

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS905192T/S10**

## LOCATION OF LAND

**PARISH:** TARNEIT

**TOWNSHIP:** -

**SECTION:** 8

**CROWN ALLOTMENT:** A1 (PART)

**CROWN PORTION:** -

**TITLE REFERENCES:** Vol. Fol.

**LAST PLAN REFERENCE/S:** PS905192T/S8 (LOT S10)

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

**MGA94 Co-ordinates** E 292 080  
**(of approx centre of** N 5 807 540  
**land in plan)** ZONE 55

COUNCIL NAME: WYNDHAM CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R11 RESERVE No.12	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 1600 (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.

EASEMENT E-1, E-2, E-5, E-6, E-7, E-13 TO E-17 (BOTH INCLUSIVE), E-22, E-23 AND E-25 TO E-30 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOT S9 IS IN TWO PARTS.

OTHER PURPOSES OF THE PLAN:  
REMOVAL OF DRAINAGE, SEWERAGE AND WATER SUPPLY EASEMENT E-1 ON PS905192T/S8 AS AFFECTS HOGANS ROAD ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-9 ON PS905192T/S8 AS AFFECTS PALIA DRIVE ON THIS PLAN.  
REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-14 ON PS905192T/S8 AS AFFECTS PENZO WAY AND HOGANS ROAD ON THIS PLAN.  
REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-19 ON PS905192T/S8 AS AFFECTS HOGANS ROAD 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 16**  
**3.715ha**

**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-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	PS905192T/S5	WYNDHAM CITY COUNCIL
E-11	SEWERAGE	SEE PLAN	PS905192T/S4	GREATER WESTERN WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	PS905192T/S4	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T/S4	GREATER WESTERN WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

2070S-16 VER E.DWG AA/AA



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

SURVEYOR REF: **2070s-16**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 13

ADRIAN THOMAS

VERSION E

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

**PS905192T/S10**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-18	SEWERAGE	SEE PLAN	PS905192T/S7	GREATER WESTERN WATER CORPORATION
E-19	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T/S7 PS905192T/S7	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE	SEE PLAN	PS905192T/S4	WYNDHAM CITY COUNCIL
E-21	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T/S8 PS905192T/S8	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-24	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-31	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS905192T/S7	GREATER WESTERN WATER CORPORATION
E-32	WATER SUPPLY (THROUGH UNDERGROUND PIPES) SEWERAGE DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN SEE PLAN SEE PLAN	PS905192T/S7 PS905192T/S7 PS905192T/S7 (SECTION 146 GAS INDUSTRY ACT 2001)	GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION AUSNET GAS SERVICES PTY LTD
E-33	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS905192T/S8	GREATER WESTERN WATER CORPORATION
E-34	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION
E-35	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-36	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION



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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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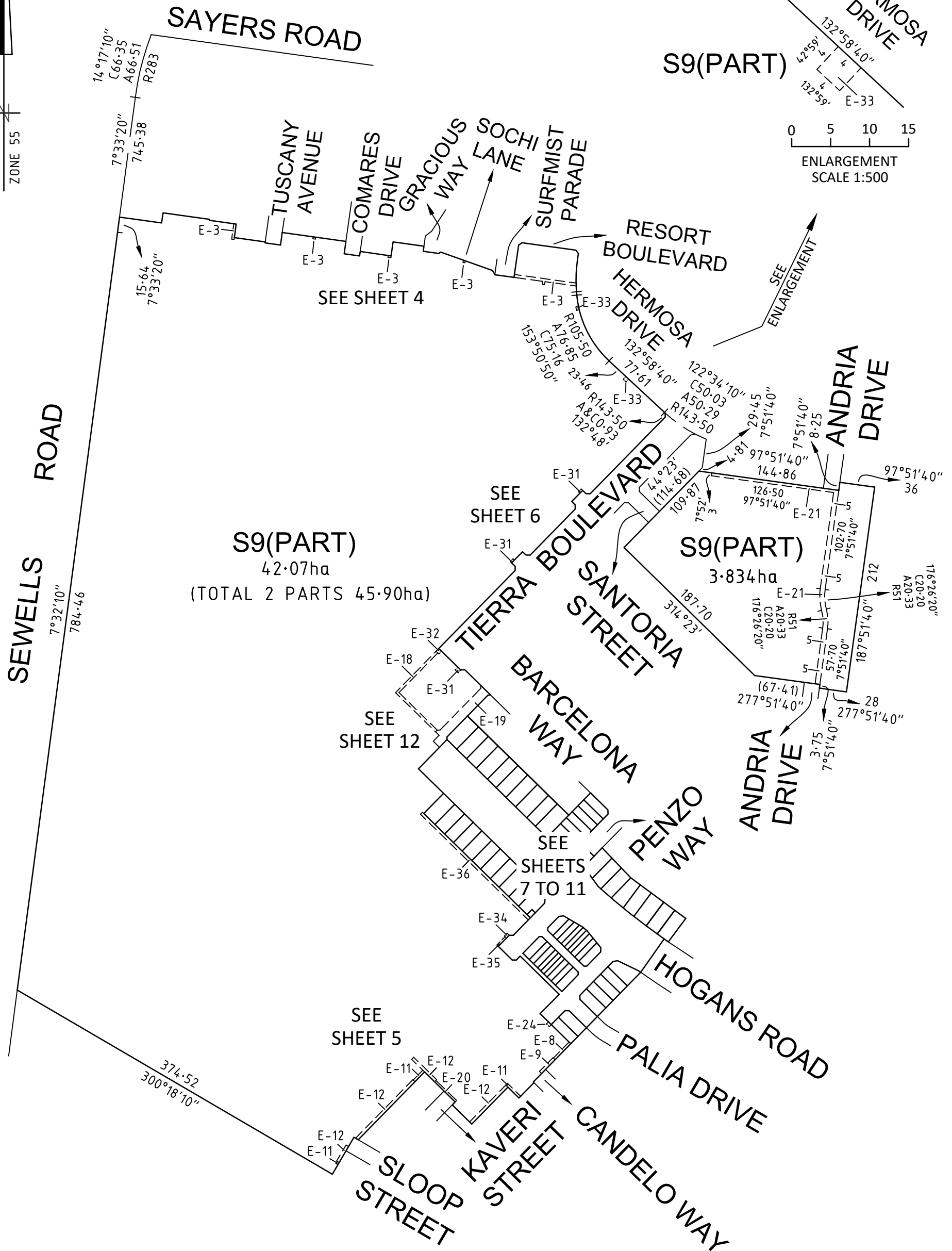
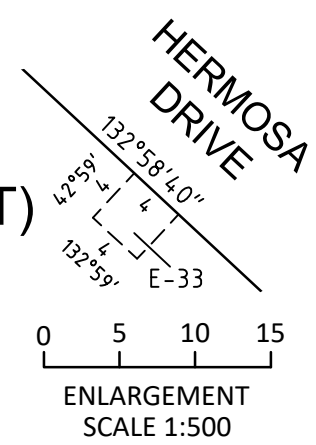
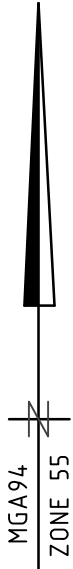
VERSION E

