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. 12574 Fol. 263

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

Council Reference Number: WYS4172/23
Planning Permit Reference: WYP10817/18
SPEAR Reference Number: S223299J

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: 25/02/2025

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 29/04/2025

VESTING OF ROADS AND/OR RESERVES

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

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***

NOTATIONS

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 14 FOR FURTHER DETAILS.

LOT S6 IS IN 2 PARTS.

EASEMENTS E-2, E-5, E-6, E-7, E-15 TO E-19 (BOTH INCLUSIVE), E-21, E-22, E-24 TO E-27 (BOTH INCLUSIVE) AND E-29 TO E-36 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENT E-2 ON PS905192T/S4 AS AFFECTS RIMO LANE, BARCELONA WAY AND LOT 1517 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 AND AS SET ASIDE ON LOT A ON PS841640V.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	PS905192T	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS905192T	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T	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
	SEWERAGE	SEE PLAN	PS905192T/S3	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-11	SEWERAGE	SEE PLAN	PS905192T/S4	GREATER WESTERN WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

2070S-15 VER J.DWG AA/AA

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

SURVEYOR REF: 2070s-15

ORIGINAL SHEET SIZE: A3

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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-12	DRAINAGE	SEE PLAN	PS905192T/S4	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T/S4	GREATER WESTERN WATER CORPORATION
E-13	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE	SEE PLAN	PS905192T/S4	WYNDHAM CITY COUNCIL
E-23	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS905192T/S2	MELBOURNE WATER CORPORATION
E-28	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-37	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSTNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION

2070S-15 VER J.DWG AA/AA

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

ORIGINAL SHEET SIZE: A3

SHEET 2

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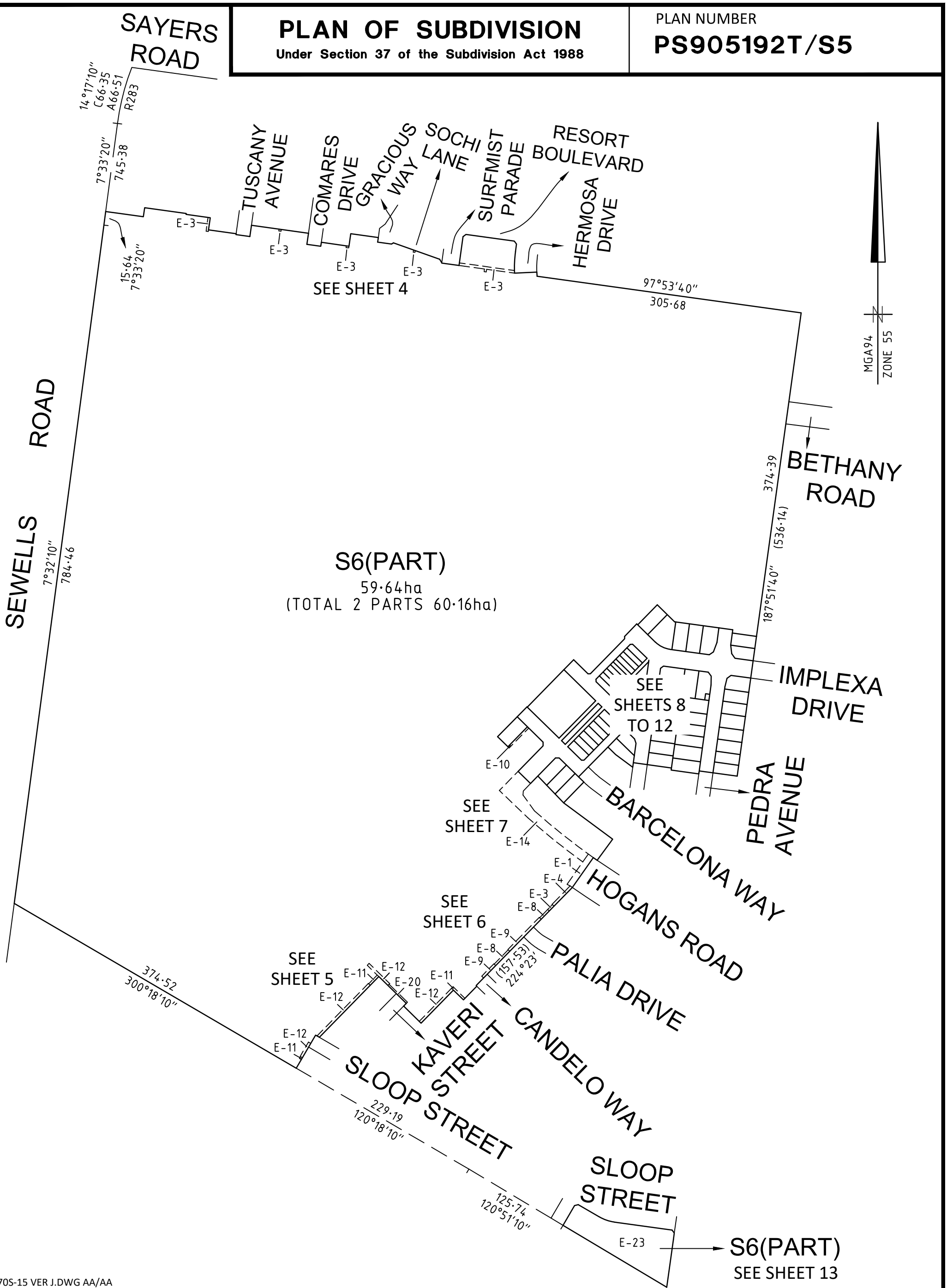
PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5



