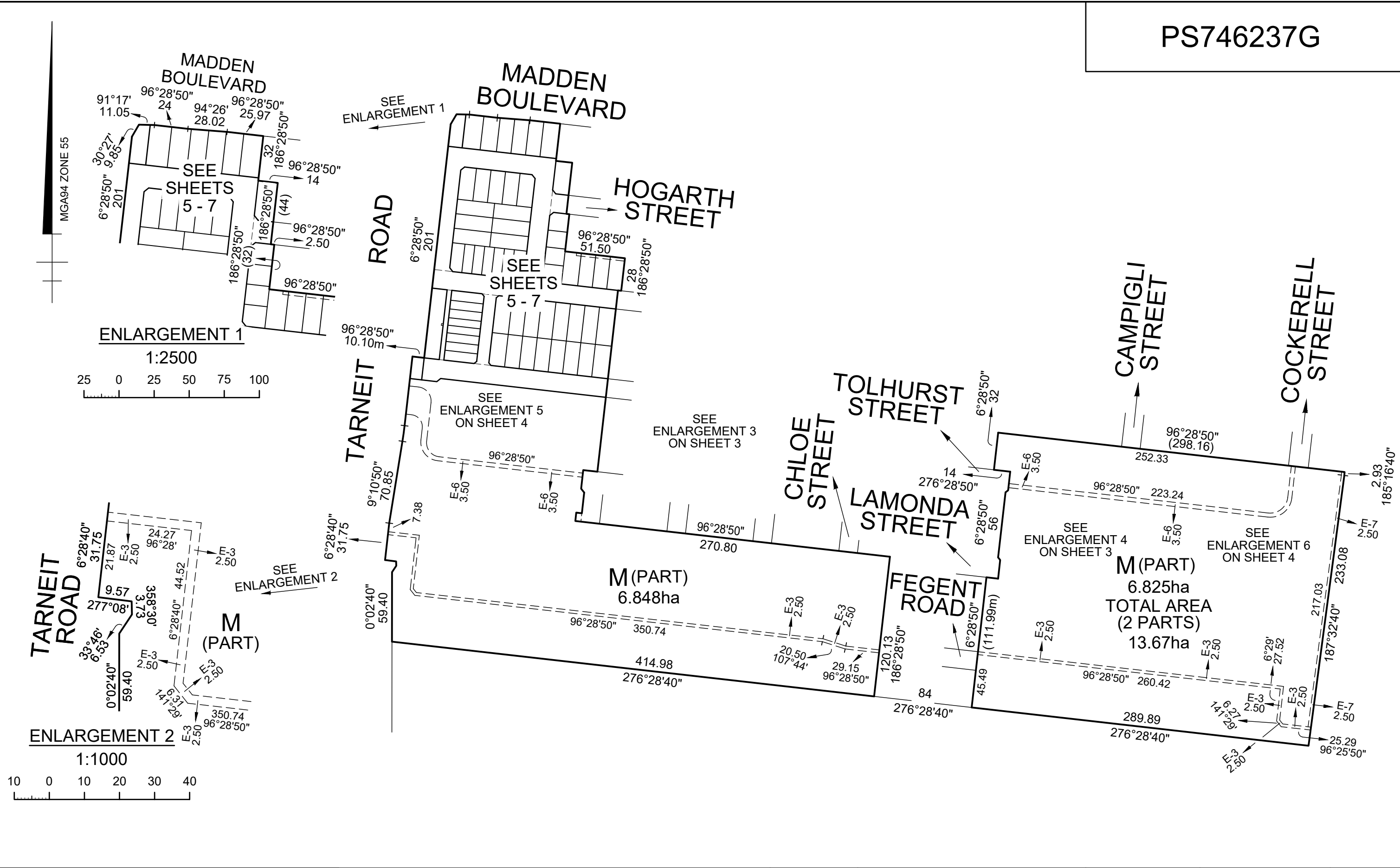
