

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS841640V/S3

LOCATION OF LAND

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS841640V (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

COUNCIL NAME: WYNDHAM CITY COUNCIL

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-10 (BOTH INCLUSIVE), E-12, E-15, E-16, E-21 TO E-27 (BOTH INCLUSIVE) AND E-30 TO E-38 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
EASEMENT E-11 HAS BEEN SHOWN AT EXAGGERATED POSITION FOR CLARITY ON 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)

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 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

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E-4	SEWERAGE	SEE PLAN	PS822740Y	CITY WEST WATER CORPORATION
E-11	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
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
E-28	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S2	CITY WEST WATER CORPORATION
E-29	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS841640V/S2 PS841640V/S2	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-39	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-40	SEWERAGE CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN SEE PLAN	PS820473G THIS PLAN	CITY WEST WATER CORPORATION MELBOURNE WATER CORPORATION

2070S-03 VER G.DWG SB/AA



Member of the Surbana Jurong Group

REF 2070s-03

ORIGINAL SHEET
SIZE: A3

SHEET 2

GABRIELLE MCCARTHY

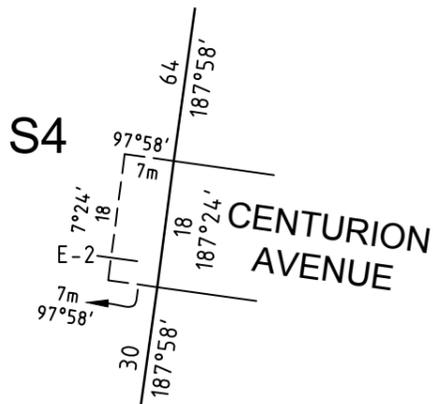
VERSION G

PLAN OF SUBDIVISION

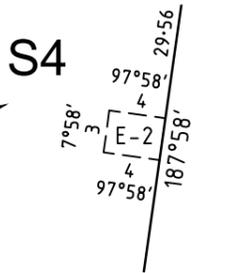
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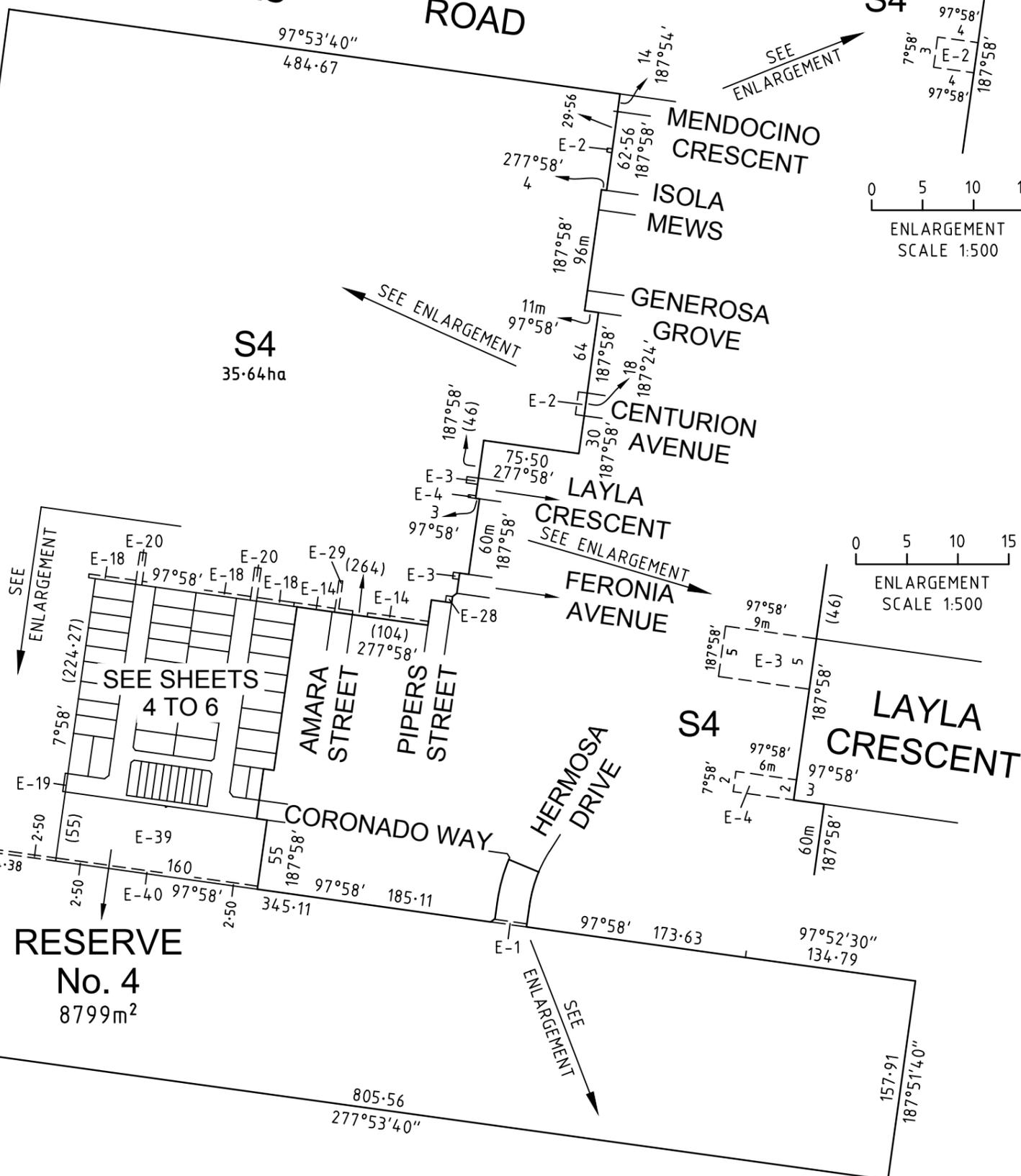
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ENLARGEMENT
SCALE 1:1000



