

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS900883R**

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:** -  
**SECTION:** 22  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** D (PART)  
**TITLE REFERENCES:** Vol.12396 Fol.437  
Vol.12473 Fol.071  
**LAST PLAN REFERENCE/S:** PS830845N (LOT AR) AND  
PS900882T (LOT AM)  
**POSTAL ADDRESS:** DERRIMUT ROAD  
(At time of subdivision) TARNEIT 3029  
**MGA94 Co-ordinates** E 296 770  
(of approx centre of N 5 812 390  
land in plan) ZONE 55

Council Name: Wyndham City Council  
Council Reference Number: WYS5786/21  
Planning Permit Reference: WYP10365/17  
SPEAR Reference Number: S179718C  
**Certification**  
This plan is certified under section 6 of the Subdivision Act 1988  
**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 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 13/11/2023

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL
ROAD R2	WYNDHAM CITY COUNCIL
RESERVE No.1	WYNDHAM CITY COUNCIL
RESERVE No.2	WYNDHAM CITY COUNCIL
RESERVE No.3	POWERCOR AUSTRALIA LTD

LOTS 1 TO 1100 AND 1200 TO 11000 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOT AN COMPRISES 3 PARTS ON THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 12 FOR FURTHER DETAILS.

## NOTATIONS

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:

OTHER PURPOSE OF THE PLAN:  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-4 ON PS900882T AS AFFECTS PETUNIA AVENUE, RAMBLER BOULEVARD AND ULMUS STREET ON THIS PLAN.  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-5 ON PS900882T AS AFFECTS CUBAN ROAD AND LOT 1182 ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-8 ON PS900882T AS AFFECTS PETUNIA AVENUE, RESERVE No.1, RESERVE No.2 AND LOT AN ON THIS PLAN.  
REMOVAL OF THAT PART OF CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741 EASEMENT E-4 ON PS830845N AS AFFECTS LOT AN 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.

**MARIGOLD 11**  
**6.952ha**

**100 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	SEWERAGE CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN SEE PLAN	PS841631W THIS PLAN	GREATER WESTERN WATER CORPORATION MELBOURNE WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS830835R PS830835R	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS847495U	WYNDHAM CITY COUNCIL
E-4	SEWERAGE	SEE PLAN	PS847495U	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847495U PS847495U	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
<b>SEE SHEET 2 FOR CONTINUATION</b>				



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SURVEYOR REF: **2360s-11**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 12

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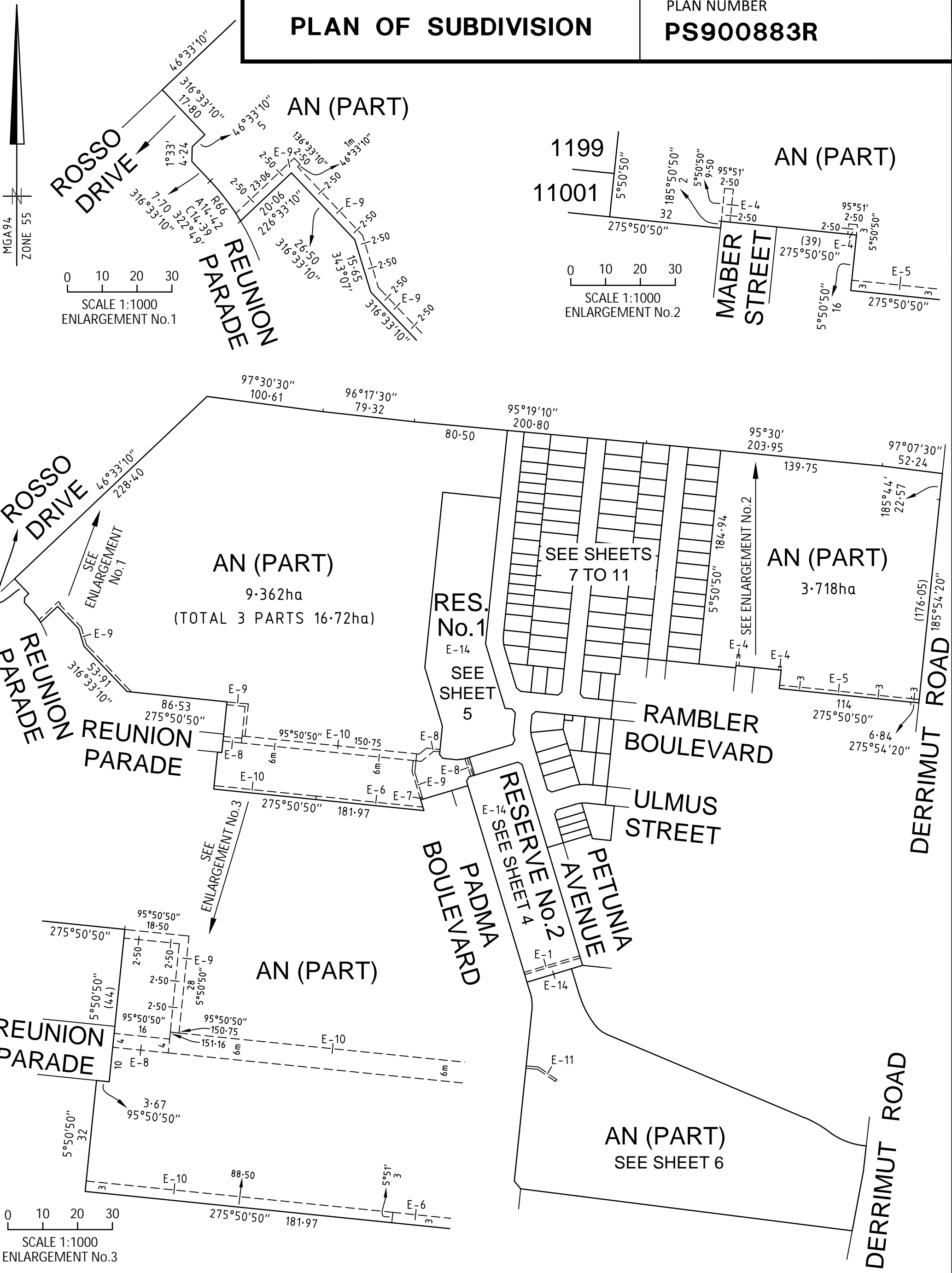
# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS900883R**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS830845N PS830845N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	PS830845N	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS900882T	WYNDHAM CITY COUNCIL
E-9	SEWERAGE	SEE PLAN	PS900882T	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900882T PS900882T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS820469W	WYNDHAM CITY COUNCIL
E-12	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-13	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	CREATION AND 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

