

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS909251H**

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:** -  
**SECTION:** 22  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** D (PART)  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS900883R (LOT AN)  
**POSTAL ADDRESS:** DERRIMUT ROAD  
(At time of subdivision) TARNEIT 3029  
**MGA94 Co-ordinates** E 296 970  
(of approx centre of N 5 812 400  
land in plan) ZONE 55

Council Name: Wyndham City Council  
Council Reference Number: WYS5936/22  
Planning Permit Reference: WYP10365/17  
SPEAR Reference Number: S190696S  
**Certification**  
This plan is certified under section 6 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 not been satisfied at Certification  
Digitally signed by: Maria Pereira for Wyndham City Council on 28/11/2023  
**Statement of Compliance** issued: 13/02/2024  
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 at Statement of Compliance

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOT AV COMPRISES 2 PARTS ON THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS.  
**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-4 ON PS900883R AS AFFECTS MABER STREET ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-5 ON PS900883R AS AFFECTS DERRIMUT ROAD AND RESERVE No.2 ON THIS PLAN.  
**GROUND 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 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 12**  
**3.718ha** **74 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	SEE PLAN	PS847495U	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847495U PS847495U	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS830845N PS830845N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-4	SEWERAGE	SEE PLAN	PS830845N	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS900882T	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	PS900882T	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900882T PS900882T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
<b>SEE SHEET 2 FOR CONTINUATION</b>				



2360S-12 VER F.DWG SB/BC

SURVEYOR REF: **2360s-12**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 10

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S190696S 13/02/2024 02:37 pm

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	DRAINAGE	SEE PLAN	PS820469W	WYNDHAM CITY COUNCIL
E-9	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-10	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document: SPEAR Ref: S190696S 13/02/2024 02:37 pm



2360S-12 VER F.DWG SB/BC

ORIGINAL SHEET  
SIZE: A3

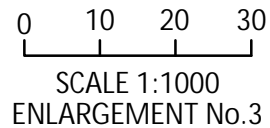
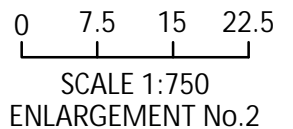
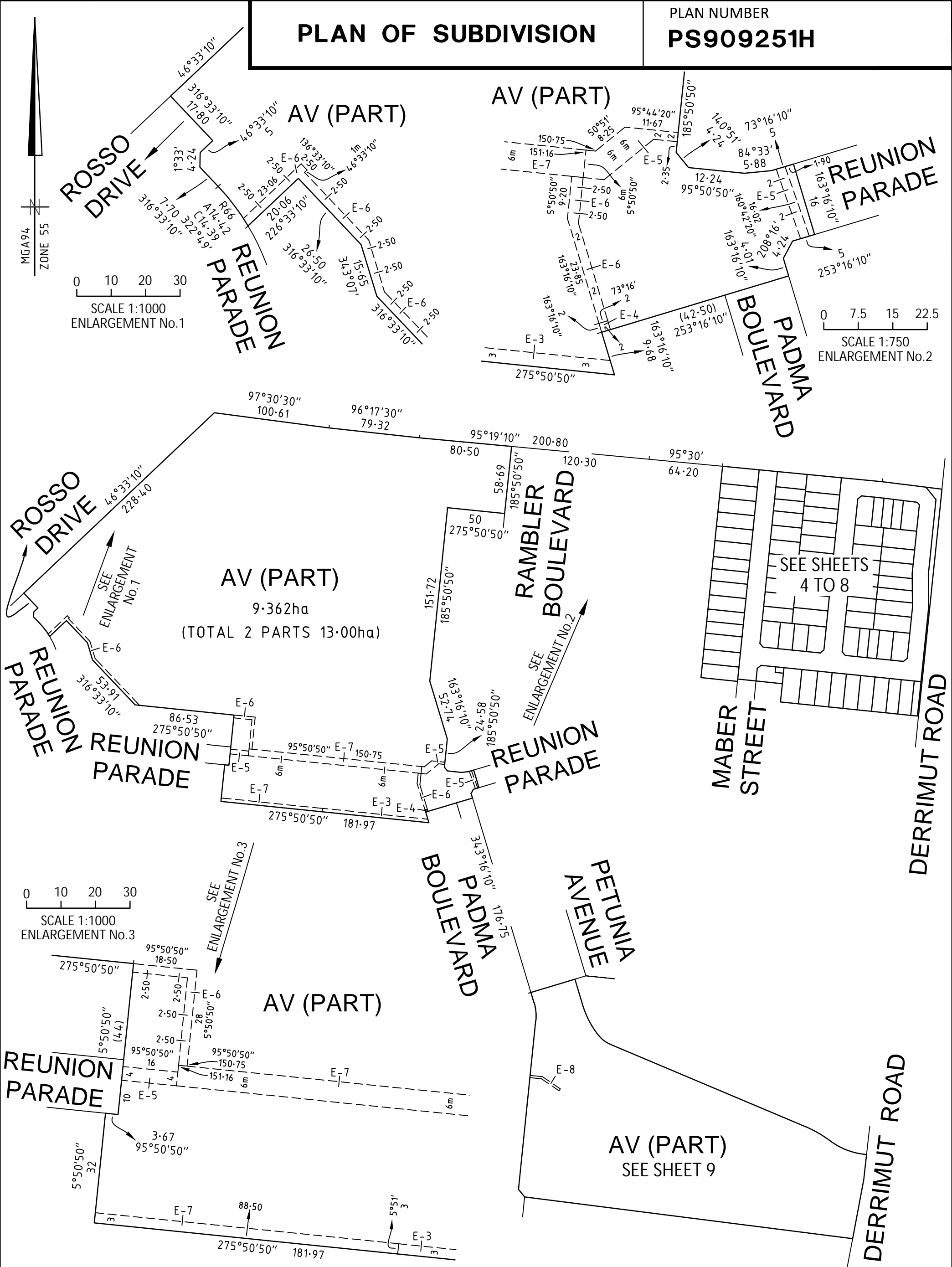
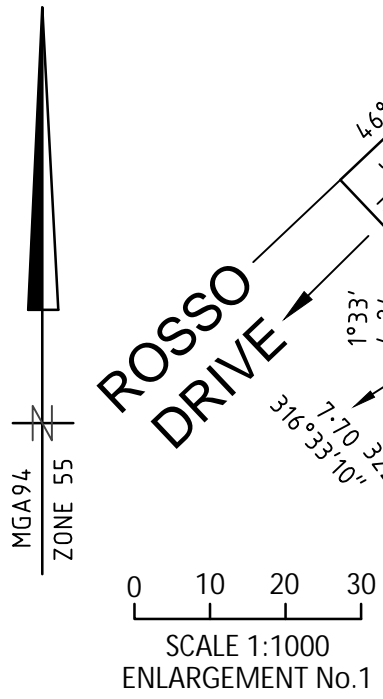
SHEET 2

