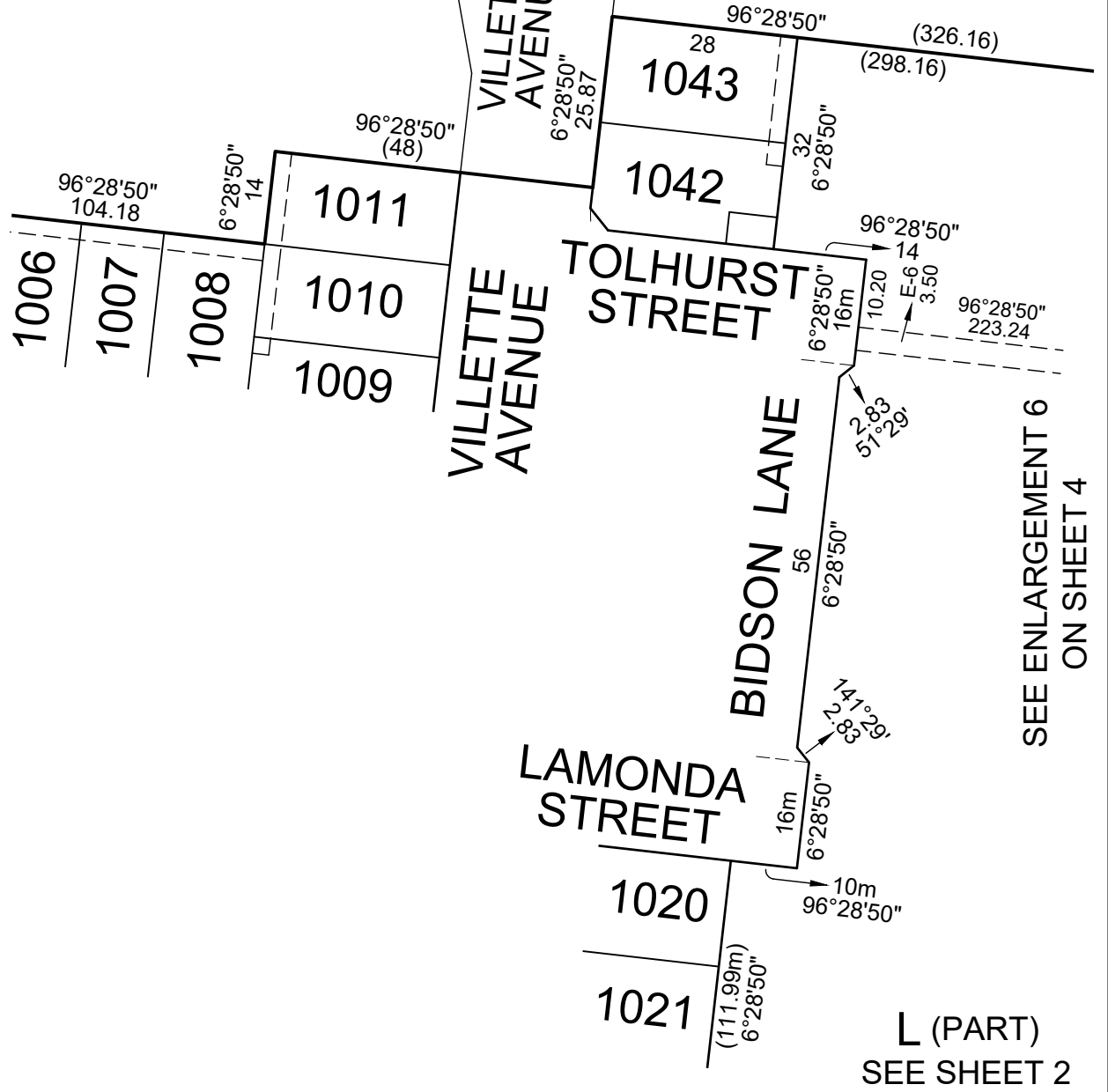
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
Easements E-1, E-2 & E-4 have been omitted from this plan.				
E-3	Sewerage	See Diag.	PS733919B	City West Water Corporation
E-5	Sewerage	See Diag.	PS743462Q	City West Water Corporation
E-6	Drainage	See Diag.	PS743462Q	Wyndham City Council
E-7	Sewerage	See Diag.	PS743464L	City West Water Corporation
E-8	Sewerage	2.50	PS743466G	City West Water Corporation
E-9	Sewerage	2.50	This Plan	City West Water Corporation

 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au	SURVEYORS FILE REF: Ref. 02270-S10 Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (6), 08/05/2019, SPEAR Ref: S099502T	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
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PS746236J

