

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS820469W**

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:** -  
**SECTION:** 22  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** D (PART)  
**TITLE REFERENCES:** Vol. 9225 Fol. 930  
**LAST PLAN REFERENCE/S:** TP967390B (LOT 1)  
**POSTAL ADDRESS:** 1030 DOHERTYS ROAD  
**(At time of subdivision)** TARNEIT 3029  
**MGA94 Co-ordinates** **E** 296 630  
(of approx centre of **N** 5 811 860  
land in plan) **ZONE** 55

Council Name: Wyndham City Council  
Council Reference Number: WYS4907/18  
Planning Permit Reference: WYP10365/17  
SPEAR Reference Number: S133884M

### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 21/08/2019

### Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Caitlin Anne Spratling for Wyndham City Council on 19/05/2020

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL
RESERVE No.1	WYNDHAM CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LIMITED
RESERVE No.3	WYNDHAM CITY COUNCIL
RESERVE No.4	WYNDHAM CITY COUNCIL
RESERVE No.5	WYNDHAM CITY COUNCIL

LOTS 1 TO 100 (BOTH INCLUSIVE) HAS BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 101 TO 168 (BOTH INCLUSIVE) SEE SHEET 10.

**OTHER PURPOSE OF PLAN:**  
REMOVAL OF WATER SUPPLY EASEMENT E-2 ON TP164624E AS AFFECTS LOT AC & RESERVE No.4 ON THIS PLAN.

**GROUNDS FOR REMOVAL:**  
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This ~~is~~ is not a staged subdivision.  
Planning permit No.

SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):  
PM90 (TARNEIT), PM158 & PM159 (TRUGANINA)

PROCLAIMED SURVEY AREA:

THIS IS A SPEAR PLAN.

**MARIGOLD 1**  
**5.643ha**

**68 LOTS**

## 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	ELECTRICITY SUPPLY	SEE PLAN	INST. A773783	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	ELECTRICITY SUPPLY WATER SUPPLY (AS SETOUT IN MEMORANDUM OF COMMON PROVISIONS (MCP) No. AA1195	5 5	INST. A773783 THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA MELBOURNE WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



2360S-01 VER M.DWG BC/MV

SURVEYOR REF: 2360s-01

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 10

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-3	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	WAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-7	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-8	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
RESERVE No.1	DISTRIBUTION / OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-9	WAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL

