

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS848516J</b>	
<b>LOCATION OF LAND</b> PARISH: <b>TARNEIT</b> TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: A (PART) TITLE REFERENCE: Vol. Fol.  LAST PLAN REFERENCE: Lot C on PS848514N  POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029  MGA 94 CO-ORDINATES: E: 295 530 ZONE: 55 (of approx centre of land in plan) N: 5 811 600		COUNCIL NAME: WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>OTHER PURPOSE OF PLAN</b> To remove those parts of Supply of Water easements created on Inst. AS162939X and C/E AT941490T and that part of Transmission of Electricity easement on C/E A627820 in so far as where they lie within Road R1 and R3 herein.  <b>GROUND FOR REMOVAL:</b> 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 Sheet 9 of this plan for details.		
Road R1	Wyndham City Council			
Road R2	Wyndham City Council			
Road R3	Wyndham City Council			
Reserve No. 1	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. WYP8464/15  This survey has been connected to Permanent Marks No(s) PM90, PM714, PM790 In Proclaimed Survey Area No.				
<b>EMERALD PARK - Release No. 21</b> Area of Release: 2.237ha No. of Lots: 39 Lots and Balance Lot D				
<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
SEE SHEET 2 FOR EASEMENT DETAILS				
 <b>TAYLORS</b> 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-S21 Ver. 4	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No 4		

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	Drainage	See Diagram	PS829692U	Wyndham City Council
	Sewerage			City West Water Corporation
E-9	Sewerage	2.50	PS839335P	City West Water Corporation
E-10	Water Supply	4	PS839335P	City West Water Corporation
E-11	Transmission of Electricity	4	C/E A627820	State Electricity Commission of Victoria
	Water Supply		PS839335P	City West Water Corporation
E-12	Transmission of Electricity	4	C/E A828798	State Electricity Commission of Victoria
	Water Supply		PS839335P	City West Water Corporation
E-13	Sewerage	2.50	This Plan	City West Water Corporation



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SHEET 2

DOHERTYS ROAD

TARNEIT ROAD

CECIL ROAD

WADE STREET

ARNISON ROAD

STODART STREET

ARNISON ROAD

LISTON AVENUE

COSGROVE STREET

SMETHURST ROAD

BURGESS ROAD

HICKLING ROAD

LISTON AVENUE

STODART STREET

14.72ha

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE ENLARGEMENT 6 ON SHEET 8

SEE ENLARGEMENT 5 ON SHEET 8

SEE ENLARGEMENT 1

SEE ENLARGEMENT 2

ENLARGEMENT 1

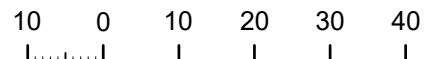
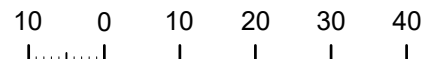
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ENLARGEMENT 2