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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 3
1:4000	40 0 40 80 120 160 LENGTHS ARE IN METRES		
Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J		Digitally signed by: Wyndham City Council, 29/04/2025, SPEAR Ref: S223299J	

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

MGA94 ZONE 55

SEWELLS ROAD

TUSCANY AVENUE

COMARES DRIVE

GRACIOUS WAY

SOCHI LANE

SURFMIST PARADE

RESORT BOULEVARD

HERMOSA DRIVE

SEE ENLARGEMENT

S6(PART)

SEE SHEET 3

ENLARGEMENT SCALE 1:500

0 5 10 15

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	SHEET
1:1500	15 0 15 30 45 60	A3	4

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J

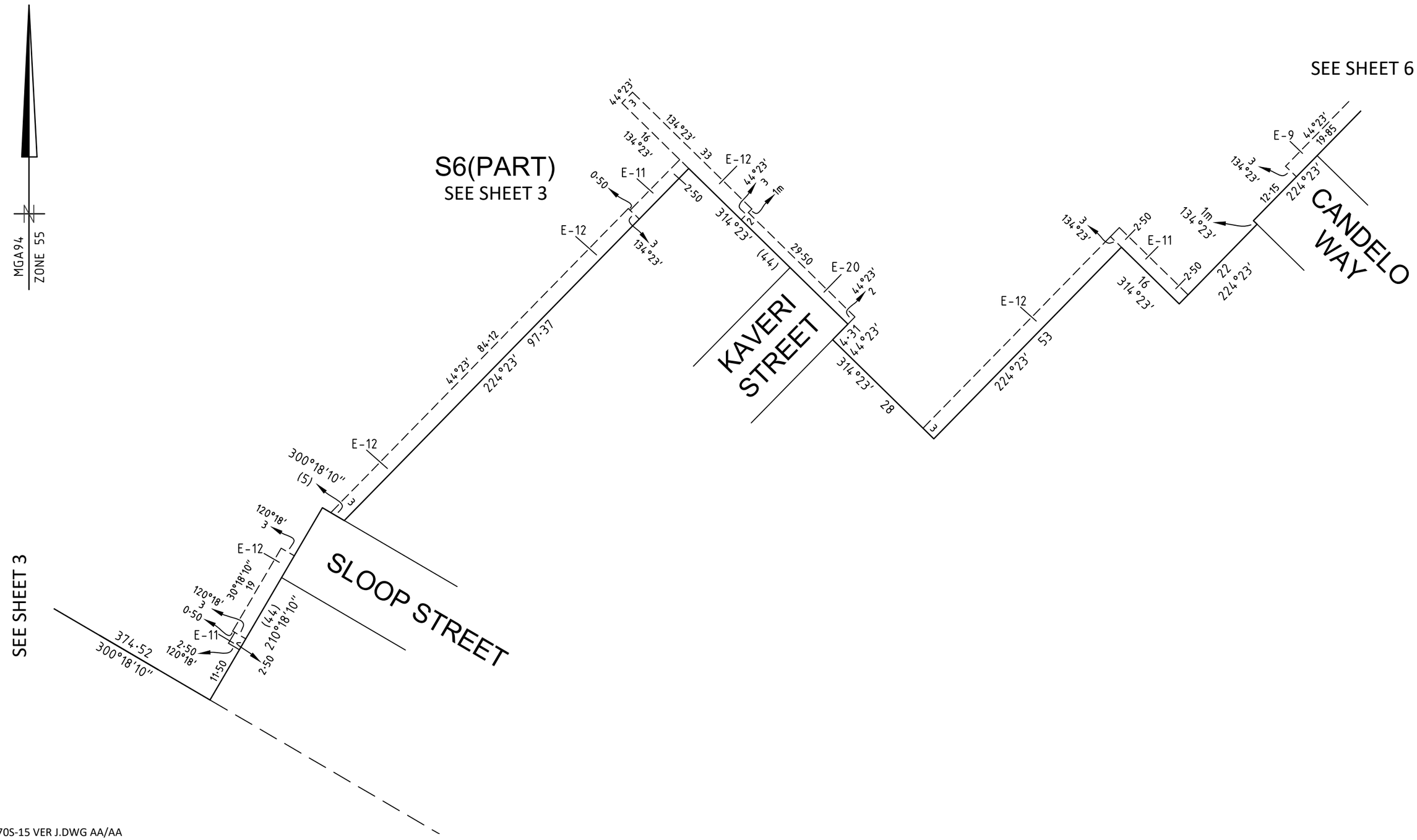
Digitally signed by: Wyndham City Council, 29/04/2025, SPEAR Ref: S223299J

