

<div>PLAN OF SUBDIVISION</div> <div>Under Section 37 of the Subdivision Act 1988</div>			<div>LUV USE ONLY</div> <div>EDITION</div>	<div>PLAN NUMBER</div> <div>PS905192T/S6</div>		
<div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: -</div> <div>SECTION: 8</div> <div>CROWN ALLOTMENT: A1 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCES: Vol. Fol.</div> <div>LAST PLAN REFERENCE/S: PS905192T/S5 (LOT S6)</div> <div>POSTAL ADDRESS: 1071 SAYERS ROAD</div> <div>(At time of subdivision) TARNEIT, 3029</div> <div>MGA94 Co-ordinates E 292 120</div> <div>(of approx centre of N 5 807 760</div> <div>land in plan) ZONE 55</div>			<div>Council Name: Wyndham City Council</div> <div>Council Reference Number: WYS4173/23</div> <div>Planning Permit Reference: WYP10817/18</div> <div>SPEAR Reference Number: S223300C</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6 of the Subdivision Act 1988: 14/02/2025</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Maria Pereira for Wyndham City Council on 29/04/2025</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).			
ROAD R7	WYNDHAM CITY COUNCIL					
RESERVE No.8	POWERCOR AUSTRALIA LTD					
NOTATIONS			LOTS 1 TO 1900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.			
DEPTH LIMITATION: 15.24m BELOW THE SURFACE.						
						LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 13 FOR FURTHER DETAILS.
STAGING: PLANNING PERMIT No. WYP10817						
THIS IS A STAGED SUBDIVISION.			EASEMENTS E-2, E-5, E-6, E-7, E-13, E-18, E-19, E-21, E-22 AND E-24 TO E-28 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.			
SURVEY: THIS PLAN IS BASED ON SURVEY.						
PROCLAIMED SURVEY AREA:			LOT S7 IS IN 2 PARTS.			
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM17 (WERRIBEE) AND PM18, PM134, PM217 & PM760 (TARNEIT)						
<div>ALAMORA 19</div> <div>3.437ha</div> <div>57 LOTS</div>						
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	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION		
	(THROUGH UNDERGROUND PIPES)					
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		
E-14	DRAINAGE	SEE PLAN	PS905192T/S5	WYNDHAM CITY COUNCIL		
	SEWERAGE	SEE PLAN	PS905192T/S5	GREATER WESTERN WATER CORPORATION		
E-15	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
E-16	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
E-17	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL		
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION		
SEE SHEET 2 FOR CONTINUATION						
<div>2070S-19 VER G.DWG AA/AMM</div> <div>smec</div> <div>an su company</div> <div>© SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)</div> <div>TOWER 4, LEVEL 20, 727 COLLINS STREET</div> <div>DOCKLANDS VIC 3008</div>			SURVEYOR REF: 2070s-19		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 13
			Digitally signed by: Adrian Thomas, Licensed Surveyor, Surveyor's Plan Version (G), 01/04/2025, SPEAR Ref: S223300C			

PLAN OF SUBDIVISION

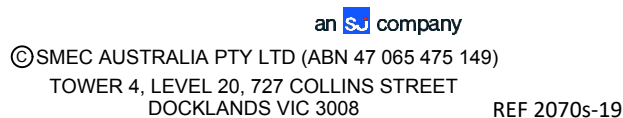
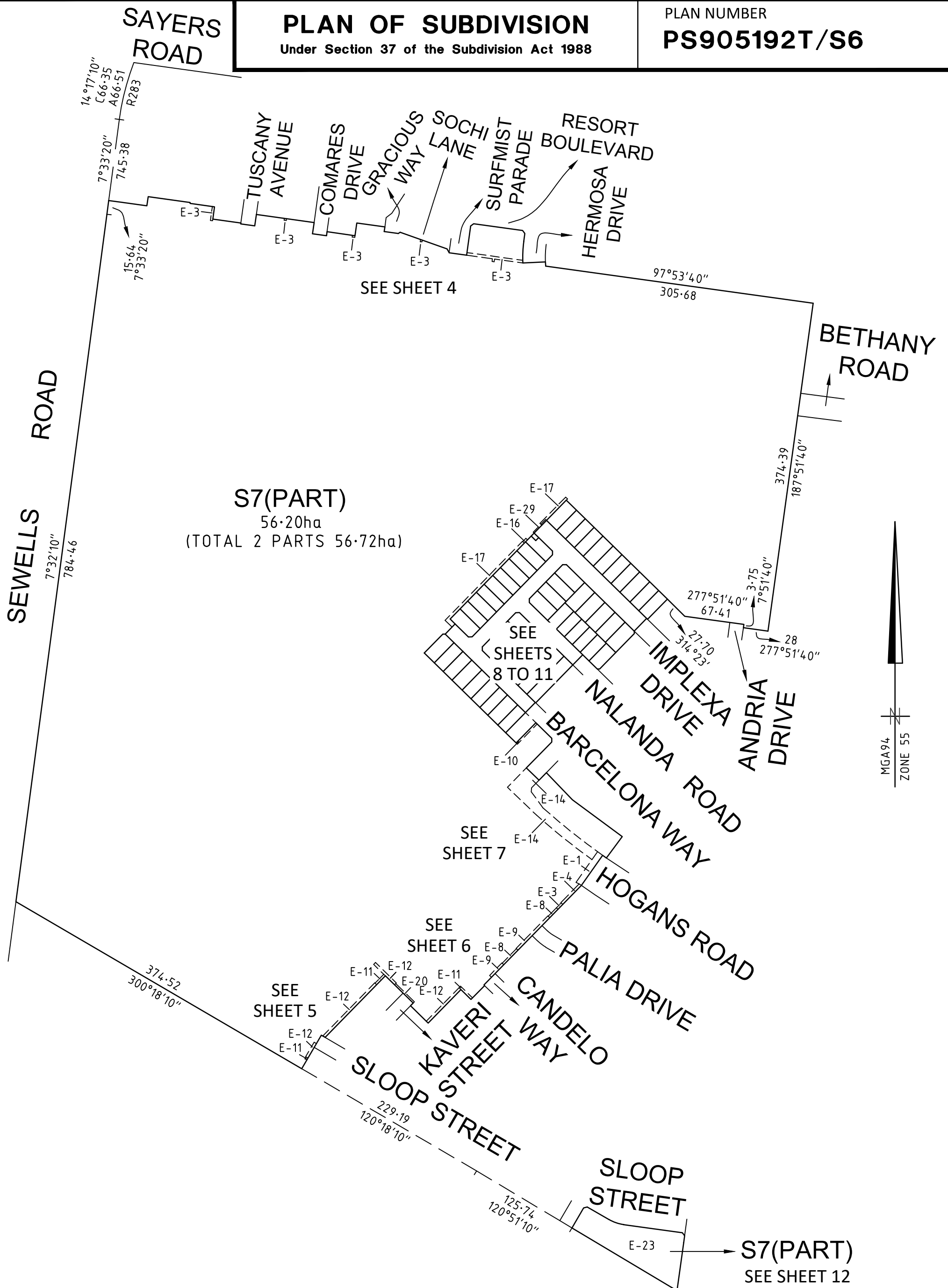
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PLAN NUMBER

