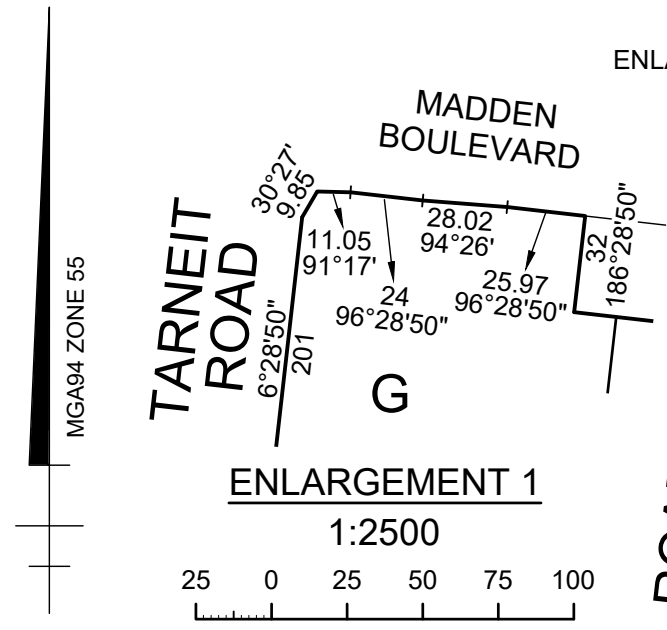
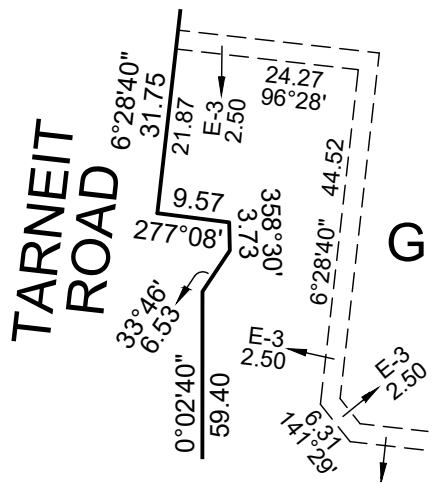


