

PLAN OF SUBDIVISION				EDITION 1	PS836022D
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: A (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot A on PS839335P POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 830 ZONE: 55 (of approx centre of N: 5811 550 land in plan)				COUNCIL NAME: WYNDHAM CITY COUNCIL <div style="border: 1px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> PRELIMINARY <small>THIS PLAN IS SUBJECT TO DESIGN CHANGES, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.</small> </div>	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		OTHER PURPOSE OF PLAN To remove sewerage easement E-8 created on PS829692U in so far as it lies within Road R1 herein. GROUNDS 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 10 & 11 of this plan for details.	
Road R1		Wyndham City Council			
Road R2		Wyndham City Council			
Reserve No. 1		Wyndham City Council		<div style="text-align: center;">NOTATIONS</div> 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 No. 19 Area of Release: 5.115ha No. of Lots: 49 Lots and Balance Lot B	
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Area of Release: 5.115ha					
No. of Lots: 49 Lots and Balance Lot B					
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 <small>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au</small>			SURVEYORS FILE REF: Ref. 02270-S19 Ver. 3 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 3	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11

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
	Supply of Water through Underground Pipes		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
	Supply of Water through Underground Pipes		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	PS839335P	City West Water Corporation
E-11	Sewerage	2.50	This Plan	City West Water Corporation

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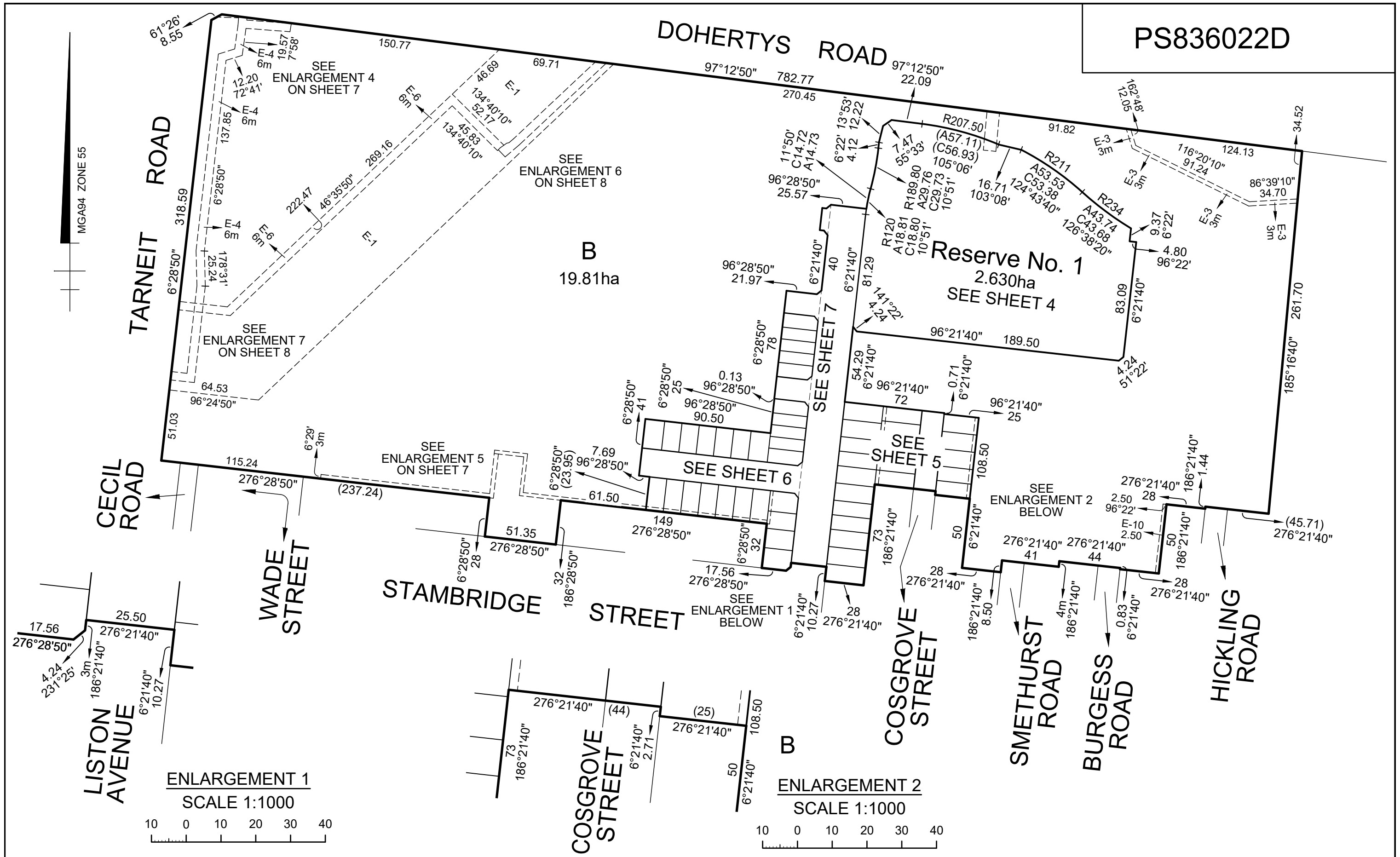
Licensed Surveyor:

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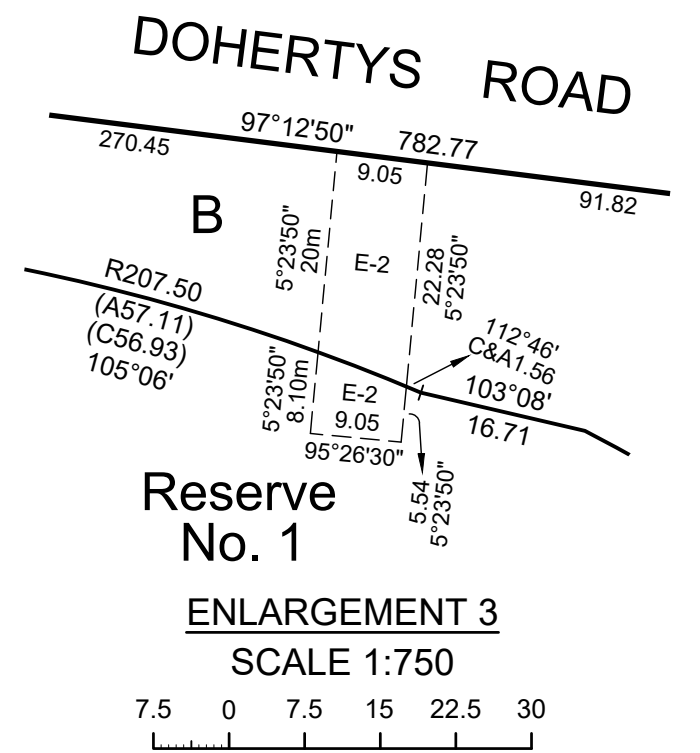
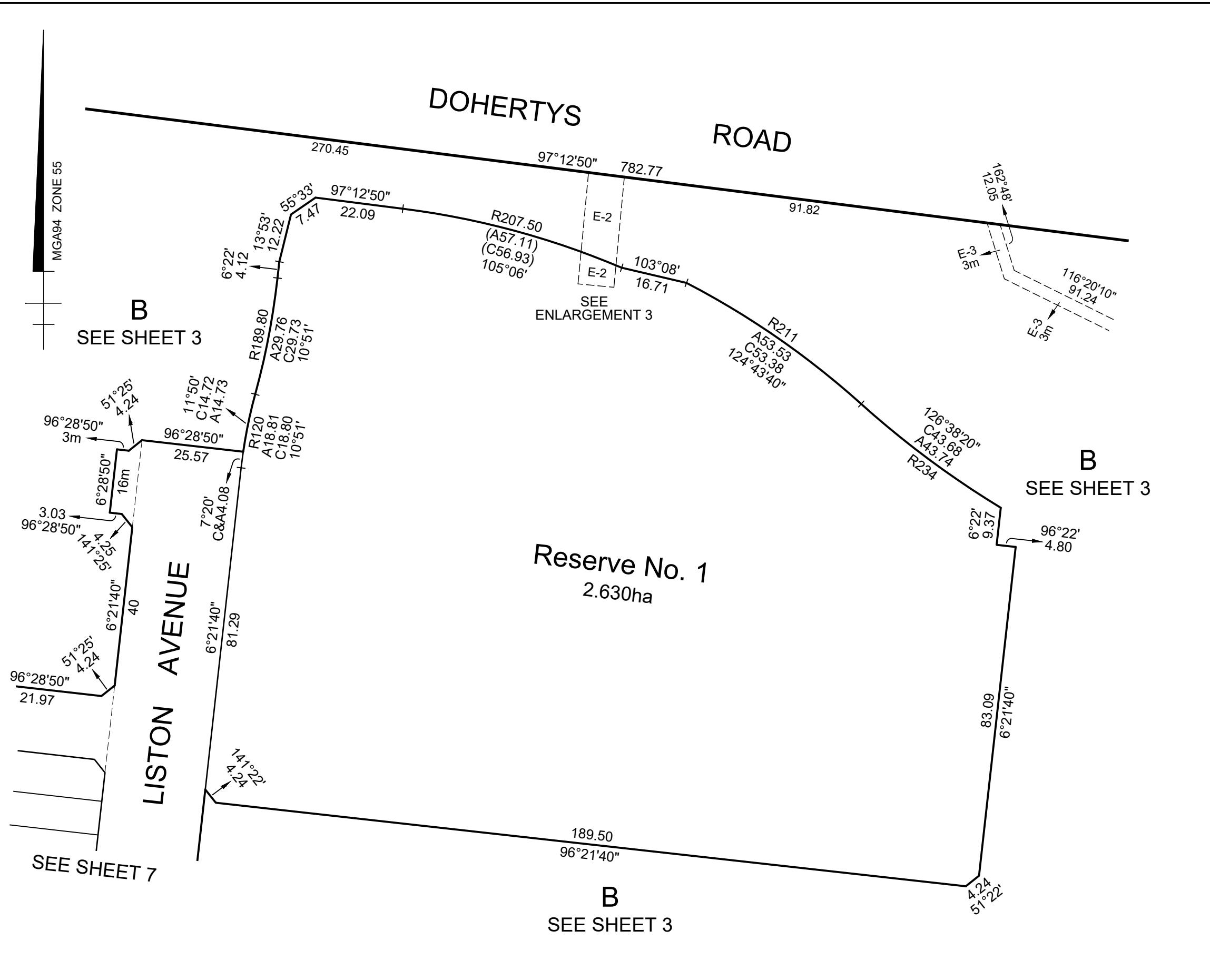
ORIGINAL SHEET
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Ref. 02270-S19
 Ver. 3

