

PLAN OF SUBDIVISION Under Section 37 of the Subdivision Act 1988			LUV USE ONLY EDITION	PLAN NUMBER PS905192T/S11	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 8 CROWN ALLOTMENT: A1 (PART) CROWN PORTION: - TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: PS905192T/S9 (LOT S11) POSTAL ADDRESS: 1071 SAYERS ROAD (At time of subdivision) TARNEIT, 3029 MGA94 Co-ordinates E 292 040 (of approx centre of N 5 808 070 land in plan) ZONE 55			COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		EASEMENTS E-1, E-2, E-4 TO E-7 (BOTH INCLUSIVE), E-10, E-13 TO E-17 (BOTH INCLUSIVE), E-21, E-22, E-25 TO E-30 (BOTH INCLUSIVE), E-33 AND E-37 TO E-40 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-39 ON PS905192T/S9 AS AFFECTS CLOWNFISH WAY & KELP STREET AND THE EASEMENT OF WAY SHOWN E-40 ON PS905192T/S9 AS AFFECTS KELP STREET CEASE TO EXIST UPON REGISTRATION OF THIS PLAN. OTHER PURPOSE OF THE PLAN: REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-3 ON PS905192T/S9 AS AFFECTS JAYCE LANE, LOTS 2117, 2138 & S12 ON THIS PLAN. REMOVAL OF THE DRAINAGE EASEMENT E-23 ON PS905192T/S9 AS AFFECTS RESERVE No.16 ON THIS PLAN. REMOVAL OF THAT PART OF THE WATER SUPPLY EASEMENT E-31 ON PS905192T/S9 AS AFFECTS JELLYFISH WAY AND STINGRAY VIEW ON THIS PLAN. REMOVAL OF THE WATER SUPPLY EASEMENT E-33 ON PS905192T/S9 AS AFFECTS CLOWNFISH WAY ON THIS PLAN. REMOVAL OF WATER SUPPLY EASEMENT E-40 ON PS905192T/S9 AS AFFECTS KELP STREET ON THIS PLAN. GROUND'S 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.		
ROAD R13 RESERVE No. 11 RESERVE No.16	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD 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: LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS). LOTS 1 TO 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 16 FOR FURTHER DETAILS. ALAMORA 21 3.857ha 48 LOTS		
2070S-21 VER D.DWG AA/-					
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-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	GREATER WESTERN WATER CORPORATION	
E-11	SEWERAGE	SEE PLAN	PS905192T/S4	GREATER WESTERN WATER CORPORATION	
SEE SHEET 2 FOR CONTINUATION					
2070S-21 VER D.DWG AA/-					
smec an su company ©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008			SURVEYOR REF: 2070s-21		ORIGINAL SHEET SIZE: A3
			ADRIAN THOMAS		VERSION D
					SHEET 1 OF 16

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

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PS905192T/S11

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-18	SEWERAGE	SEE PLAN	PS905192T/S7	GREATER WESTERN WATER CORPORATION
E-19	DRAINAGE	SEE PLAN	PS905192T/S7	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T/S7	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-24	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS905192T/S10	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)	SEE PLAN	PS905192T/S7	GREATER WESTERN WATER CORPORATION
	SEWERAGE	SEE PLAN	PS905192T/S7	GREATER WESTERN WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	PS905192T/S7 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
E-34	DRAINAGE	SEE PLAN	PS905192T/S10	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T/S10	GREATER WESTERN WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS905192T/S10	GREATER WESTERN WATER CORPORATION
E-35	POWERLINE	SEE PLAN	PS905192T/S10 (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-36	DRAINAGE	SEE PLAN	PS905192T/S10	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS905192T/S10	GREATER WESTERN WATER CORPORATION
E-41	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-42	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-43	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION



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DOCKLANDS VIC 3008
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VERSION D

