SUBDIVISION ACT 1988

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS737518Y

LOCATION OF LAND

PARISH: TRUGANINA

TOWNSHIP: ----

SECTION: 15

CROWN ALLOTMENT: 2 (PART)

CROWN PORTION: ----

TITLE REFERENCES: VOL. 11926 FOL. 765

LAST PLAN REFERENCE: LOT 1 ON PS804774H

POSTAL ADDRESS: 80 WOODS ROAD
(at time of subdivision) TRUGANINA, VIC 3029

MGA CO-ORDINATES: E 299 840 ZONE: 55
(of approximate centre of land in plan) N 5 810 175 GDA 94

COUNCIL NAME : WYNDHAM CITY COUNCIL

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROADS, R-1	WYNDHAM CITY COUNCIL
RESERVE No. 1	POWERCOR AUSTRALIA LIMITED

80 WOODS ROAD - RELEASE 1

NUMBER OF LOTS IN THIS PLAN: 32 LOTS PLUS 1 BALANCE LOT

TOTAL AREA OF LAND IN THIS PLAN: 49.22ha (INCLUDING BALANCE LOT: 47.46ha)

DEPTH LIMITATION: DOES NOT APPLY

NOTATIONS

LOTS 1 TO 100 HAVE BEEN OMITTED FROM THIS PLAN

OTHER PURPOSES OF THIS PLAN:

1) CREATION OF RESTRICTIONS

SEE SHEET 7

2) REMOVAL OF EASEMENT

EASEMENTS CREATED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 ENCUMBERING ALL OF VOL.10703 FOL.118

BY DIRECTION OF PLANNING PERMIT No. WYP10056/17

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF

SEE EASEMENT DETAILS ON PAGE 2

THIS IS A SPEAR PLAN

STAGING:
THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT No. WYP6214/12.04

SURVEY:
THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 164

IN PROCLAIMED SURVEY AREA No. ----------

REF: **22562/1** VERSION: **X** DATE: 19/12/17 22562-1-PS-M-X .DGN

ORIGINAL SHEET SIZE A3

REEDS CONSULTING
Reeds Consulting Pty Ltd
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Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
THOMAS ANDREW MILLAR

PLAN NUMBER

PS737518Y

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, E-2 E-4, E-8, E-10	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-3	CARRAIGEWAY	SEE DIAG.	THIS PLAN	POWERCOR AUSTRALIA LIMITED
E-3, E-4, E-5, E-9	POWERLINE (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	SEE DIAG.	THIS PLAN	POWERCOR AUSTRALIA LIMITED
E-8, E-9, E-10, E-11	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL

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SHEET 2

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MGA94 ZONE 55

WOODS ROAD

94°39'50" 804.91

802.74

343.83

343.83

4°37'40"

4°40'40"

SEE ENLARGEMENT NOT TO SCALE

259.42

261.29 275°09'40"

386.86 184°37'45"

A

47.46 ha

182°42' 36.95

62.13 271°14'

192°06' 20.27

29.76 265°17'

75.60 209°20'

110.15 184°04'

142°31' 183.85

17.78 184°37'45"

65 274°42'45"

44.70 248°07'50"

94°39'50" 2.17

(217.24)

458.84

SEE SHEET 5

SEE SHEET 6

94°43' (47.41)

4.50 4°43'

94°43' 28

37.50 4°43'

4°42'45"

RESERVE No.1 20m²

94°43' (5)

(48) 4°43'

5.05 94°43'

(30) 4°43'

5.45 94°43'

(90.30) 4°43'

FOR EASEMENTS SEE SHEETS 4 & 6

R-1 696m²

A

94°50'20" 268.54

135.50 20 (394.39) 238.89

274°42'45" 439.28

LEAKES ROAD

WOODS ROAD

343.83

343.83

4°37'40"

4°40'40"

1.87

275°09'40"

SEE ENLARGEMENT NOT TO SCALE

94°43' 94°43' 5 4°43'

25

36.30 31.30

4°42'45"

E-11

E-1 **A**

LEAKES ROAD

4°43'

44.89

274°42'45"

LEAKES ROAD

SEE ENLARGEMENT NOT TO SCALE

E-11 **A**

109°29'40" 6.44 4.46

94°50'20"

2 2 2

5.32

94°50'10" 63.89

E-1

15.38

5 94°53' 5 5 13.27 82°49'30" 5 109°29'40"

E-10

10.74

8.07 46.42

5 5 184°37'45"

65 274°42'45"

1.95

E-1

E-11

44.70 248°07'50"

LEAKES ROAD

REF:	VERSION:	DATE: 19/12/17	SCALE	ORIGINAL SHEET SIZE	SHEET
22562/1	**X**	22562-1-PS-M-X .DGN	1:4000 (50 0 50 100 150 LENGTHS ARE IN METRES)	A3	3

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MGA94 ZONE 55

118

119

SEE SHEET 5

94°43' 25.82

E-2

121 122

SELENE STREET

16 E-3

38.72 94°43'

