

PLAN OF SUBDIVISION

EDITION 1

PS918479Y

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 22
CROWN ALLOTMENT: -
CROWN PORTION: F (Part)
TITLE REFERENCE: C/T VOL FOL

LAST PLAN REFERENCE: LOT P on PS928255R

POSTAL ADDRESS: 860 DERRIMUT ROAD,
(at time of subdivision) TARNEIT, VIC 3029

MGA2020 CO-ORDINATES: E: 297 870 ZONE: 55
(of approx centre of land in plan) N: 5 812 730

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	WYNDHAM CITY COUNCIL
RESERVE No.1	WYNDHAM CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LIMITED

NOTATIONS

NOTATIONS
DEPTH LIMITATION : DOES NOT APPLY
SURVEY: This plan is based on survey (PS901682W)
STAGING: This is not a staged subdivision Planning Permit No. WYP 13902/22 This survey has been connected to permanent marks No(s).PM158 & PM 159 In Proclaimed Survey Area No. -

Land being subdivided is enclosed within thick continuous lines
Lots 1 to 610, and A to P (all inclusive) have been omitted from this plan.
Other purpose of this plan
To remove by agreement drainage Easements E-4 & E-5 created in PS912514H on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.

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 DIAGRAM	PS901682W	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE DIAGRAM	THIS PLAN	WYNDHAM CITY COUNCIL
E-4, E-5, E-6, E-8, E-9	CARRIAGEWAY	SEE DIAGRAM	PS928255R	WYNDHAM CITY COUNCIL
E-5	SEWERAGE	SEE DIAGRAM	PS901682W	CITY WEST WATER CORPORATION
E-6, E-9	DRAINAGE	SEE DIAGRAM	PS928255R	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	SEE DIAGRAM	THIS PLAN	WYNDHAM CITY COUNCIL
E-7	SEWERAGE	SEE DIAGRAM	PS909597T	GREATER WESTERN WATER CORPORATION
E-7, E-10	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION

HARLOW ESTATE - STAGE 6 (36 LOTS)

AREA OF STAGE - 3.796ha



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SURVEYORS FILE REF: 309442SV00

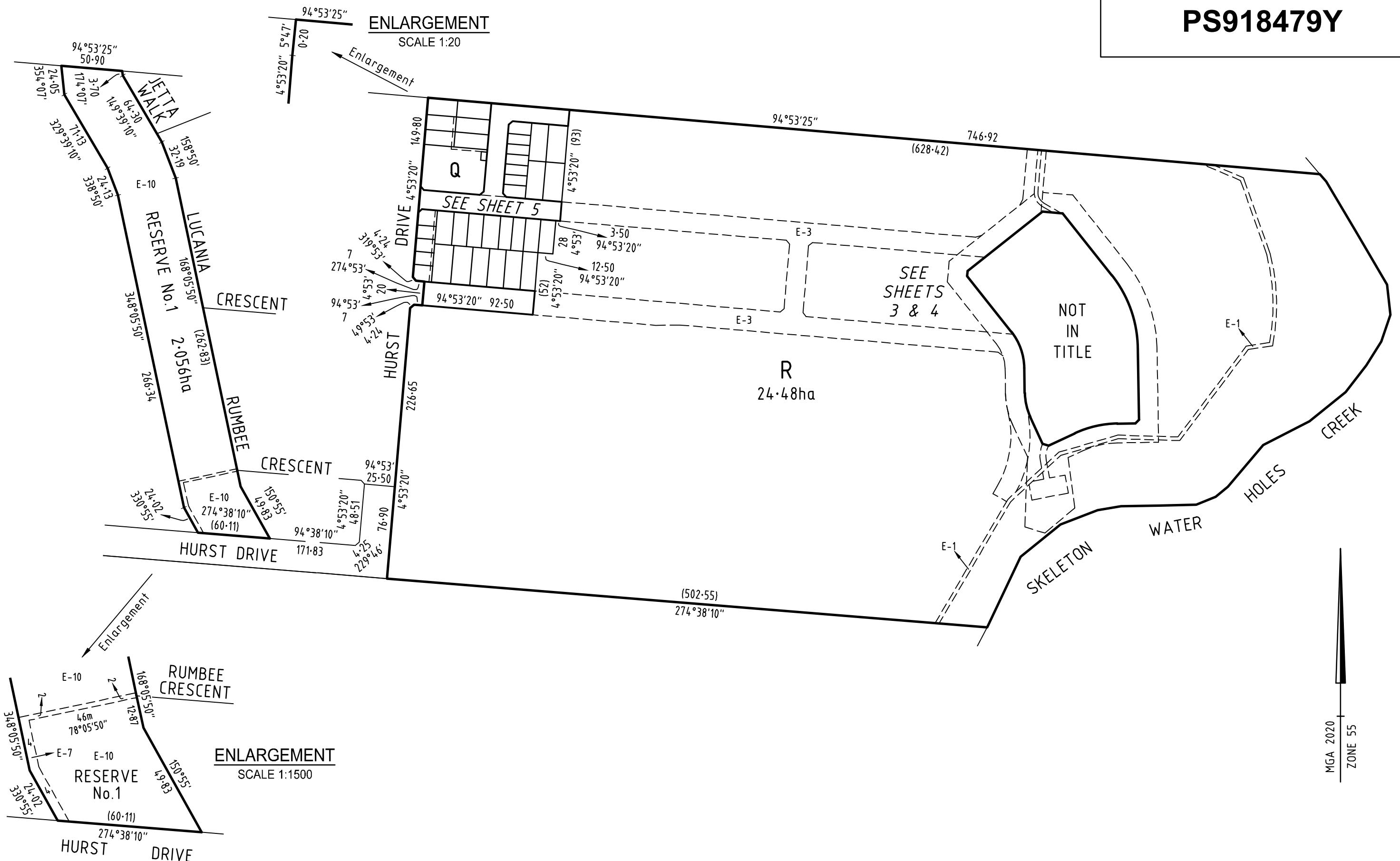
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SIZE: A3

