

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS841640V/S2

LOCATION OF LAND

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS841640V (LOT S2)

POSTAL ADDRESS: HERMOSA DRIVE
(At time of subdivision) TARNEIT, 3029

MGA94 Co-ordinates E 292 000
(of approx centre of N 5 808 460
land in plan) ZONE 55

Council Name: Wyndham City Council

SPEAR Reference Number: S167284E

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R2 RESERVE No.3	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).

LOTS 1 TO 200 (BOTH INCLUSIVE) AND 231 HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 8 FOR FURTHER DETAILS.

EASEMENTS E-5, E-7 TO E-11 (BOTH INCLUSIVE) AND E-15 TO E-27 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE.

STAGING THIS IS A STAGED SUBDIVISION.
PLANNING PERMIT No. WYP10107

SURVEY. THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM17 (WERRIBEE) AND PM18, PM134, PM217 & PM760 (TARNEIT)

PROCLAIMED SURVEY AREA:

N.I.T. DENOTES NOT IN TITLE AND IS SHOWN AT EXAGGERATED POSITION FOR CLARITY ON THIS PLAN .

ALAMORA 2
2.418ha

51 LOTS

OTHER PURPOSES OF THE PLAN:

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-6 ON PS841640V INSOFAR AS IT AFFECTS CORONADO WAY AND ALISTER GROVE ON THIS PLAN.

REMOVAL OF THAT PART OF SEWERAGE EASEMENTS E-7 ON PS841640V INSOFAR AS IT AFFECTS ALISTER GROVE ON THIS PLAN.

REMOVAL OF THAT PART OF SEWERAGE EASEMENTS E-9 ON PS841640V INSOFAR AS IT AFFECTS ALISTER GROVE ON THIS PLAN.

REMOVAL OF THAT PART OF SEWERAGE, DRAINAGE, WATER SUPPLY AND DISTRIBUTION AND / OR TRANSMISSION OF GAS EASEMENT E-10 ON PS841640V INSOFAR AS IT AFFECTS ALISTER GROVE ON THIS PLAN.

GROUNDS FOR REMOVAL AND VARIATION:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6 (1)(k)(iv) OF THE SUBDIVISION ACT 1988.

PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-8 AND E-9 ON PS841640V AS AFFECTS PIPERS STREET AND ALISTER GROVE CEASES TO EXIST UPON REGISTRATION OF THIS PLAN.

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

IMPLIED EASEMENTS UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LOTS ON THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS822737M	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS822737M	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS822740Y	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS822740Y	CITY WEST WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS822740Y	CITY WEST WATER CORPORATION
SEE SHEET 2 FOR CONTINUATION				

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-4	SEWERAGE	SEE PLAN	PS822740Y	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS841640V	WYNDHAM CITY COUNCIL
E-12	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-13	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-14	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-28	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-29	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION

