

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS841640V/S7

LOCATION OF LAND

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. 12430 Fol. 835

LAST PLAN REFERENCE/S: PS841640V/S6 (LOT S7)

POSTAL ADDRESS: 1069 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029

MGA94 Co-ordinates E 291 760
(of approx centre of N 5 808 590
land in plan) ZONE 55

Council Name: Wyndham City Council

Council Reference Number: WYS5752/21
Planning Permit Reference: WYP10107/17
SPEAR Reference Number: S176101E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 03/02/2022

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Carolyn Harriott for Wyndham City Council on 29/11/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R8	WYNDHAM CITY COUNCIL
ROAD R9	WYNDHAM CITY COUNCIL
RESERVE No.12	POWERCOR AUSTRALIA LTD.

NOTATIONS

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

LOTS 1 TO 900 (BOTH INCLUSIVE), 920 AND 924 HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-2 TO E-20 AND E-22 TO E-29 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 6 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE & WATER SUPPLY EASEMENT E-19 ON PS841640V/S6 AS AFFECTS ARAGON ROAD ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE, SEWERAGE, WATER SUPPLY & DISTRIBUTION AND/OR TRANSMISSION OF GAS EASEMENT E-25 ON PS841640V/S6 AS AFFECTS PROSECCO STREET ON THIS PLAN.

REMOVAL OF THAT PART OF WATER SUPPLY EASEMENT E-27 ON PS841640V/S6 AS AFFECTS FERONIA AVENUE ON THIS PLAN.

