

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS905192T/S4

LOCATION OF LAND

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS905192T/S3 (LOT S4)

POSTAL ADDRESS: 1071 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029

MGA94 Co-ordinates E 292 030
(of approx centre of N 5 807 230
land in plan) ZONE 55

Council Name: Wyndham City Council

Council Reference Number: WYS5983/22
Planning Permit Reference: WYP10817/18
SPEAR Reference Number: S193084C

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: 15/01/2024

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: Maria Pereira for Wyndham City Council on 24/05/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R5 RESERVE No.4	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 1400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 13 FOR FURTHER DETAILS.

EASEMENTS E-6, E-10, E-13 TO E-19 (BOTH INCLUSIVE), E-21 AND E-22 HAVE BEEN OMITTED FROM THIS PLAN.

LOT S5 IS IN 2 PARTS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENT E-5 ON PS905192T/S3 AS AFFECTS TOWAMBA WAY ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-8 ON PS905192T/S3 AS AFFECTS YAMBULLA STREET 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. WYP10817

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 14
3.429ha

61 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 LOTS ON THIS PLAN AND AS SET ASIDE ON LOT A ON PS841640V.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS905192T PS905192T PS905192T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS905192T	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T PS905192T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS905192T/S2	WYNDHAM CITY COUNCIL
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T/S2 PS905192T/S2	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	PS905192T/S3	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS905192T/S3	WYNDHAM CITY COUNCIL
E-11	SEWERAGE	SEE PLAN	PS905192T/S3 THIS PLAN	GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



2070S-14 VER H.DWG CS/AA

SURVEYOR REF: **2070s-14**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 13

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-12	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-23	DRAINAGE CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN SEE PLAN	PS905192T PS905192T/S2	WYNDHAM CITY COUNCIL MELBOURNE WATER CORPORATION