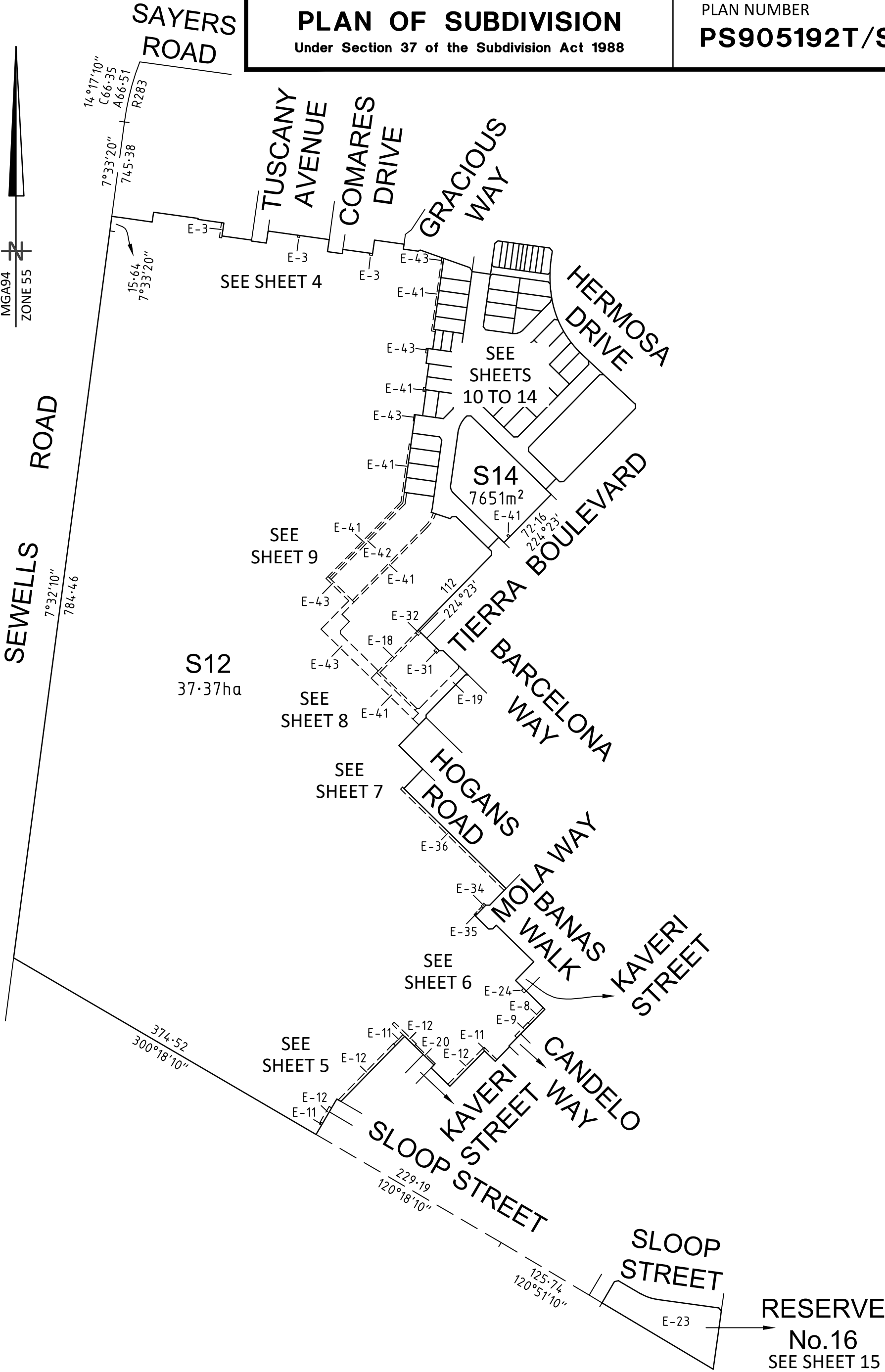
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SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

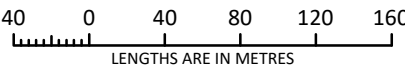
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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 3

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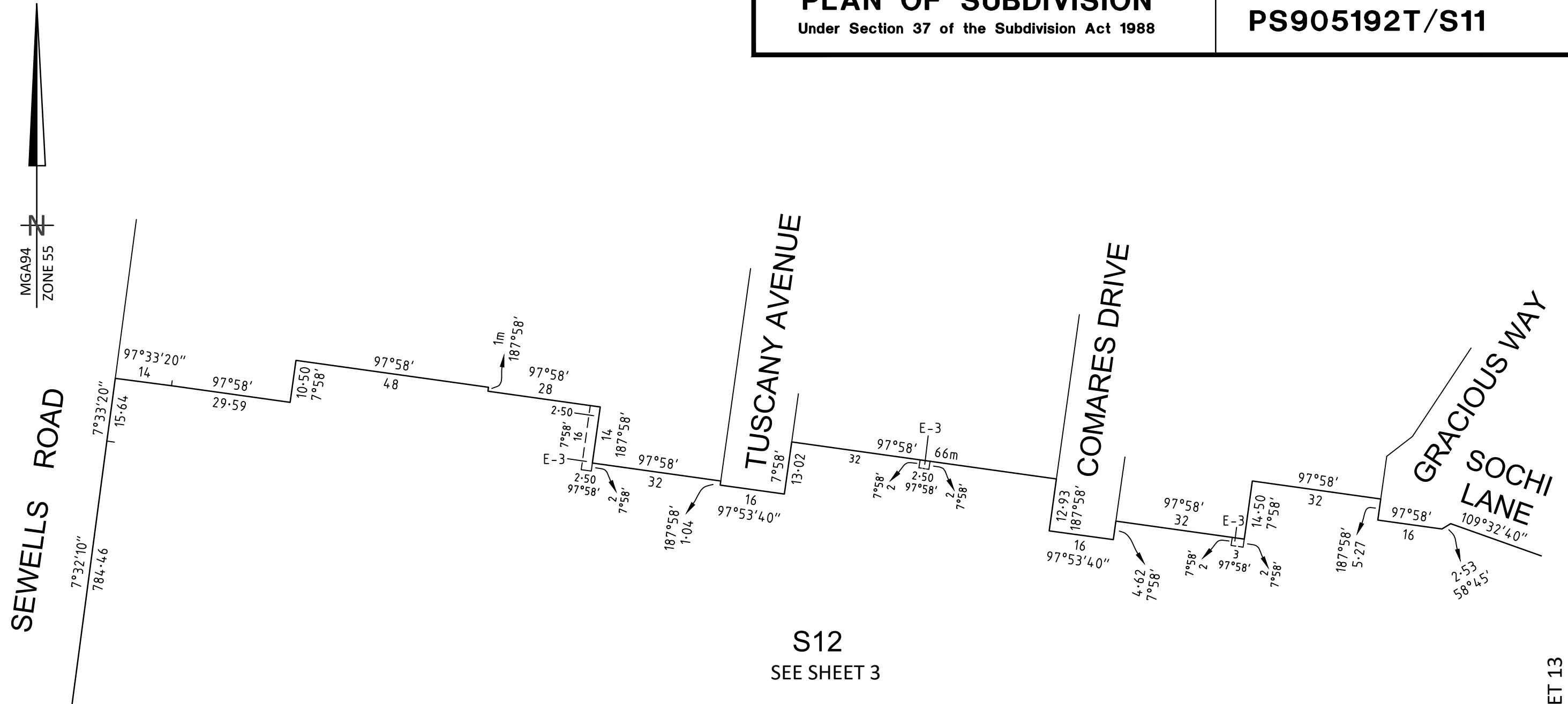
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Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