SHEET 2



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SEE SHEET 7

MGA94 ZONE 55

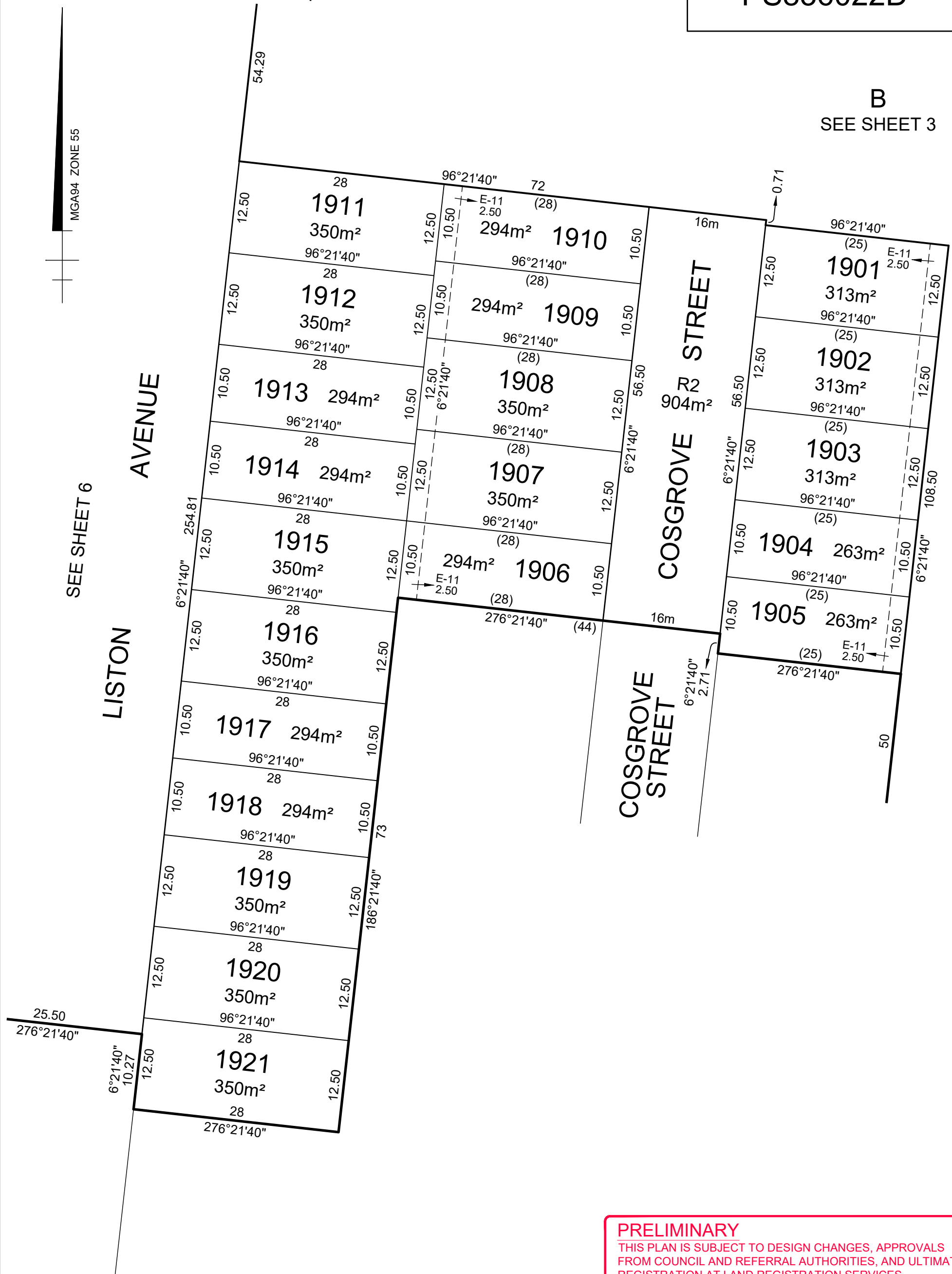
SEE SHEET 6

LISTON AVENUE

AVENUE

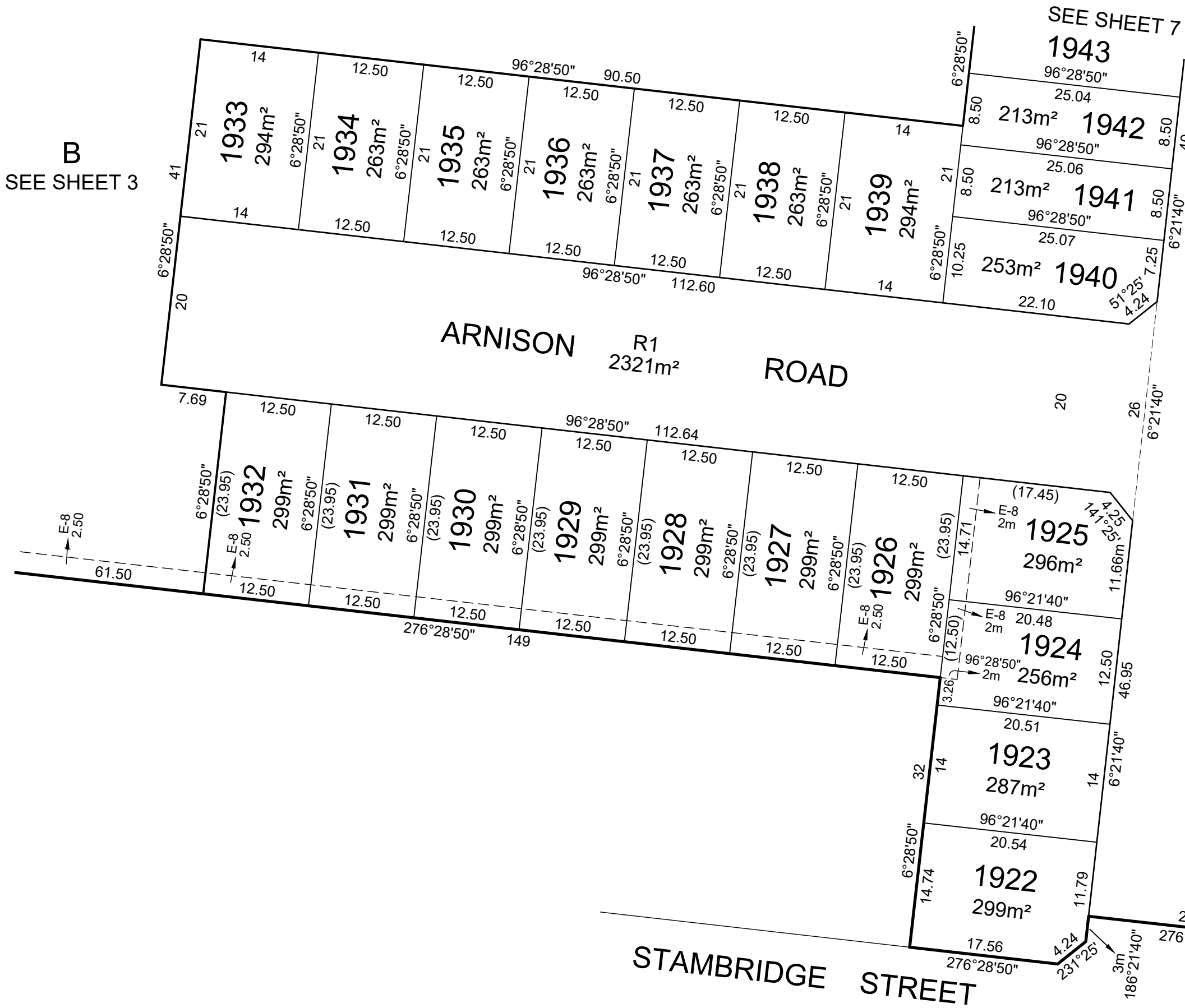
COSGROVE STREET R2
904m²

COSGROVE STREET



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PS836022D



B
SEE SHEET 3

AVENUE

LISTON

STAMBRIDGE STREET

ARNISON R1 ROAD
2321m²

1912

1913

1914

1915

1916

1917

1918

1919

1920

1921

SEE SHEET 5

SEE SHEET 7

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

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ORIGINAL SHEET SIZE: A3
Ref. 02270-S19 Ver. 3
SHEET 6