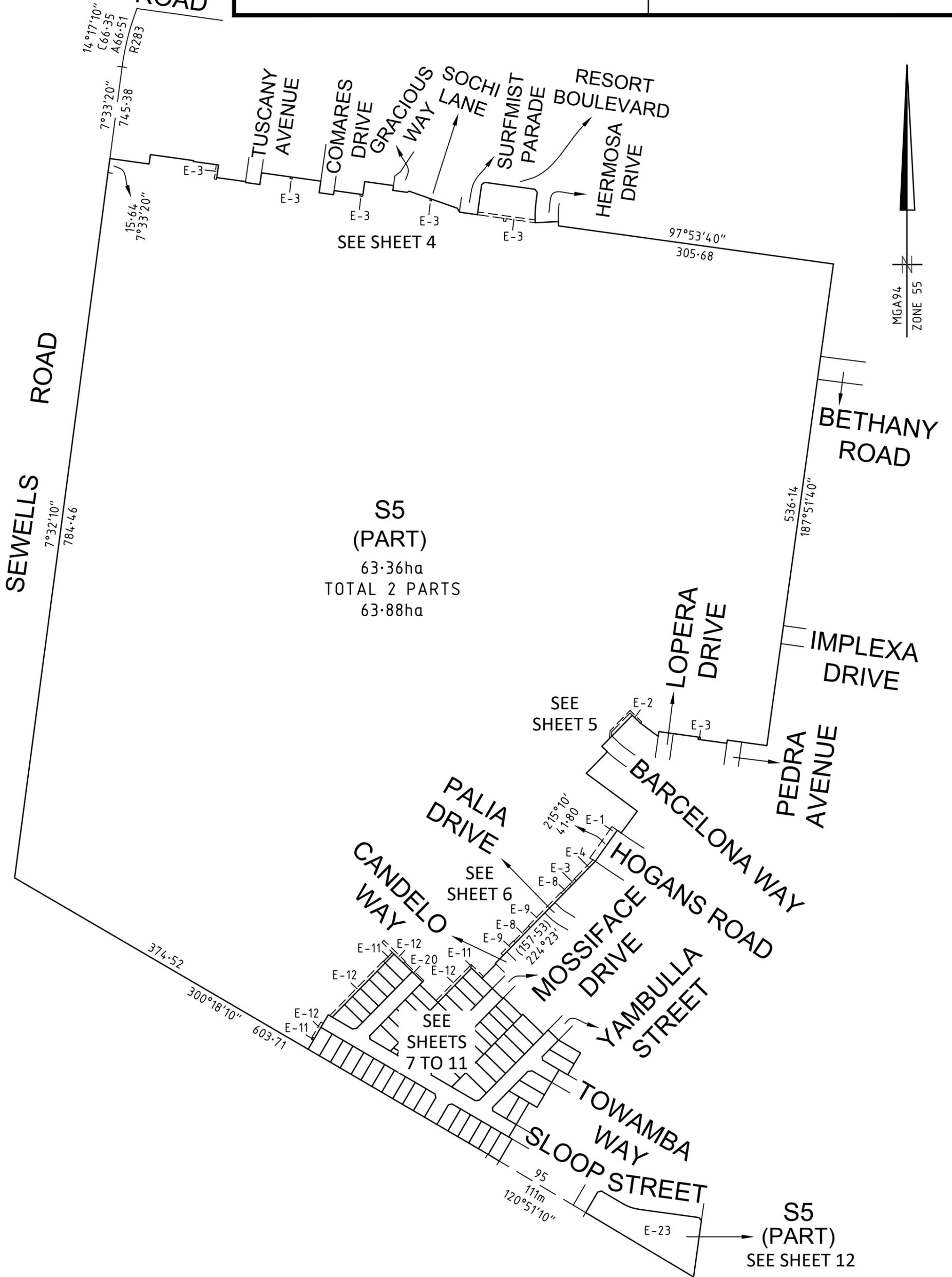
SAYERS ROAD

PLAN OF SUBDIVISION

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PLAN NUMBER

PS905192T/S4



**S5
(PART)**
63.36ha
TOTAL 2 PARTS
63.88ha

**S5
(PART)**
SEE SHEET 12



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SCALE
1:4000



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ORIGINAL SHEET
SIZE: A3

SHEET 3

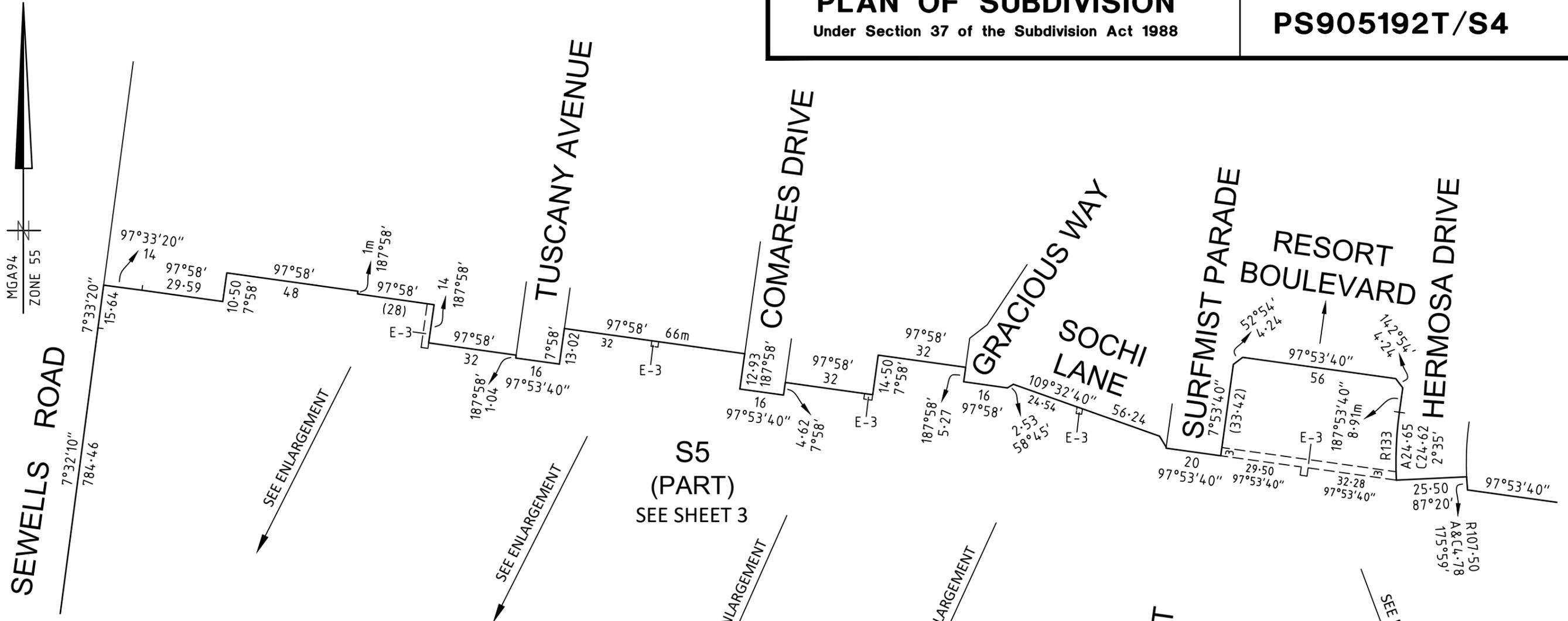
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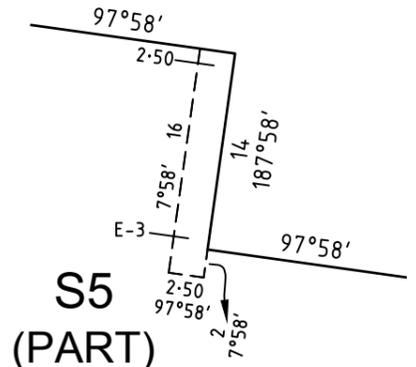
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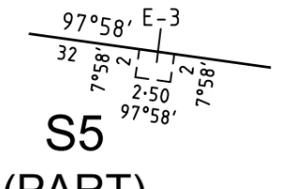