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S12
SEE SHEET 3

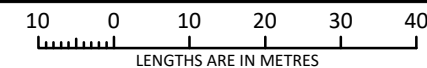
SEE SHEET 13



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SIZE A3

SHEET 4

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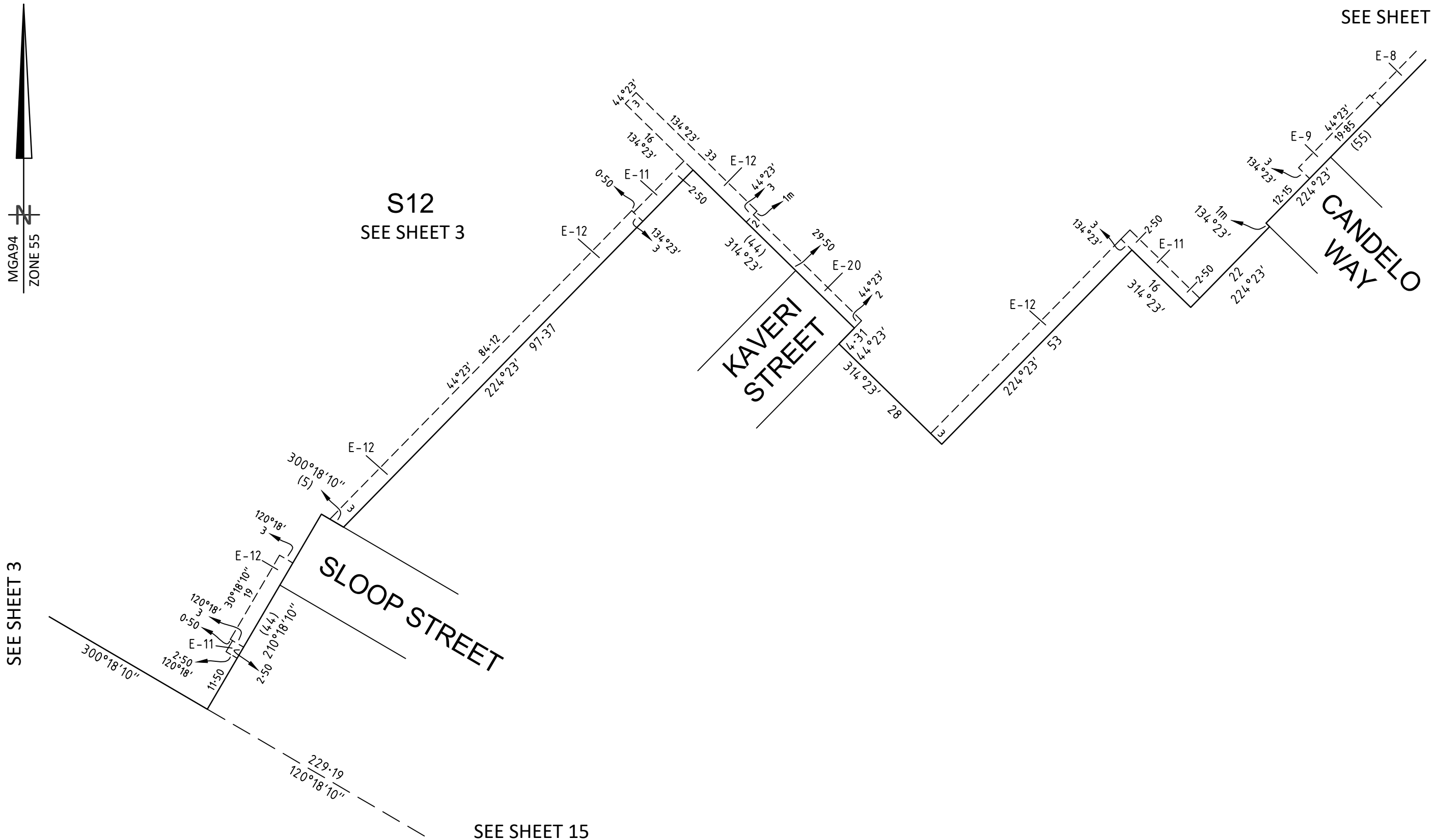
PLAN OF SUBDIVISION

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PLAN NUMBER

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SEE SHEET 6



SEE SHEET 3

SEE SHEET 15



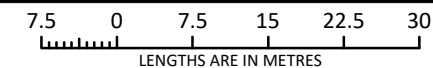
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ORIGINAL SHEET
SIZE A3