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

**PS905192T/S10**

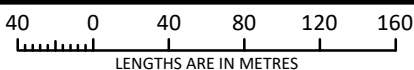


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REF 2070s-16

SCALE  
1:4000



ORIGINAL SHEET  
SIZE: A3

SHEET 3

ADRIAN THOMAS

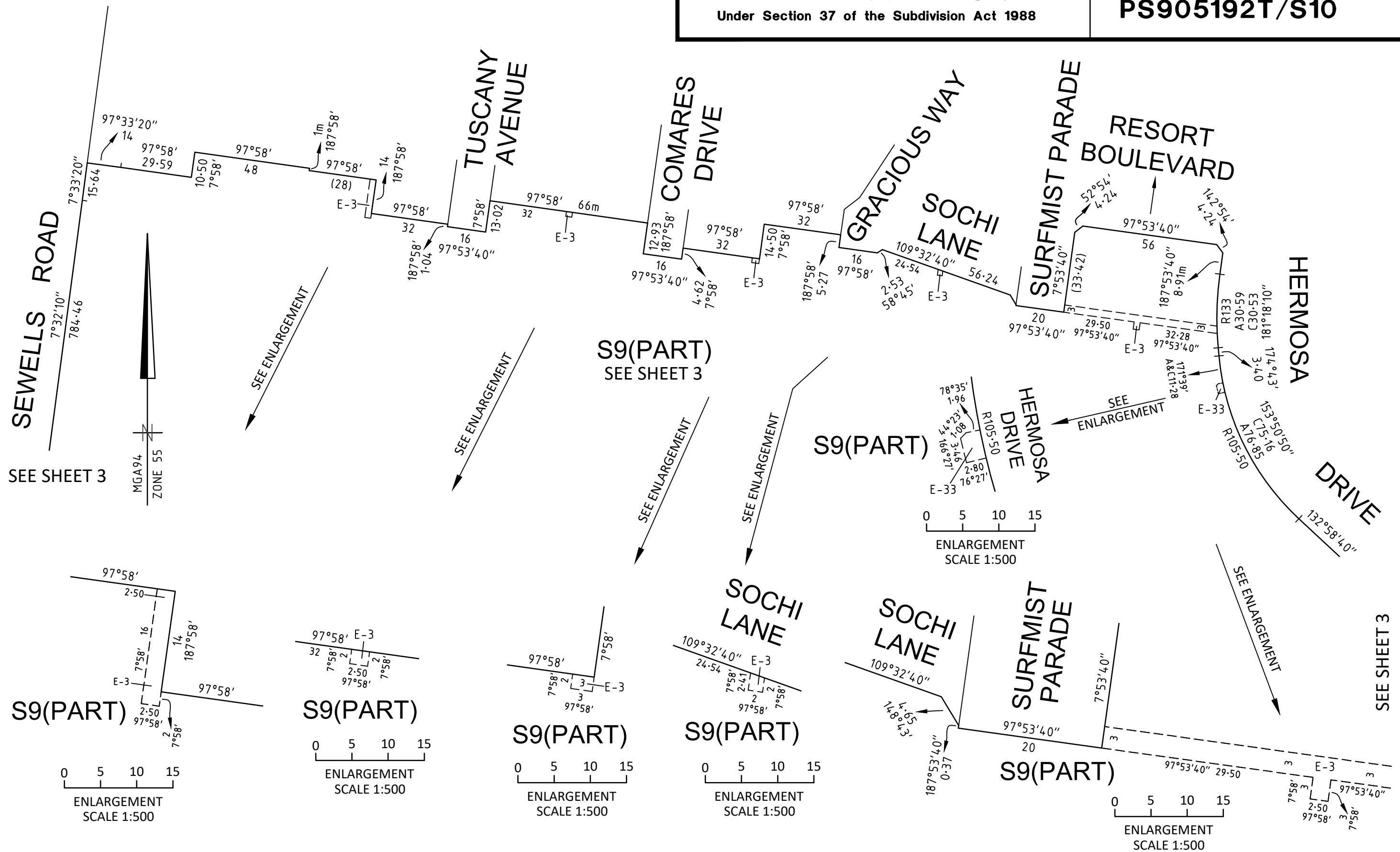
VERSION E

# PLAN OF SUBDIVISION

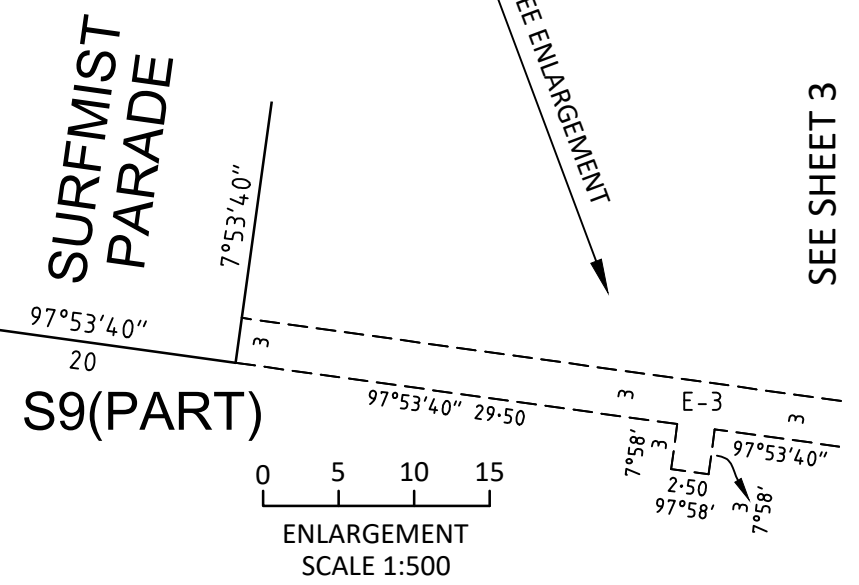
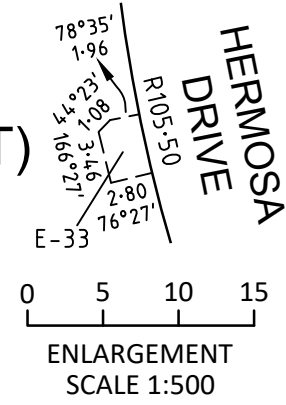
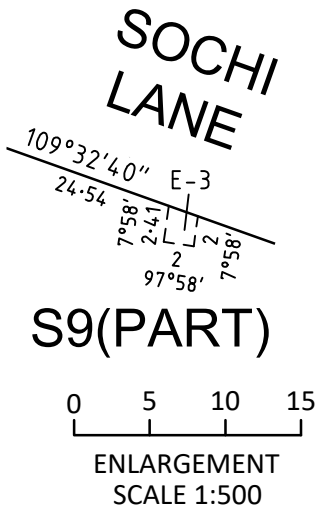
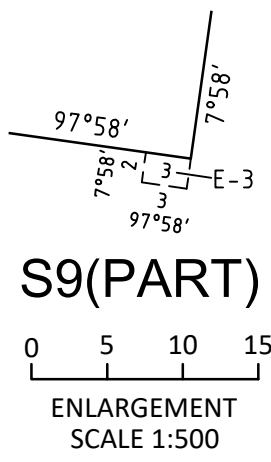
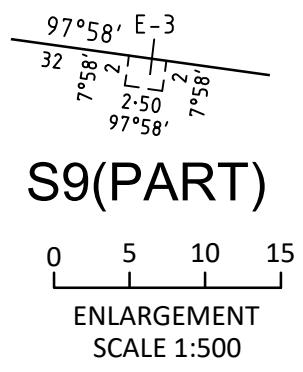
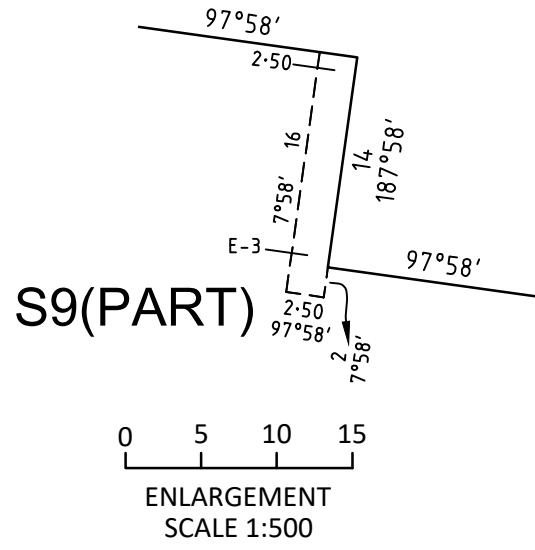
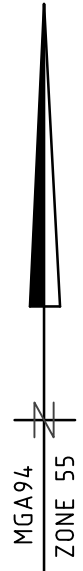