S5 (PART)
SEE SHEET 3

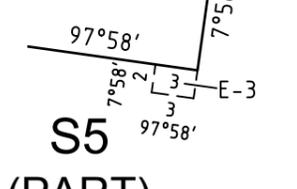
SEE SHEET 3



ENLARGEMENT
SCALE 1:500



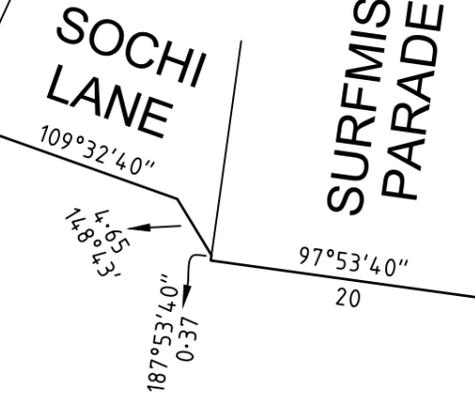
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SCALE 1:500



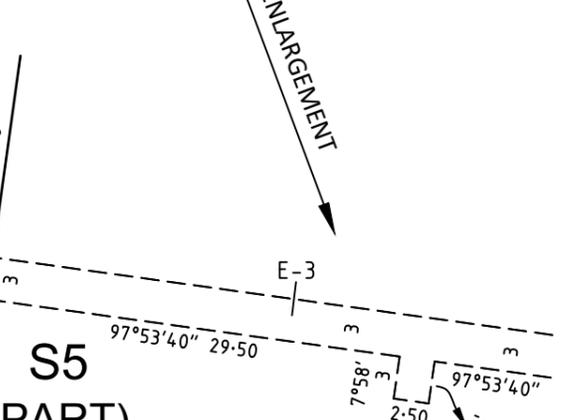
ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:500

SEE SHEET 3

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SCALE
1:1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

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ORIGINAL SHEET
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SHEET 4

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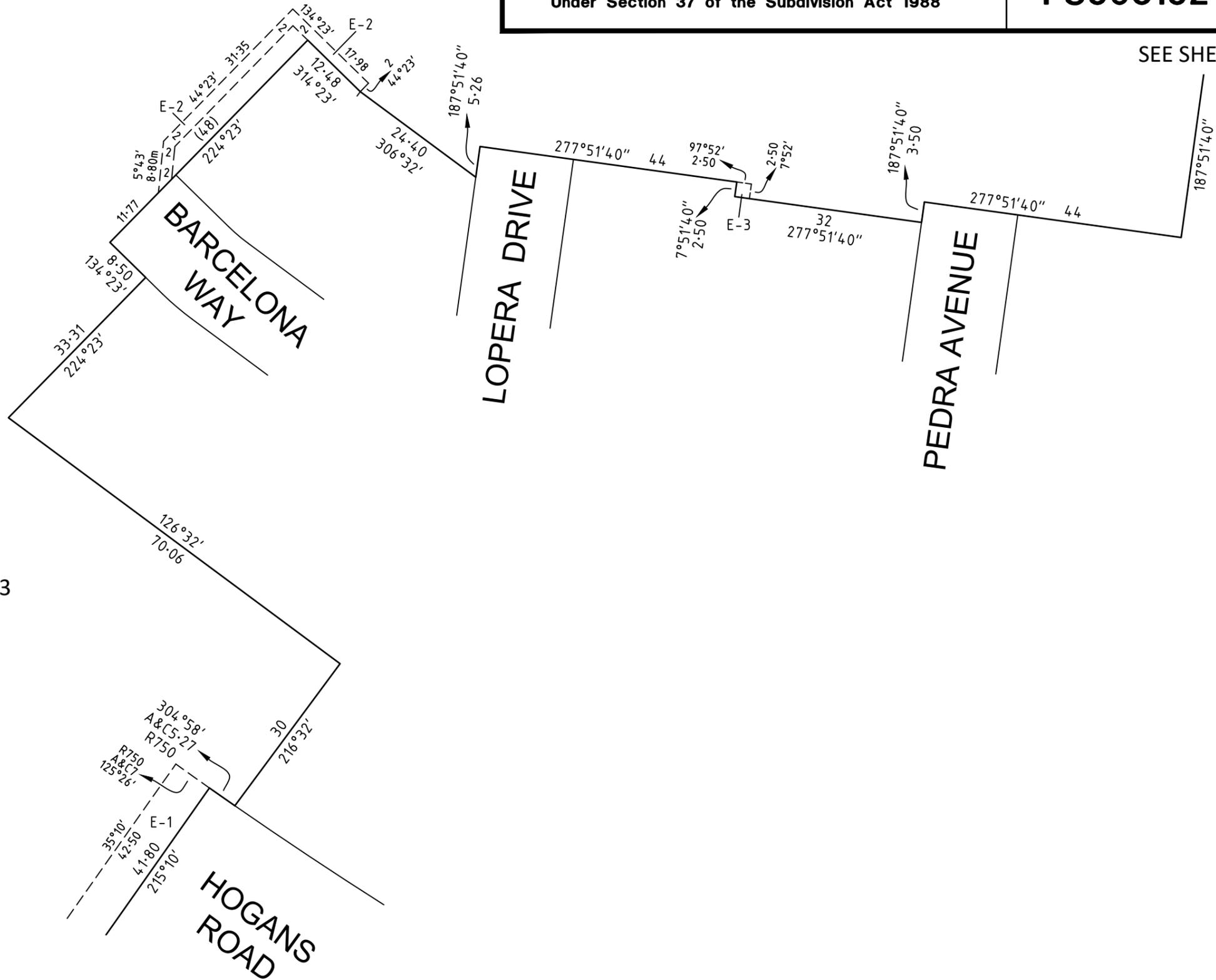
PS905192T/S4