SHEET 5

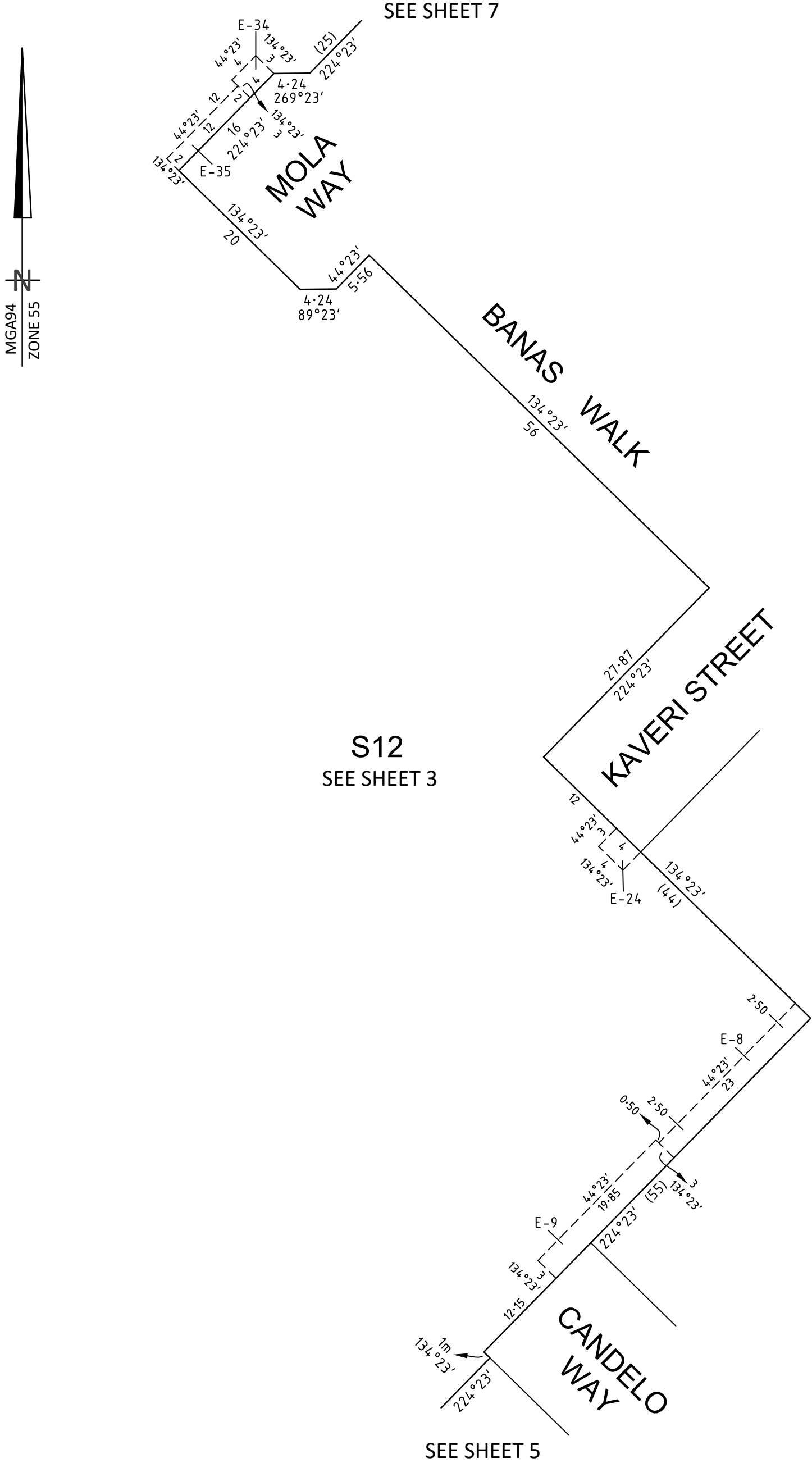
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Under Section 37 of the Subdivision Act 1988

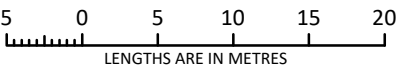
PLAN NUMBER
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ORIGINAL SHEET
SIZE: A3

SHEET 6

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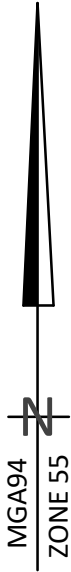
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PLAN OF SUBDIVISION

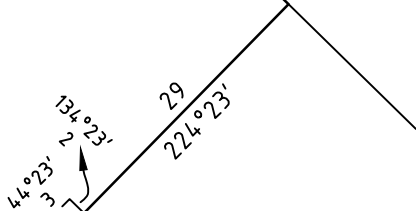
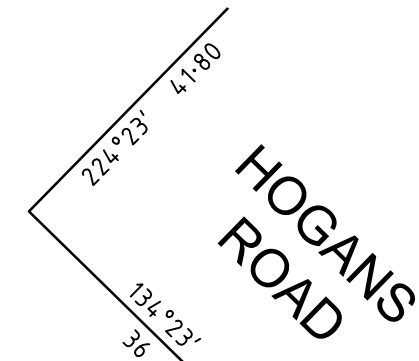
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PLAN NUMBER

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SEE SHEET 8

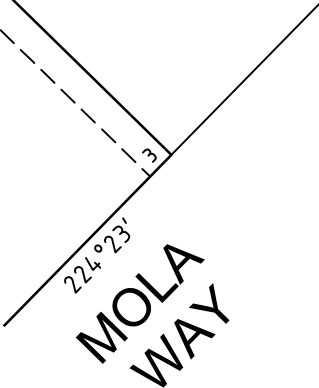


S12
SEE SHEET 3

E-36

134°23' 153

E-36



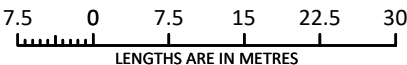
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SHEET 7