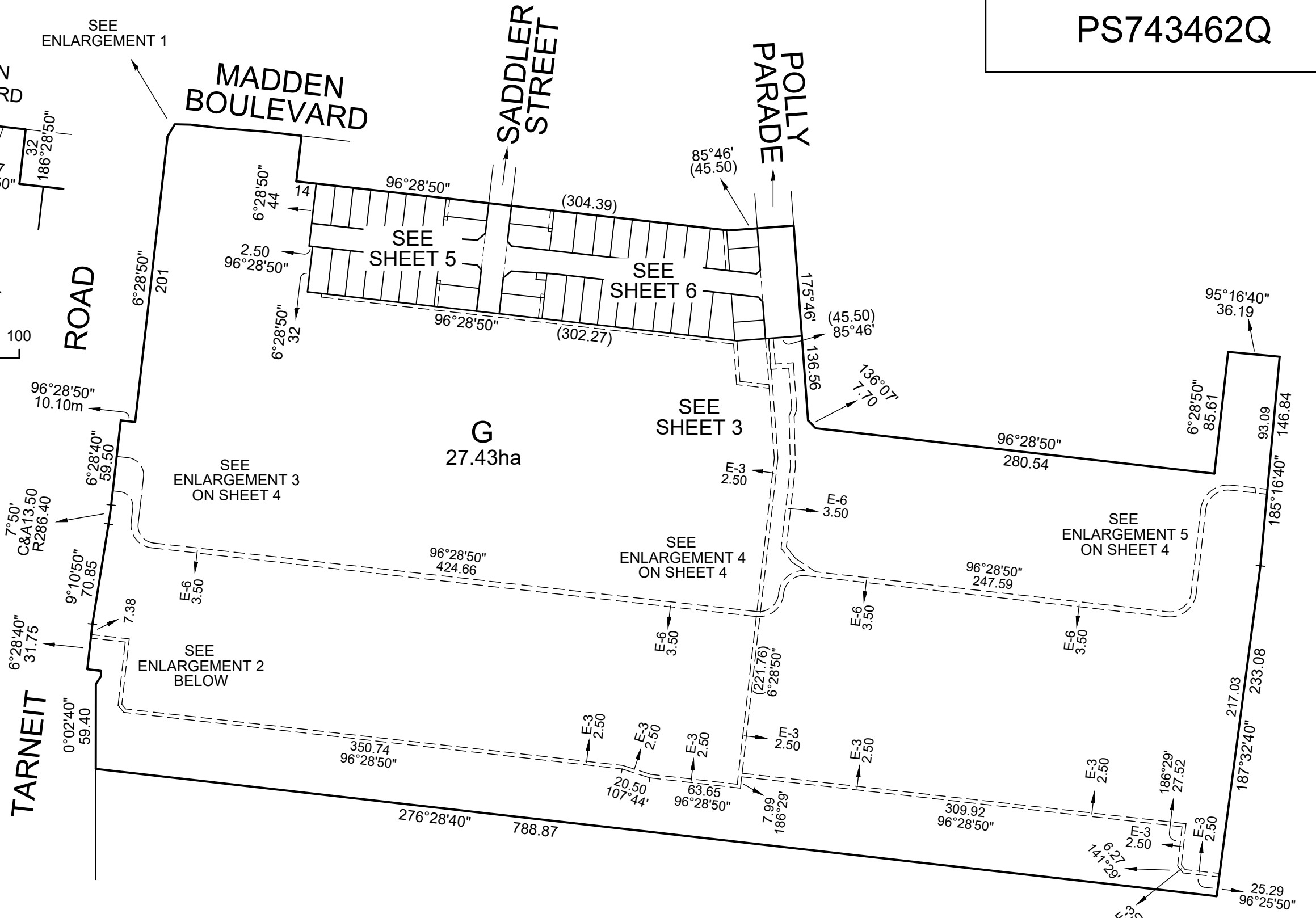
PLAN OF SUBDIVISION		EDITION 1	PS743462Q	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: C (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot Z on PS829692U POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 600 ZONE: 55 (of approx centre of land in plan) N: 5811 160		Council Name: Wyndham City Council Council Reference Number: WYS3600/16 Planning Permit Reference: WYP6863/13 SPEAR Reference Number: S080585S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/12/2017 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 29/07/2019		
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 Creations of Restriction A, B & C on Sheets 7 to 10 of this plan for details. OTHER PURPOSE OF PLAN To Remove that part of easement E-3 created on PS733919B in so far as where it lies within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties.		
Road R1 Reserve No. 1	Wyndham City Council Powercor Australia Ltd			
NOTATIONS		OTHER PURPOSE OF PLAN To Remove that part of easement E-3 created on PS733919B in so far as where it lies within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties.		
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 6 Area of Release: 2.606ha No. of Lots: 45 Lots and Balance Lot G				
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.	This Plan	City West Water Corporation
E-6	Drainage	See Diag.	This Plan	Wyndham City Council
E-7	Sewerage	See Diagram	PS733919B	City West Water Corporation
	Drainage		This Plan	Wyndham City Council
E-8	Drainage	See Diag.	This Plan	Melbourne Water Corporation
TAYLORS		SURVEYORS FILE REF: Ref. 02270-S6		ORIGINAL SHEET SIZE: A3
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au		Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (11), 15/03/2019, SPEAR Ref: S080585S		SHEET 1 OF 10