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS900883R**



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ENLARGEMENT No.1

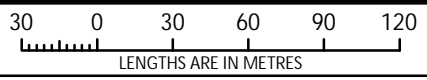
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ENLARGEMENT No.2

SCALE 1:1000  
ENLARGEMENT No.3



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SCALE  
1:3000



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SHEET 3

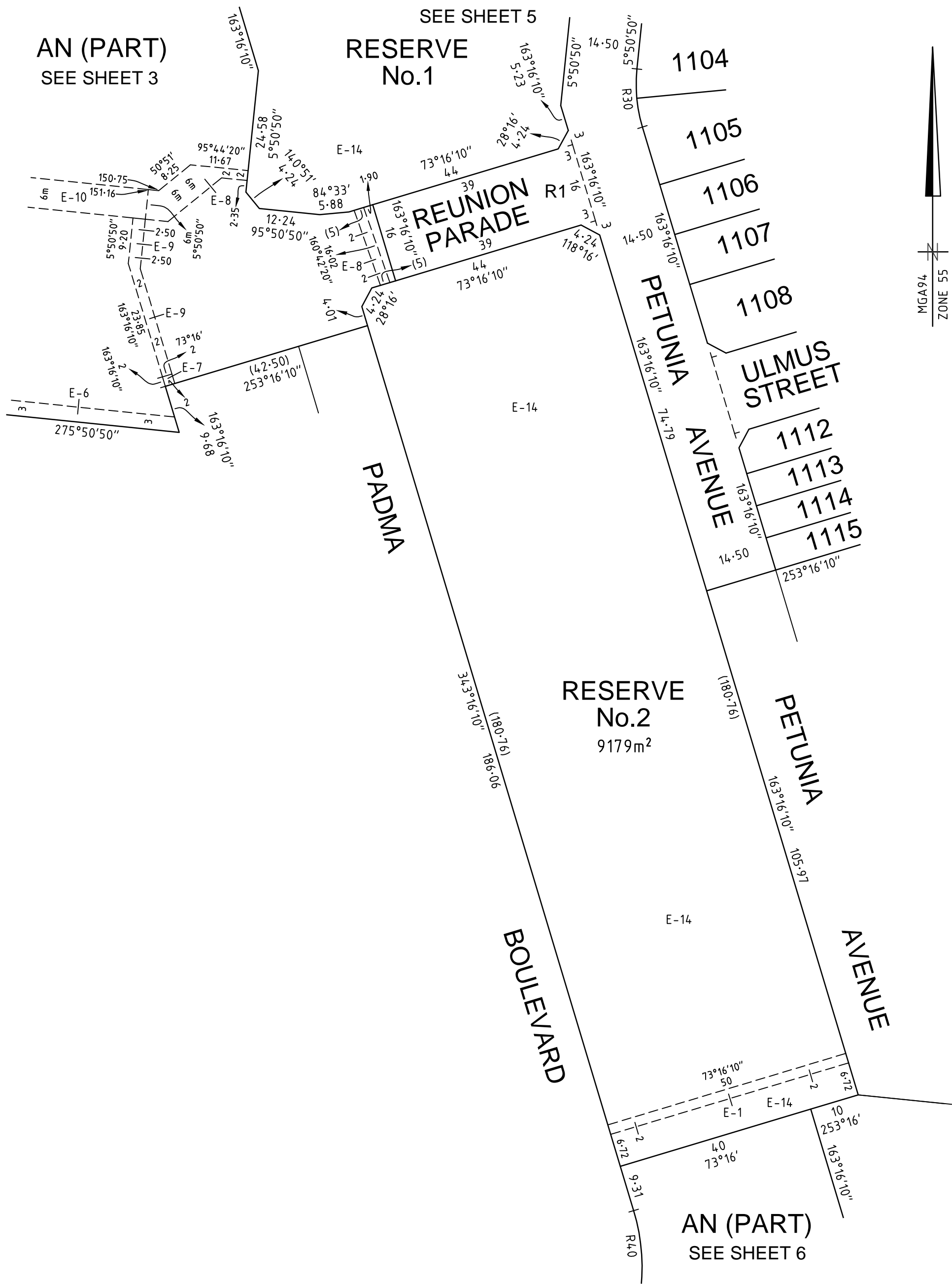
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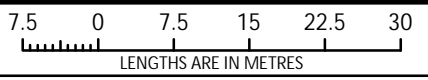
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SCALE  
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LENGTHS ARE IN METRES

