

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS900882T

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 22
CROWN ALLOTMENT: -
CROWN PORTION: D (PART)
TITLE REFERENCES: Vol.12448 Fol.018
LAST PLAN REFERENCE/S: PS847495U (LOT AK)
POSTAL ADDRESS: DERRIMUT ROAD
(At time of subdivision) TARNEIT 3029
MGA94 Co-ordinates E 296 330
(of approx centre of land in plan) N 5 812 240
ZONE 55

Council Name: Wyndham City Council
Council Reference Number: WYS5764/21
Planning Permit Reference: WYP10365/17
SPEAR Reference Number: S179716M
Certification
This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 30/05/2022
Public Open Space
A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied
Digitally signed by: Mark Tenner for Wyndham City Council on 03/05/2023
Statement of Compliance issued: 03/05/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS.
PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-4 ON PS847495U AS AFFECTS ROSSO DRIVE, RESPECT WAY AND REUNION PARADE CEASES TO EXIST UPON REGISTRATION OF THIS PLAN.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF ELECTRICITY SUPPLY EASEMENT E-1 ON PS847495U AS AFFECTS MIDOLLO AVENUE ON THIS PLAN.
REMOVAL OF THAT PART OF ELECTRICITY SUPPLY AND WATER SUPPLY EASEMENT E-2 ON PS847495U AS AFFECTS MIDOLLO AVENUE 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.

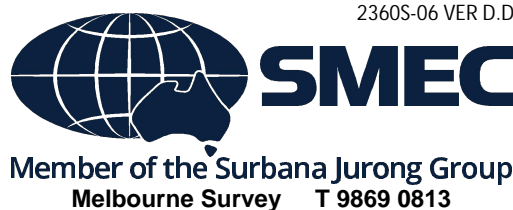
DEPTH LIMITATION: DOES NOT APPLY
STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No.
SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM 90 (TARNEIT), PM158 & PM159 (TRUGANINA)
PROCLAIMED SURVEY AREA:
MARIGOLD 6
3.946ha **78 LOTS**

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	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS830835R PS830835R	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	PS841631W	CITY WEST WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS830845N PS830845N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS847495U	WYNDHAM CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	PS847495U	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847495U PS847495U	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	PS830845N	GREATER WESTERN WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



2360S-06 VER D.DWG SB/BC

SURVEYOR REF: **2360s-06**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 10

Digitally signed by: Antony James Wyatt, Licensed Surveyor,
Surveyor's Plan Version (D),
02/02/2023, SPEAR Ref: S179716M