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PLAN OF SUBDIVISION

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SEE SHEET 10

TIERRA BOULEVARD

TIERRA BOULEVARD

BARCELONA WAY

HOGANS ROAD

S12

SEE SHEET 3

SEE SHEET 9

SEE SHEET 7

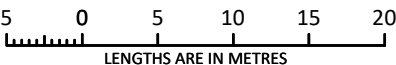


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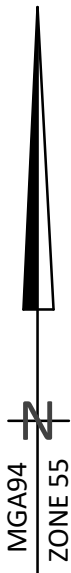
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SIZE: A3

SHEET 8

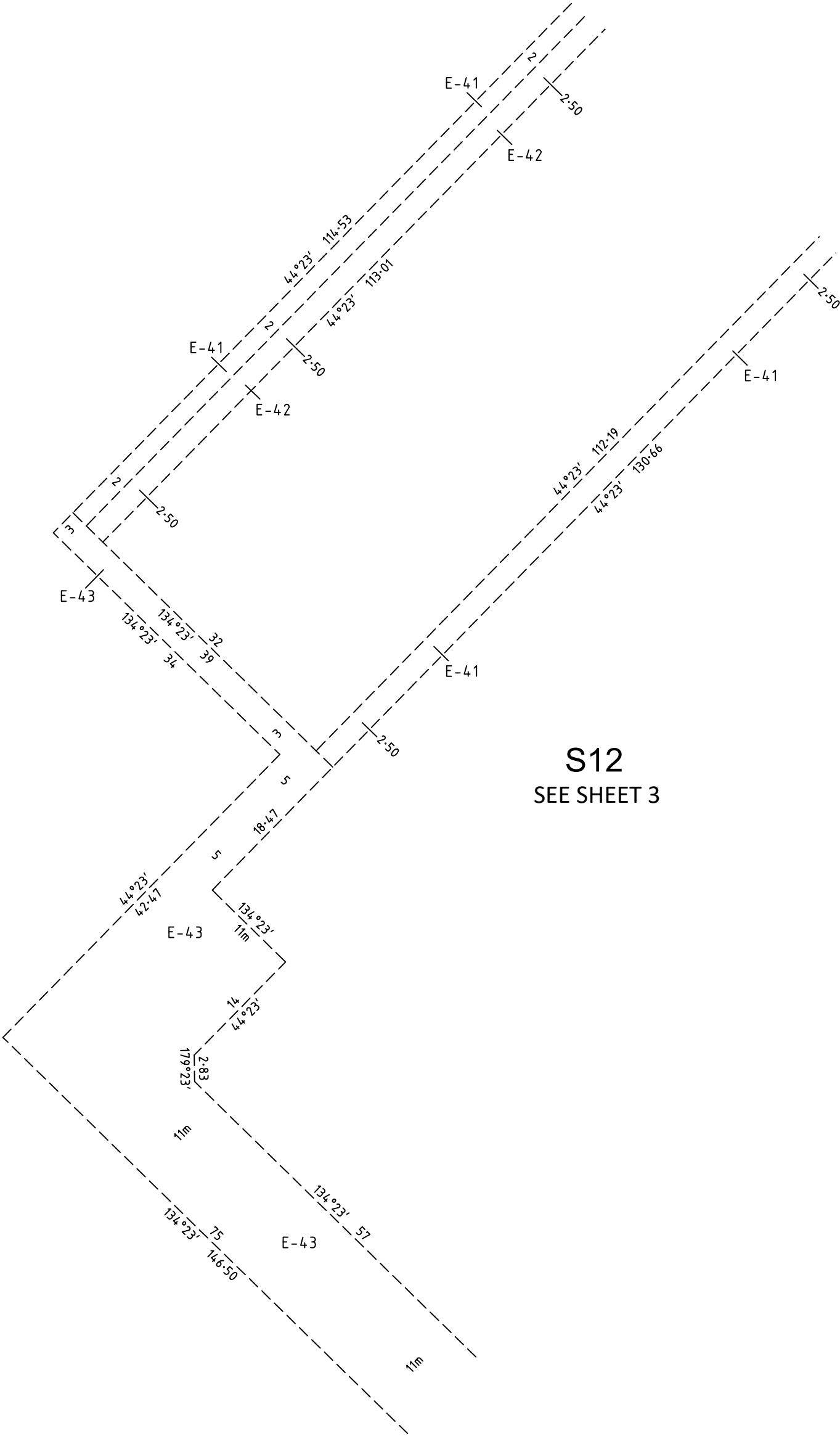
PLAN OF SUBDIVISION

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PLAN NUMBER
PS905192T/S11



SEE SHEET 10



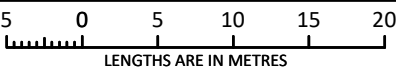
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ORIGINAL SHEET
SIZE: A3

