

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

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 AND E-7 TO E-11 (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:

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 EASEMENT E-7 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.

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 PLAN	PS820473G	CITY WEST WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS822737M PS822737M	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-3	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS822740Y PS822740Y PS822740Y	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION CITY WEST WATER CORPORATION
SEE SHEET 2 FOR CONTINUATION				

2070S-02 VER G.DWG SB/AA



SURVEYOR REF: **2070s-02**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 8

GABRIELLE MCCARTHY VERSION G

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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

2070S-02 VER G.DWG SB/AA



SMEC

Melbourne Survey T 9869 0813

REF 2070s-02

GABRIELLE MCCARTHY

VERSION G

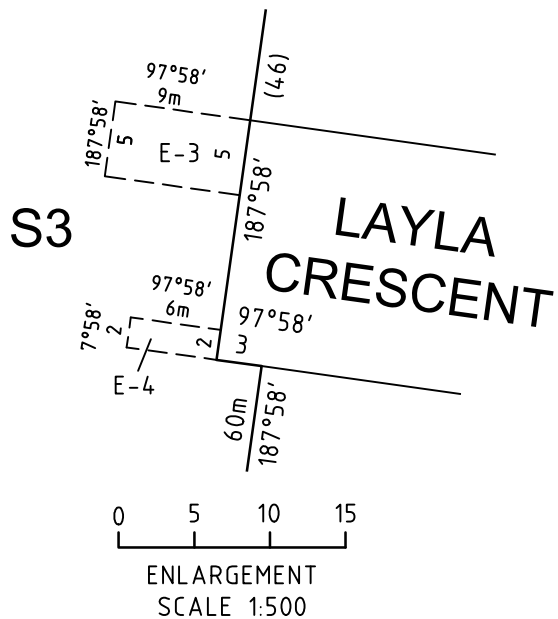
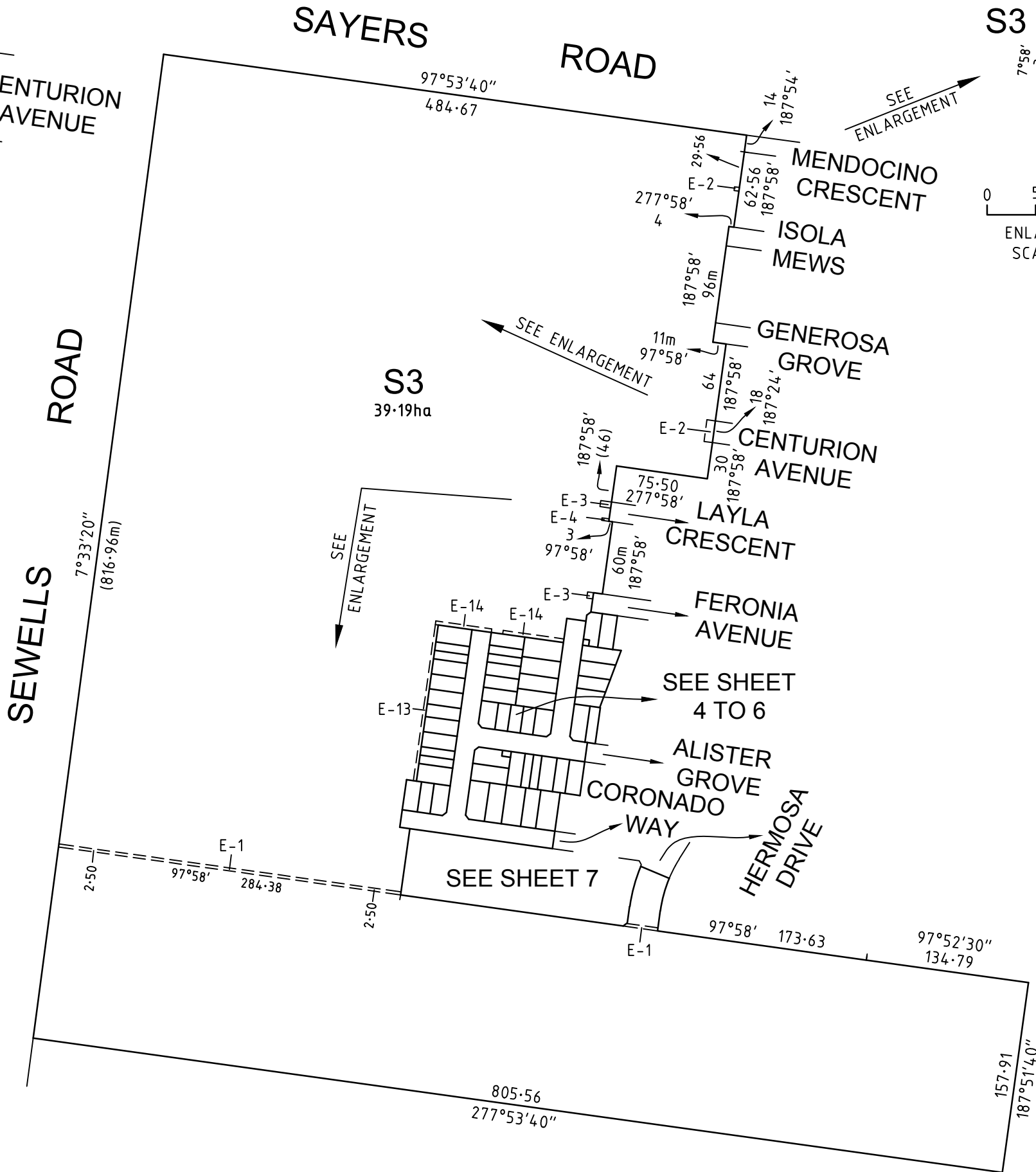
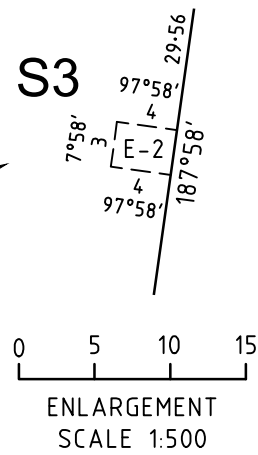
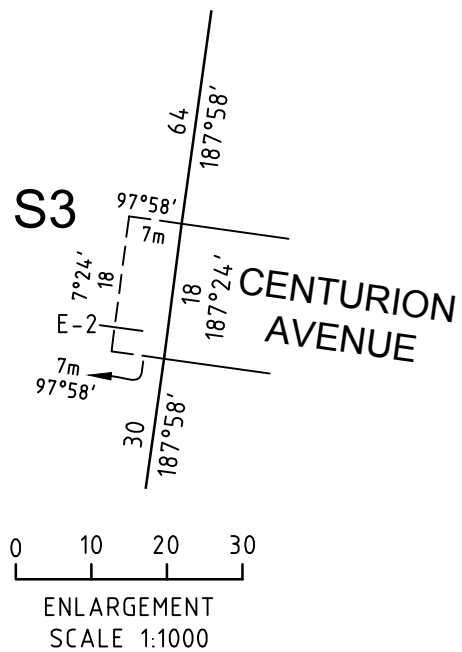
ORIGINAL SHEET
SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