2070S-02 VER H.DWG SB/AA



Member of the **Surbana Jurong Group**

REF 2070s-02

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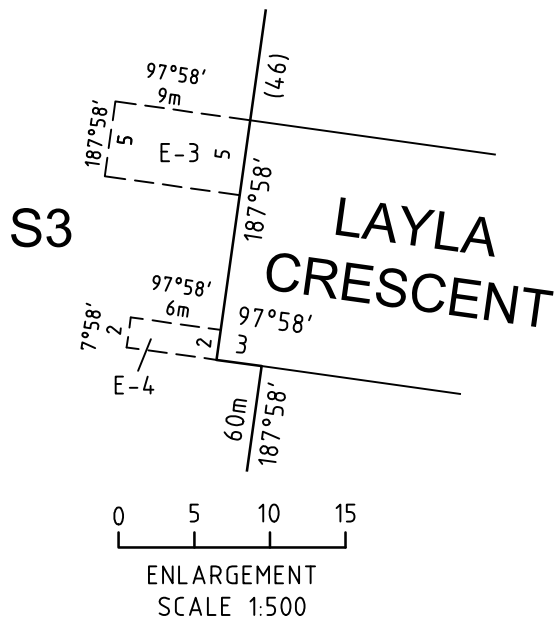
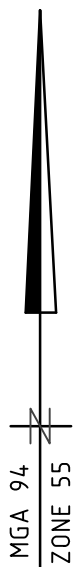