PS905192T/S6

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
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-29	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-30	DRAINAGE SEWERAGE POWERLINE	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION POWERCOR AUSTRALIA LTD

PLAN NUMBER
PS905192T/S6



40 0 40 80 120 160

LENGTHS ARE IN METRES

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SHEET 3

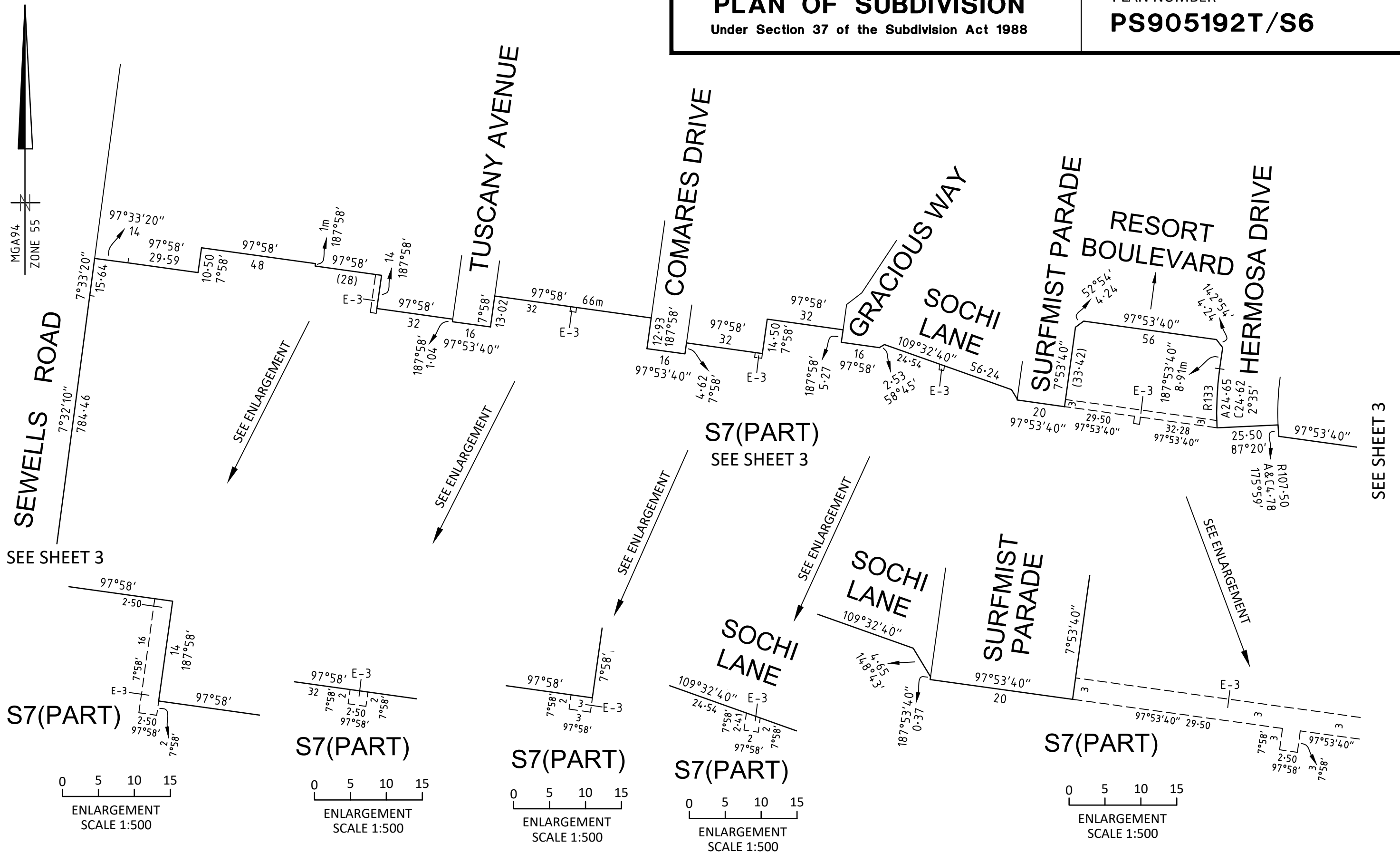
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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S6