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

**PS905192T/S10**



SEE SHEET 3



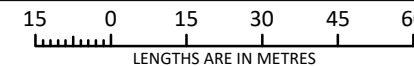
SEE SHEET 3



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SCALE  
1:1500



ORIGINAL SHEET  
SIZE A3

SHEET 4

ADRIAN THOMAS

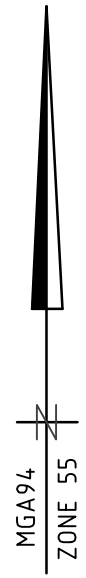
VERSION E

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Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

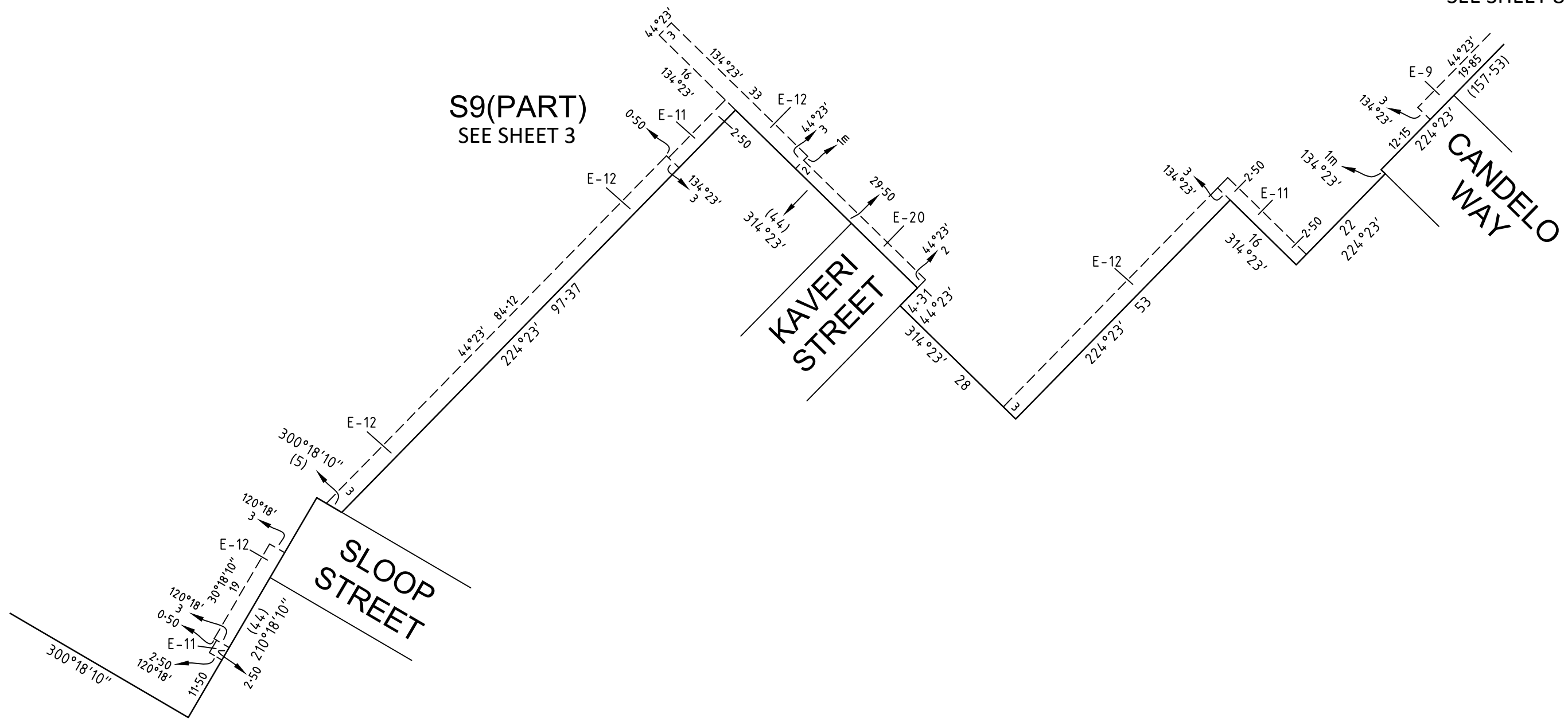
**PS905192T/S10**



SEE SHEET 8

S9(PART)  
SEE SHEET 3

SEE SHEET 3



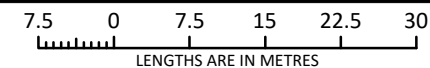
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SCALE  
**1:750**



