
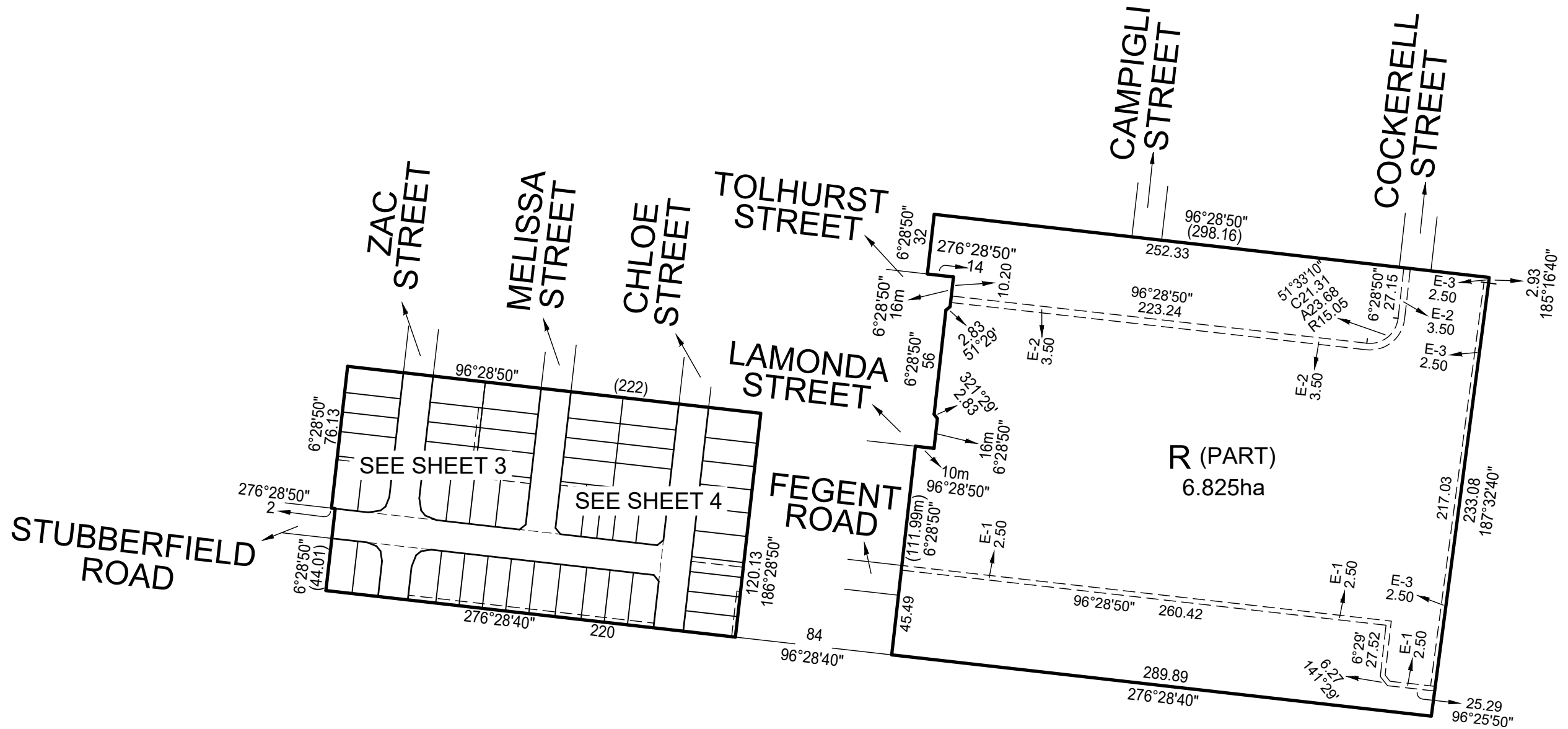


PLAN OF SUBDIVISION		EDITION 1	PS749004Q	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: --- SECTION: 21 CROWN ALLOTMENT: --- CROWN PORTION: C (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot Q on PS749003S POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 600 ZONE: 55 (of approx centre of land in plan) N: 5 810 825		COUNCIL NAME: Wyndham City Council		
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 Restriction A, B & C on Sheet 5 & 6 of this plan for details. OTHER PURPOSE OF PLAN To remove that part of easement E-1 created on PS733919B in so far as it lies within Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k) of the Subdivision Act 1988.		
Road R1 Reserve No.1	Wyndham City Council Wyndham City Council			
NOTATIONS		OTHER PURPOSE OF PLAN To remove that part of easement E-1 created on PS733919B in so far as it lies within Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k) of the Subdivision Act 1988.		
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP8464/15 This survey has been connected to permanent marks no(s) PM90, PM714, PM790 In Proclaimed Survey Area no				
EMERALD PARK - Release 14 Area of Release: 2.658ha No. of Lots: 52 Lots and Balance Lot R				
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	Sewerage	See Diag.	PS733919B	City West Water Corporation
E-2	Drainage	See Diag.	PS743462Q	Wyndham City Council
E-3	Sewerage	2.50	PS743466G	City West Water Corporation
E-4	Drainage	See Diag.	This Plan	Wyndham City Council
E-5	Sewerage	See Diag.	This Plan	City West Water Corporation
E-6	Drainage	See Diagram	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 02270-S14 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 6		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6

