

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS828068X

LOCATION OF LAND

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 22

CROWN ALLOTMENT: -

CROWN PORTION: D (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS820470N (LOT AD)

POSTAL ADDRESS: (At time of subdivision) CHERISH DRIVE
TARNEIT 3029

MGA94 Co-ordinates (of approx centre of land in plan) **E** 296 320
N 5 811 920
ZONE 55

Council Name: Wyndham City Council

Council Reference Number: WYS4982/19
Planning Permit Reference: WYP10365/17
SPEAR Reference Number: S137036P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 24/06/2020

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 09/10/2020

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	WYNDHAM CITY COUNCIL
RESERVE No.3	POWERCOR AUSTRALIA LTD

LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 301 TO 395 (BOTH INCLUSIVE) SEE SHEET 10.

EASEMENT E-3 HAS BEEN OMITTED FROM THIS PLAN.

PURSUANT TO SCHEDULE 5 SECTION 14 OF THE ROADS MANAGEMENT ACT 2004 THAT PART OF WAY EASEMENT E-12 ON PS820470N AS AFFECTS KAREN ROAD AND RESPECT WAY AND THAT PART OF EASEMENT OF WAY E-9 ON PS820470N AS AFFECTS KEEPING TERRACE CEASES TO EXIST UPON REGISTRATION OF THIS PLAN.

OTHER PURPOSE OF PLAN:
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-9 ON PS820470N AS AFFECTS KEEPING TERRACE ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-4 ON PS820470N AS AFFECTS RESERVE No.1 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):
PM 90 (TARNEIT), PM158 & PM159 (TRUGANINA)

PROCLAIMED SURVEY AREA:

MARIGOLD 3
4.968ha

95 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 PS820469W	STATE ELECTRICITY COMMISSION OF VICTORIA MELBOURNE WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



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SURVEYOR REF: 2360s-03

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 10

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-4	DRAINAGE	SEE PLAN	PS820469W	WYNDHAM CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	PS820469W	CITY WEST WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	PS820470N	CITY WEST WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-8	DISTRIBUTION AND/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
E-8	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-9	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN	PS820469W	MELBOURNE WATER CORPORATION
E-10	SEWERAGE	SEE PLAN	PS820469W	CITY WEST WATER CORPORATION
	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE PLAN	PS820469W	MELBOURNE WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS820469W	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS820469W	CITY WEST WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	PS820470N	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS820470N	CITY WEST WATER CORPORATION
E-13	WAY	SEE PLAN	PS820469W	WYNDHAM CITY COUNCIL