SEE SHEET 3

SEE SHEET 3

S7(PART)

S7(PART)

S7(PART)

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SCALE 1:500

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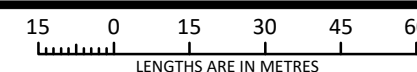


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SHEET 4

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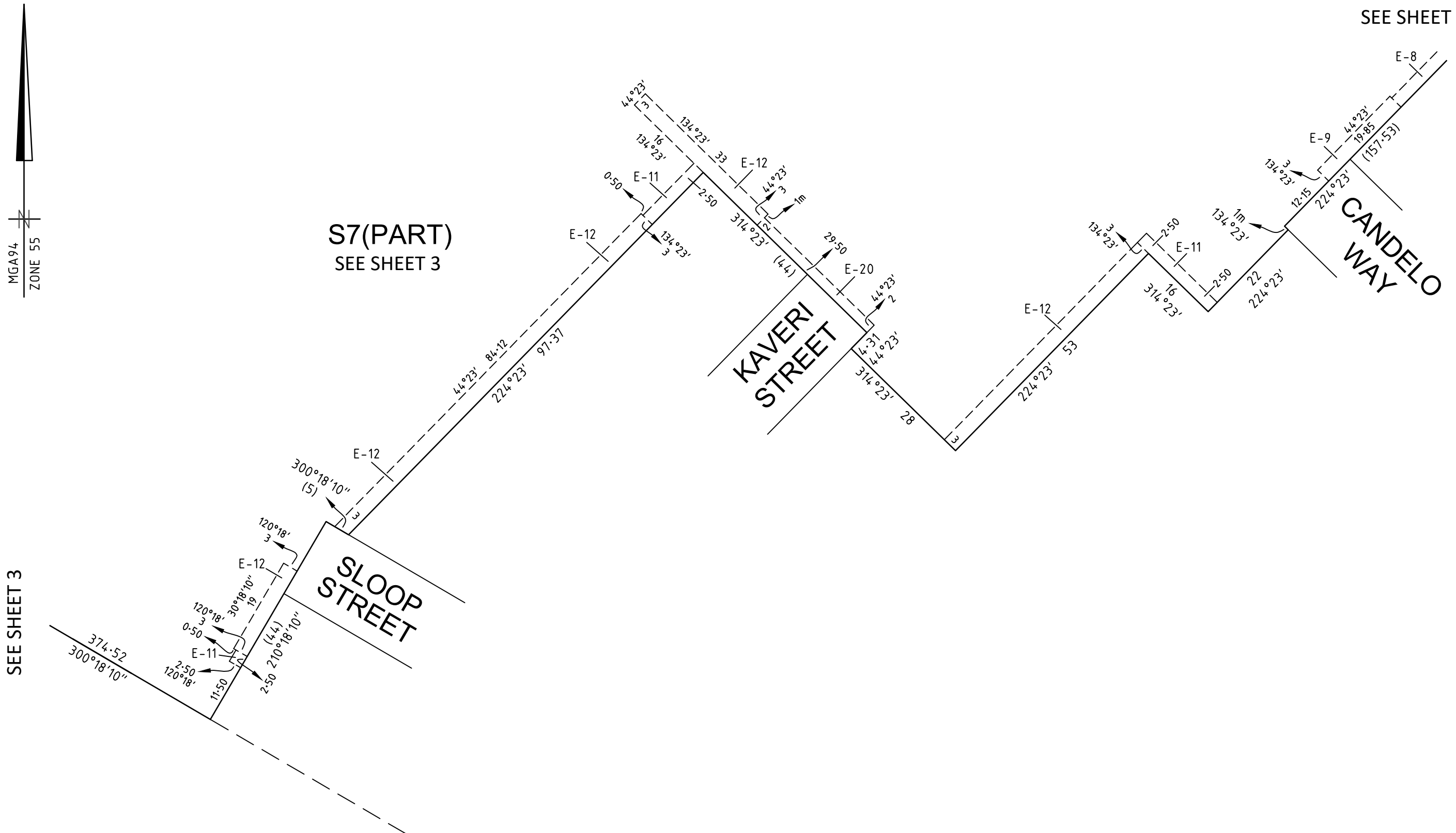
PLAN OF SUBDIVISION

