

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER

PS841640V/S3

LOCATION OF LAND

COUNCIL NAME: WYNDHAM CITY COUNCIL

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS841640V/S2 (LOT S3)

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

MGA94 Co-ordinates E 291 870
(of approx centre of N 5 808 500
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R3 RESERVE No.4	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).
LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 7 FOR FURTHER DETAILS.
EASEMENTS E-5 TO E-12 (BOTH INCLUSIVE), E-15 AND E-16 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 3
3.556ha

50 LOTS

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-03 VER E.DWG SB/AA



SURVEYOR REF: **2070s-03**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

GABRIELLE MCCARTHY VERSION E

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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-13	SEWERAGE	SEE PLAN	PS841640V/S2	CITY WEST WATER CORPORATION
E-14	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS841640V/S2 PS841640V/S2	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-17	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-18	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-19	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-20	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION CITY WEST WATER CORPORATION

2070S-03 VER E.DWG SB/AA



Melbourne Survey T 9869 0813

REF 2070s-03

GABRIELLE MCCARTHY VERSION E

ORIGINAL SHEET
SIZE: A3

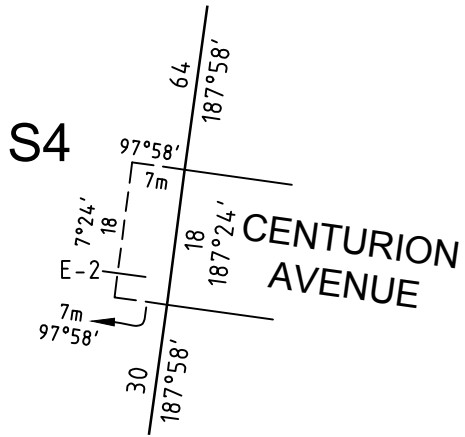
SHEET 2

PLAN OF SUBDIVISION

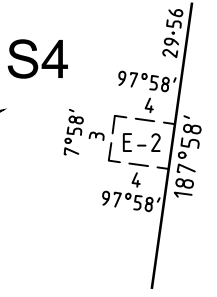
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0 10 20 30
ENLARGEMENT
SCALE 1:1000