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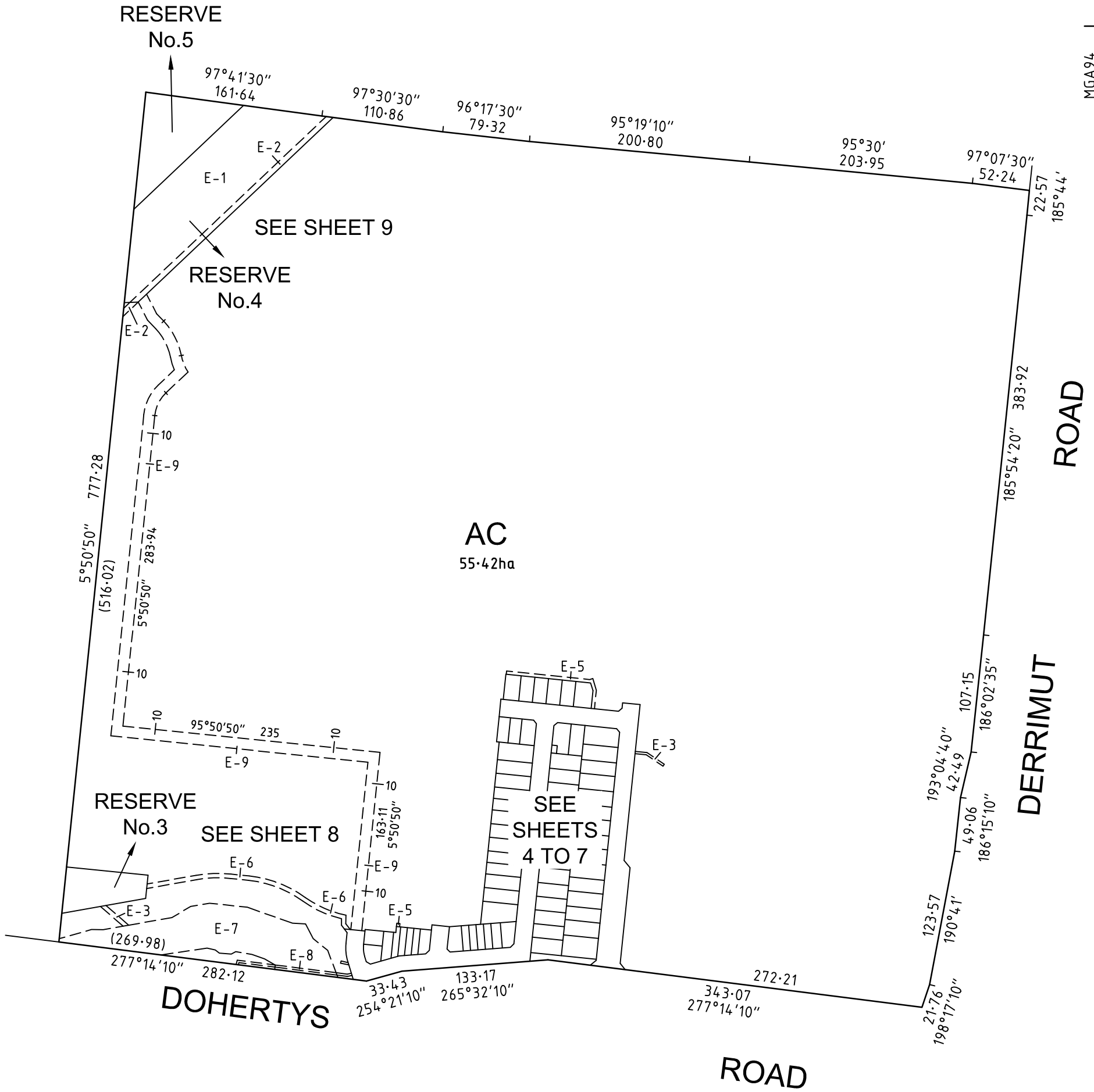
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SHEET 2

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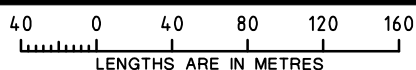


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Melbourne Survey T 9869 0813