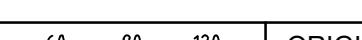
SHEET 1 OF 6

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27/08/2025, SPEAR Ref: S237785E

PS918479Y

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PS918479Y

SEE
SHEET
2

MGA 2020
ZONE 55

MGA 2020 ZONE 55

SEE
SHEET
2

ENI ARGEMENT 1

SCALE 1:5

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SCALE 1: 2000 LENGTHS ARE IN METRES

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ENLARGEMENT 2

SHEET 3

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PS918479Y

SEE
SHEET
3

R

NOT IN
TITLE

SEE
SHEET
3

HOLES

CREEK

WATER

SKELETON

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SCALE 1: 500

5 0 5 10 15 20

LENTHS ARE IN METRES

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SHEET 4

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PS918479Y

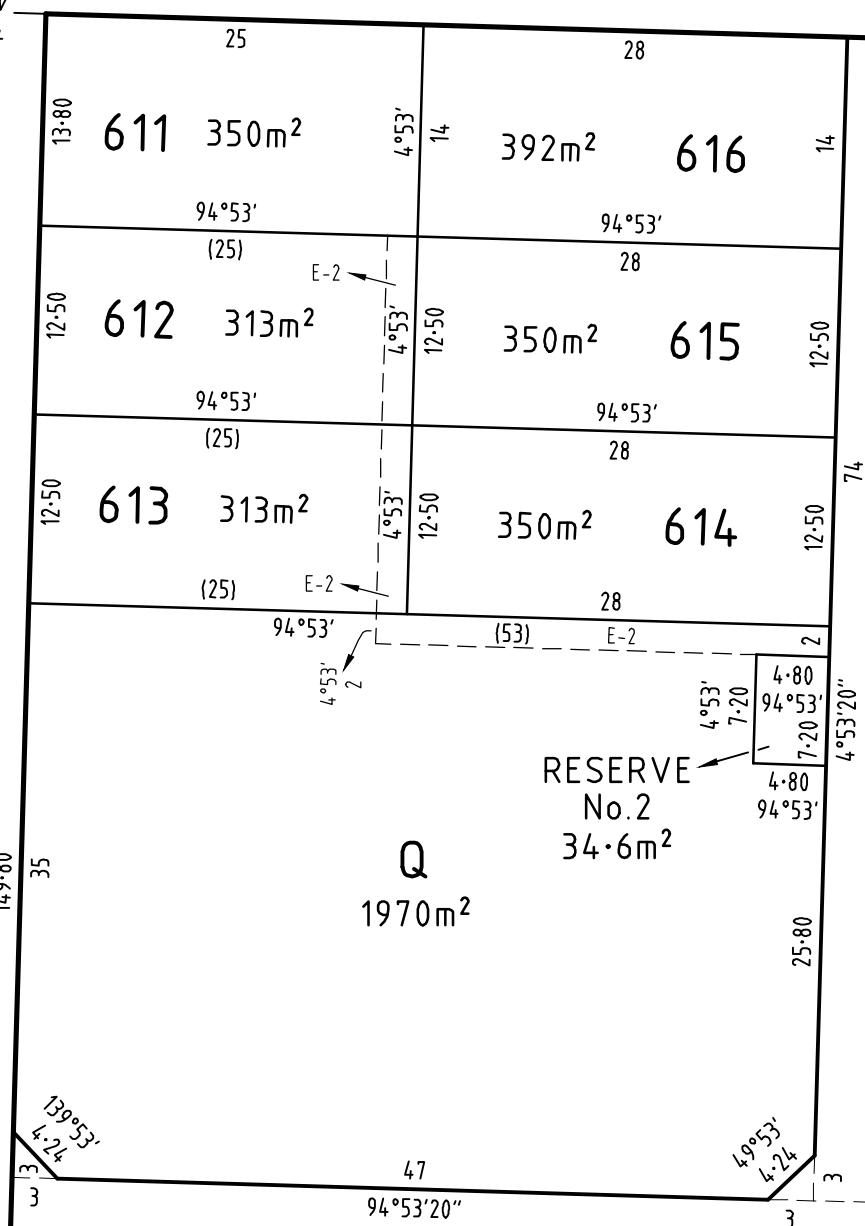
See
enlargement
below
right

DRIVE

HURST

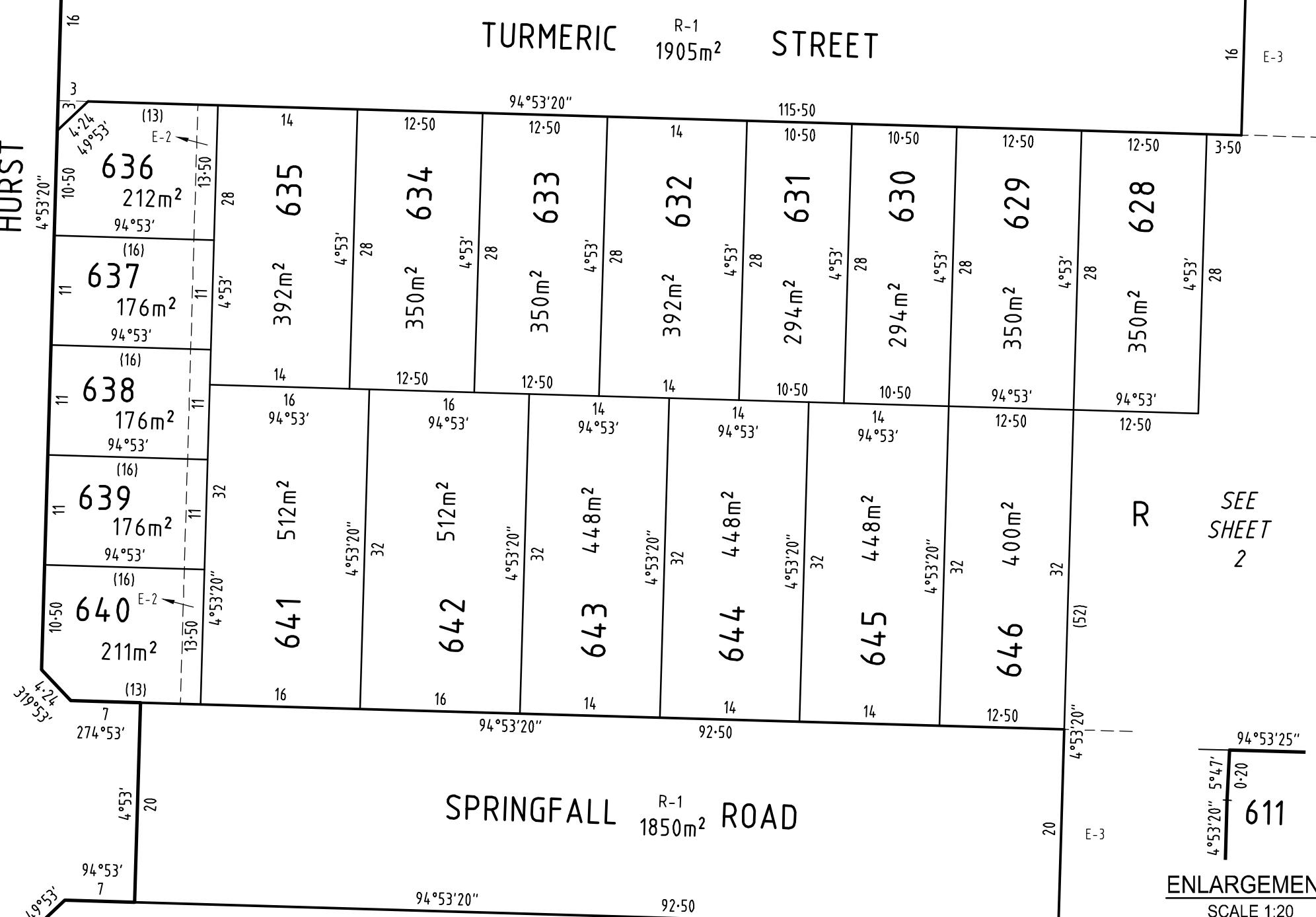
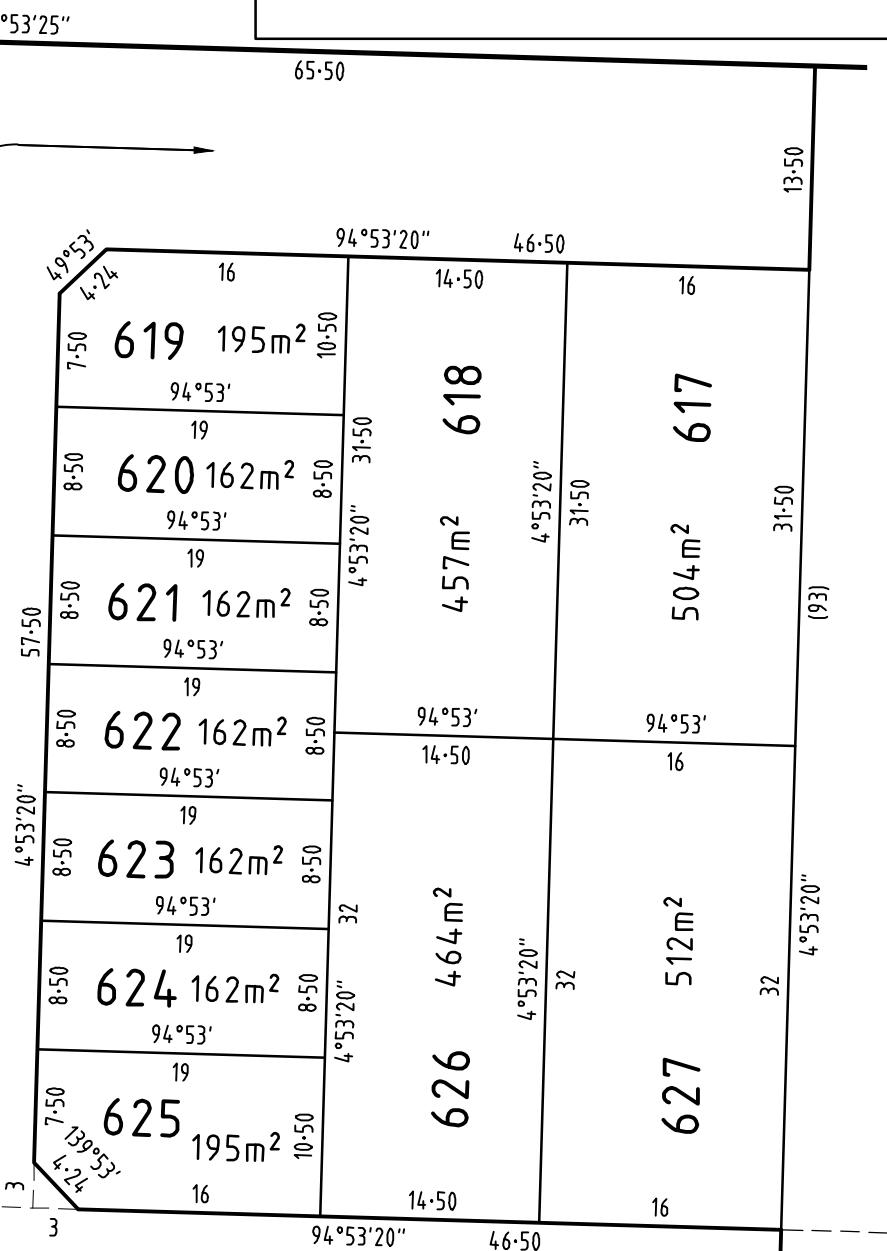
SPRINGFALL R-1
1850m² ROAD