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SIZE A3

SHEET 5

ADRIAN THOMAS

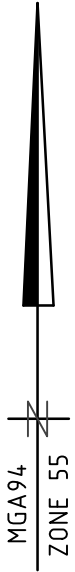
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PLAN NUMBER

**PS905192T/S10**



SEE SHEET 3

S9(PART)  
SEE SHEET 3

BOULEVARD

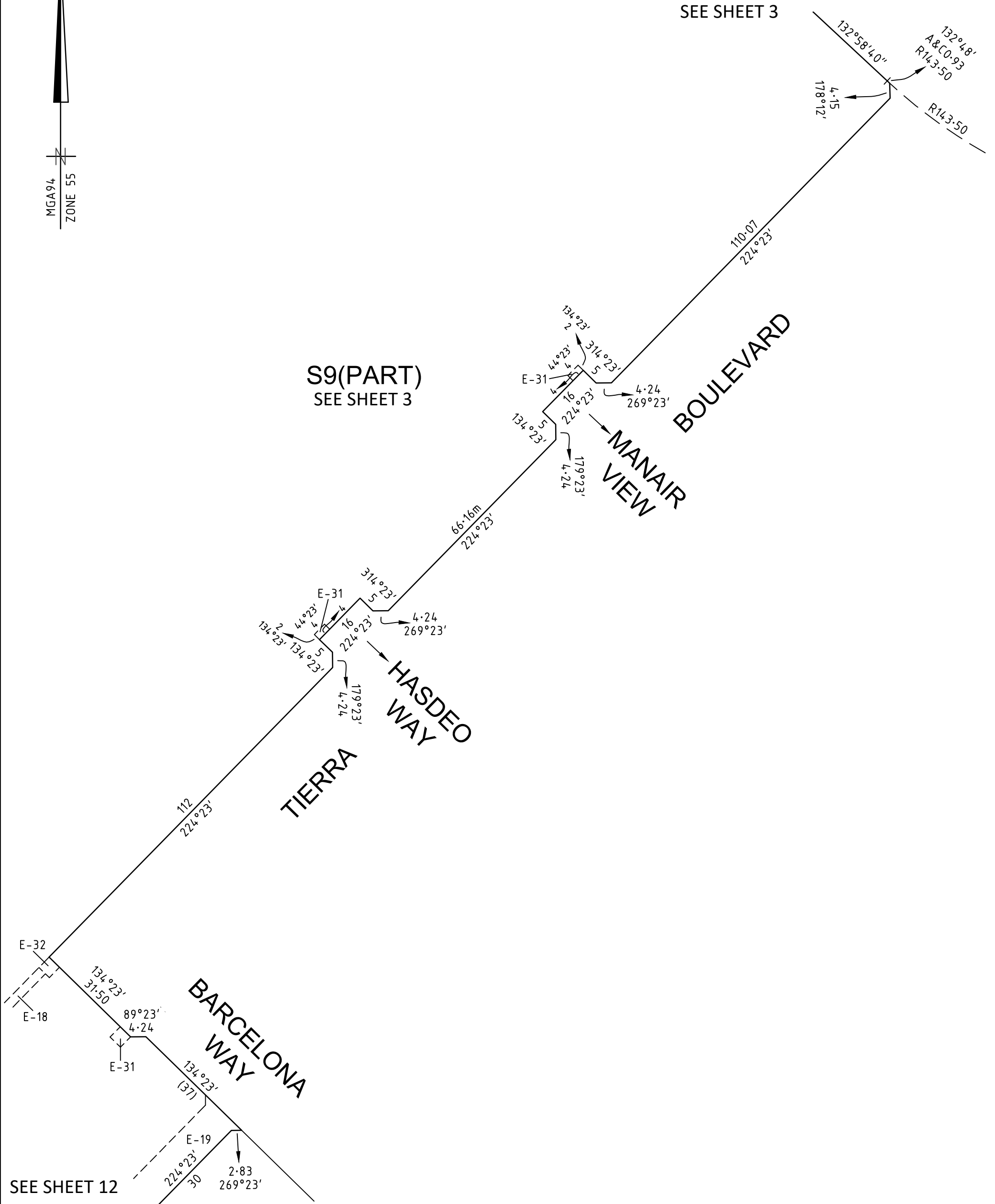
MANAIR VIEW

HASDEO WAY

TIERRA

BARCELONA WAY

SEE SHEET 12

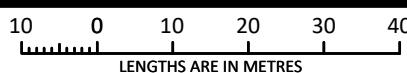


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SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