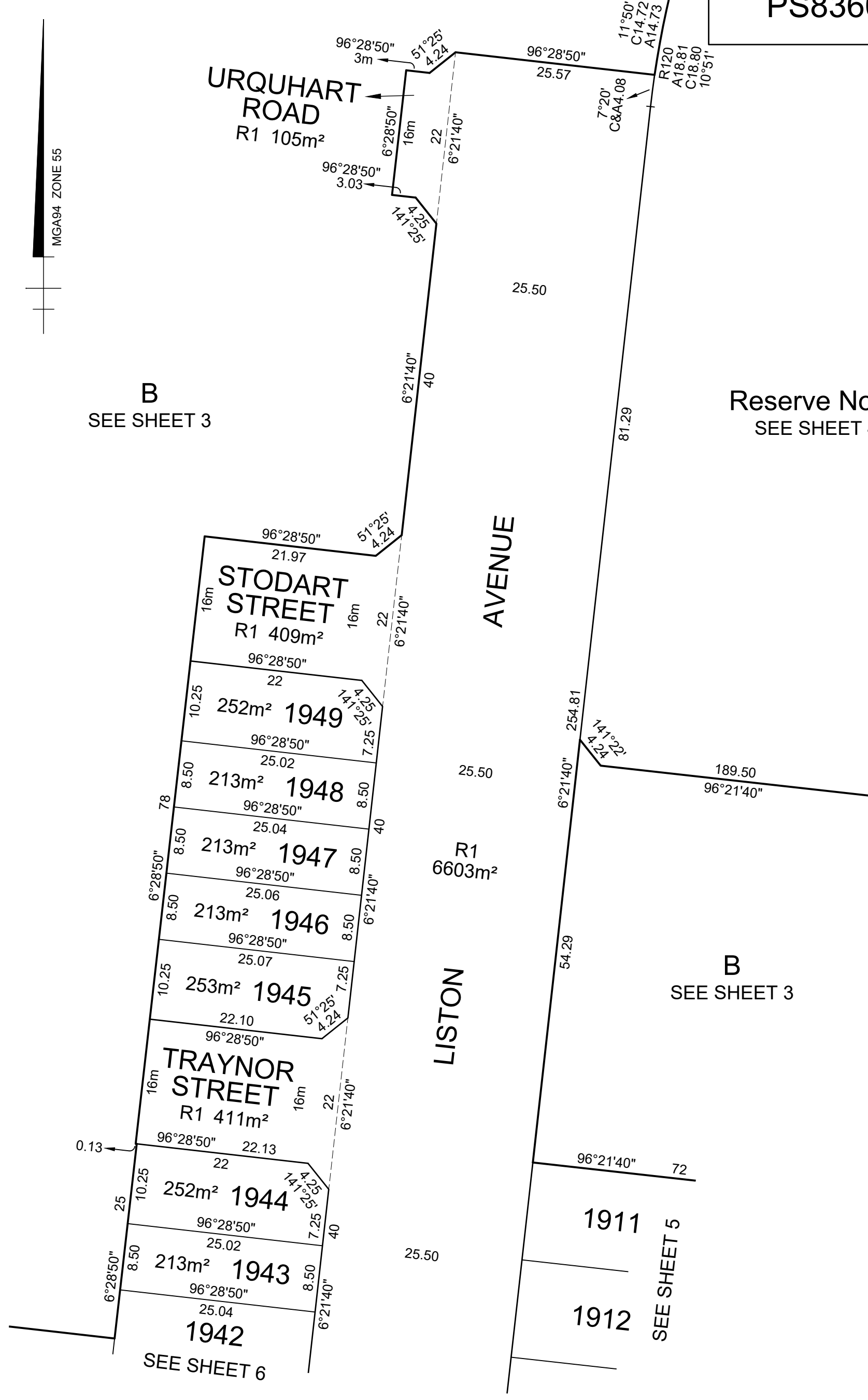


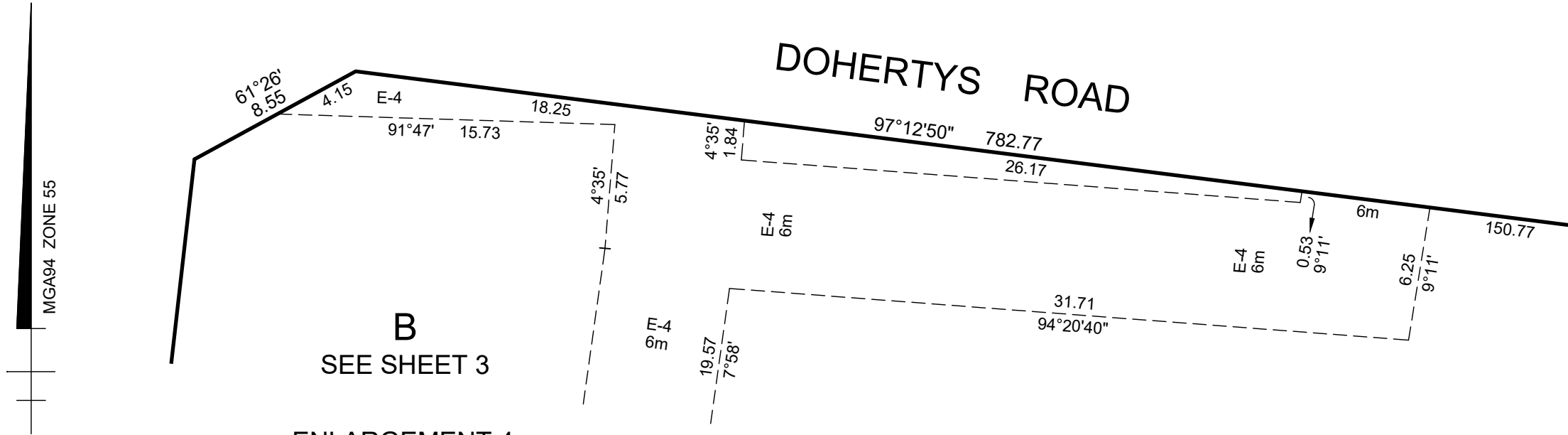
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SEE SHEET 3