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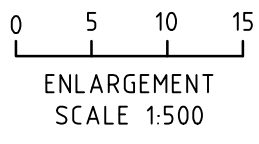
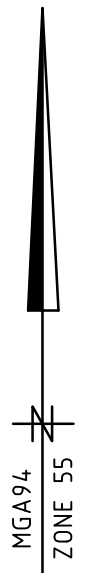
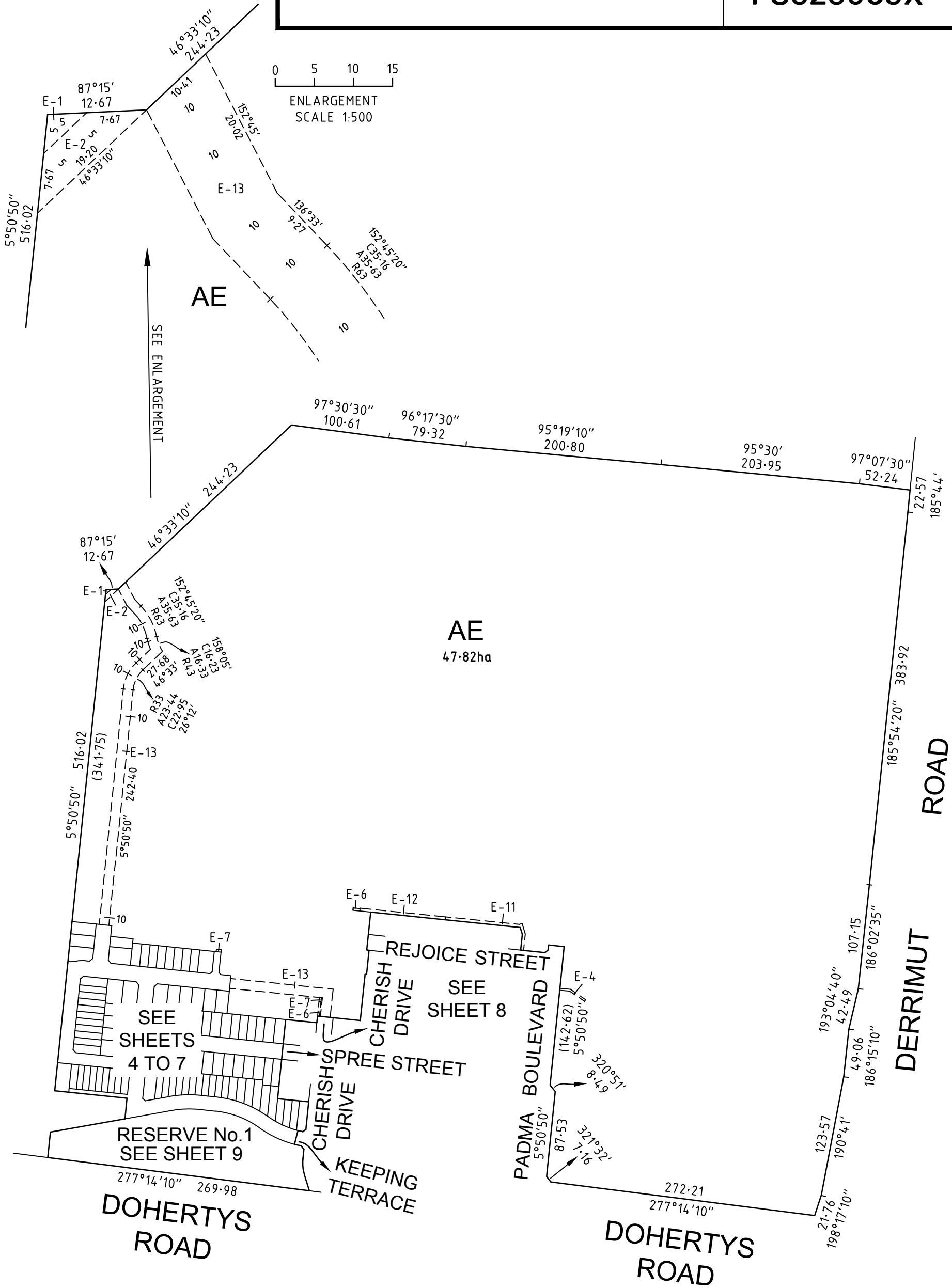
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SHEET 2

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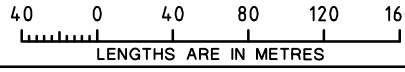