MGA94 ZONE 55



MGA94 ZONE 55

ZAC STREET

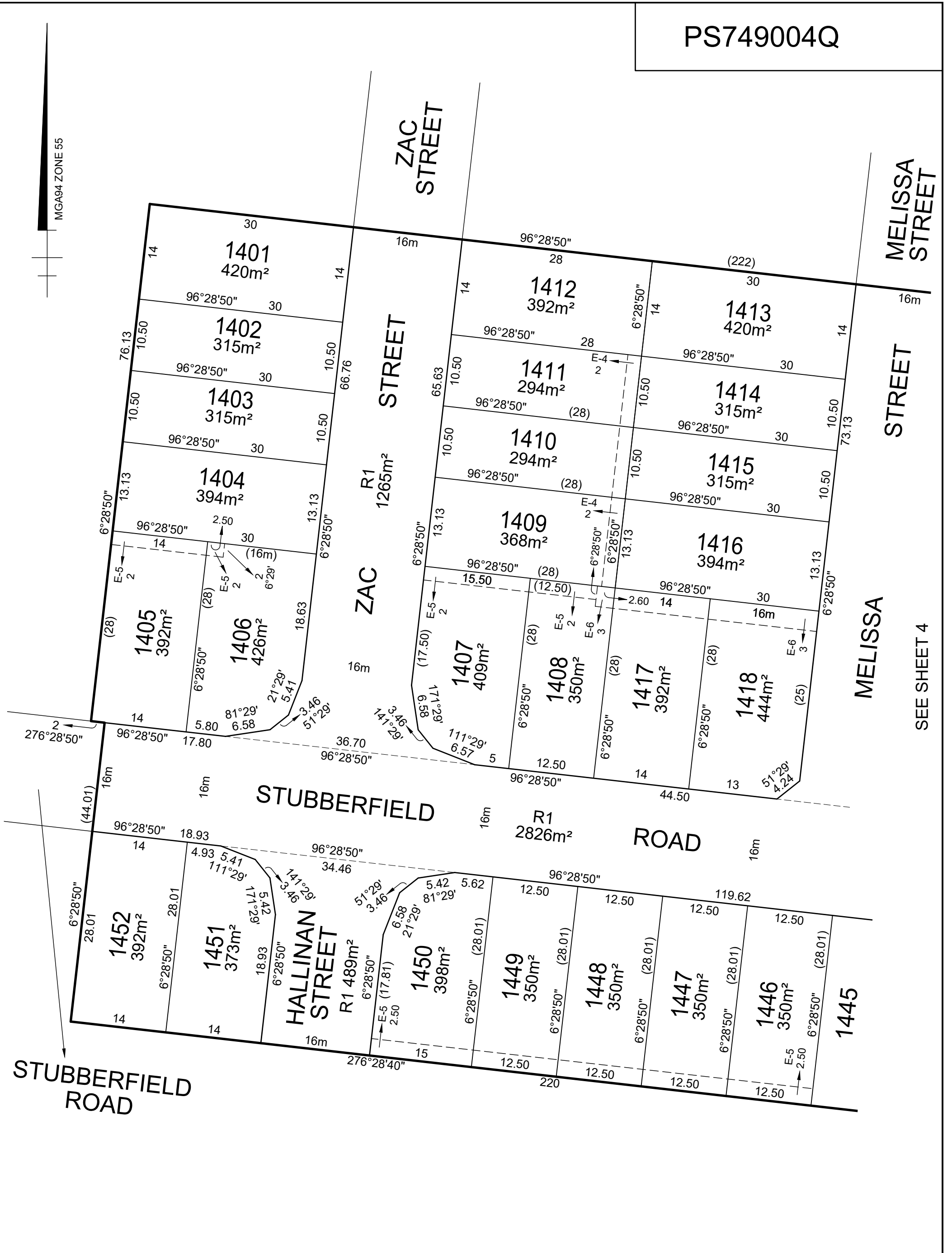
MELISSA STREET

STREET

STREET

MELISSA

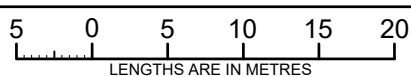
SEE SHEET 4



TAYLORS

Urban Development | Built Environments | Infrastructure
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SCALE
 1:500