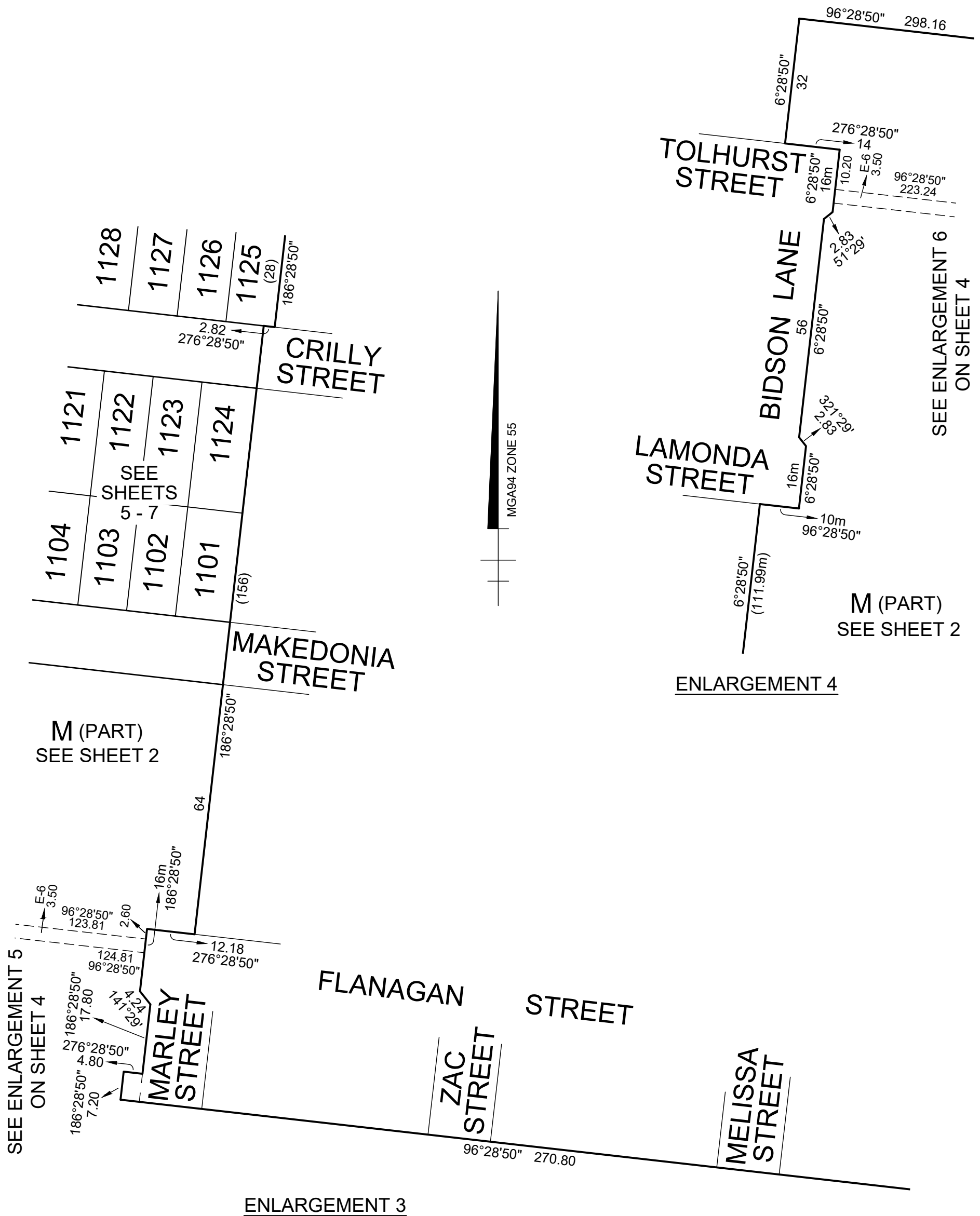