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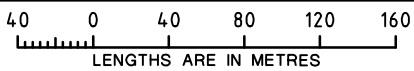
2070S-02 VER G.DWG SB/AA

SMEC

Melbourne Survey T 9869 0813

REF 2070s-02

SCALE
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GABRIELLE MCCARTHY VERSION G

ORIGINAL SHEET
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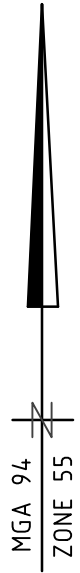
SHEET 3

PLAN OF SUBDIVISION

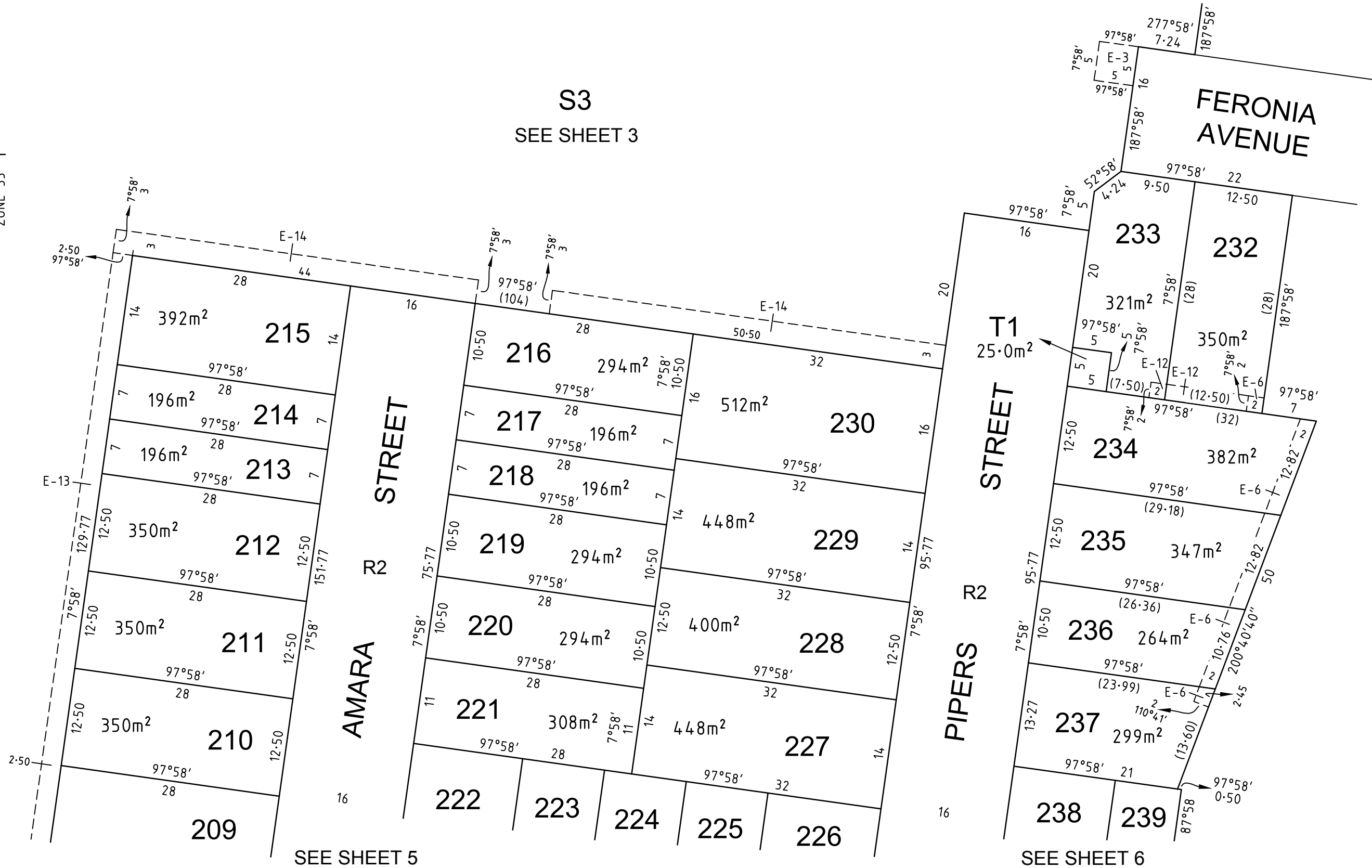
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S3
SEE SHEET 3