MGA94 ZONE 55

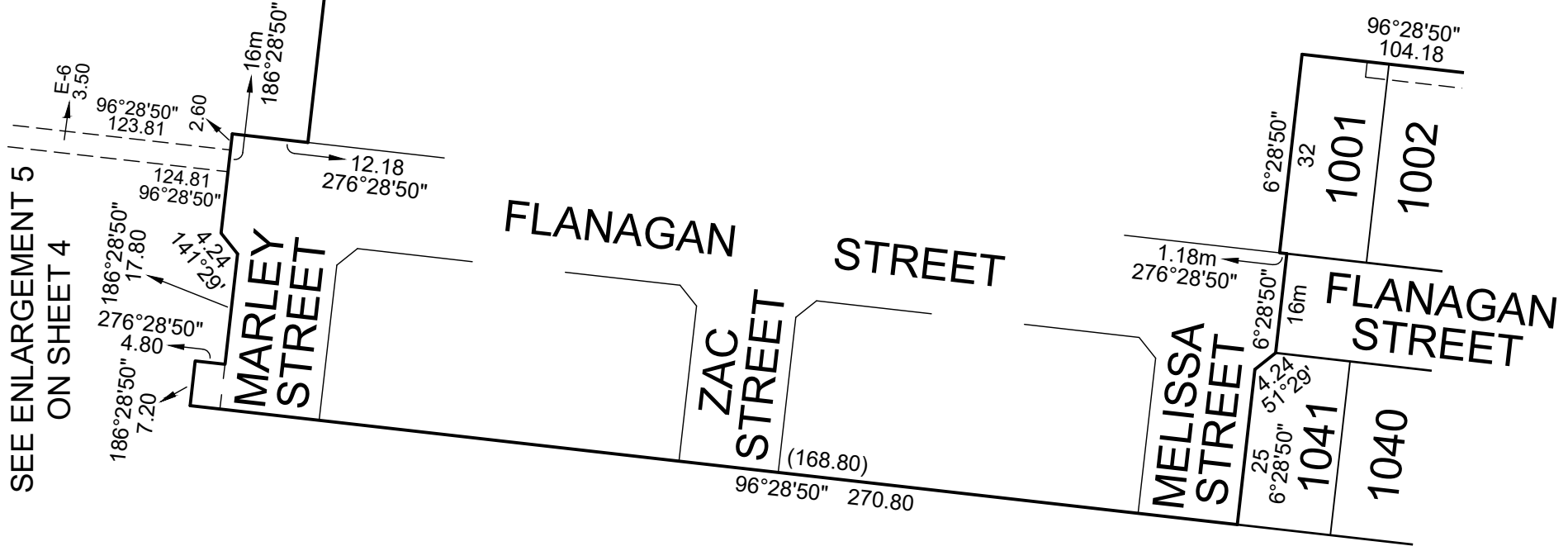


SEE ENLARGEMENT 6 ON SHEET 4

L (PART) SEE SHEET 2

ENLARGEMENT 4

L (PART) SEE SHEET 2



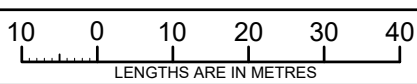
SEE ENLARGEMENT 5 ON SHEET 4

ENLARGEMENT 3

