

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS905216G**

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:** -  
**SECTION:** 22  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** D (PART)  
**TITLE REFERENCES:** Vol.12396 Fol.437  
**LAST PLAN REFERENCE/S:** PS909251H (LOT AV)  
**POSTAL ADDRESS:** DERRIMUT ROAD  
(At time of subdivision) TARNEIT 3029  
**MGA94 Co-ordinates** E 296 410  
(of approx centre of N 5 812 340  
land in plan) ZONE 55

Council Name: Wyndham City Council  
Council Reference Number: WYS5938/22  
Planning Permit Reference: WYP10365/17  
SPEAR Reference Number: S190692J  
**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: Maria Pereira for Wyndham City Council on 17/04/2024

## 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 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.  
SEE SHEET 11 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 PS909251H AS AFFECTS REUNION PARADE AND RECOGNITION AVENUE ON THIS PLAN.  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-6 ON PS909251H AS AFFECTS REUNION PARADE AND KINDNESS ROAD ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-7 ON PS909251H AS AFFECTS REUNION PARADE ON THIS PLAN.  
REMOVAL OF DRAINAGE EASEMENT E-8 ON PS909251H AS AFFECTS RESERVE No.2 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 7**  
**8.395ha**

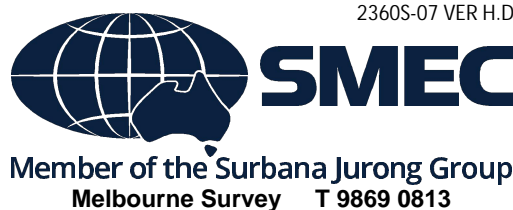
**83 LOTS**

## 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	PS830845N PS830845N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	PS830845N	GREATER WESTERN WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	PS900882T	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900882T PS900882T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



2360S-07 VER.H.DWG CS/BC

SURVEYOR REF: **2360s-07**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 11

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# PLAN OF SUBDIVISION

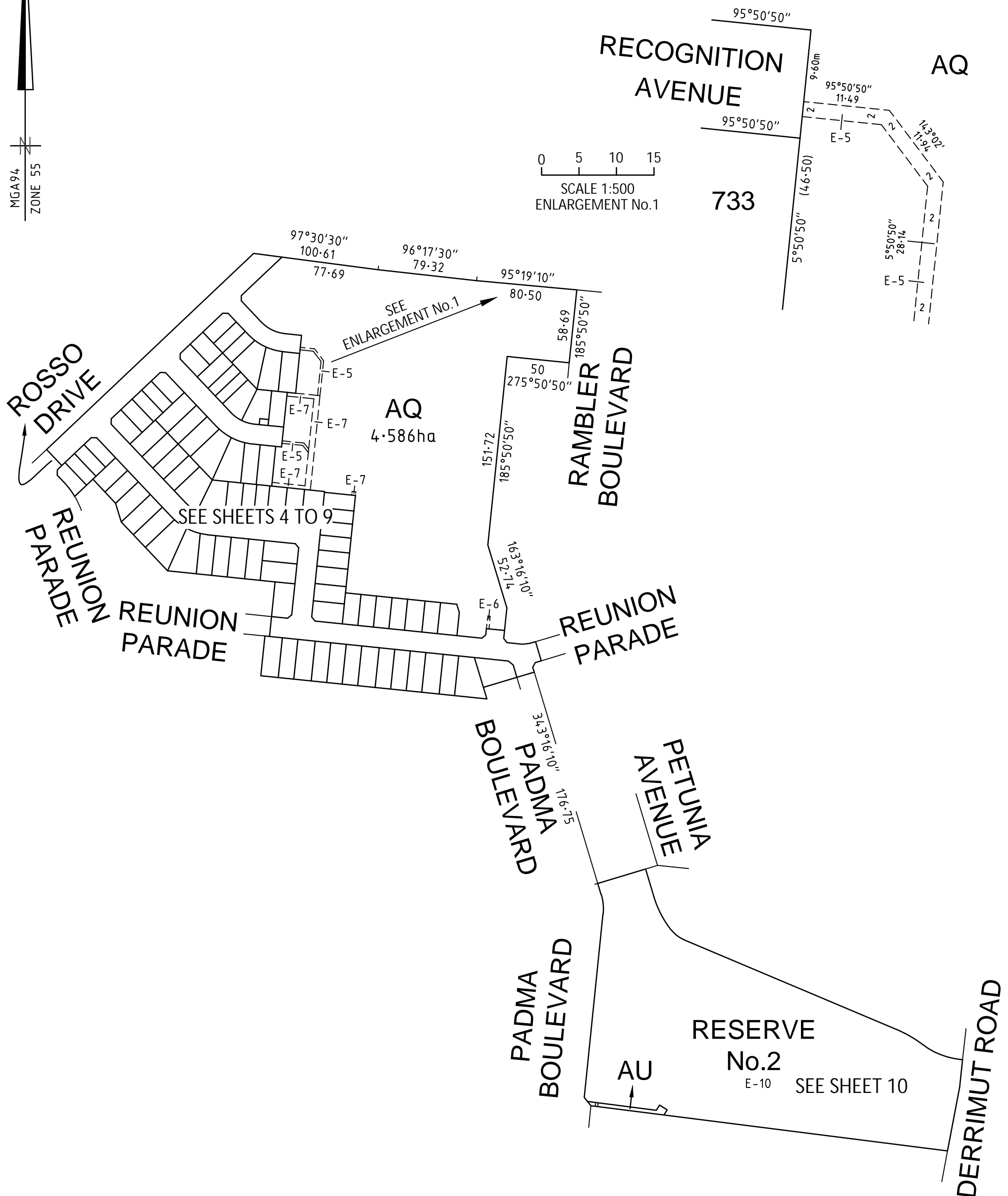
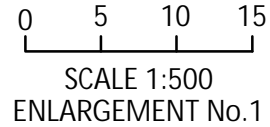
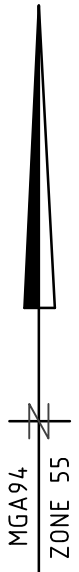
PLAN NUMBER  
**PS905216G**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-8	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-9	SEWERAGE POWERLINE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	GREATER WESTERN WATER CORPORATION POWERCOR AUSTRALIA LTD
E-10	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