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LENGTHS ARE IN METRES

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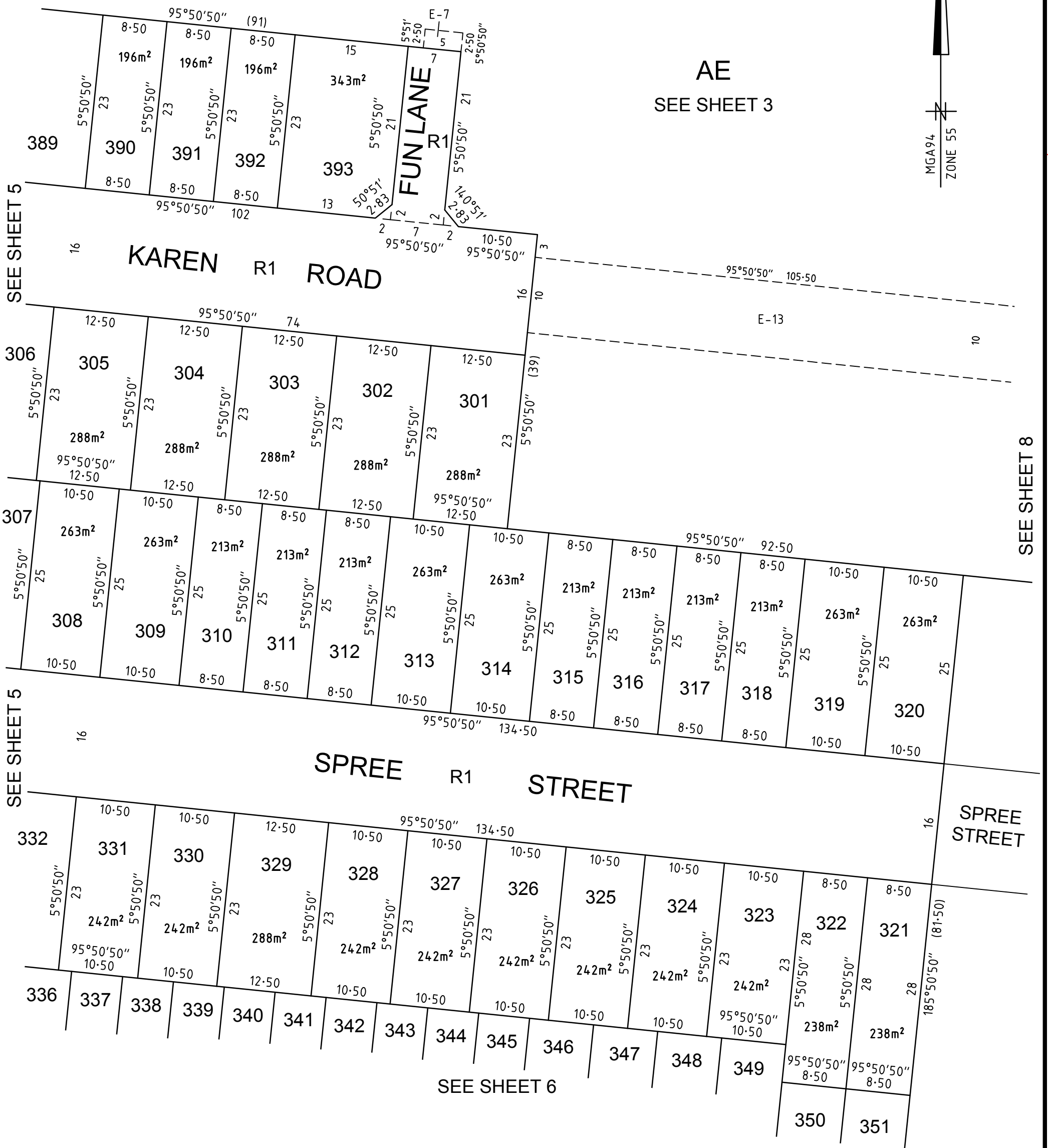
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SHEET 3

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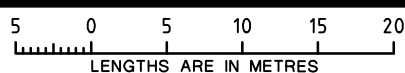


