

PLAN OF SUBDIVISION		EDITION 1	PS848514N		
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: A (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot B on PS836022D 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 620		COUNCIL NAME: WYNDHAM CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	OTHER PURPOSE OF PLAN To remove easement E-8 and E-9 created in PS829692U in so far as they lie within Road R1 and lots 2032 - 2037 in this plan. 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 and C on Sheets 9 and 10 of this plan for details.			
Road R1 Reserve No. 1 Reserve No. 2	Wyndham City Council Wyndham City Council Powercor Australia Ltd				
NOTATIONS					
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. 20 Area of Release: 2.918ha No. of Lots: 42 Lots and Balance Lot C					
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: taylorssds.com.au		SURVEYORS FILE REF:	Ref. 02270-S20 Ver. 2	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
		Licensed Surveyor:		RICHARD ILLINGWORTH / Version No 2	

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
EASEMENT E-8 HAS BEEN OMITTED FROM THIS PLAN				
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	Water Supply	4	PS839335P	City West Water Corporation
E-12	Transmission of Electricity	4	C/E A627820	State Electricity Commission of Victoria
	Water Supply		PS839335P	City West Water Corporation
E-13	Transmission of Electricity	4	C/E A828798	State Electricity Commission of Victoria
	Water Supply		PS839335P	City West Water Corporation
E-14	Drainage	3	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation



DOHERTYS ROAD

TARNEIT ROAD

CECIL ROAD

WADE STREET

STAMBRIDGE STREET

STODART STREET

Reserve No. 2

ARNISON ROAD

TRAYNOR STREET

2020

LISTON AVENUE

COSGROVE STREET

SMETHURST ROAD

BURGESS ROAD

HICKLING ROAD

LISTON AVENUE

C
16.96ha

SEE ENLARGEMENTS 4 & 5 ON SHEET 7

SEE ENLARGEMENT 6 ON SHEET 7

SEE ENLARGEMENT 8 ON SHEET 8

SEE ENLARGEMENT 2

SEE ENLARGEMENT 1

SEE SHEET 6

SEE SHEET 4

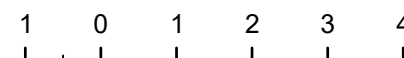
SEE ENLARGEMENT 3

SEE SHEET 5

ENLARGEMENT 1
SCALE 1:1000

ENLARGEMENT 2
SCALE 1:500

ENLARGEMENT 3
SCALE 1:100



TAYLORS

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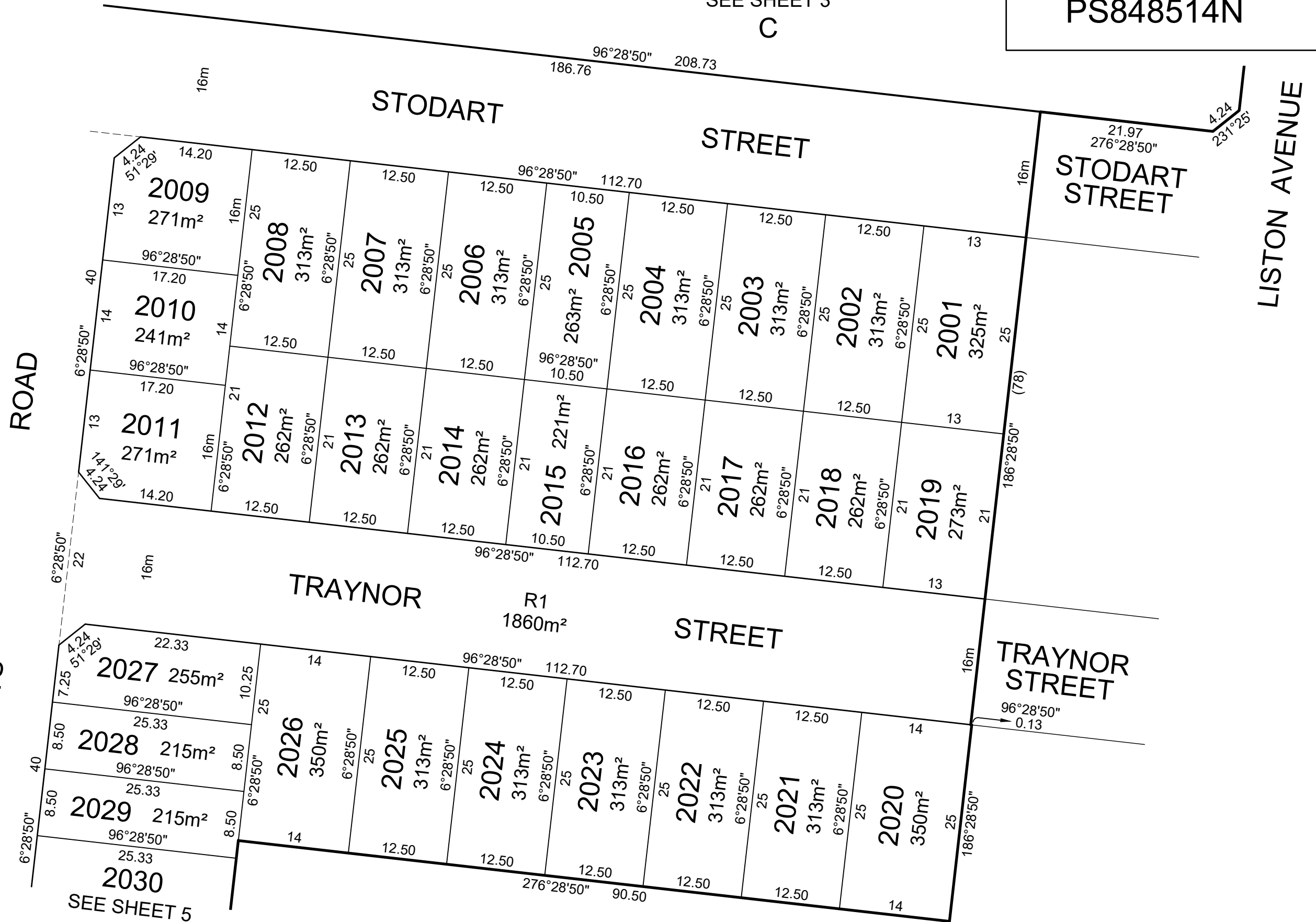
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
Ref. 02270-S20 Ver. 2
SHEET 3