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PLAN NUMBER

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SEE SHEET 6

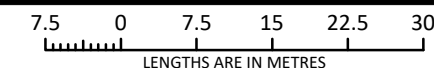


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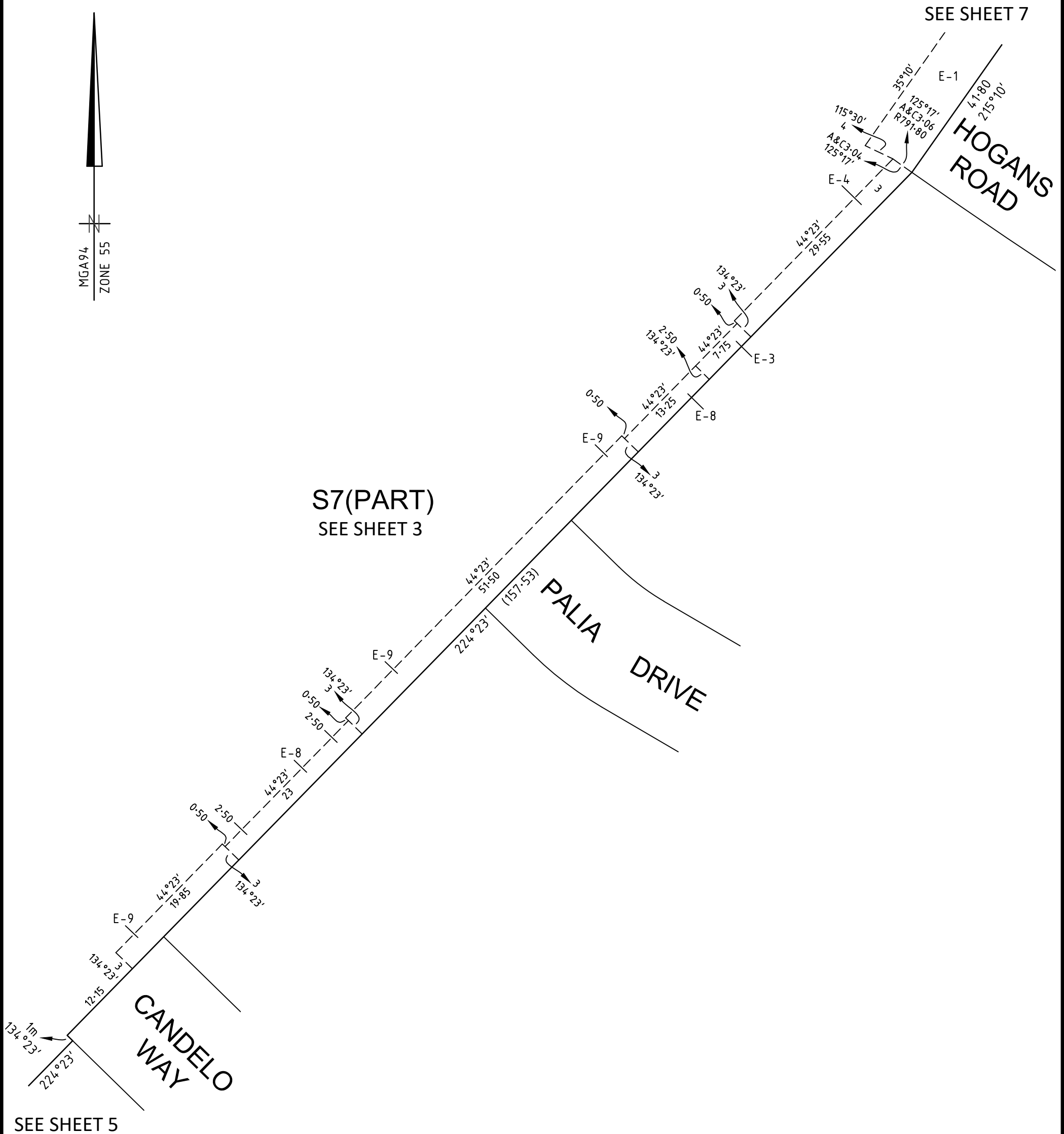
SHEET 5

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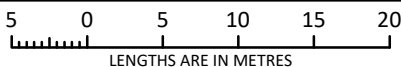


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SHEET 6

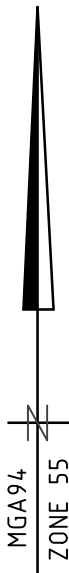
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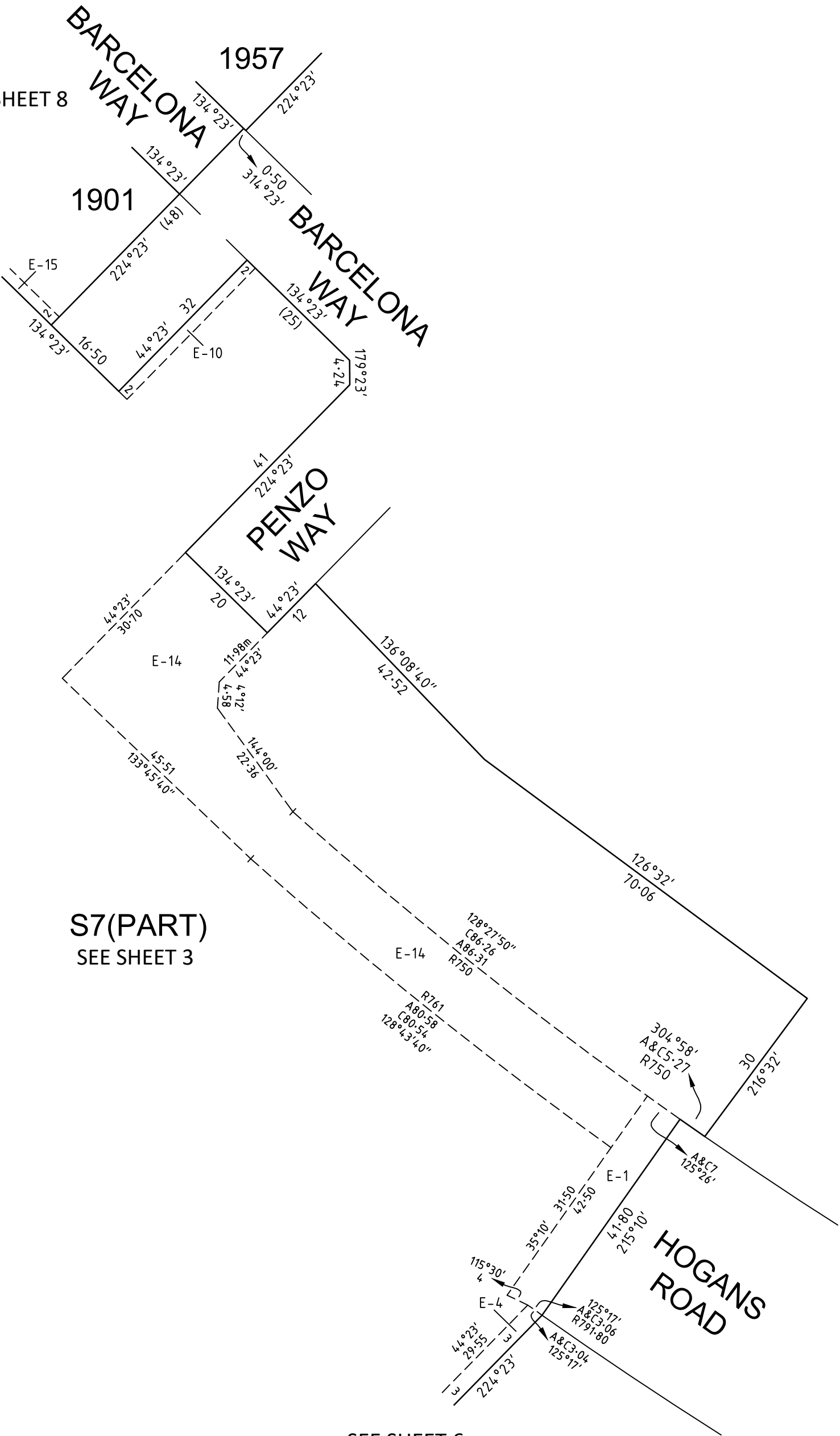
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PLAN NUMBER

