


PLAN OF SUBDIVISION				EDITION 1		PS839335P			
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL					
PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: A (PART) TITLE REFERENCE: Vol. 12165 Fol. 812 LAST PLAN REFERENCE: Lot Y on PS829692U POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 990 ZONE: 55 (of approx centre of land in plan) N: 5 811 430				<div style="border: 1px solid red; padding: 5px; text-align: center;"> <p>PRELIMINARY</p> <p>THIS PLAN IS SUBJECT TO DESIGN CHANGES, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.</p> </div>					
VESTING OF ROADS AND/OR RESERVES								NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		OTHER PURPOSE OF PLAN To remove drainage easement E-4 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)(iv) of the Subdivision Act 1988. Lots on this plan may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheet 9 and 10 of this plan for details.					
Road R1 Reserve No. 1		Wyndham City Council Powercor Australia Ltd							
NOTATIONS									
DEPTH LIMITATION: Does Not Apply									
SURVEY: This plan is based on survey.				EMERALD PARK - Release No. 18 Area of Release: 3.344ha No. of Lots: 64 Lots and Balance Lot A					
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.									
EASEMENT INFORMATION									
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
SEE SHEET 2 FOR EASEMENT DETAILS									
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au			SURVEYORS FILE REF: Ref. 02270-S18 Ver. 2 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 2			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 10	

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	Transmission of Electricity	See Diag.	C/E A627820	State Electricity Commission of Victoria
E-2	Transmission of Electricity	See Diag.	C/E A828798	State Electricity Commission of Victoria
E-3	Sewerage	3	C/E AT939213K	City West Water Corporation
E-4	Supply of Water through Underground Pipes	See Diagram	Inst. AS162939X	City West Water Corporation
E-5	Transmission of Electricity	See Diagram	C/E A627820	State Electricity Commission of Victoria
	Supply of Water through Underground Pipes		Inst. AS162939X	City West Water Corporation
E-6	Transmission of Electricity	6	C/E A627820	State Electricity Commission of Victoria
	Water Supply		C/E AT941490T	City West Water Corporation
E-7	Transmission of Electricity	See Diagram	C/E A627820	State Electricity Commission of Victoria
	Supply of Water through Underground Pipes		Inst. AS162939X	City West Water Corporation
	Water Supply		C/E AT941490T	City West Water Corporation
E-8	Sewerage	See Diag.	PS829692U	City West Water Corporation
E-9	Drainage	See Diagram	PS829692U	Wyndham City Council
	Sewerage			City West Water Corporation
E-10	Sewerage	2.50	This Plan	City West Water Corporation
E-11	Drainage	3	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation

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 SIZE: A3

Ref. 02270-S18
 Ver. 2

SHEET 2

PS839335P

DOHERTYS ROAD

TARNEIT ROAD

CECIL ROAD

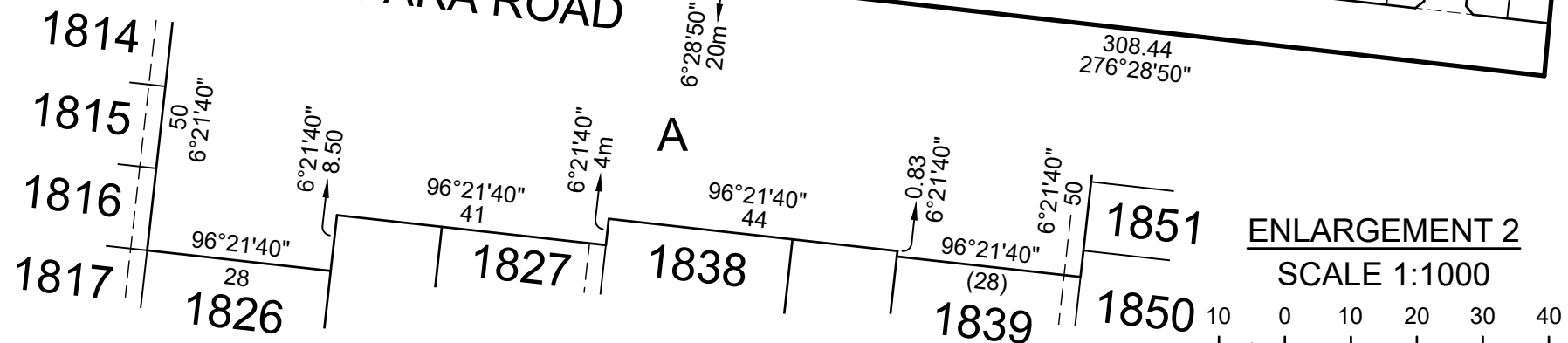
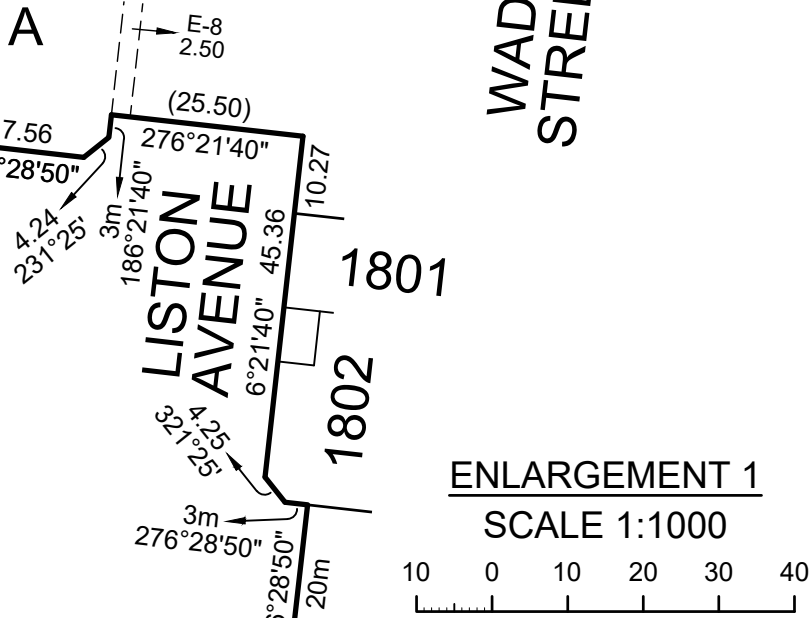
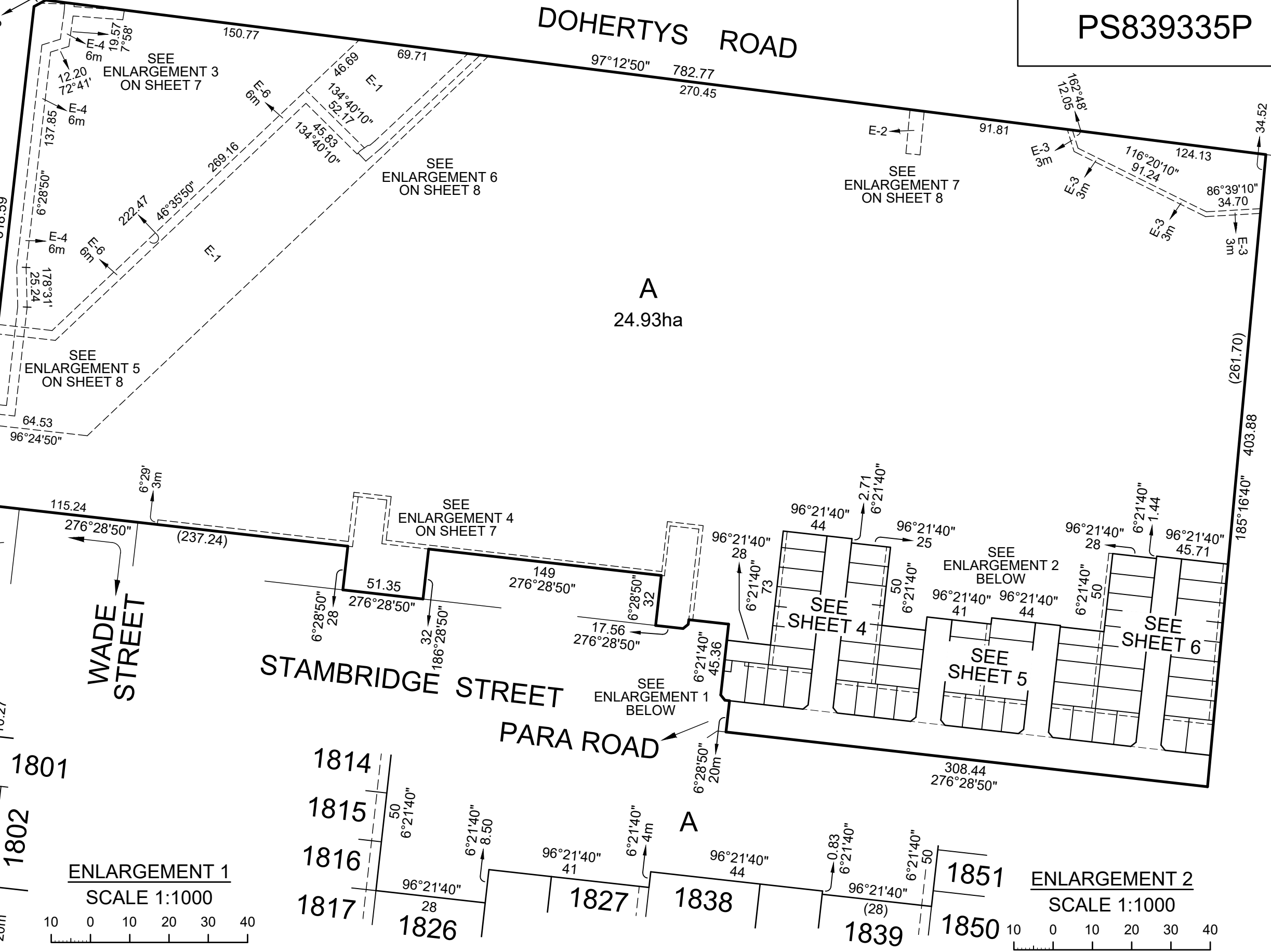
WADE STREET