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SHEET 4

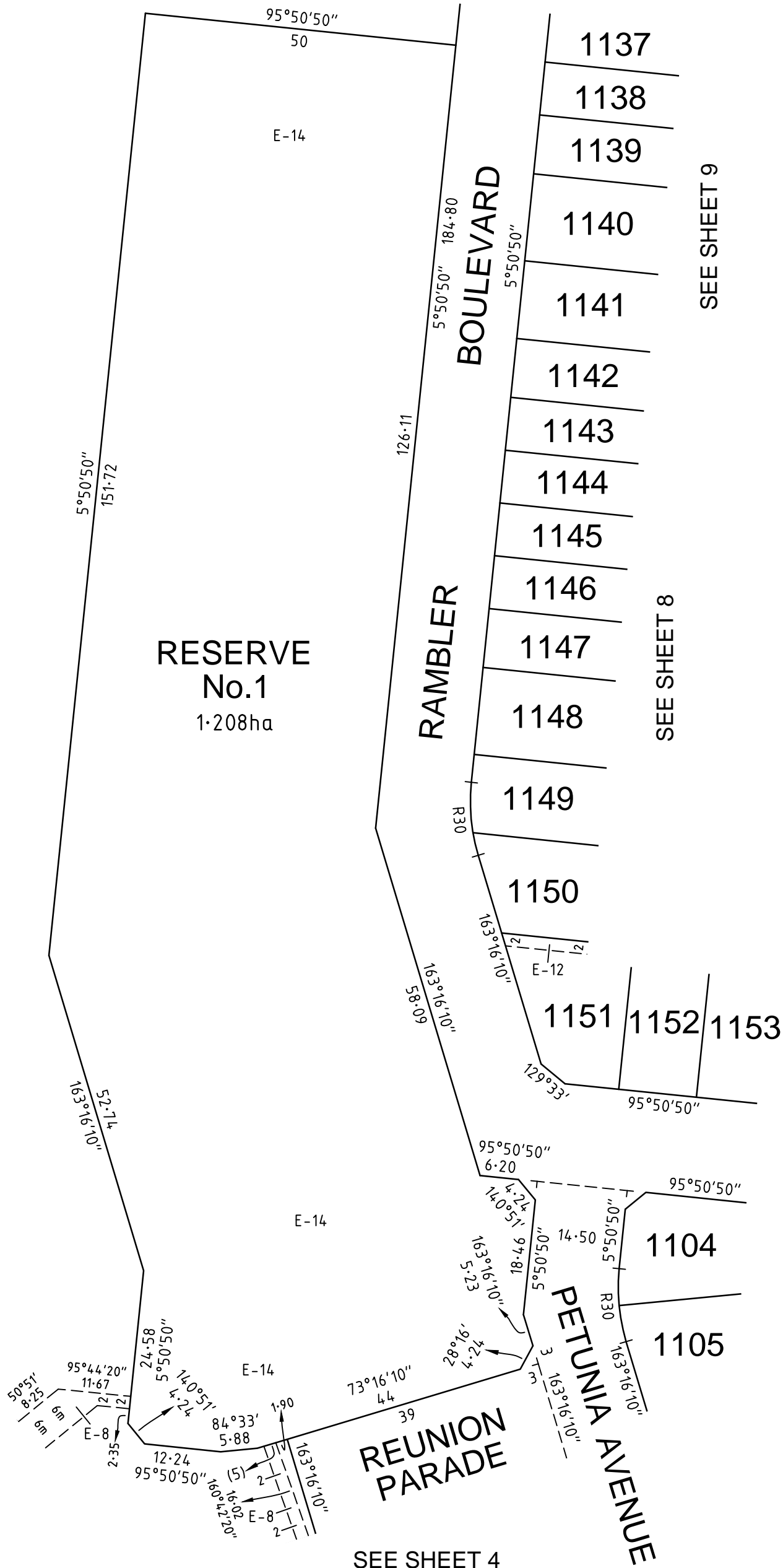
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**PLAN OF SUBDIVISION**