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PLAN OF SUBDIVISION

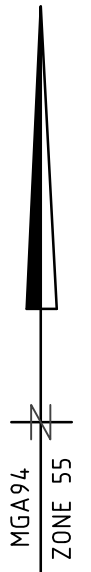
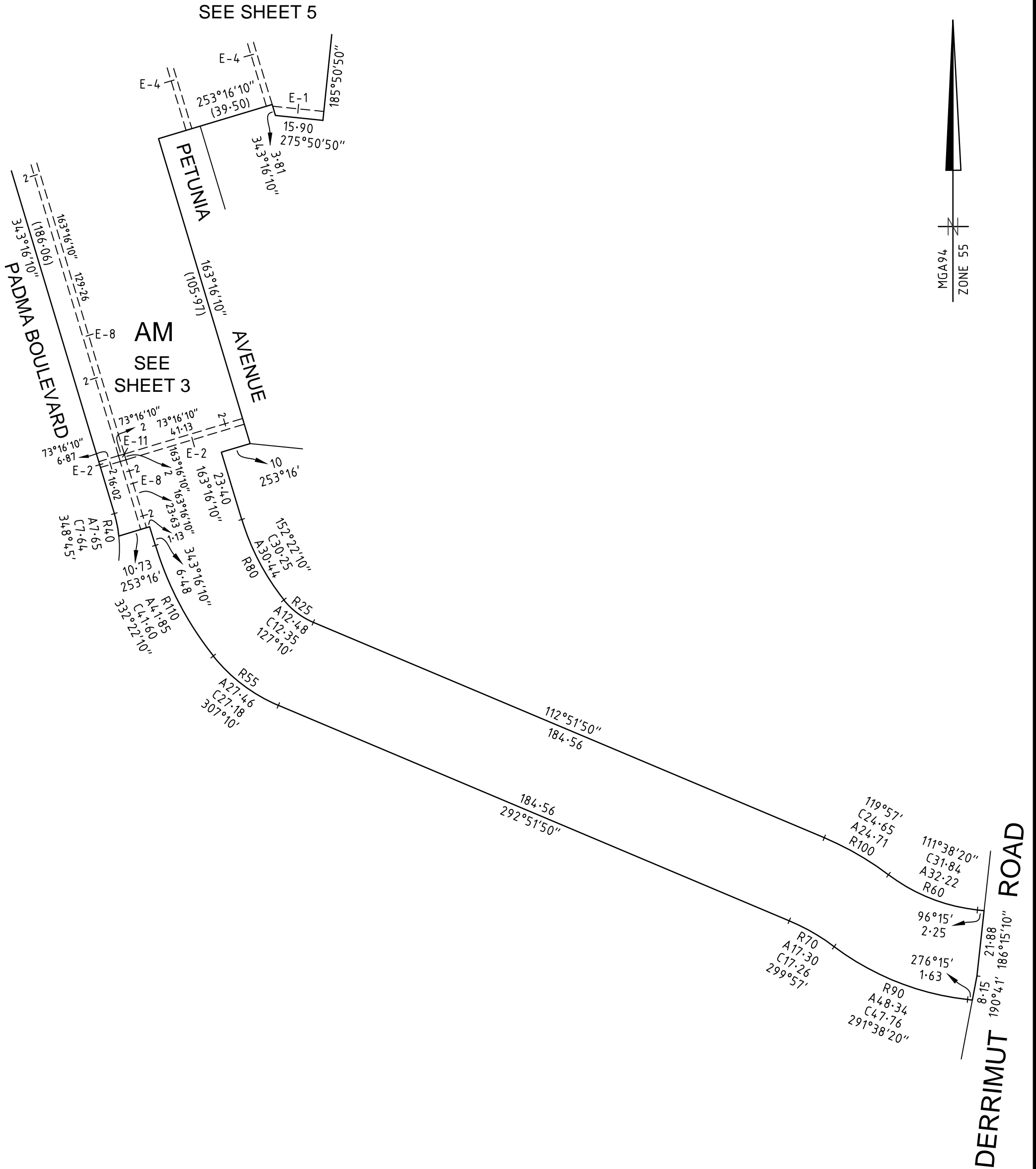
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-9	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-11	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS841631W THIS PLAN	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL

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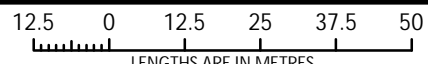


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ORIGINAL SHEET
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SHEET 4