0 5 10 15
ENLARGEMENT
SCALE 1:500

SEWELLS ROAD

SAYERS ROAD

S4
35.64ha

MENDOCINO CRESCENT

ISOLA MEWS

GENEROSA GROVE

CENTURION AVENUE

LAYLA CRESCENT

FERONIA AVENUE

LAYLA CRESCENT

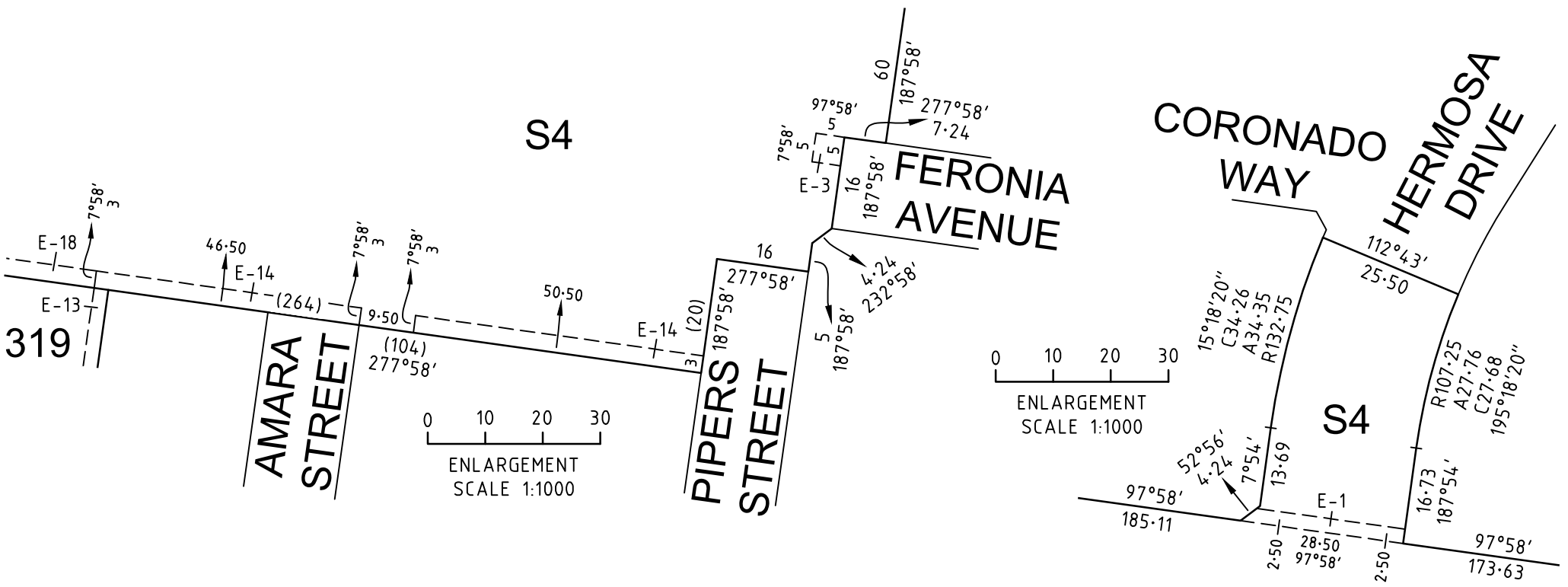
SEE SHEETS
4 TO 6

CORONADO WAY

HERMOSA DRIVE

RESERVE
No. 4
8799m²

MGA 94
ZONE 55



0 10 20 30
ENLARGEMENT
SCALE 1:1000

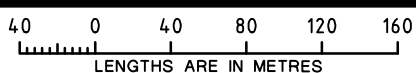