PLAN NUMBER  
**PS900883R**

AN (PART)  
SEE SHEET 3

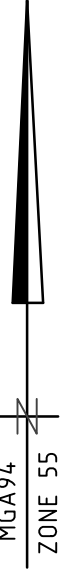


SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 4

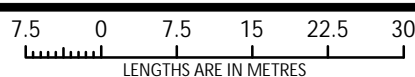


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SHEET 5

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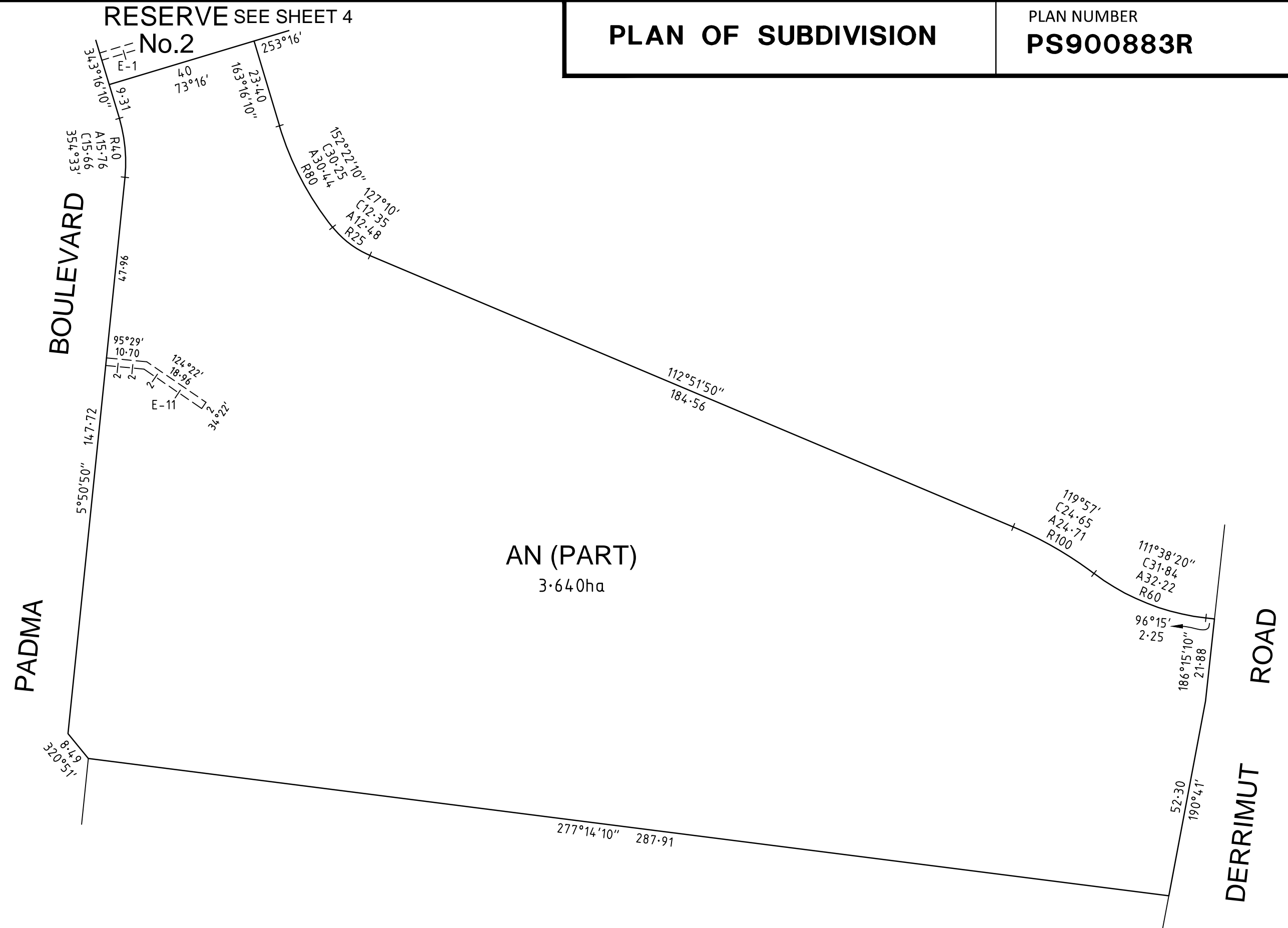
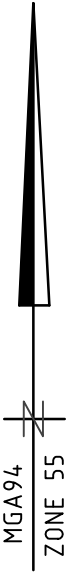


# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS900883R**

RESERVE SEE SHEET 4

No.2



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ORIGINAL SHEET  
SIZE A3

SHEET 6

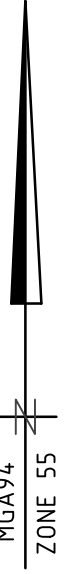
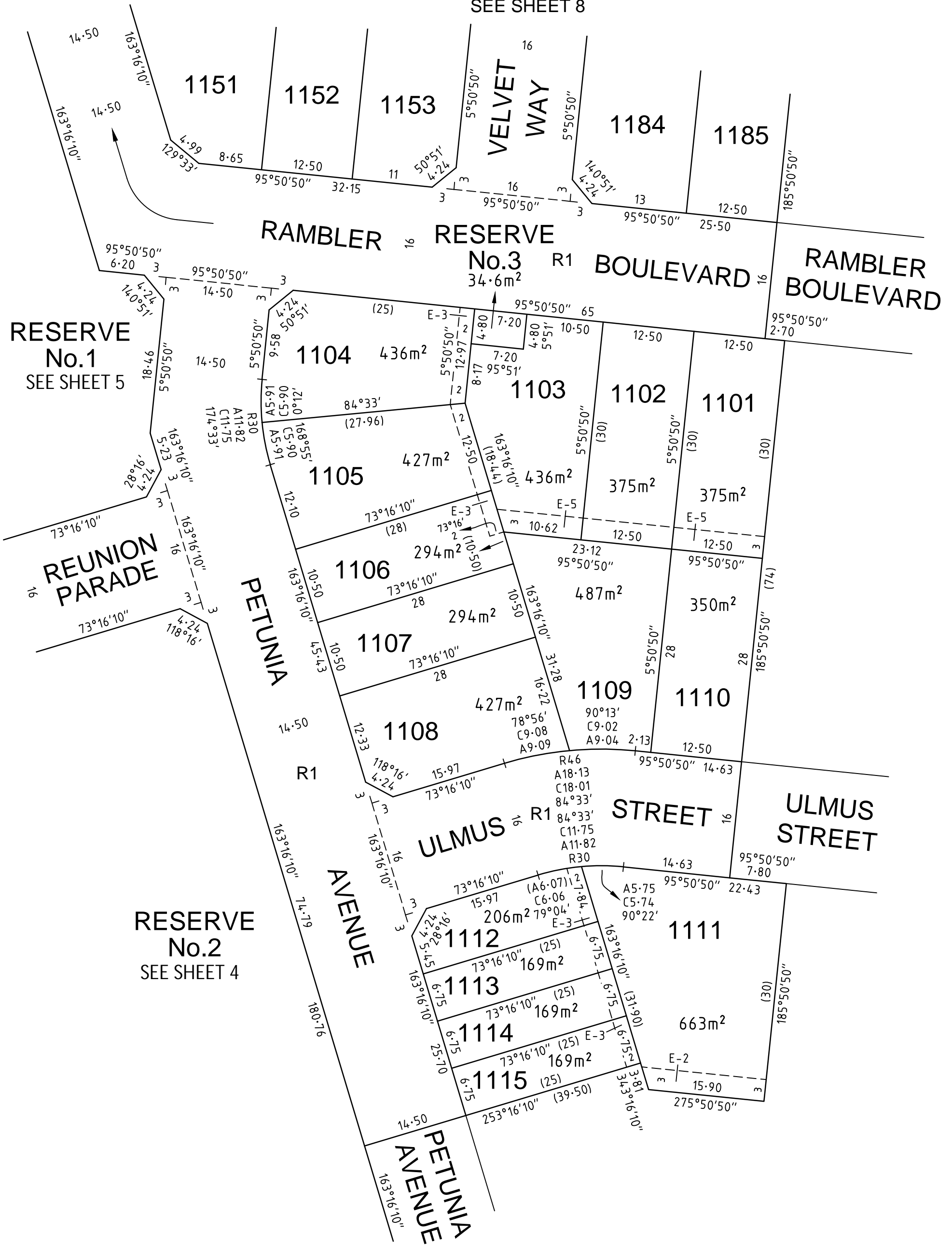
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# PLAN OF SUBDIVISION