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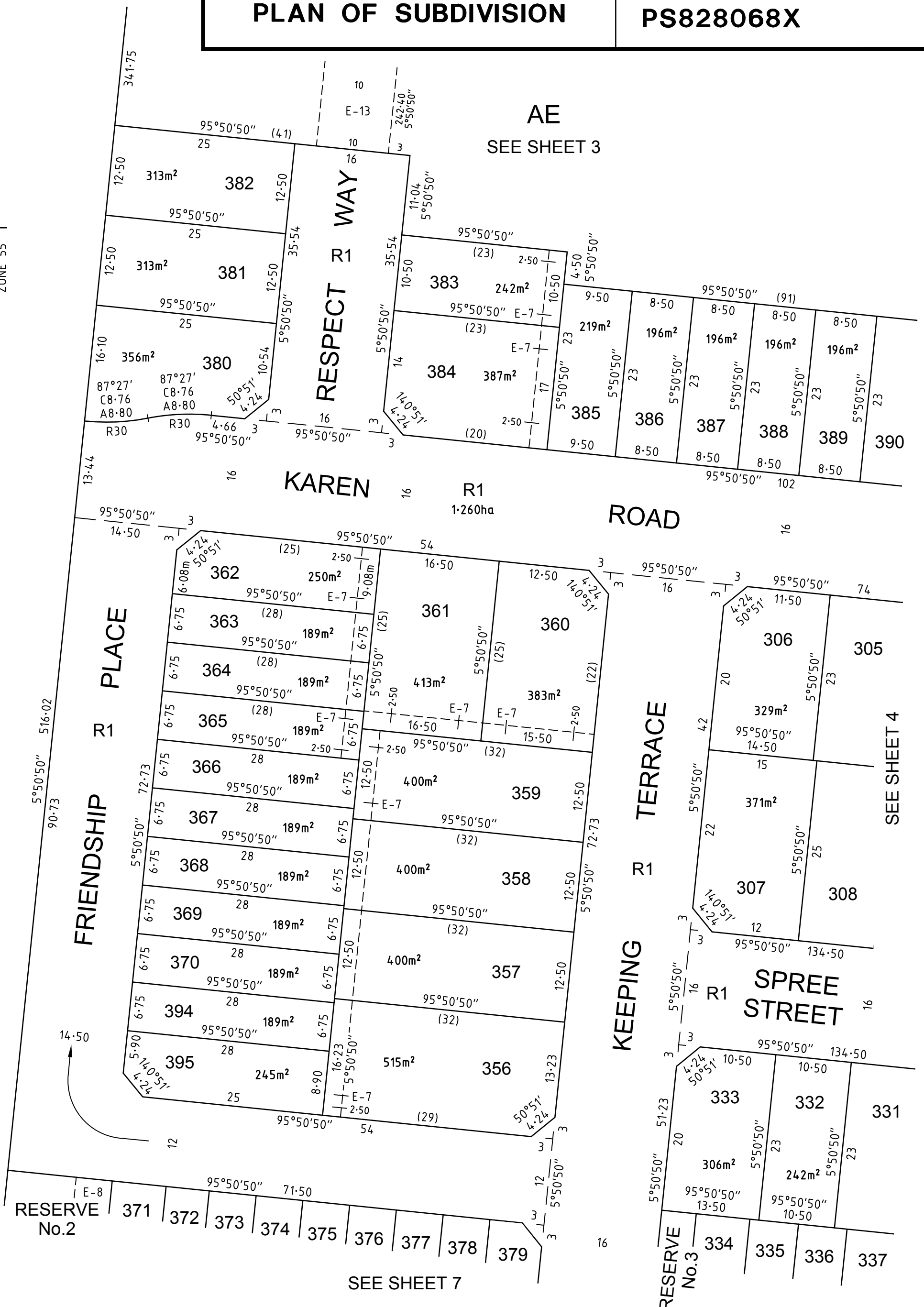
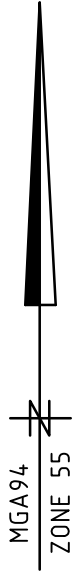
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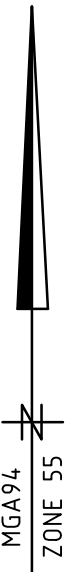