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ENLARGEMENT
SCALE 1:1000



SMEC

2070S-03 VER E.DWG SB/AA

SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

SHEET 3

GABRIELLE MCCARTHY

VERSION E

Melbourne Survey T 9869 0813

REF 2070s-03

PLAN OF SUBDIVISION

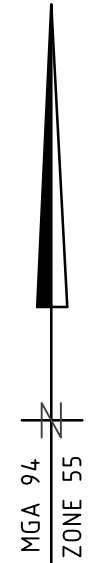
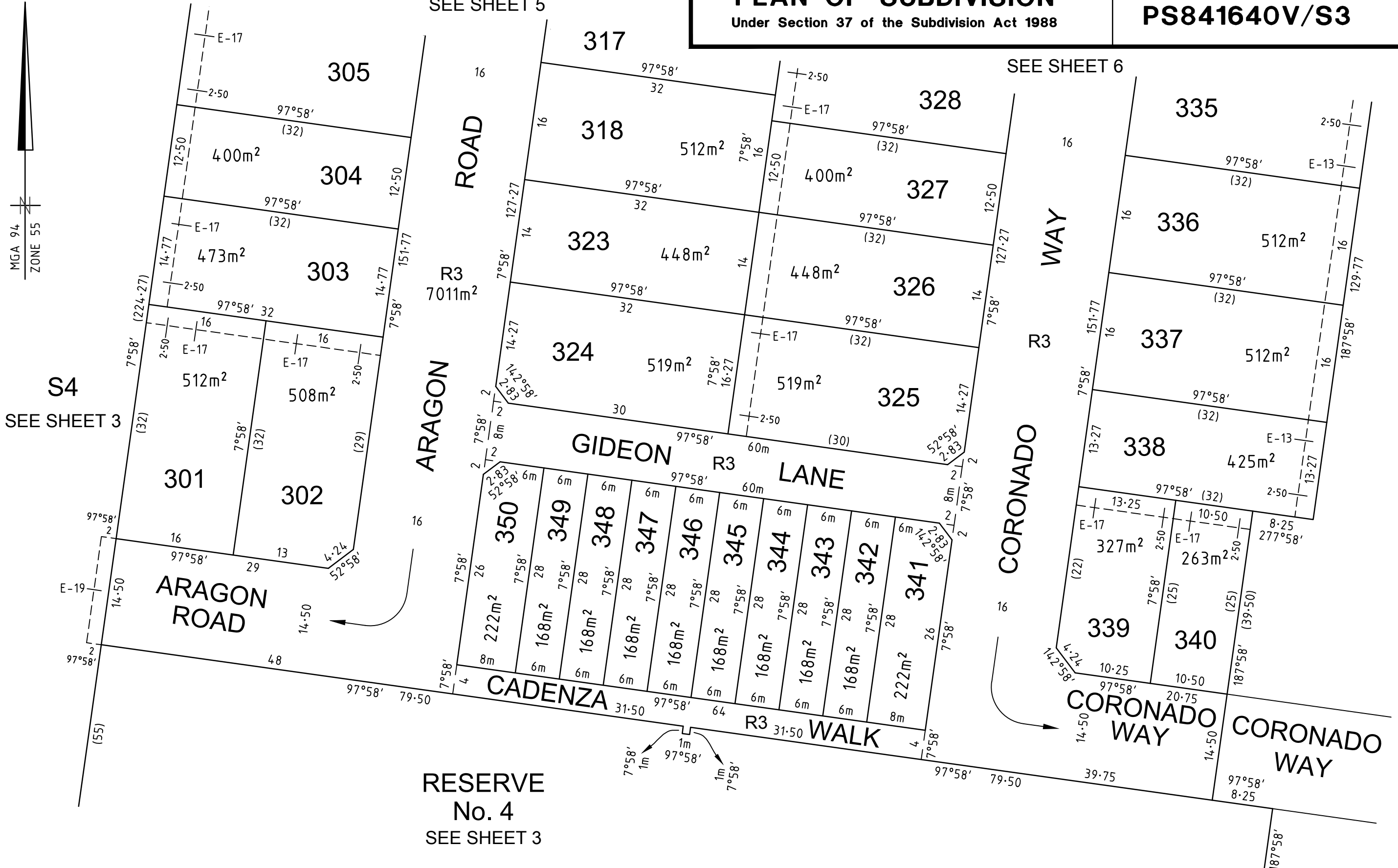
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SEE SHEET 5