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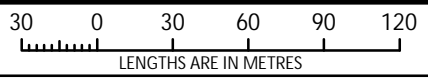
2360S-07 VER H.DWG CS/BC



**SMEC**  
Member of the Surbana Jurong Group

REF 2360s-07

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LENGTHS ARE IN METRES

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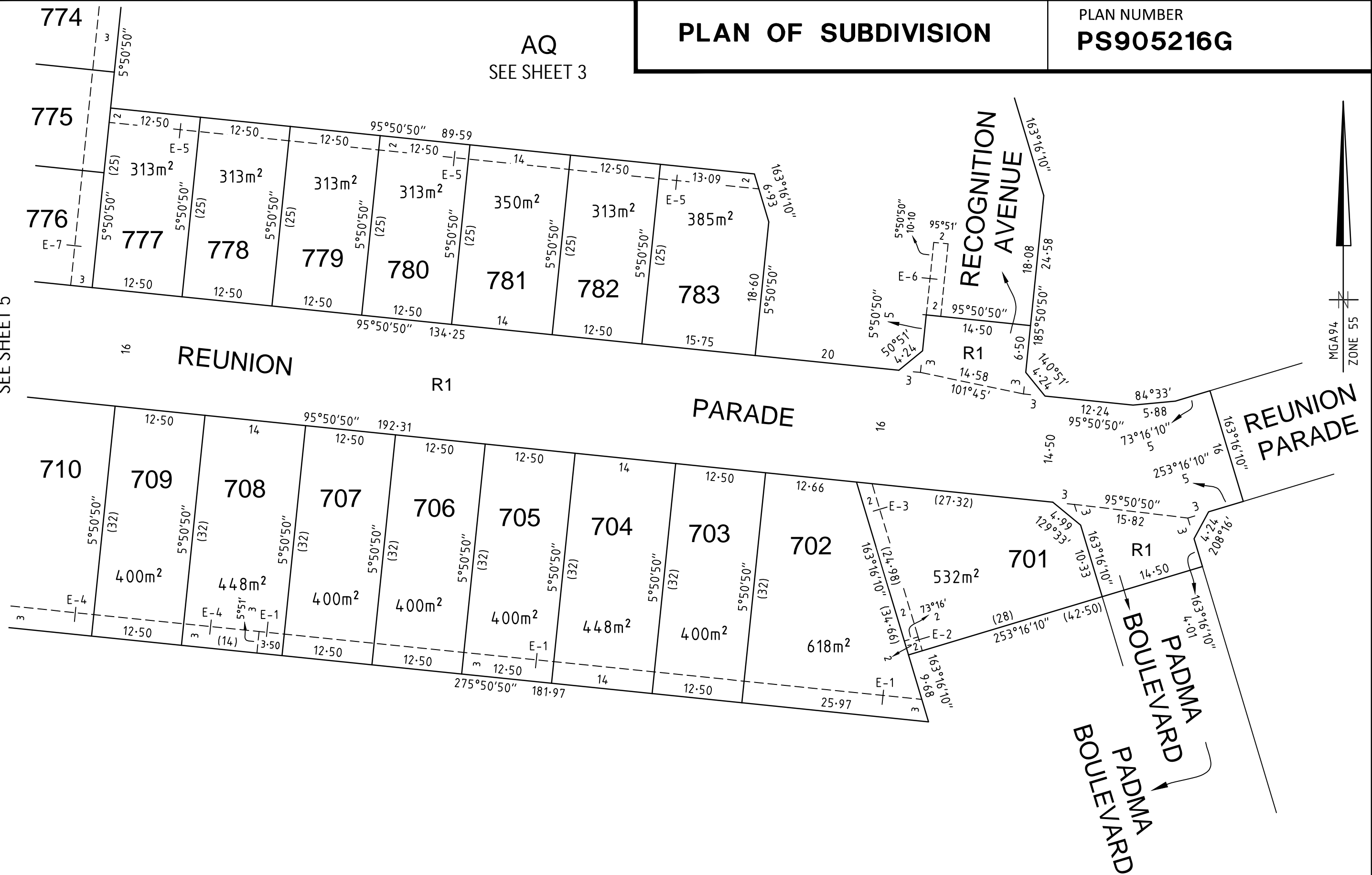
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# PLAN OF SUBDIVISION