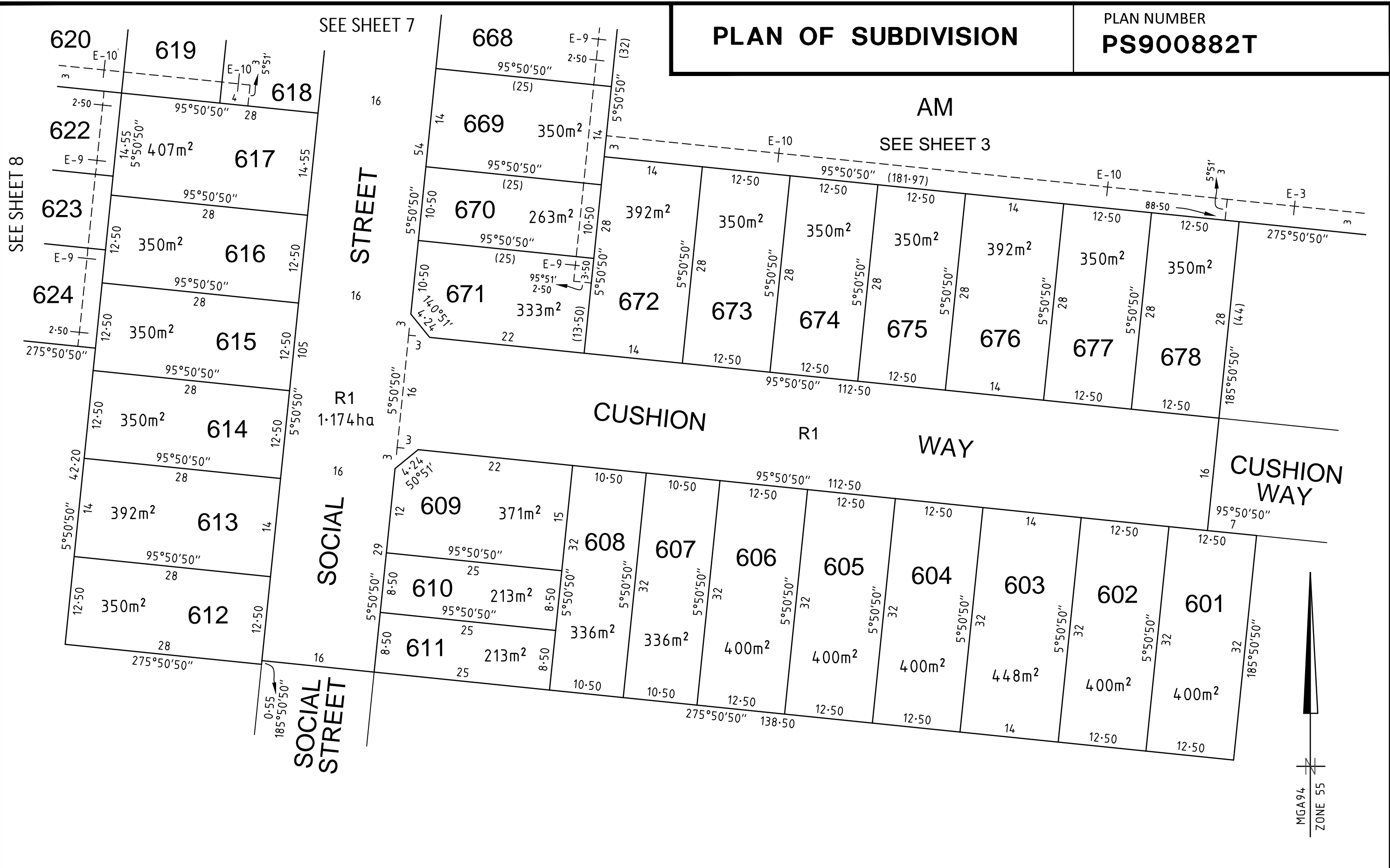
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SPEAR Ref: S179716M