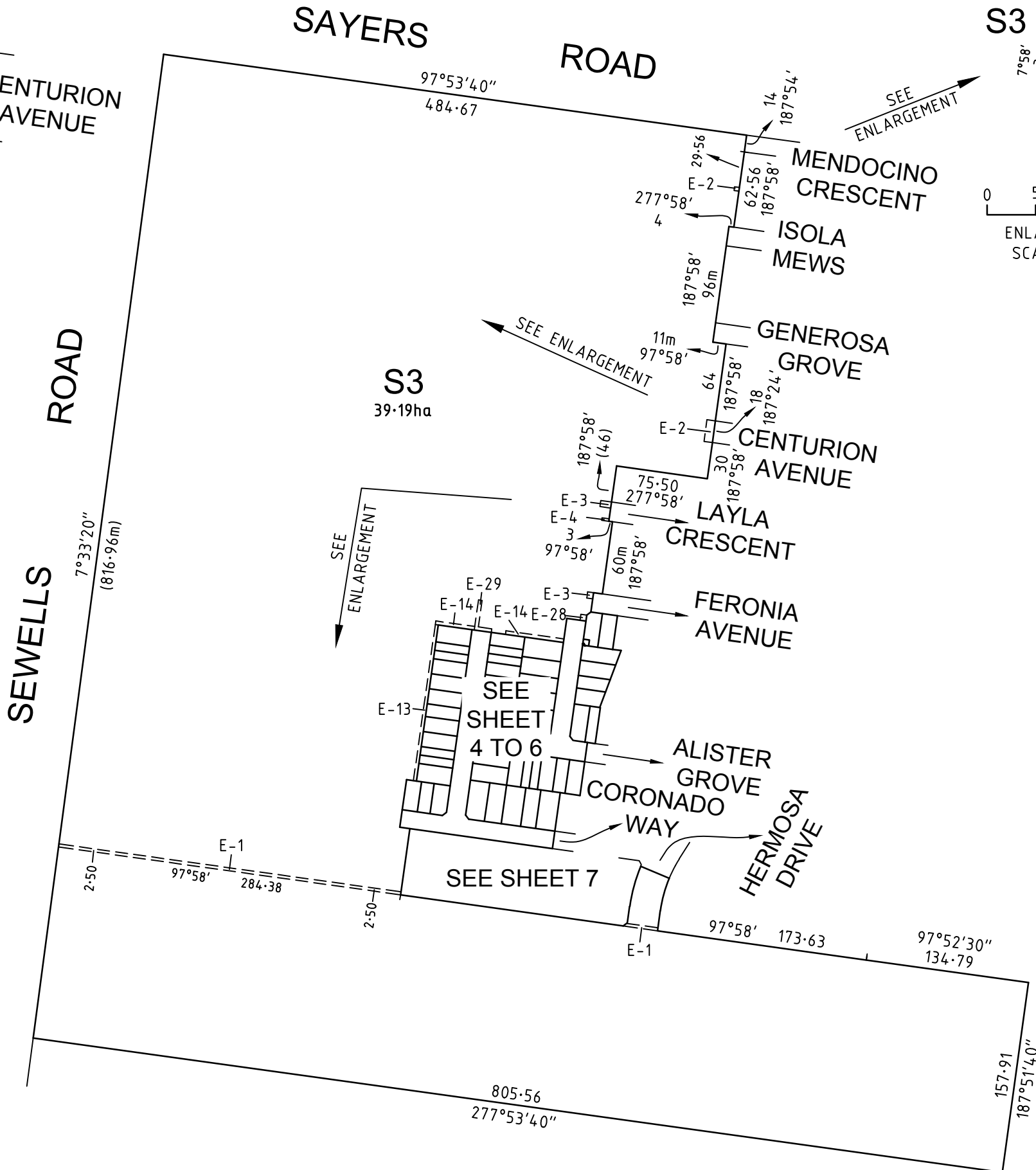
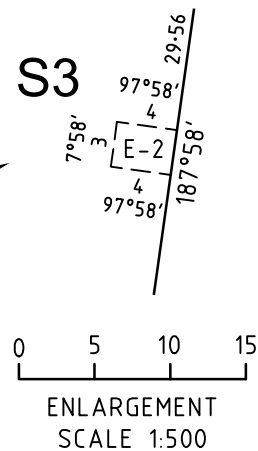
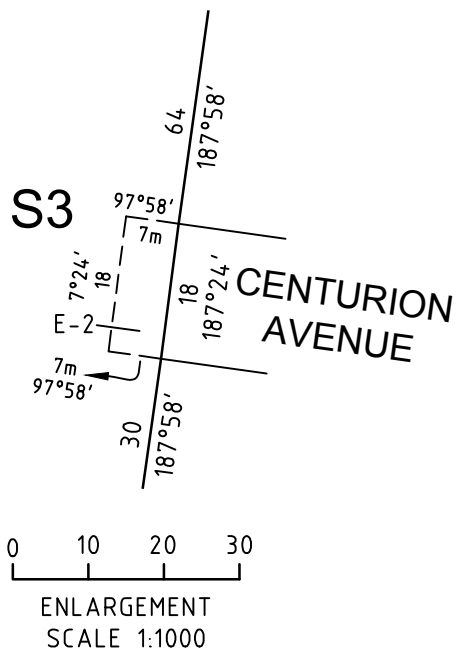
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SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