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SEE SHEET 8



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REF 2360s-11

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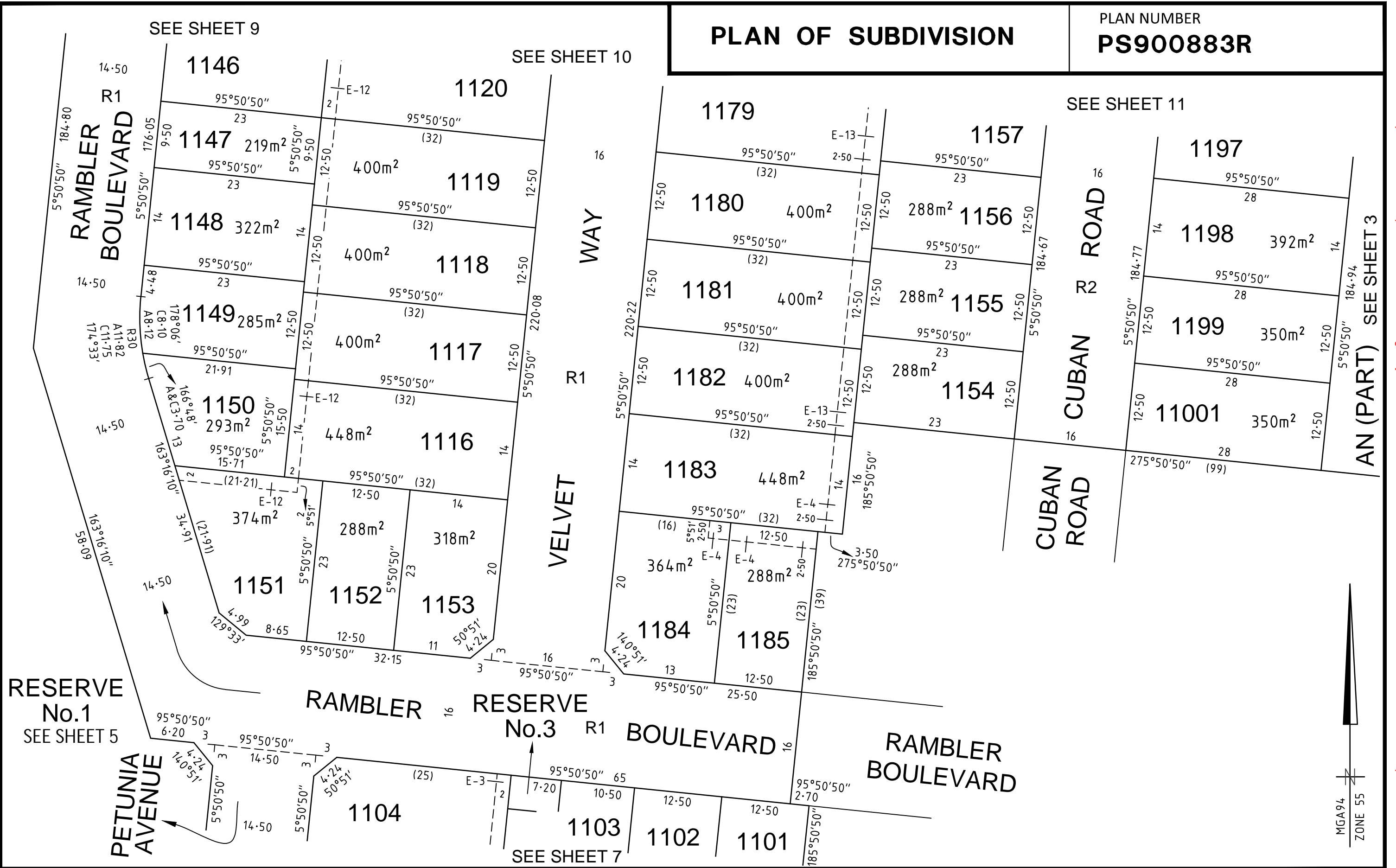
LENGTHS ARE IN METRES

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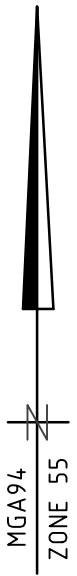
SHEET 8

