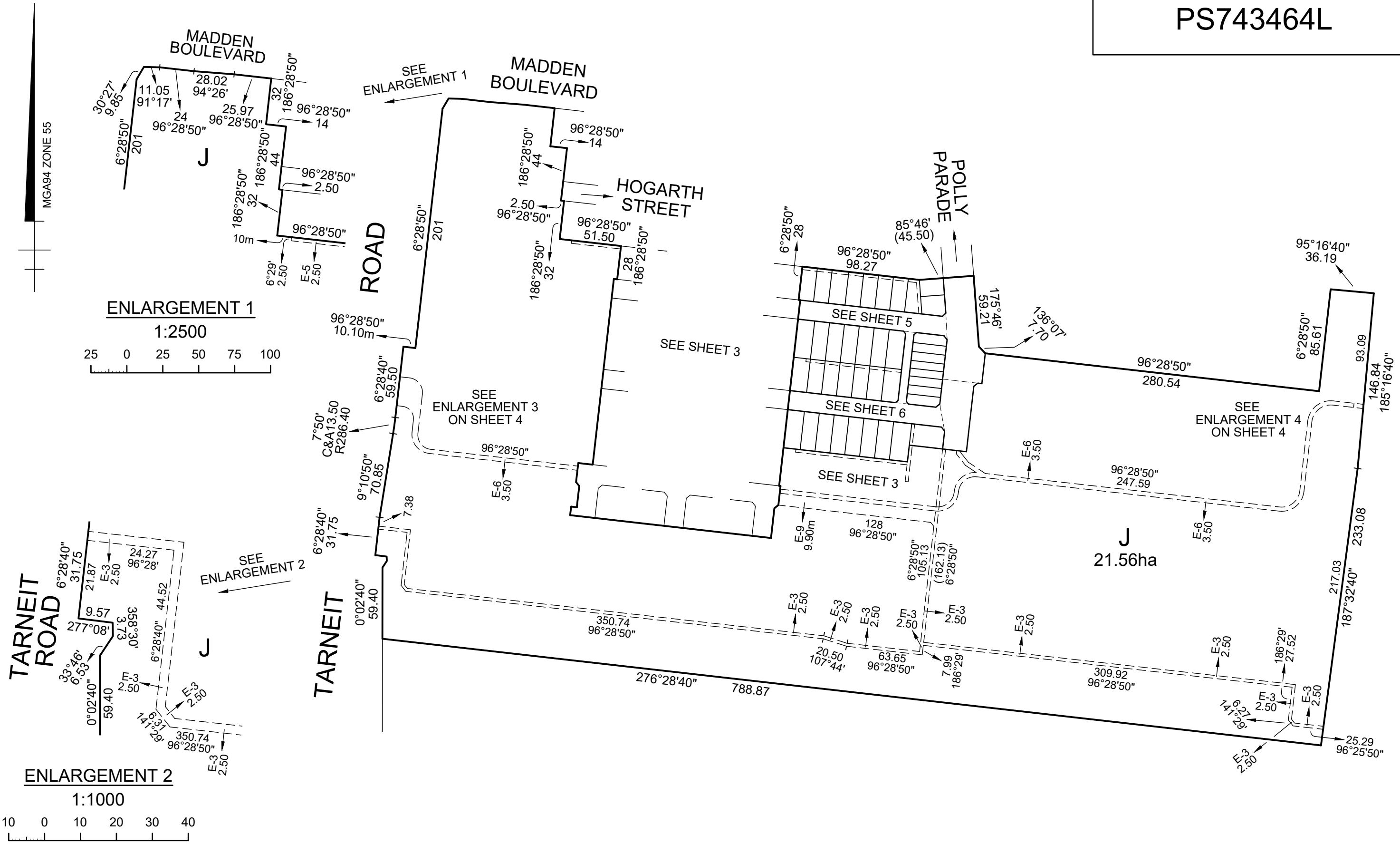


PLAN OF SUBDIVISION		EDITION 1	PS743464L	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: C (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot H on PS743463N POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 700 ZONE: 55 (of approx centre of land in plan) N: 5811 040		Council Name: Wyndham City Council Council Reference Number: WYS3882/16 Planning Permit Reference: WYP6863/13 SPEAR Reference Number: S091487S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 19/02/2019 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 01/05/2019		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1	Wyndham City Council			
NOTATIONS		Lots on this plan may be affected by one or more restrictions. Refer to Creations of Restriction A, B & C on Sheets 7, 8 & 9 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-5, E-6 & E-7 created on PS743462Q in so far as where they lie within Road R1 herein. 3. To Remove easements E-9, E-10 & E-11 created on PS743463N in so far as they lie 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 8 Area of Release: 2.267ha No. of Lots: 41 Lots and Balance Lot J				
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	Drainage	See Diagram	PS743462Q	Wyndham City Council
	Sewerage		PS733919B	City West Water Corporation
E-8	Drainage	See Diag.	PS743462Q	Melbourne Water Corporation
E-9	Drainage	See Diagram	PS743463N	Wyndham City Council
	Sewerage			City West Water Corporation
E-10	Sewerage	See Diag.	This Plan	City West Water Corporation
TAYLORS		SURVEYORS FILE REF: Ref. 02270-S8		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 (9), 18/03/2019, SPEAR Ref: S091487S		SHEET 1 OF 9