2070S-02 VER G.DWG SB/AA

Melbourne Survey T 9869 0813 REF 2070s-02

SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 4

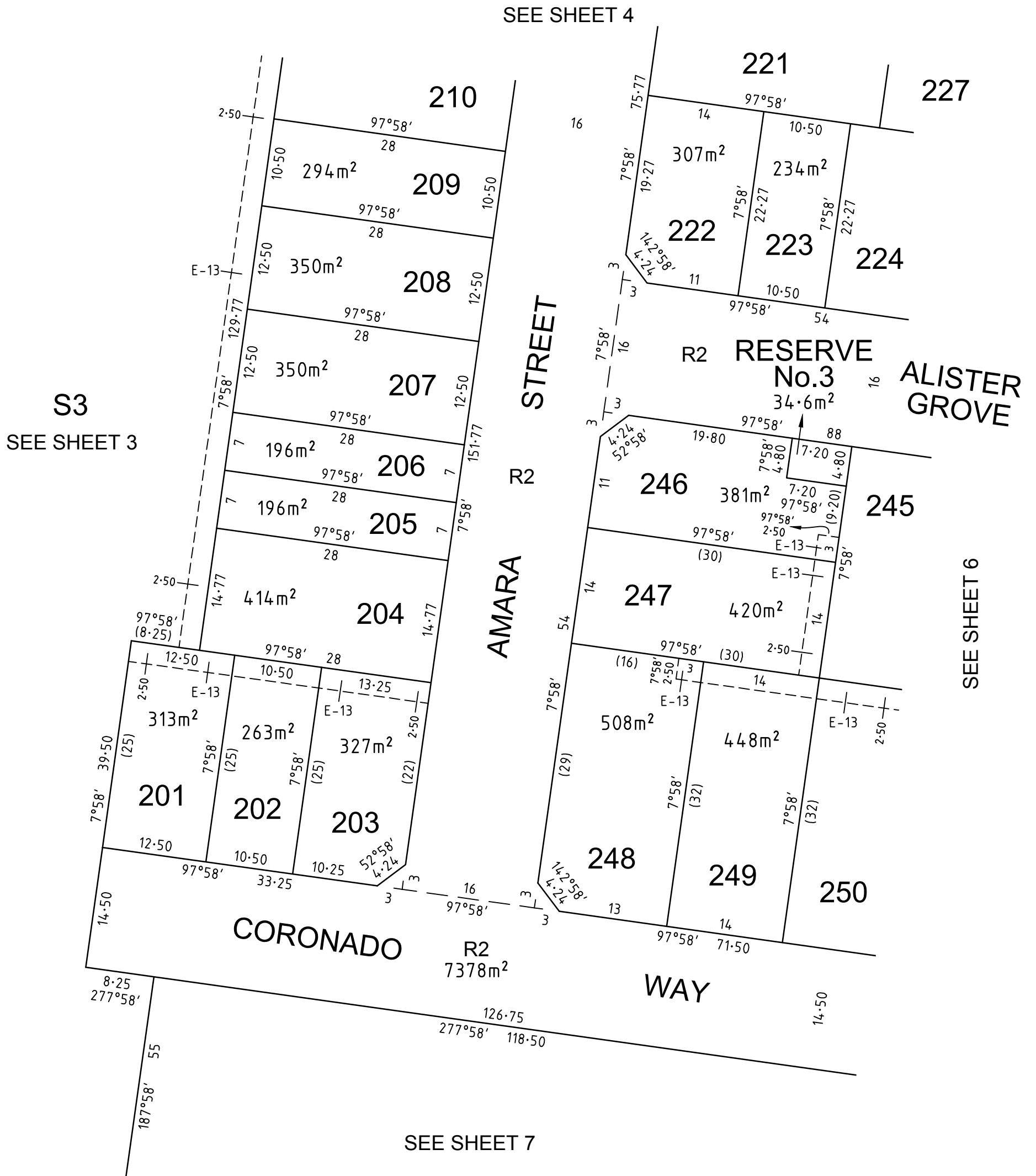
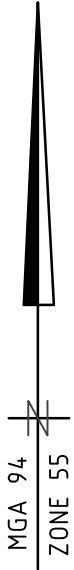
GABRIELLE MCCARTHY VERSION G

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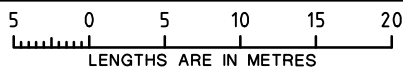
PS841640V/S2