REF 2360s-06

PLAN OF SUBDIVISION

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PS900882T

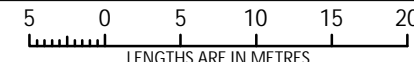


2360S-06 VER D.DWG SB/BC



SMEC
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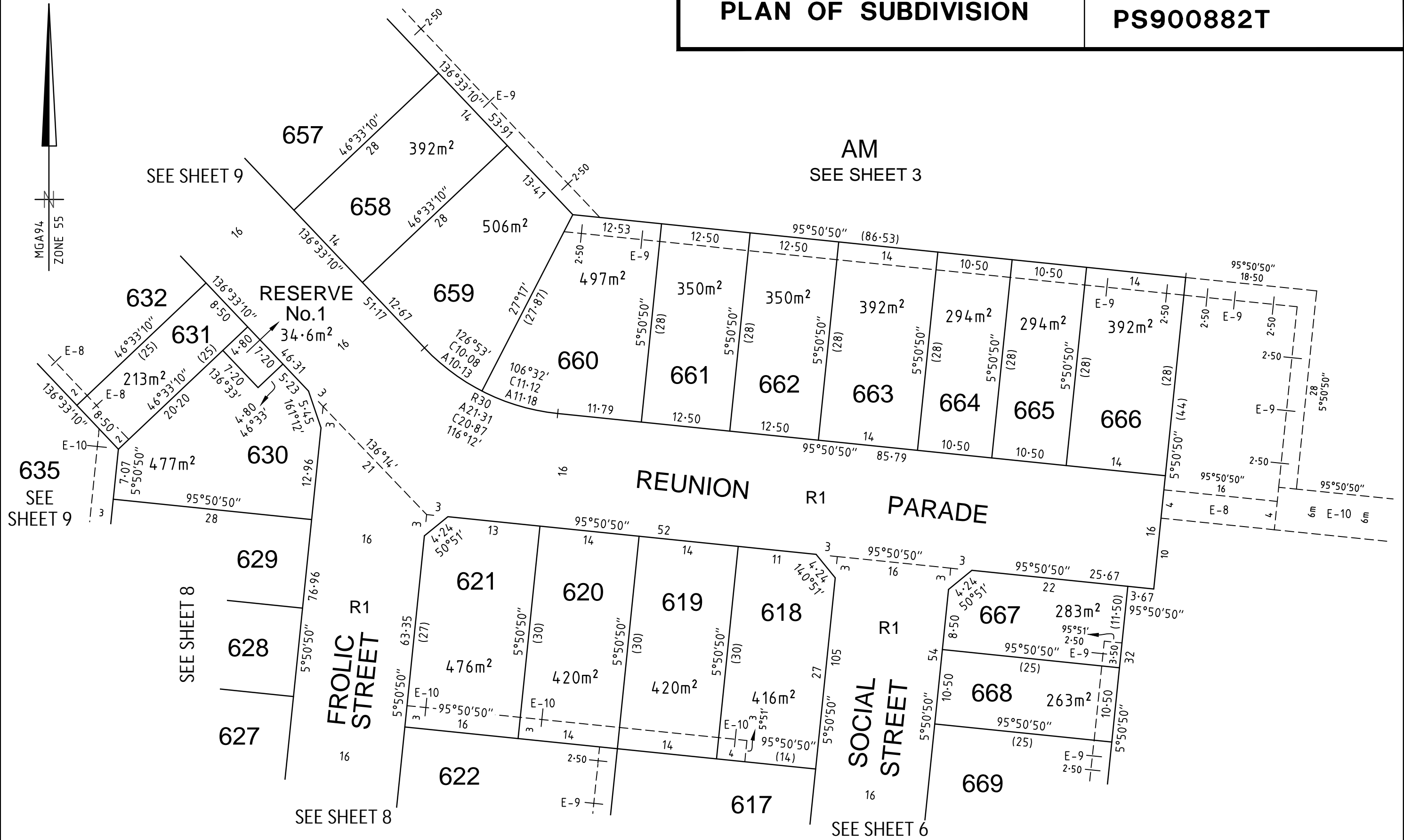
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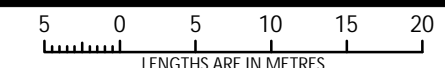
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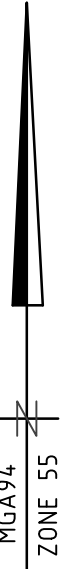
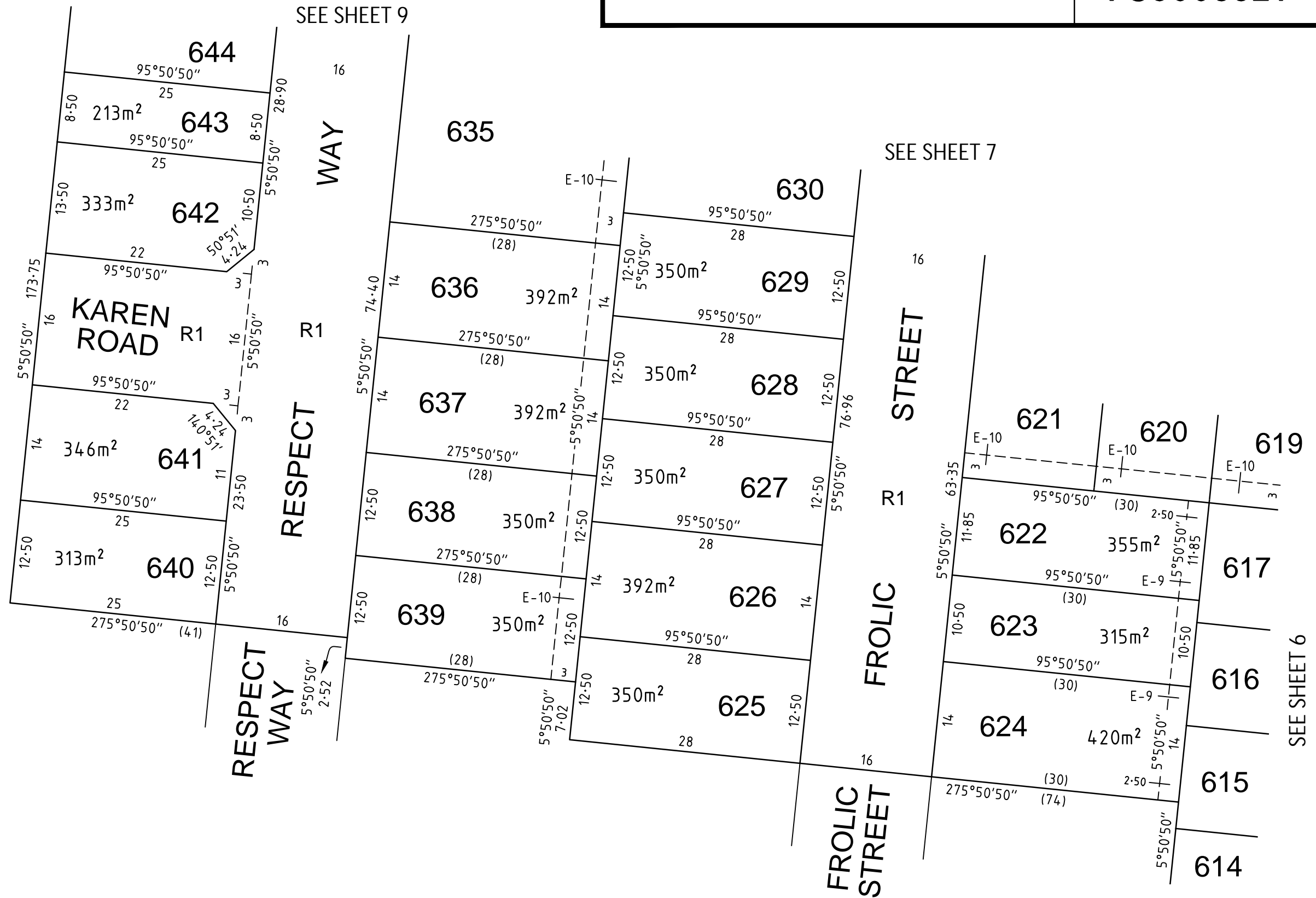
SHEET 7