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
1:1000



ORIGINAL SHEET
SIZE: A3

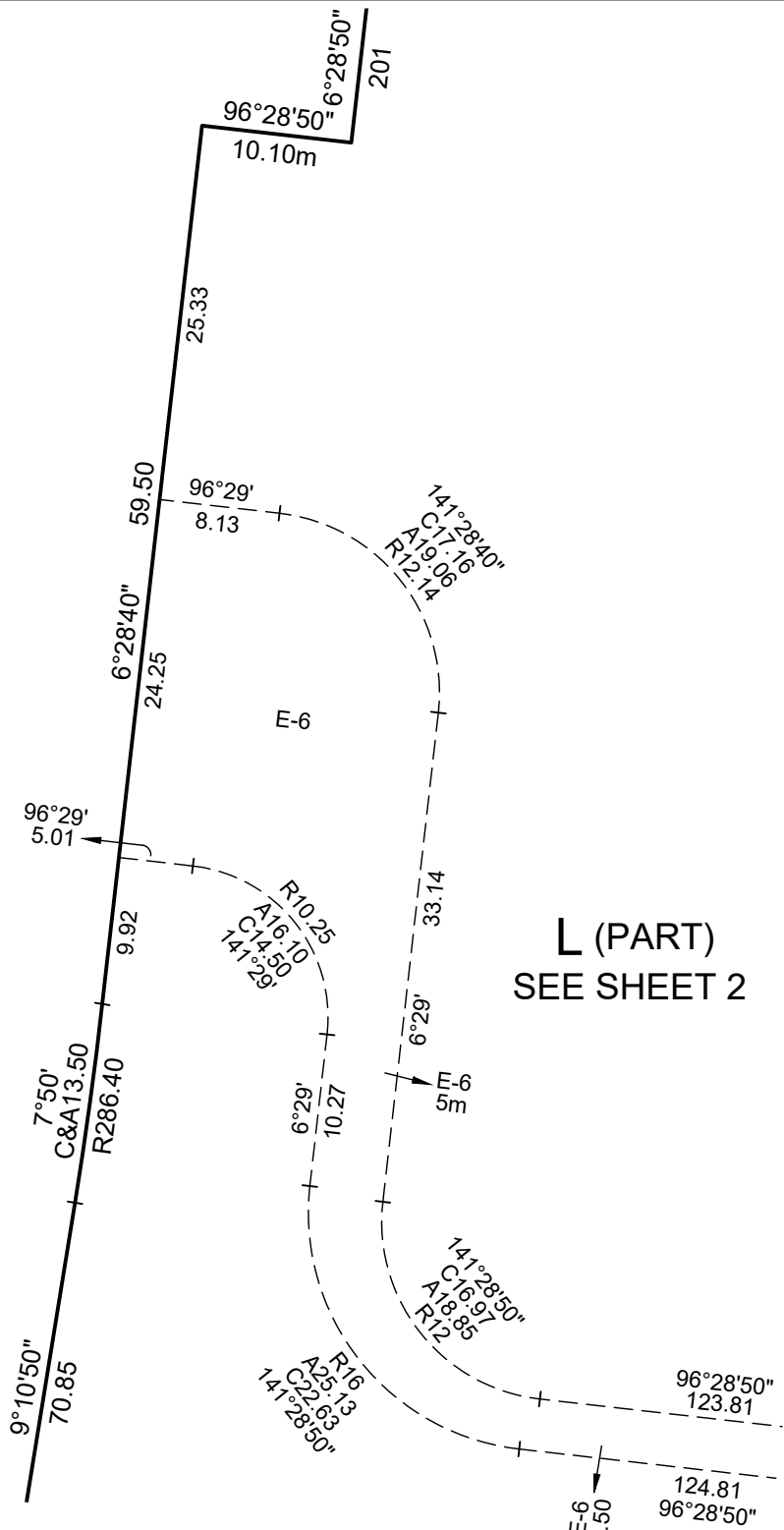
Ref. 02270-S10

SHEET 3

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
Surveyor's Plan Version (6),
08/05/2019, SPEAR Ref: S099502T