Reserve No. 1
SEE SHEET 4

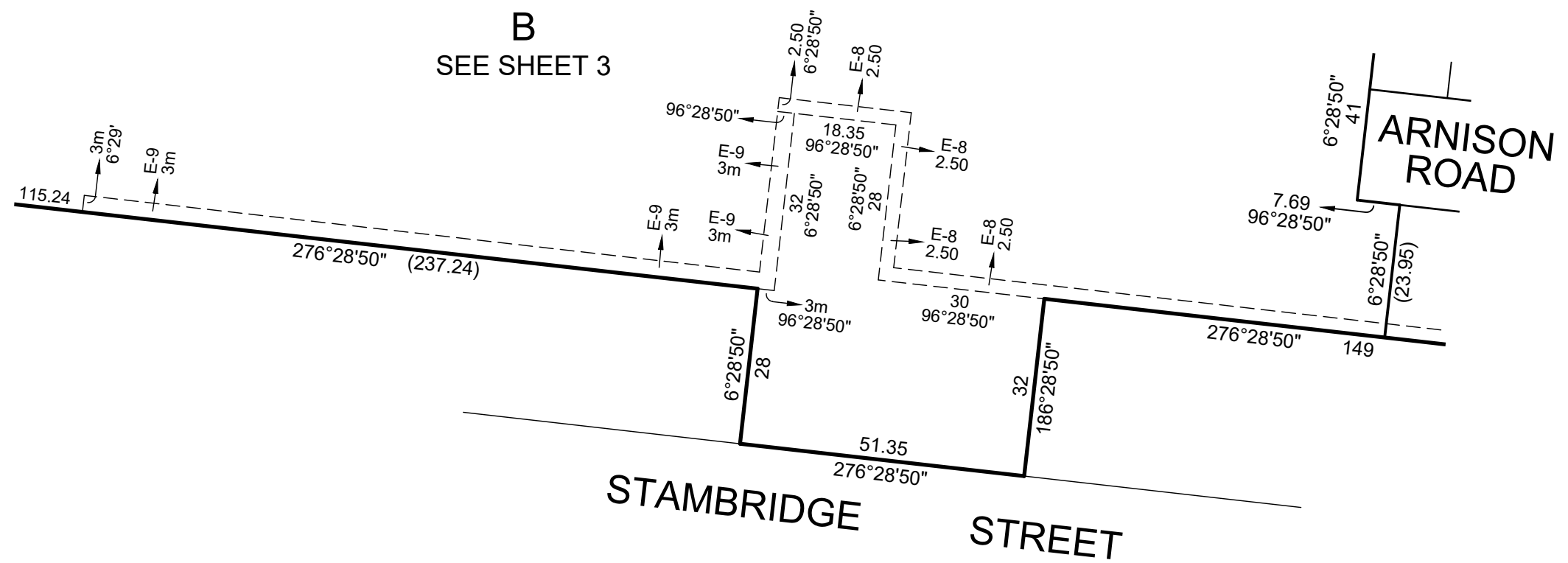
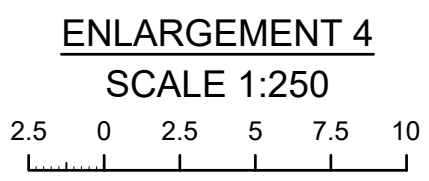
B
SEE SHEET 3

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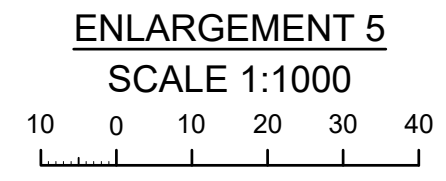




