

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS905192T/S5**

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:** -  
**SECTION:** 8  
**CROWN ALLOTMENT:** A1 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS905192T/S4 (LOT S5)  
**POSTAL ADDRESS:** 1071 SAYERS ROAD  
**(At time of subdivision)** TARNEIT, 3029  
**MGA94 Co-ordinates** E 292 260  
**(of approx centre of** N 5 807 650  
**land in plan)** ZONE 55

COUNCIL NAME: WYNDHAM CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R6	WYNDHAM CITY COUNCIL
RESERVE No.5	POWERCOR AUSTRALIA LTD
RESERVE No.6	WYNDHAM CITY COUNCIL
RESERVE No.7	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 1500, 1526 TO 1535, 1540 TO 1543, 1554 TO 1564, 1572 AND 1573 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 12 FOR FURTHER DETAILS.

## 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 15**  
**3.418ha**

**54 LOTS**

EASEMENTS E-5, E-6, E-7 AND E-15 TO E-19 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF THE PLAN:  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-2 ON PS905192T/S4 AS AFFECTS RIMO LANE AND BARCELONA WAY 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.

## 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.

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	SEE PLAN	PS905192T	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION
E-9	SEWERAGE	SEE PLAN	PS905192T/S3	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	PS905192T/S3	WYNDHAM CITY COUNCIL
E-11	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	PS905192T/S4	WYNDHAM CITY COUNCIL
E-13	SEWERAGE	SEE PLAN	PS905192T/S4	GREATER WESTERN WATER CORPORATION
E-14	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-20	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE	SEE PLAN	PS905192T/S4	WYNDHAM CITY COUNCIL

2070S-15 VER F.DWG AA/AA



Member of the **Surbana Jurong Group**  
Melbourne Survey T 9869 0813

SURVEYOR REF: **2070s-15**

ORIGINAL SHEET  
SIZE: A3

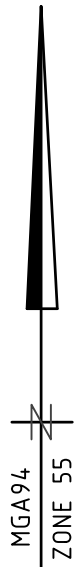
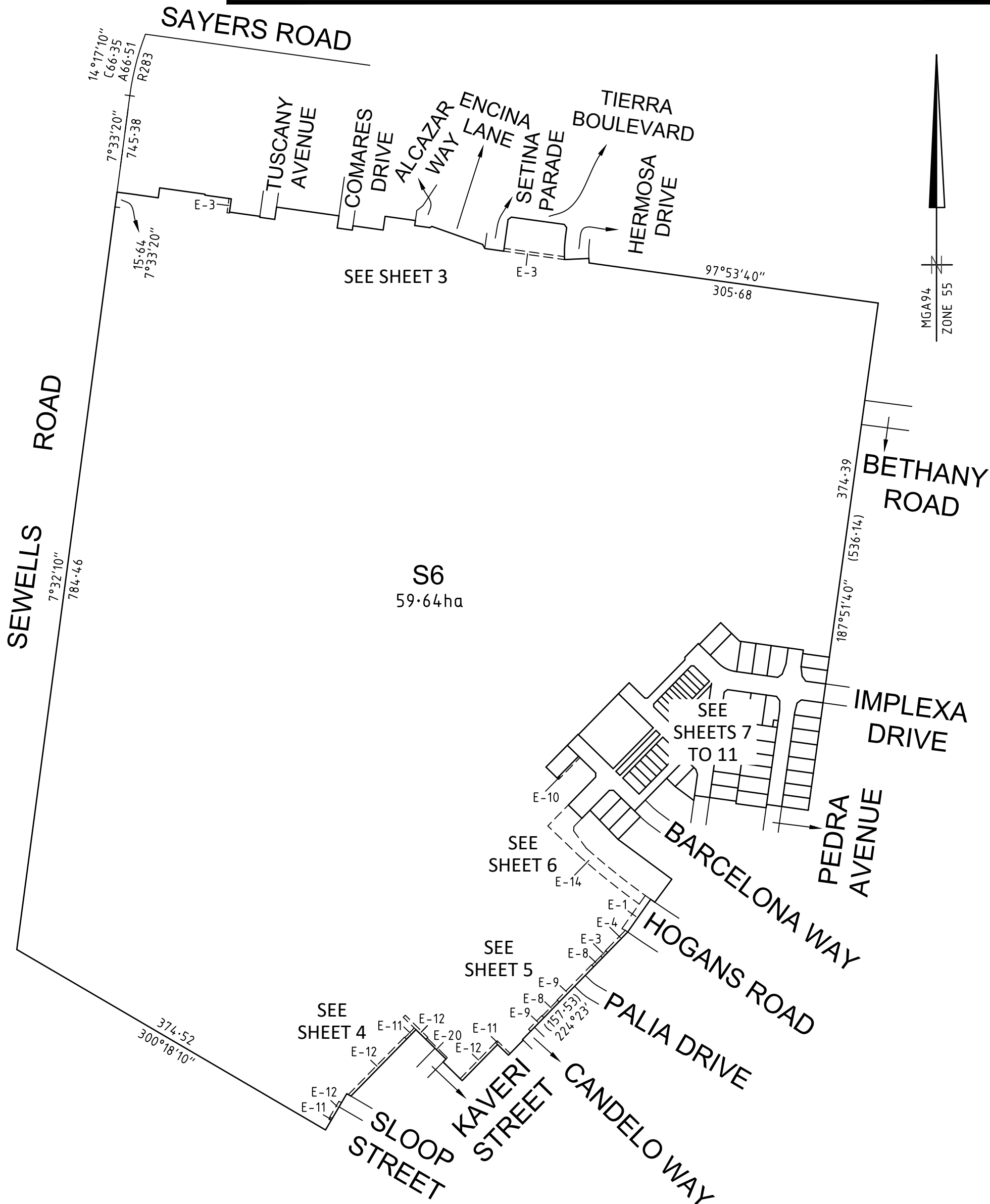
SHEET 1 OF 12