PS743464L



J
SEE SHEET 2

SEE ENLARGEMENT 4
ON SHEET 4

J
SEE SHEET 2

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
1:1000

LENGTHS ARE IN METRES

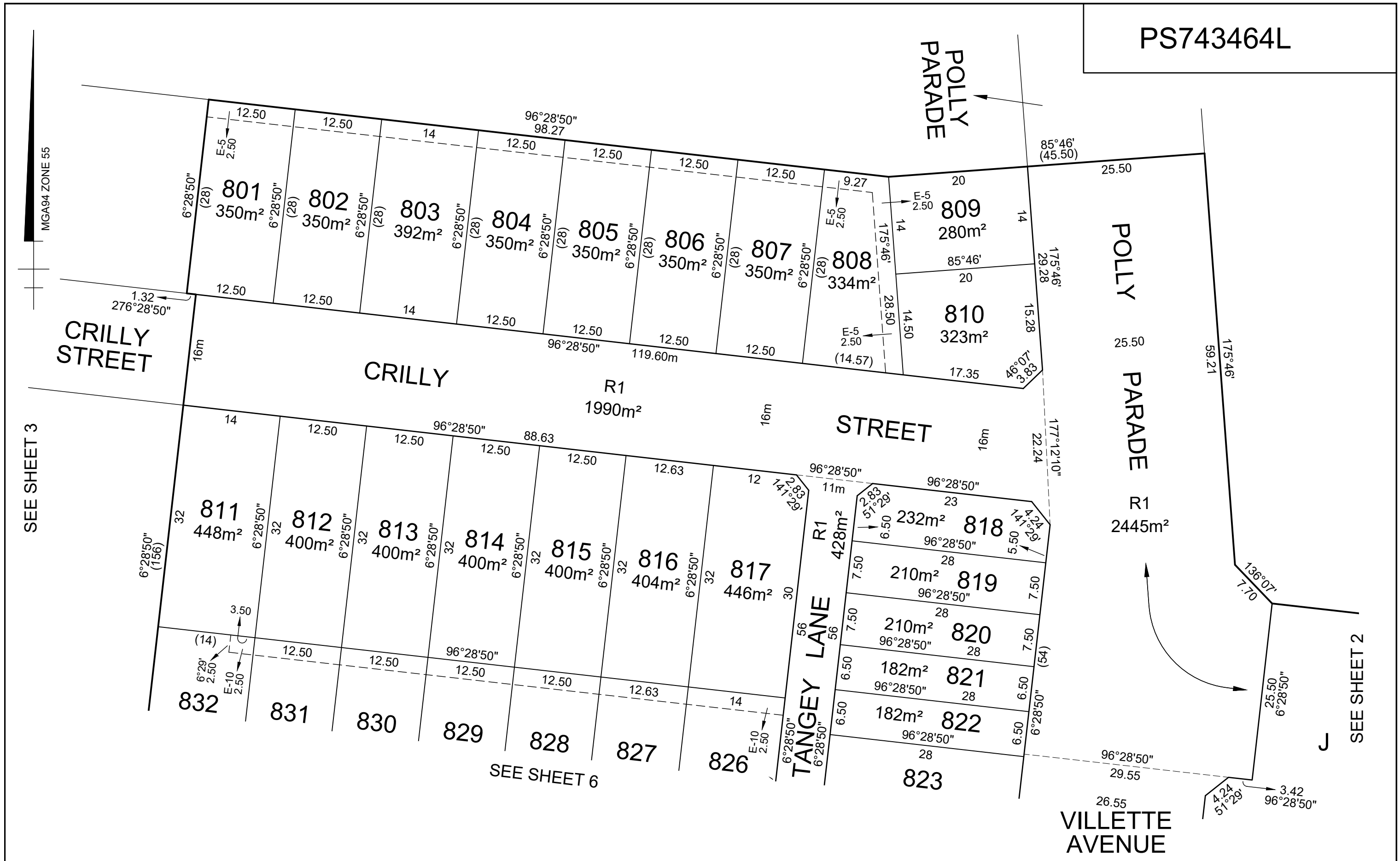
ORIGINAL SHEET