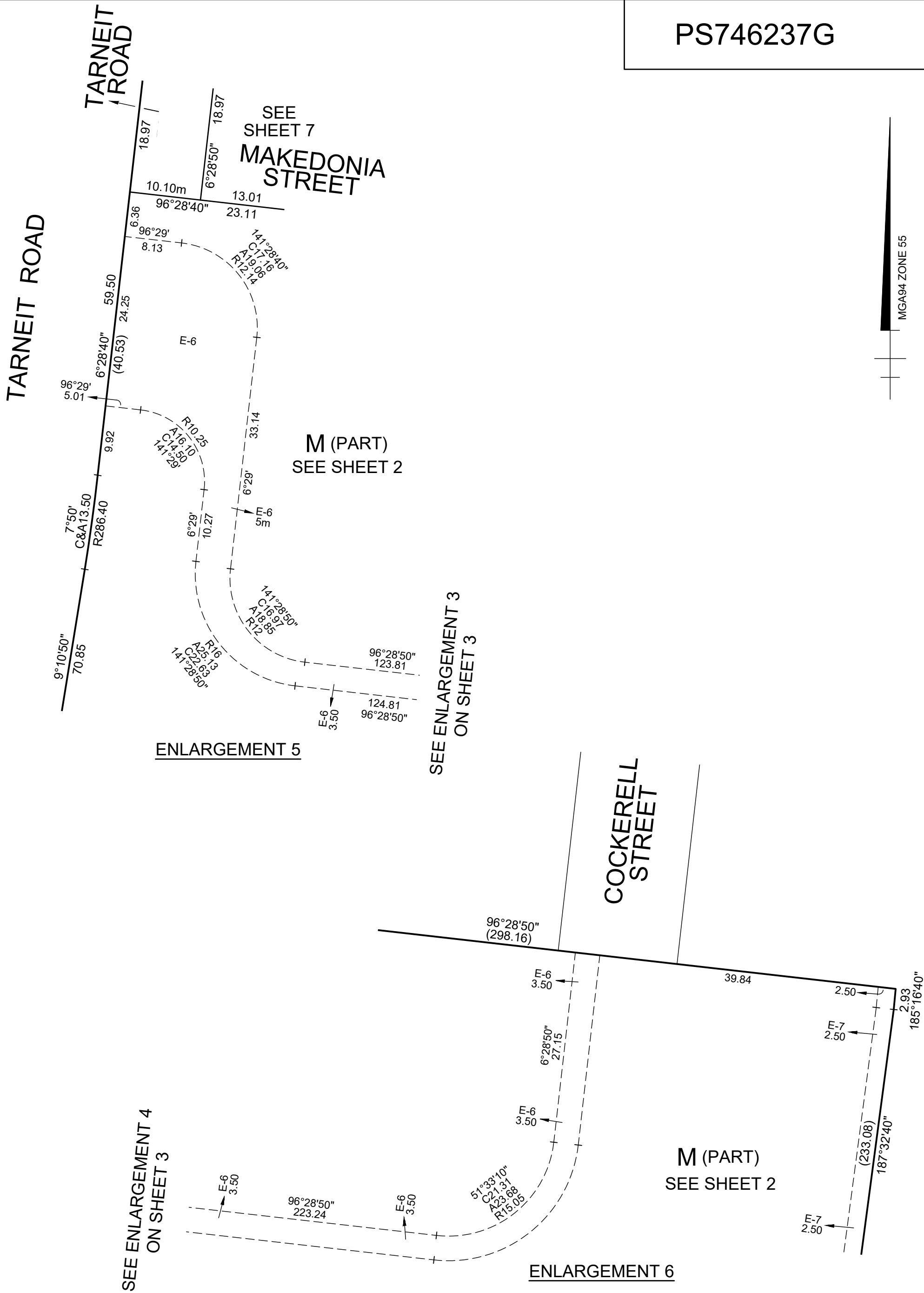