SHEET 6

ADRIAN THOMAS

VERSION E

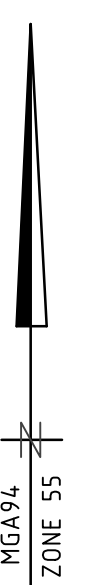
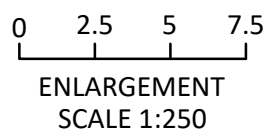
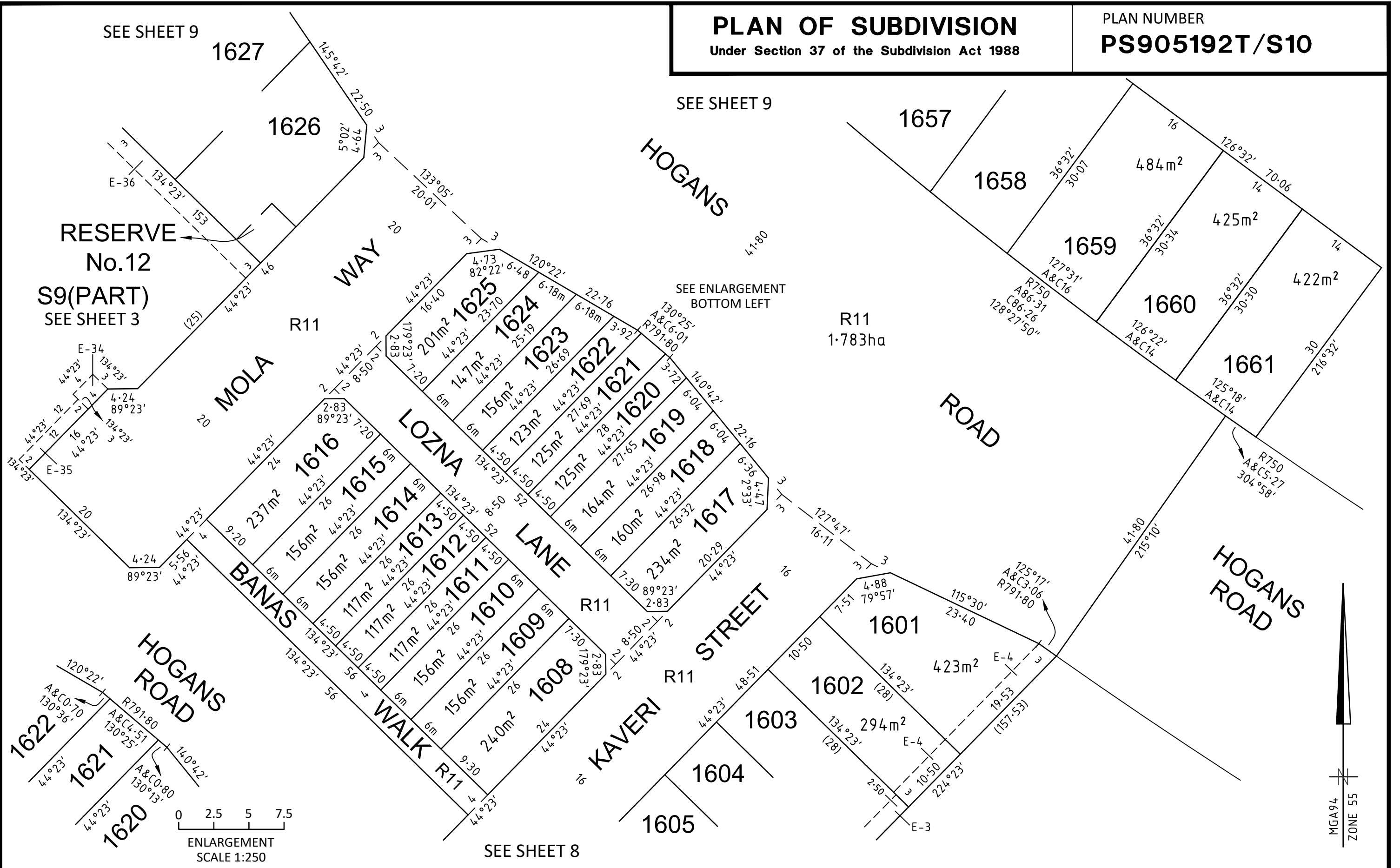


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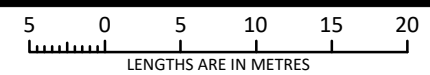
**PS905192T/S10**



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1:500



ORIGINAL SHEET  
SIZE A3

SHEET 7

ADRIAN THOMAS

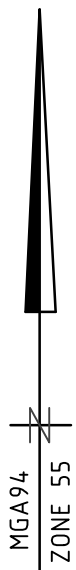
VERSION E

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

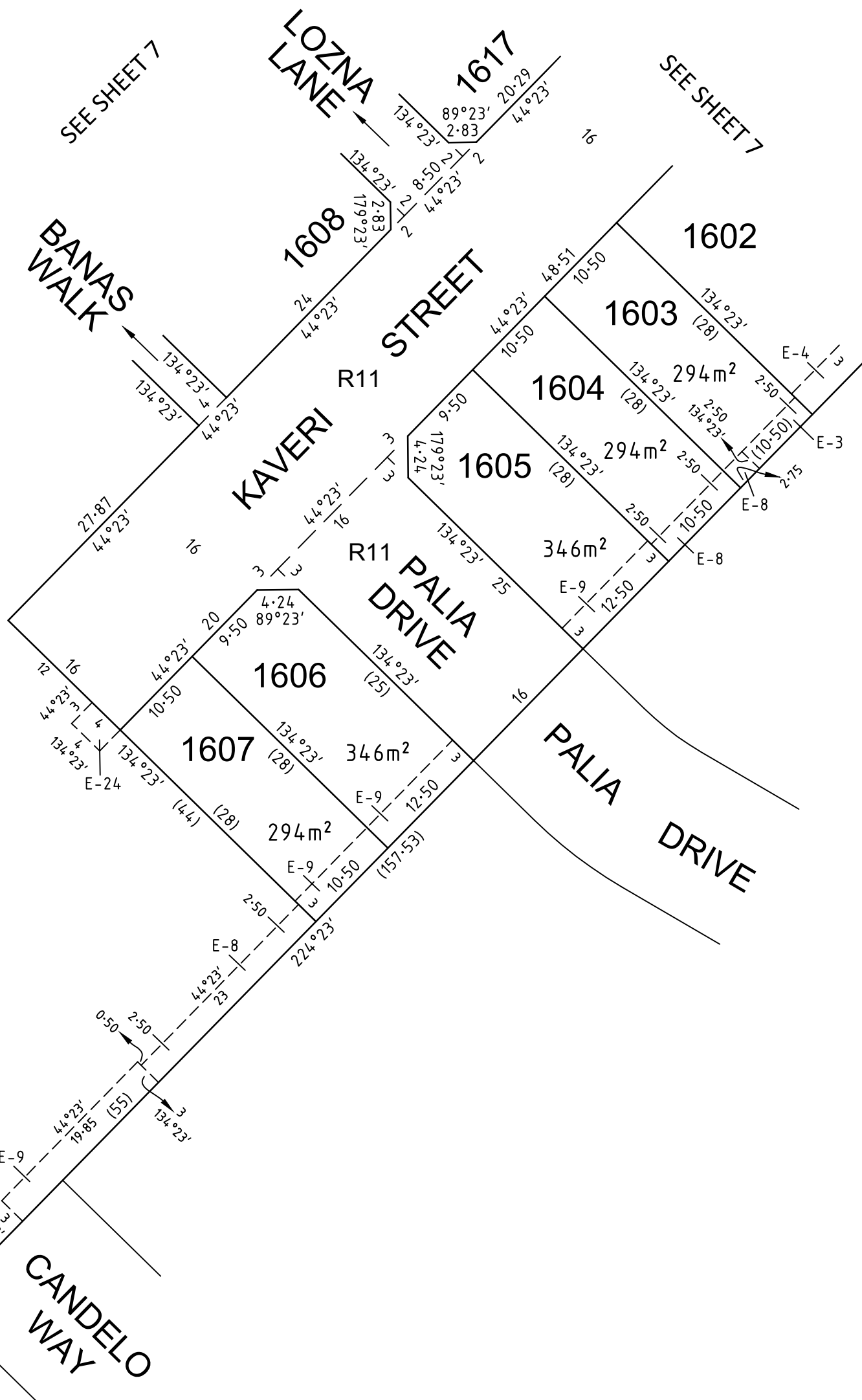
PLAN NUMBER

**PS905192T/S10**



S9(PART)  
SEE SHEET 3

SEE SHEET 5

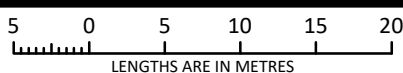


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DOCKLANDS VIC 3008

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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 8