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5



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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE		ORIGINAL SHEET SIZE	SHEET
1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	A3	5

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PLAN OF SUBDIVISION

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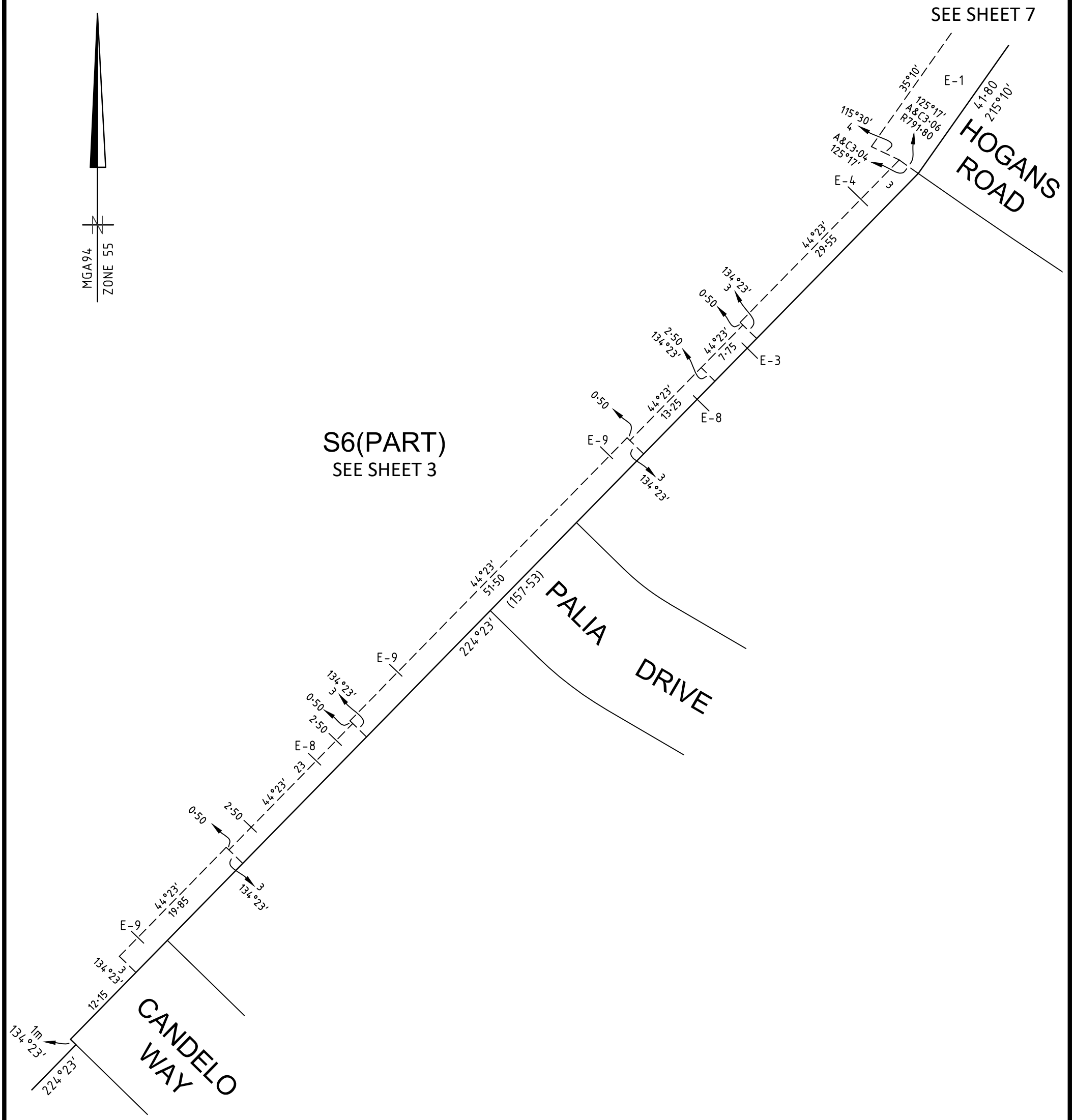
PLAN NUMBER