STAMBRIDGE STREET

PARA ROAD

LISTON AVENUE

A
24.93ha



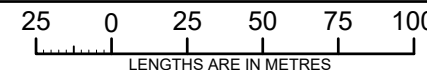
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SCALE 1:2500



ORIGINAL SHEET SIZE: A3

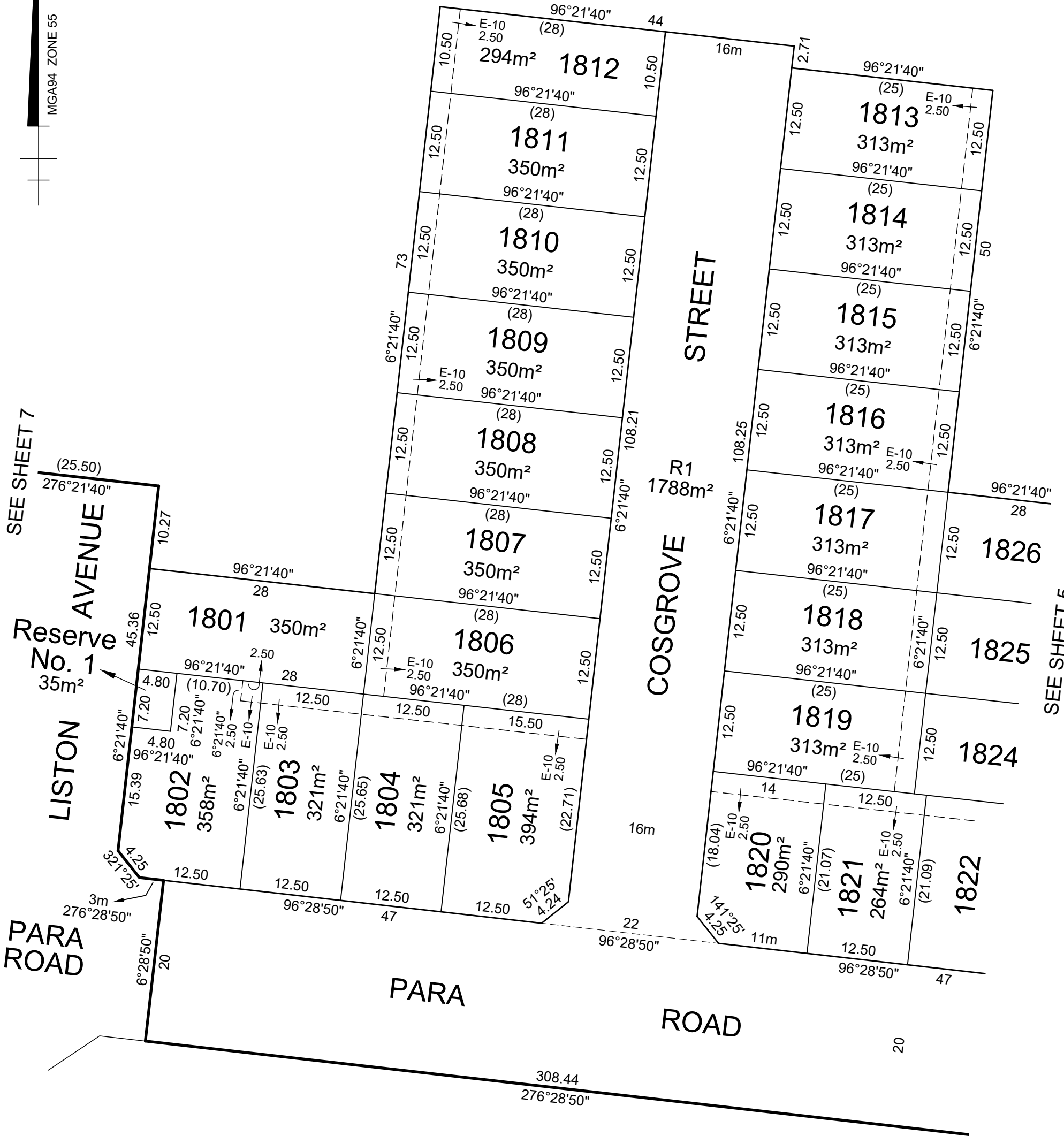
Ref. 02270-S18 Ver. 2

SHEET 3

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MGA94 ZONE 55



SEE SHEET 7

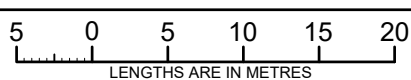
SEE SHEET 5

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SCALE
 1:500



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ORIGINAL SHEET
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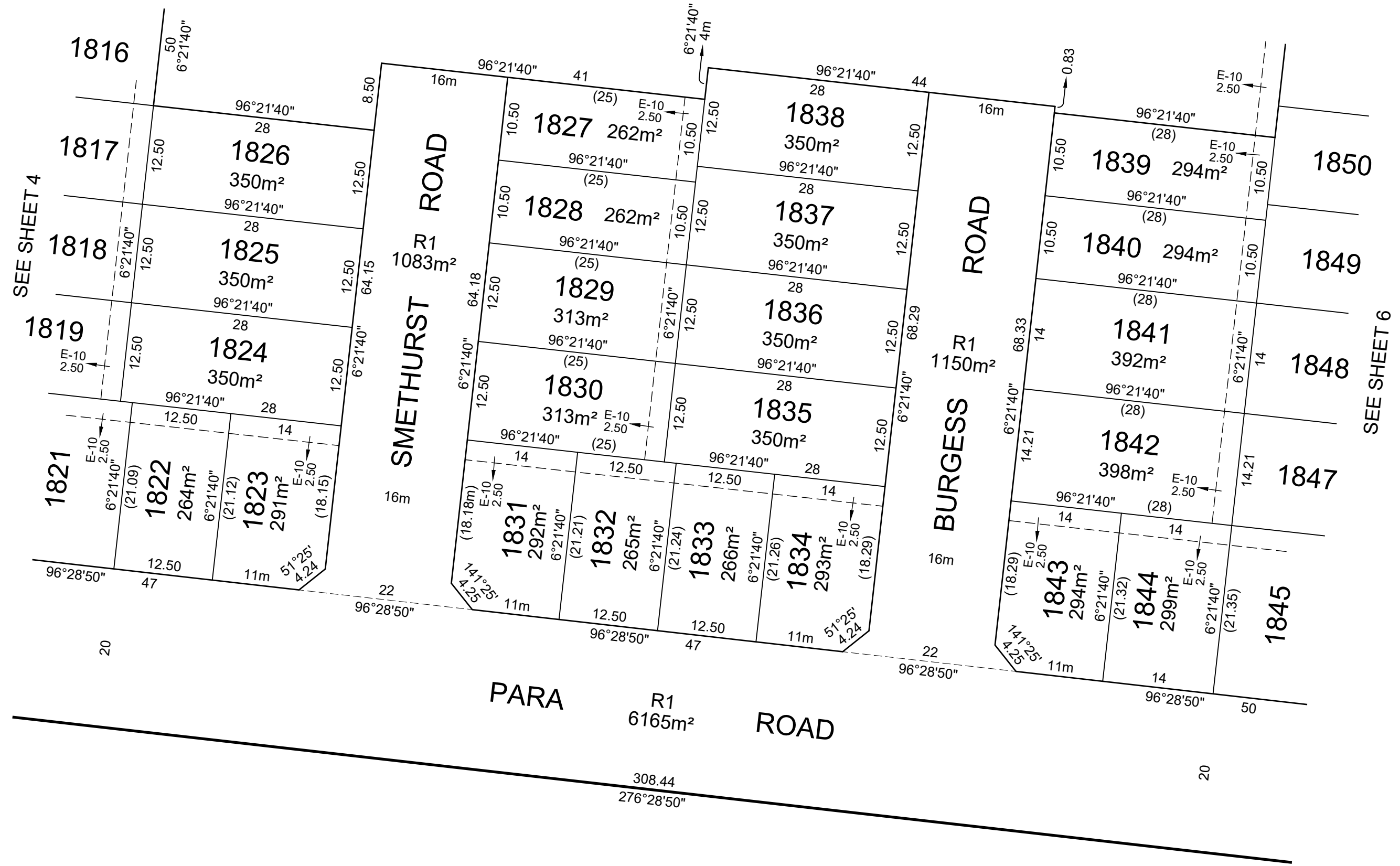
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 Ver. 2