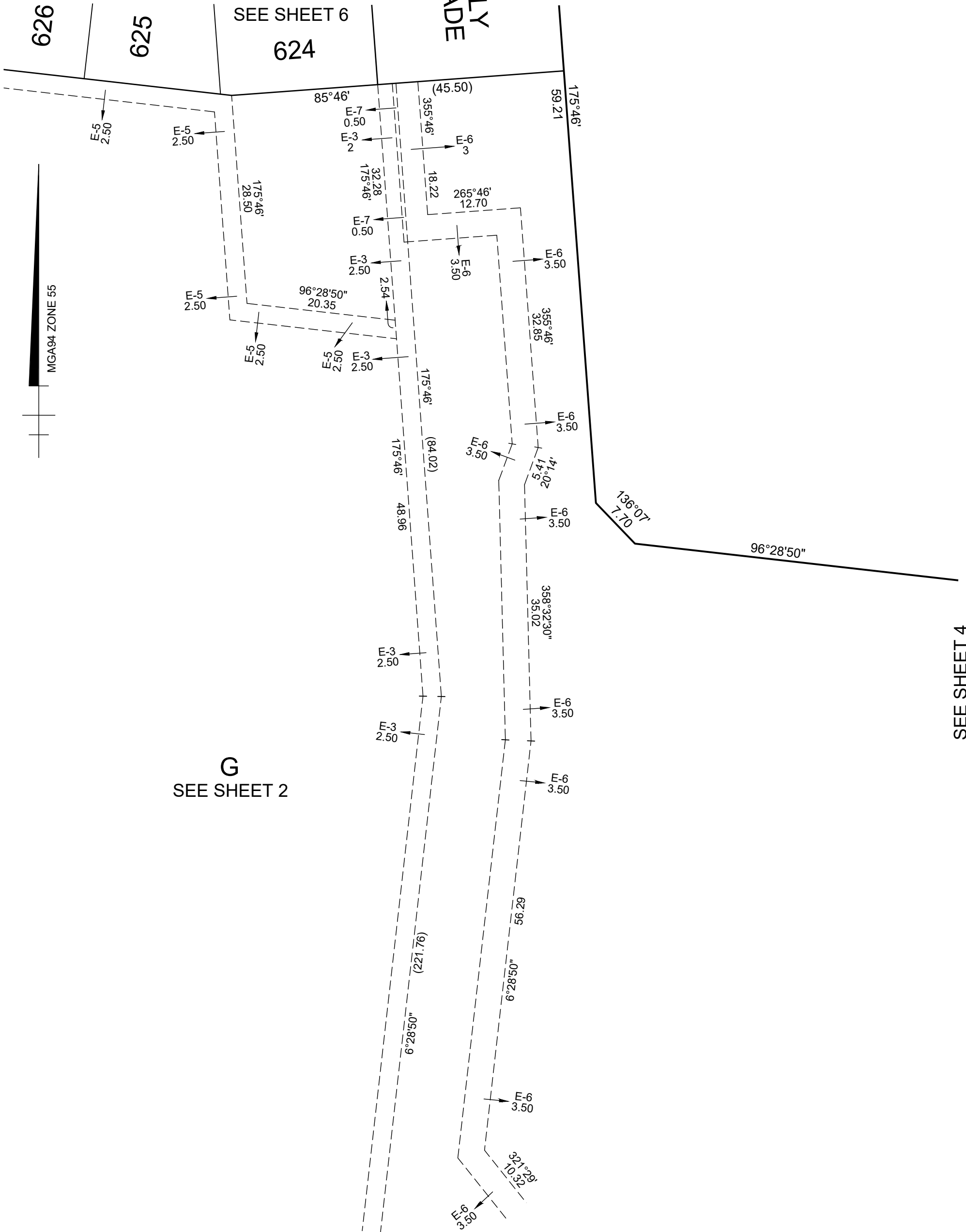
ENLARGEMENT 1
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ENLARGEMENT 2
1:1000