PS905192T/S5



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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE		ORIGINAL SHEET	
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	SHEET 6

Digitally signed by: Adrian Thomas, Licensed Surveyor,
Surveyor's Plan Version (J),
26/03/2025, SPEAR Ref: S223299J

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Wyndham City Council,
29/04/2025,
SPEAR Ref: S223299J

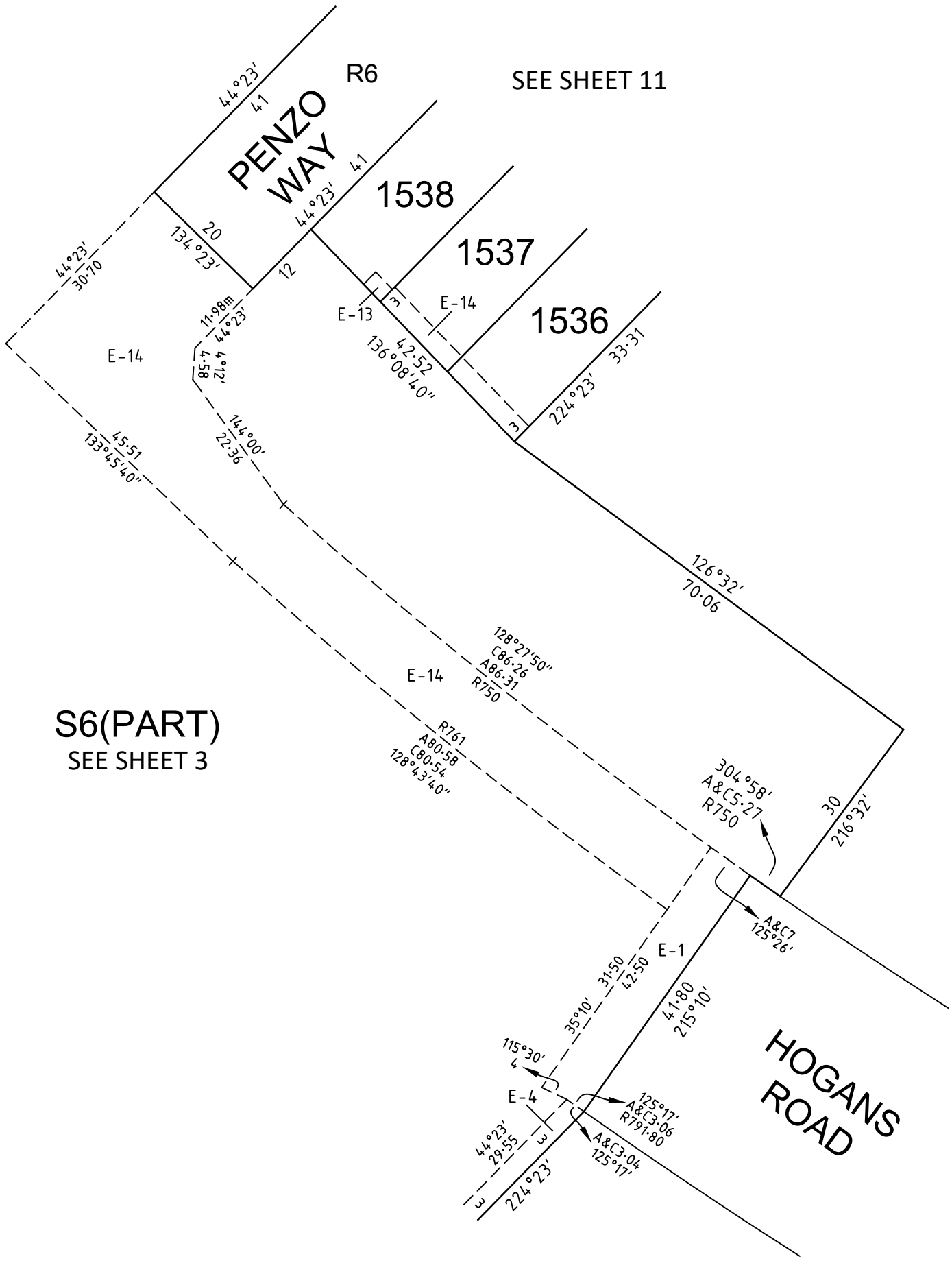
PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