SHEET 4

SEE SHEET 3
A

PS839335P

MGA94 ZONE 55



TAYLORS

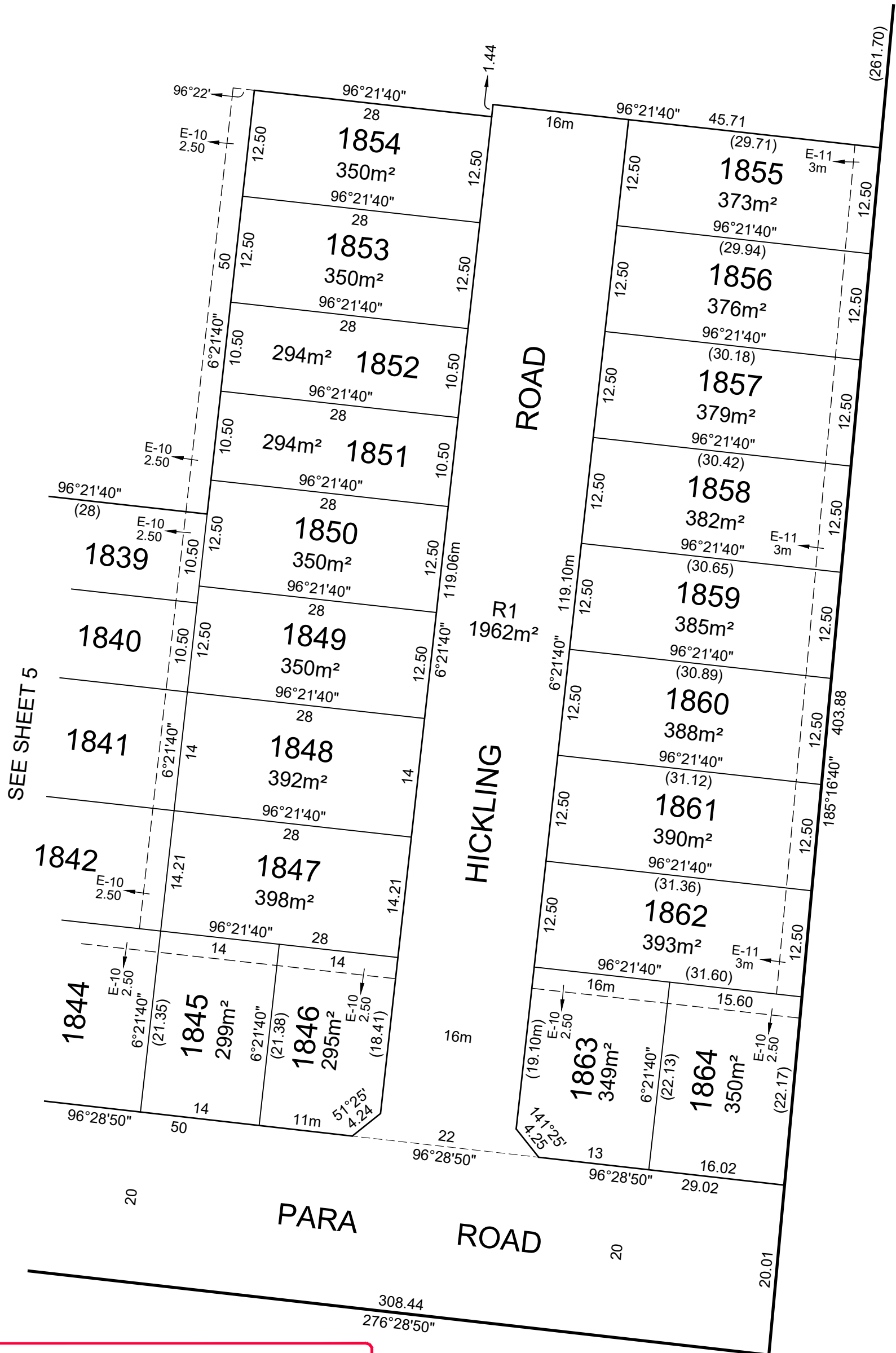
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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

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SHEET 5



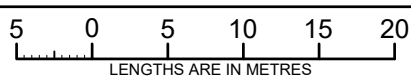
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SCALE
1:500