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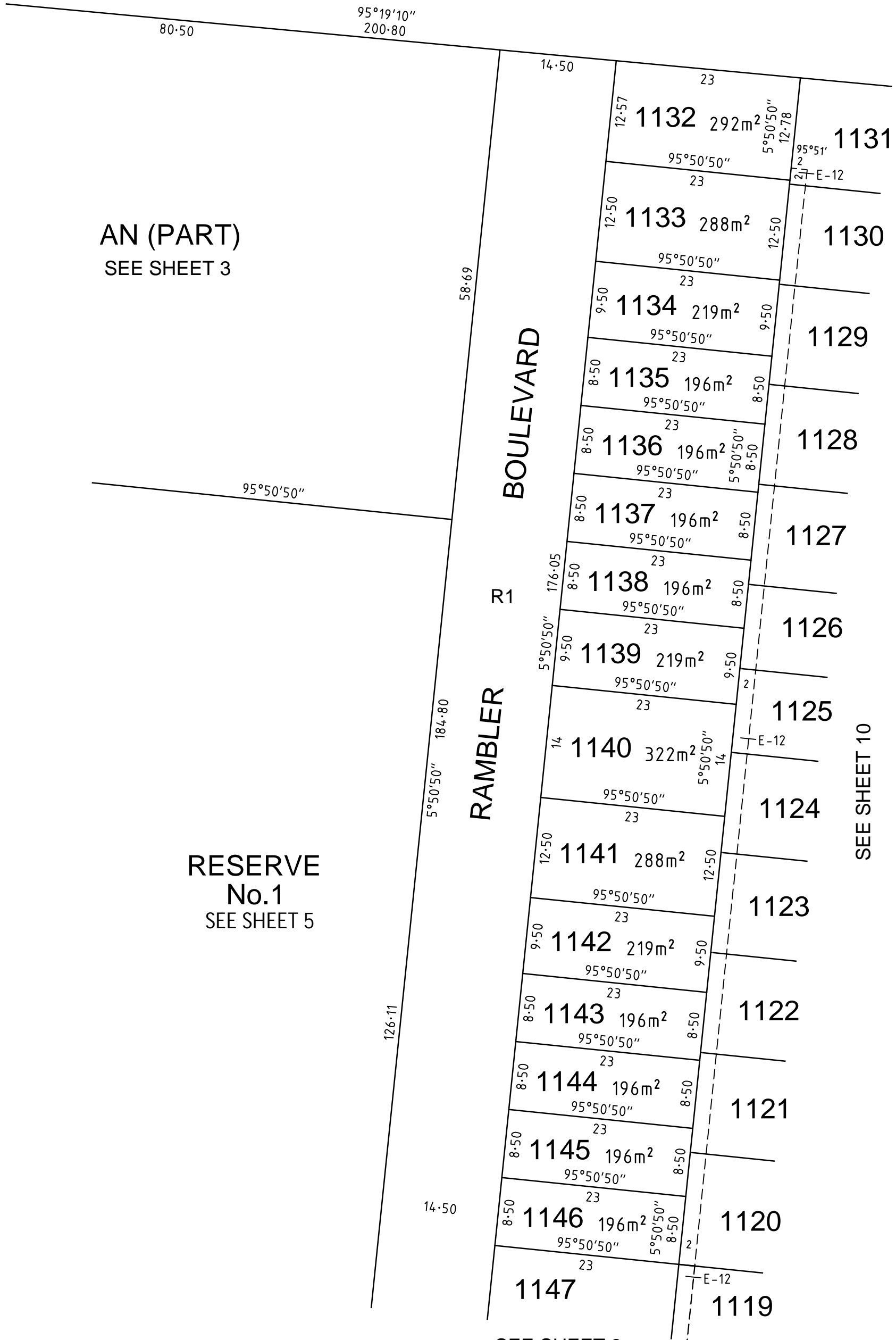


