PLAN OF SUBDIVISION PS848514N EDITION 1 COUNCIL NAME: WYNDHAM CITY COUNCIL LOCATION OF LAND **TARNEIT** PARISH: 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 TARNEIT 3029 (at time of subdivision) **PRELIMINARY** THIS PLAN IS SUBJECT TO DESIGN CHANGES, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE MGA 94 CO-ORDINATES: 295 700 ZONE: 55 REGISTRATION AT LAND REGISTRATION SERVICES. (of approx centre of N: 5811 620 land in plan) VESTING OF ROADS AND/OR RESERVES **NOTATIONS IDENTIFIER** COUNCIL/BODY/PERSON OTHER PURPOSE OF PLAN To remove sewerage easement E-8, and drainage and sewerage easement E-9 Road R1 Wyndham City Council created on PS829692U in so far as where they lie within Road R1 herein. Reserve No. 1 Wyndham City Council **GROUNDS FOR REMOVAL:** By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988. **NOTATIONS** 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. Does Not Apply **DEPTH LIMITATION:** 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: 2.915ha 42 Lots and Balance Lot C No. of Lots: **EASEMENT INFORMATION** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) LEGEND: Easement Width Purpose Origin Land Benefited/In Favour Of Reference (Metres) SEE SHEET 2 FOR EASEMENT DETAILS 02270-S20 **ORIGINAL SHEET** SURVEYORS FILE REF: SHEET 1 OF 10 Ver. 1 SIZE: A3 Licensed Surveyor: Urban Development | Built Environments | Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 RICHARD ILLINGWORTH / Version No 1 Tel: 61 3 9501 2800 | Web: taylorsds.com.au

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
	Transmission of Electricity	See Diagram	C/E A627820	State Electricity Commission of Victoria
E-5	Supply of Water through Underground Pipes		Inst. AS162939X	City West Water Corporation
	Transmission of Electricity	6	C/E A627820	State Electricity Commission of Victoria
E-6	Supply of Water through Underground Pipes		C/E AT941490T	City West Water Corporation
	Transmission of Electricity		C/E A627820	State Electricity Commission of Victoria
E-7	Supply of Water through Underground Pipes	See Diagram	Inst. AS162939X	City West Water Corporation
	Supply of Water through Underground Pipes	Blagram	C/E AT941490T	City West Water Corporation
E-8	Sewerage	See Diag.	PS829692U	City West Water Corporation
F.0	Drainage	See	PS829692U	Wyndham City Council
E-9	Sewerage	Diagram	Diagram P30290920	City West Water Corporation
E-10	Sewerage	2.50	PS839335P	City West Water Corporation

ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED

PRELIMINARY

ORIGINAL SHEET

THIS PLAN IS SUBJECT TO DESIGN CHANGES, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