Digitally signed by:
Wyndham City Council,
10/05/2019,
SPEAR Ref: S099502T

TARNEIT ROAD

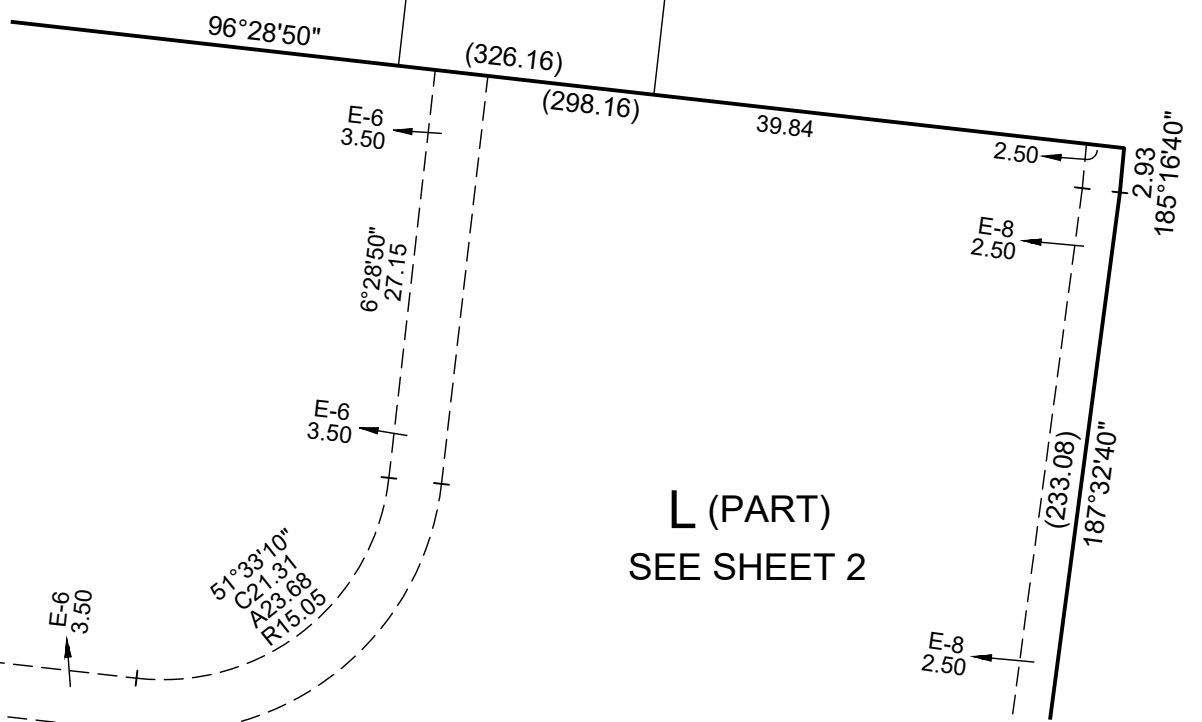


ENLARGEMENT 5

L (PART)
SEE SHEET 2

SEE ENLARGEMENT 3
ON SHEET 3

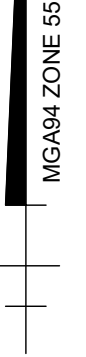