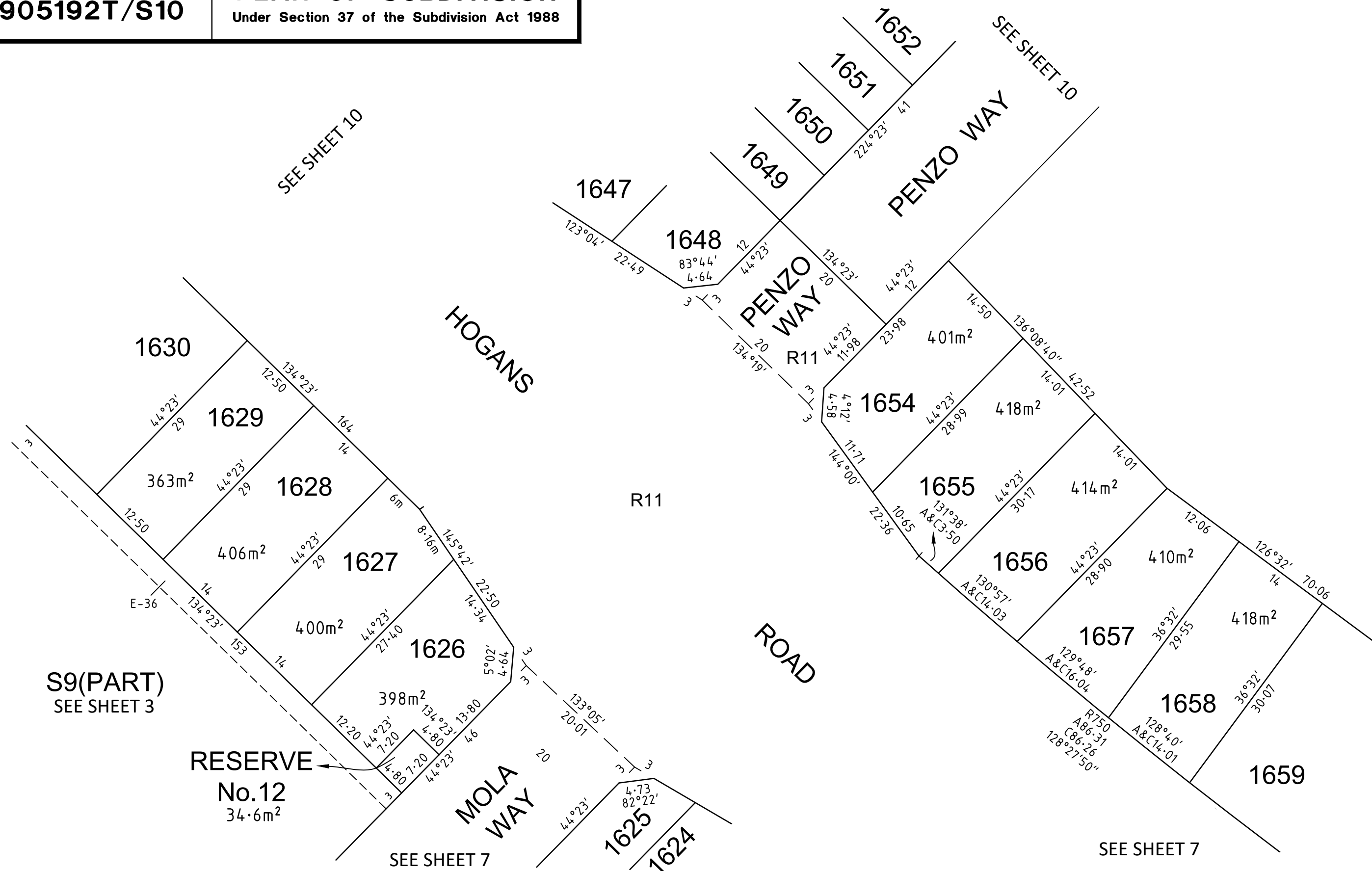
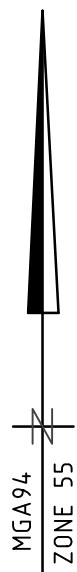
ADRIAN THOMAS