T4YL RS

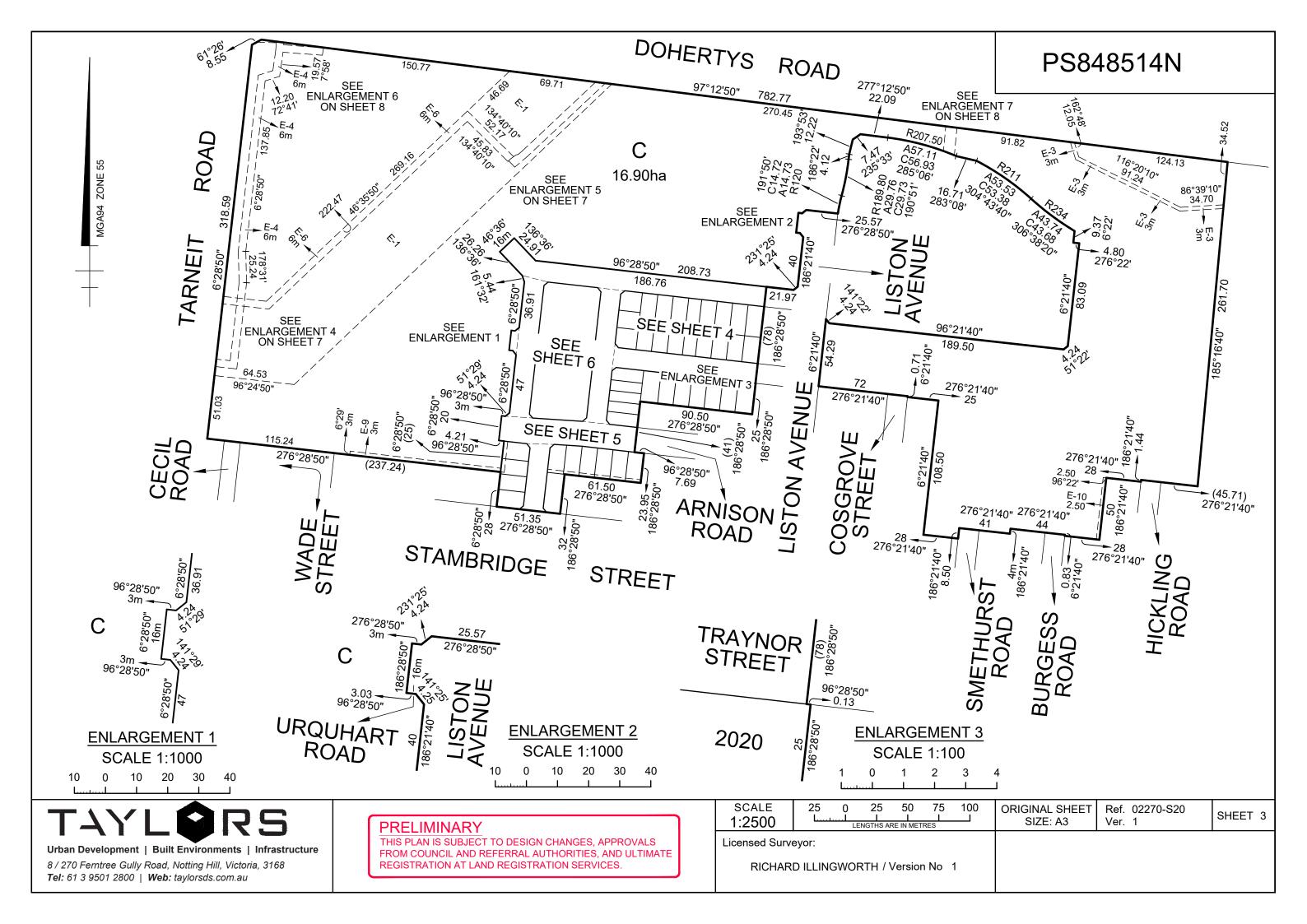
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