ROHAN MICHAEL BAKKER VERSION F

# PLAN OF SUBDIVISION

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**PS905192T/S5**

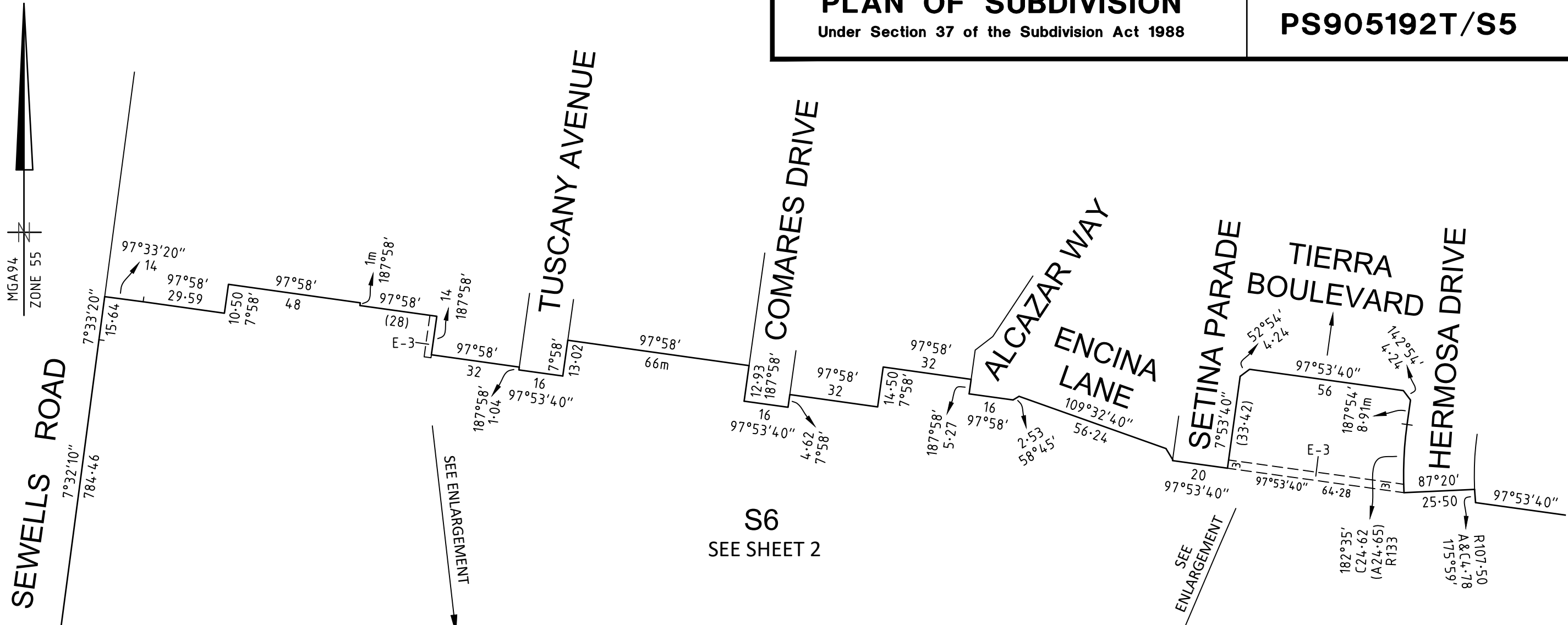


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SEWELLS ROAD

TUSCANY AVENUE

COMARES DRIVE

ALCAZAR WAY

ENCINA LANE

SETINA PARADE

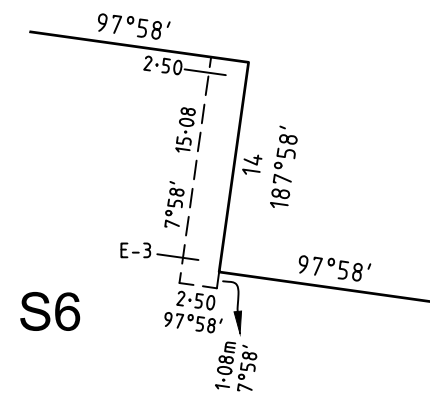
TIERRA BOULEVARD

HERMOSA DRIVE

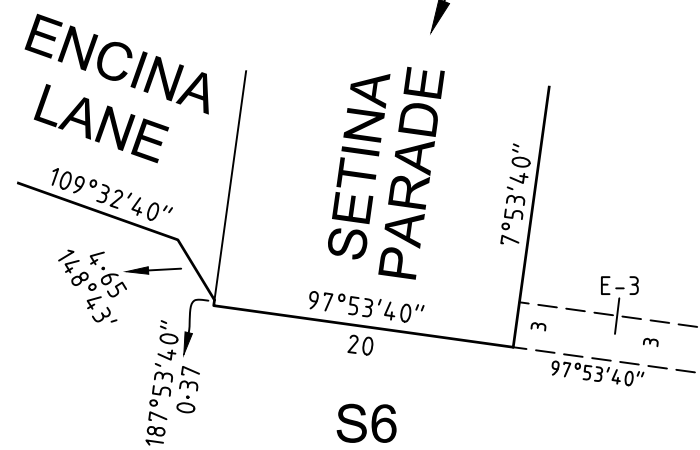
S6  
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2



ENLARGEMENT  
SCALE 1:500



ENLARGEMENT  
SCALE 1:500

2070S-15 VER F.DWG AA/AA  
**SMEC**  
Member of the Surbana Jurong Group  
REF 2070s-15