COCKERELL STREET



ENLARGEMENT 6

L (PART)
SEE SHEET 2

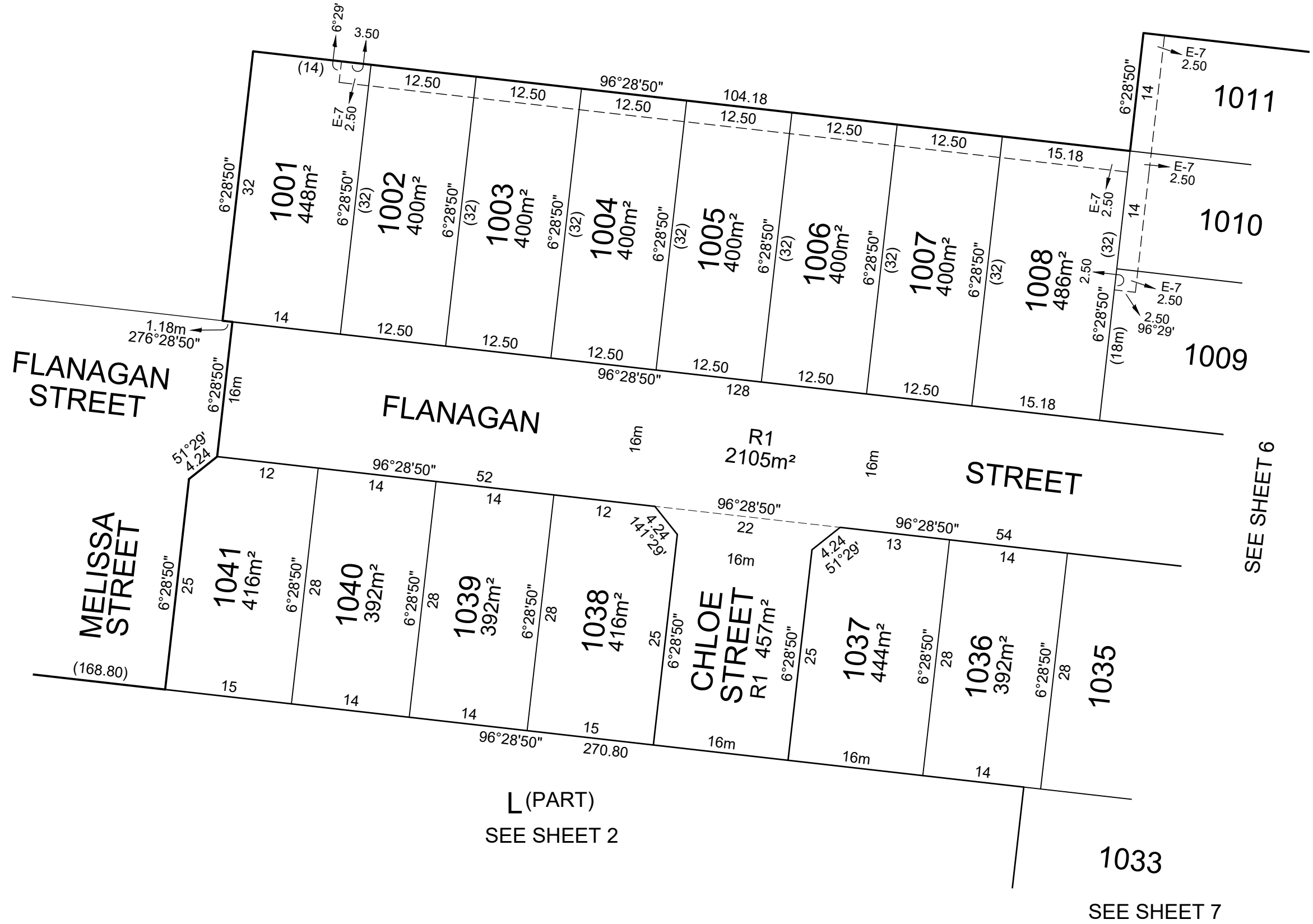
SEE ENLARGEMENT 4
ON SHEET 3





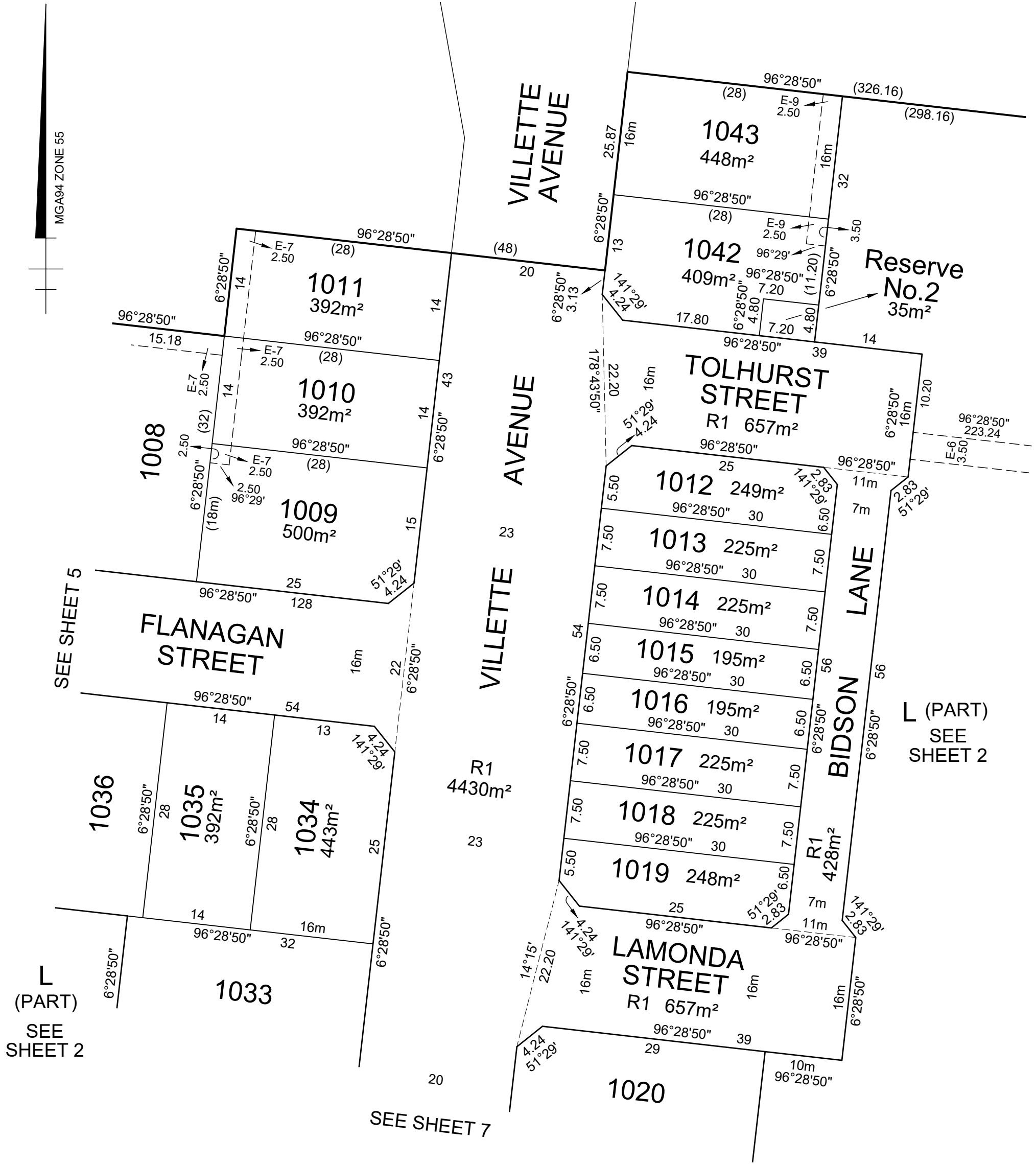
SEE ENLARGEMENT 3
ON SHEET 3

SEE SHEET 6