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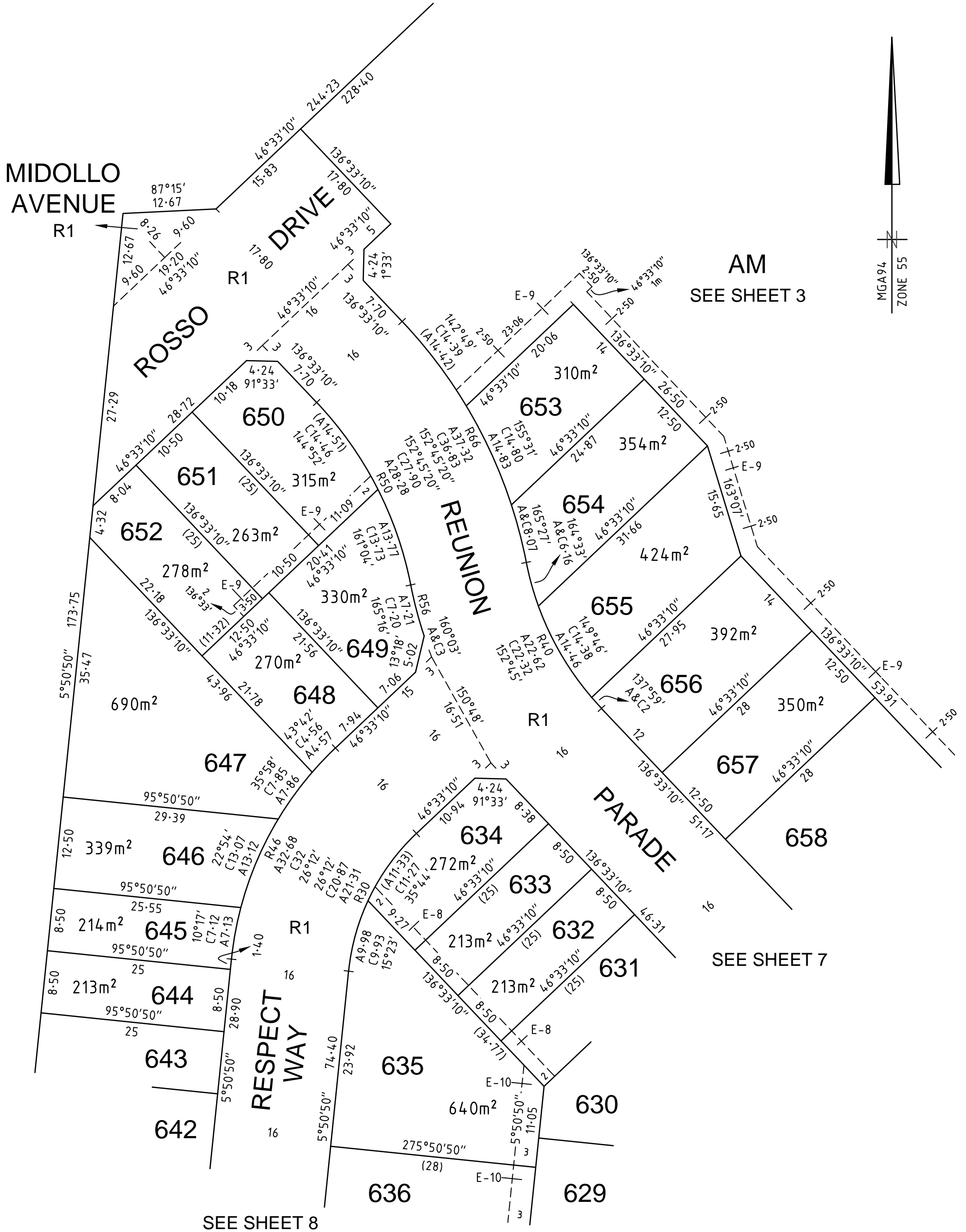
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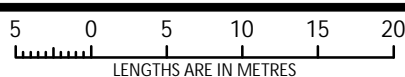
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SHEET 9