S5
(PART)
SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

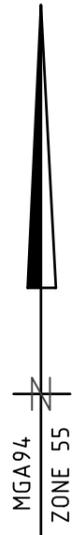


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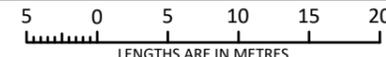
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SCALE
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ORIGINAL SHEET
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SHEET 7

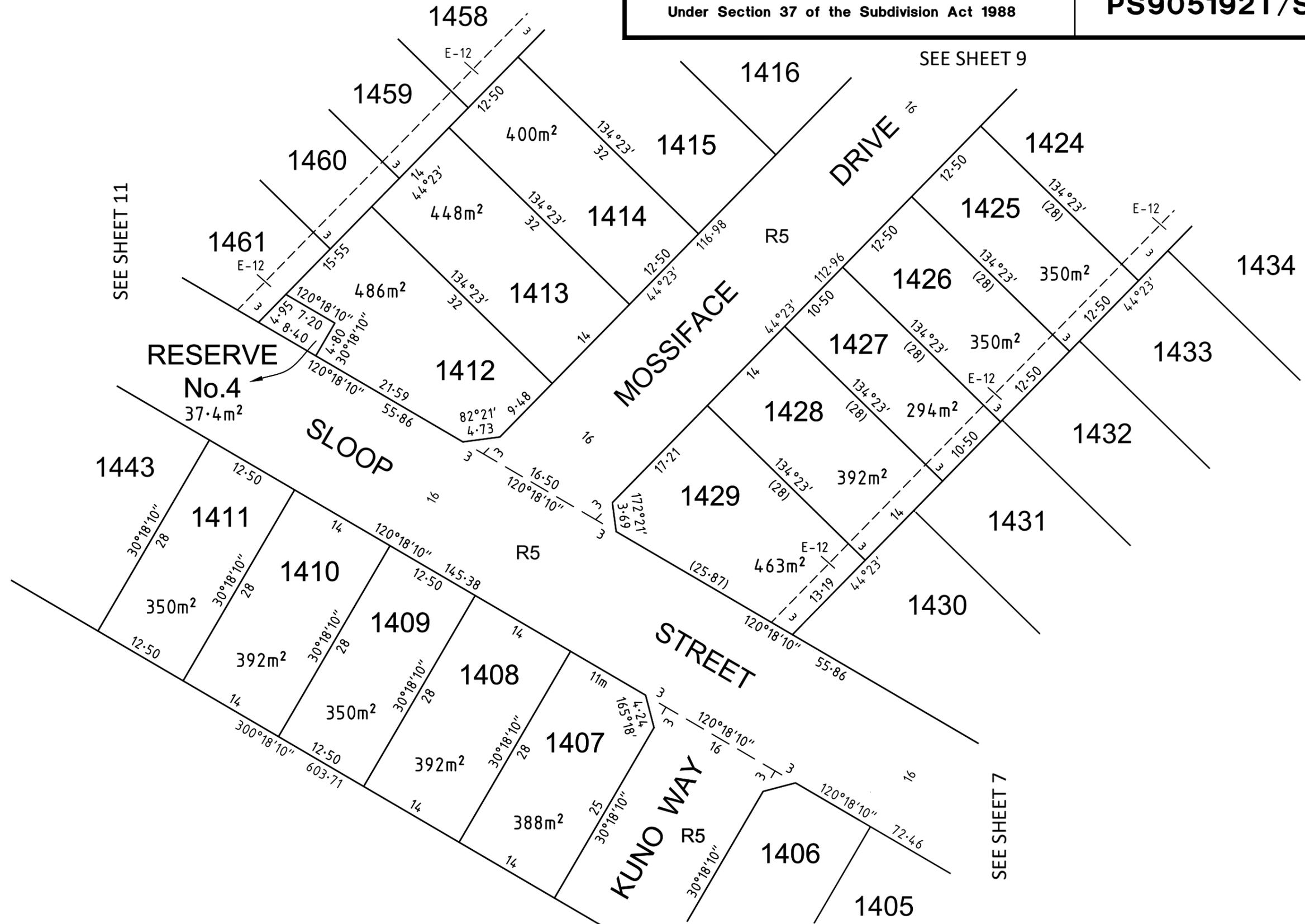