SCALE  
**1:1500**

15 0 15 30 45 60  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 3

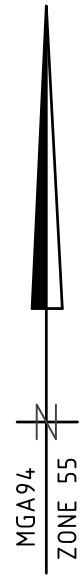
ROHAN MICHAEL BAKKER VERSION F

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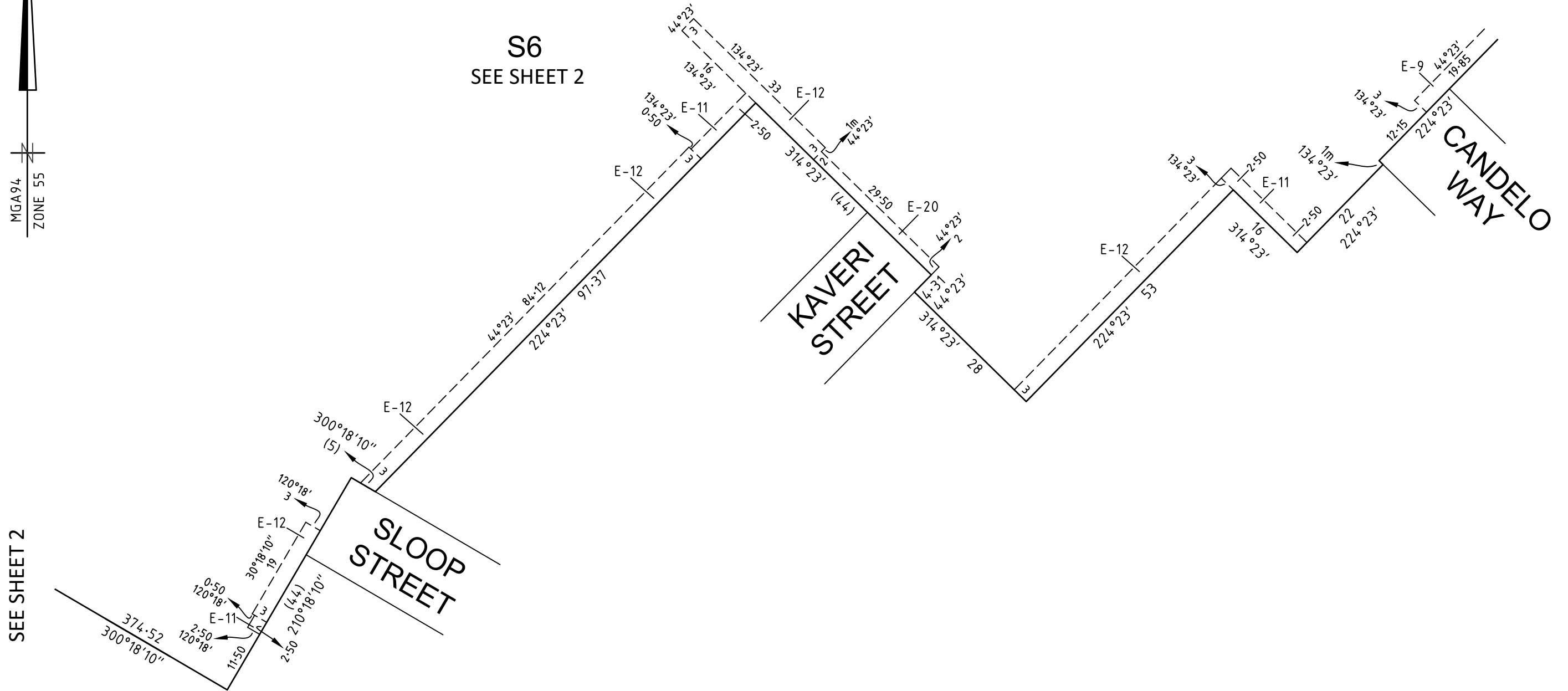
PLAN NUMBER