SHEET 9

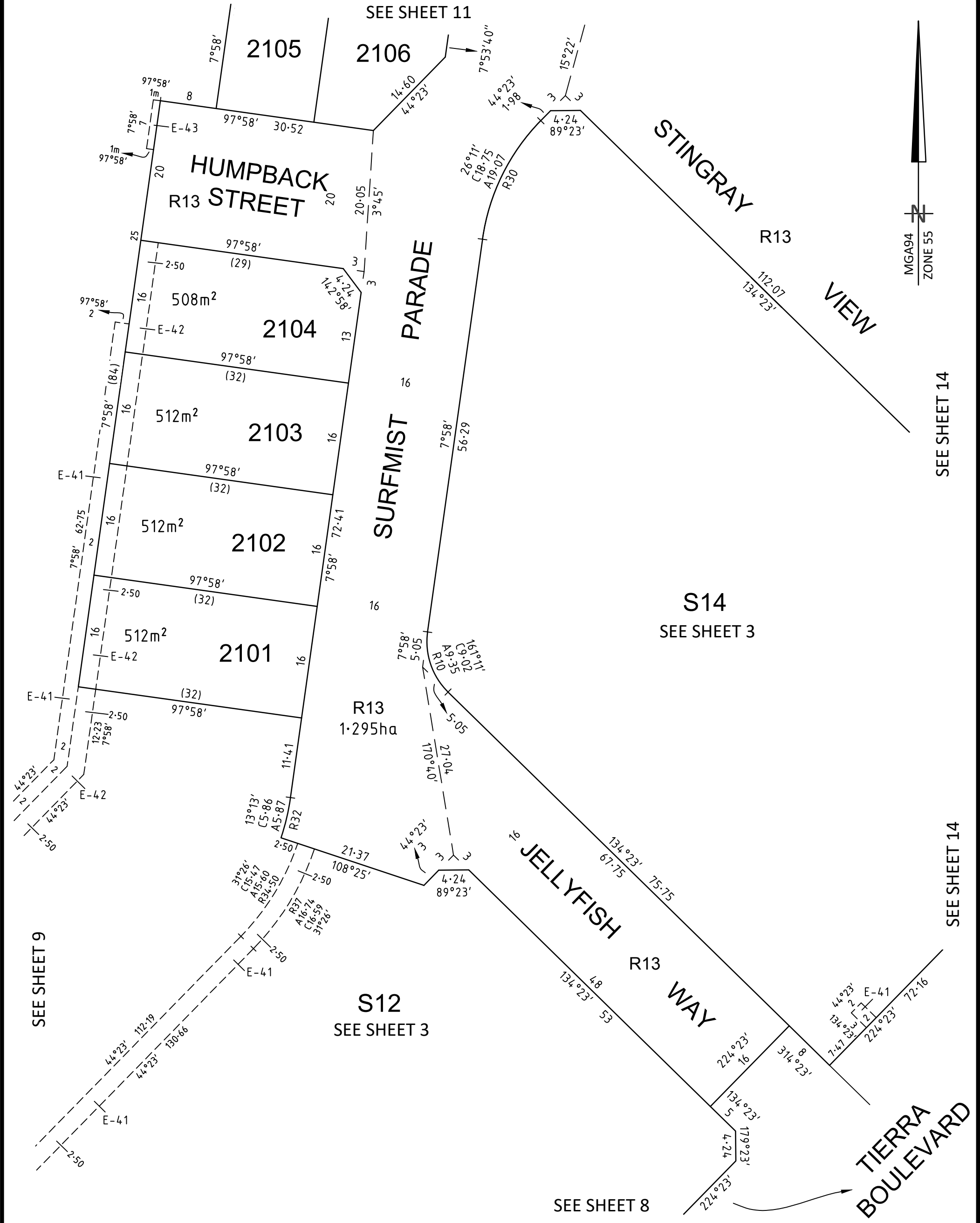
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PLAN OF SUBDIVISION

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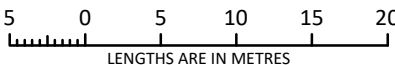
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SHEET 10