SCALE 1:1000

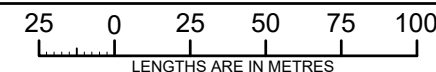
ENLARGEMENT 3

SCALE 1:500



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SCALE 1:2500



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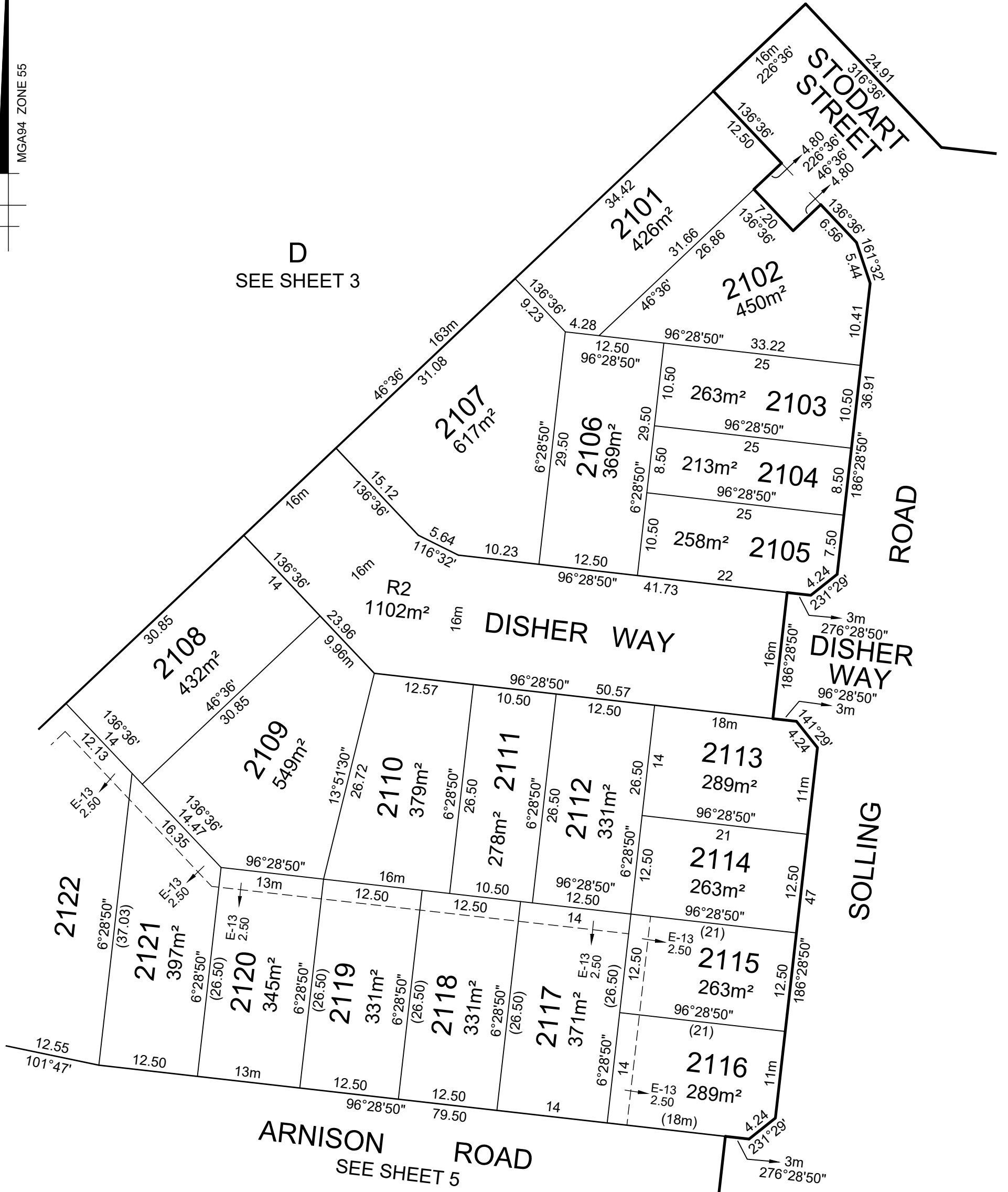
SHEET 3