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SEE SHEET 8



S7(PART)
SEE SHEET 3

SEE SHEET 6

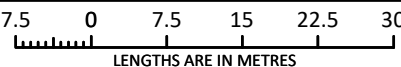


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SHEET 7

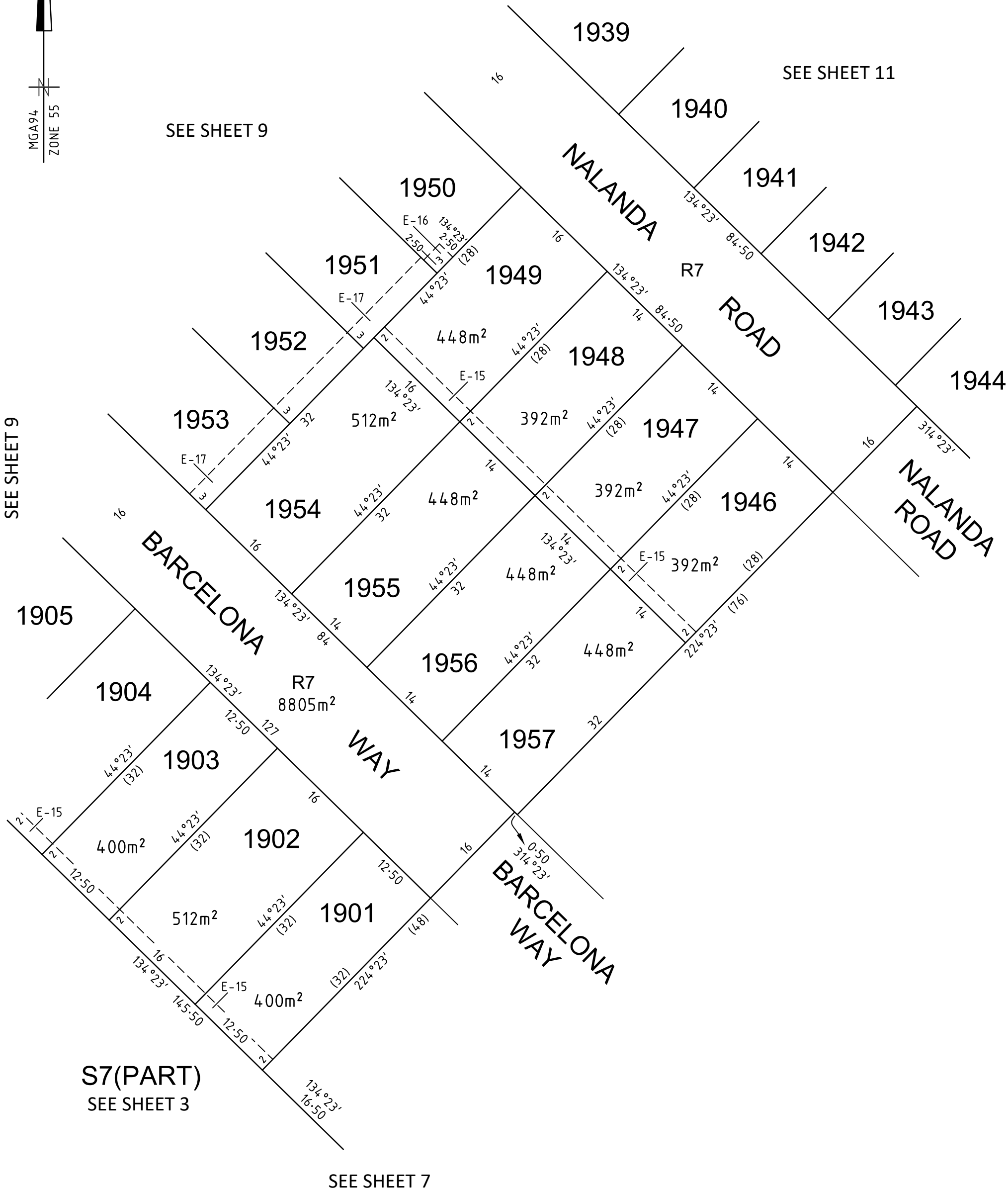
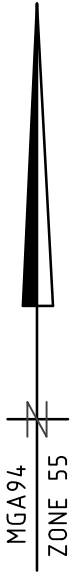
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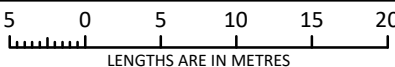