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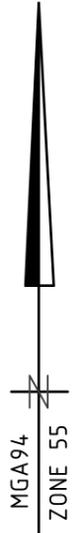
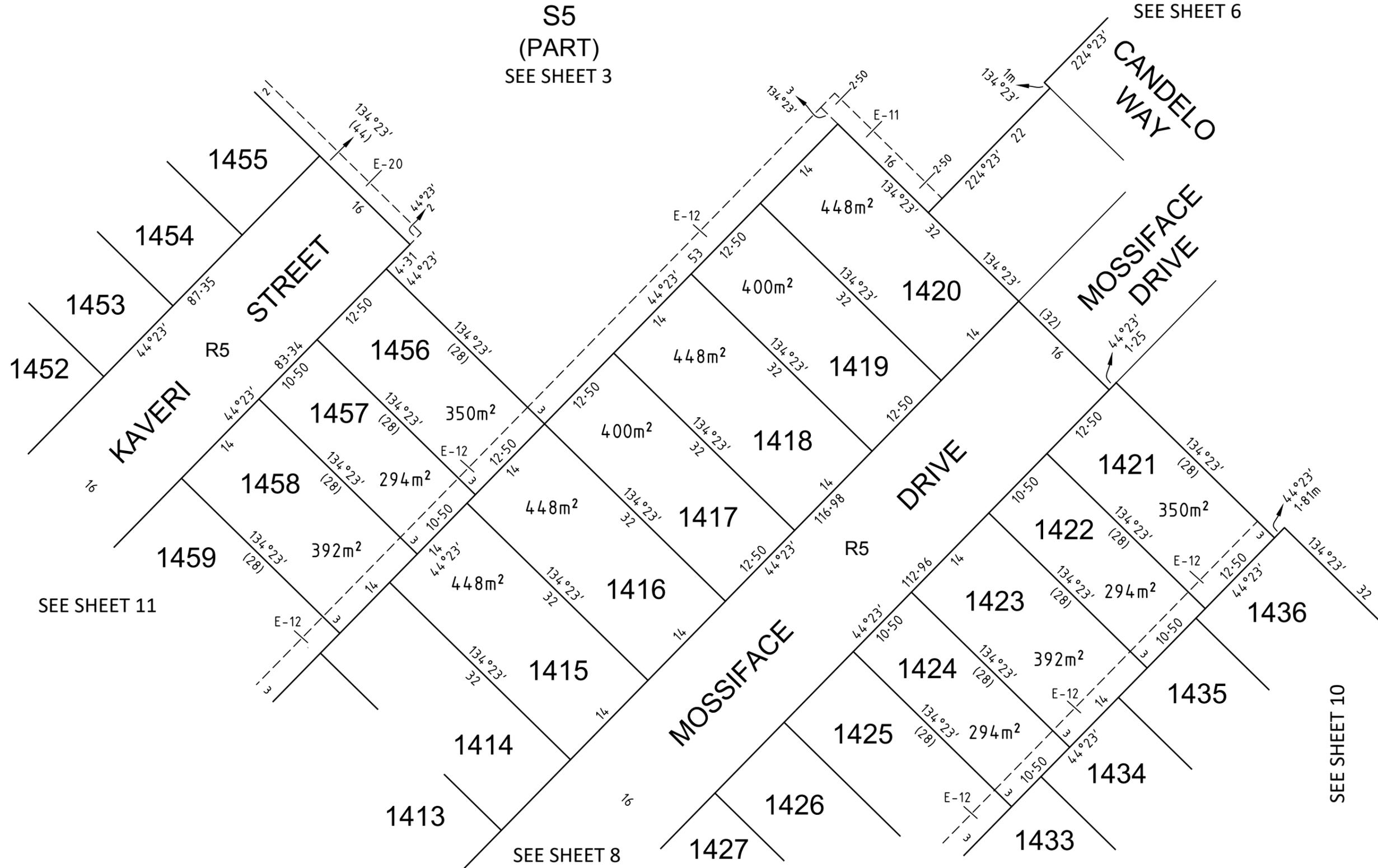
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S5
(PART)
SEE SHEET 3

SEE SHEET 6



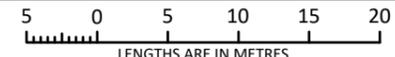
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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SHEET
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SHEET 9