PLAN NUMBER  
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SEE SHEET 3

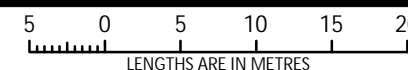
SEE SHEET 5



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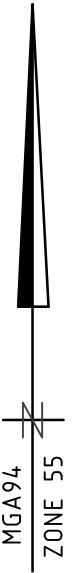
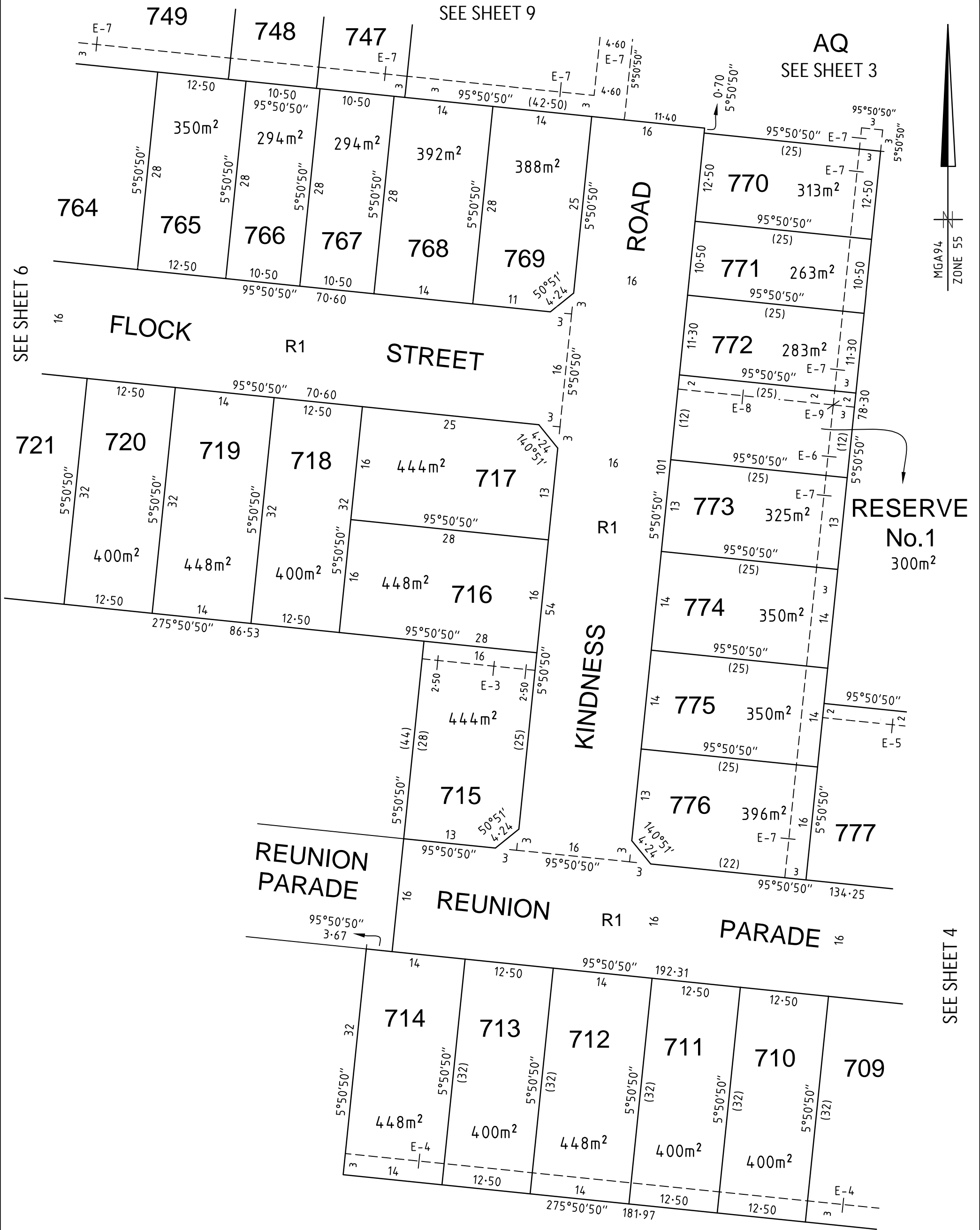
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SHEET 4