REF 2360s-01

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SHEET 3

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LENGTHS ARE IN METRES

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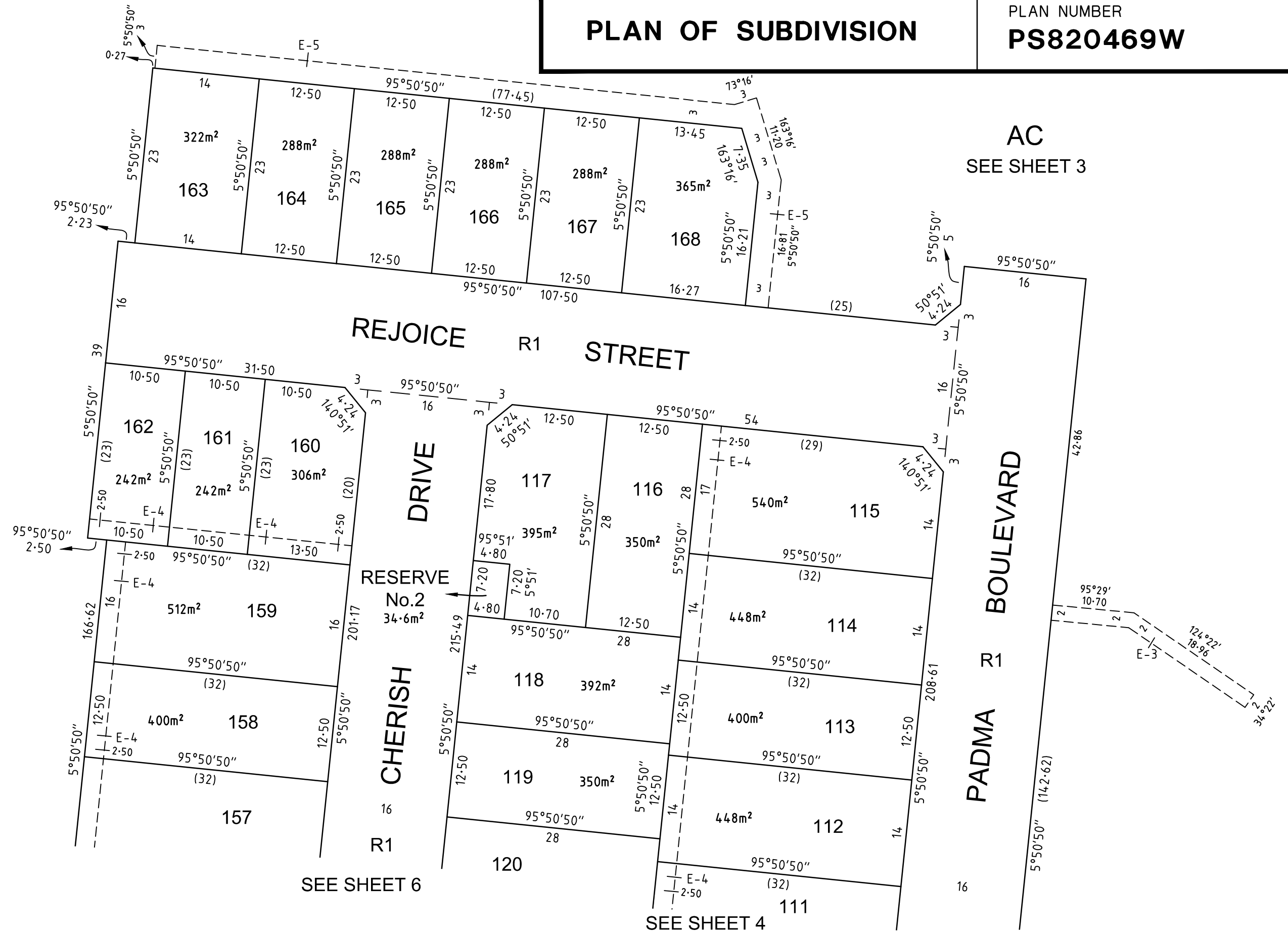
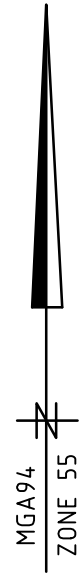
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# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS820469W**



AC  
SEE SHEET 3

SEE SHEET 6

SEE SHEET 4

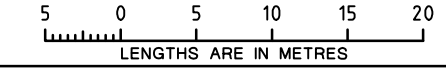
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LENGTHS ARE IN METRES