SEE SHEET 6



S4
SEE SHEET 3

RESERVE
No. 4
SEE SHEET 3

SMEC
Melbourne Survey T 9869 0813 REF 2070s-03

2070S-03 VER E.DWG SB/AA

SCALE
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

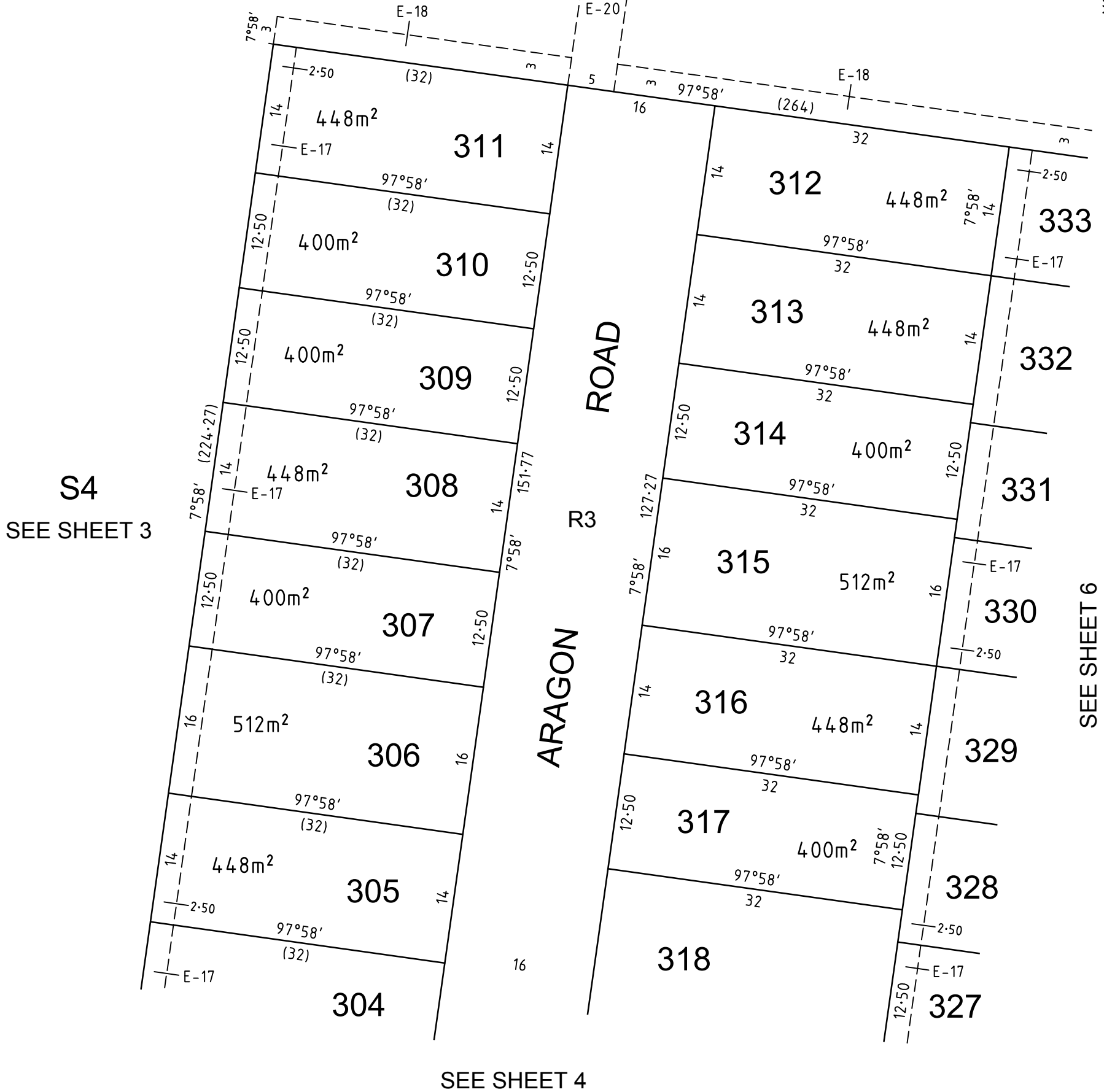
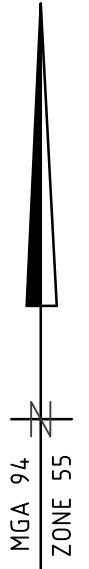
SHEET 4