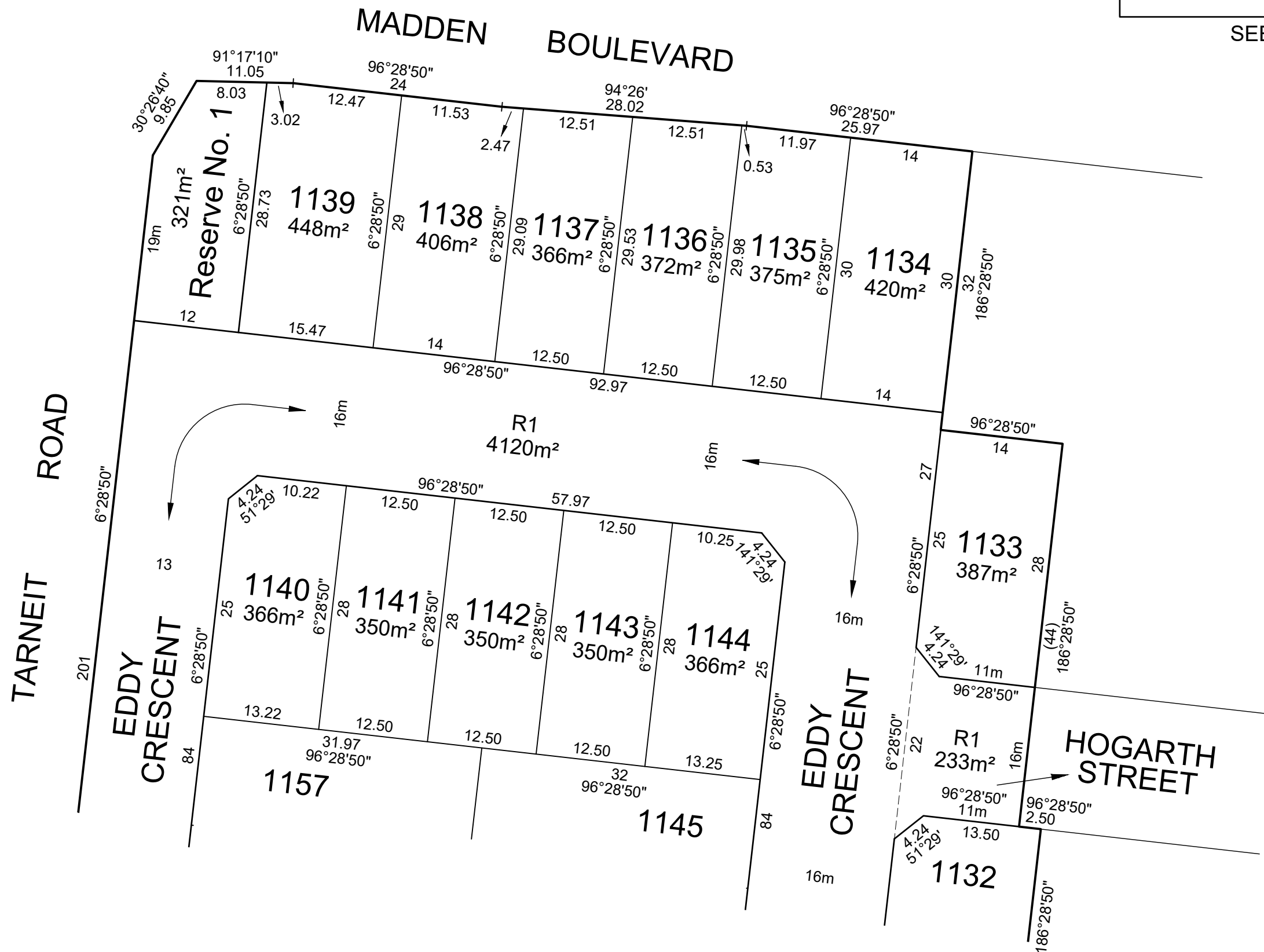
<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS746237G</b>	
<b>LOCATION OF LAND</b>  PARISH: <b>TARNEIT</b> TOWNSHIP:                --- SECTION: <b>21</b> CROWN ALLOTMENT:        --- CROWN PORTION: <b>C (Part)</b> TITLE REFERENCE:        Vol.        Fol.  LAST PLAN REFERENCE: <b>Lot L on PS746236J</b>  POSTAL ADDRESS: <b>1121 Dohertys Road</b> (at time of subdivision) <b>TARNEIT 3029</b>  MGA CO-ORDINATES:   E: <b>295 400</b> <b>ZONE: 55</b> (of approx centre of land   N: <b>5 811 140</b> <b>GDA 94</b> in plan)		COUNCIL NAME:   Wyndham City Council		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1101 to 1157 on this plan may be affected by one or more restrictions. Refer to Creation of Restriction A, B, C & D on Sheets 8, 9 & 10 of this plan for details.	
Road R1	Wyndham City Council			
Road R2	Wyndham City Council			
Reserve No.1	Wyndham City Council			
Reserve No.2	Wyndham City Council			
<b>NOTATIONS</b>				
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				
This survey has been connected to permanent marks no(s) PM90, PM714, PM790 In Proclaimed Survey Area no .....				
<b>EMERALD PARK - Release 11</b> Area of Release: <b>3.040ha</b> No. of Lots: <b>57 Lots and Balance Lot M</b>				
<b>EASEMENT INFORMATION</b>				
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	2.50	PS743466G	City West Water Corporation
E-8	Supply of Electricity (Through underground cables)	See Diag.	This Plan	Powercor Australia Ltd
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorssds.com.au		SURVEYORS FILE REF:   Ref.   02270-S11  Licensed Surveyor:  <b>RICHARD ILLINGWORTH / Version No 11</b>		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 10