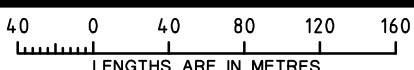
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SCALE
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SHEET 3

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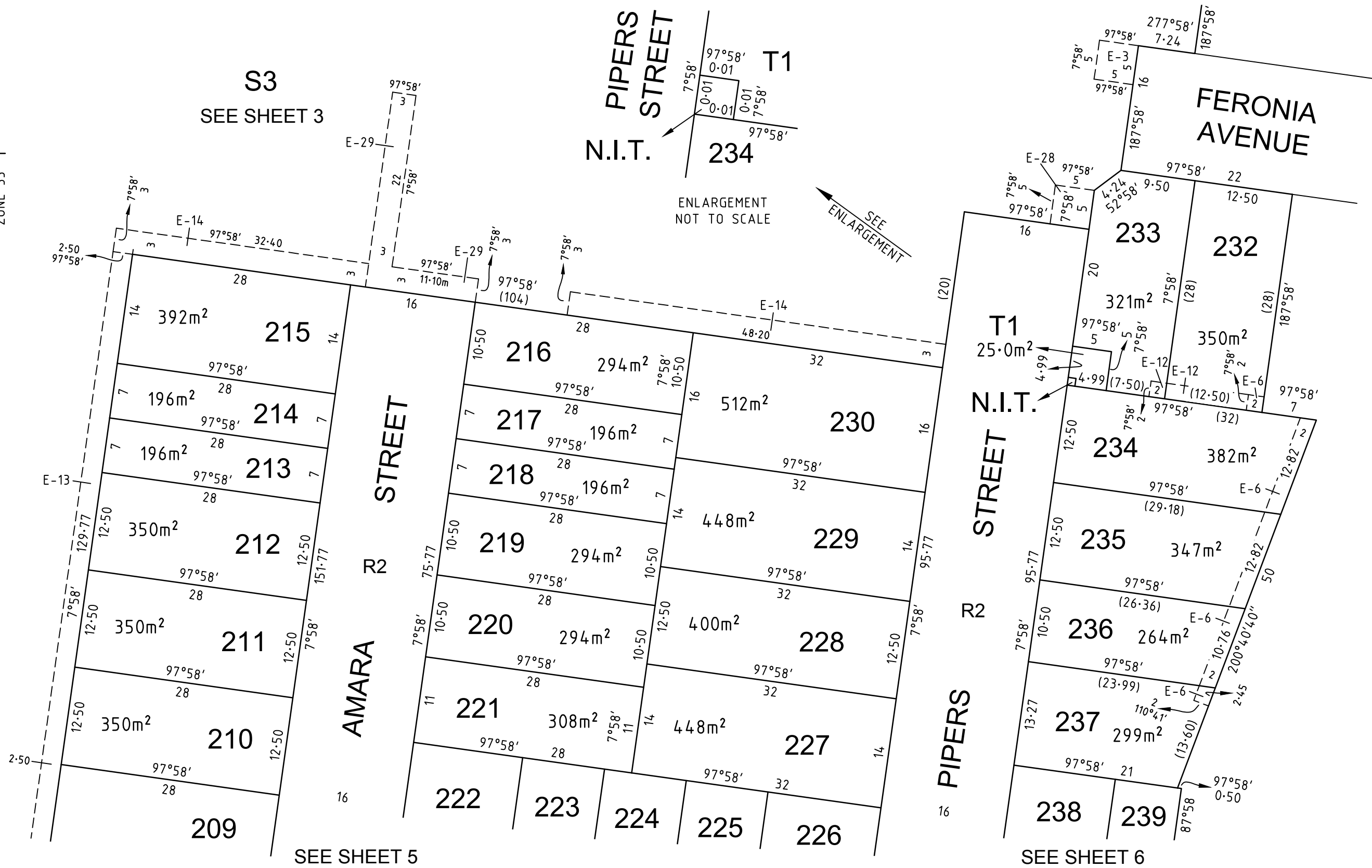
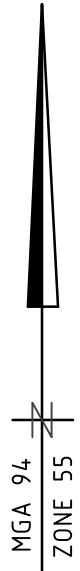
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S3
SEE SHEET 3