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**



SEE ENLARGEMENT No.3

SEE ENLARGEMENT No.2

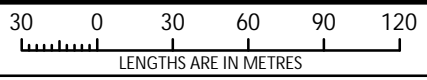
SEE ENLARGEMENT No.1

SEE SHEETS 4 TO 8

AV (PART)  
SEE SHEET 9

2360S-12 VER F.DWG SB/BC

SCALE  
**1:3000**



Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

ORIGINAL SHEET  
SIZE: A3

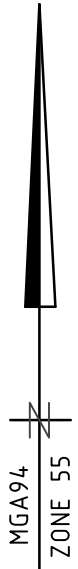
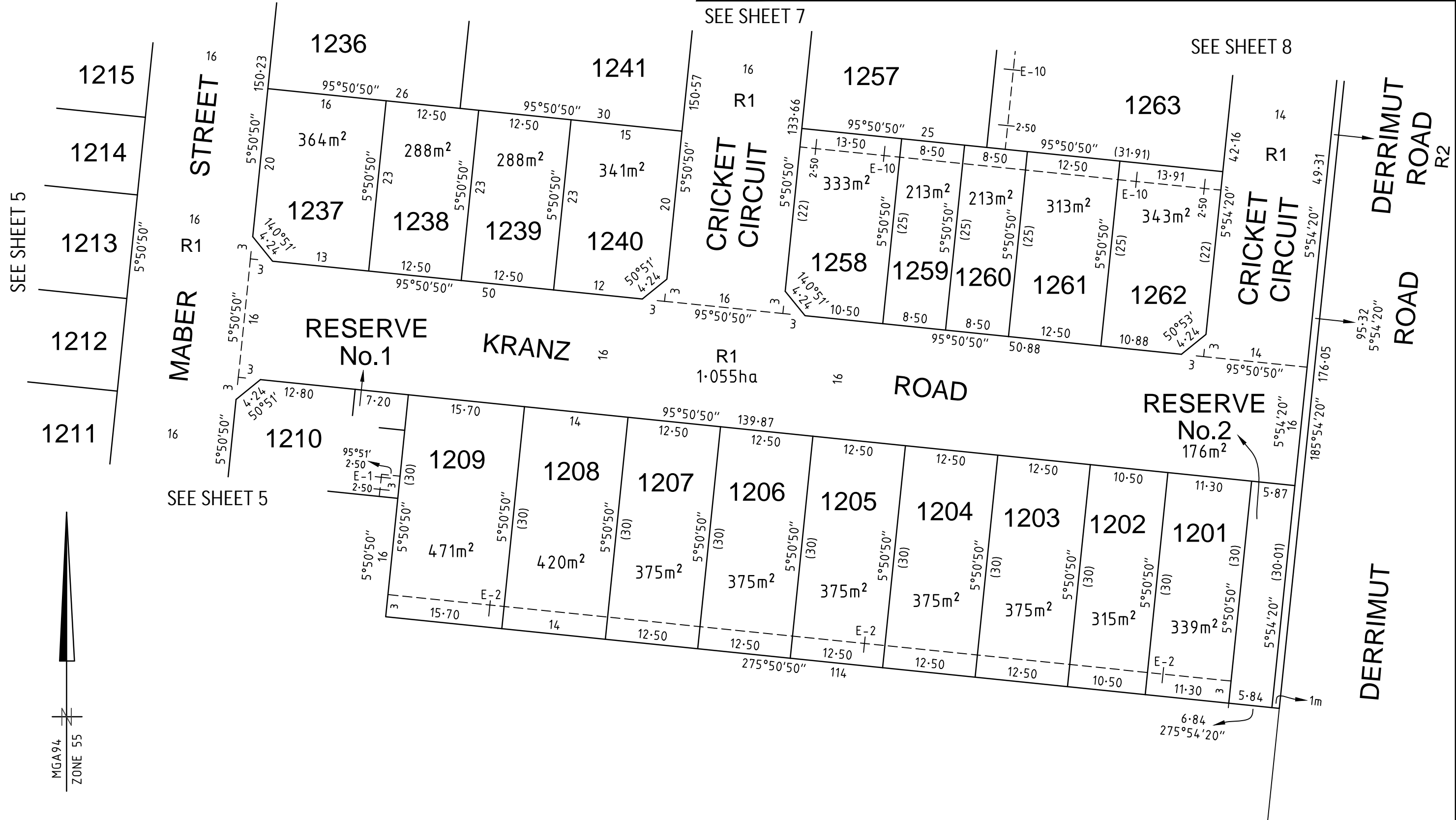
SHEET 3

Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S190696S 13/02/2024 02:37 pm