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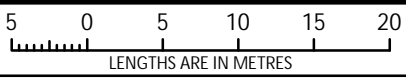


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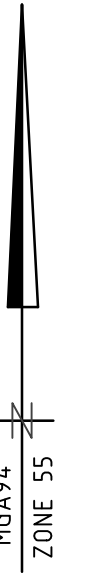
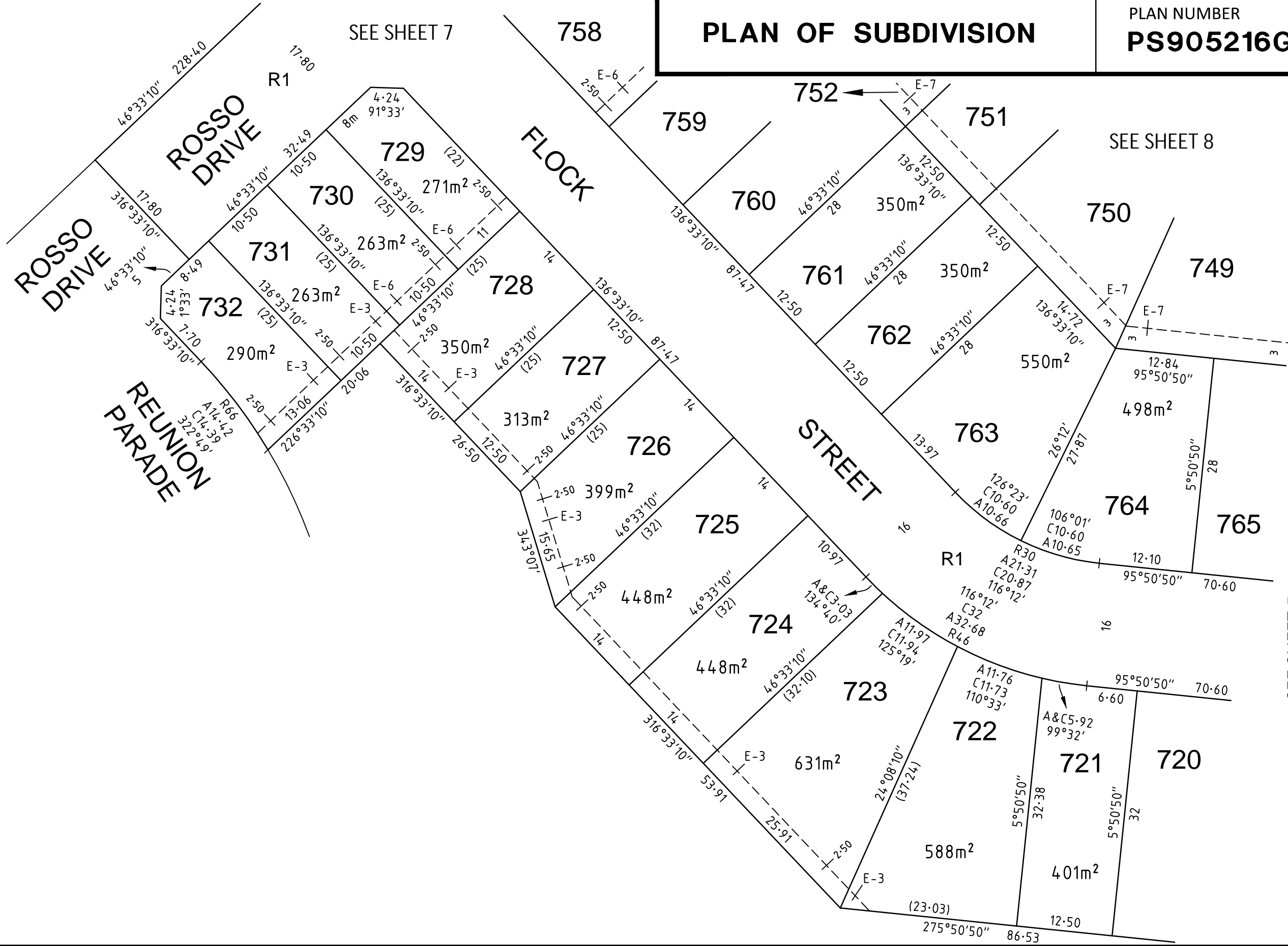
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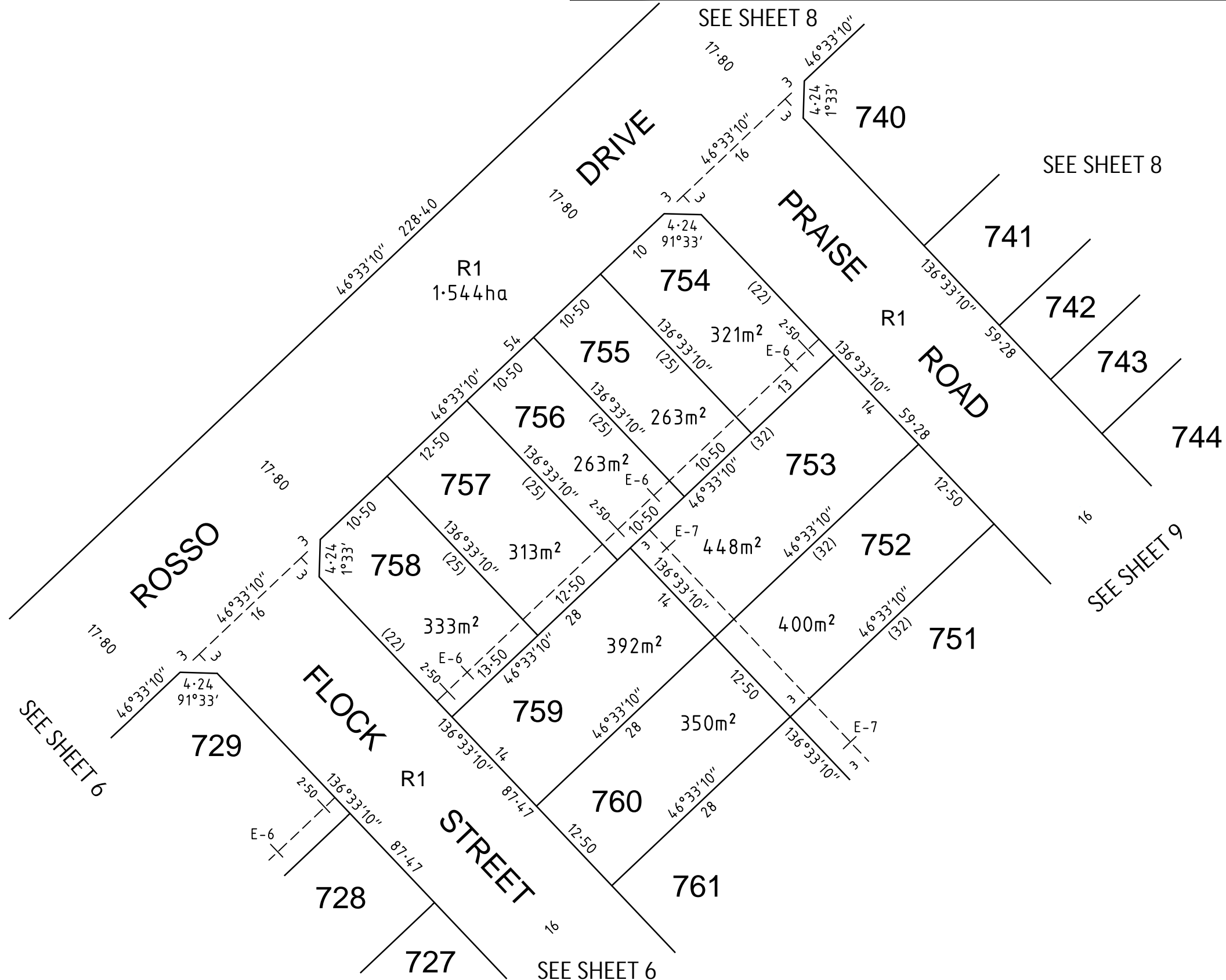