**PS905192T/S5**



SEE SHEET 5

S6  
SEE SHEET 2



SEE SHEET 2

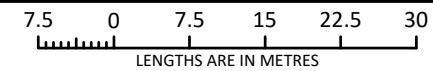
2070S-15 VER F.DWG AA/AA



**SMEC**

Member of the Surbana Jurong Group  
REF 2070s-15

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ORIGINAL SHEET  
SIZE A3

SHEET 4

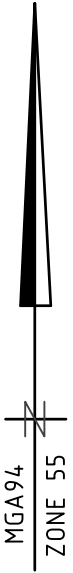
ROHAN MICHAEL BAKKER VERSION F

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SEE SHEET 6

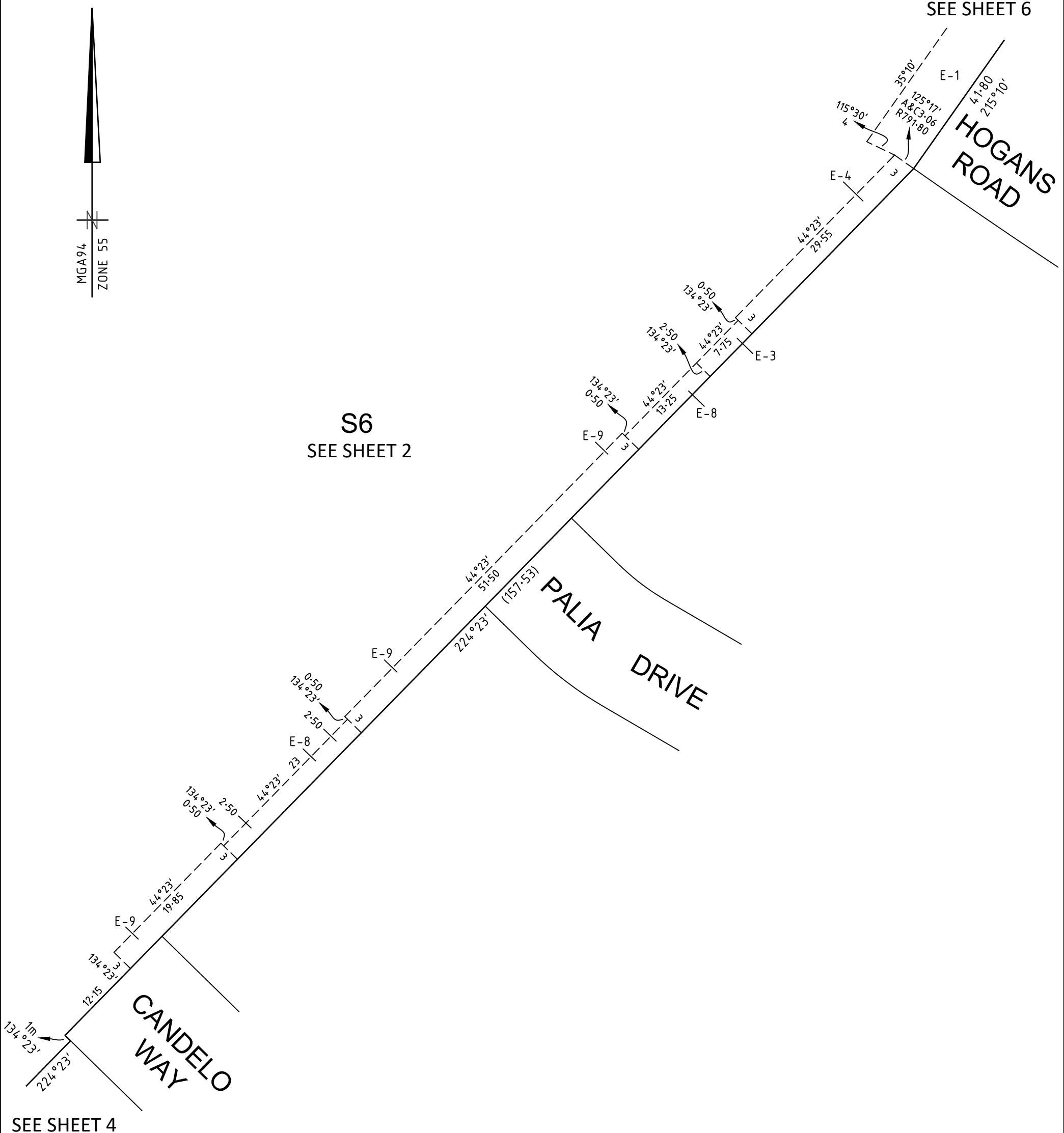
S6  
SEE SHEET 2

### HOGANS ROAD

### PALIA DRIVE

### CANDELO WAY

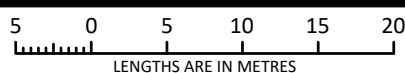
SEE SHEET 4



Member of the Surbana Jurong Group  
REF 2070s-15

2070S-15 VER F.DWG AA/AA

SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 5

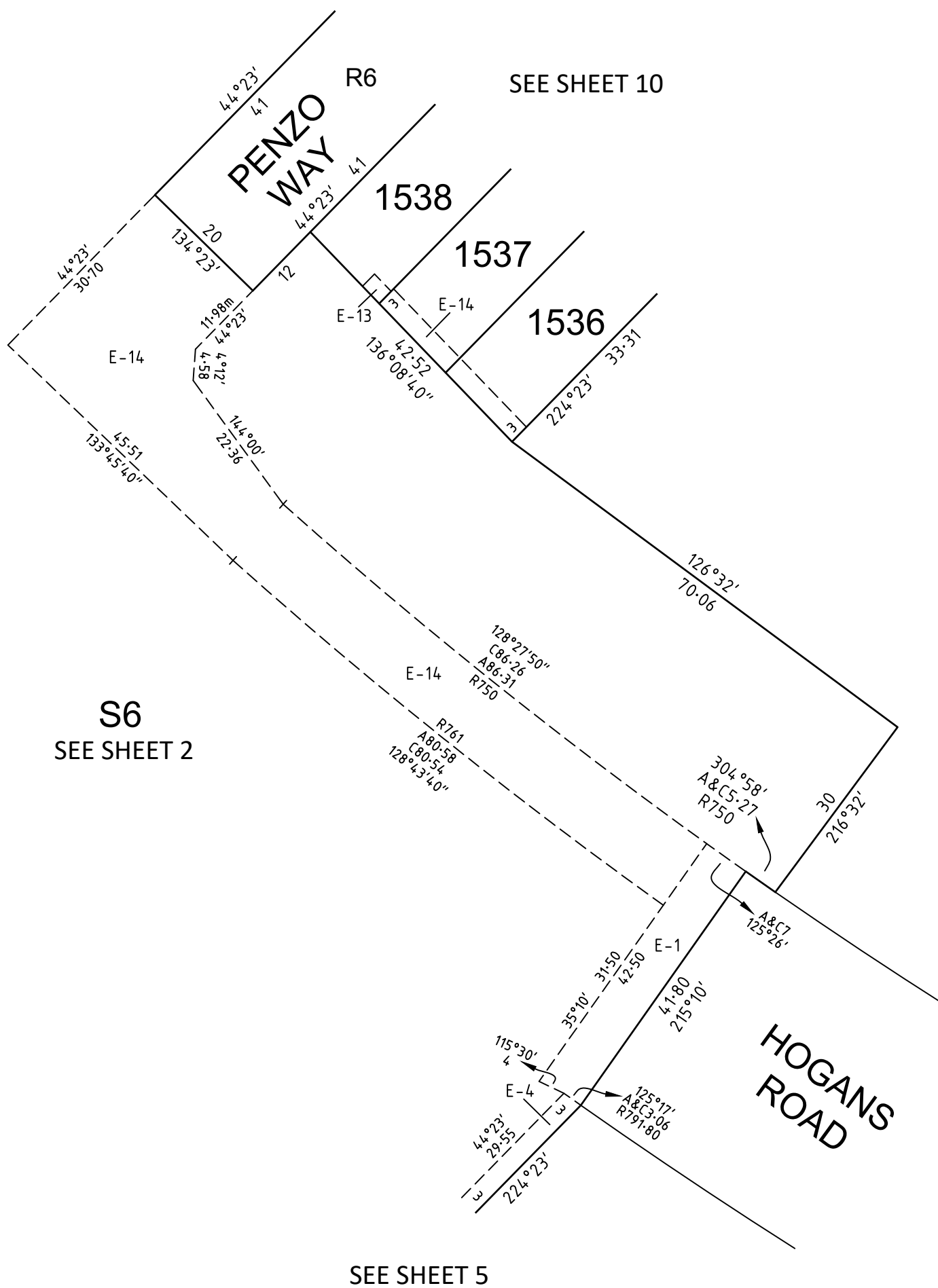
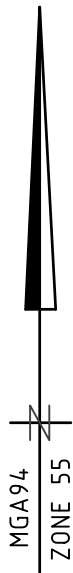
ROHAN MICHAEL BAKKER VERSION F