MGA94
ZONE 55



SEE SHEET 6

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 7
1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES		
Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J		Digitally signed by: Wyndham City Council, 29/04/2025, SPEAR Ref: S223299J	

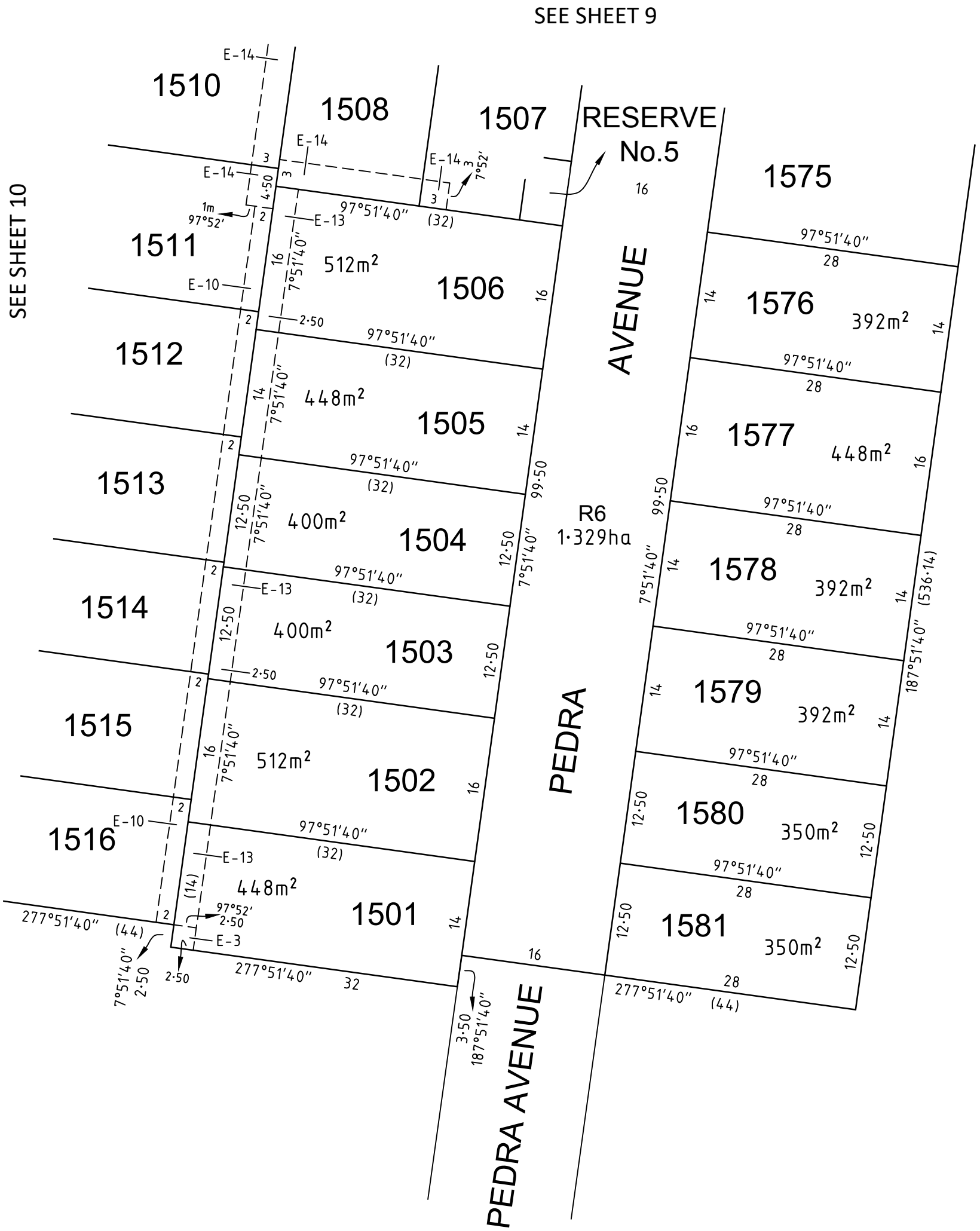
PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