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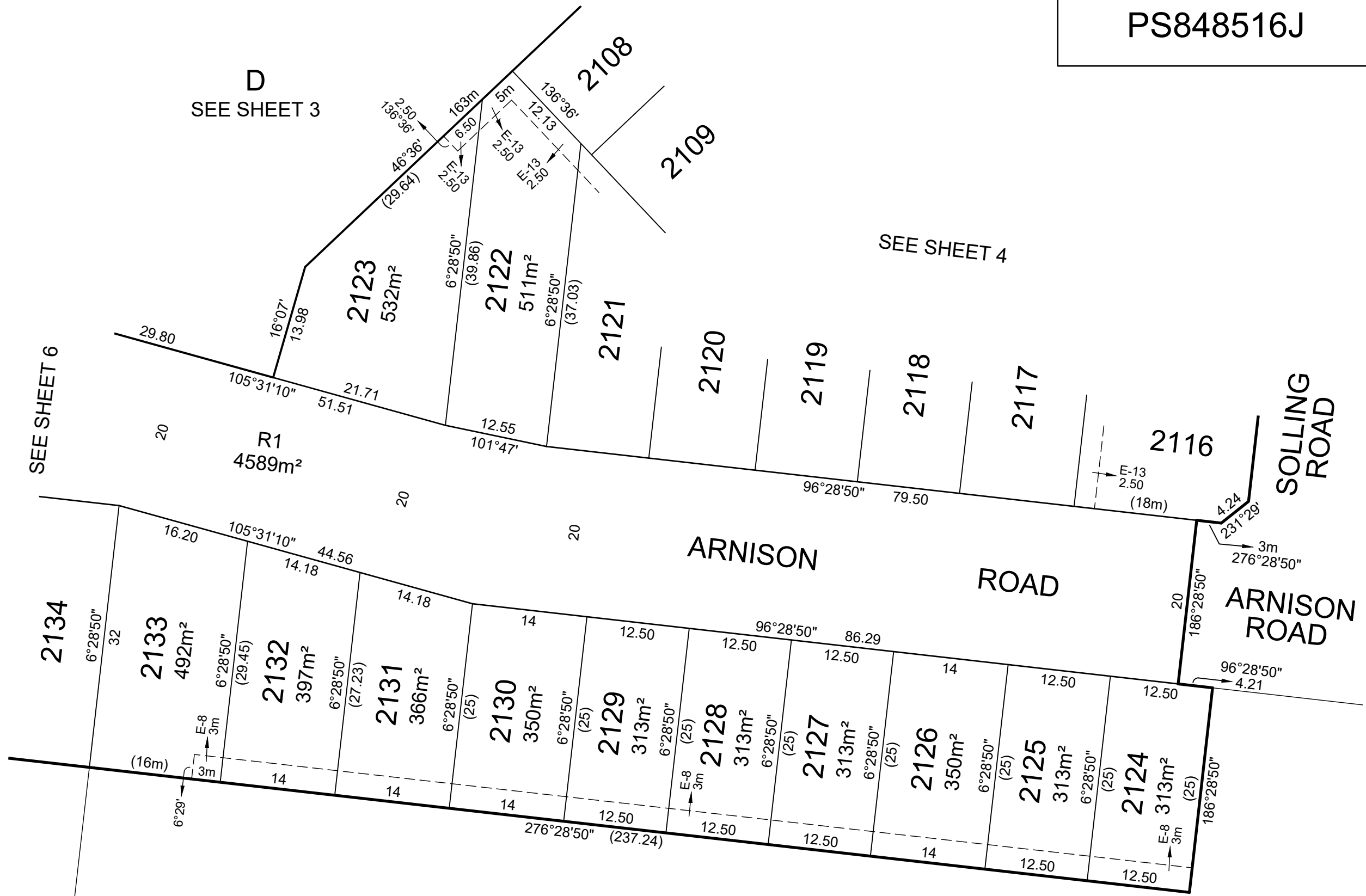
MGA94 ZONE 55

D  
SEE SHEET 3



ARNISON ROAD  
SEE SHEET 5