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SHEET 8

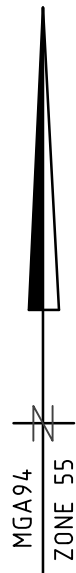
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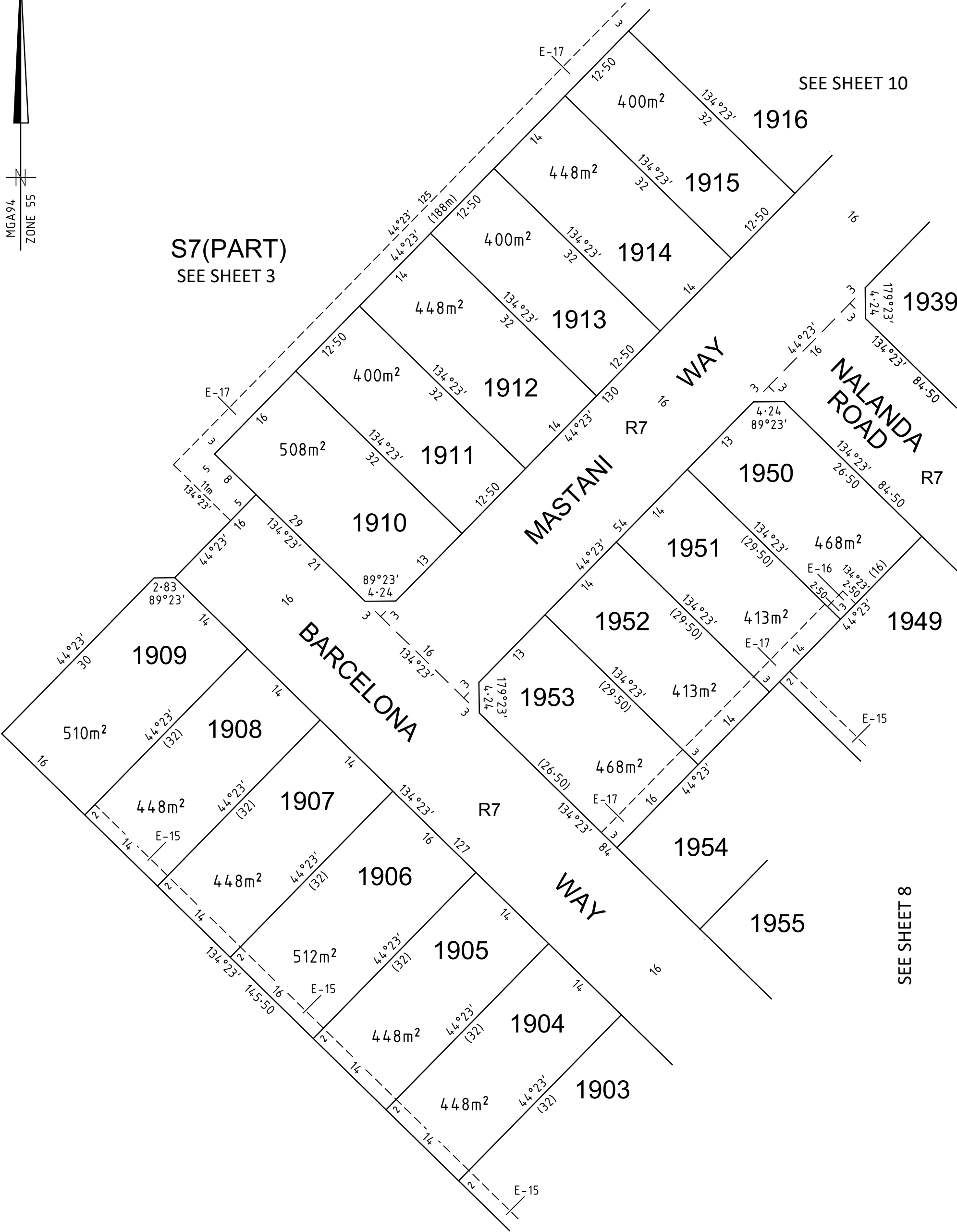
PLAN NUMBER