124 123

126

127

SEE SHEET 6

128

129

130

131

132

E-2

E-11

3' 94°43' 69.23

E-8

2.50

94°53'

FOR EASEMENTS SEE SHEET 6

E-2

E-1

135.50 274°42'45"

4°43' 0.49

7°42' A&C 2 R300 A20.66 C20.65 6°41'

94°43' 74

E-3 16

171°20' 3.24

4.36 51°16'

94°43' 55.38

8°40' 21.92

16

36.85 8°40'

E-3 16

94°43' 23.78

4°43' 3.33

94°43' 16

94°43' 3.70

4°43' 5.40

5.40 4°43'

3.70 94°43'

13.93

73.25

16

RESERVE No. 1 20m²

59.32 4°43'

E-5

16

A

SEE SHEET 3

174°51' 23.35

20

4°43'

84.05 4°43'

E-5

E-11 94°43' 63.77

E-9

94°43' 20

3.08

E-11 94°50'20" 268.54

E-4 20

E-1 94°53'

E-5 20

18.10 4°43'

274°42'45"

LEAKES ROAD

REF:	VERSION:	DATE:	SCALE	ORIGINAL SHEET SIZE	SHEET
22562/1	**X**	19/12/17 22562-1-PS-M-X.DGN	1:750 10 0 10 20 30 LENGTHS ARE IN METRES	A3	4

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MGA94 ZONE 55

A

SEE SHEET 3

BOULEVARD

AJAX STREET

SELENE STREET

MUSE

106	259m²	R-1
107	259m²	
108	324m²	
109	259m²	
110	324m²	
111	392m²	
112	405m²	
113	320m²	
114	320m²	
115	360m²	
116	361m²	
117	350m²	
118	350m²	
119	350m²	
120	391m²	
121	320m²	
122	400m²	
123	300m²	
124	300m²	
125	399m²	
126	350m²	
127	3299m²	

SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

REF:	VERSION:	DATE:
22562/1	**X**	19/12/17
		22562-1-PS-M-X.DGN

SCALE 1:500 — 10 0 10 20 — LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 5

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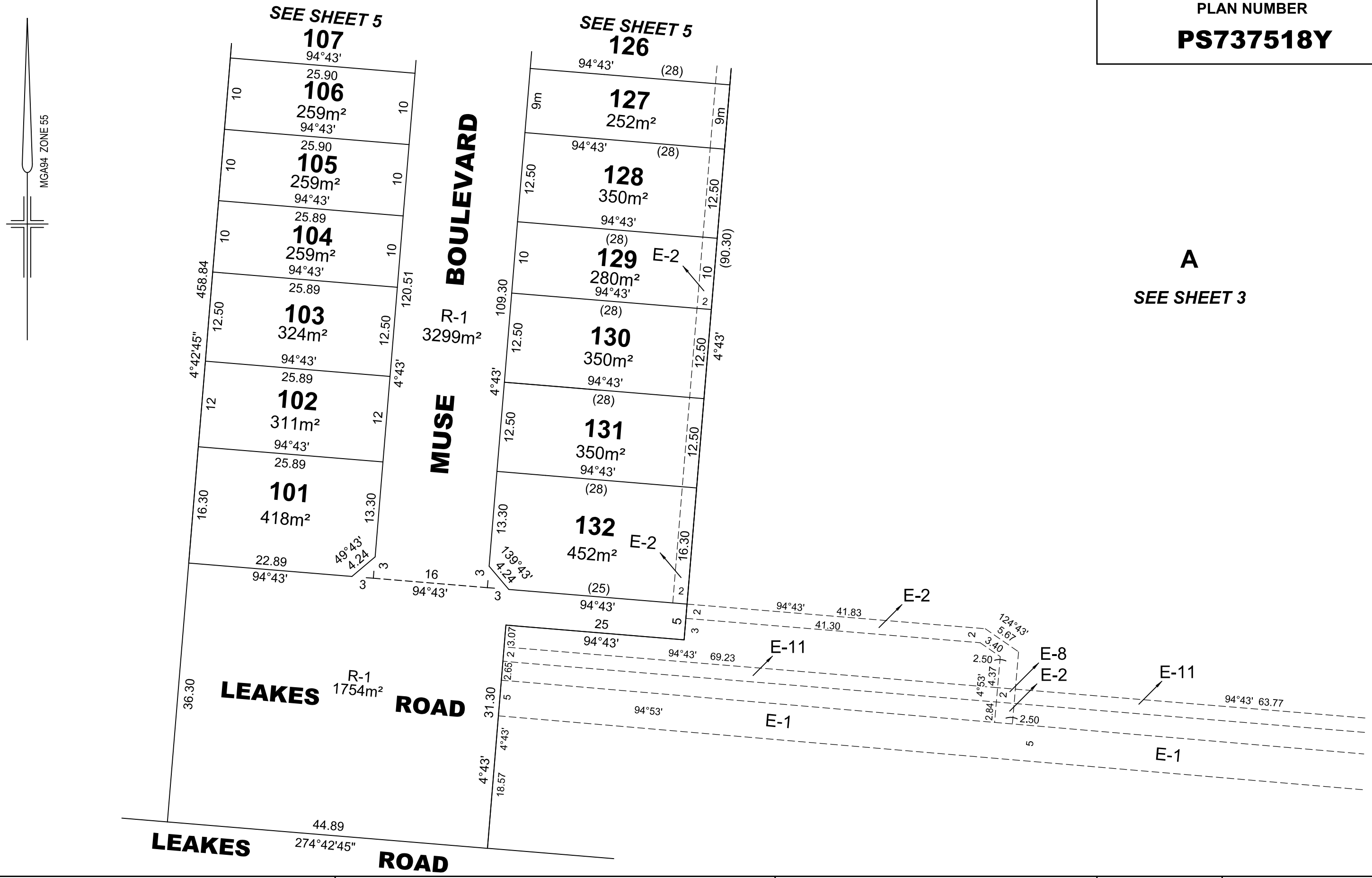