PIPERS STREET
N.I.T.
234
T1
ENLARGEMENT NOT TO SCALE

FERONIA AVENUE

SEE ENLARGEMENT

SEE SHEET 5

SEE SHEET 6

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SMEC

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

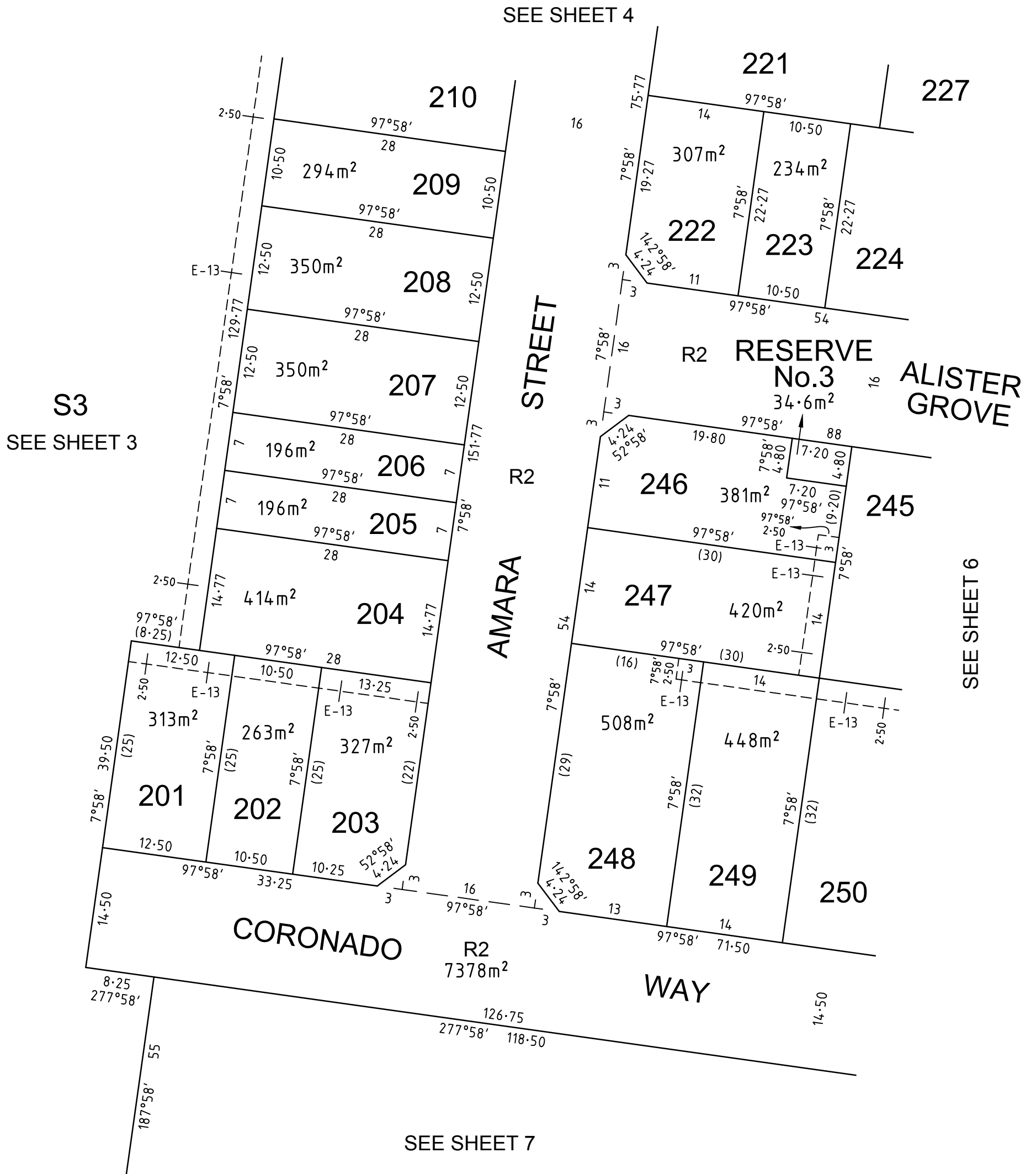
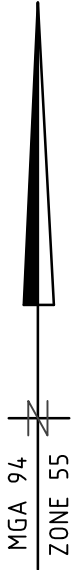
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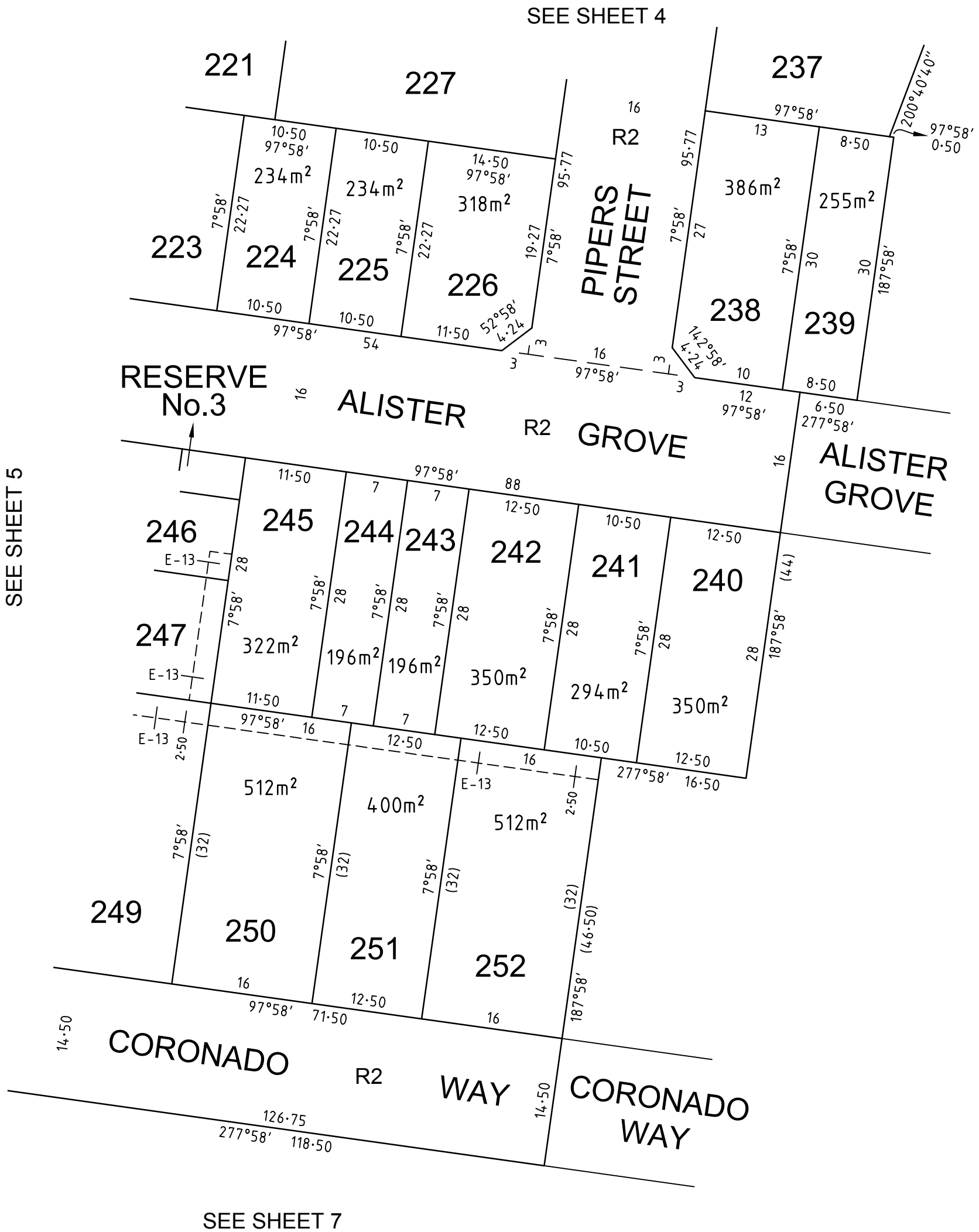
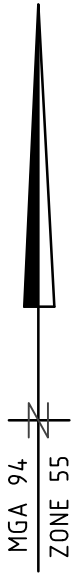