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**



2360S-12 VER F.DWG SB/BC

**SMEC**  
Member of the Surbana Jurong Group

REF 2360s-12

SCALE  
**1:500**

LENGTHS ARE IN METRES

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

ORIGINAL SHEET  
SIZE A3

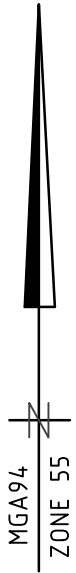
SHEET 4

Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

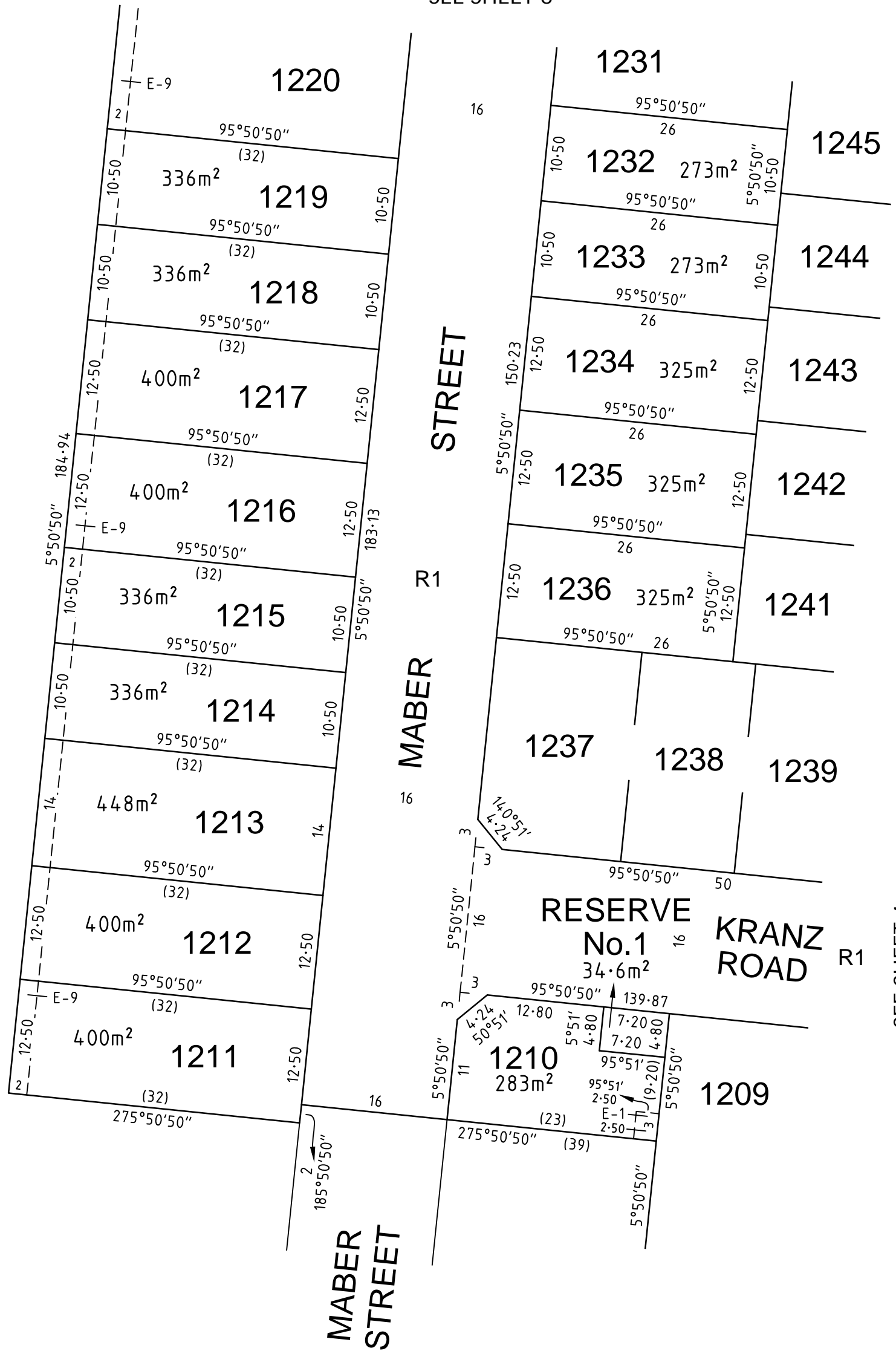
