

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS909252F

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 22
CROWN ALLOTMENT: -
CROWN PORTION: D (PART)
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS905216G (LOT AQ)
POSTAL ADDRESS: RECOGNITION AVENUE
(At time of subdivision) TARNEIT 3029
MGA94 Co-ordinates E 296 560
(of approx centre of N 5 812 360
land in plan) ZONE 55

Council Name: Wyndham City Council
Council Reference Number: WYS6036/22
Planning Permit Reference: WYP10365/17
SPEAR Reference Number: S196049A
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: Mark Tenner for Wyndham City Council on 11/04/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL

LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 6 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-5 ON PS905216G AS AFFECTS KINDNESS ROAD, PRAISE ROAD AND RECOGNITION AVENUE ON THIS PLAN.
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-6 ON PS905216G AS AFFECTS RECOGNITION AVENUE ON THIS PLAN.
REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-7 ON PS905216G AS AFFECTS KINDNESS ROAD 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 8
3.095ha

61 LOTS

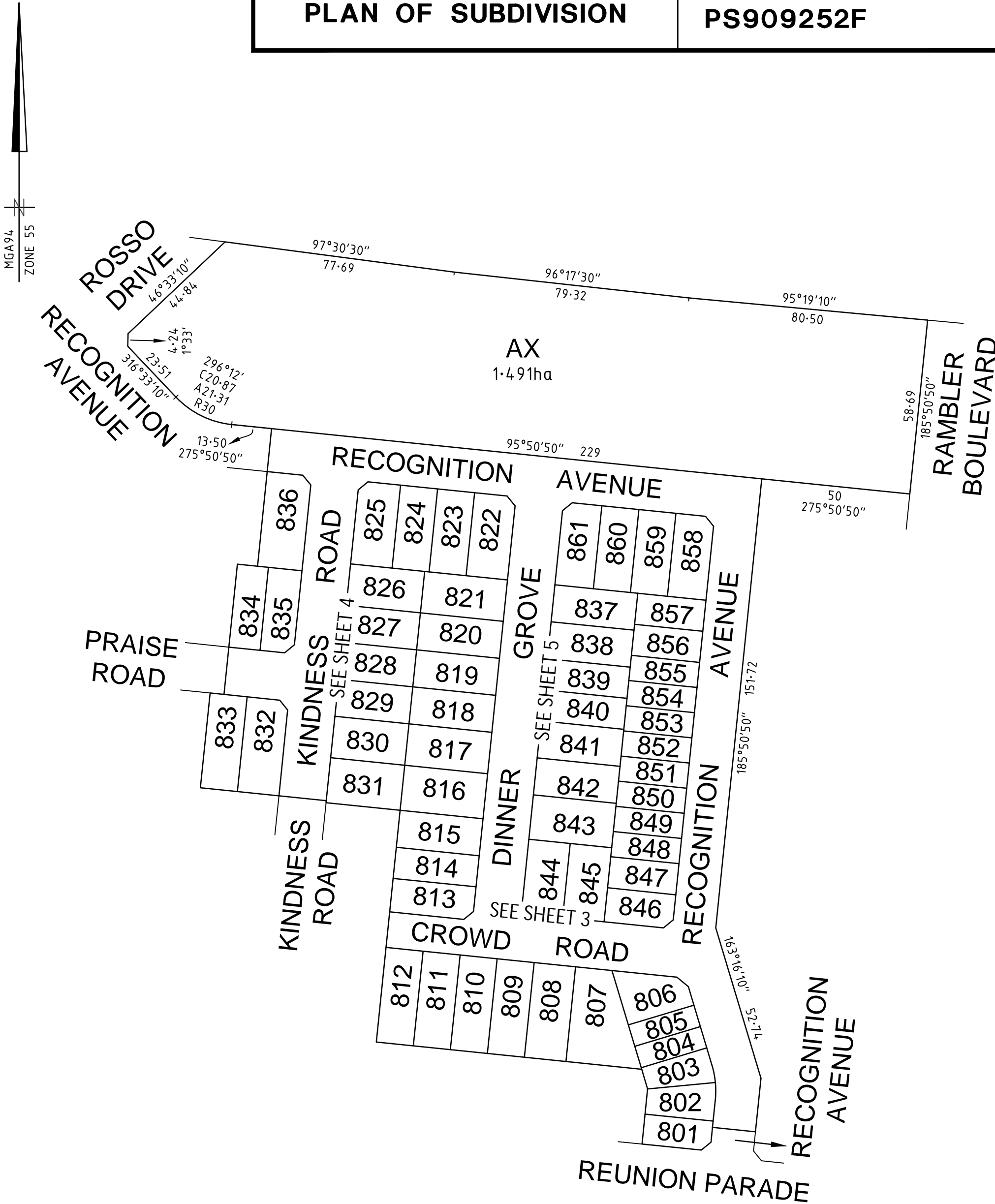
EASEMENT INFORMATION

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	PS905216G PS905216G	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION

PLAN OF SUBDIVISION

PLAN NUMBER
PS909252F

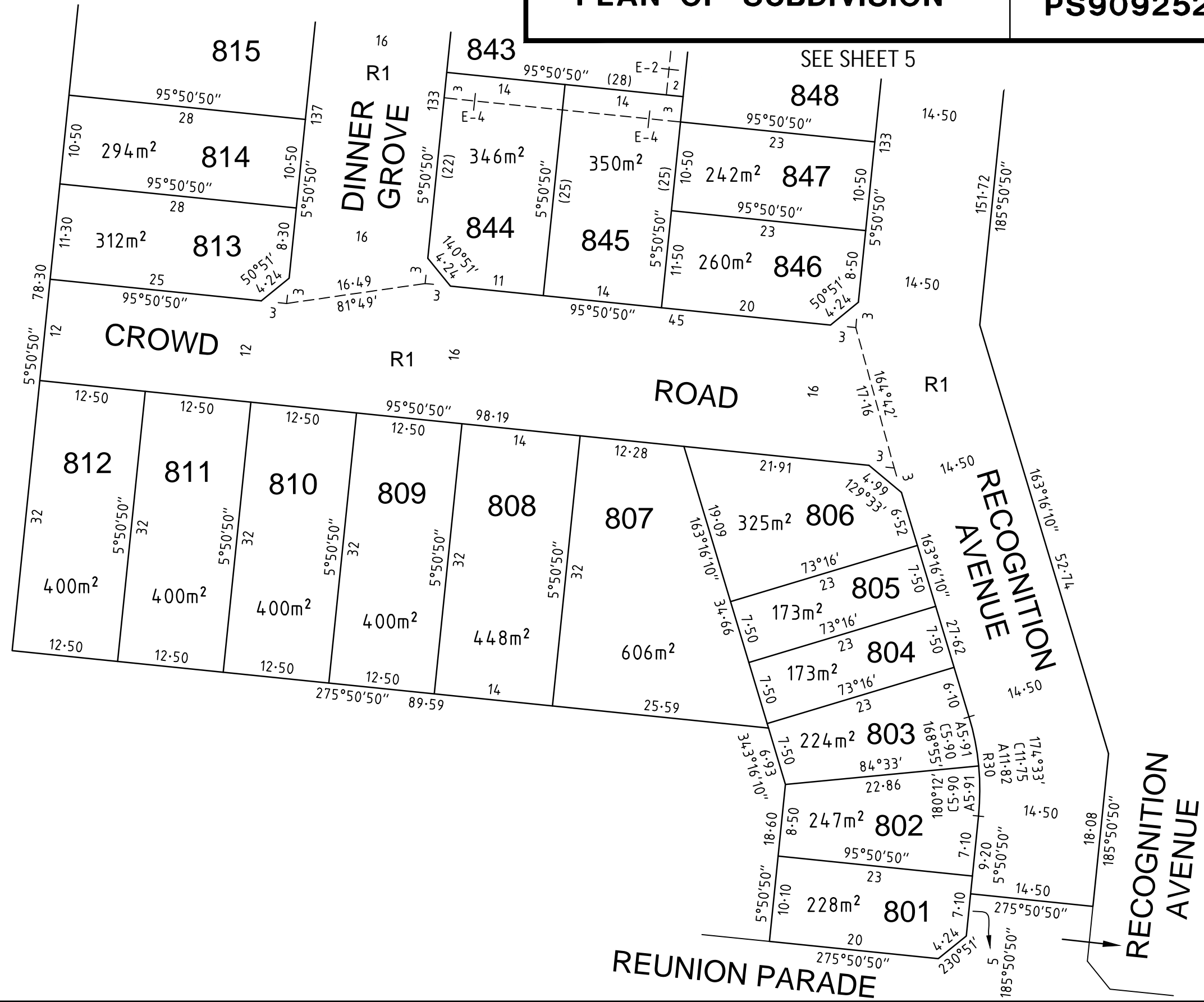
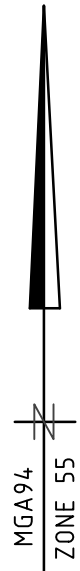