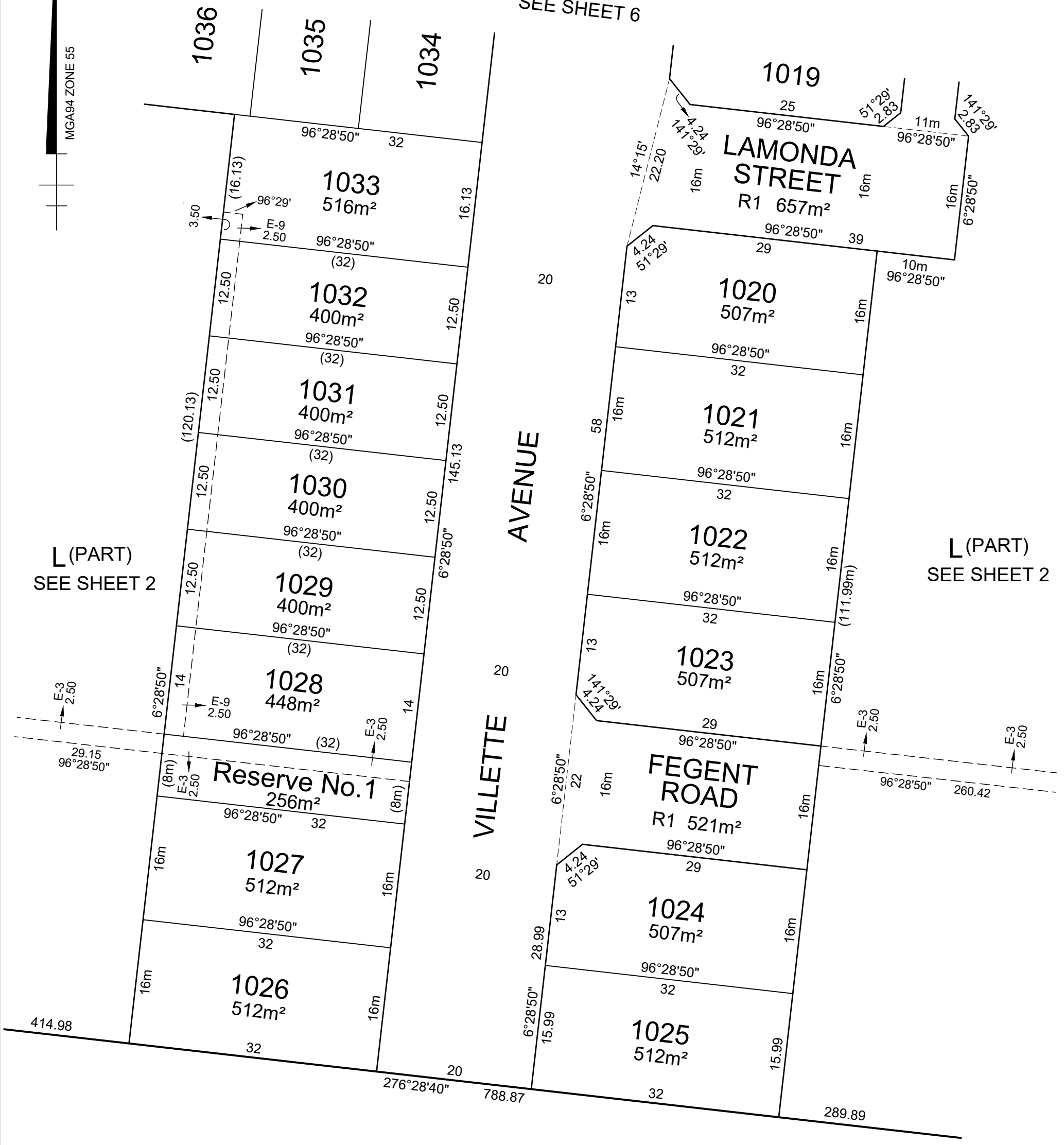


L (PART)
SEE SHEET 2

MGA94 ZONE 55



SEE SHEET 6



L (PART)
SEE SHEET 2

L (PART)
SEE SHEET 2

CREATION OF RESTRICTION 'A'

Upon registration of this plan the following restriction is created.