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S190696S 13/02/2024 02:37 pm

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**



SEE SHEET 6



SEE SHEET 7

SEE SHEET 4



2360S-12 VER F.DWG SB/BC

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

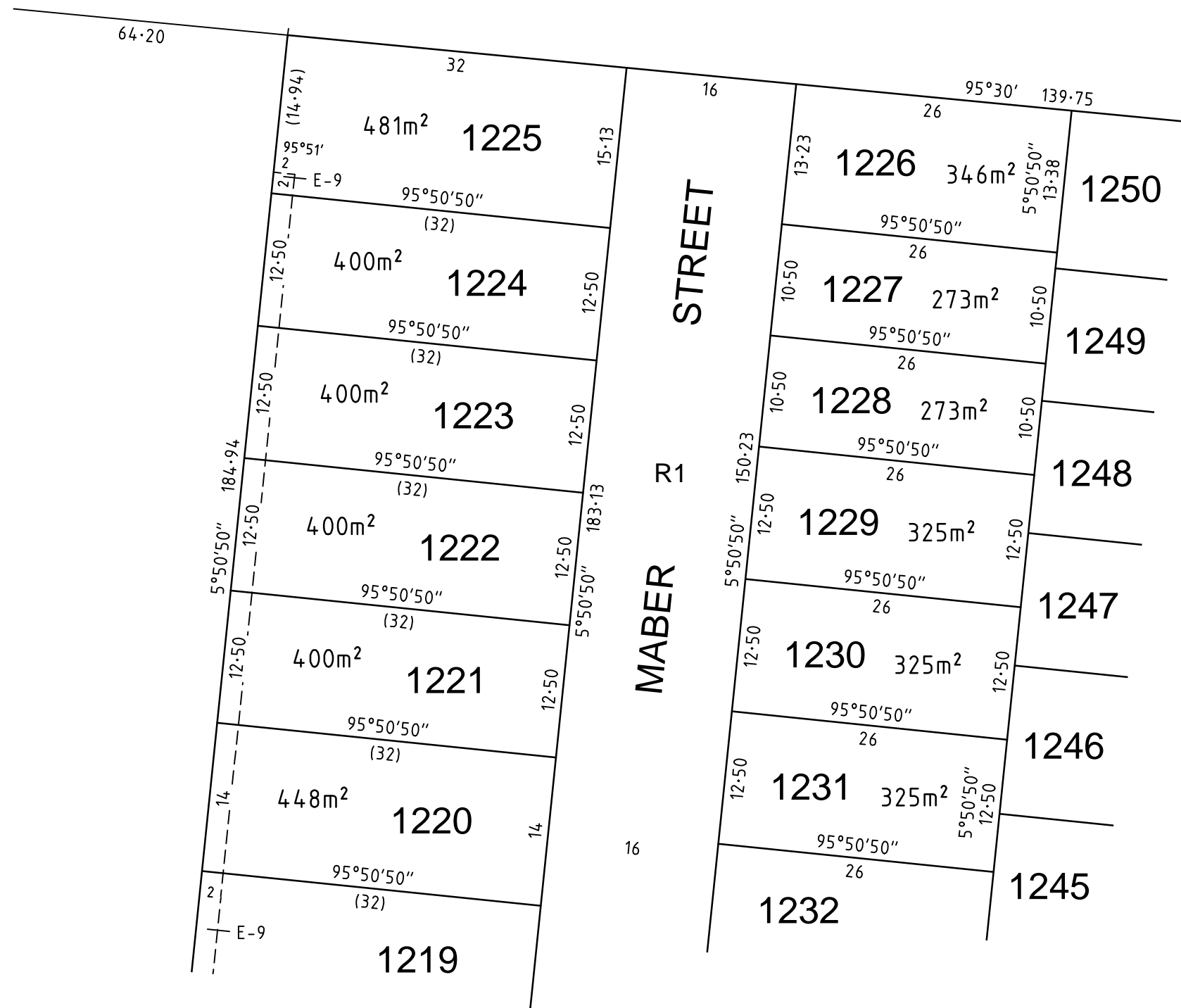
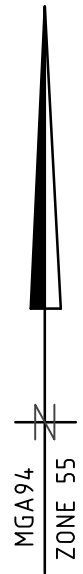
Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