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS900882T 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
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605, 607
607	606, 608
608	607, 609, 610, 611
609	608, 610
610	608, 609, 611
611	608, 610
612	613
613	612, 614
614	613, 615
615	614, 616, 624
616	615, 617, 623, 624
617	616, 618, 619, 622, 623
618	617, 619
619	617, 618, 620
620	619, 621, 622
621	620, 622
622	617, 620, 621, 623
623	616, 617, 622, 624
624	615, 616, 623
625	626, 639
626	625, 627, 638, 639
627	626, 628, 637, 638
628	627, 629, 636, 637
629	628, 630, 635, 636
630	629, 631, 635
631	630, 632, 635
632	631, 633, 635
633	632, 634, 635
634	633, 635
635	629, 630, 631, 632 633, 634, 636
636	628, 629, 635, 637
637	627, 628, 636, 638
638	626, 627, 637, 639
639	625, 626, 638

BURDENED LOT No.	BENEFITING LOTS
640	641
641	640
642	643
643	642, 644
644	643, 645
645	644, 646
646	645, 647
647	646, 648, 652
648	647, 649, 651, 652
649	648, 650, 651
650	649, 651
651	648, 649, 650, 652
652	647, 648, 651
653	654
654	653, 655
655	654, 656
656	655, 657
657	656, 658
658	657, 659
659	658, 660
660	659, 661
661	660, 662
662	661, 663
663	662, 664
664	663, 665
665	664, 666
666	665
667	668
668	667, 669
669	668, 670, 672
670	669, 671, 672
671	670, 672
672	669, 670, 671, 673
673	672, 674
674	673, 675
675	674, 676
676	675, 677
677	676, 678
678	677

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)

- 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

- Any building in the case of lots less than 300 square metres unless in accordance with the Small Lot Housing Code which:
 - for Lots 610, 611, 631 to 634, 643 to 645, 648, 651, 652, 664, 665, 667, 668 and 670 (all inclusive) are Type A Lots 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 2031.