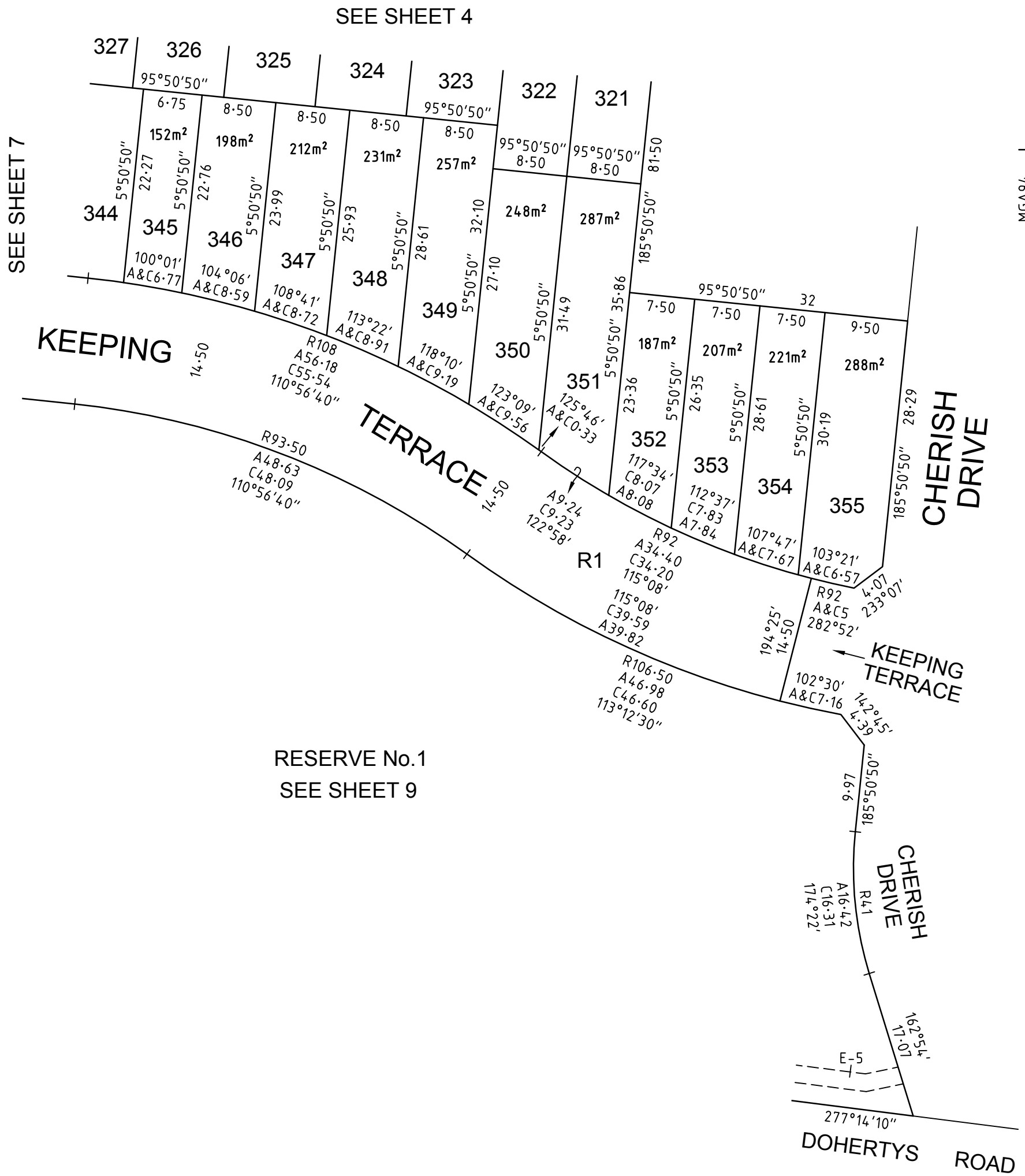
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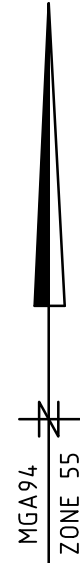
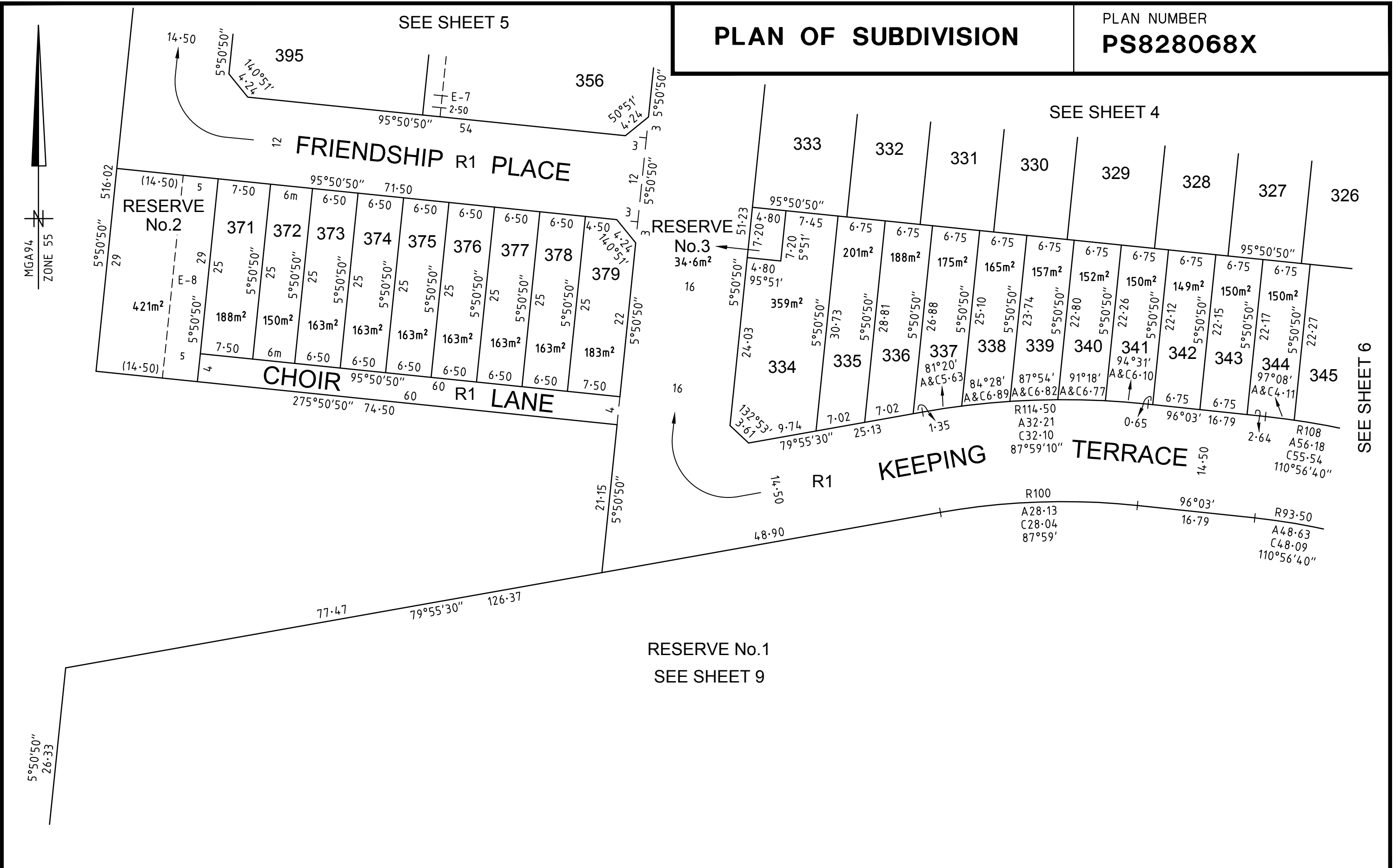
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SHEET 6