MGA94 ZONE 55

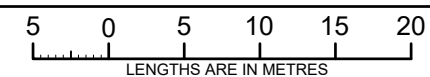


SEE SHEET 6

**TAYLORS**

Urban Development | Built Environments | Infrastructure  
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Tel: 61 3 9501 2800 | Web: taylorstds.com.au

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 02270-S11

SHEET 5

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 11



SEE SHEET 5

TARNEIT ROAD

EDDY CRESCENT

EDDY CRESCENT

HOGARTH STREET

CRILLY

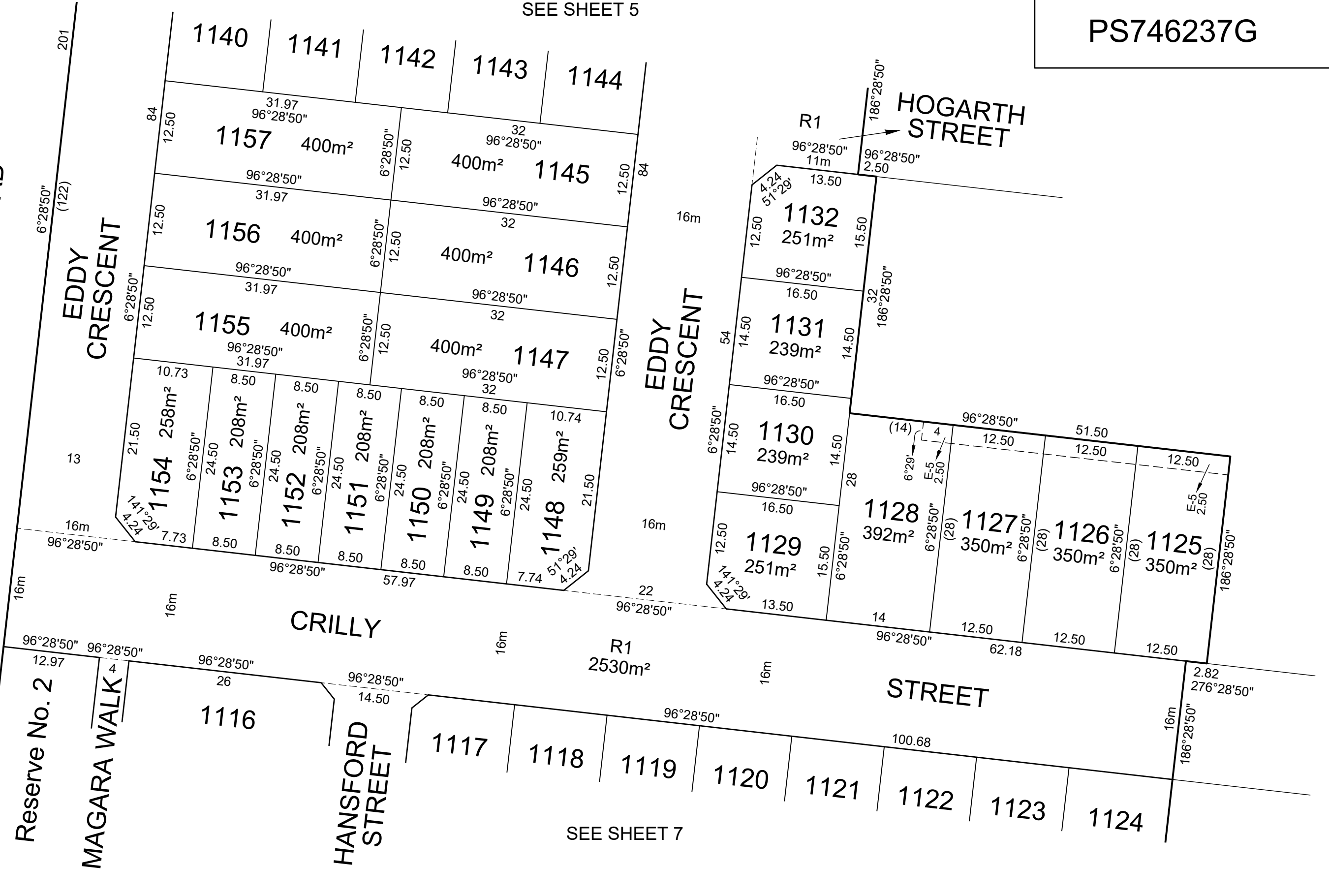
STREET

Reserve No. 2

MAGARA WALK