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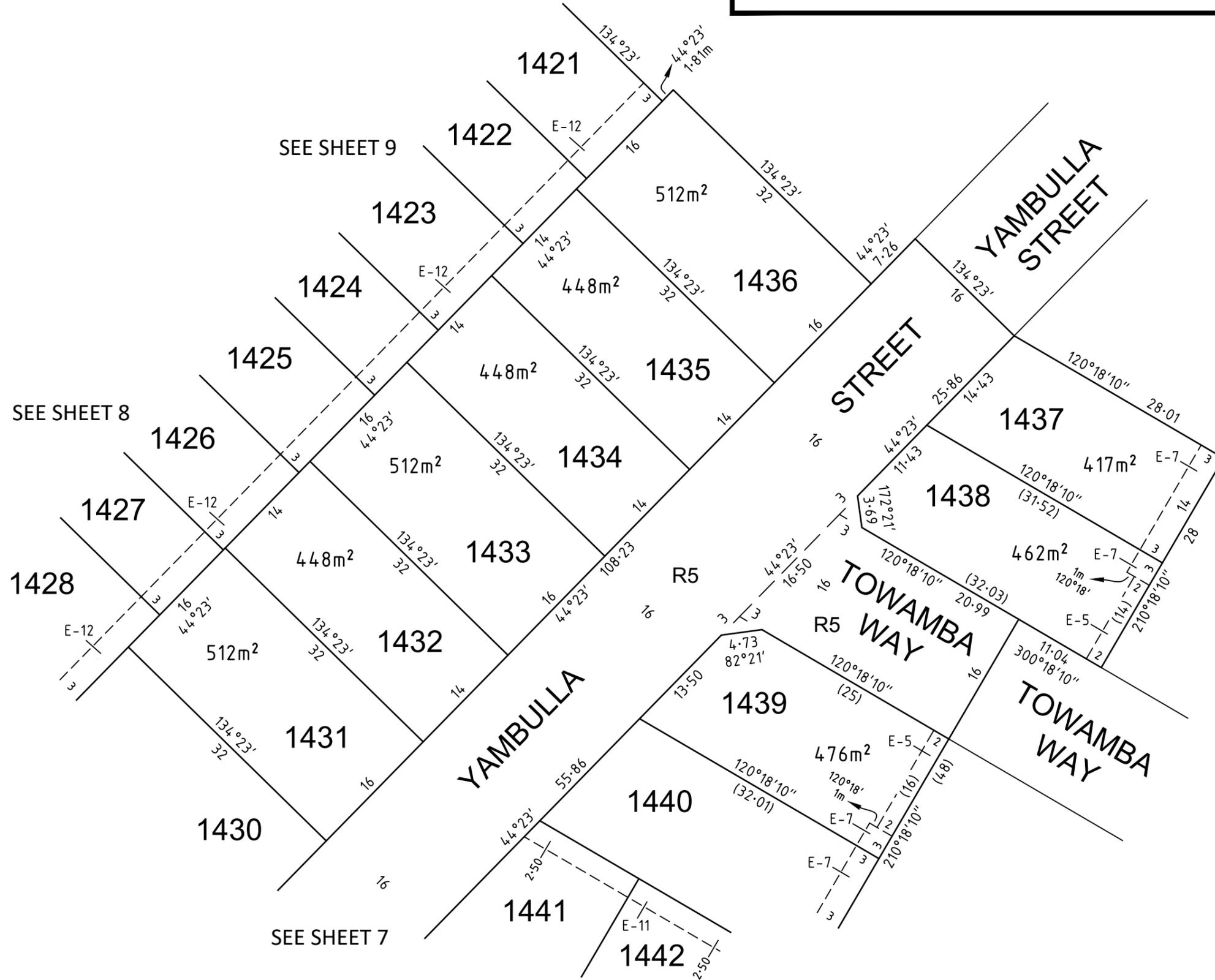
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SCALE
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LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE A3