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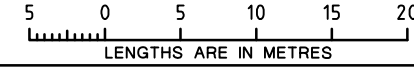


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SHEET 7

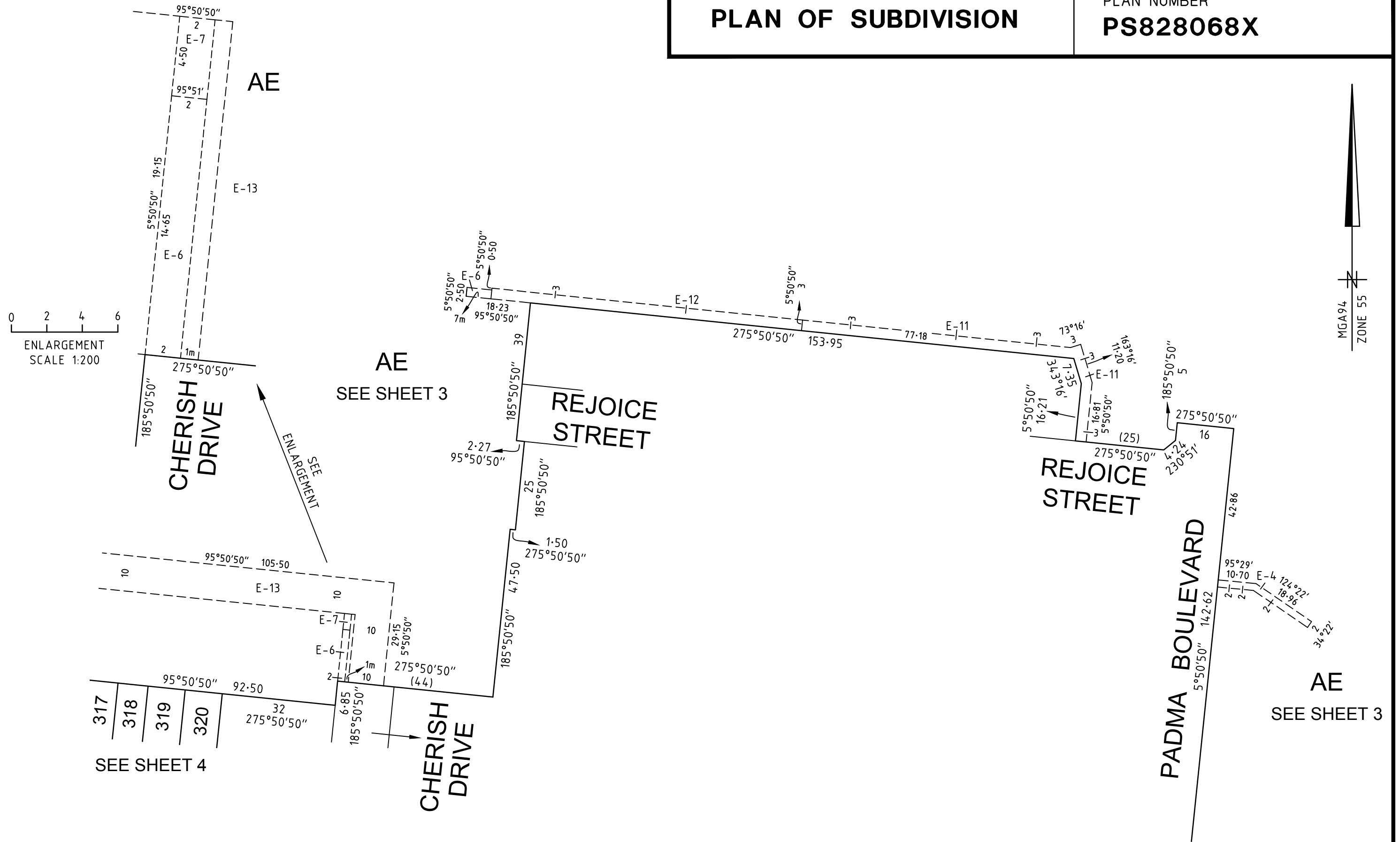
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ENLARGEMENT
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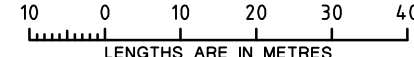