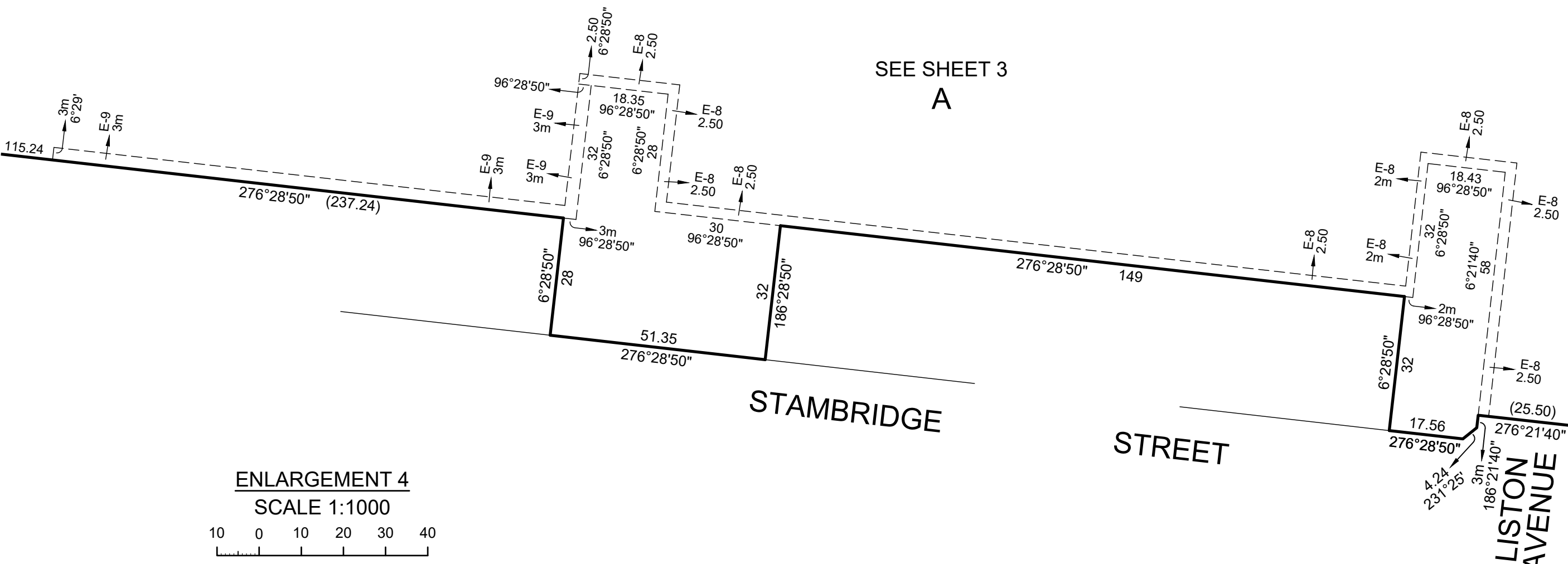
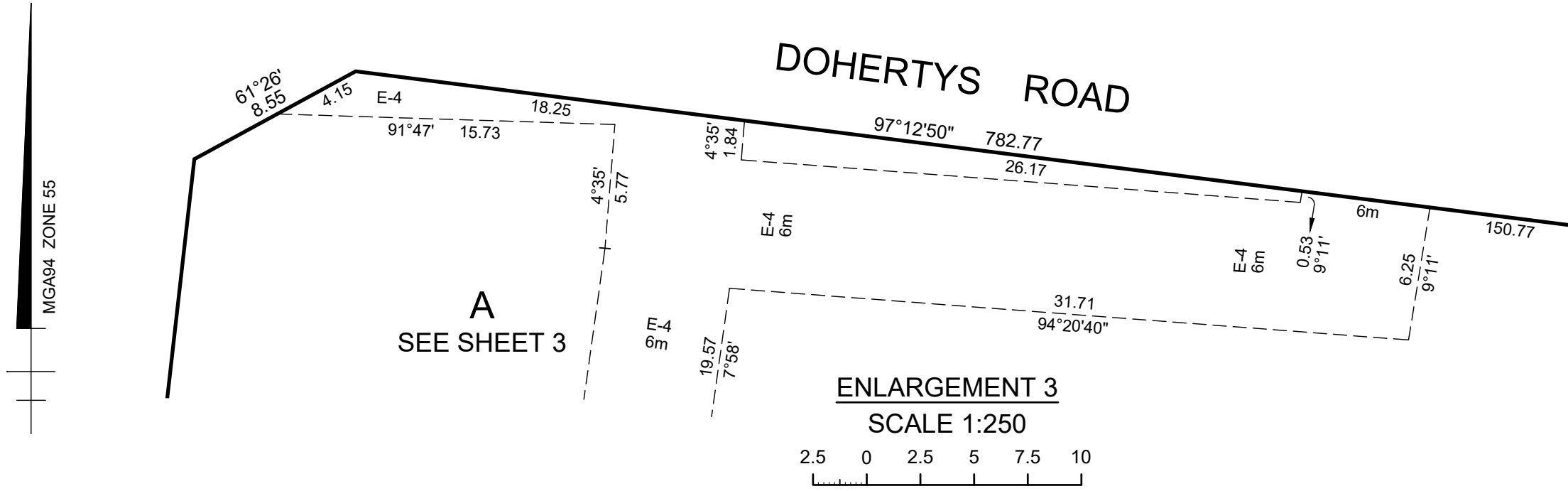
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SIZE: A3