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S7(PART)
SEE SHEET 3

SEE SHEET 10



SEE SHEET 8

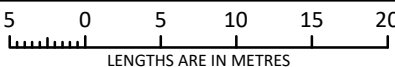


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SHEET 9

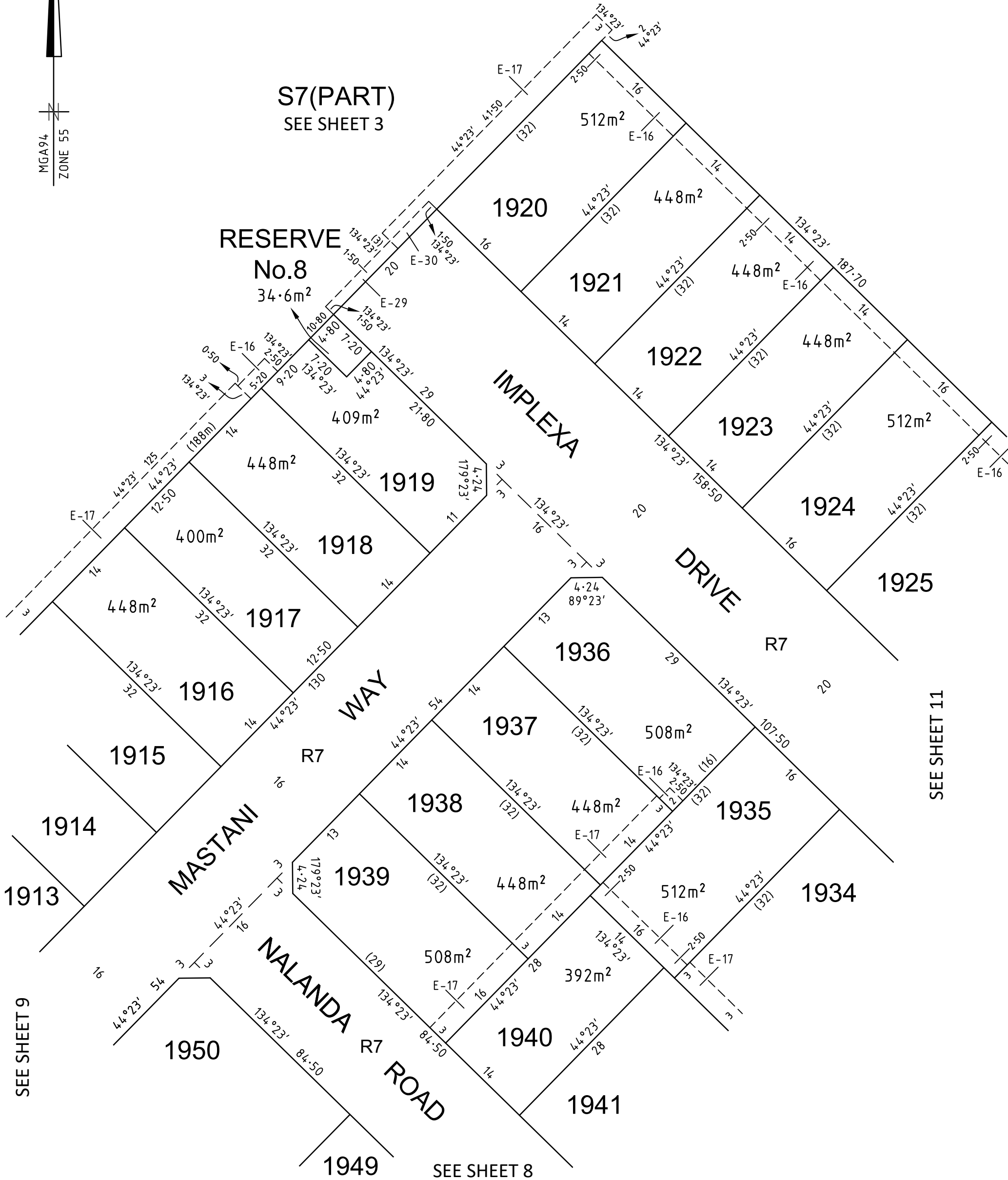
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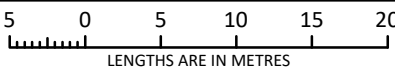