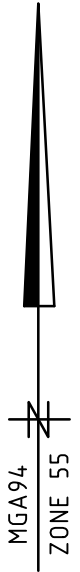
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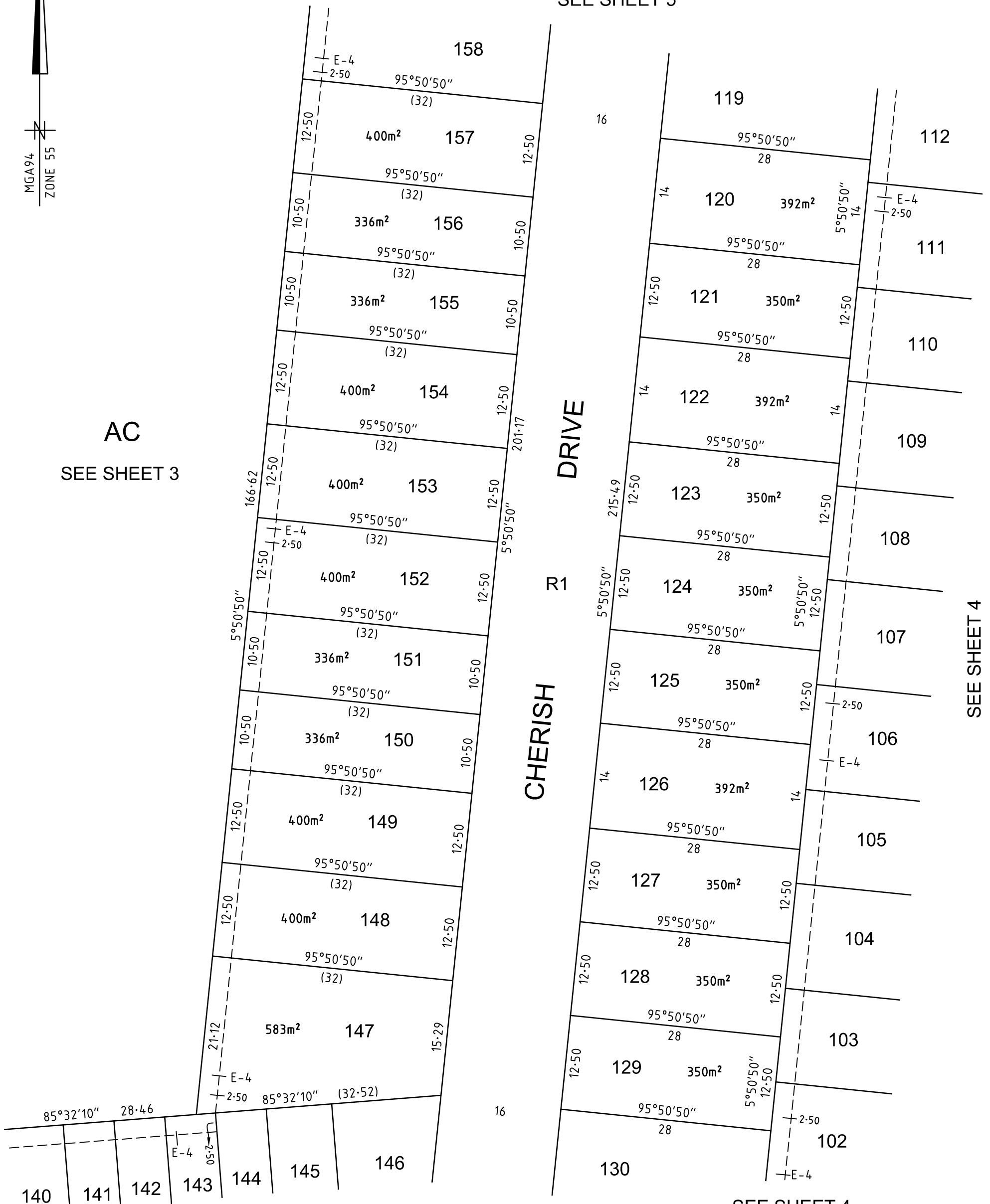
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SEE SHEET 5



SEE SHEET 4

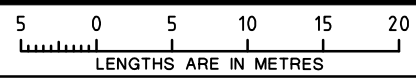
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SEE SHEET 4