BURDENED LAND: See Table 1
BENEFITED LAND: See Table 1

RESTRICTION:

Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

1. Construct or allow to be constructed or remain on the lot any building or garage outside the building envelope shown hatched in the schedule on sheet 10 of this plan (excluding allowable projecting building elements that project outside the building envelopes as contained in Part 5 Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018).
2. Construct any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of 1 metre from the other side boundary of that lot.
3. Construct a garage or carport which is set back less than 5.5 metres from the front boundaries.
4. Construct a garage with an opening which occupies more than 40% of the width of the lot frontage.
5. Construct a building which, notwithstanding the extent of the building envelope, fails to otherwise meet the requirements of Part 5 of the Building Regulations 2018.

This Restriction shall cease to have affect after the issue of the certificate of occupancy (or the like) under the Building Act 1993 for the whole of the parcel.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007
1007	1006, 1008
1008	1007, 1009, 1010
1009	1008, 1010
1010	1008, 1009, 1011
1011	1010
1020	1021
1021	1020, 1022
1022	1021, 1023
1023	1022
1024	1025
1025	1024
1026	1027

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1027	1026
1028	1029
1029	1028, 1030
1030	1029, 1031
1031	1030, 1032
1032	1031, 1033
1033	1032, 1034, 1035, 1036
1034	1033, 1035
1035	1033, 1034, 1036
1036	1033, 1035, 1037
1037	1036
1038	1039
1039	1038, 1040
1040	1039, 1041
1041	1040
1042	1043
1043	1042

CREATION OF RESTRICTION 'B'

Upon registration of this plan the following restriction is created.

BURDENED LAND: Lots 1001 to 1043 (both inclusive) on this plan
 BENEFITED LAND: Lots 1001 to 1043 (both inclusive) on this plan

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or permit to be built a dwelling or commercial building unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use if it becomes available.

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.

CREATION OF RESTRICTION 'C'

Upon registration of this plan the following restriction is created.

BURDENED LAND: See Table 2
 BENEFITED LAND: See Table 2

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 (Type A) 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.

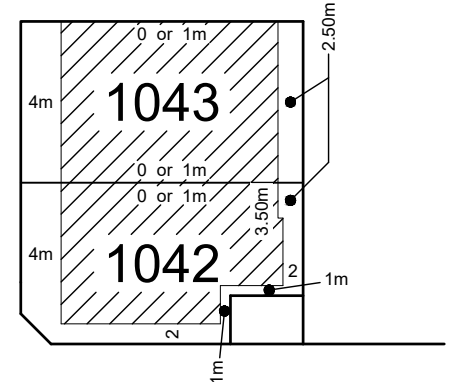
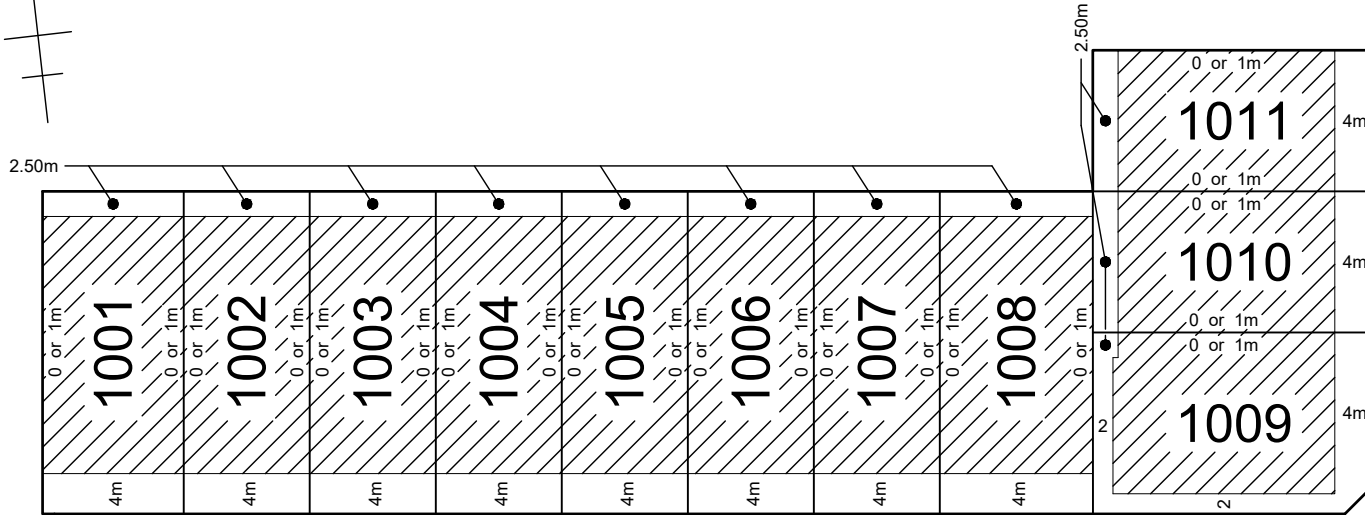
TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1012	1013
1013	1012, 1014
1014	1013, 1015
1015	1014, 1016