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LENGTHS ARE IN METRES

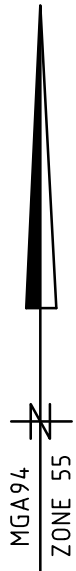
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SHEET 8

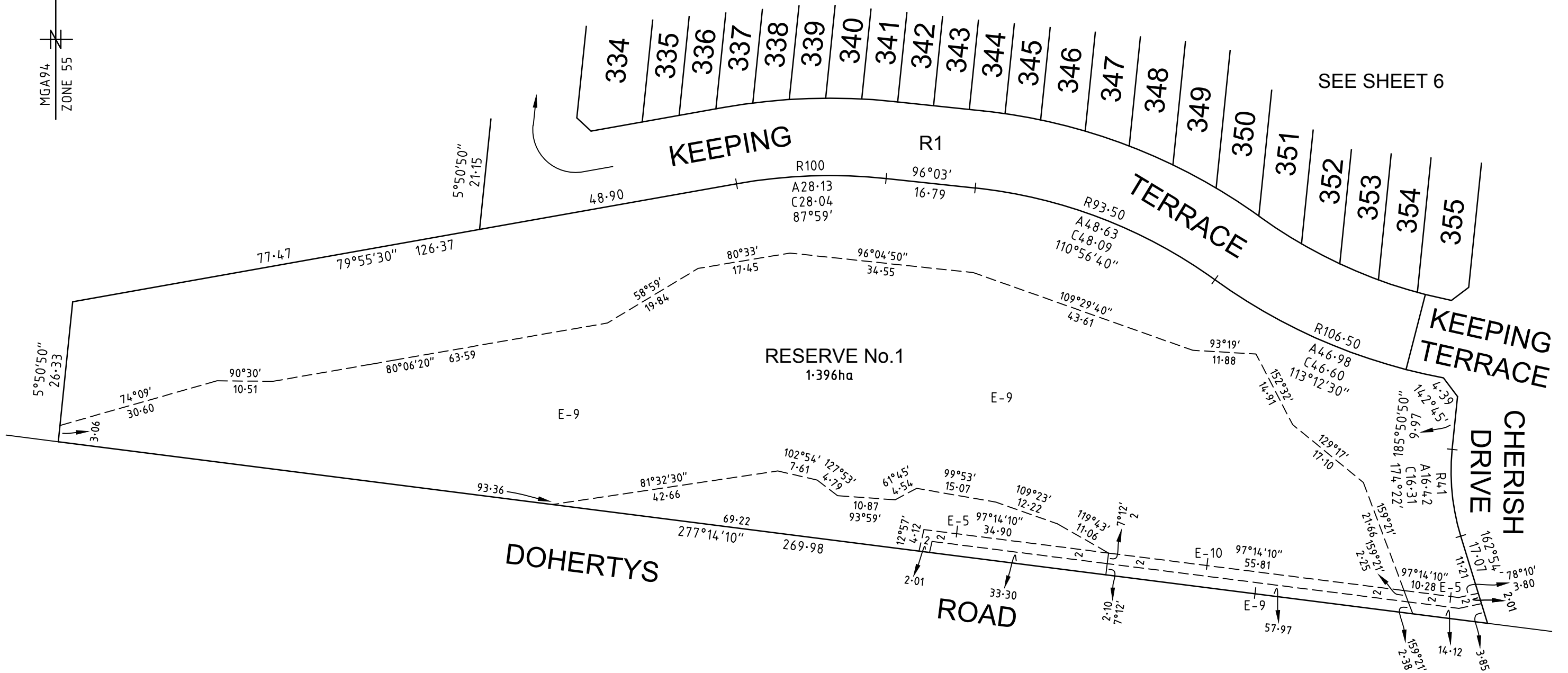
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SEE SHEET 7