SIZE: A3

Ref. 02270-S8

SHEET 3

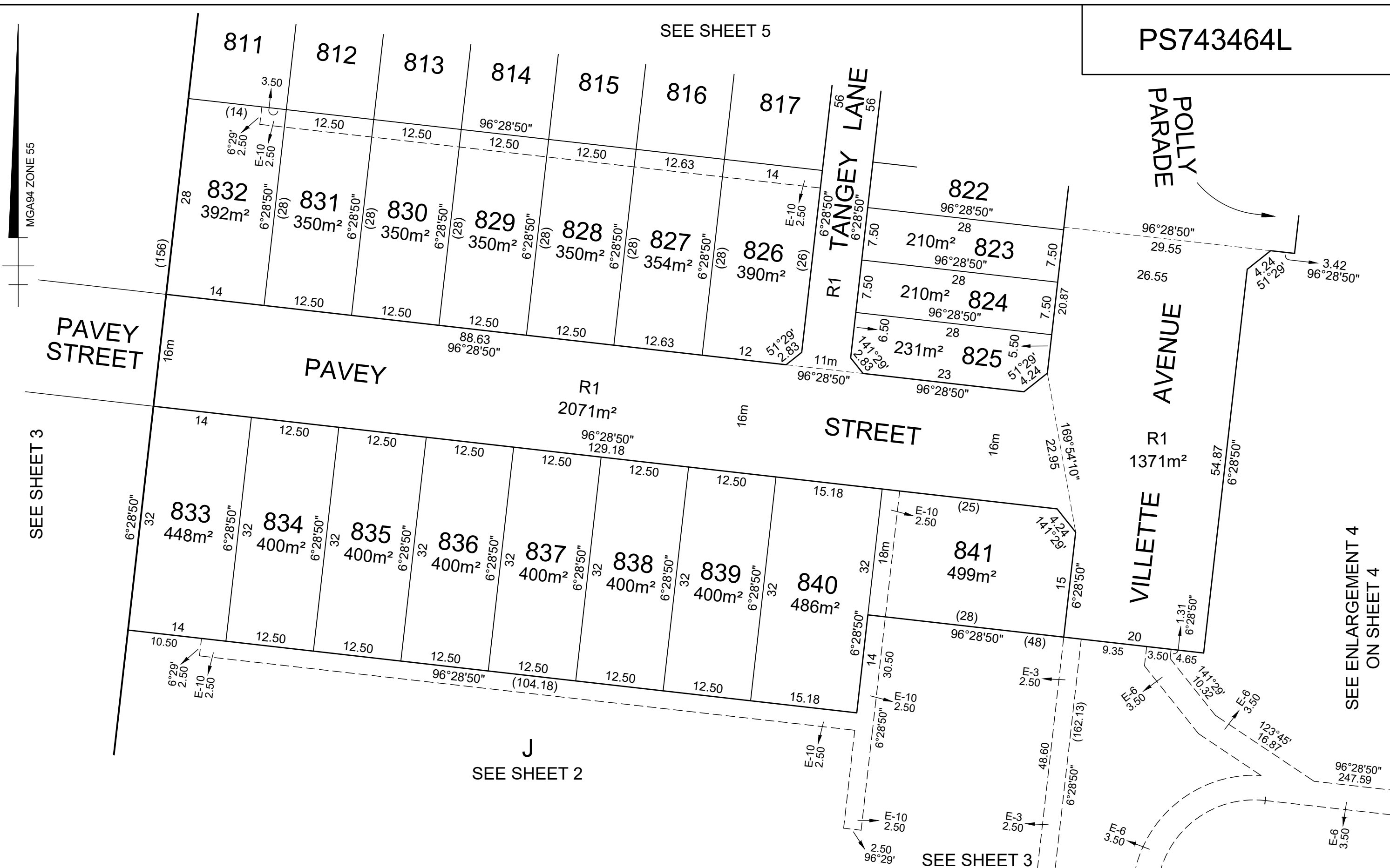
Digitally signed by: Richard David Illingworth, Licensed Surveyor,
Surveyor's Plan Version (9),
18/03/2019, SPEAR Ref: S091487S