POLLY PARADE

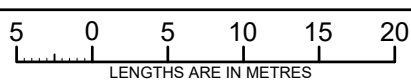


SEE ENLARGEMENT 4 ON SHEET 4



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SCALE
1:500



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SHEET 3

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TARNEIT ROAD

SEE SHEET 3

G
SEE SHEET 2

G
SEE SHEET 2

G
SEE SHEET 2

ENLARGEMENT 3

ENLARGEMENT 4

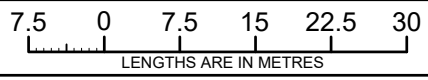
ENLARGEMENT 5

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SCALE
1:750



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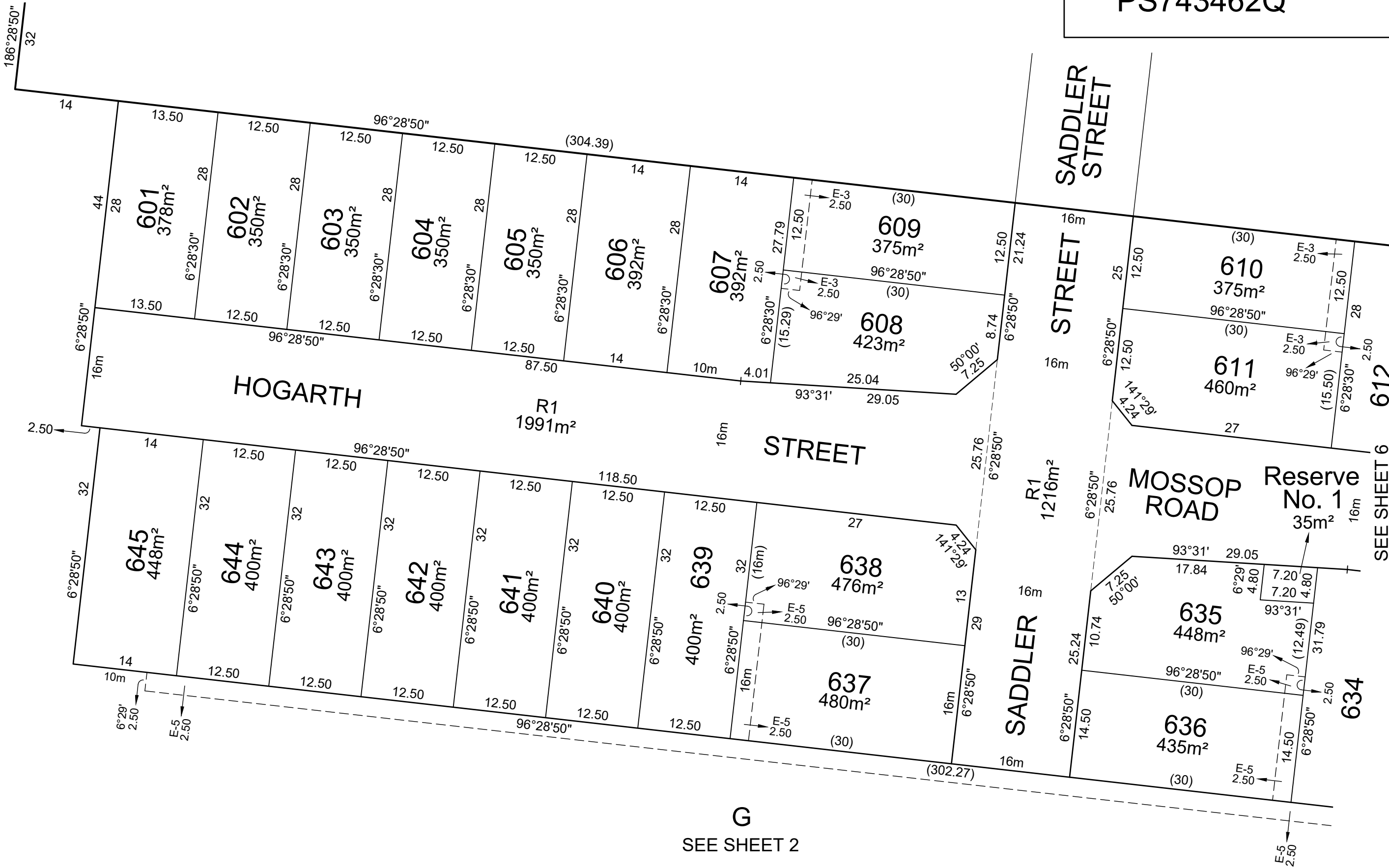
Ref. 02270-S6