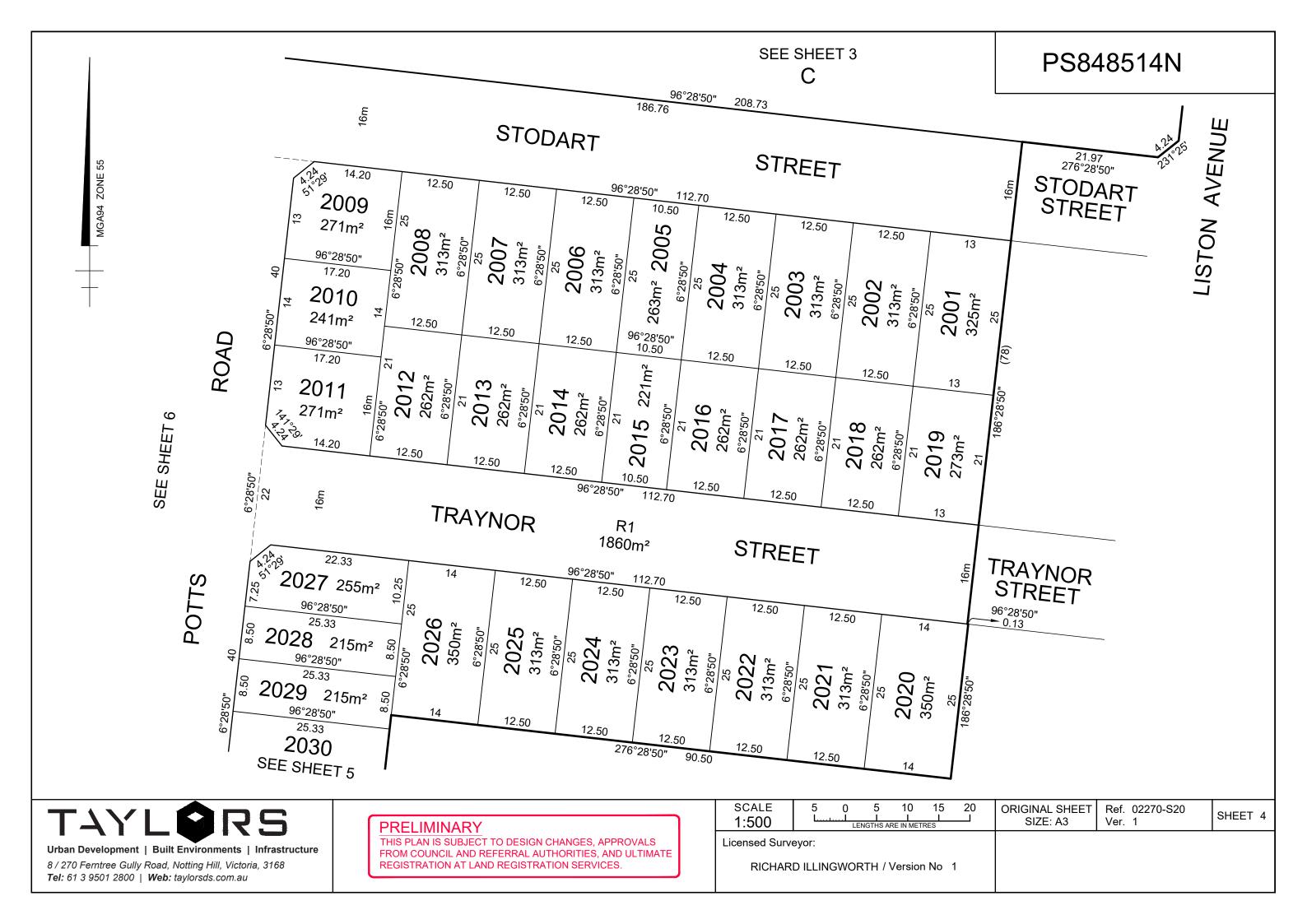