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22562/1	X	22562-1-PS-M-X .DGN

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SCALE 1:500

10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 6

LICENSED SURVEYOR

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PLAN NUMBER

PS737518Y

CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED:

LAND TO BENEFIT: LOTS 101 TO 132 (BOTH INCLUSIVE) ("BENEFITED LOTS")

LAND TO BE BURDENED: LOTS 101 TO 132 (BOTH INCLUSIVE) ("BURDENED LOTS")

DESCRIPTION OF RESTRICTION:

1) THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:
   (a) - ERECT, CAUSE OR PERMIT TO BE ERECTED OR REMAIN ON THE LOT MORE THAN ONE DWELLING;
   (b) - ERECT, CAUSE OR PERMIT TO BE ERECTED OR REMAIN ON THE LOT A GARAGE OTHER THAN A GARAGE WITH LOCK-UP DOORS WITH OPENINGS FACING STREET FRONTAGES;
   (c) - ERECT, CAUSE OR PERMIT TO BE ERECTED OR REMAIN ON THE LOT A DWELLING OR OTHER STRUCTURE OTHER THAN A DWELLING WITH ALL EXTERNAL PLUMBING OR DUCTING TO BE CONCEALED SO AS TO NOT BE VISIBLE FROM ANY STREET FRONTAGE;
   (d) - SUBDIVIDE THE LOT OR CAUSE OR PERMIT THE LOT TO BE SUBDIVIDED.
   (e) - ERECT, CAUSE OR PERMIT TO BE ERECTED OR REMAIN ON THE LOT A DWELLING OR OTHER STRUCTURE OTHER THAN A DWELLING THAT INCORPORATES DUAL PLUMBING FOR THE USE OF RECYCLED WATER FOR THE USE OF TOILET FLUSHING AND GARDEN WATERING SHOULD IT BECOME AVAILABLE.

2) THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE, OTHER THAN A BUILDING OR STRUCTURE WHICH IS BUILT OR ERECTED IN ACCORDANCE WITH THE PROVISIONS OF THE MEMORANDUM OF COMMON PROVISIONS RETAINED BY THE REGISTRAR OF TITLES IN DEALING NO. AA3149 WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.

3) THIS CREATION OF RESTRICTION NO.1 SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED:

LAND TO BENEFIT: LOTS 101 TO 132 (BOTH INCLUSIVE) ("BENEFITED LOTS")

LAND TO BE BURDENED: LOTS 104 - 107,109, 127 AND 129 ("BURDENED LOTS")

DESCRIPTION OF RESTRICTION:

1) THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:
   (a) - ERECT, CAUSE OR PERMIT TO BE ERECTED A DWELLING OR AN EXTENSION TO A DWELLING OTHER THAN A DWELLING OR EXTENSION TO A DWELLING THAT COMPLIES WITH THE SMALL LOT HOUSING CODE FOR TYPE A DWELLINGS

2) THIS CREATION OF RESTRICTION NO.2 SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION No.3

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED:

LAND TO BENEFIT: ALL LOTS ON THIS PLAN ("BENEFITED LOTS")

LAND TO BE BURDENED: LOTS 113, 114, 116, 121 TO 124 (BOTH INCLUSIVE), 126, 128, 130, 131 ("BURDENED LOTS")

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT SHALL NOT, UNLESS WITH WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY, CONSTRUCT ANY TEMPORARY OR PERMANENT STRUCTURE THAT RESTRICTS ACCESS TO THE REAR OF THE BURDENED LOT TO A WIDTH OF LESS THAN 1m FOR THE PURPOSE OF MAINTENANCE TO SEWERAGE INFRASTRUCTURE REQUIRED TO BE UNDERTAKEN FROM TIME TO TIME BY CITY WEST WATER CORPORATION.

REF:	VERSION:	DATE:			
22562/1	**X**	19/12/17 22562-1-PS-M-X.DGN	NOT TO SCALE	ORIGINAL SHEET SIZE A3	SHEET 7

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