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

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 9
2.719ha

47 LOTS

EASEMENT INFORMATION

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

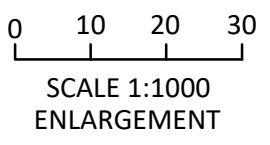
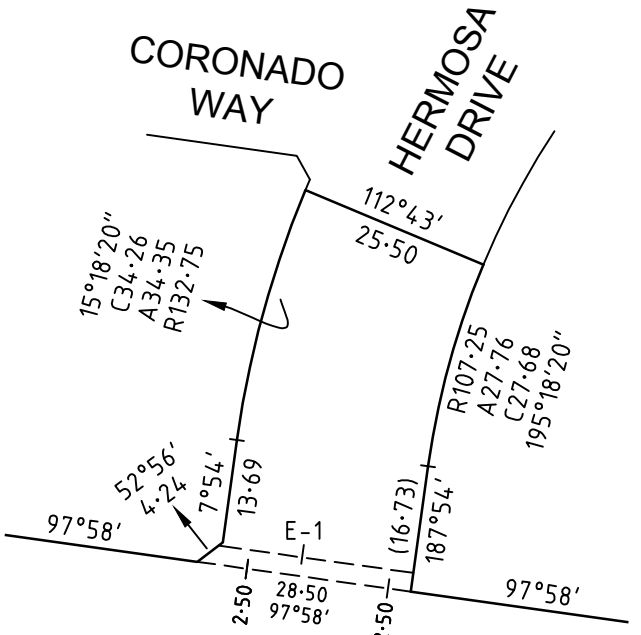
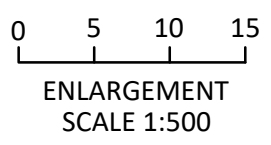
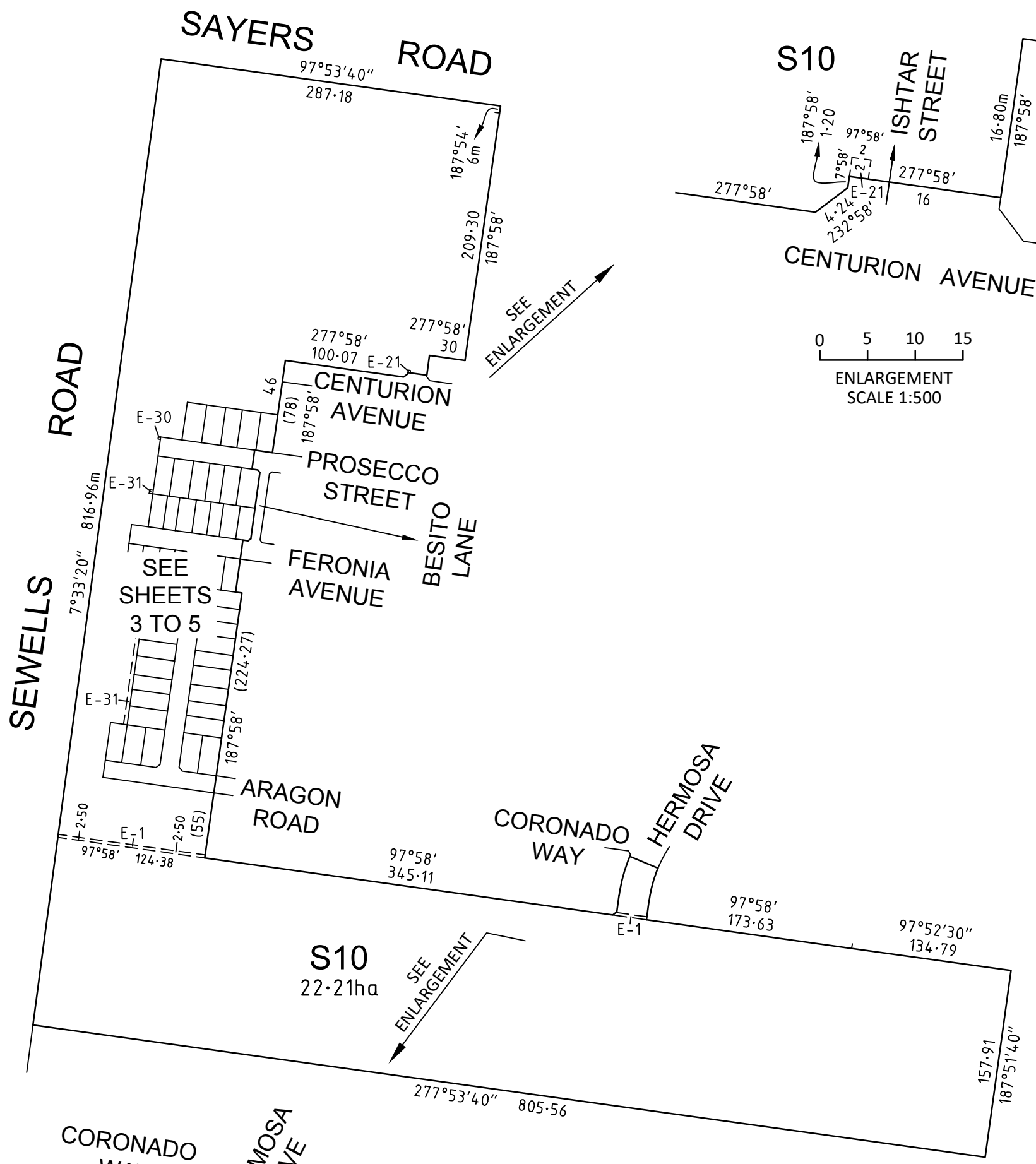
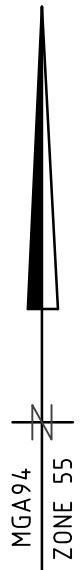
IMPLIED EASEMENTS UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LOTS ON THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
E-21	SEWERAGE	SEE PLAN	PS841640V/S4	GREATER WESTERN WATER CORPORATION
E-30	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-31	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION

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PS841640V/S7



2070S-09 VER F.DWG AMM/AA

SCALE 1:4000

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ORIGINAL SHEET SIZE: A3

SHEET 2

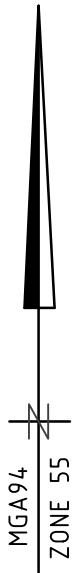
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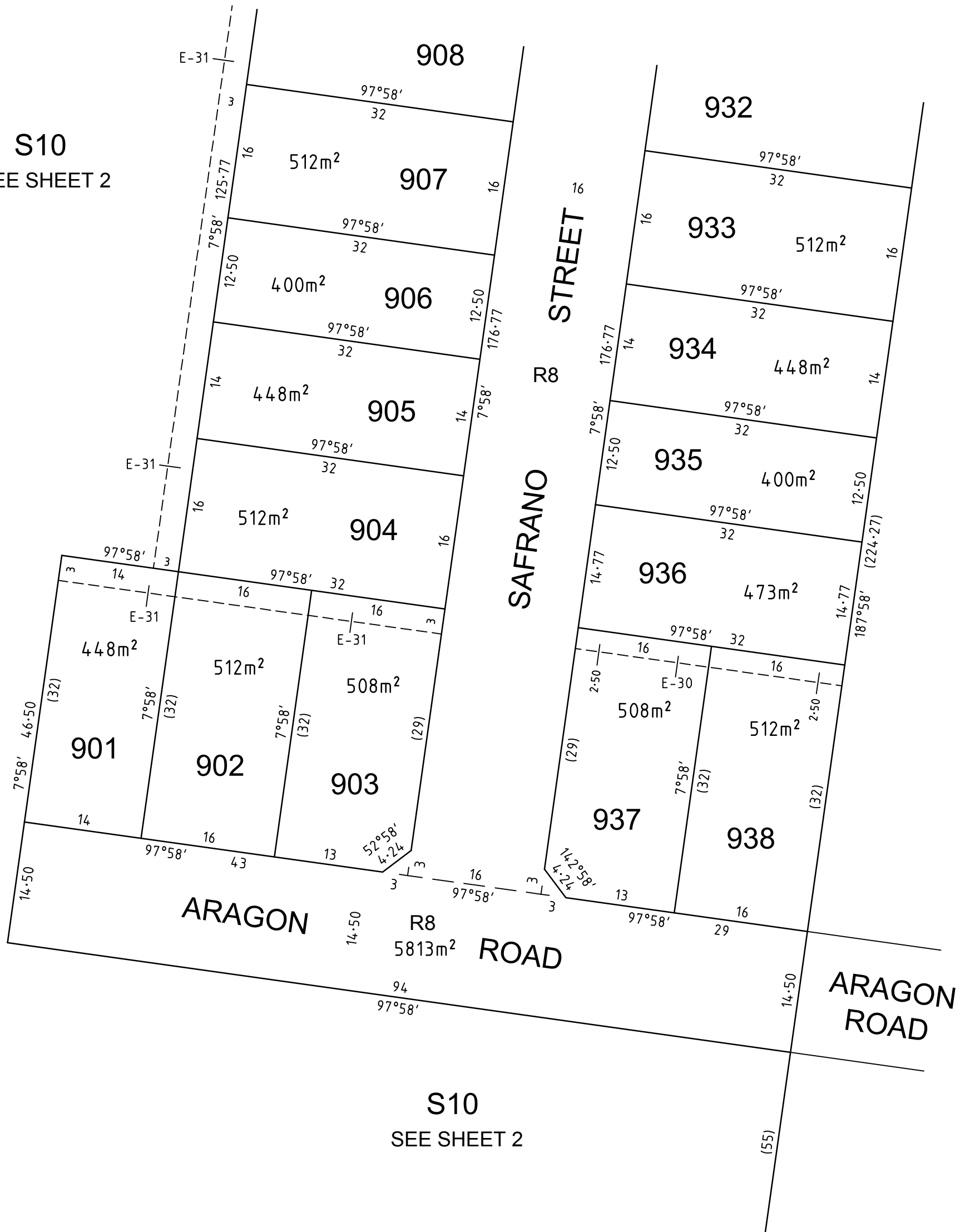
PLAN NUMBER