SHEET 4

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SEE SHEET 6

G
SEE SHEET 2



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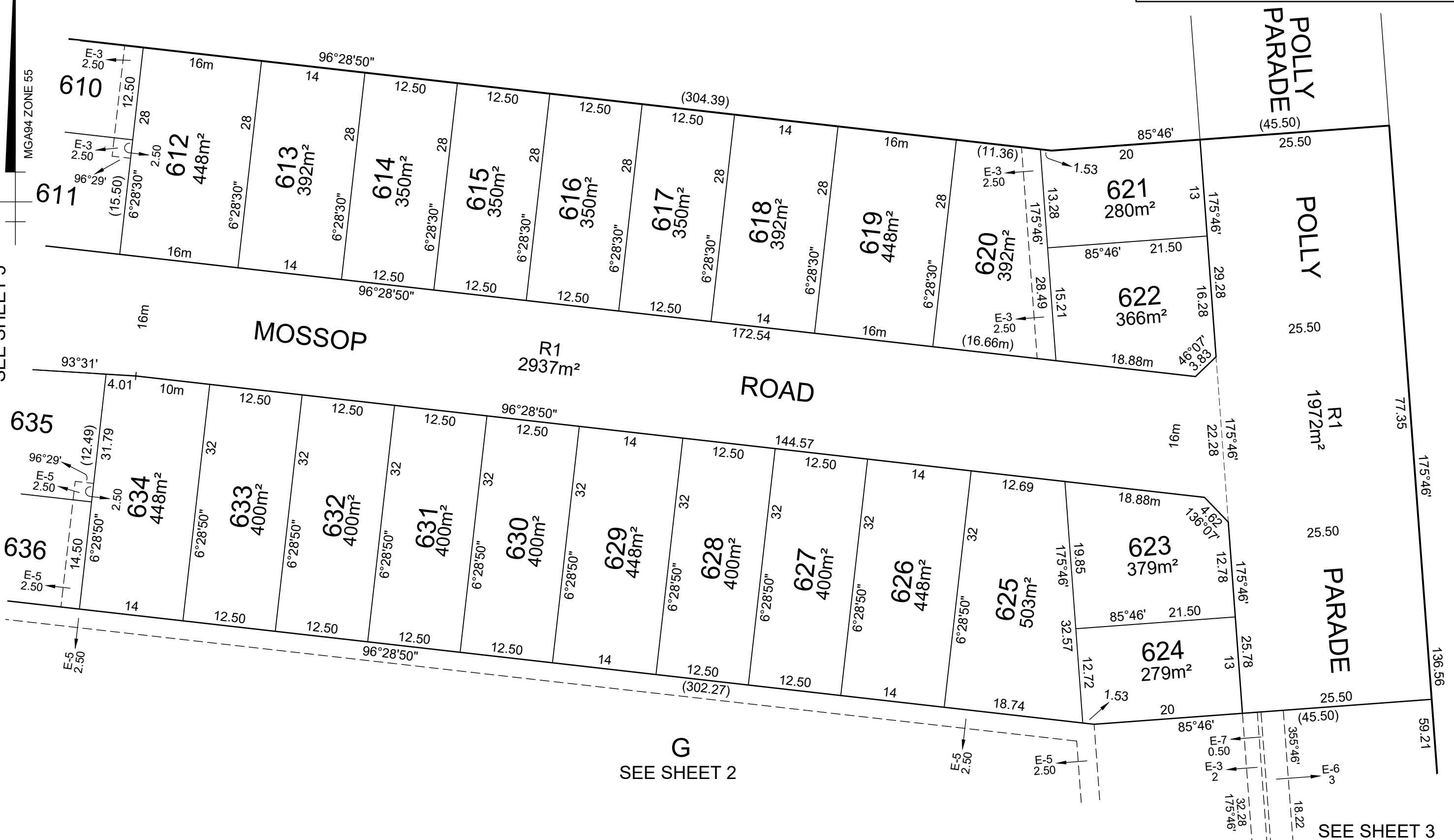
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5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 Ref. 02270-S6 SHEET 5

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SEE SHEET 5



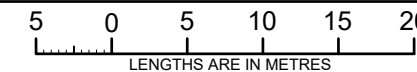
G
SEE SHEET 2

SEE SHEET 3



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 02270-S6

SHEET 6

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CREATION OF RESTRICTION 'A'

PS743462Q

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 (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 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
621	620, 622
624	623, 625

CREATION OF RESTRICTION 'B'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 601 to 645 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 601 to 645 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

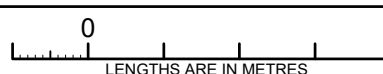
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE 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.

TAYLORS

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SHEET 7

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CREATION OF RESTRICTION 'C'

PS743462Q

The following Restriction is to be created upon Registration of this plan.

LAND TO BE BURDENED: See Table 2
LAND TO BENEFIT: See Table 2

DESCRIPTION OF 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 sheets 9 and 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 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605, 607
607	606, 608, 609
608	607, 609
609	607, 608
610	611, 612
611	610, 612
612	610, 611, 613
613	612, 614
614	613, 615
615	614, 616
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617	616, 618
618	617, 619
619	618, 620
620	619, 621, 622
622	620, 622
623	624, 625

