

PLAN OF SUBDIVISION

EDITION 1

PS 743088 N

LOCATION OF LAND

Parish : TARNEIT
Township : -
Section : 22
Crown Allotment : -
Crown Portion : C (PART)

Title Reference : VOL. FOL.

Last Plan Reference : LOT 1 ON PS743067W

Postal Address : DOHERTYS ROAD
 (at time of subdivision) TARNEIT VIC 3029

MGA Co-ordinates E 295 830 ZONE : 55
 (of approx. centre of land in plan) N 5 812 230

COUNCIL NAME: WYNDHAM CITY COUNCIL

PRELIMINARY

DISCLAIMER:
 WARNING: THIS PLAN IS UNREGISTERED AT LAND REGISTRY AND HAS BEEN PREPARED FROM DRAWINGS ENDORSED AS PART OF PLANNING PERMIT No. ISSUED BY COUNCIL.
 THIS PLAN MAY BE SUBJECT TO THE FOLLOWING ALTERATIONS:
 i) THOSE REQUESTED BY COUNCIL AND/OR STATUTORY AUTHORITIES;
 ii) THOSE REQUESTED BY LAND REGISTRY PRIOR TO REGISTRATION OF THE PLAN.
 CHARTER KECK CRAMER ACCEPTS NO RESPONSIBILITY WHATSOEVER FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY UPON THIS PLAN FOR ANY OTHER REASON.
 THIS PLAN MUST NOT BE REPRODUCED EXCEPT:
 a) FROM THE ELECTRONIC VERSION OR COPY HELD BY CHARTER KECK CRAMER, AND
 b) UNLESS THE REPRODUCTION INCLUDES THIS NOTE.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	WYNDHAM CITY COUNCIL

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. REFER TO SHEET 5 FOR DETAILS.

NOTATIONS

DEPTH LIMITATION: Does not apply.

Survey : THIS PLAN IS BASED ON SURVEY.
Staging : THIS IS NOT A STAGED SUBDIVISION
 PLANNING PERMIT No.

To be completed where applicable:
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s)
 IN PROCLAIMED SURVEY AREA No.

VERDANT HILL - Release 1
 Area of Release: 3.209ha
 No. of Lots: 44 Residential Lots, 1 Super Lot

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	TRANSMISSION OF ELECTRICITY	64	Book 682 No.992	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	3	THIS PLAN	CITY WEST WATER LTD

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 Telephone 03 8102 8888 www.charterkc.com.au