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SHEET 6

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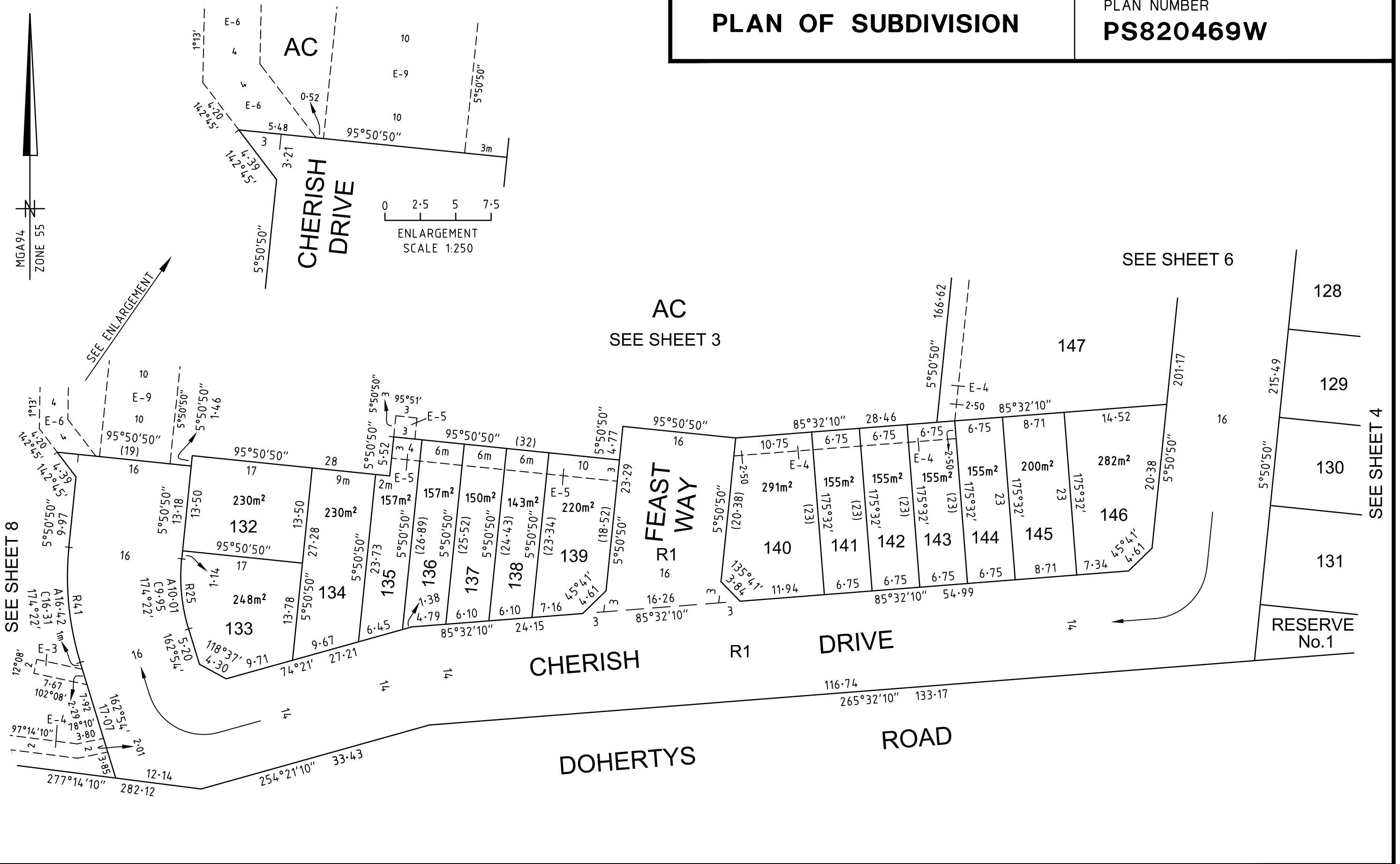
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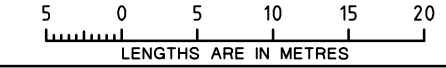