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S6  
SEE SHEET 2

SEE SHEET 10

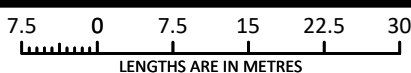
SEE SHEET 5



2070S-15 VER F.DWG AA/AA

Member of the Surbana Jurong Group  
REF 2070s-15

SCALE  
1:750



ORIGINAL SHEET  
SIZE: A3

SHEET 6

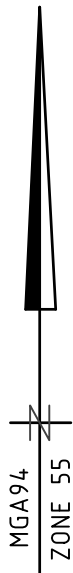
ROHAN MICHAEL BAKKER VERSION F

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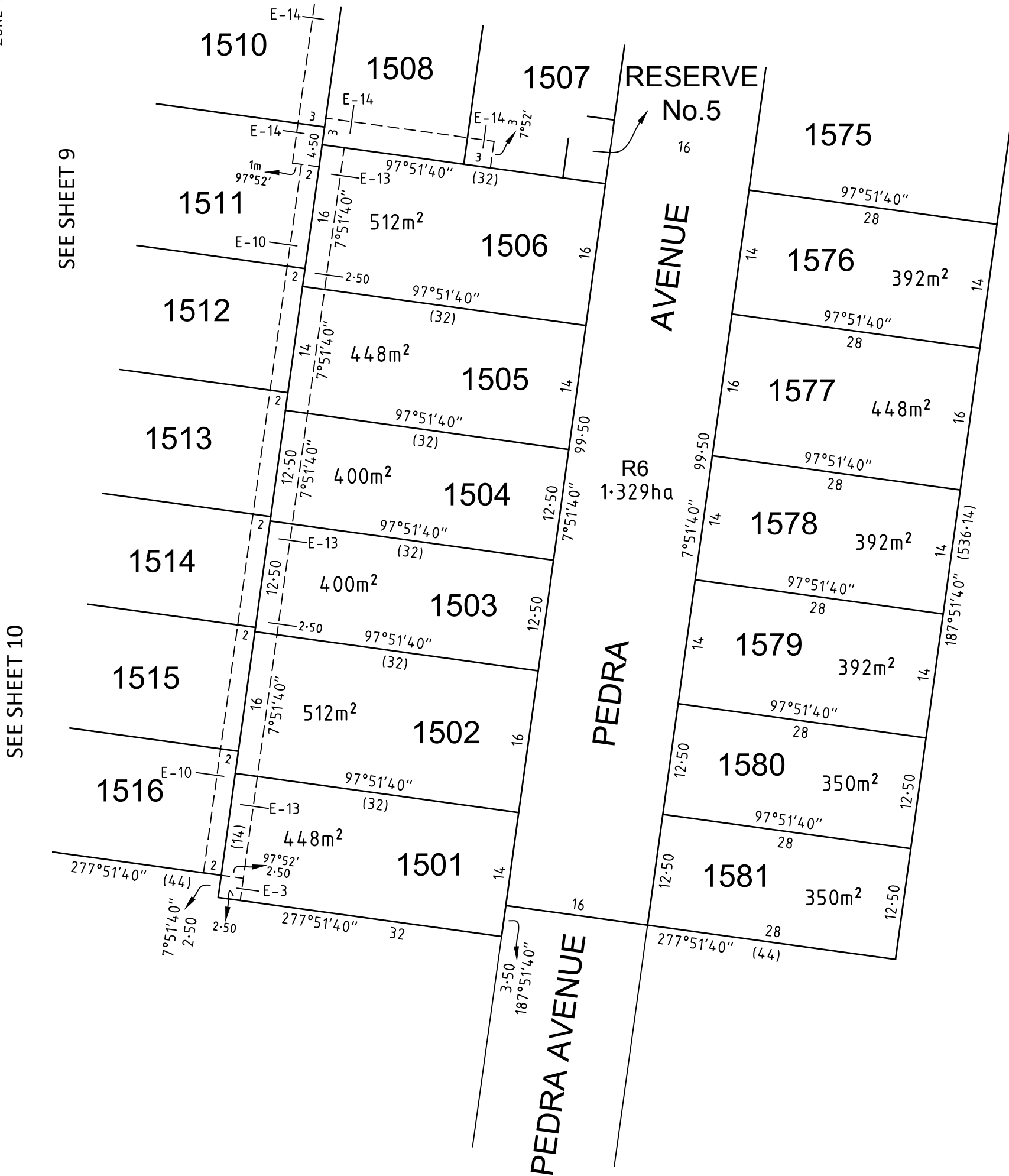
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PLAN NUMBER