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RESERVE

No.11

SEE SHEET 12

SEE SHEET 12

CLOWNFISH

WAY

R13

2133

2132

2131

HERMOSA
DRIVE

2130

2135

2134

GRACIOUS
WAY

R13

2108

2107

2105

2106

2123

2122

2121

2124

2125

2126

2127

2128

2129

STREET

SEE SHEET 14

KELP

S14

SEE SHEET 3

STINGRAY

R13

VIEW

MG94
ZONE 55

SEE SHEET 10

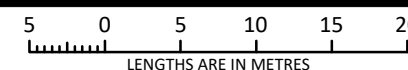


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SHEET 11

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PLAN OF SUBDIVISION

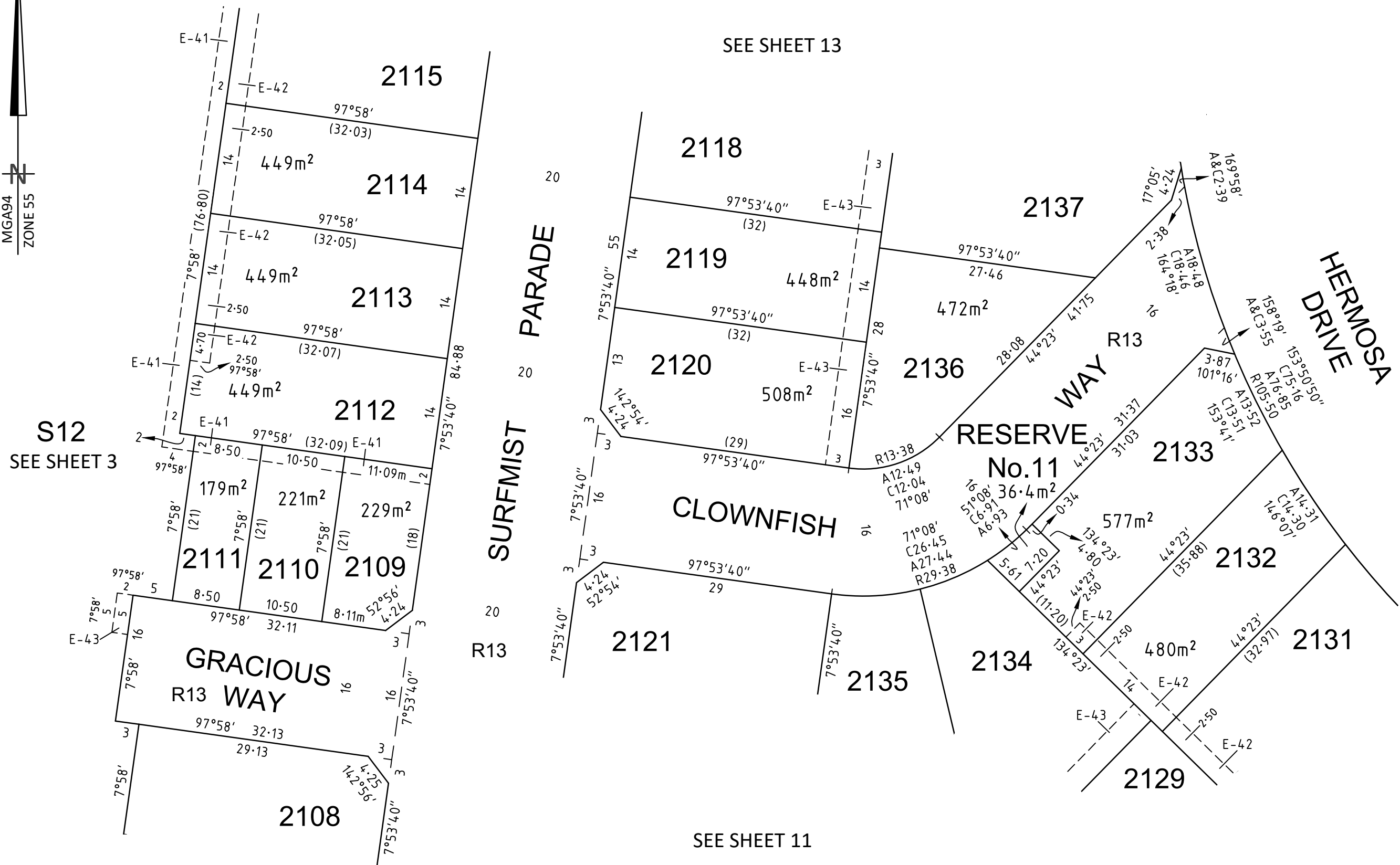
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS905192T/S11

MG94
ZONE 55

SEE SHEET 13



SEE SHEET 11



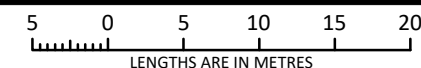
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ORIGINAL SHEET
SIZE A3

SHEET 12

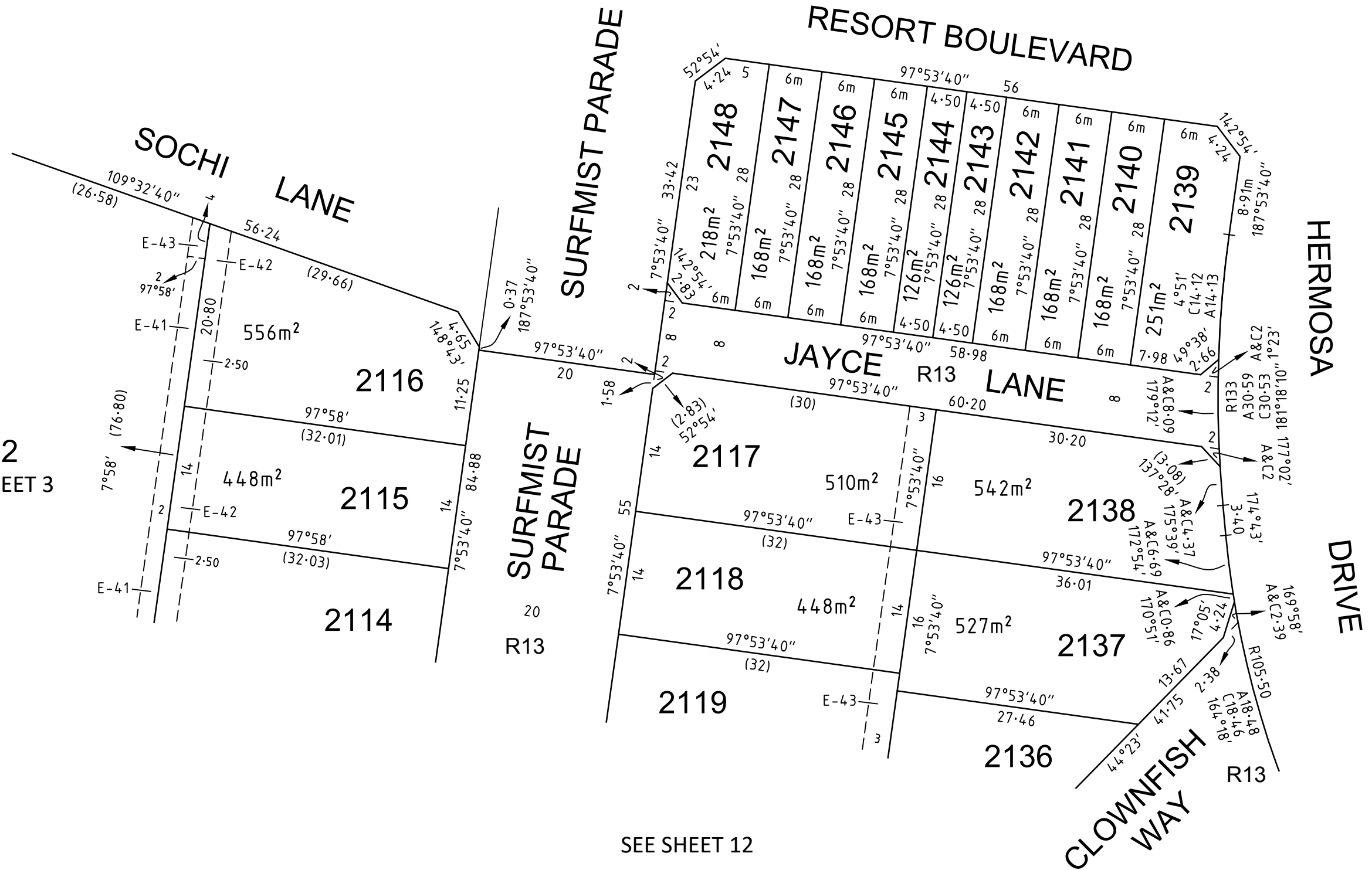
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VERSION D