ORIGINAL SHEET
 SIZE: A3

Ref. 02270-S14

SHEET 3

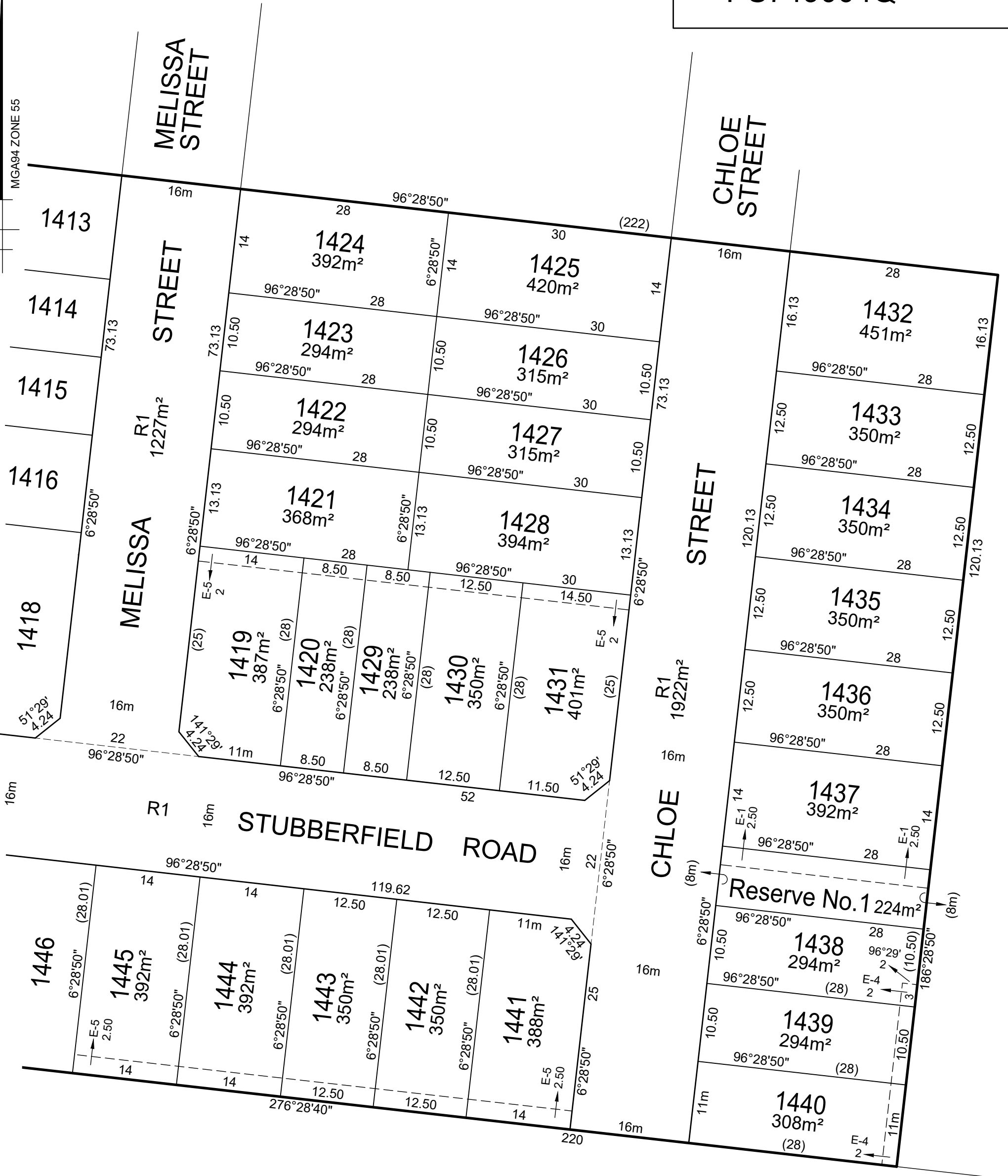
Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 6

PS749004Q

MG94 ZONE 55

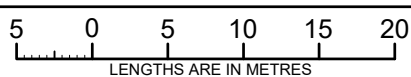
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 02270-S14

SHEET 4

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 6

CREATION OF RESTRICTION 'A'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

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

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 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

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1410	1409, 1411, 1415
1411	1410, 1412, 1414
1420	1419, 1421, 1429
1422	1421, 1423, 1427
1423	1422, 1424, 1426
1429	1420, 1421, 1428, 1430
1438	1439
1439	1438, 1440

CREATION OF RESTRICTION 'B'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

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

RESTRICTION:

The burdened land cannot be used except in accordance with the provisions recorded in MCP.....

Expiry date: 01/01/2030

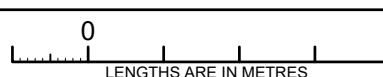
TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1409	1407, 1408, 1410, 1416
1412	1411, 1413
1419	1420, 1421
1421	1419, 1420, 1422, 1428, 1429
1424	1423, 1425
1430	1428, 1429, 1431
1431	1428, 1430
1440	1439



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SCALE



ORIGINAL SHEET SIZE: A3

Ref. 02270-S14

SHEET 5

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 6

CREATION OF RESTRICTION 'C'

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 3
 BENEFITED LAND: See Table 3

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 construct or allow to be constructed or remain on the lot any fence along a side boundary abutting a linear reserve, unless the fence is less than 1.2m in height forward of the front wall of the dwelling.

Expiry date: 01/01/2030

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1437	1438
1438	1437