## PS905192T/S5



SEE SHEET 8

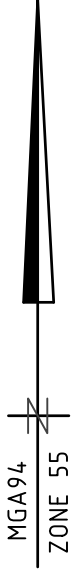


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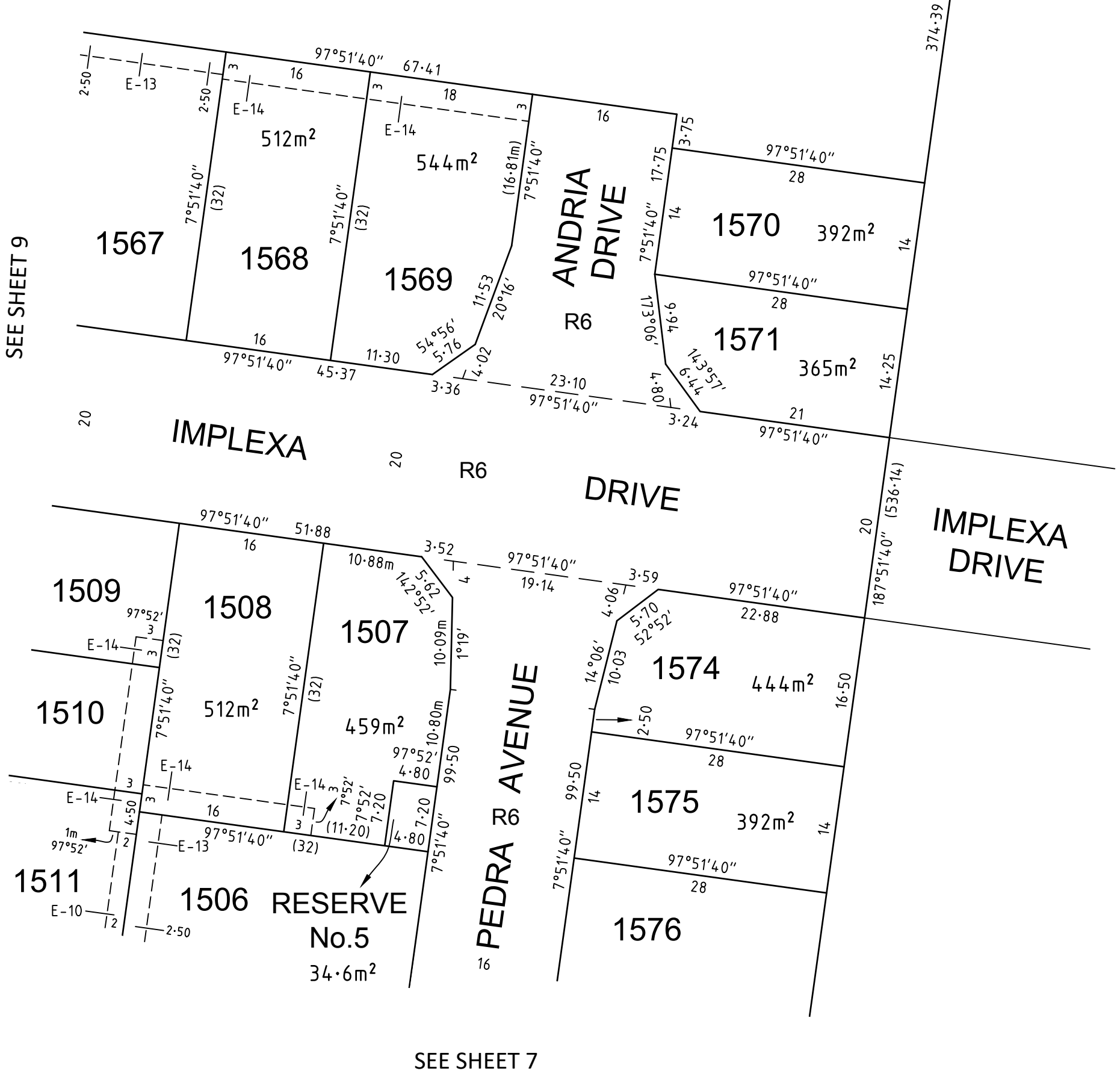
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**S6**  
SEE SHEET 2



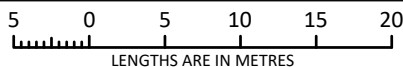
SEE SHEET 7



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REF 2070s-15

2070S-15 VER F.DWG AA/AA

SCALE  
**1:500**



ORIGINAL SHEET  
SIZE: A3

SHEET 8

ROHAN MICHAEL BAKKER VERSION F

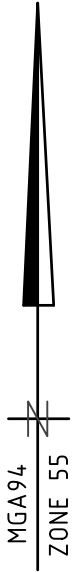


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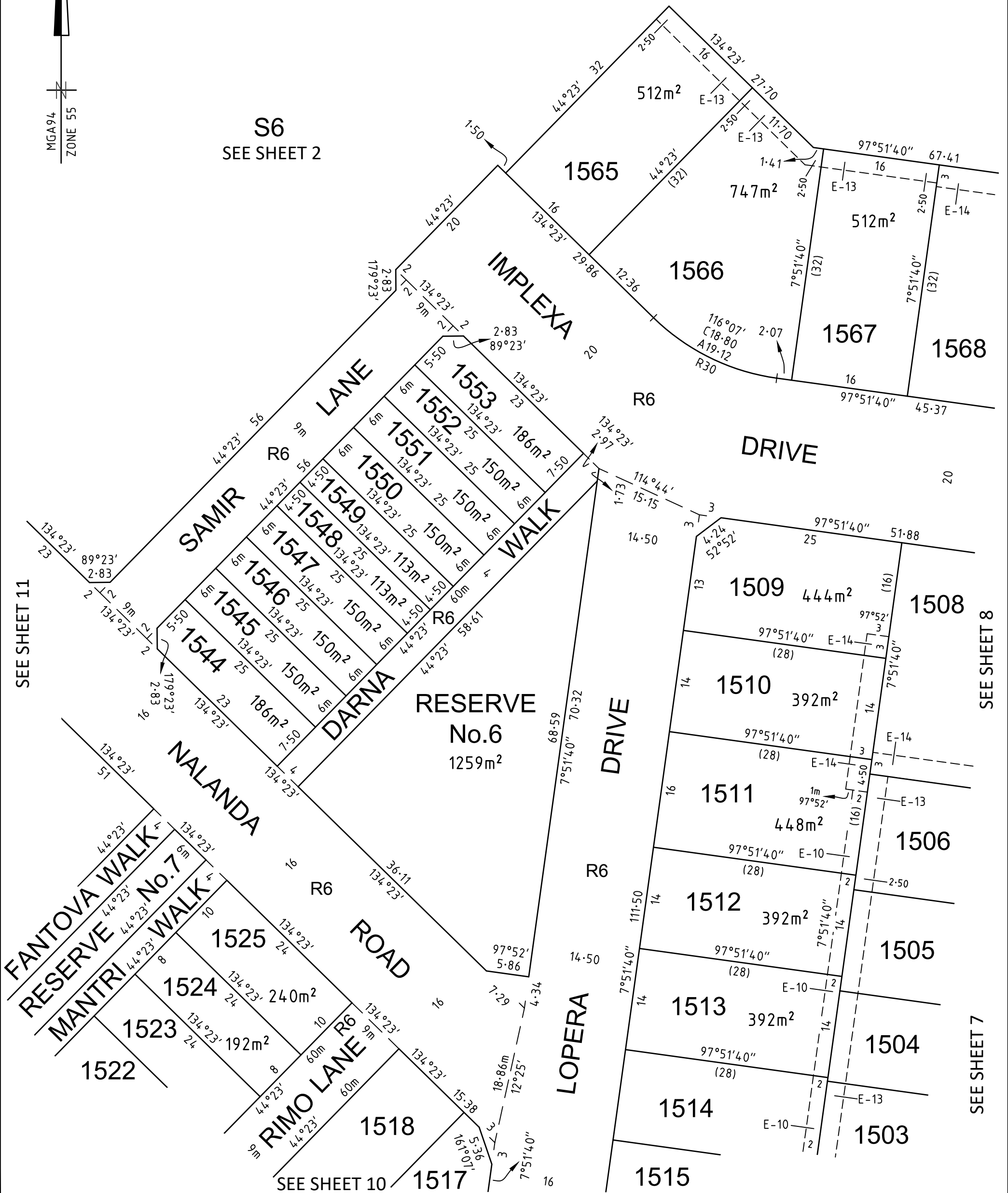
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S6  
SEE SHEET 2