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ENLARGEMENT
SCALE 1:500

0 5 10 15
ENLARGEMENT
SCALE 1:500

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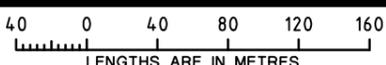


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SCALE
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GABRIELLE MCCARTHY VERSION G

ORIGINAL SHEET
SIZE: A3

SHEET 3

PLAN OF SUBDIVISION

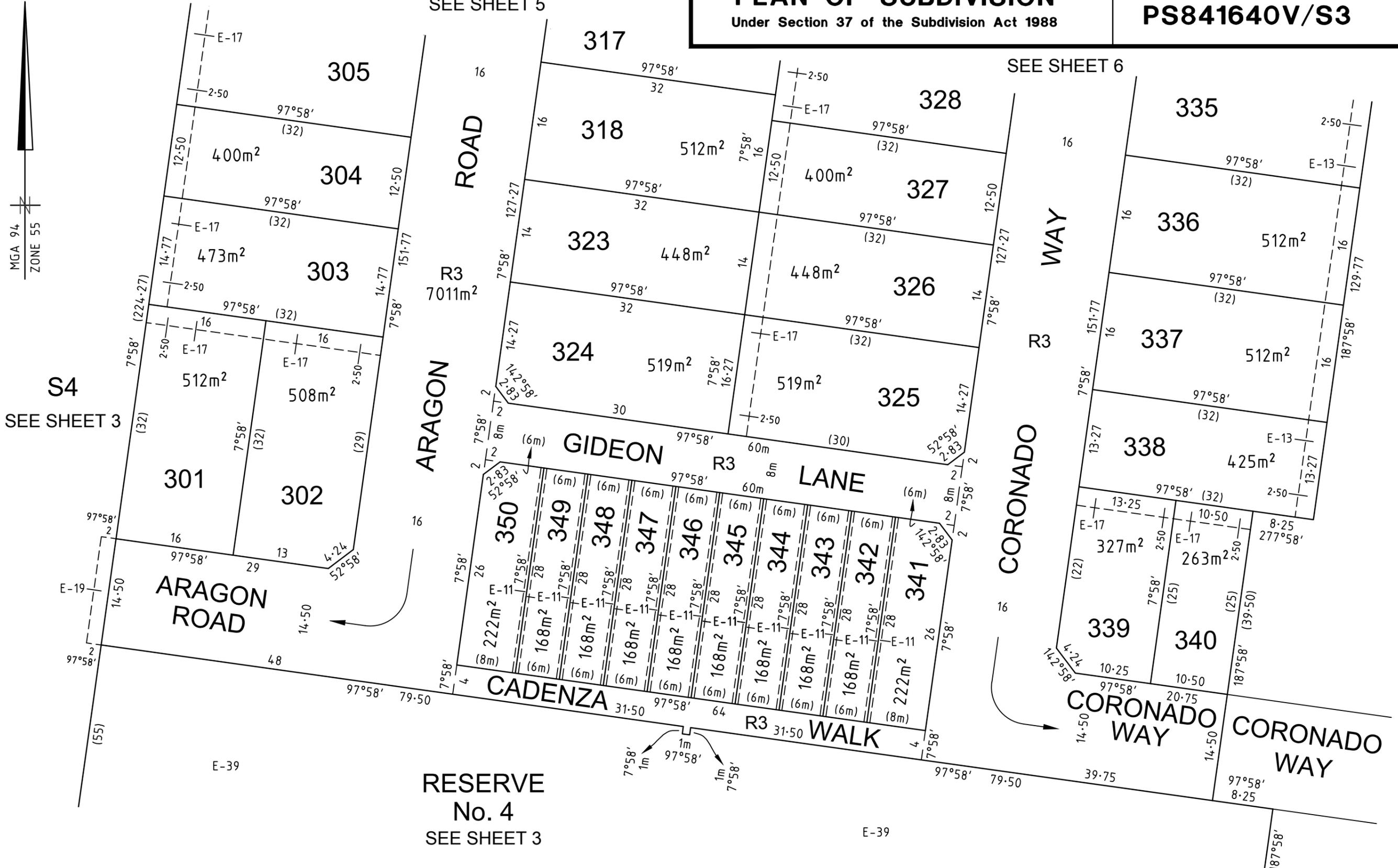
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PLAN NUMBER