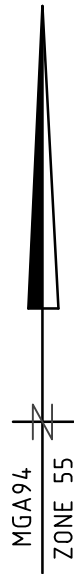
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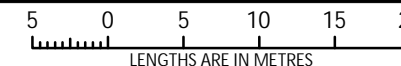
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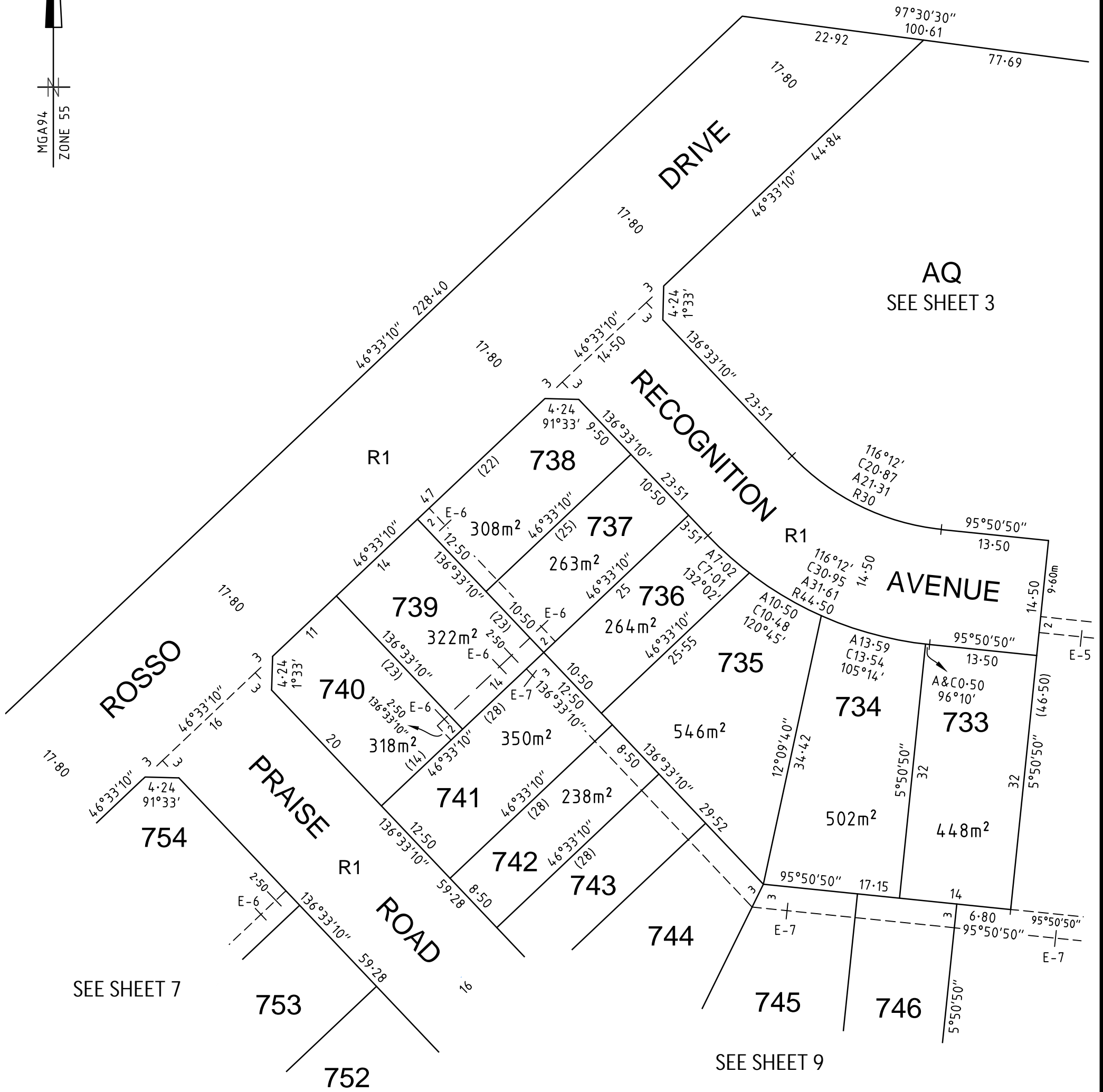
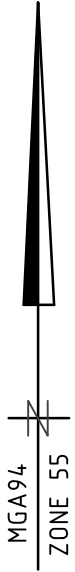
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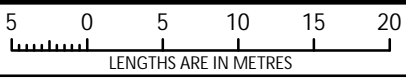