SMEC

2070S-02 VER G.DWG SB/AA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

Melbourne Survey T 9869 0813

REF 2070s-02

GABRIELLE MCCARTHY

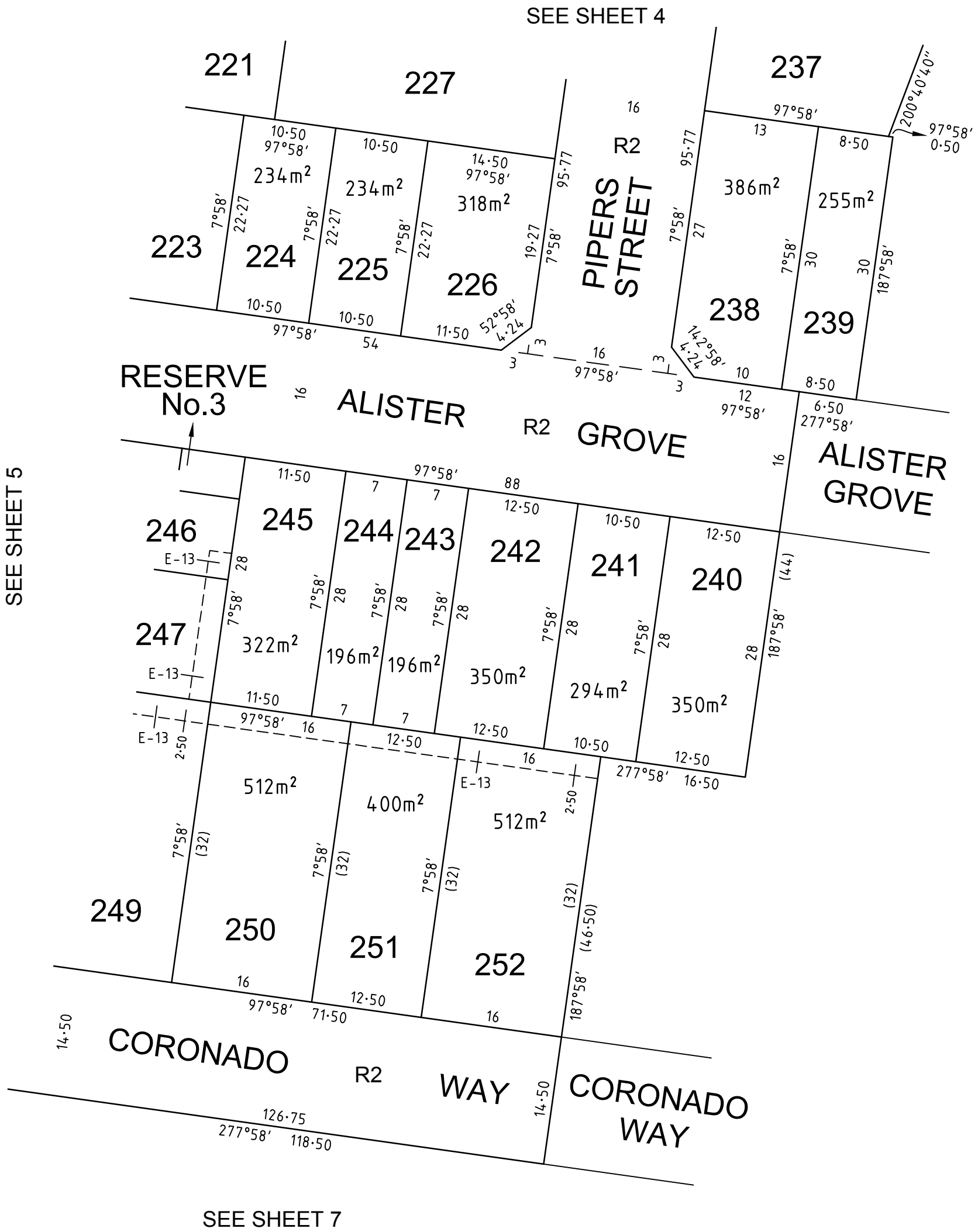
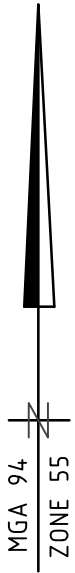
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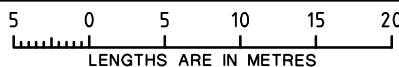
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2070S-02 VER G.DWG SB/AA