Ref. 02270-S18
Ver. 2

SHEET 6



TARNEIT ROAD

DOHERTYS ROAD

DOHERTYS ROAD

SEE SHEET 3
A

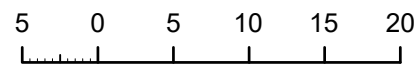
A
SEE SHEET 3

A
SEE SHEET 3

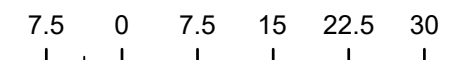
ENLARGEMENT 5
SCALE 1:500



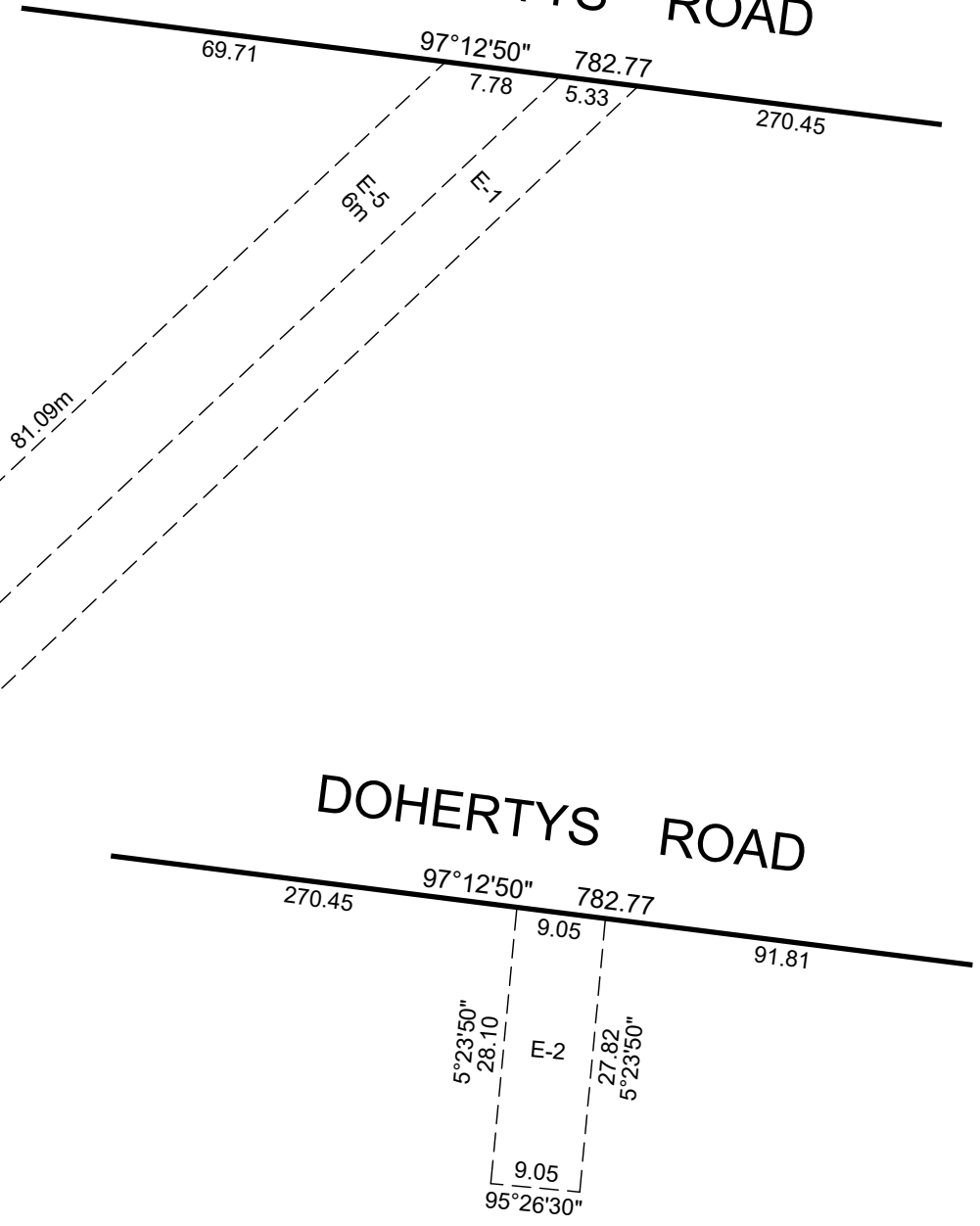
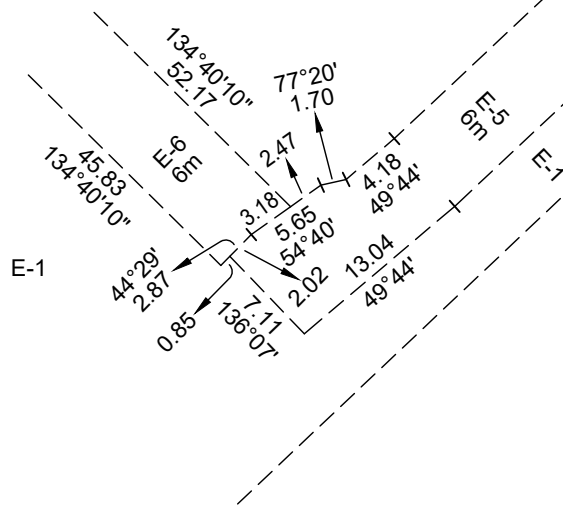
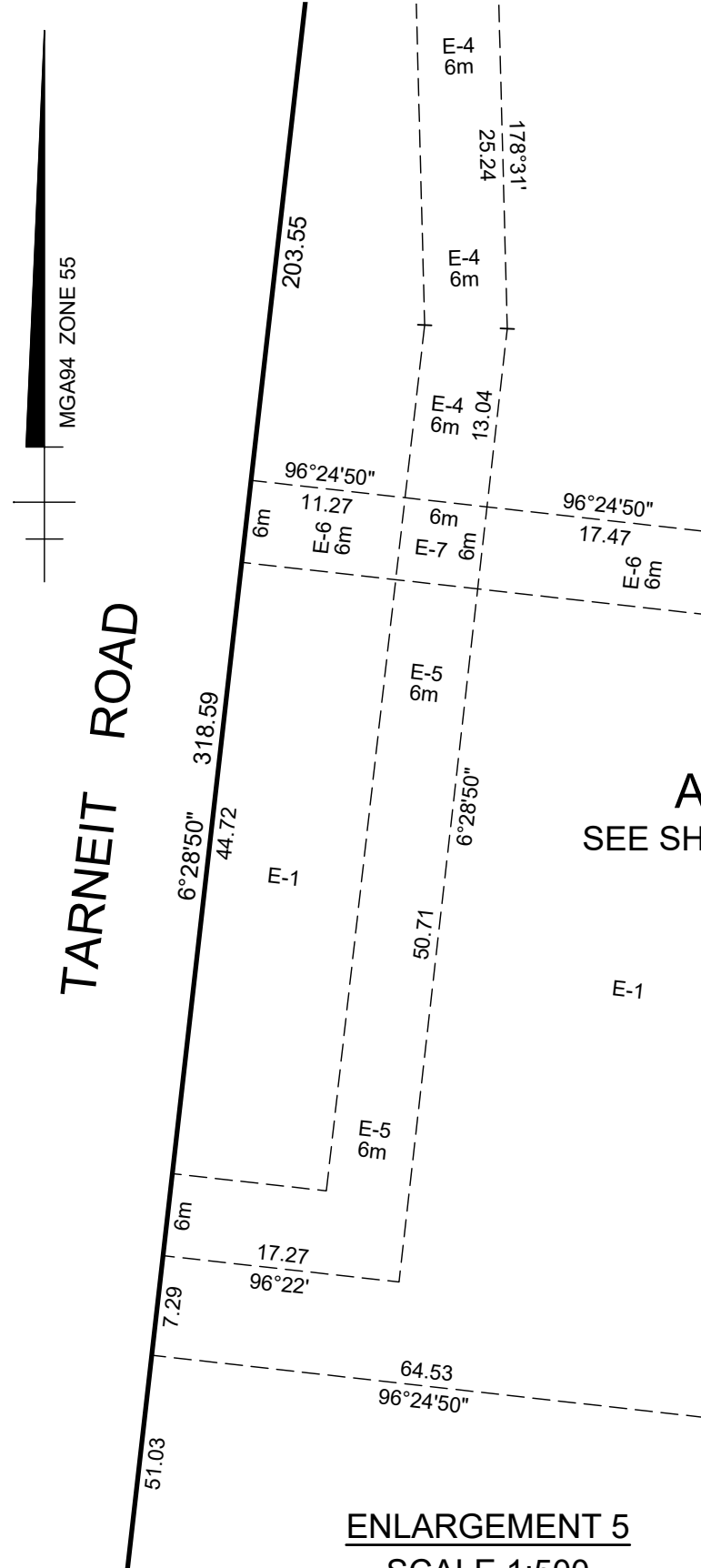
ENLARGEMENT 6
SCALE 1:500