TABLE 2 Continued

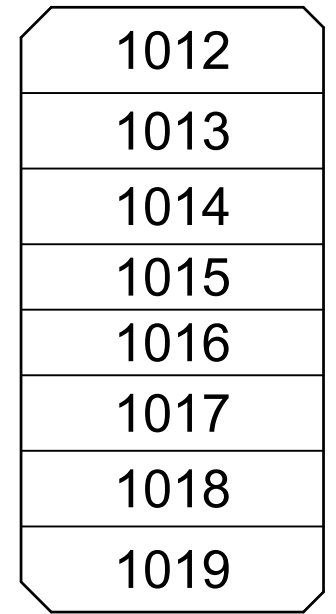
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1016	1015, 1017
1017	1016, 1018
1018	1017, 1019
1019	1018

MGAG94 ZONE 55



FLANAGAN STREET

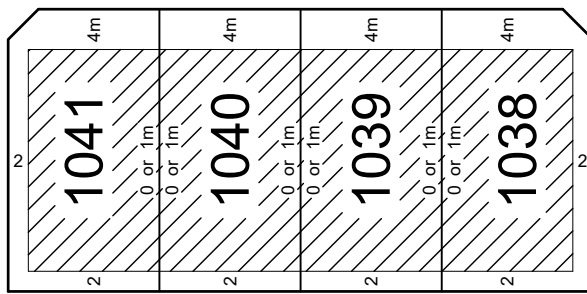
TOLHURST STREET



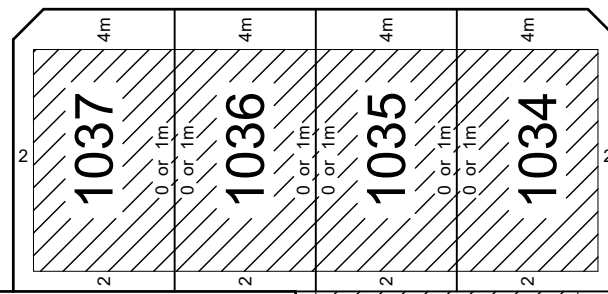
MELISSA STREET

AVENUE

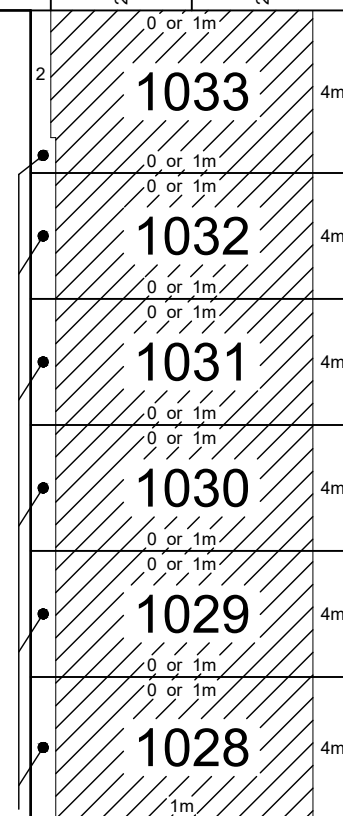
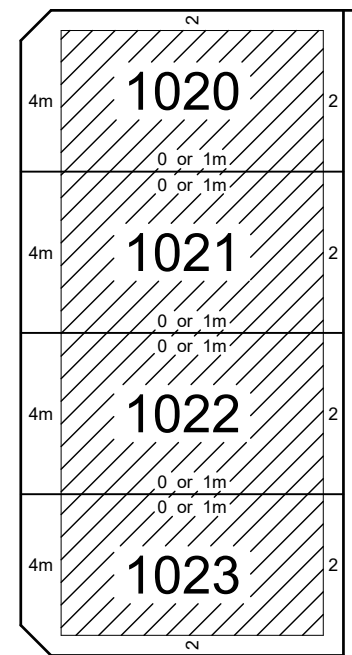
VILLETTE



CHLOE STREET



LAMONDA STREET



Reserve

FEGENT ROAD