Digitally signed by:
Wyndham City Council,
01/05/2019,
SPEAR Ref: S091487S



PS743464L

SEE SHEET 5



MGA94 ZONE 55

SEE SHEET 3

SEE ENLARGEMENT 4 ON SHEET 4

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
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
 Surveyor's Plan Version (9),
 18/03/2019, SPEAR Ref: S091487S

ORIGINAL SHEET SIZE: A3
 Ref. 02270-S8
 SHEET 6

Digitally signed by:
 Wyndham City Council,
 01/05/2019,
 SPEAR Ref: S091487S

CREATION OF RESTRICTION 'A'

PS743464L

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1 below

LAND TO BENEFIT: See Table 1 below

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
809	808, 810
818	819
819	818, 820
820	819, 821
821	820, 822
822	821, 823
823	822, 824
824	823, 825
825	824

CREATION OF RESTRICTION 'B'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 801 to 841 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 801 to 841 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

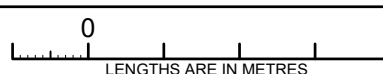
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE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

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

SCALE



ORIGINAL SHEET
SIZE: A3

Ref. 02270-S8

SHEET 7

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
Surveyor's Plan Version (9),
18/03/2019, SPEAR Ref: S091487S

Digitally signed by:
Wyndham City Council,
01/05/2019,
SPEAR Ref: S091487S

CREATION OF RESTRICTION 'C'

PS743464L

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 sheet 9 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
801	802
802	801, 803
803	802, 804
804	803, 805
805	804, 806
806	805, 807
807	806, 808
808	807, 809, 810
810	808, 809
811	812, 832
812	811, 813, 831
813	812, 814, 830
814	813, 815, 829
815	814, 816, 828
816	815, 817, 827
817	816, 826
826	817, 827
827	816, 826, 828
828	815, 827, 829
829	814, 828, 830
830	813, 829, 831

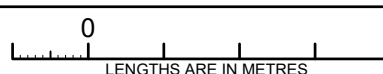
TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
831	812, 830, 832
832	811, 831
833	834
834	833, 835
835	834, 836
836	835, 837
837	836, 838
838	837, 839
839	838, 840
840	839, 841
841	840



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

SCALE



Digitally signed by: Richard David Illingworth, Licensed Surveyor,
Surveyor's Plan Version (9),
18/03/2019, SPEAR Ref: S091487S

ORIGINAL SHEET
SIZE: A3

Ref. 02270-S8

SHEET 8

Digitally signed by:
Wyndham City Council,
01/05/2019,
SPEAR Ref: S091487S