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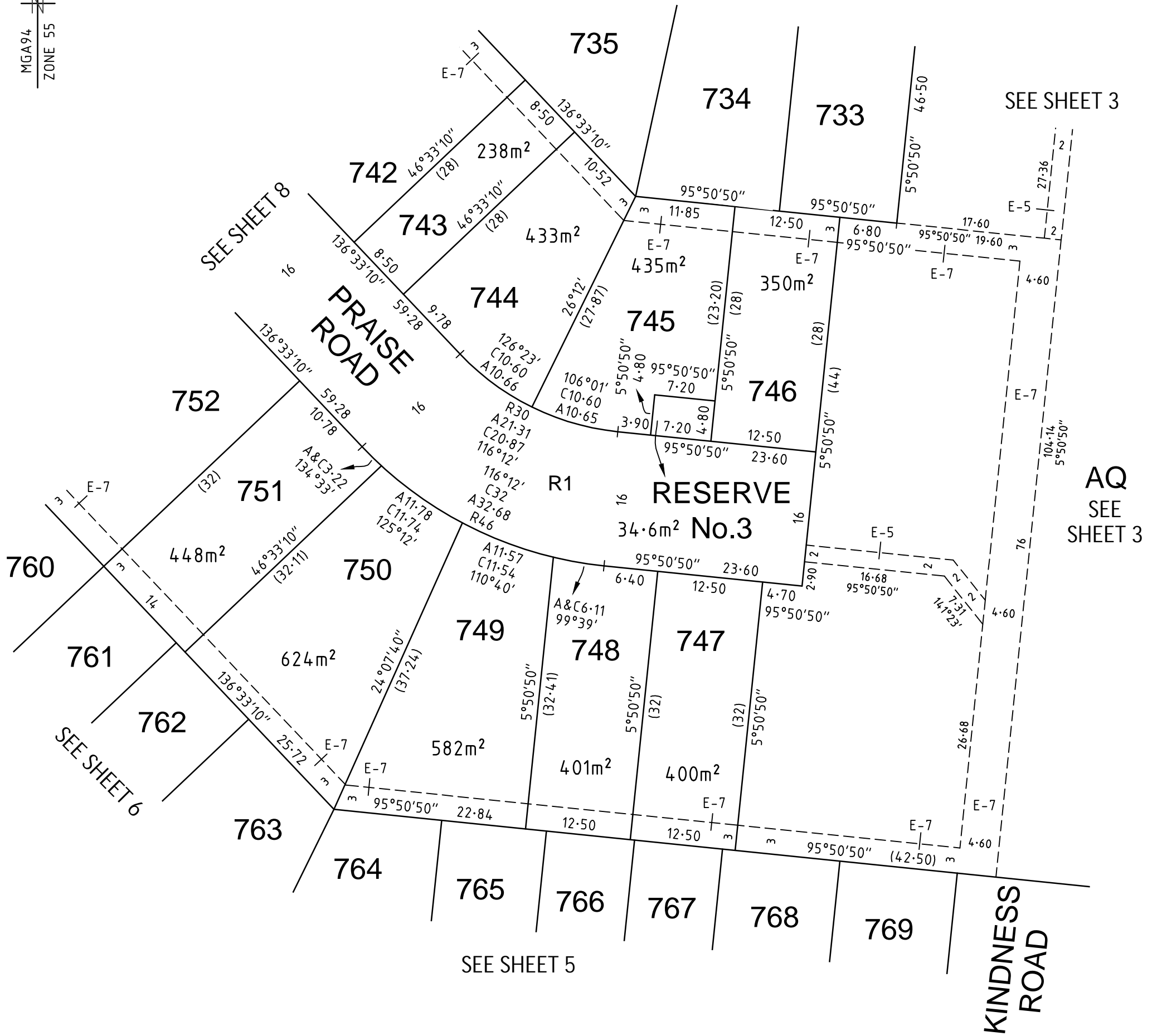
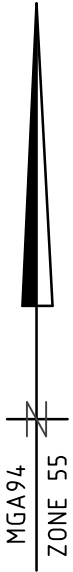
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