PS841640V/S7



SEE SHEET 4

S10
SEE SHEET 2



S10
SEE SHEET 2

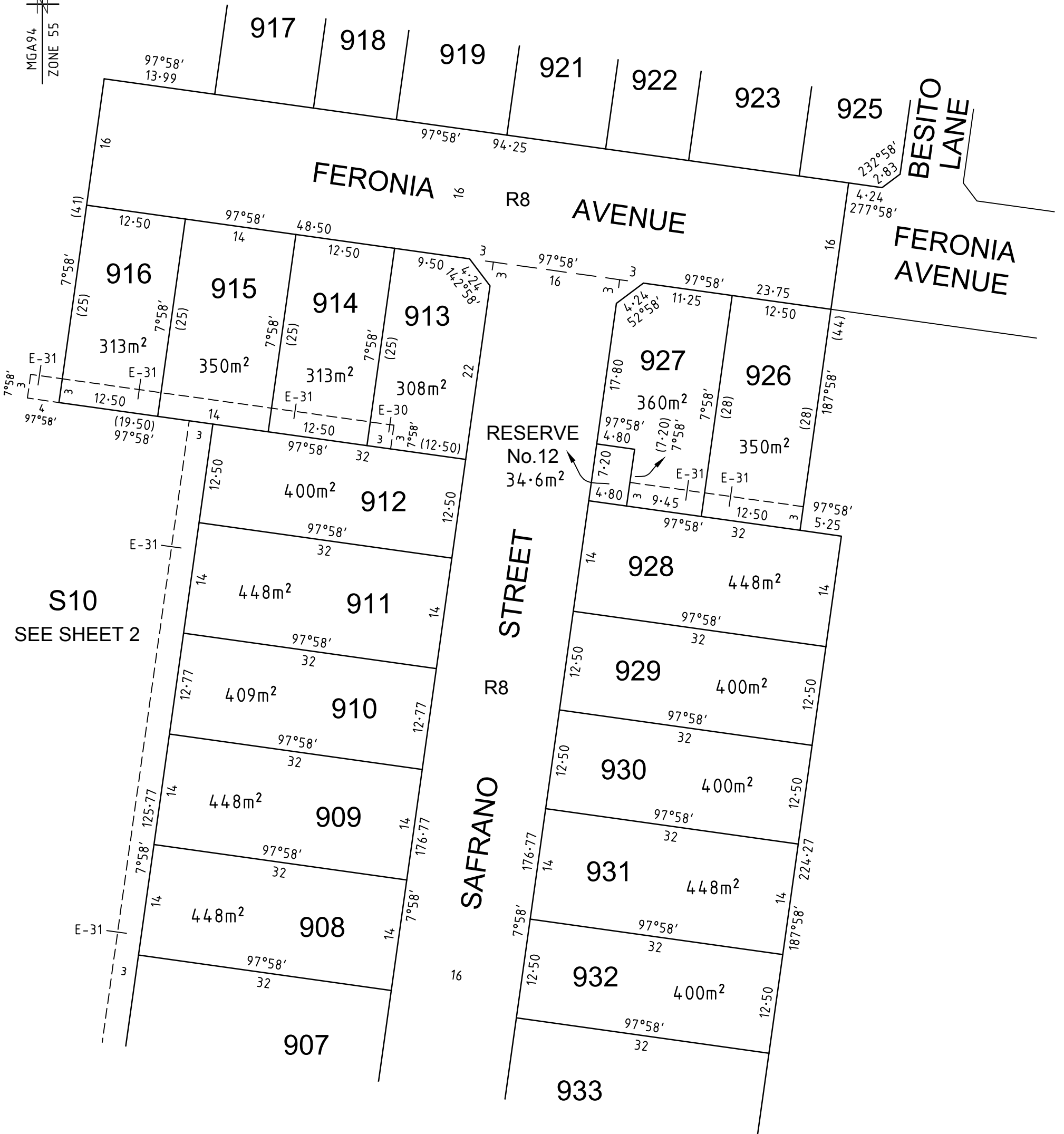
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SEE SHEET 5



SEE SHEET 3

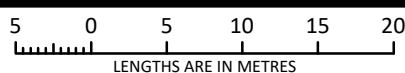
S10
SEE SHEET 2



Member of the Surbana Jurong Group
REF 2070s-09

2070S-09 VER F.DWG AMM/AA

SCALE
1:500



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SHEET 4

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS841640V/S7 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
901	902
902	901, 903, 904
903	902, 904
904	902, 903, 905
905	904, 906
906	905, 907
907	906, 908
908	907, 909
909	908, 910
910	909, 911
911	910, 912
912	911, 913, 914, 915
913	912, 914
914	912, 913, 915
915	912, 914, 916
916	915
917	918, 944
918	917, 919, 943, 944
919	918, 921, 942, 943
921	919, 922, 941, 942
922	921, 923, 940, 941
923	922, 925, 939, 940
925	923, 939
926	927, 928

BURDENED LOT No.	BENEFITING LOTS
927	926, 928
928	926, 927, 929
929	928, 930
930	929, 931
931	930, 932
932	931, 933
933	932, 934
934	933, 935
935	934, 936
936	935, 937, 938
937	936, 938
938	936, 937
939	923, 925, 940
940	922, 923, 939, 941
941	921, 922, 940, 942
942	919, 921, 941, 943
943	918, 919, 942, 944
944	917, 918, 943
945	946
946	945, 947
947	946, 948
948	947, 949
949	948

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. AA8933 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 31st December 2032.

OWNERS CORPORATION SCHEDULE

PS841640V/S7

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	4701	4701
Balance of existing OC	28500	28500
Overall Total	33201	33201

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
901	100	100									
902	100	100									
903	100	100									
904	100	100									
905	100	100									
906	100	100									
907	100	100									
908	100	100									
909	100	100									
910	100	100									
911	100	100									
912	100	100									
913	100	100									
914	100	100									
915	100	100									
916	100	100									
917	100	100									
918	100	100									
919	100	100									
921	100	100									
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938	100	100									
939	100	100									
940	100	100									
941	100	100									
942	100	100									
943	100	100									
944	100	100									
945	100	100									
946	100	100									
947	100	100									
948	100	100									
949	100	100									
S10	1	1									



SURVEYORS FILE REFERENCE:
2070s-09

SHEET 1

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