REF 2070s-02

SCALE
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GABRIELLE MCCARTHY VERSION G

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SIZE: A3

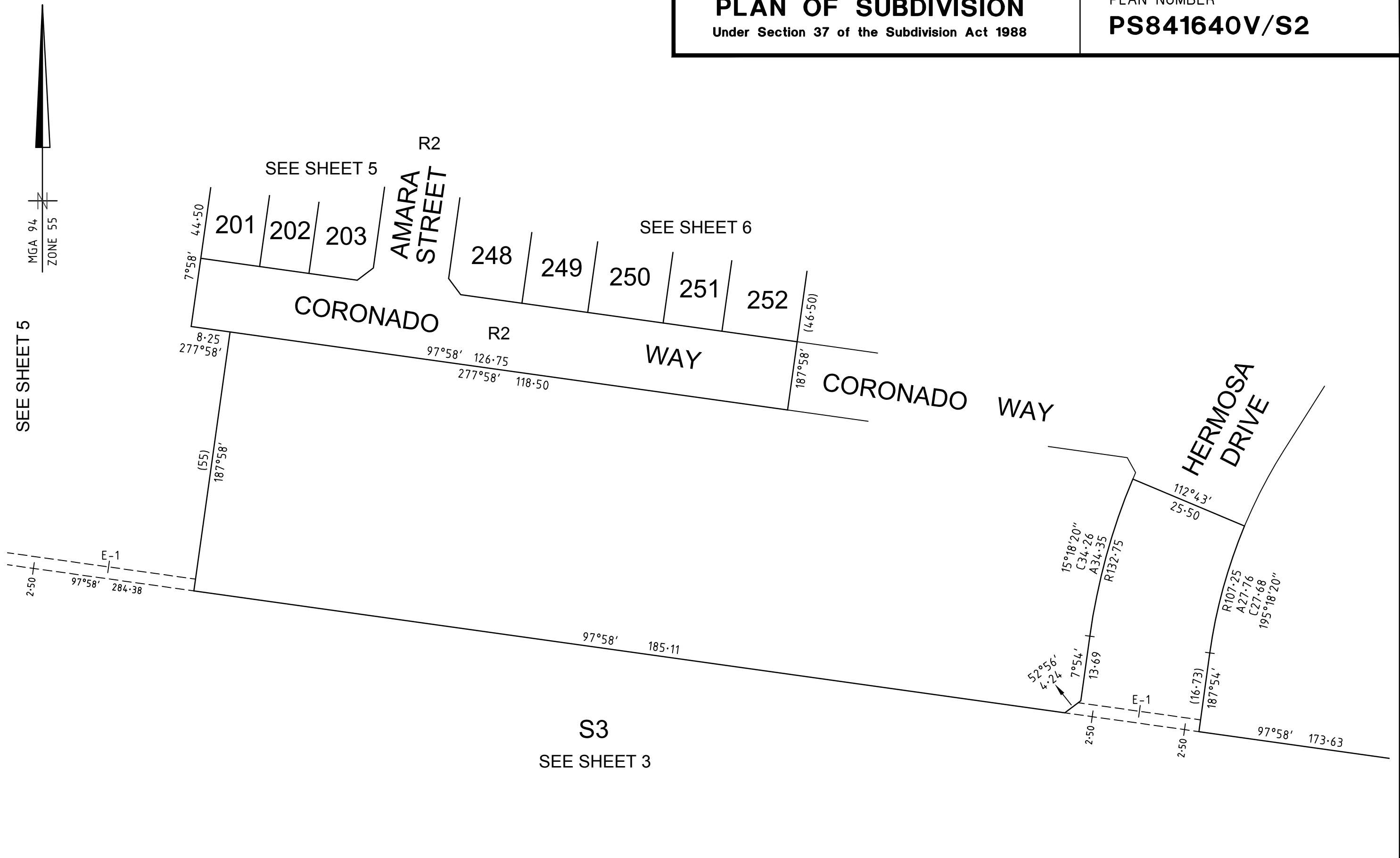
SHEET 6

PLAN OF SUBDIVISION

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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)

1. 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

2. 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.