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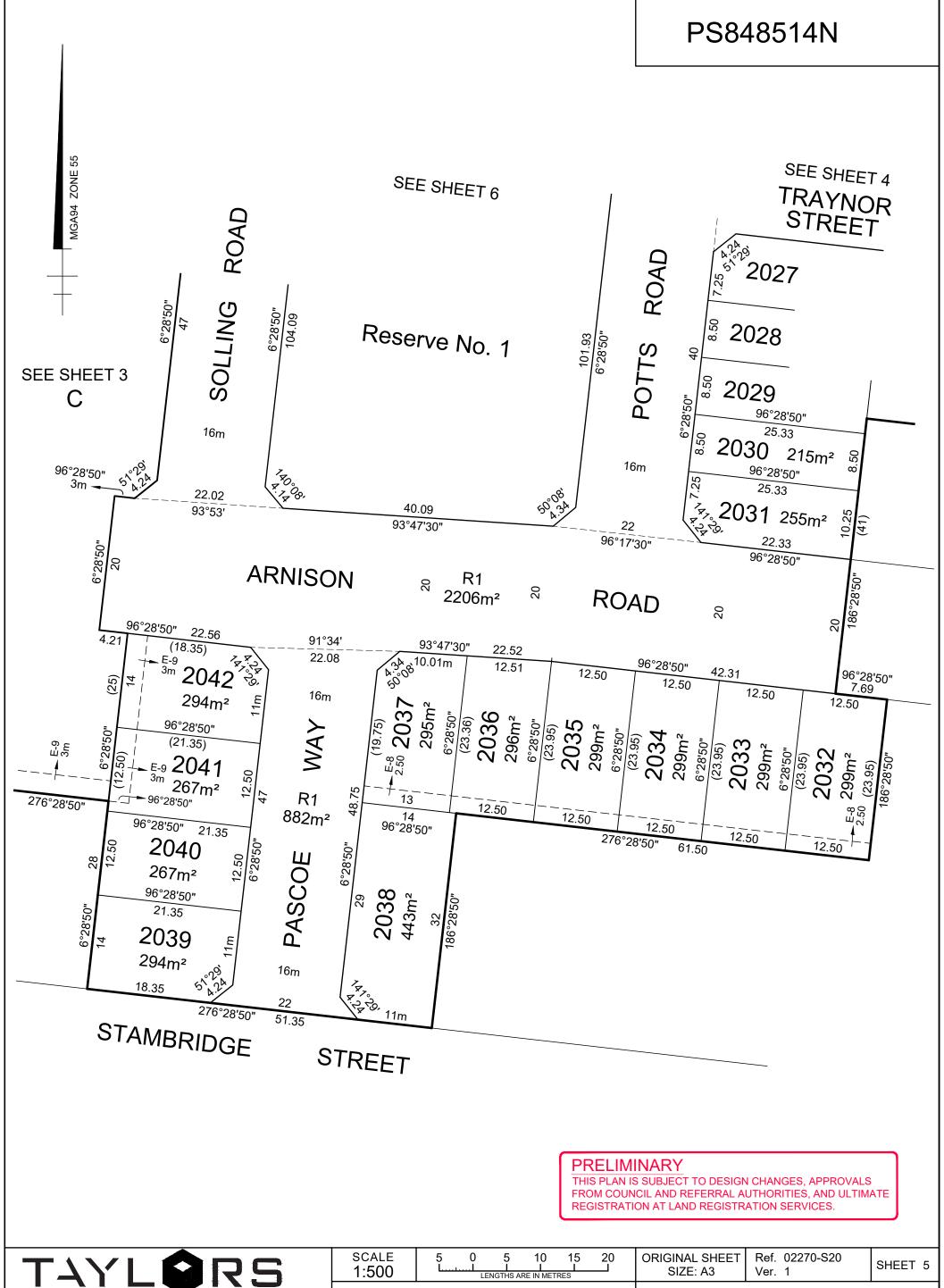