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SEE SHEET 5

SEE SHEET 7

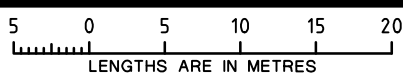


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SCALE
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SHEET 6

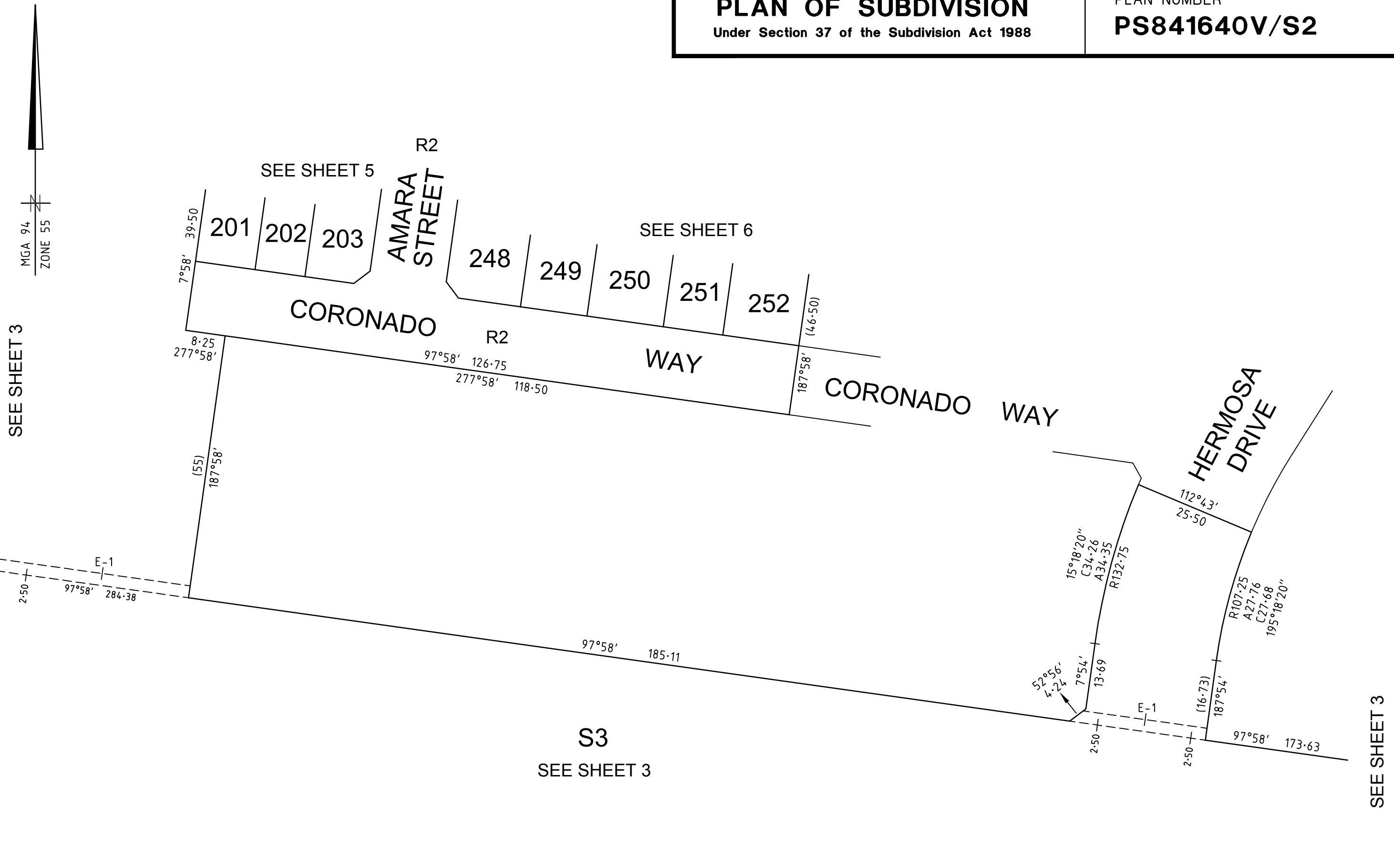
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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS841640V/S2 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.	BENEFITING LOTS
201	202, 204
202	201, 203, 204
203	202, 204
204	201, 202, 203, 205
205	204, 206
206	205, 207
207	206, 208
208	207, 209
209	208, 210
210	209, 211
211	210, 212
212	211, 213
213	212, 214
214	213, 215
215	214
216	217, 230
217	216, 218, 229, 230
218	217, 219, 229
219	218, 220, 228, 229
220	219, 221, 227, 228
221	220, 222, 223, 224, 227
222	221, 223
223	221, 222, 224
224	221, 223, 225, 227
225	224, 226, 227
226	225, 227

BURDENED LOT No.	BENEFITING LOTS
227	220, 221, 224, 225, 226, 228
228	219, 220, 227, 229
229	217, 218, 219, 228, 230
230	216, 217, 229
232	233, 234
233	232, 234
234	232, 233, 235
235	234, 236
236	235, 237
237	236, 238, 239
238	237, 239
239	237, 238
240	241
241	240, 242, 252
242	241, 243, 251, 252
243	242, 244, 251
244	243, 245, 250, 251
245	244, 246, 247, 250
246	245, 247
247	245, 246, 248, 249
248	247, 249
249	247, 248, 250
250	244, 245, 249, 251
251	242, 243, 244, 250, 252
252	241, 242, 251

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. AA and which Memorandum of Common Provisions is incorporated in this plan.

Small Lot Housing Code

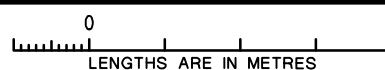
- Any building in the case of lots less than 300 square metres unless in accordance with the Small Lot Housing Code or unless a specific Planning Permit for the building has been obtained from Wyndham City Council.

The restrictions in paragraphs 1 and 2 shall cease to burden any lot on the Plan of Subdivision with affect from 1st January 2031.



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SCALE



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SHEET 8

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OWNERS CORPORATION SCHEDULE

PS841640V/S2

Owners Corporation No. 1

Plan No. PS841640V

Land affected by Owners Corporation: ALL THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	5101	5101
Balance of existing OC	3700	3700
Overall Total	8801	8801

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
201	100	100	250	100	100						
202	100	100	251	100	100						
203	100	100	252	100	100						
204	100	100	S3	1	1						
205	100	100									
206	100	100									
207	100	100									
208	100	100									
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SURVEYORS FILE REFERENCE:
2070s-02

SHEET 1

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