AN (PART)  
SEE SHEET 3

RESERVE  
No.1  
SEE SHEET 5

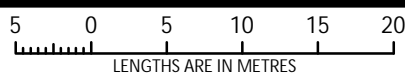
SEE SHEET 8

SEE SHEET 10



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SHEET 9

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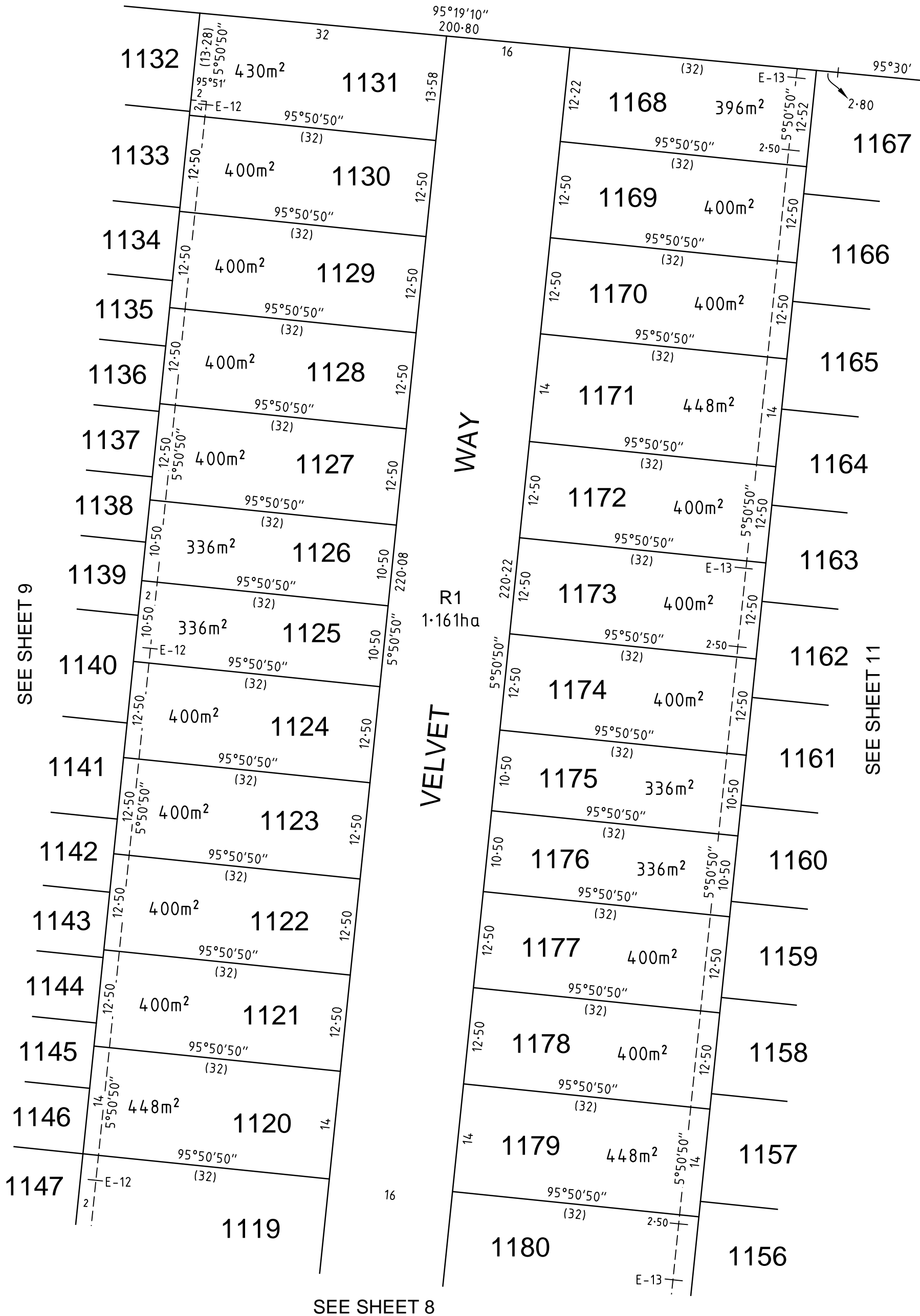
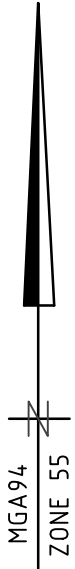
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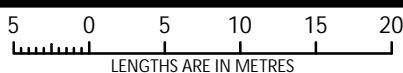
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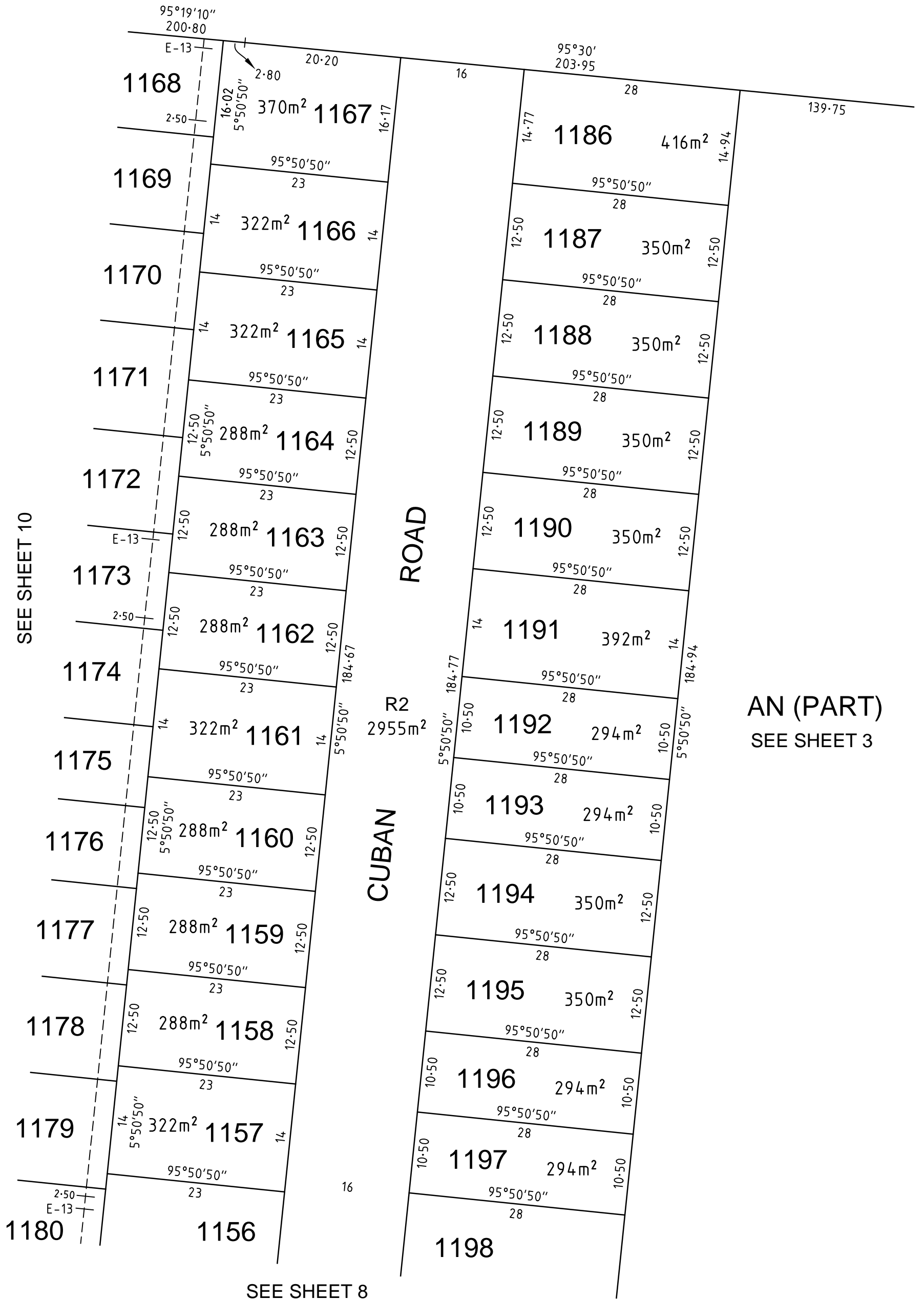
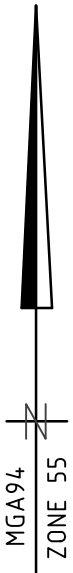
SHEET 10