TARNEIT ROAD

TARNEIT ROAD

CECIL ROAD

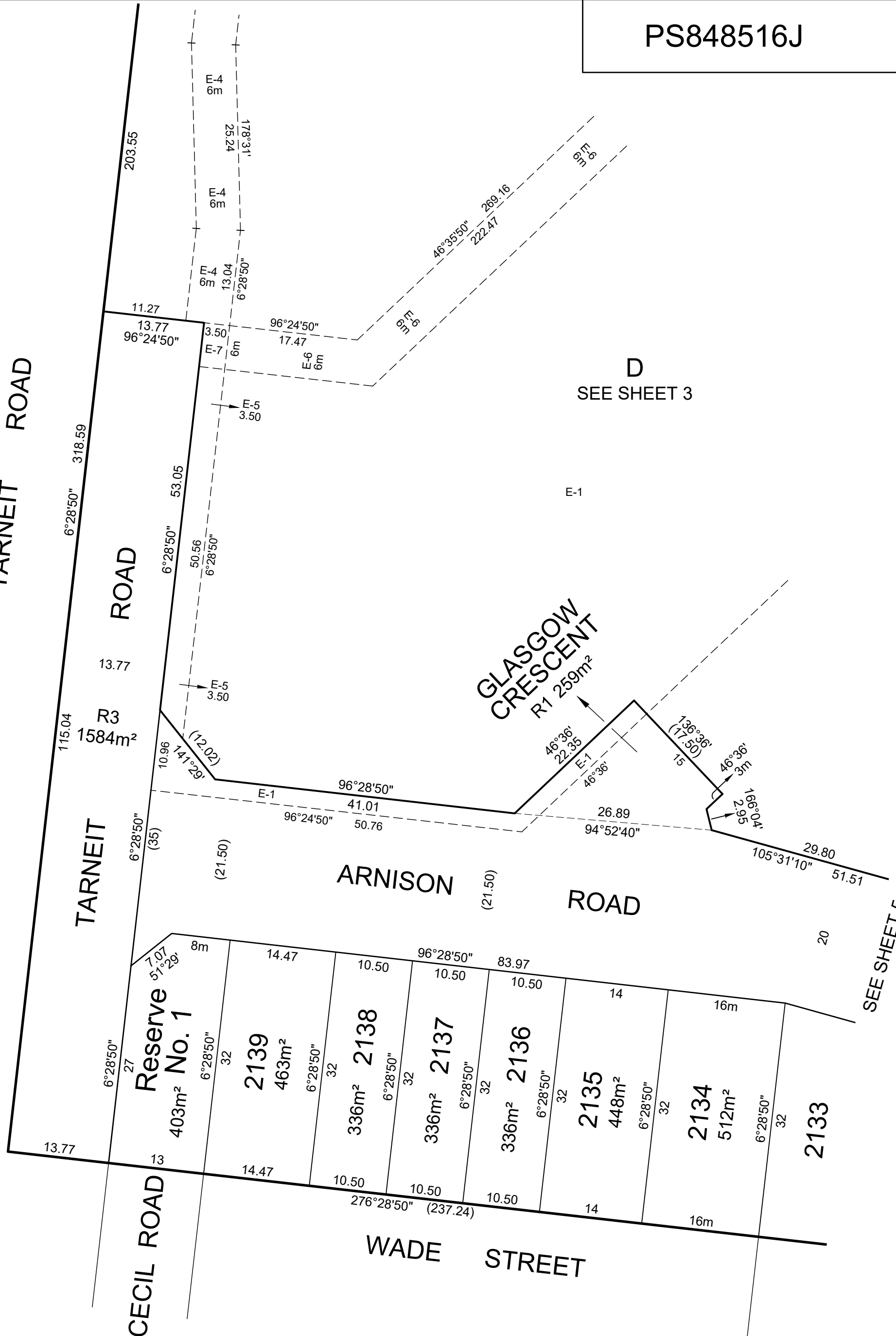
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WADE STREET