SEE SHEET 11

SEE SHEET 8

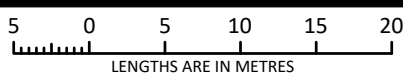
SEE SHEET 7



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2070S-15 VER F.DWG AA/AA

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 9

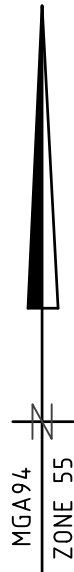
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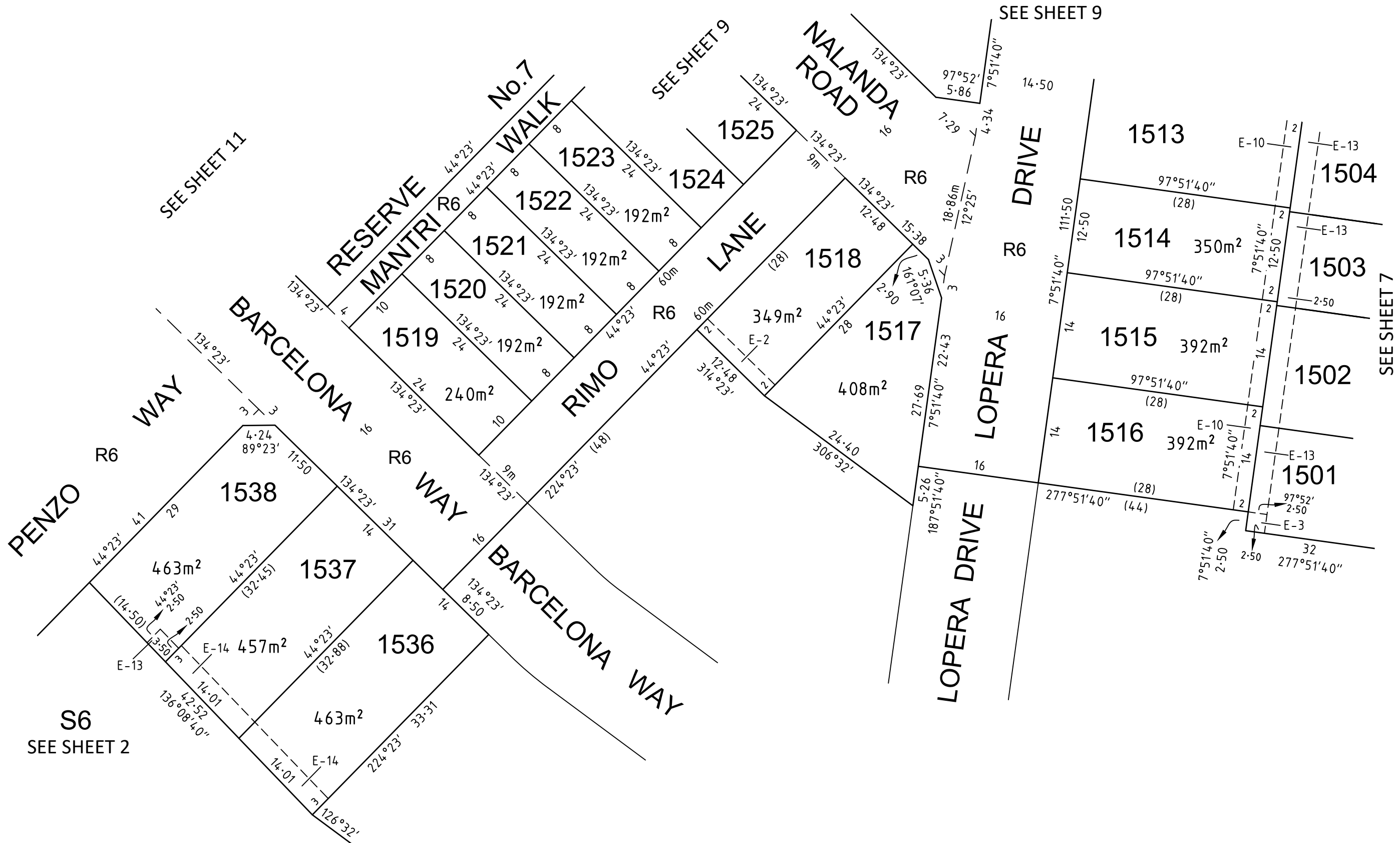
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SEE SHEET 6