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# PLAN OF SUBDIVISION

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SEE SHEET 10

SEE SHEET 8

AN (PART)  
SEE SHEET 3



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SHEET 11

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# PLAN OF SUBDIVISION

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## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS900883R 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
1101	1102, 1110
1102	1101, 1103, 1109
1103	1102, 1104, 1105, 1106, 1109
1104	1103, 1105
1105	1103, 1104, 1106
1106	1103, 1105, 1107, 1109
1107	1106, 1108, 1109
1108	1107, 1109
1109	1102, 1103, 1106, 1107, 1108, 1110
1110	1101, 1109
1111	1112, 1113, 1114, 1115
1112	1111, 1113
1113	1111, 1112, 1114
1114	1111, 1113, 1115
1115	1111, 1114
1116	1117, 1150, 1151, 1152, 1153
1117	1116, 1118, 1149, 1150
1118	1117, 1119, 1148, 1149
1119	1118, 1120, 1147, 1148
1120	1119, 1121, 1145, 1146
1121	1120, 1122, 1143, 1144, 1145
1122	1121, 1123, 1142, 1143
1123	1122, 1124, 1141, 1142
1124	1123, 1125, 1140, 1141
1125	1124, 1126, 1139, 1140
1126	1125, 1127, 1138, 1139
1127	1126, 1128, 1136, 1137, 1138
1128	1127, 1129, 1135, 1136
1129	1128, 1130, 1134, 1135
1130	1129, 1131, 1133, 1134
1131	1130, 1132, 1133
1132	1131, 1133
1133	1130, 1131, 1132, 1134
1134	1129, 1130, 1133, 1135

BURDENED LOT No.	BENEFITING LOTS
1135	1128, 1129, 1134, 1136
1136	1127, 1128, 1135, 1137
1137	1127, 1136, 1138
1138	1126, 1127, 1137, 1139
1139	1125, 1126, 1138, 1140
1140	1124, 1125, 1139, 1141
1141	1123, 1124, 1140, 1142
1142	1122, 1123, 1141, 1143
1143	1121, 1122, 1142, 1144
1144	1121, 1143, 1145
1145	1120, 1121, 1144, 1146
1146	1120, 1145, 1147
1147	1119, 1146, 1148
1148	1118, 1119, 1147, 1149
1149	1117, 1118, 1148, 1150
1150	1116, 1117, 1149, 1151
1151	1116, 1150, 1152
1152	1116, 1151, 1153
1153	1116, 1152
1154	1155, 1181, 1182
1155	1154, 1156, 1180, 1181
1156	1155, 1157, 1179, 1180
1157	1156, 1158, 1178, 1179
1158	1157, 1159, 1177, 1178
1159	1158, 1160, 1176, 1177
1160	1159, 1161, 1175, 1176
1161	1160, 1162, 1174, 1175
1162	1161, 1163, 1173, 1174
1163	1162, 1164, 1172, 1173
1164	1163, 1165, 1171, 1172
1165	1164, 1166, 1170, 1171
1166	1165, 1167, 1169, 1170
1167	1166, 1168, 1169

BURDENED LOT No.	BENEFITING LOTS
1168	1167, 1169
1169	1166, 1167, 1168, 1170
1170	1165, 1166, 1169, 1171
1171	1164, 1165, 1170, 1172
1172	1163, 1164, 1171, 1173
1173	1162, 1163, 1172, 1174
1174	1161, 1162, 1173, 1175
1175	1160, 1161, 1174, 1176
1176	1159, 1160, 1175, 1177
1177	1158, 1159, 1176, 1178
1178	1157, 1158, 1177, 1179
1179	1156, 1157, 1178, 1180
1180	1155, 1156, 1179, 1181
1181	1154, 1155, 1180, 1182
1182	1154, 1181, 1183
1183	1182, 1184, 1185
1184	1183, 1185
1185	1183, 1184
1186	1187
1187	1186, 1188
1188	1187, 1189
1189	1188, 1190
1190	1189, 1191
1191	1190, 1192
1192	1191, 1193
1193	1192, 1194
1194	1193, 1195
1195	1194, 1196
1196	1195, 1197
1197	1196, 1198
1198	1197, 1199
1199	11001, 1198
11001	1199

## 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 1106, 1107, 1152, 1154 to 1156 (both inclusive), 1158 to 1160 (both inclusive), 1162 to 1164 (both inclusive), 1185, 1192, 1193, 1196 and 1197 are Type A Lots
  - for Lots 1112 to 1115 (both inclusive), 1132 to 1139 (both inclusive), 1141 to 1147 (both inclusive), 1149 and 1150 are Type B 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.