PLAN OF SUBDIVISION

PLAN NUMBER
PS909252F

SEE SHEET 5

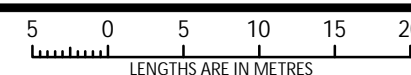
SEE SHEET 5



2360S-08 VER D.DWG CS/BC

REF 2360s-08

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 3

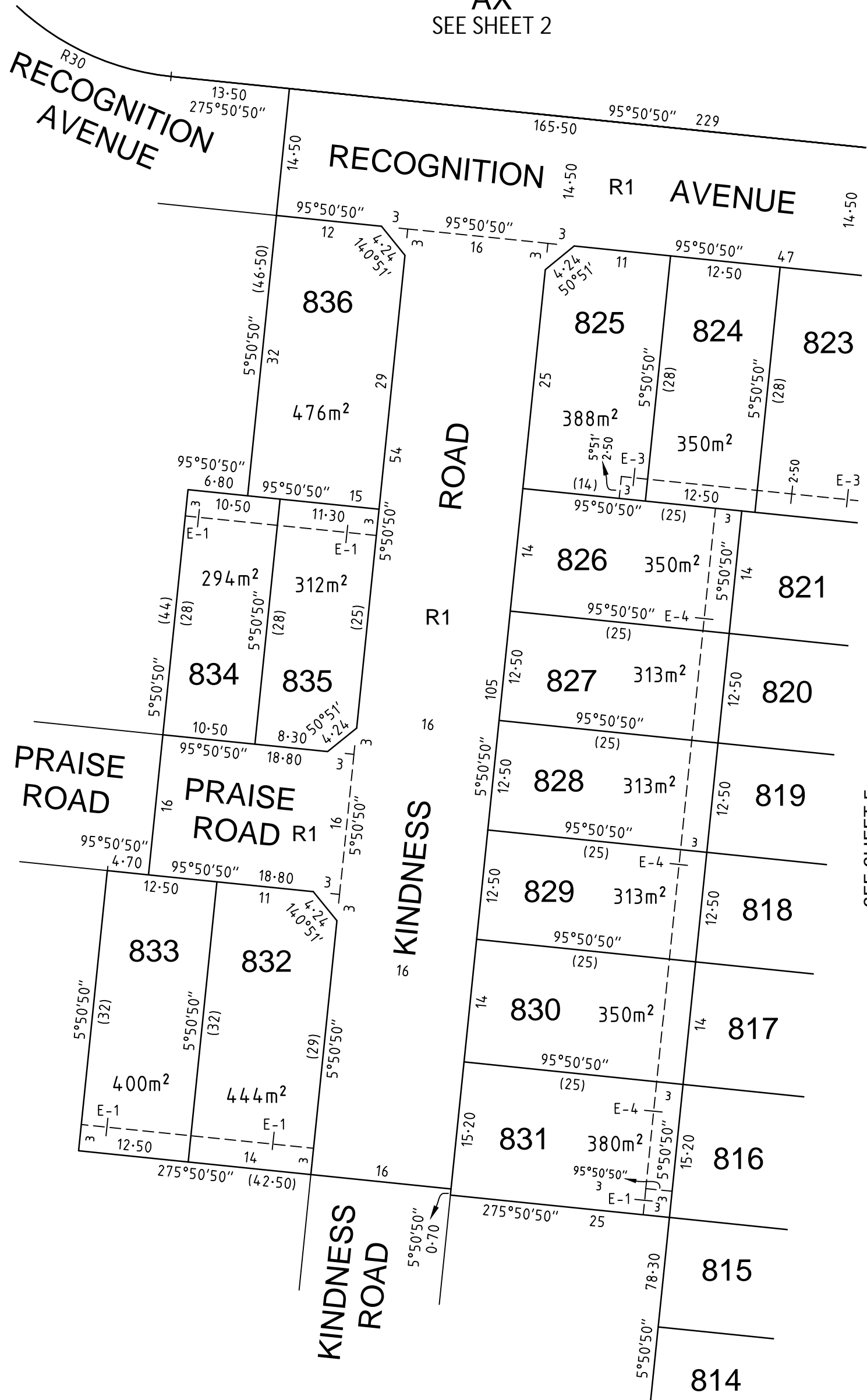
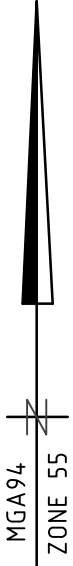
Digitally signed by: Antony James Wyatt, Licensed Surveyor,
Surveyor's Plan Version (D),
24/08/2023, SPEAR Ref: S196049A