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LENGTHS ARE IN METRES

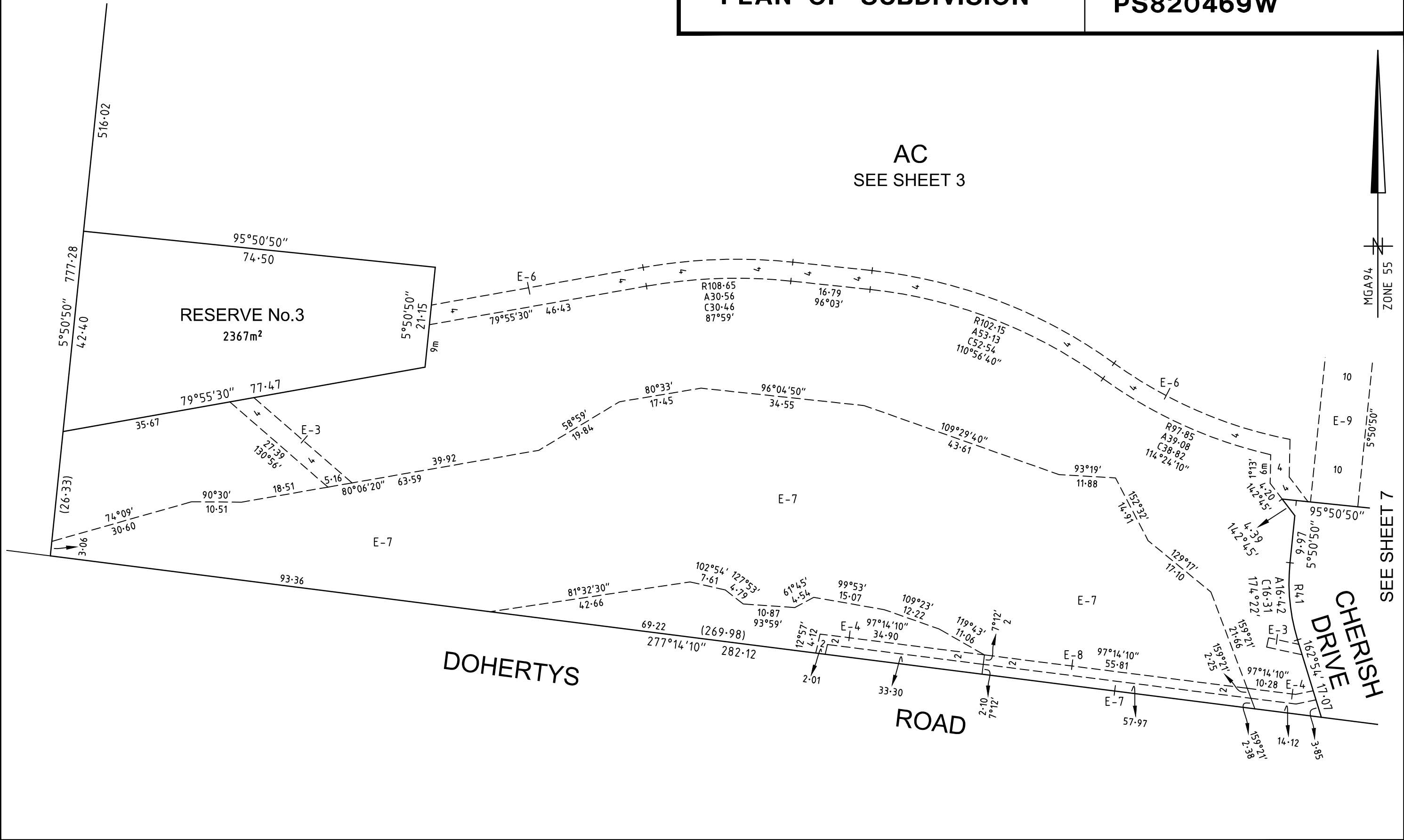
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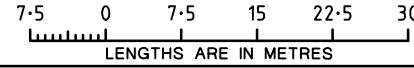
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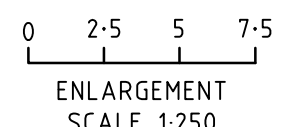
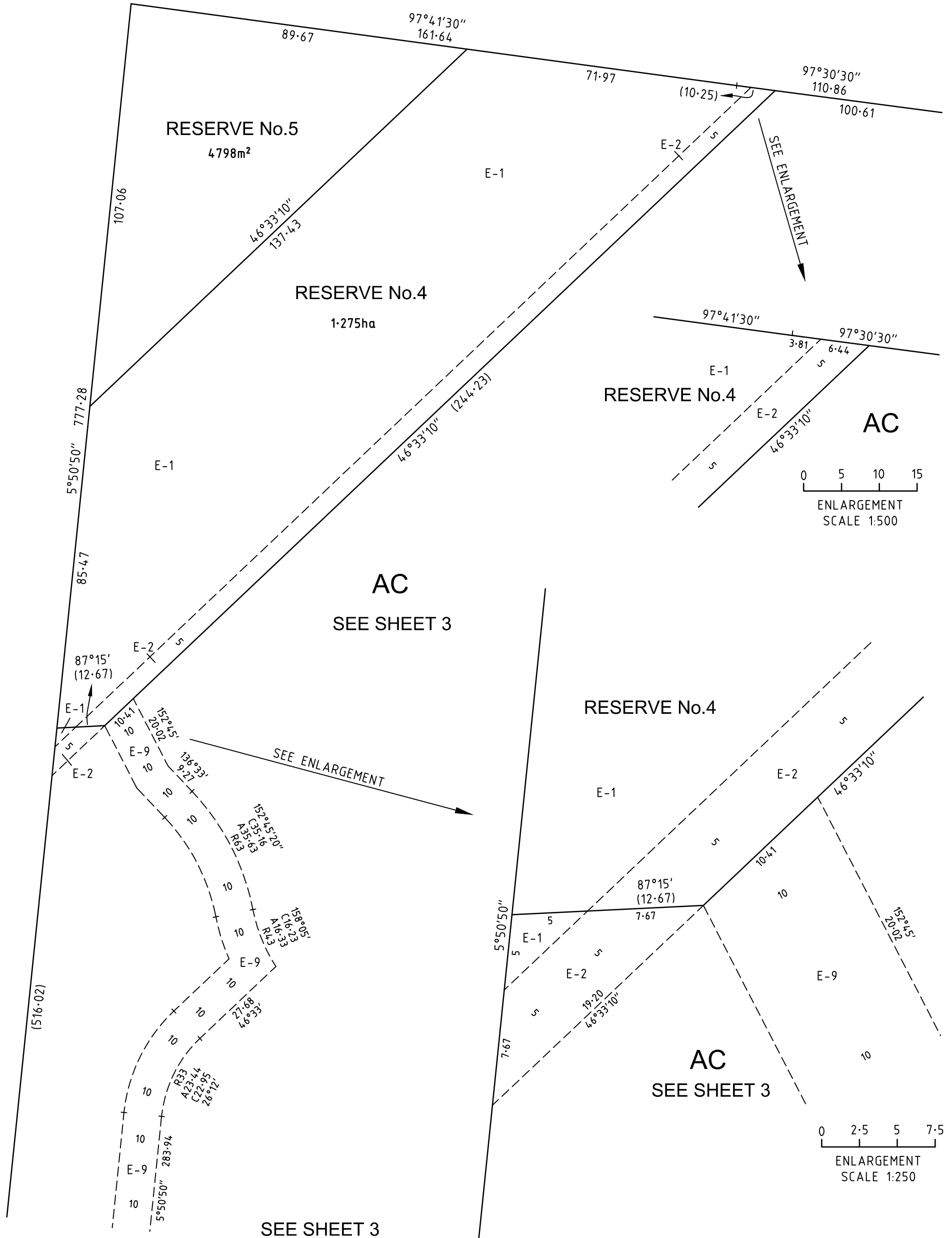
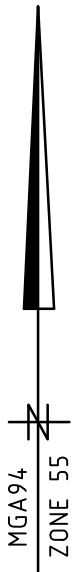
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SCALE 1:1000