REF 2360s-12

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document: SPEAR Ref: S190696S 13/02/2024 02:37 pm

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**

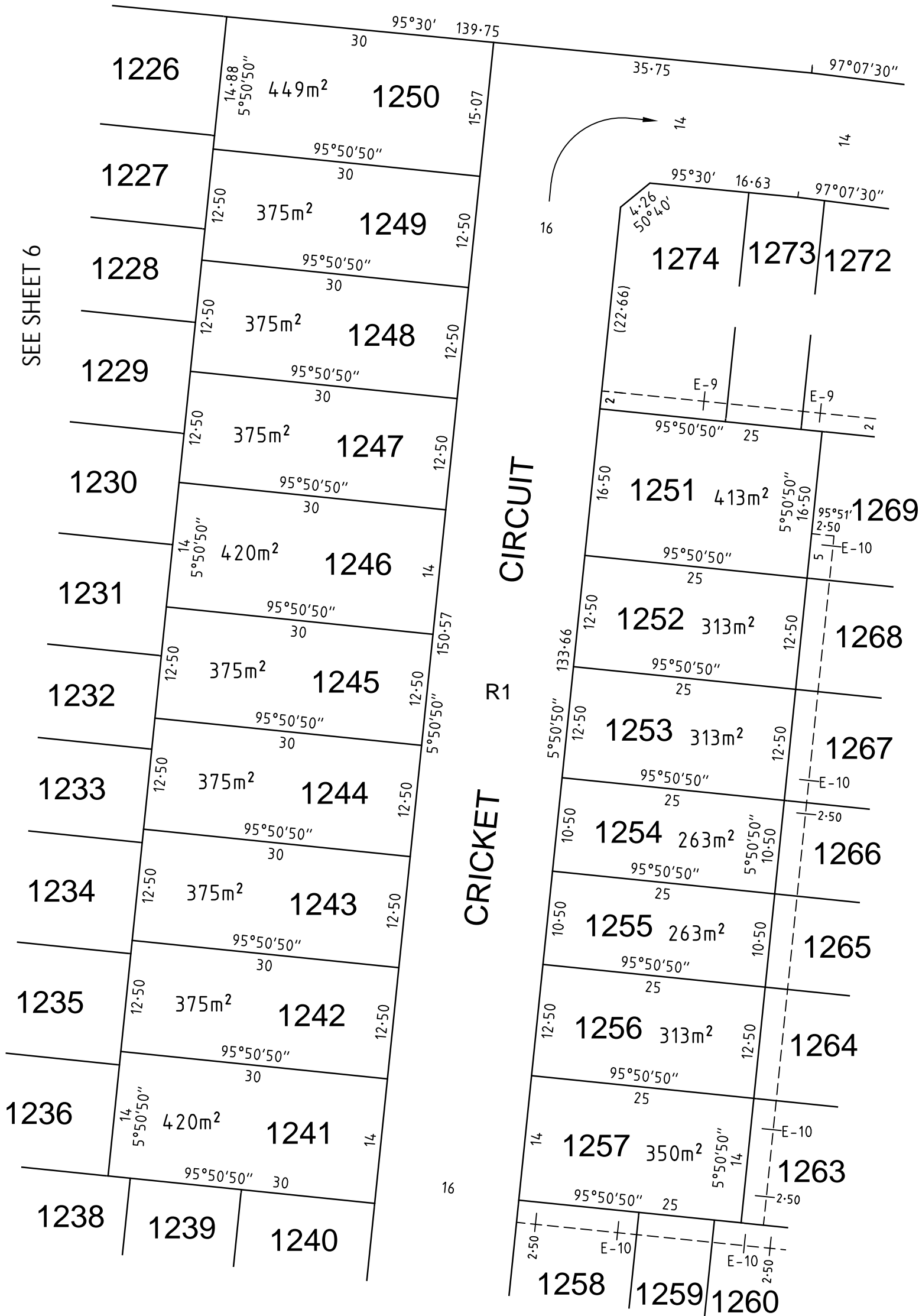
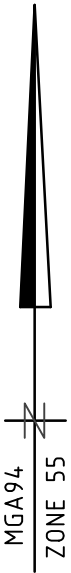