SURVEYOR'S REF: J043446-S1

24/08/16

ORIGINAL SHEET SIZE: A3

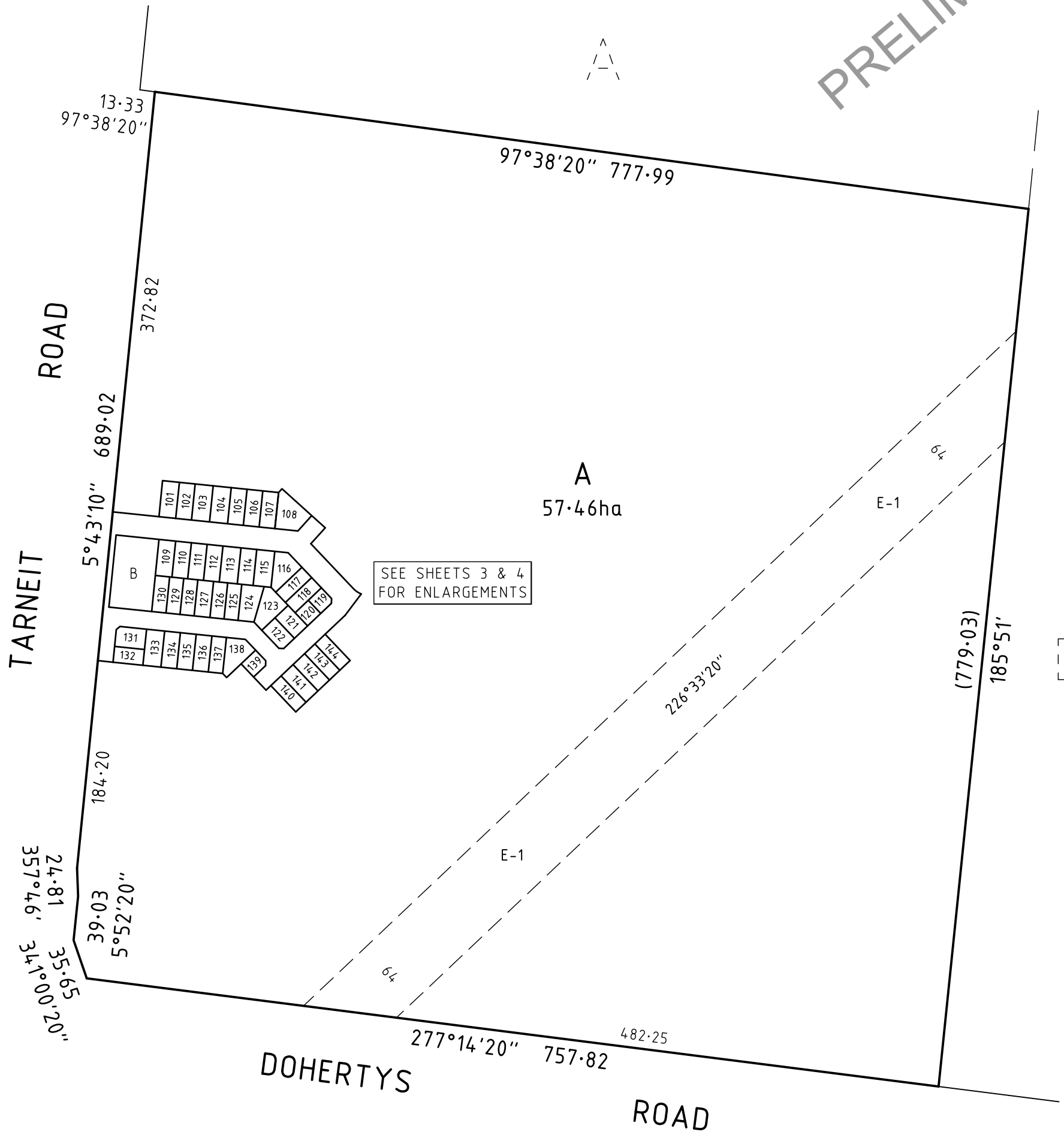
SHEET 1 OF 5

NICHOLAS J. MOORE

VERSION 2

PRELIMINARY

MGA94 ZONE 55

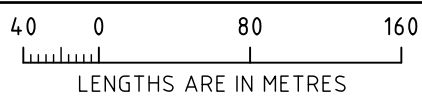


SURVEYOR'S REF: J043446-S1

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SCALE
1:4000



ORIGINAL SHEET SIZE: A3

SHEET 2

NICHOLAS J. MOORE
VERSION 2

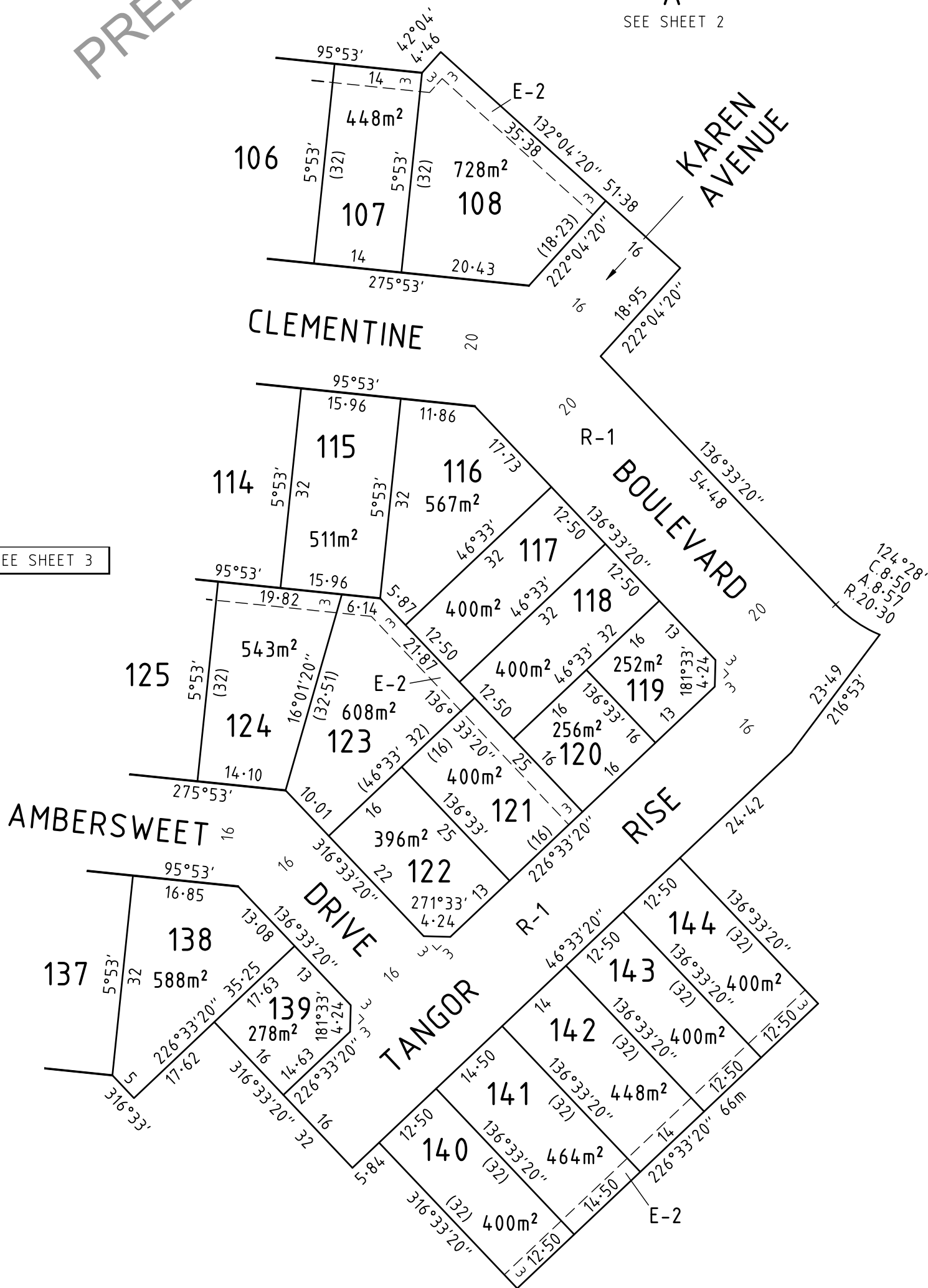
MGA94 ZONE 55



PRELIMINARY

A
SEE SHEET 2

SEE SHEET 3



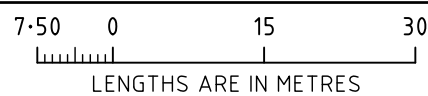
A
SEE SHEET 2

SURVEYOR'S REF: J043446-S1

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SCALE
1:750



ORIGINAL SHEET SIZE: A3

SHEET 4

NICHOLAS J. MOORE
VERSION 2

CREATION OF RESTRICTION 1

Upon registration of this plan the following restriction is created:

Land to be burdened: See Table 1
Land to benefit: See Table 1

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not:

Build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with the Small Lot Housing Code for Type A allotments incorporated into the Wyndham Planning Scheme unless a planning permit is granted by the responsible authority for a building that does not conform with the Small Lot Housing Code.

The restriction shall cease to apply from the date of issue of an occupancy permit for the dwelling on the relevant burdened lot.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
119	118,120
120	118,119,121
139	138

CREATION OF RESTRICTION 2

Upon registration of this plan the following restriction is created:

Land to be burdened: See Table 2
Land to benefit: See Table 2

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not:
Build or permit to be built any dwelling that has less than two storeys.

The restriction shall cease to apply from the date of issue of an occupancy permit for the dwelling on the relevant burdened lot.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	106, 108
108	107
109	110
110	109, 111

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116, 118
118	117, 119
119	118

SURVEYOR'S REF: J043446-S1

SCALE



ORIGINAL SHEET SIZE: A3

SHEET 5

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