MGA94 ZONE 55



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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE		ORIGINAL SHEET	
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	SHEET 8

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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

MGA94 ZONE 55

S6(PART)
SEE SHEET 3

SEE SHEET 10

IMPLEXA DRIVE

ANDRIA DRIVE

PEDRA AVENUE

IMPLEXA DRIVE

1567 1568 1569 1570 1571 1509 1508 1507 1574 1575 1510 1511 1506 1576

RESERVE No.5 34·6m²

SEE SHEET 8

2070S-15 VER J.DWG AA/AA

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE 1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 9

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SPEAR Ref: S223299J

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

MGA94 ZONE 55

S6(PART)
SEE SHEET 3

SEE SHEET 12

S21
SEE
SHEET 12

SEE SHEET 9

SEE SHEET 8

SEE SHEET 11

1565 512m²
1566 747m²
1567 512m²
1568
1553 186m²
1552 150m²
1551 150m²
1550 150m²
1549 150m²
1548 113m²
1547 113m²
1546 150m²
1545 150m²
1544 186m²
1525
1524 238m²
1523 192m²
1522
1509 444m²
1508
1510 392m²
1511 448m²
1506
1512 392m²
1505
1513 392m²
1504
1514
1503
1515
1518
1517
RESERVE No.6 1259m²
RESERVE No.7
IMPLEXA LANE
SAMIR LANE
DARNA LANE
RIMO LANE
FANTOVA WALK
MANTRI WALK
WALK
ROAD
DRIVE
LOPERA DRIVE
R6

2070S-15 VER J.DWG AA/AA

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008
REF 2070s-15

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 10
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES		
Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J		Digitally signed by: Wyndham City Council, 29/04/2025, SPEAR Ref: S223299J	

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Under Section 37 of the Subdivision Act 1988

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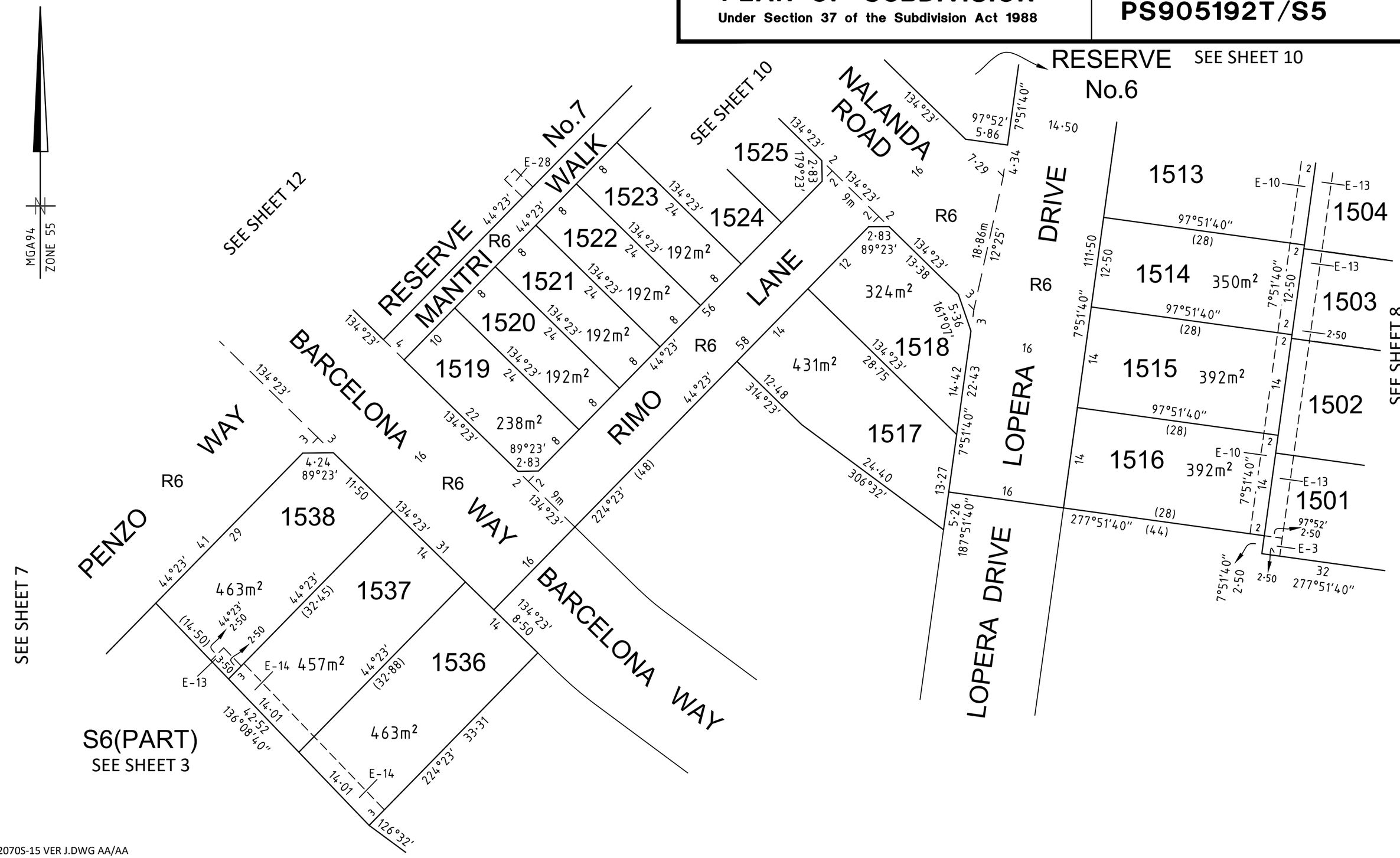