HANSFORD STREET

SEE SHEET 7



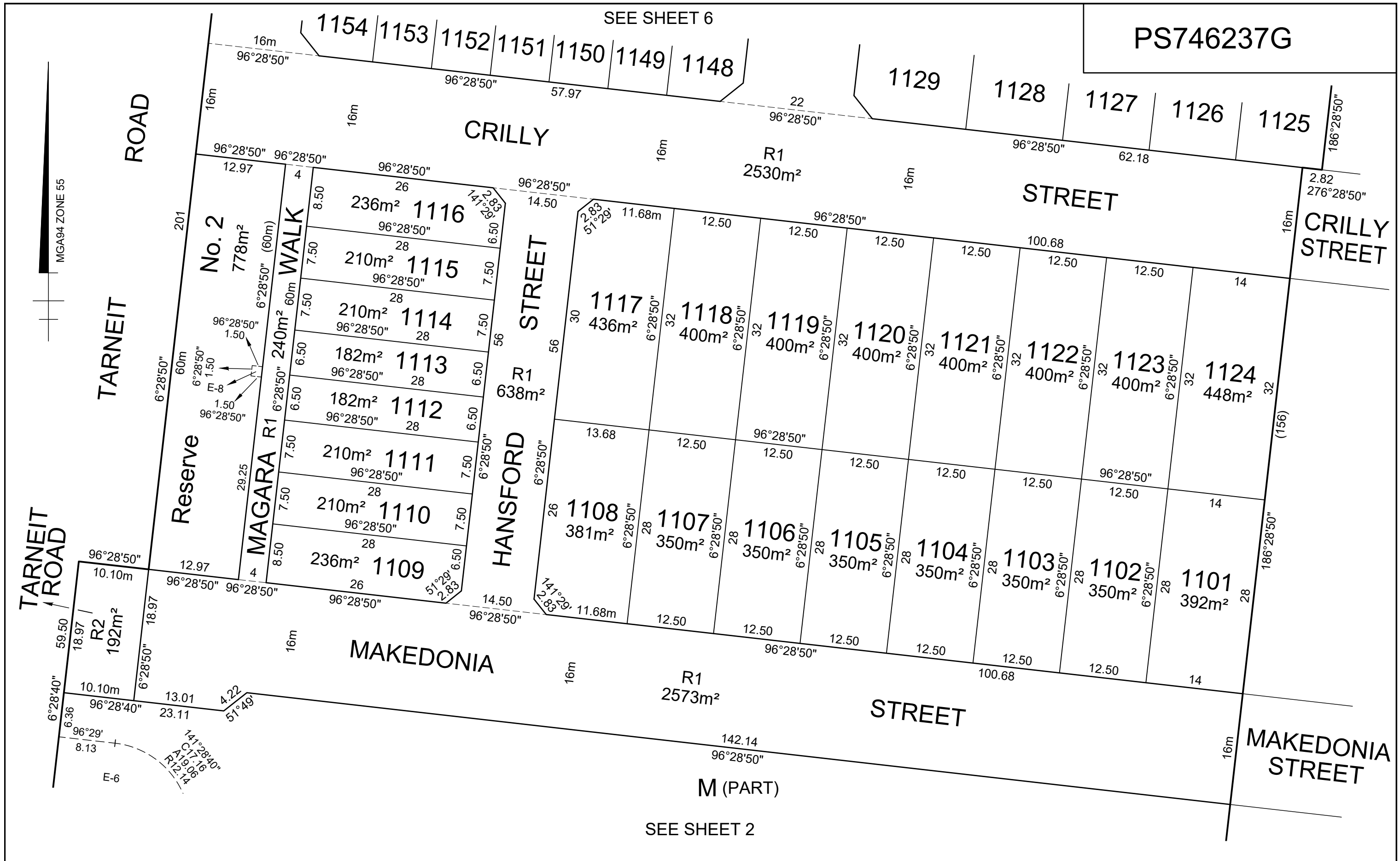
**TAYLORS**

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

ORIGINAL SHEET SIZE: A3 Ref. 02270-S11 SHEET 6

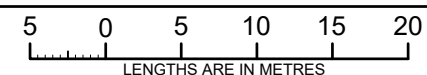
Licensed Surveyor:  
RICHARD ILLINGWORTH / Version No 11



**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



ORIGINAL SHEET  
SIZE: A3

Ref. 02270-S11

SHEET 7

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 11

## CREATION OF RESTRICTION 'A'

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.