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SHEET 10

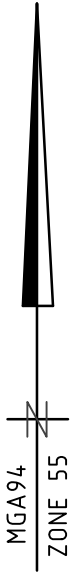
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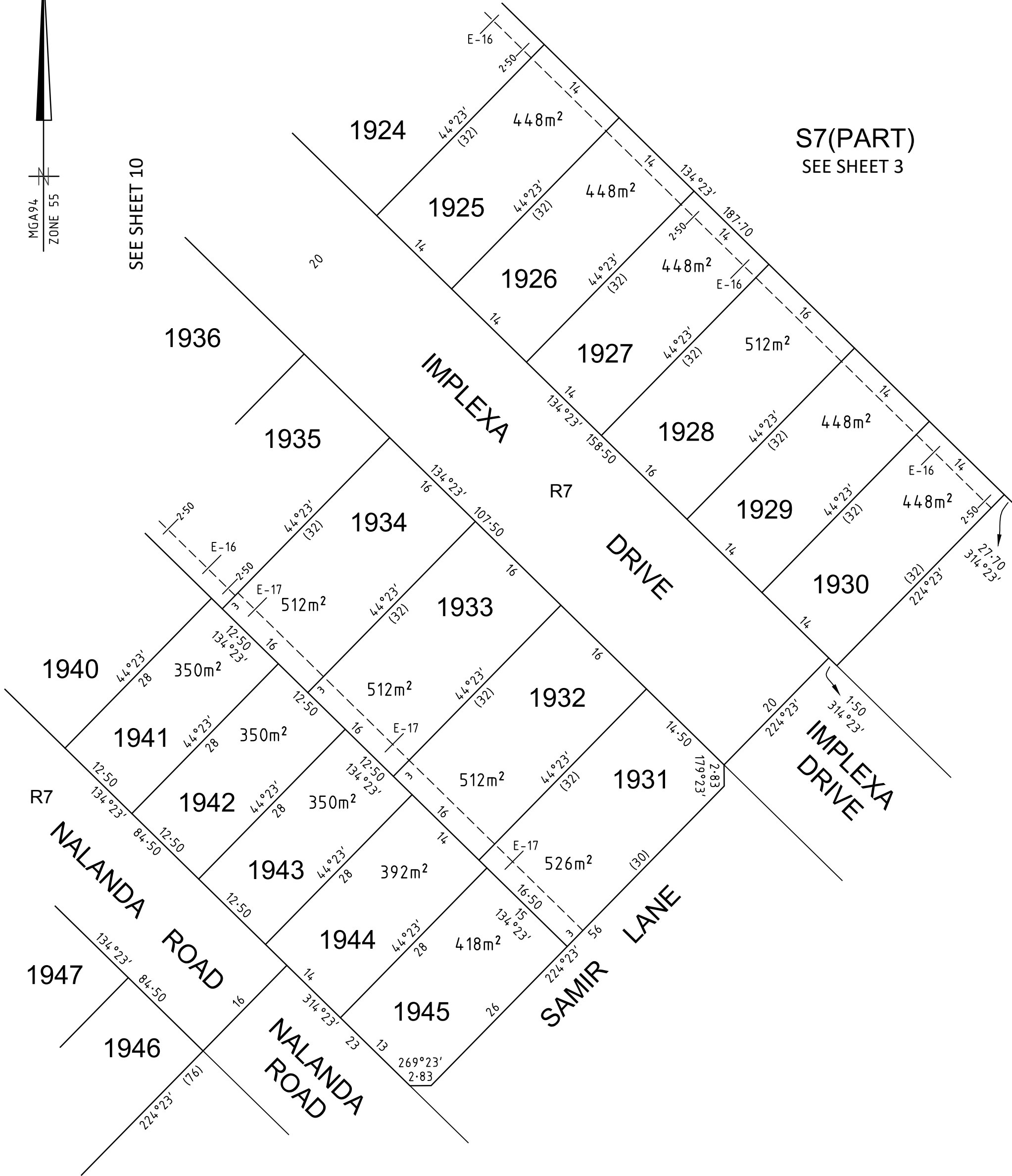
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S7(PART)
SEE SHEET 3



PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

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SEE SHEET 3

**WARANA
WAY**

SLOOP

STREET

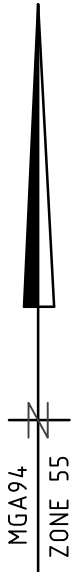
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S7(PART)

5235m²

E-23

E-23

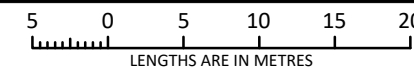


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SHEET 12

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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS905192T/S6

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
1901	1902
1902	1901, 1903
1903	1902, 1904
1904	1903, 1905
1905	1904, 1906
1906	1905, 1907
1907	1906, 1908
1908	1907, 1909
1909	1908
1910	1911
1911	1910, 1912
1912	1911, 1913
1913	1912, 1914
1914	1913, 1915
1915	1914, 1916
1916	1915, 1917
1917	1916, 1918
1918	1917, 1919
1919	1918
1920	1921
1921	1920, 1922
1922	1921, 1923
1923	1922, 1924
1924	1923, 1925
1925	1924, 1926
1926	1925, 1927
1927	1926, 1928
1928	1927, 1929
1929	1928, 1930

BURDENED LOT No.	BENEFITING LOTS
1930	1929
1931	1932, 1944, 1945
1932	1931, 1933, 1943, 1944
1933	1932, 1934, 1942, 1943
1934	1933, 1935, 1941, 1942
1935	1934, 1936, 1937, 1938, 1940, 1941
1936	1935, 1937
1937	1935, 1936, 1938
1938	1935, 1937, 1939, 1940
1939	1938, 1940
1940	1935, 1938, 1939, 1941
1941	1934, 1935, 1940, 1942
1942	1933, 1934, 1941, 1943
1943	1932, 1933, 1942, 1944
1944	1931, 1932, 1943, 1945
1945	1931, 1944
1946	1947, 1957
1947	1946, 1948, 1956
1948	1947, 1949, 1955
1949	1948, 1950, 1951, 1954
1950	1949, 1951
1951	1949, 1950, 1952, 1954
1952	1951, 1953, 1954
1953	1952, 1954
1954	1949, 1951, 1952, 1953, 1955
1955	1948, 1954, 1956
1956	1947, 1955, 1957
1957	1946, 1956

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. AA010481 and which Memorandum of Common Provisions is incorporated in this plan.

The restriction shall cease to burden any lot on the Plan of Subdivision with affect from 31st December 2035.



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DOCKLANDS VIC 3008

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SHEET 13

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OWNERS CORPORATION SCHEDULE							PS905192T/S6																			
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																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>85200</td><td>5701</td></tr><tr><td>Balance of existing OC</td><td>29800</td><td>28801</td></tr><tr><td>Overall Total</td><td>115000</td><td>34502</td></tr></table>												Totals				Entitlement	Liability	This schedule	85200	5701	Balance of existing OC	29800	28801	Overall Total	115000	34502
Totals																										
	Entitlement	Liability																								
This schedule	85200	5701																								
Balance of existing OC	29800	28801																								
Overall Total	115000	34502																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability												
1901	100	100		1950	100	100																				
1902	100	100		1951	100	100																				
1903	100	100		1952	100	100																				
1904	100	100		1953	100	100																				
1905	100	100		1954	100	100																				
1906	100	100		1955	100	100																				
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