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S4
SEE SHEET 3



S4
SEE SHEET 3

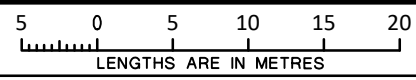
SEE SHEET 6

SEE SHEET 4



2070S-03 VER E.DWG SB/AA
REF 2070s-03

SCALE
1:500



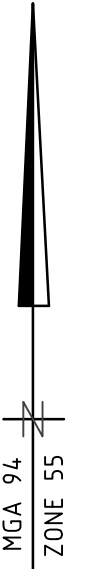
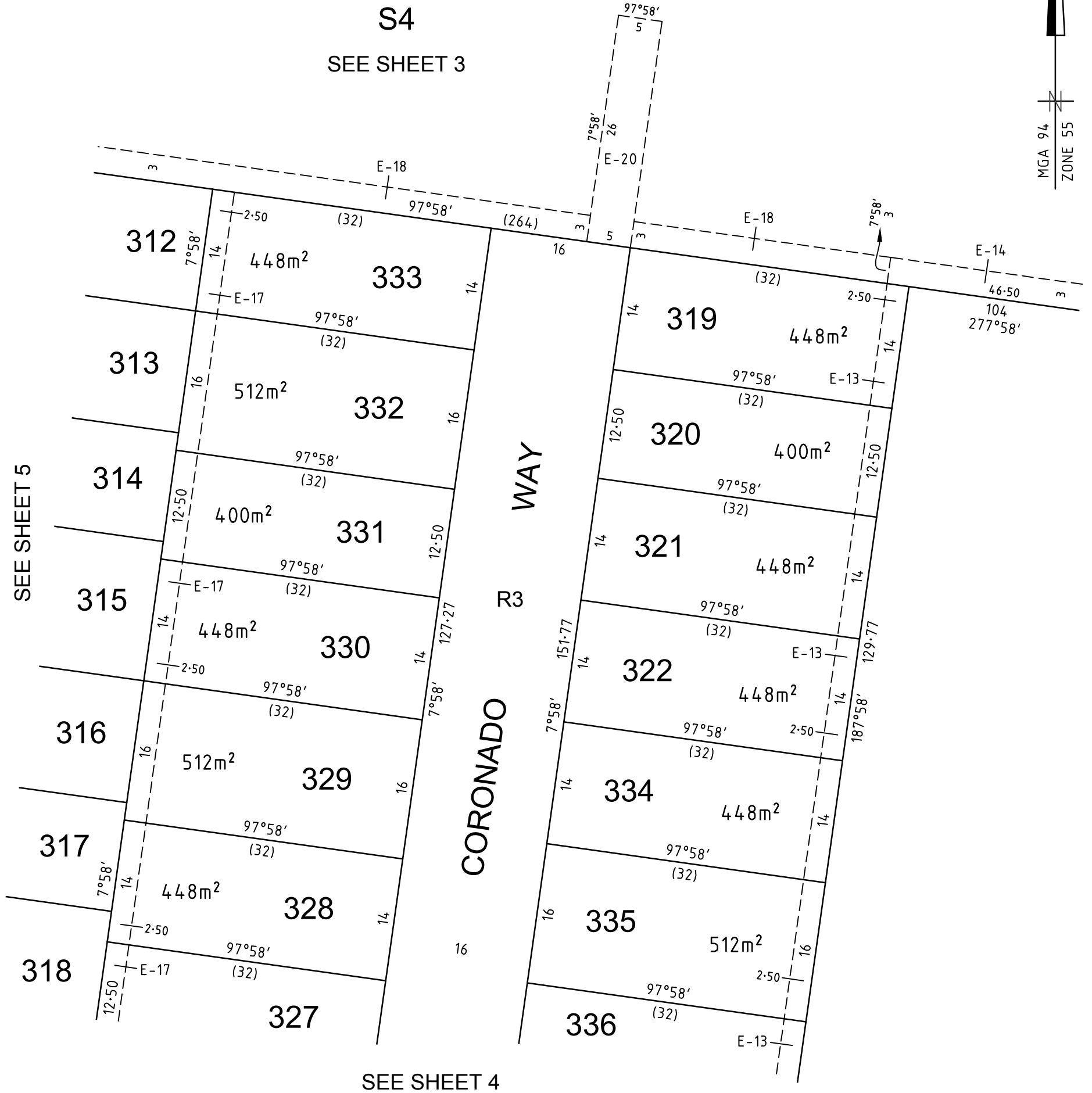
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SIZE: A3

SHEET 5

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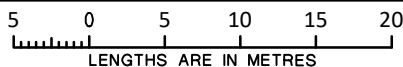
2070S-03 VER E.DWG SB/AA

SMEC

Melbourne Survey T 9869 0813

REF 2070s-03

SCALE
1:500



GABRIELLE MCCARTHY

VERSION E

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SIZE: A3

SHEET 6

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS841640V/S3 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
301	302, 303
302	301, 303
303	301, 302, 304
304	303, 305
305	304, 306
306	305, 307
307	306, 308
308	307, 309
309	308, 310
310	309, 311
311	310
312	313, 333
313	312, 314, 332
314	313, 315, 331, 332
315	314, 316, 330, 331
316	315, 317, 329
317	316, 318, 328, 329
318	317, 323, 327, 328
319	320
320	319, 321
321	320, 322
322	321, 334
323	318, 324, 326
324	323, 325
325	324, 326

BURDENED LOT No.	BENEFITING LOTS
326	323, 325, 327
327	318, 326, 328
328	317, 318, 327, 329
329	316, 317, 328, 330
330	315, 329, 331
331	314, 315, 330, 332
332	313, 314, 331, 333
333	312, 332
334	322, 335
335	334, 336
336	335, 337
337	336, 338
338	337, 339, 340
339	338, 340
340	338, 339
341	342
342	341, 343
343	342, 344
344	343, 345
345	344, 346
346	345, 347
347	346, 348
348	347, 349
349	348, 350
350	349

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.