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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 PS828068X 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
301	302, 313, 314
302	301, 303, 311, 312, 313
303	302, 304, 310, 311
304	303, 305, 309, 310
305	304, 306, 307, 308, 309
306	305, 307
307	305, 306, 308
308	305, 307, 309
309	304, 305, 308, 310
310	303, 304, 309, 311
311	302, 303, 310, 312
312	302, 311, 313
313	301, 302, 312, 314
314	301, 313, 315
315	314, 316
316	315, 317
317	316, 318
318	317, 319
319	318, 320
320	319
321	322, 351
322	321, 323, 349, 350
323	322, 324, 348, 349
324	323, 325, 347, 348
325	324, 326, 346, 347
326	325, 327, 344, 345, 346
327	326, 328, 343, 344
328	327, 329, 341, 342, 343
329	328, 330, 339, 340, 341
330	329, 331, 338, 339
331	330, 332, 336, 337, 338
332	331, 333, 335, 336

BURDENED LOT No.	BENEFITING LOTS
333	332, 334, 335
334	333, 335
335	332, 333, 334, 336
336	331, 332, 335, 337
337	331, 336, 338
338	330, 331, 337, 339
339	329, 330, 338, 340
340	329, 339, 341
341	328, 329, 340, 342
342	328, 341, 343
343	327, 328, 342, 344
344	326, 327, 343, 345
345	326, 344, 346
346	325, 326, 345, 347
347	324, 325, 346, 348
348	323, 324, 347, 349
349	322, 323, 348, 350
350	322, 349, 351
351	321, 350, 352
352	351, 353
353	352, 354
354	353, 355
355	354
356	357, 370, 394, 395
357	356, 358, 369, 370
358	357, 359, 367, 368, 369
359	358, 360, 361, 365, 366, 367
360	359, 361
361	359, 360, 362, 363, 364, 365
362	361, 363
363	361, 362, 364
364	361, 363, 365

BURDENED LOT No.	BENEFITING LOTS
365	359, 361, 364, 366
366	359, 365, 367
367	358, 359, 366, 368
368	358, 367, 369
369	357, 358, 368, 370
370	356, 357, 369, 394
371	372
372	371, 373
373	372, 374
374	373, 375
375	374, 376
376	375, 377
377	376, 378
378	377, 379
379	378
380	381
381	380, 382
382	381
383	384, 385
384	383, 385
385	383, 384, 386
386	385, 387
387	386, 388
388	387, 389
389	388, 390
390	389, 391
391	390, 392
392	391, 393
393	392
394	356, 370, 395
395	356, 394

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 301 to 305 (both inclusive), 308 to 332 (both inclusive), 335 to 355 (both inclusive), 383 and 385 to 392 (both inclusive) are Type A Lots, and
 - for Lots 362 to 379 (both inclusive), 394 and 395 are Type B Lots,
 unless a specific Planning Permit for the building has been obtained from Wyndham City Council.

Design Guidelines

- Any building in the case of Lots 371 to 379 (both inclusive), other than a building that is in accordance with the Marigold Design Guidelines Rear Loaded Lots 190920, which has been endorsed by Wyndham City Council Planning Permit WYP10365/17.07 and as amended from time to time by the Responsible Authority.

The restrictions in paragraphs 1, 2 and 3 shall cease to burden any lot on the Plan of Subdivision after 1st January 2031.

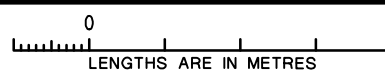


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SCALE



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SHEET 10

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