SHEET 10

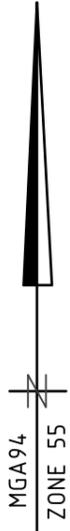
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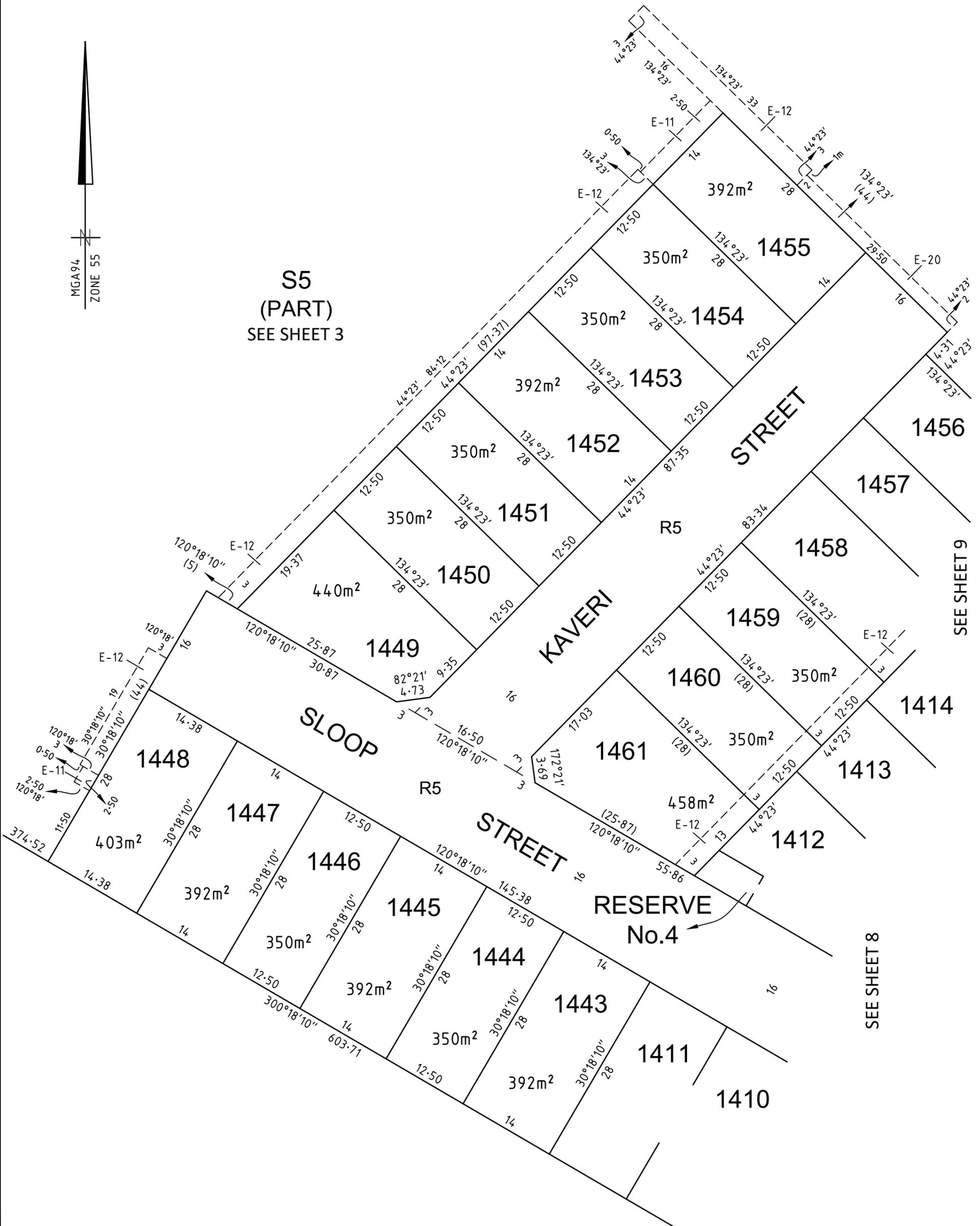
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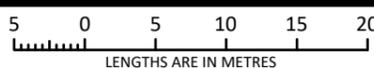