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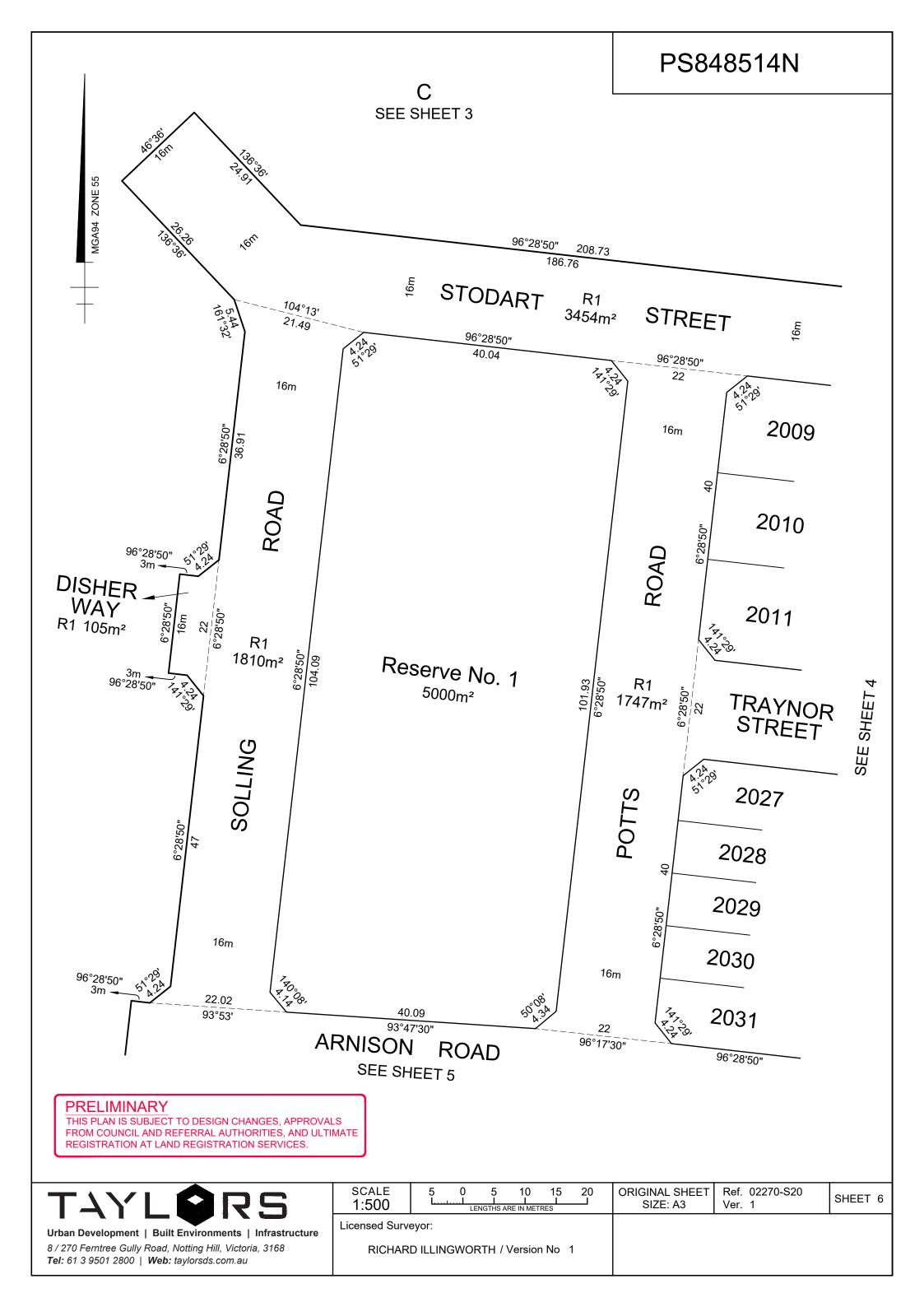
SHEET 2