SEE SHEET 7

SEE SHEET 5

**PLAN OF SUBDIVISION**

PLAN NUMBER  
**PS909251H**



SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

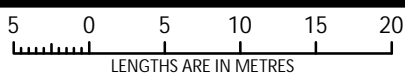
SEE SHEET 8

SEE SHEET 8



2360S-12 VER F.DWG SB/BC

SCALE  
1:500



Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

ORIGINAL SHEET  
SIZE: A3

SHEET 7

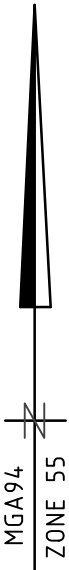
Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

REF 2360s-12

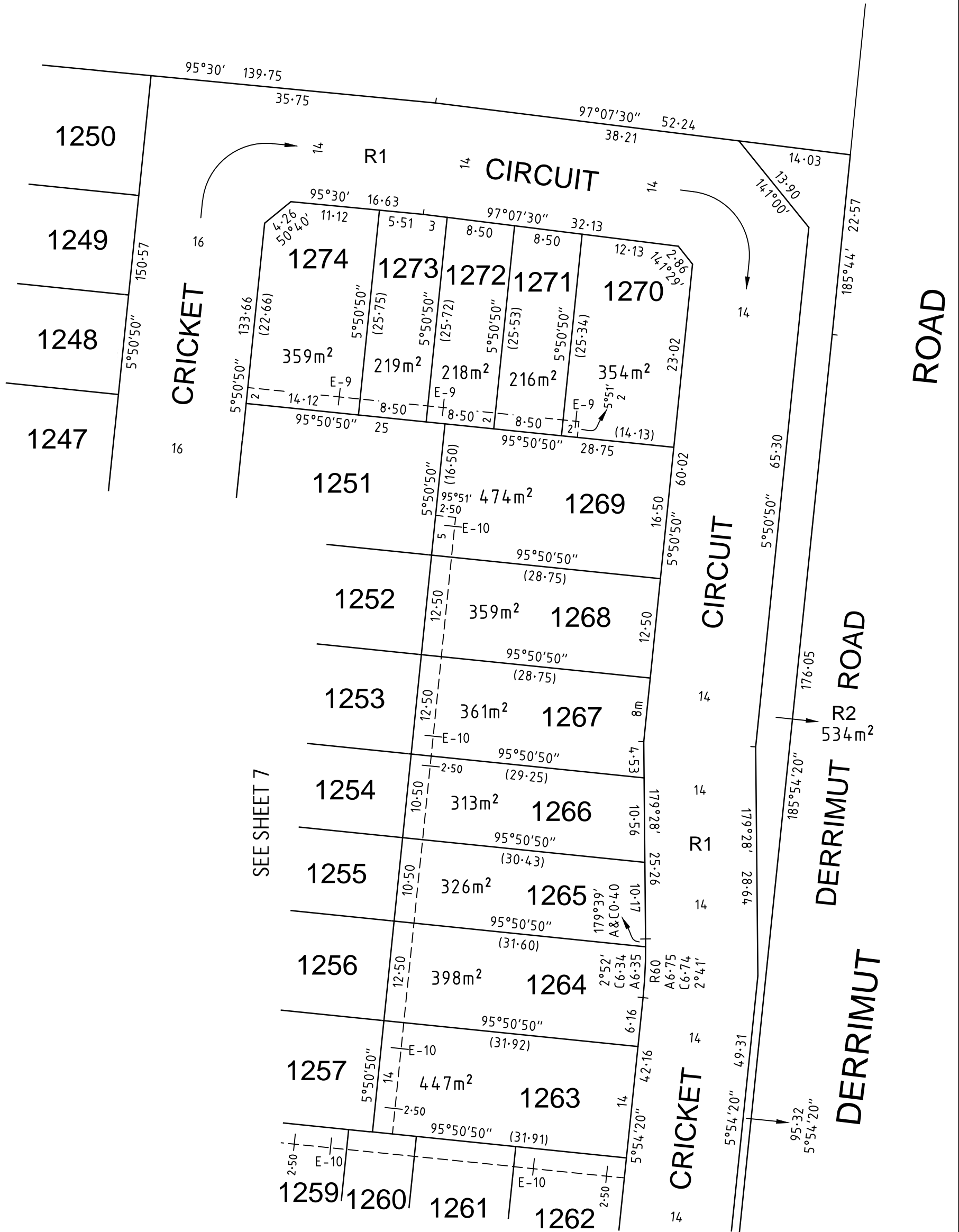
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document: SPEAR Ref: S190696S 13/02/2024 02:37 pm