**S5
(PART)
SEE SHEET 3**



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SHEET 11

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SEE SHEET 7

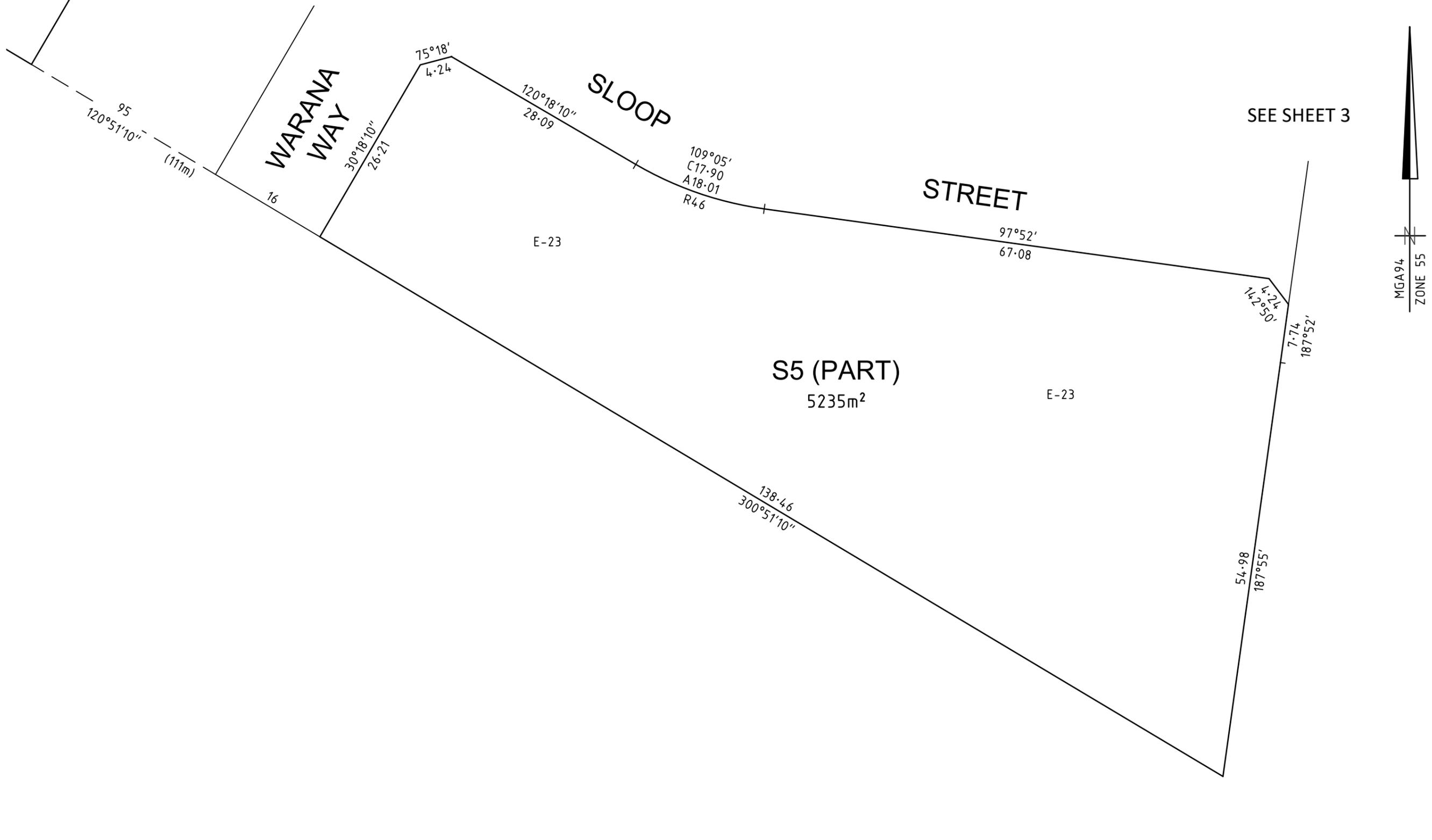
1401

PLAN OF SUBDIVISION

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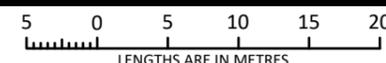
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SCALE
1:500



LENGTHS ARE IN METRES

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SHEET 12

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Upon registration of this plan the following restrictions are created:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

CREATION OF RESTRICTION A

Table of Land Burdened and Land Benefited:

BURDENED LOT No.	BENEFITING LOTS
1401	1402
1402	1401, 1403
1403	1402, 1404
1404	1403, 1405
1405	1404, 1406
1406	1405
1407	1408
1408	1407, 1409
1409	1408, 1410
1410	1409, 1411
1411	1410, 1443
1412	1413, 1460, 1461
1413	1412, 1414, 1459, 1460
1414	1413, 1415, 1458, 1459
1415	1414, 1416, 1457, 1458
1416	1415, 1417, 1456, 1457
1417	1416, 1418
1418	1417, 1419
1419	1418, 1420
1420	1419
1421	1422, 1436
1422	1421, 1423, 1435, 1436
1423	1422, 1424, 1434, 1435
1424	1423, 1425, 1433, 1434
1425	1424, 1426, 1432, 1433
1426	1425, 1427, 1431, 1432
1427	1426, 1428, 1431
1428	1427, 1429, 1430, 1431
1429	1428, 1430
1430	1428, 1429, 1431
1431	1426, 1427, 1428, 1430, 1432

BURDENED LOT No.	BENEFITING LOTS
1432	1425, 1426, 1431, 1433
1433	1424, 1425, 1432, 1434
1434	1423, 1424, 1433, 1435
1435	1422, 1423, 1434, 1436
1436	1421, 1422, 1435
1437	1438
1438	1437
1439	1440
1440	1439, 1441, 1442
1441	1440, 1442
1442	1440, 1441
1443	1411, 1444
1444	1443, 1445
1445	1444, 1446
1446	1445, 1447
1447	1446, 1448
1448	1447
1449	1450
1450	1449, 1451
1451	1450, 1452
1452	1451, 1453
1453	1452, 1454
1454	1453, 1455
1455	1454
1456	1416, 1457
1457	1415, 1416, 1456, 1458
1458	1414, 1415, 1457, 1459
1459	1413, 1414, 1458, 1460
1460	1412, 1413, 1459, 1461
1461	1412, 1460

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. AA010072 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 2033.

OWNERS CORPORATION SCHEDULE

PS905192T/S4

Owners Corporation No. 1

Plan No. PS905192T

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	6101	6101
Balance of existing OC	17300	17300
Overall Total	23401	23401

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1401	100	100	1450	100	100						
1402	100	100	1451	100	100						
1403	100	100	1452	100	100						
1404	100	100	1453	100	100						
1405	100	100	1454	100	100						
1406	100	100	1455	100	100						
1407	100	100	1456	100	100						
1408	100	100	1457	100	100						
1409	100	100	1458	100	100						
1410	100	100	1459	100	100						
1411	100	100	1460	100	100						
1412	100	100	1461	100	100						
1413	100	100	S5	1	1						
1414	100	100									
1415	100	100									
1416	100	100									
1417	100	100									
1418	100	100									
1419	100	100									
1420	100	100									
1421	100	100									
1422	100	100									
1423	100	100									
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1426	100	100									
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1443	100	100									
1444	100	100									
1445	100	100									
1446	100	100									
1447	100	100									
1448	100	100									
1449	100	100									



SURVEYORS FILE REFERENCE:
2070s-14

SHEET 1

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