ENLARGEMENT 7
SCALE 1:750



MGA94 ZONE 55



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 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 (SLHC) 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 SLHC.

Expiry date: 01/01/2030

TABLE 1

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
1812	A	1811
1820	B	1819, 1821
1821	B	1819, 1820, 1822, 1824
1822	B	1821, 1823, 1824
1823	B	1822, 1824
1827	A	1828, 1837, 1838
1828	A	1827, 1829, 1837
1831	B	1830, 1832
1832	B	1830, 1831, 1833, 1835
1833	B	1832, 1834, 1835

TABLE 1 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
1834	B	1833, 1835
1839	A	1840, 1849, 1850
1840	A	1839, 1841, 1849
1843	B	1842, 1844
1844	B	1842, 1843, 1845
1845	B	1844, 1846, 1847
1846	B	1845, 1847
1851	A	1850, 1852
1852	A	1851, 1853

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
1802	1801, 1803
1803	1801, 1802, 1804
1804	1803, 1805, 1806
1805	1804, 1806
1829	1828, 1830, 1836
1830	1829, 1831, 1832, 1835
1835	1830, 1832, 1833, 1834, 1836
1836	1829, 1835, 1837
1837	1827, 1828, 1836, 1838
1838	1827, 1837
1841	1840, 1842, 1848
1842	1841, 1843, 1844, 1847
1853	1852, 1854
1854	1853

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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:

The registered proprietor or proprietors for the time being of any burdened lot on this plan:

Must not construct any house or garage on a side boundary of a lot unless the house or garage is set back a minimum of 1 metre from the other side boundary of the lot.

Expiry date: 01/01/2030

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1821	1819, 1820, 1822, 1824
1822	1821, 1823, 1824
1832	1830, 1831, 1833, 1835
1833	1832, 1834, 1835
1844	1842, 1843, 1845
1845	1844, 1846, 1847

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