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**



SEE SHEET 7



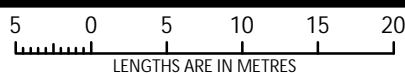
SEE SHEET 7

SEE SHEET 4



2360S-12 VER F.DWG SB/BC

SCALE  
1:500



Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

ORIGINAL SHEET  
SIZE: A3

SHEET 8

Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

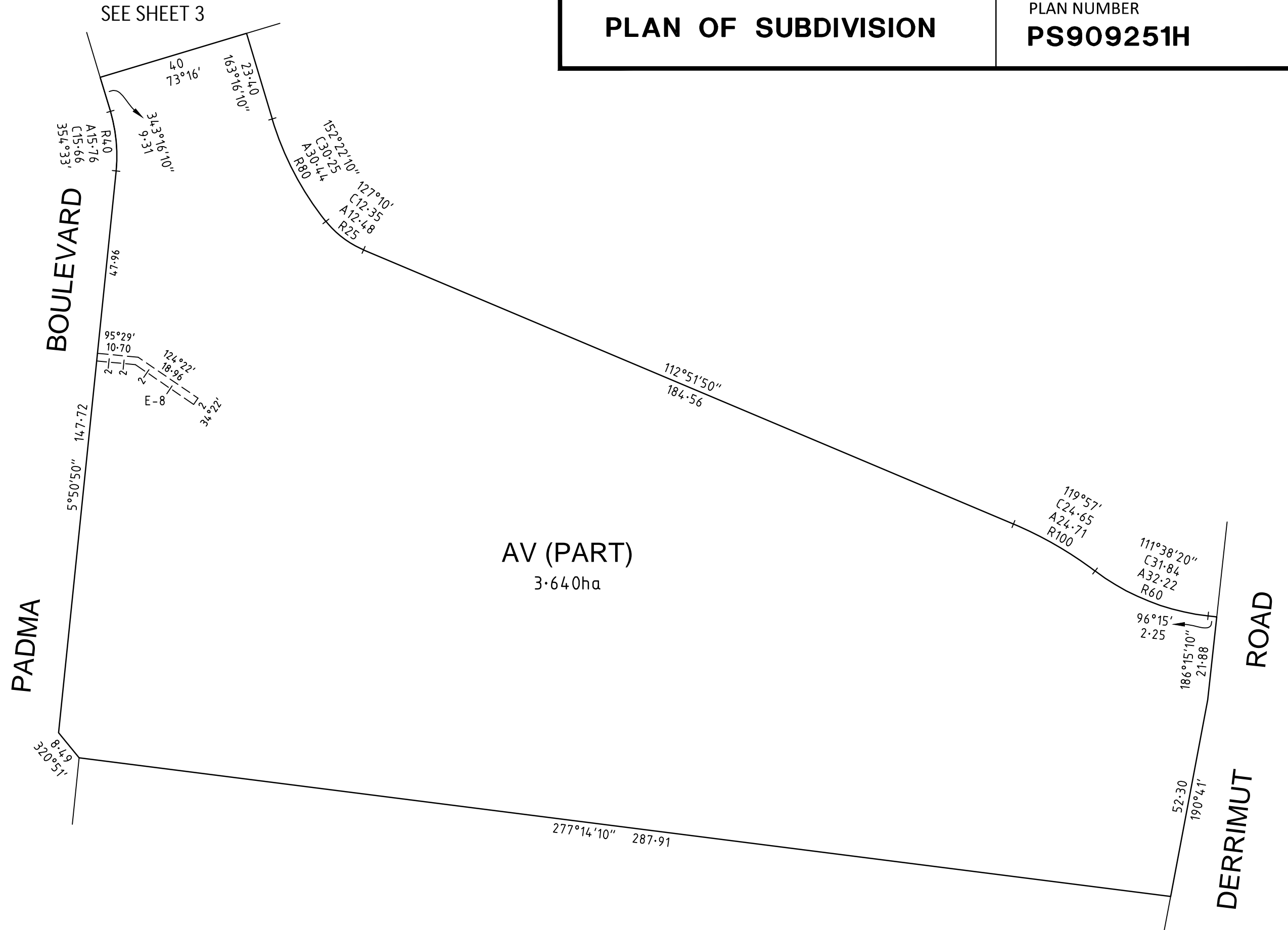
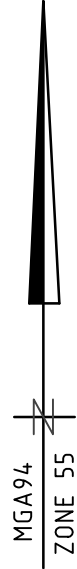
REF 2360s-12