MGA 2020
ZONE 55



CRESCENT

JIRA R-1
1914m²



SEE
SHEET
2

611
4.053,20" 5.24,71" 0.20 4.053,25"

ENLARGEMENT
SCALE 1:20

SURVEYOR'S FILE REF: 309442SV00

SCALE
1: 500

ORIGINAL SHEET
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SHEET 5

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CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

RESTRICTION 1

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
611	612, 615, 616	629	628, 630, 646
612	611, 613, 614, 615, 616	632	631, 633, 643, 644
613	612, 614	633	632, 634, 642, 643
614	612, 613, 615	634	633, 635, 641, 642
615	611, 612, 614, 616	635	634, 636, 637, 638, 641
616	611, 612, 615	641	634, 635, 638, 639, 640, 642
617	618, 627	642	633, 634, 641, 643
618	617, 619, 620, 621, 622, 626	643	632, 633, 642, 644
626	618, 622, 623, 624, 625, 627	644	631, 632, 643, 645
627	617, 626	645	630, 631, 644, 646
628	629	646	629, 630, 645

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines and MCP

- (a) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number, which MCP is incorporated into this Restriction.
- (b) build a building or structure unless it complies with the Harlow Estate Design Guidelines
- (c) build or allow to be built on the lot any building other than a building that has received approval of all plans and specifications by the Harlow Design & Assessment Panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.

Expiry

(1) 31/12/2035

RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS918479Y (Plan of Subdivision) 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.	Benefited Lots	Burdened Lot No.	Benefited Lots
619	618, 620	630	629, 631, 645, 646
620	618, 619, 621	631	630, 632, 644, 645
621	618, 620, 622	636	635, 637
622	618, 621, 623, 626	637	635, 636, 638
623	622, 624, 626	638	635, 637, 639, 641
624	623, 625, 626	639	638, 640, 641
625	624, 626	640	639, 641

Lots 630 and 631 are defined as Type A lots under the 'Small Lot Housing Code'.

Lots 619 to 625 and 636 to 640 (all inclusive) are defined as Type B lots under the 'Small Lot Housing Code'.

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code' shall not:

Small Lot Housing Code

- (a) build or allow to be built or remain on the lot any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code' unless in an accordance with a planning permit granted to construct a dwelling on the lot.
- (b) build a building or structure unless it complies with the Harlow Estate Design Guidelines
- (c) build or allow to be built on the lot any building other than a building that has received approval of all plans and specifications by the Harlow Design & Assessment Panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.

Expiry

(1) 31/12/2035

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