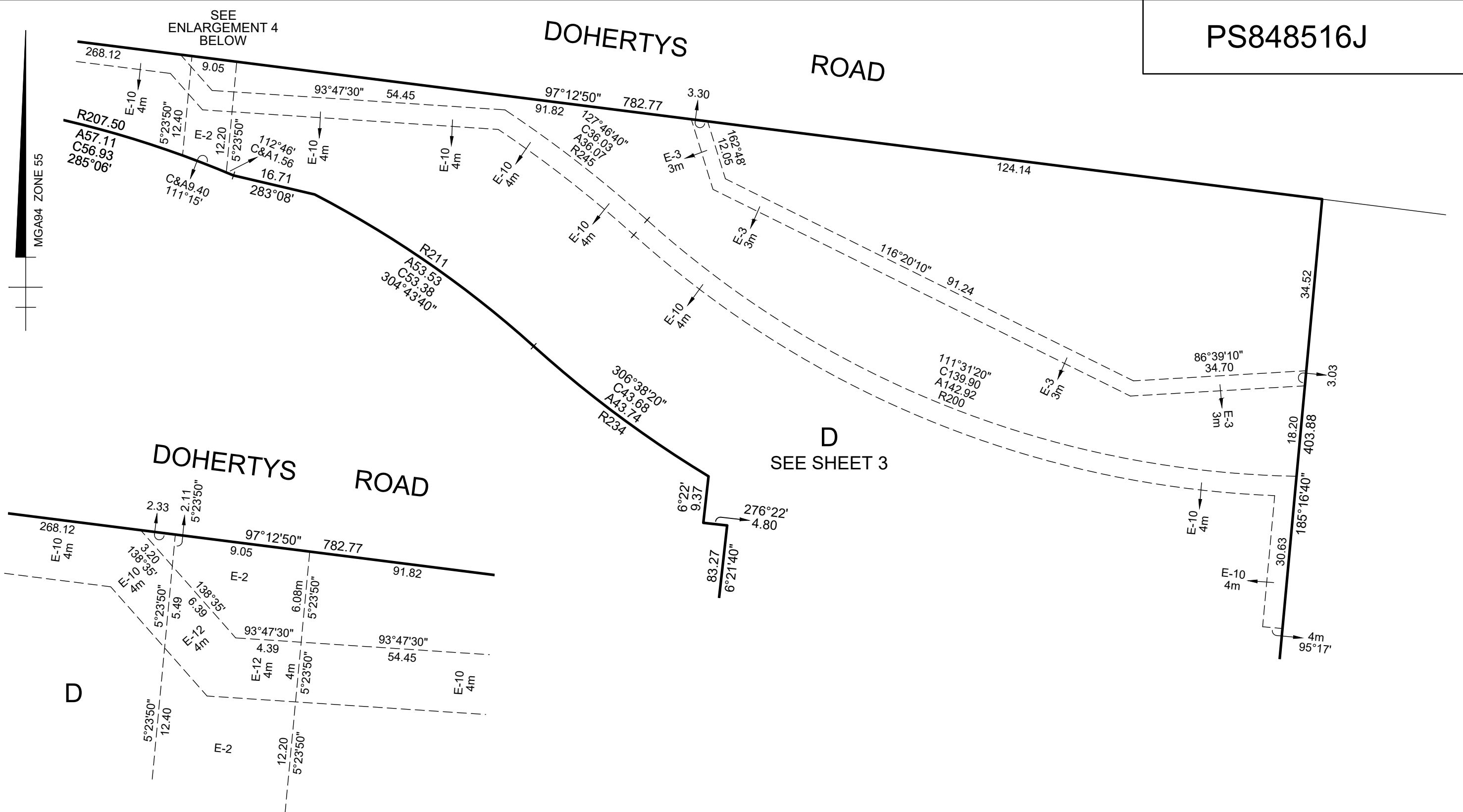
GLASGOW CRESCENT  
R1 259m<sup>2</sup>

D  
SEE SHEET 3

SEE SHEET 5

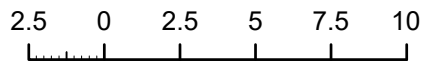


DOHERTYS ROAD



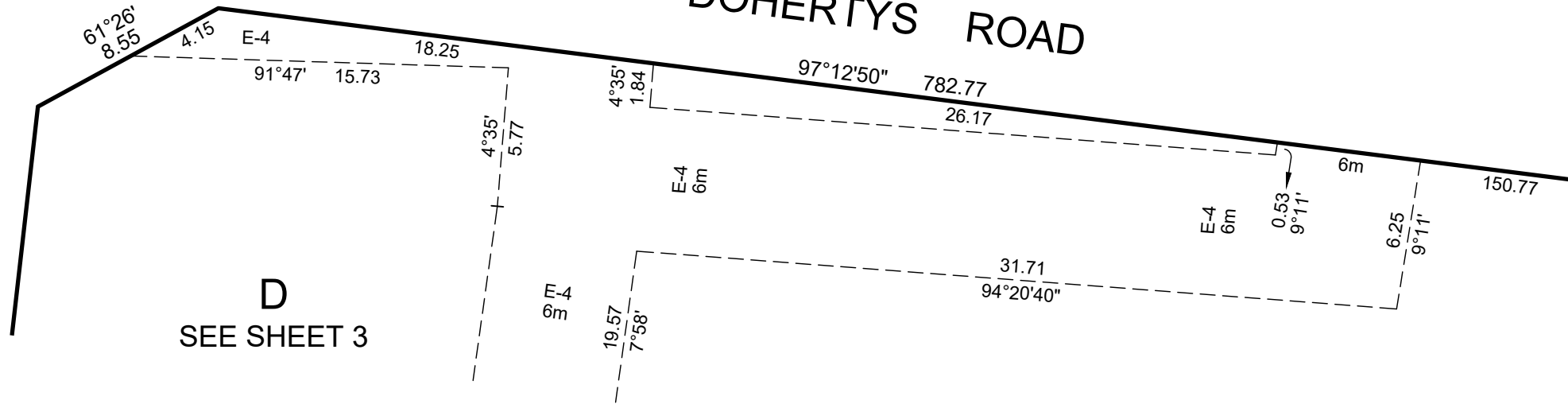
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ENLARGEMENT 4  
SCALE 1:250