Expiry date: 01/01/2030

PS746237G

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1109	1110
1110	1109, 1111
1111	1110, 1112
1112	1111, 1113
1113	1112, 1114
1114	1113, 1115
1115	1114, 1116
1116	1115
1129	1128, 1130
1130	1128, 1129, 1131

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1131	1130, 1132
1132	1131
1148	1147, 1149
1149	1147, 1148, 1150
1150	1147, 1149, 1151
1151	1147, 1150, 1152, 1155
1152	1151, 1153, 1155
1153	1152, 1154, 1155
1154	1153, 1155

## CREATION OF RESTRICTION 'B'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 1101 to 1157 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 1101 to 1157 (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.

Expiry date: 01/01/2030

## CREATION OF RESTRICTION 'C'

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

LAND TO BE BURDENED: Lots 1134 to 1139 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 1134 to 1139 (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 erect or allow to be built or erected;

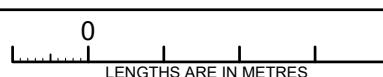
- any dwelling unless the front facade and front entrance of the dwelling faces and is accessible from Madden Boulevard, nor
- a fence greater than 1.0m in height facing Madden Boulevard.

Expiry date: 01/01/2030

**TAYLORS**

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SCALE



ORIGINAL SHEET  
SIZE: A3

Ref. 02270-S11

SHEET 8

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 11



# CREATION OF RESTRICTION 'D'

PS746237G

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 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.

Expiry date: 01/01/2030

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1101	1102, 1124
1102	1101, 1103, 1123
1103	1102, 1104, 1122
1104	1103, 1105, 1121
1105	1104, 1106, 1120
1106	1105, 1107, 1119
1107	1106, 1108, 1118
1108	1107, 1117
1117	1108, 1118
1118	1107, 1117, 1119
1119	1106, 1118, 1120
1120	1105, 1119, 1121
1121	1104, 1120, 1122
1122	1103, 1121, 1123
1123	1102, 1122, 1124
1124	1101, 1123
1125	1126
1126	1125, 1127
1127	1126, 1128
1128	1127, 1129, 1130
1133	1134

TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1134	1135
1135	1134, 1136
1136	1135, 1137
1137	1136, 1138
1138	1137, 1139
1139	1138
1140	1141, 1157
1141	1140, 1142, 1157
1142	1141, 1143, 1145, 1157
1143	1142, 1144, 1145
1144	1143, 1145
1145	1142, 1143, 1144, 1146, 1157
1146	1145, 1147, 1156
1147	1146, 1148, 1149, 1150, 1151, 1155
1155	1147, 1151, 1152, 1153, 1154, 1156
1156	1146, 1155, 1157
1157	1140, 1141, 1142, 1145, 1156

MADDEN BOULEVARD

Reserve

1139 4m  
0 or 1m  
2

1138 4m  
0 or 1m  
2

1137 4m  
0 or 1m  
2

1136 4m  
0 or 1m  
2

1135 4m  
0 or 1m  
2

1134 4m  
0 or 1m  
2

EDDY CRESCENT

EDDY CRESCENT

EDDY CRESCENT

HOGARTH STREET

1132

1131

1130

1129

1128 4m  
0 or 1m  
2

1127 4m  
0 or 1m  
2

1126 4m  
0 or 1m  
2

1125 4m  
0 or 1m  
2

CRILLY STREET

ROAD

TARNEIT

Reserve

MAGARA WALK

1116

1115

1114

1113

1112

1111

1110

1109

HANSFORD STREET

1117 4m  
0 or 1m  
2

1118 4m  
0 or 1m  
2

1119 4m  
0 or 1m  
2

1120 4m  
0 or 1m  
2

1121 4m  
0 or 1m  
2

1122 4m  
0 or 1m  
2

1123 4m  
0 or 1m  
2

1124 4m  
0 or 1m  
2

1108 4m  
0 or 1m  
2

1107 4m  
0 or 1m  
2

1106 4m  
0 or 1m  
2

1105 4m  
0 or 1m  
2

1104 4m  
0 or 1m  
2

1103 4m  
0 or 1m  
2

1102 4m  
0 or 1m  
2

1101 4m  
0 or 1m  
2

MAKEDONIA

STREET

TARNEIT ROAD