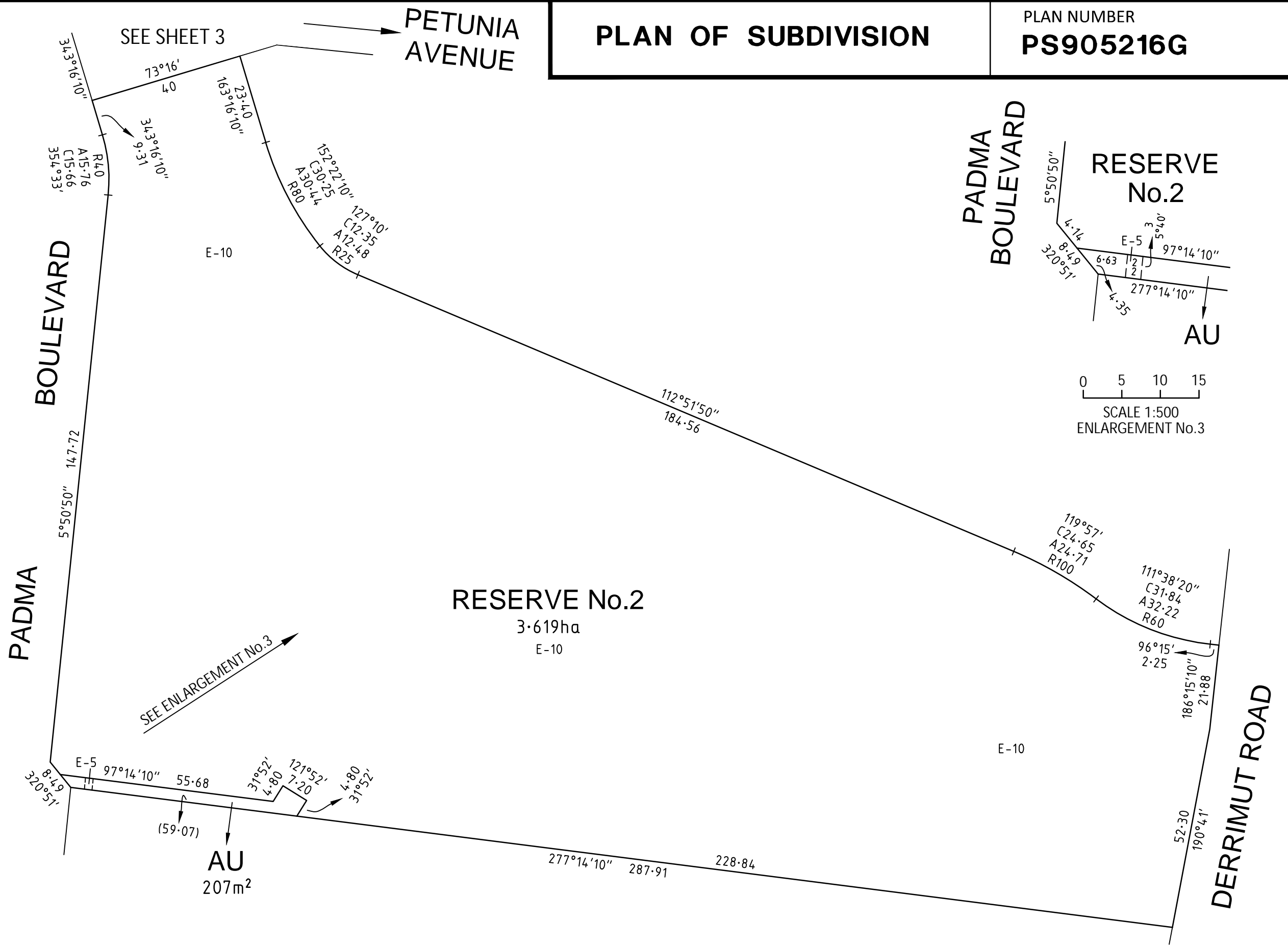
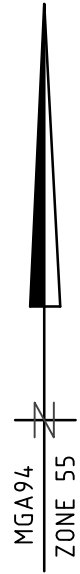
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SCALE  
**1:1000**