VERSION E



PLAN NUMBER  
**PS905192T/S10**

**PLAN OF SUBDIVISION**  
Under Section 37 of the Subdivision Act 1988



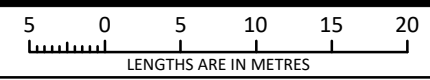
S9(PART)  
SEE SHEET 3

RESERVE  
No.12  
34.6m<sup>2</sup>



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ORIGINAL SHEET  
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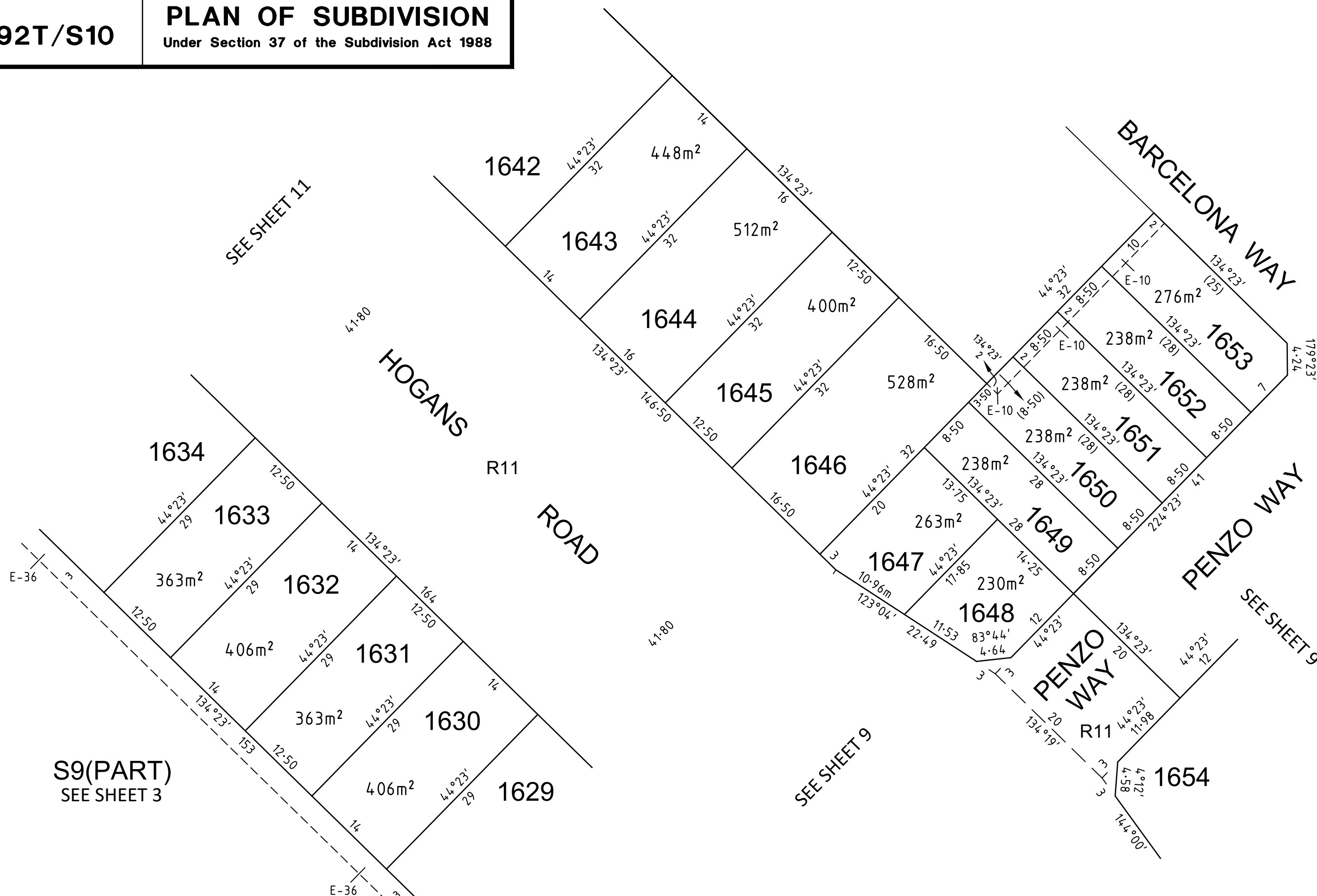
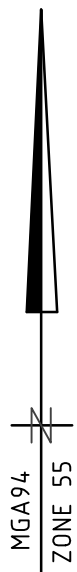
SHEET 9

ADRIAN THOMAS

VERSION E

PLAN NUMBER  
**PS905192T/S10**

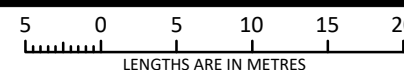
**PLAN OF SUBDIVISION**  
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DOCKLANDS VIC 3008 REF 2070s-16

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1:500



ORIGINAL SHEET  
SIZE A3

SHEET 10

ADRIAN THOMAS

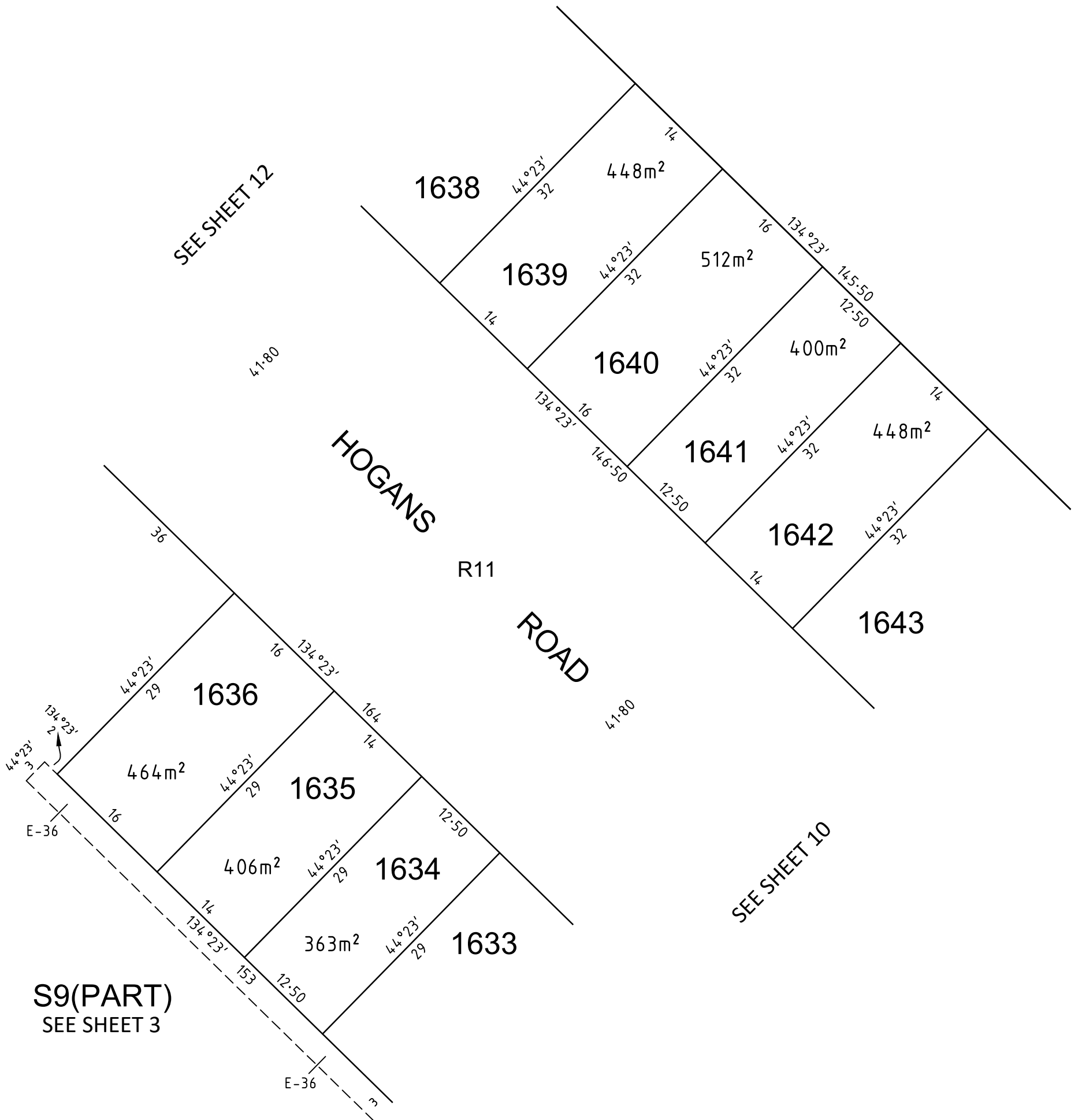
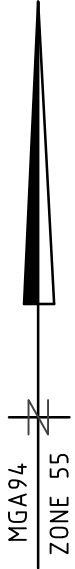
VERSION E