S6  
SEE SHEET 2

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SCALE  
1:500

LENGTHS ARE IN METRES

ROHAN MICHAEL BAKKER VERSION F

ORIGINAL SHEET  
SIZE A3

SHEET 10

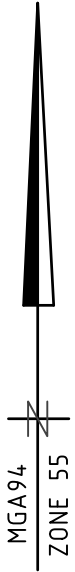
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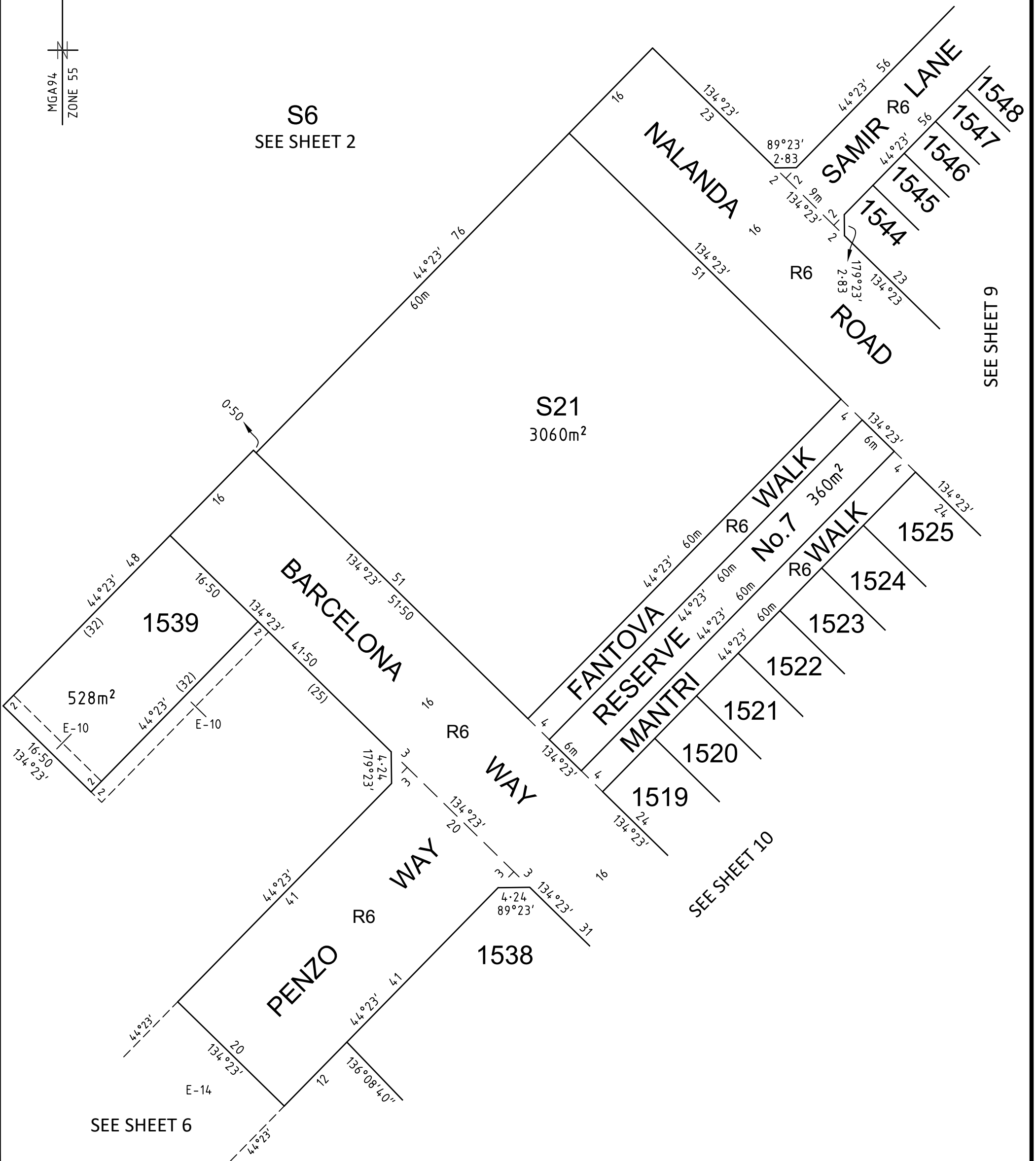
SEE SHEET 9



**S6**  
SEE SHEET 2

**S21**  
3060m<sup>2</sup>

SEE SHEET 9



SEE SHEET 6

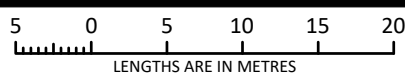
SEE SHEET 10



Member of the Surbana Jurong Group  
REF 2070s-15

2070S-15 VER F.DWG AA/AA

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 11

ROHAN MICHAEL BAKKER VERSION F

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## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS905192T/S5 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
1501	1502, 1516
1502	1501, 1503, 1515, 1516
1503	1502, 1504, 1514, 1515
1504	1503, 1505, 1513, 1514
1505	1504, 1506, 1512, 1513
1506	1505, 1507, 1508, 1511, 1512
1507	1506, 1508
1508	1506, 1507, 1509, 1510, 1511
1509	1508, 1510
1510	1508, 1509, 1511
1511	1506, 1508, 1510, 1512
1512	1505, 1506, 1511, 1513
1513	1504, 1505, 1512, 1514
1514	1503, 1504, 1513, 1515
1515	1502, 1503, 1514, 1516
1516	1501, 1502, 1515
1517	1518
1518	1517
1519	1520
1520	1519, 1521
1521	1520, 1522
1522	1521, 1523
1523	1522, 1524
1524	1523, 1525
1525	1524
1536	1537
1537	1536, 1538

BURDENED LOT No.	BENEFITING LOTS
1538	1537
1539	1538
1544	1545
1545	1544, 1546
1546	1545, 1547
1547	1546, 1548
1548	1547, 1549
1549	1548, 1550
1550	1549, 1551
1551	1550, 1552
1552	1551, 1553
1553	1552
1565	1566
1566	1565, 1567
1567	1566, 1568
1568	1567, 1569
1569	1568
1570	1571
1571	1570
1574	1575
1575	1574, 1576
1576	1575, 1577
1577	1576, 1578
1578	1577, 1579
1579	1578, 1580
1580	1579, 1581
1581	1580

## 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 31st December 2033.