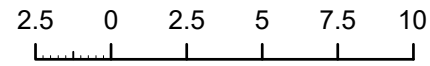
DOHERTYS ROAD

DOHERTYS ROAD

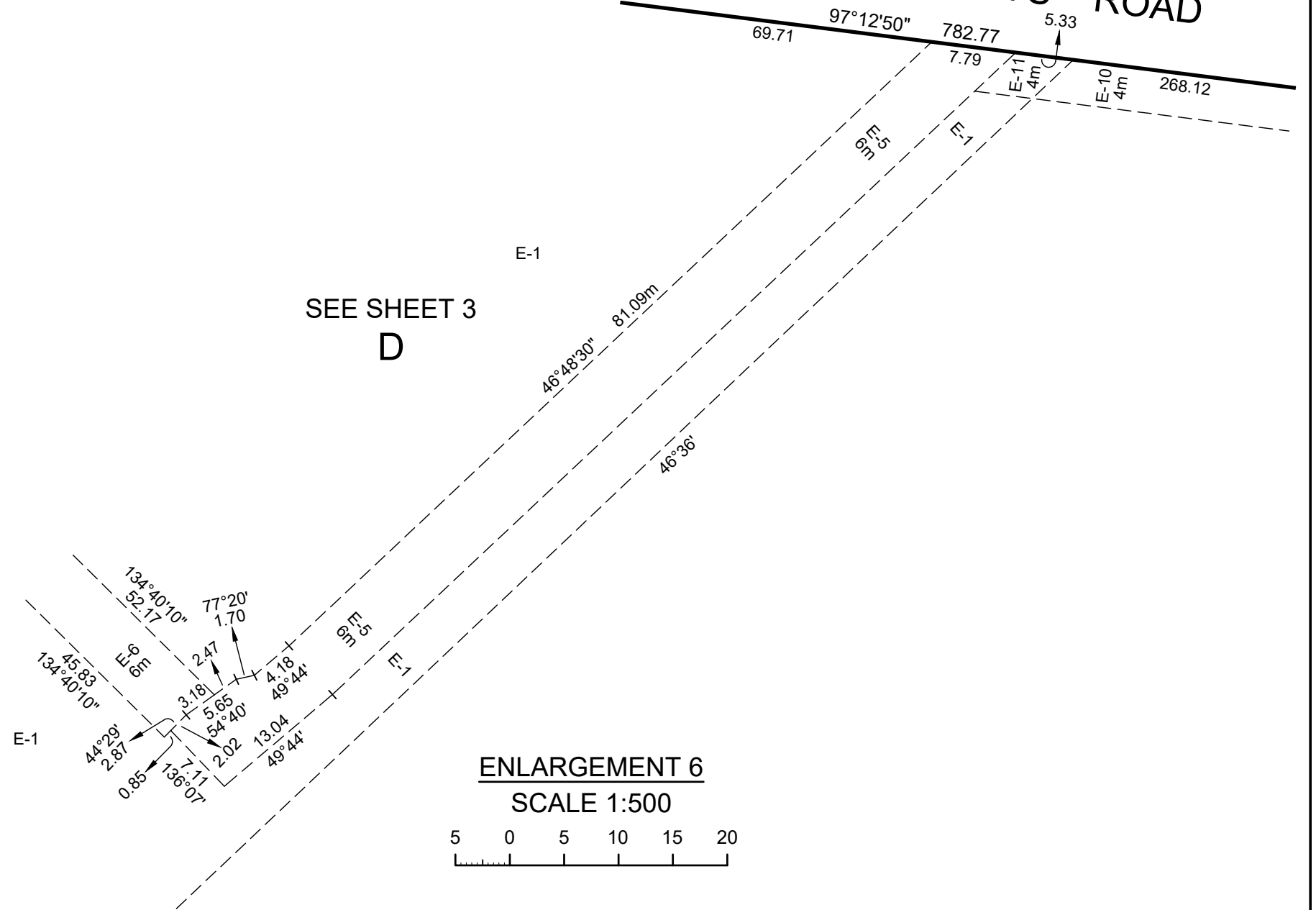


D  
SEE SHEET 3

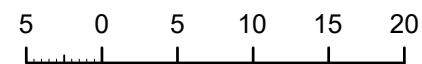
ENLARGEMENT 5  
SCALE 1:250



SEE SHEET 3  
D



ENLARGEMENT 6  
SCALE 1:500





**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
2103	B	2102, 2104, 2106
2104	B	2103, 2105, 2106
2105	B	2104, 2106
2111	A	2110, 2112, 2117, 2118
2113	B	2112, 2114
2114	B	2112, 2113, 2115
2115	B	2112, 2114, 2116, 2117
2116	B	2115, 2117

**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
2102	2101, 2103
2110	2109, 2111
2112	2111, 2113

**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: Lots 2134 to 2139 (both inclusive) on this plan.  
 BENEFITED LAND: Lots 2134 to 2139 (both inclusive) on this plan.

**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 Arnison Road; nor
- A fence greater than 1.0m in height facing Arnison Road.

Expiry date: 01/01/2030



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SHEET 9