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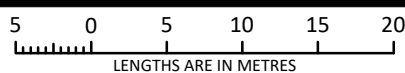


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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 11

ADRIAN THOMAS

VERSION E

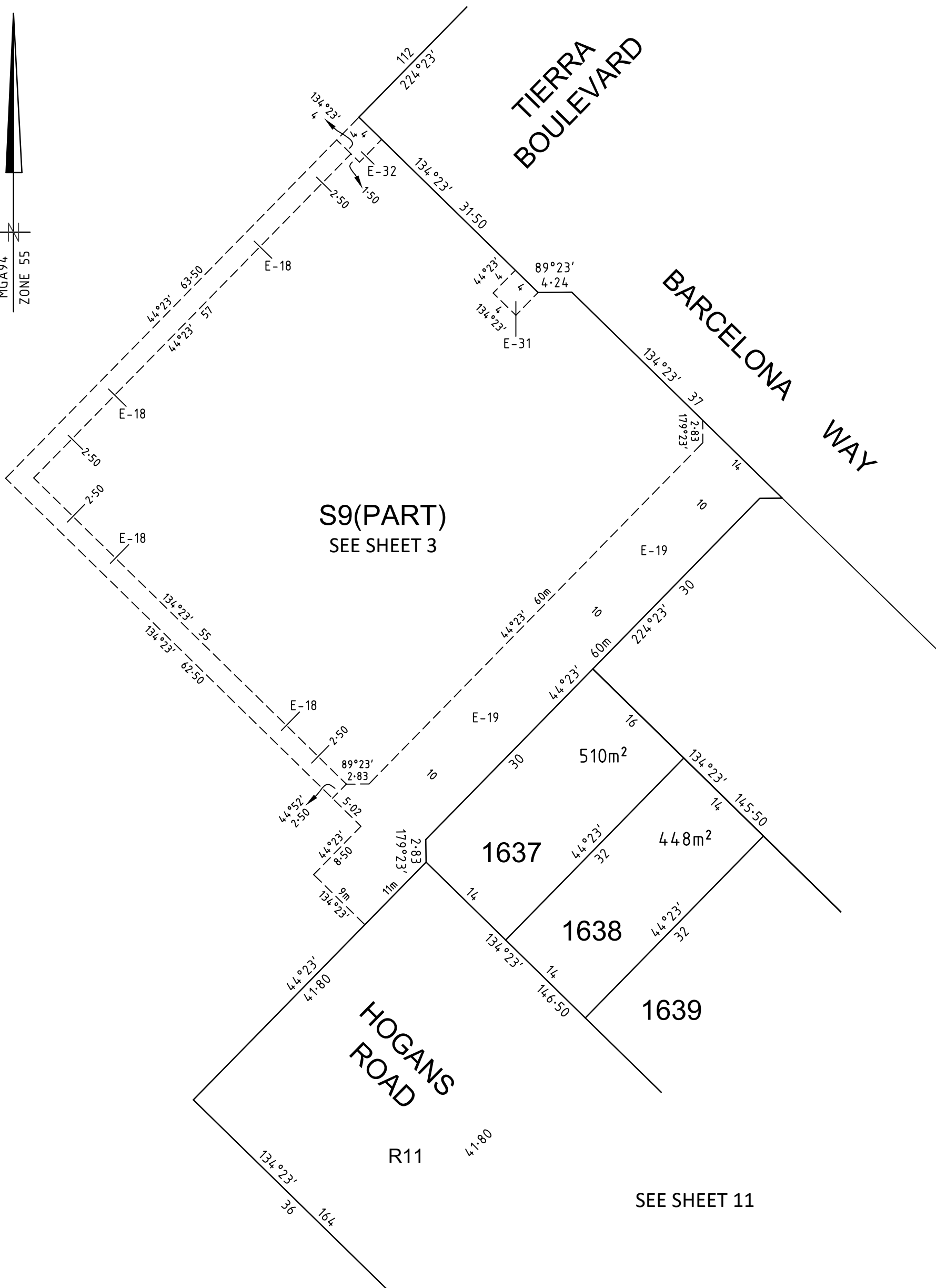
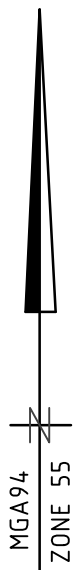
# PLAN OF SUBDIVISION

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SEE SHEET 3



SEE SHEET 11

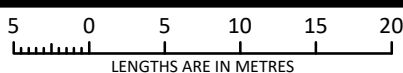


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DOCKLANDS VIC 3008

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 12

ADRIAN THOMAS

VERSION E

# PLAN OF SUBDIVISION

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PLAN NUMBER  
**PS905192T/S10**

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
1601	1602
1602	1601, 1603
1603	1602, 1604
1604	1603, 1605
1605	1604
1606	1607
1607	1606
1608	1609
1609	1608, 1610
1610	1609, 1611
1611	1610, 1612
1612	1611, 1613
1613	1612, 1614
1614	1613, 1615
1615	1614, 1616
1616	1615
1617	1618
1618	1617, 1619
1619	1618, 1620
1620	1619, 1621
1621	1620, 1622
1622	1621, 1623
1623	1622, 1624
1624	1623, 1625
1625	1624
1626	1627
1627	1626, 1628
1628	1627, 1629
1629	1628, 1630
1630	1629, 1631
1631	1630, 1632

BURDENED LOT No.	BENEFITING LOTS
1632	1631, 1633
1633	1632, 1634
1634	1633, 1635
1635	1634, 1636
1636	1635
1637	1638
1638	1637, 1639
1639	1638, 1640
1640	1639, 1641
1641	1640, 1642
1642	1641, 1643
1643	1642, 1644
1644	1643, 1645
1645	1644, 1646
1646	1645, 1647, 1649, 1650
1647	1646, 1648, 1649
1648	1647, 1649
1649	1646, 1647, 1648, 1650
1650	1646, 1649, 1651
1651	1650, 1652
1652	1651, 1653
1653	1652
1654	1655
1655	1654, 1656
1656	1655, 1657
1657	1656, 1658
1658	1657, 1659
1659	1658, 1660
1660	1659, 1661
1661	1660

## 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 2035.



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VERSION E

ORIGINAL SHEET  
SIZE: A3

SHEET 13