Digitally signed by:
Wyndham City Council,
11/04/2024,
SPEAR Ref: S196049A

PLAN OF SUBDIVISION

PLAN NUMBER
PS909252F

AX
SEE SHEET 2



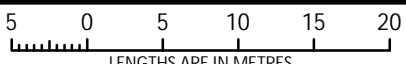
SEE SHEET 5

SEE SHEET 3



2360S-08 VER D.DWG CS/BC

SCALE
1:500



Digitally signed by: Antony James Wyatt, Licensed Surveyor,
Surveyor's Plan Version (D),
24/08/2023, SPEAR Ref: S196049A

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by:
Wyndham City Council,
11/04/2024,
SPEAR Ref: S196049A

PLAN OF SUBDIVISION

PLAN NUMBER
PS909252F

AX

SEE SHEET 2



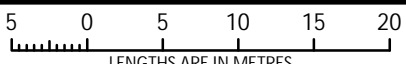
SEE SHEET 4

SEE SHEET 3

SMEC
Member of the Surlana Jurong Group
REF 2360s-08

2360S-08 VER D.DWG CS/BC

SCALE
1:500



Digitally signed by: Antony James Wyatt, Licensed Surveyor,
Surveyor's Plan Version (D),
24/08/2023, SPEAR Ref: S196049A

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
Wyndham City Council,
11/04/2024,
SPEAR Ref: S196049A

PLAN OF SUBDIVISION

PLAN NUMBER
PS909252F

CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS909252F by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land Burdened and Land Benefitted:

BURDENED LOT No.	BENEFITING LOTS
801	802
802	801, 803
803	802, 804, 807
804	803, 805, 807
805	804, 806, 807
806	805, 807
807	803, 804, 805, 806, 808
808	807, 809
809	808, 810
810	809, 811
811	810, 812
812	811
813	814
814	813, 815
815	814, 816
816	815, 817, 831
817	816, 818, 830
818	817, 819, 829
819	818, 820, 828
820	819, 821, 827
821	820, 822, 823, 824, 826
822	821, 823
823	821, 822, 824
824	821, 823, 825, 826
825	824, 826
826	821, 824, 825, 827
827	820, 826, 828
828	819, 827, 829
829	818, 828, 830
830	817, 829, 831
831	816, 830

BURDENED LOT No.	BENEFITING LOTS
832	833
833	832
834	835, 836
835	834, 836
836	834, 835
837	838, 856, 857, 859, 860, 861
838	837, 839, 855, 856
839	838, 840, 854, 855
840	839, 841, 853, 854
841	840, 842, 851, 852, 853
842	841, 843, 850, 851
843	842, 844, 845, 848, 849, 850
844	843, 845
845	843, 844, 846, 847, 848
846	845, 847
847	845, 846, 848
848	843, 845, 847, 849
849	843, 848, 850
850	842, 843, 849, 851
851	841, 842, 850, 852
852	841, 851, 853
853	840, 841, 852, 854
854	839, 840, 853, 855
855	838, 839, 854, 856
856	837, 838, 855, 857
857	837, 856, 858, 859
858	857, 859
859	837, 857, 858, 860
860	837, 859, 861
861	837, 860

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 801 to 805 (both inclusive), 814, 834, 839, 840 and 846 to 857 (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 with affect from 1st January 2031.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision PS909252F by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lot 810 and Lot 813

Lots to be burdened: Lot 811 and Lot 812

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this plan shall not:
Construct or allow to be constructed any more than one dwelling per lot.