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SEE SHEET 5

SEE SHEET 6



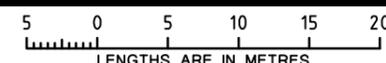
2070S-03 VER G.DWG SB/AA



SMEC

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REF 2070s-03

SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

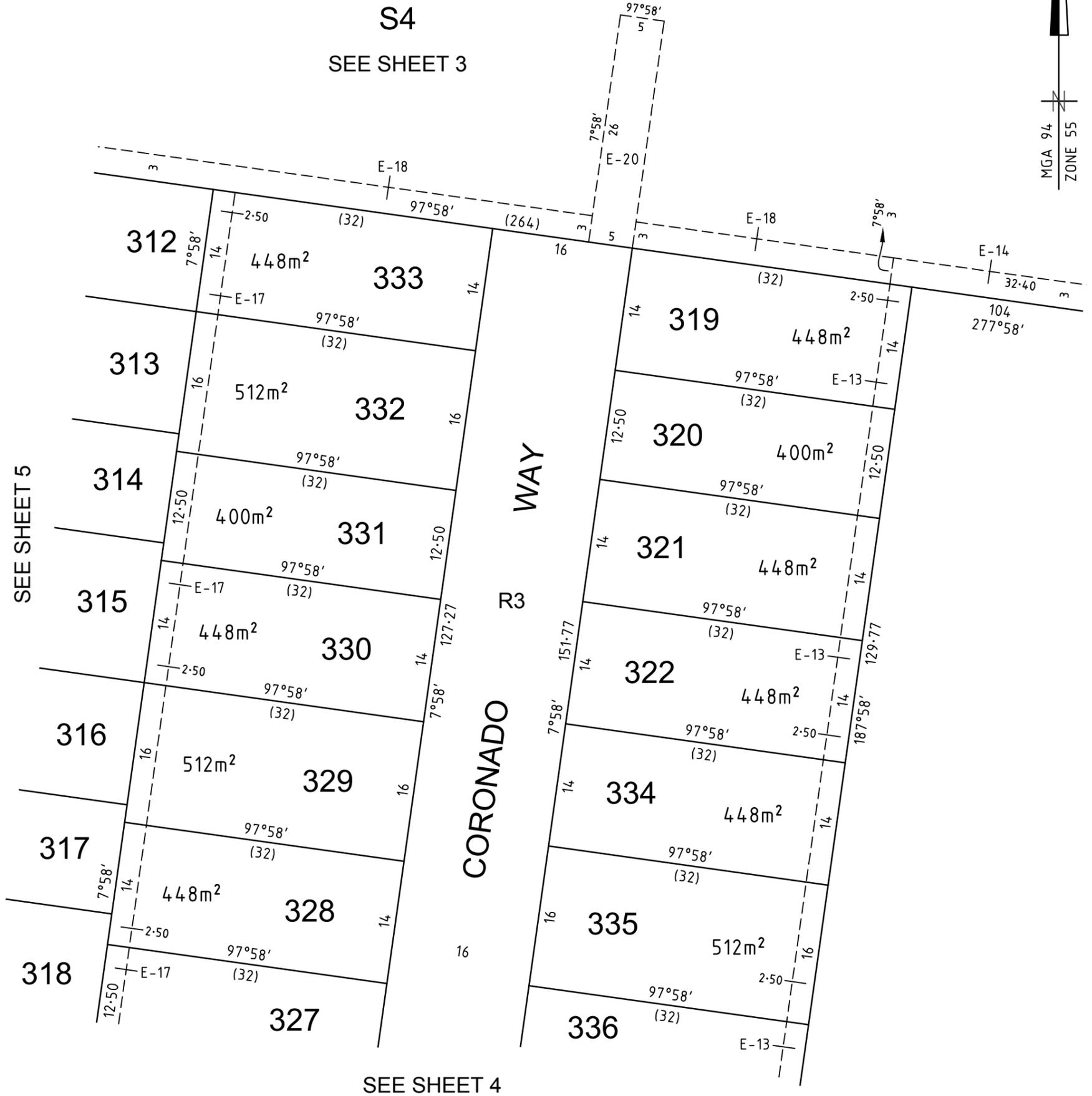
GABRIELLE MCCARTHY VERSION G

PLAN OF SUBDIVISION

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PLAN NUMBER

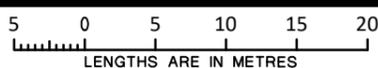
PS841640V/S3



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REF 2070s-03

2070S-03 VER G.DWG SB/AA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

GABRIELLE MCCARTHY

VERSION G

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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.