B
SEE SHEET 3



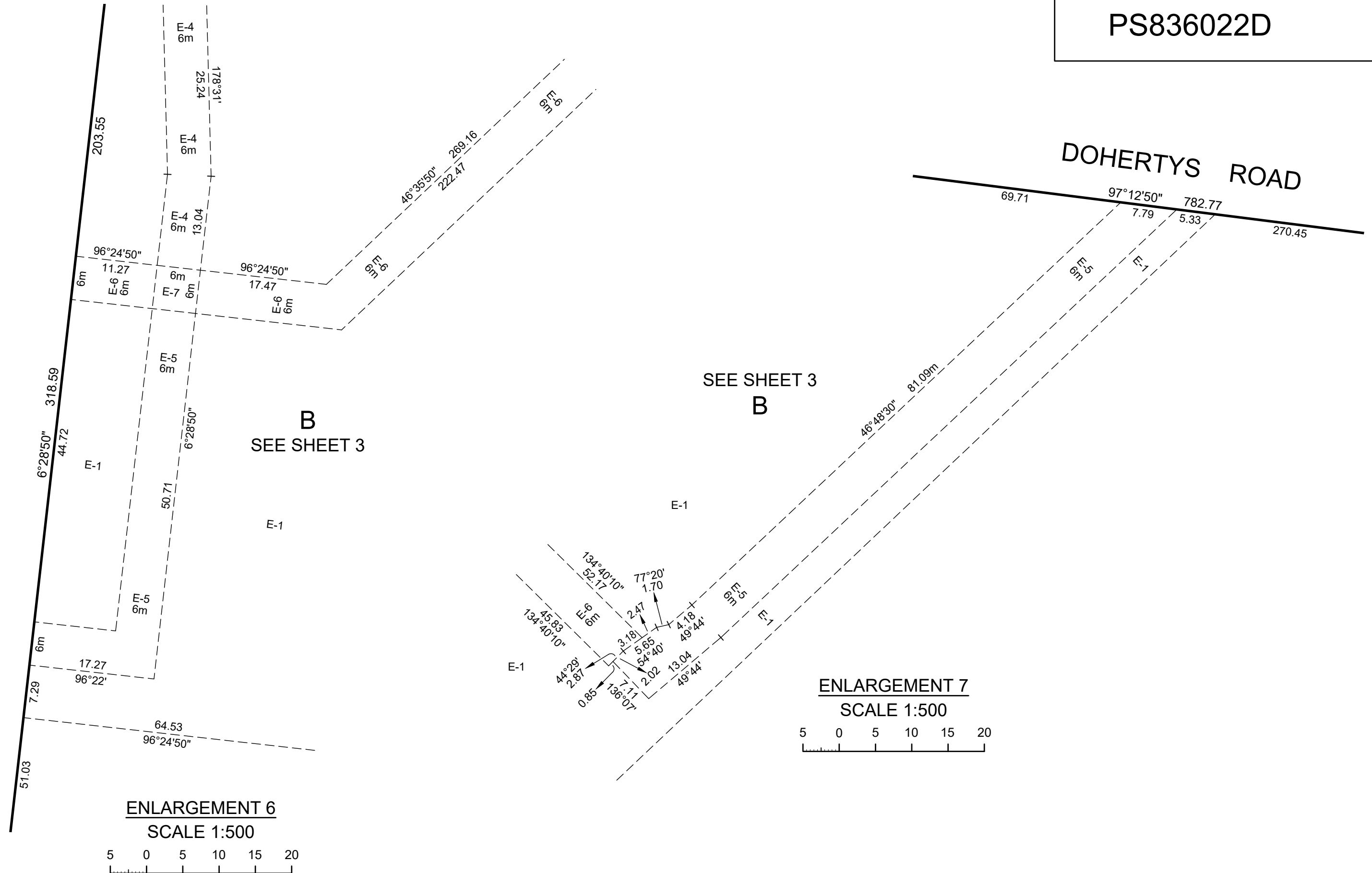
B
SEE SHEET 3



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DOHERTYS ROAD

MGA94 ZONE 55



ENLARGEMENT 6
SCALE 1:500

ENLARGEMENT 7
SCALE 1:500

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SCALE		ORIGINAL SHEET SIZE: A3	Ref. 02270-S19 Ver. 3	SHEET 9
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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
1904	A	1903, 1905
1905	A	1904
1906	A	1907, 1915
1909	A	1908, 1910, 1911, 1912
1910	A	1909, 1911
1913	A	1907, 1908, 1912, 1914
1914	A	1907, 1913, 1915
1917	A	1916, 1918
1918	A	1917, 1919
1922	A	1923
1923	A	1922, 1924
1924	A	1923, 1925, 1926
1925	A	1924, 1926
1926	A	1924, 1925, 1927
1927	A	1926, 1928
1928	A	1927, 1929
1929	A	1928, 1930
1930	A	1929, 1931
1931	A	1930, 1932

TABLE 1 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
1932	A	1931
1933	A	1934
1934	A	1933, 1935
1935	A	1934, 1936
1936	A	1935, 1937
1937	A	1936, 1938
1938	A	1937, 1939
1939	A	1938, 1940, 1941, 1942
1940	A	1939, 1941
1941	A	1939, 1940, 1942
1942	A	1939, 1941, 1943
1943	A	1942, 1944
1944	A	1943
1945	A	1946
1946	A	1945, 1947
1947	A	1946, 1948
1948	A	1947, 1949
1949	A	1948

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

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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
1901	1902
1902	1901, 1903
1903	1902, 1904
1907	1906, 1908
1908	1907, 1909

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1911	1909, 1910, 1912
1912	1908, 1909, 1911, 1913
1915	1906, 1914, 1916
1916	1915, 1917

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
1924	1923, 1925, 1926
1926	1924, 1925, 1927
1927	1926, 1928
1928	1927, 1929
1929	1928, 1930
1930	1929, 1931
1931	1930, 1932
1932	1931

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