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PS848514N

SEE SHEET 3
C



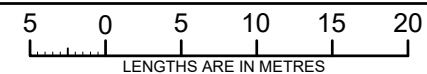
SEE SHEET 6

SEE SHEET 5

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SCALE
1:500



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SHEET 4

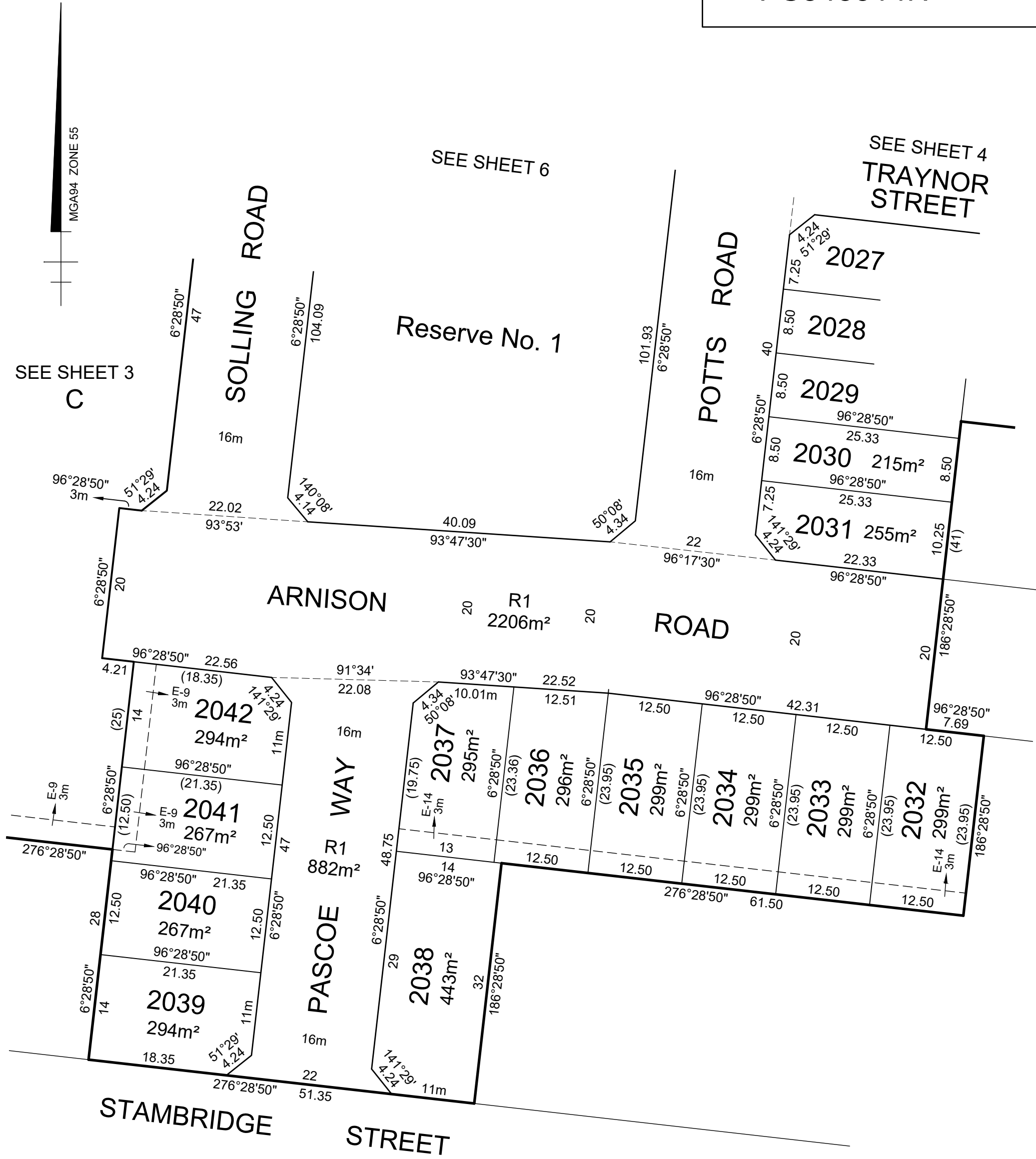
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SEE SHEET 6