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document: SPEAR Ref: S190696S 13/02/2024 02:37 pm



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**



2360S-12 VER F.DWG SB/BC

**SMEC**

Member of the Surbana Jurong Group

REF 2360s-12

SCALE  
**1:1000**

LENGTHS ARE IN METRES

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (F),  
19/09/2023, SPEAR Ref: S190696S

ORIGINAL SHEET  
SIZE A3

SHEET 9

Digitally signed by:  
Wyndham City Council,  
28/11/2023,  
SPEAR Ref: S190696S

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S190696S 13/02/2024 02:37 pm

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS909251H**

## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS909251H 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	BURDENED LOT No.	BENEFITING LOTS	BURDENED LOT No.	BENEFITING LOTS
1201	1202	1226	1227, 1250	1251	1252, 1269, 1272, 1273, 1274
1202	1201, 1203	1227	1226, 1228, 1249, 1250	1252	1251, 1253, 1268
1203	1202, 1204	1228	1227, 1229, 1248, 1249	1253	1252, 1254, 1267
1204	1203, 1205	1229	1228, 1230, 1247, 1248	1254	1253, 1255, 1266
1205	1204, 1206	1230	1229, 1231, 1246, 1247	1255	1254, 1256, 1265
1206	1205, 1207	1231	1230, 1232, 1245, 1246	1256	1255, 1257, 1264
1207	1206, 1208	1232	1231, 1233, 1244, 1245	1257	1256, 1258, 1259, 1260, 1263
1208	1207, 1209	1233	1232, 1234, 1243, 1244	1258	1257, 1259
1209	1208, 1210	1234	1233, 1235, 1242, 1243	1259	1257, 1258, 1260
1210	1209	1235	1234, 1236, 1241, 1242	1260	1257, 1259, 1261, 1263
1211	1212	1236	1235, 1237, 1238, 1241	1261	1260, 1262, 1263
1212	1211, 1213	1237	1236, 1238	1262	1261, 1263
1213	1212, 1214	1238	1236, 1237, 1239, 1241	1263	1257, 1260, 1261, 1262, 1264
1214	1213, 1215	1239	1238, 1240, 1241	1264	1256, 1263, 1265
1215	1214, 1216	1240	1239, 1241	1265	1255, 1264, 1266
1216	1215, 1217	1241	1235, 1236, 1238, 1239, 1240, 1242	1266	1254, 1265, 1267
1217	1216, 1218	1242	1234, 1235, 1241, 1243	1267	1253, 1266, 1268
1218	1217, 1219	1243	1233, 1234, 1242, 1244	1268	1252, 1267, 1269
1219	1218, 1220	1244	1232, 1233, 1243, 1245	1269	1251, 1268, 1270, 1271, 1272
1220	1219, 1221	1245	1231, 1232, 1244, 1246	1270	1269, 1271
1221	1220, 1222	1246	1230, 1231, 1245, 1247	1271	1269, 1270, 1272
1222	1221, 1223	1247	1229, 1230, 1246, 1248	1272	1251, 1269, 1271, 1273
1223	1222, 1224	1248	1228, 1229, 1247, 1249	1273	1251, 1272, 1274
1224	1223, 1225	1249	1227, 1228, 1248, 1250	1274	1251, 1273
1225	1224	1250	1226, 1227, 1249		

## 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 1210, 1227, 1228, 1232, 1233, 1238, 1239, 1254, 1255, 1259, 1260 and 1271 to 1273 (both 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 2032.