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008
REF 2070s-15

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	SHEET
1:500	5 0 5 10 15 20	A3	11

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J

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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

MGA94 ZONE 55

SEE SHEET 10

S6(PART)
SEE SHEET 3

NALANDA
SAMIR
LANE
1548
1547
1546
1545
1544
R6
ROAD
SEE SHEET 10
S21
3060m²
WALK
No.7 360m²
1525
1524
1523
1522
1521
1520
1519
FANTOVA
RESERVE
MANTRI
1539
528m²
BARCELONA
WAY
PENZO
1538
E-10
E-28 (60m)
E-14
SEE SHEET 7
SEE SHEET 11

2070S-15 VER J.DWG AA/AA

smec an SMJ company ©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008 REF 2070s-15	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 12
	Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J		Digitally signed by: Wyndham City Council, 29/04/2025, SPEAR Ref: S223299J	

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

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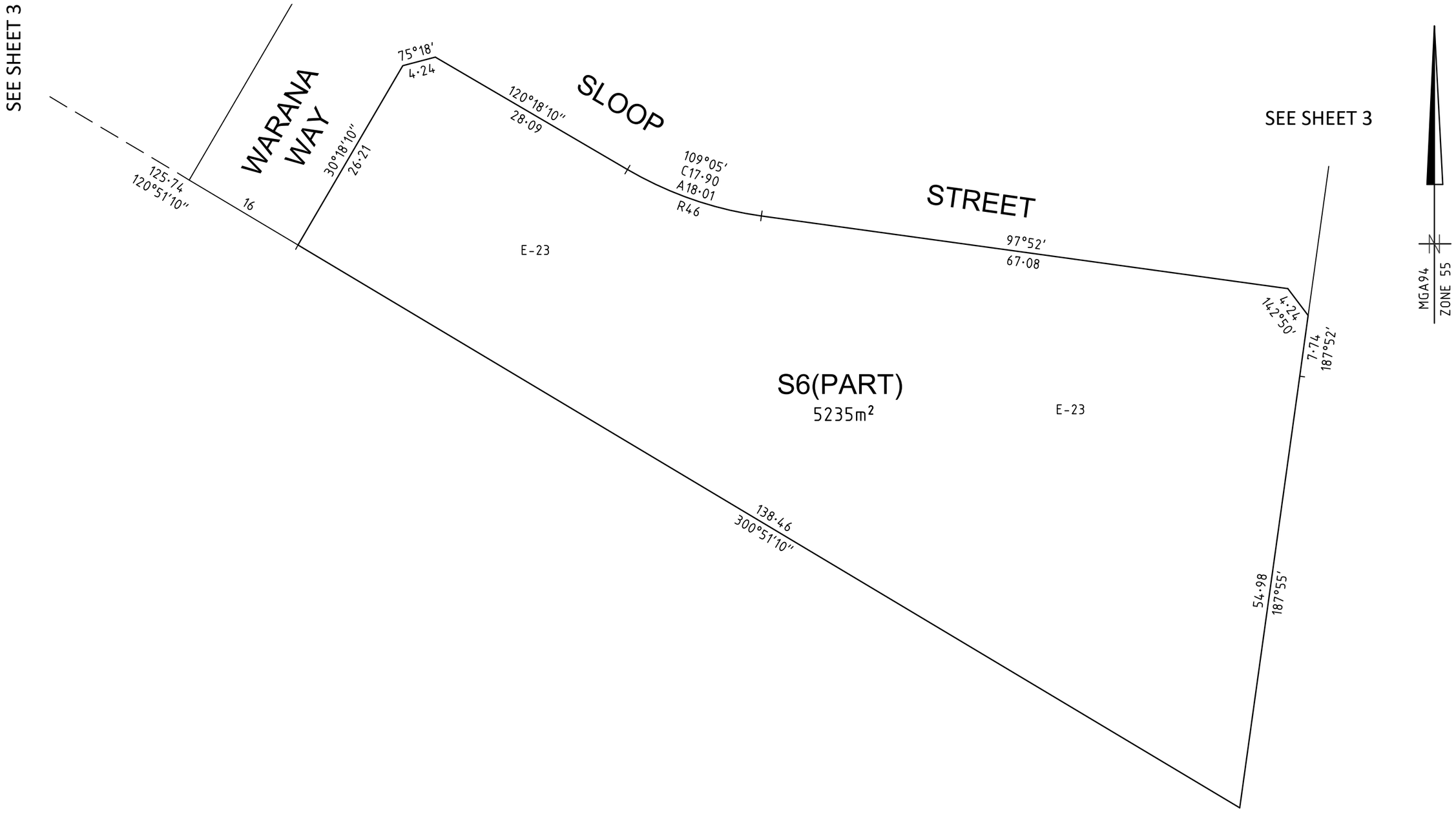

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TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

REF 2070s-15

SCALE		ORIGINAL SHEET SIZE	SHEET
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	A3	13

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J

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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S5

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
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)

1. Any building other than a building which has been constructed and sited in accordance with the Memorandum of Common Provisions registered in Dealing No. AA010483 and which Memorandum of Common Provisions is incorporated in this plan.