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**CREATION OF RESTRICTION A**

The following Restriction is to be created upon registration of Plan of Subdivision PS905216G 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
701	702
702	701, 703
703	702, 704
704	703, 705
705	704, 706
706	705, 707
707	706, 708
708	707, 709
709	708, 710
710	709, 711
711	710, 712
712	711, 713
713	712, 714
714	713
715	716
716	715, 717, 718
717	716, 718
718	716, 717, 719
719	718, 720
720	719, 721
721	720, 722
722	721, 723
723	722, 724
724	723, 725
725	724, 726
726	725, 727
727	726, 728

BURDENED LOT No.	BENEFITING LOTS
728	727, 729, 730, 731
729	728, 730
730	728, 729, 731
731	728, 730, 732
732	731
733	734, 746
734	733, 735, 745, 746
735	734, 736, 741, 742, 743, 744
736	735, 737, 741
737	736, 738, 739
738	737, 739
739	737, 738, 740, 741
740	739, 741
741	735, 736, 739, 740, 742
742	735, 741, 743
743	735, 742, 744
744	735, 743, 745
745	734, 744, 746
746	733, 734, 745
747	748, 766, 767, 768
748	747, 749, 765, 766
749	748, 750, 764, 765
750	749, 751, 762, 763
751	750, 752, 761, 762
752	751, 753, 760
753	752, 754, 755, 756, 759
754	753, 755
755	753, 754, 756

BURDENED LOT No.	BENEFITING LOTS
756	753, 755, 757, 759
757	756, 758, 759
758	757, 759
759	753, 756, 757, 758, 760
760	752, 759, 761
761	751, 760, 762
762	750, 751, 761, 763
763	750, 762, 764
764	749, 763, 765
765	748, 749, 764, 766
766	747, 748, 765, 767
767	747, 766, 768
768	747, 767, 769
769	768
770	771
771	770, 772
772	771
773	774
774	773, 775
775	774, 776, 777
776	775, 777
777	775, 776, 778
778	777, 779
779	778, 780
780	779, 781
781	780, 782
782	781, 783
783	782

**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 736, 737, 742, 743, 766, 767, 771 and 772 are Type A Lots
  - For Lots 729 to 732 (both inclusive), 755 and 756 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.