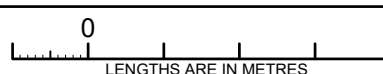
TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
625	623, 624, 626
626	625, 627
627	626, 628
628	627, 629
629	628, 630
630	629, 631
631	630, 632
632	631, 633
633	632, 634
634	633, 635, 636
635	634, 636
636	634, 635
637	638, 639
638	637, 639
639	637, 638, 640
640	639, 641
641	640, 642
642	641, 643
643	642, 644
644	643, 645
645	644



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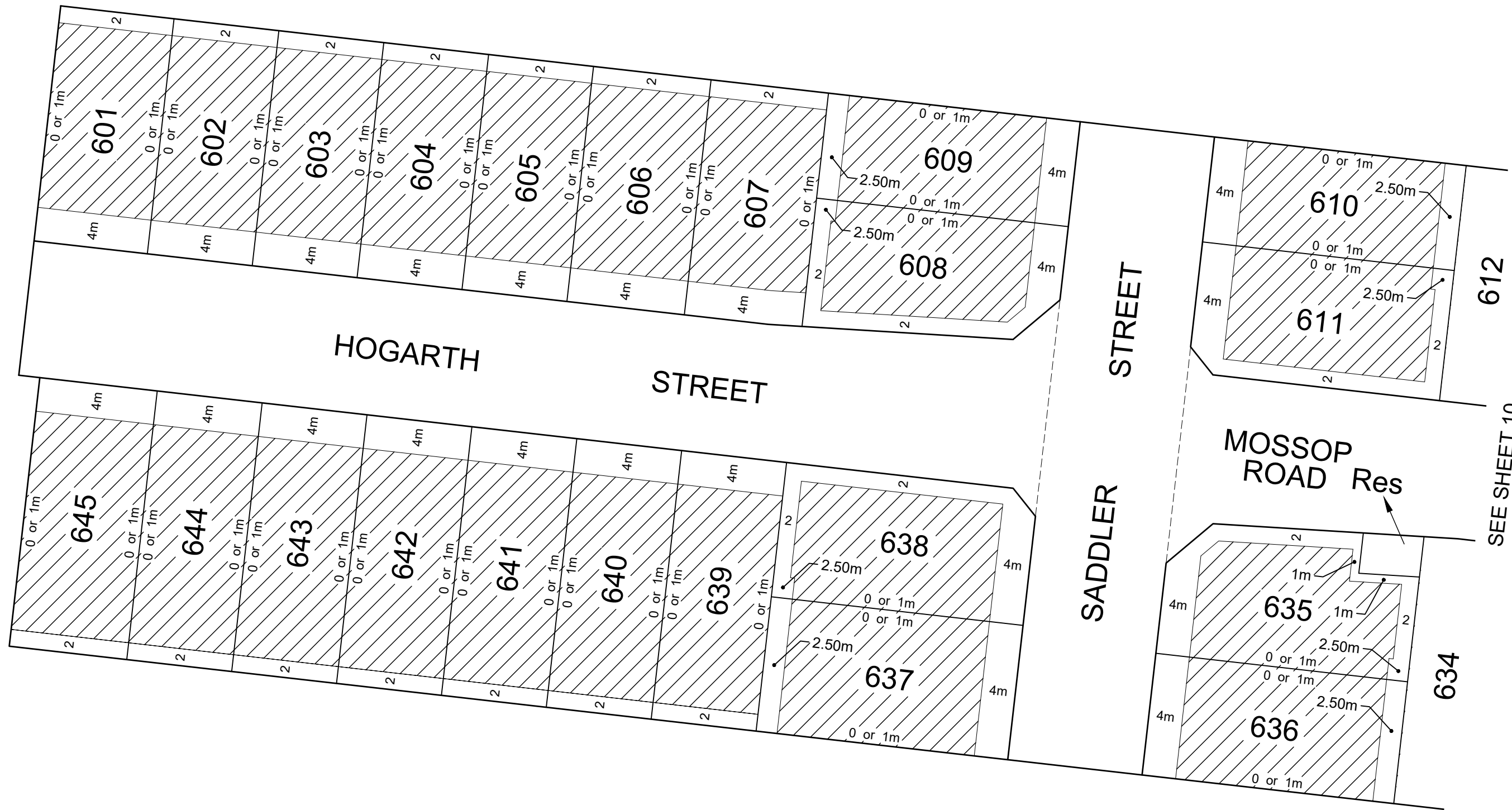
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SHEET 8

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MGA94 ZONE 55



SEE SHEET 10

SEE SHEET 9

Res