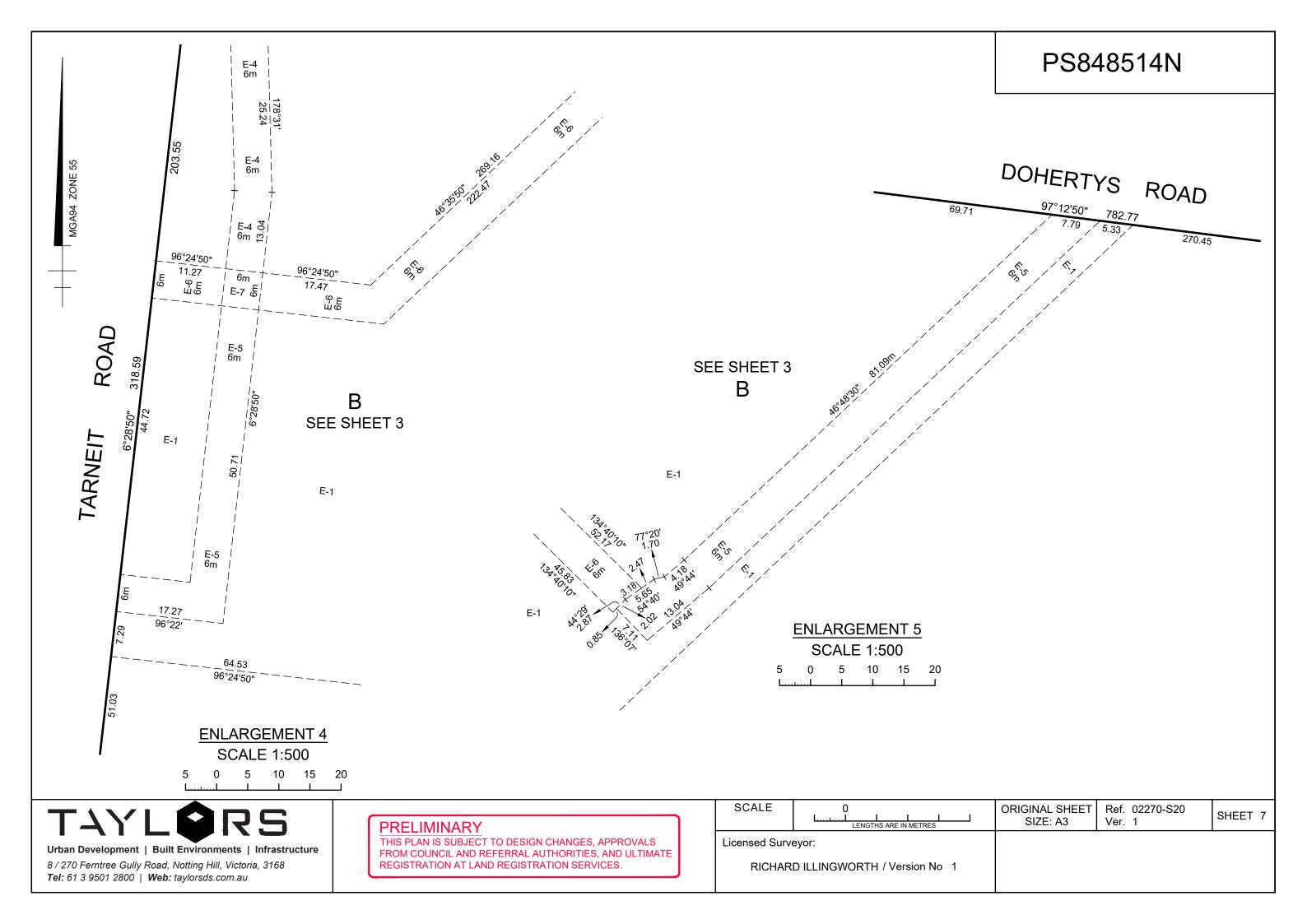


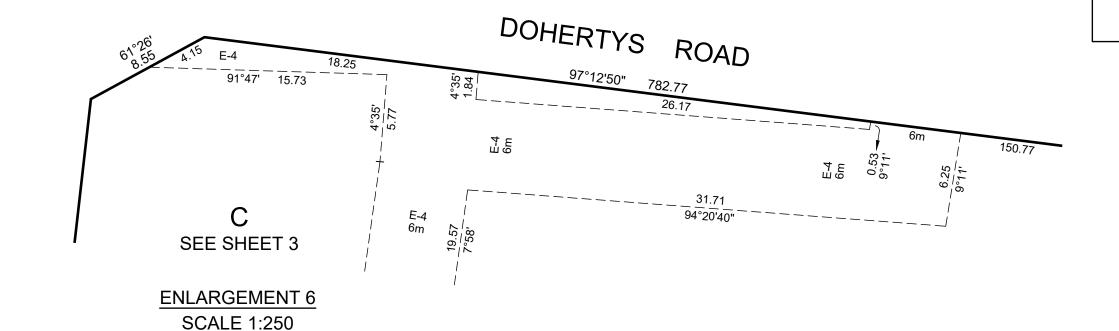


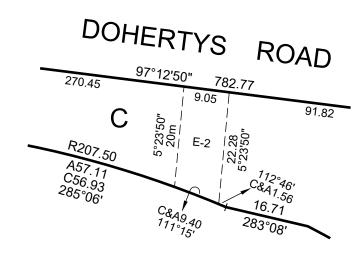


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ENLARGEMENT 7

SCALE 1:750

7.5 0 7.5 15 22.5 30



MGA94 ZONE 55

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2.5 0 2.5 5 7.5 10

PRELIMINARY

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	SCALE	0 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 02270-S20 Ver. 1	SHEET 8
Licensed Surveyor:					
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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	Α	2004, 2006, 2015
2009	В	2008, 2010
2010	В	2008, 2009, 2011, 2012
2011	В	2010, 2012
2012	Α	2008, 2010, 2011, 2013
2013	Α	2007, 2012, 2014
2014	Α	2006, 2013, 2015
2015	Α	2005, 2014, 2016
2016	Α	2004, 2015, 2017
2017	Α	2003, 2016, 2018
2018	Α	2002, 2017, 2019
2019	Α	2001, 2018
2027	В	2026, 2028
2028	В	2026, 2027, 2029

TABLE 1 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
2029	В	2026, 2028, 2030
2029	D	2020, 2020, 2000
2030	В	2029, 2031
2031	В	2030
2032	Α	2033
2033	Α	2032, 2034
2034	Α	2033, 2035
2035	Α	2034, 2036
2036	В	2035, 2037, 2038
2037	В	2036, 2038
2039	Α	2040
2040	Α	2039, 2041
2041	Α	2040, 2042
2042	Α	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, 2019
2002	2001, 2003, 2018
2003	2002, 2004, 2017
2004	2003, 2005, 2016
2006	2005, 2007, 2014
2007	2006, 2008, 2013
2008	2007, 2009, 2010, 2012

PRELIMINARY

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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 See Table 3 BENEFITED LAND:

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

PRELIMINARY

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