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SHEET 9

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## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS820469W by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

### Table of Land Burdened and Land Benefited:

BURDENED LOT No.	BENEFITING LOTS
101	102, 130, 131
102	101, 103, 129, 130
103	102, 104, 128, 129
104	103, 105, 127, 128
105	104, 106, 126, 127
106	105, 107, 125, 126
107	106, 108, 124, 125
108	107, 109, 123, 124
109	108, 110, 122, 123
110	109, 111, 121, 122
111	110, 112, 120, 121
112	111, 113, 119, 120
113	112, 114, 118, 119
114	113, 115, 116, 118
115	114, 116
116	114, 115, 117, 118
117	116, 118
118	113, 114, 116, 117, 119
119	112, 113, 118, 120
120	111, 112, 119, 121
121	110, 111, 120, 122
122	109, 110, 121, 123
123	108, 109, 122, 124
124	107, 108, 123, 125
125	106, 107, 124, 126
126	105, 106, 125, 127
127	104, 105, 126, 128
128	103, 104, 127, 129
129	102, 103, 128, 130
130	101, 102, 129, 131
131	101, 130
132	133, 134
133	132, 134
134	132, 133, 135

BURDENED LOT No.	BENEFITING LOTS
135	134, 136
136	135, 137
137	136, 138
138	137, 139
139	138
140	141
141	140, 142
142	141, 143
143	142, 144, 147
144	143, 145, 147
145	144, 146, 147
146	145, 147
147	143, 144, 145, 146, 148
148	147, 149
149	148, 150
150	149, 151
151	150, 152
152	151, 153
153	152, 154
154	153, 155
155	154, 156
156	155, 157
157	156, 158
158	157, 159
159	158, 160, 161, 162
160	159, 161
161	159, 160, 162
162	159, 161
163	164
164	163, 165
165	164, 166
166	165, 167
167	166, 168
168	167

## DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision must not without the consent of the Responsible Authority build or allow to be built on the lot:

### Memorandum of Common Provisions (MCP)

1. Any building other than a building which has been constructed and sited in accordance with the Memorandum of Common Provisions registered in Dealing No. AA4937 and which Memorandum of Common Provisions is incorporated in this plan.

### Small Lot Housing Code

2. Any building in the case of lots less than 300 square metres unless in accordance with the Small Lot Housing Code (Type A) or unless a specific Planning Permit for the building has been obtained from Wyndham City Council.

The restrictions in paragraphs 1 and 2 shall cease to burden any lot on the Plan of Subdivision after 1st January 2030.