Small Lot Housing Code

2. 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 2035.

2070S-15 VER J.DWG AA/AA

OWNERS CORPORATION SCHEDULE

PS905192T/S5

Owners Corporation No. 1 — Plan No. PS905192T

Land affected by Owners Corporation: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	91400	5402
Balance of existing OC	23400	23400
Overall Total	114800	28802

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1501	100	100	1577	100	100						
1502	100	100	1578	100	100						
1503	100	100	1579	100	100						
1504	100	100	1580	100	100						
1505	100	100	1581	100	100						
1506	100	100	S6	85000	1						
1507	100	100	S21	1000	1						
1508	100	100									
1509	100	100									
1510	100	100									
1511	100	100									
1512	100	100									
1513	100	100									
1514	100	100									
1515	100	100									
1516	100	100									
1517	100	100									
1518	100	100									
1519	100	100									
1520	100	100									
1521	100	100									
1522	100	100									
1523	100	100									
1524	100	100									
1525	100	100									
1536	100	100									
1537	100	100									
1538	100	100									
1539	100	100									
1544	100	100									
1545	100	100									
1546	100	100									
1547	100	100									
1548	100	100									
1549	100	100									
1550	100	100									
1551	100	100									
1552	100	100									
1553	100	100									
1565	100	100									
1566	100	100									
1567	100	100									
1568	100	100									
1569	100	100									
1570	100	100									
1571	100	100									
1574	100	100									
1575	100	100									
1576	100	100									

smec an SJ company

SURVEYORS FILE REFERENCE:
2070s-15

SHEET 1

ORIGINAL SHEET SIZE: A3

Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 26/03/2025, SPEAR Ref: S223299J

Digitally signed by: Wyndham City Council, 29/04/2025, SPEAR Ref: S223299J