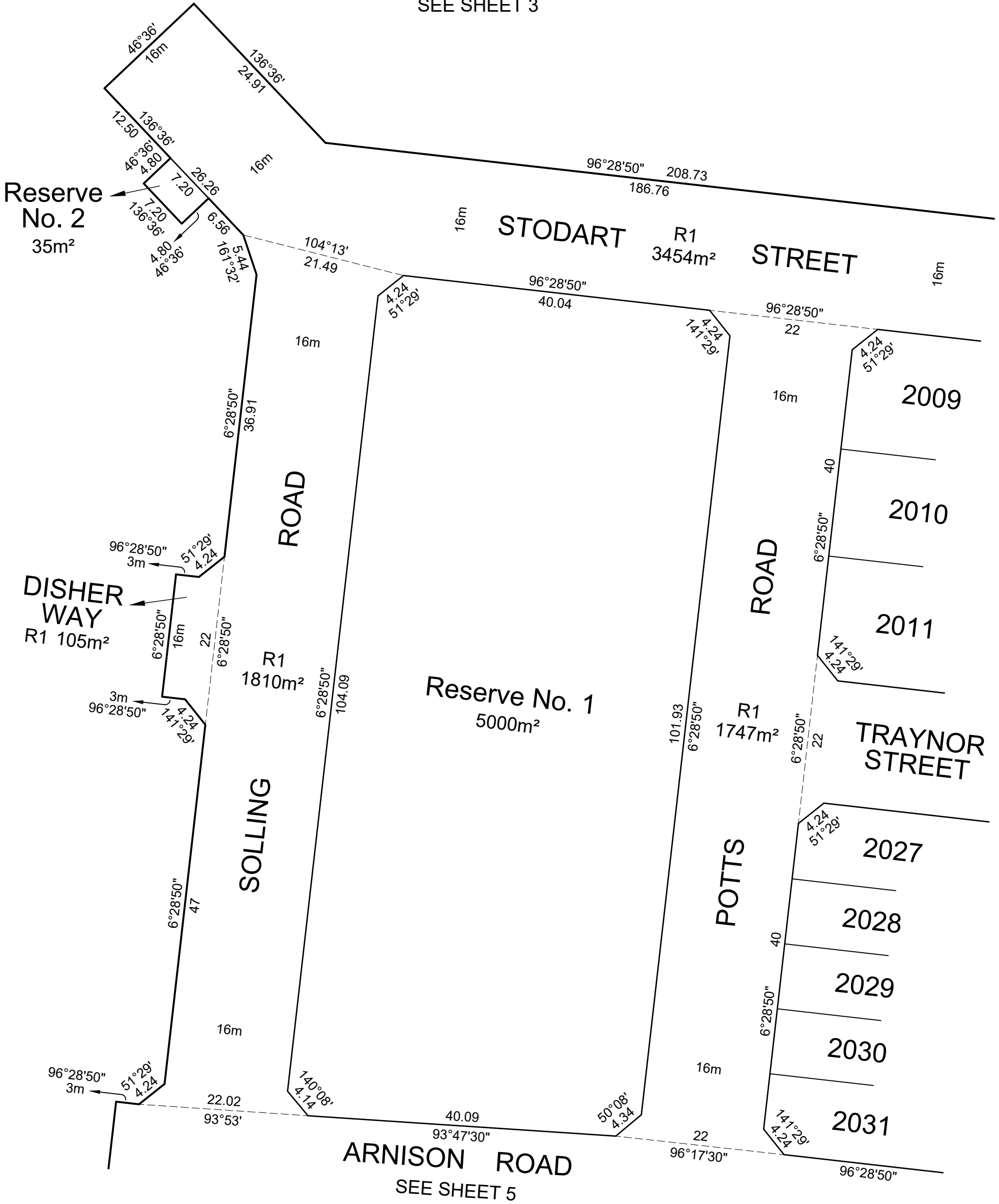
SEE SHEET 4
TRAYNOR STREET

SEE SHEET 3
C



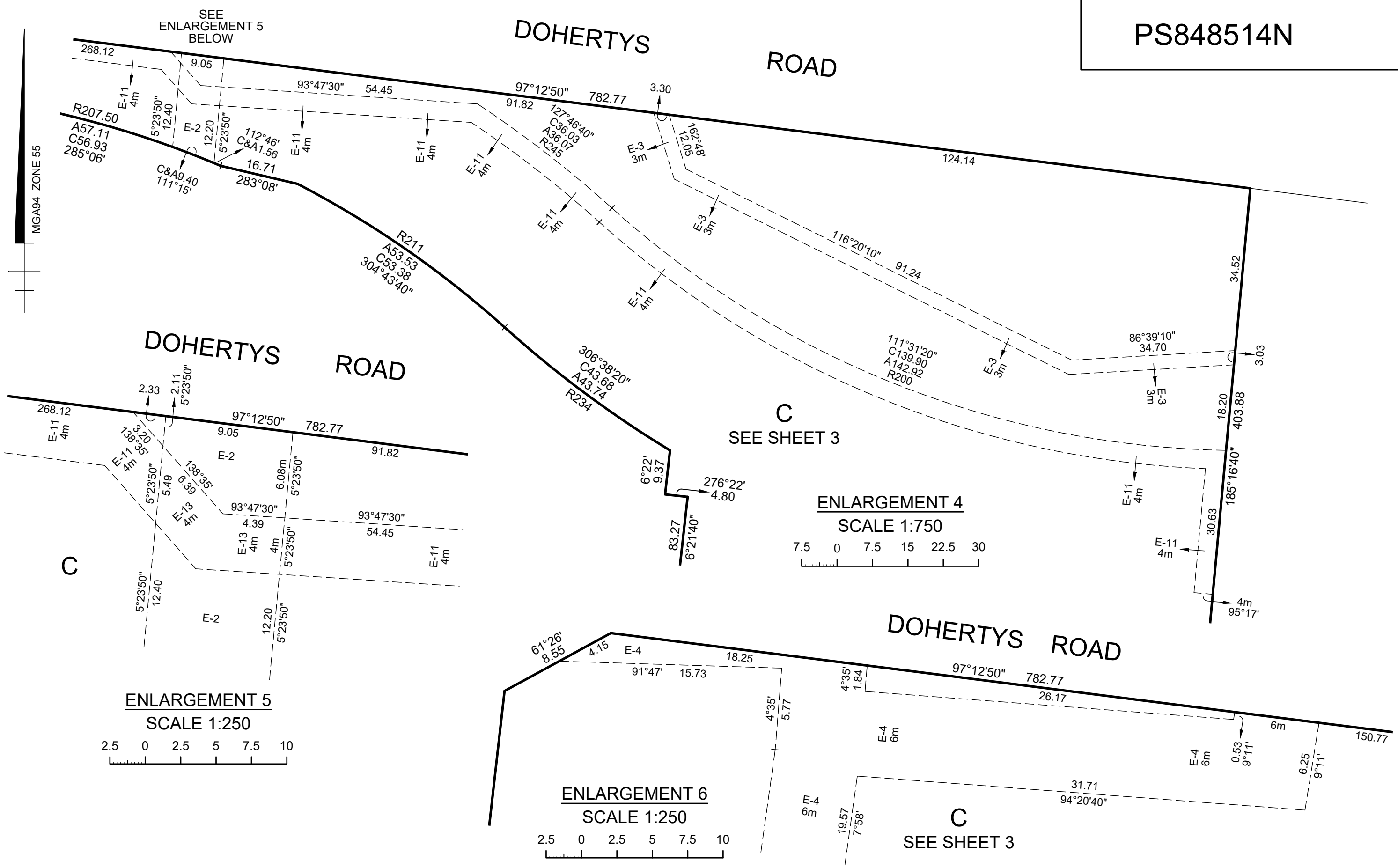
C
SEE SHEET 3

MGA94 ZONE 55



SEE SHEET 4

DOHERTYS ROAD



MGA94 ZONE 55

TARNEIT ROAD

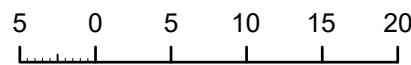
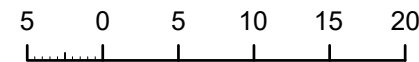
DOHERTYS ROAD

SEE SHEET 3
C

SEE SHEET 3
C

ENLARGEMENT 8
SCALE 1:500

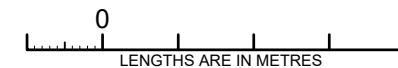
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SCALE 1:500



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SCALE



ORIGINAL SHEET
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SHEET 8

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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
2005	A	2004, 2006, 2015
2009	B	2008, 2010
2010	B	2008, 2009, 2011, 2012
2011	B	2010, 2012
2012	A	2008, 2010, 2011, 2013
2013	A	2007, 2012, 2014
2014	A	2006, 2013, 2015
2015	A	2005, 2014, 2016
2016	A	2004, 2015, 2017
2017	A	2003, 2016, 2018
2018	A	2002, 2017, 2019
2019	A	2001, 2018
2027	B	2026, 2028
2028	B	2026, 2027, 2029

TABLE 1 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
2029	B	2026, 2028, 2030
2030	B	2029, 2031
2031	B	2030
2032	A	2033
2033	A	2032, 2034
2034	A	2033, 2035
2035	A	2034, 2036
2036	B	2035, 2037, 2038
2037	B	2036, 2038
2039	A	2040
2040	A	2039, 2041
2041	A	2040, 2042
2042	A	2041

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
2001	2002
2002	2001, 2003
2003	2002, 2004
2004	2003, 2005
2006	2005, 2007
2007	2006, 2008
2008	2007, 2009

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
2032	2033
2033	2032, 2034
2034	2033, 2035
2035	2034, 2036
2036	2035, 2037, 2038
2041	2040, 2042