MGA94
ZONE 55

SEE SHEET 4

S12
SEE SHEET 3



SEE SHEET 12



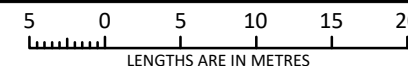
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SIZE A3

SHEET 13

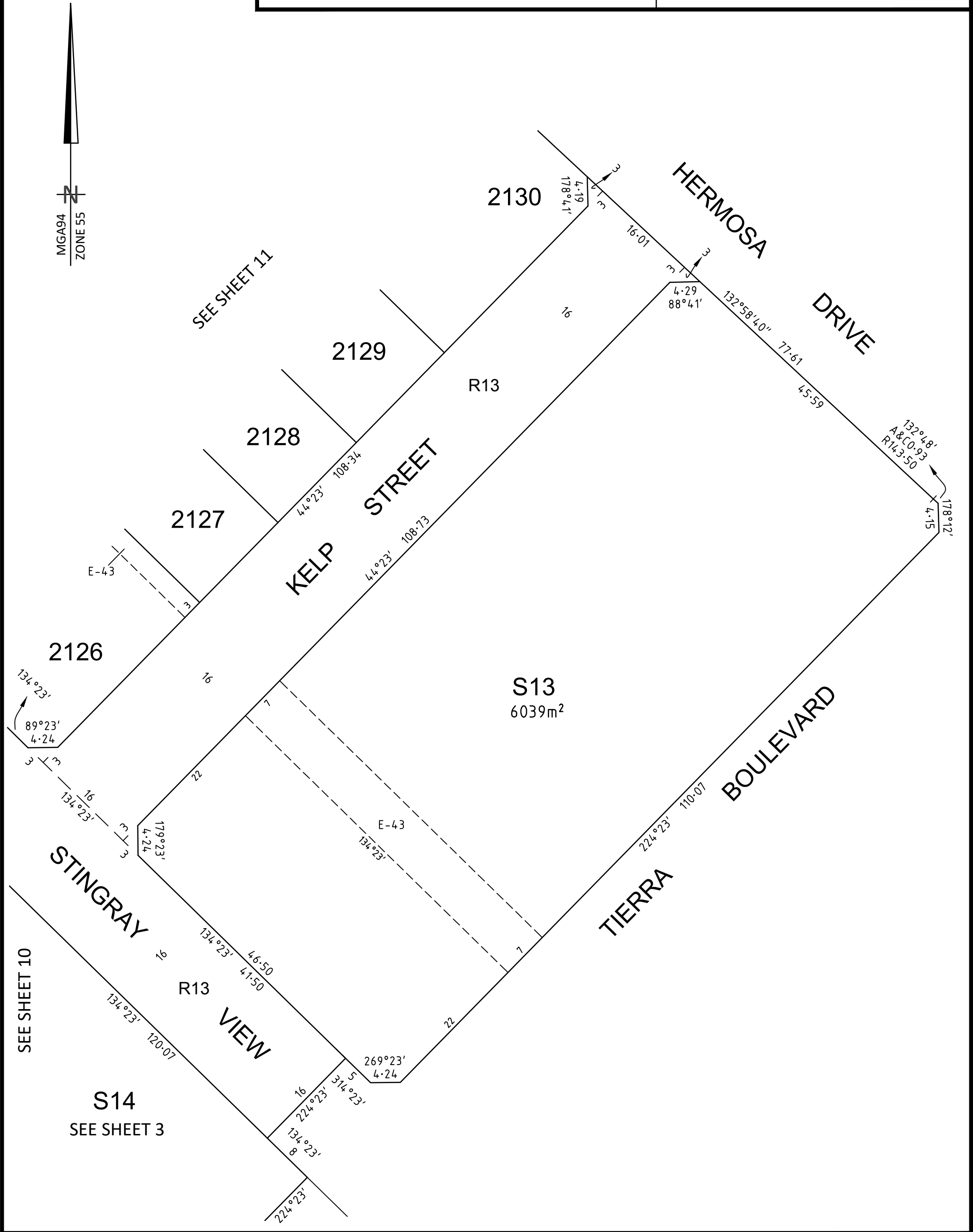
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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

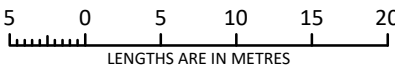
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SHEET 14

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Under Section 37 of the Subdivision Act 1988

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SEE SHEET 3

**WARANA
WAY**

SLOOP

STREET

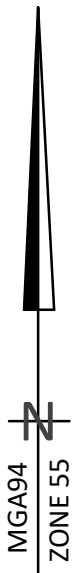
SEE SHEET 3

RESERVE No.16

5235m²

E-23

E-23



138.46
300°51'10"

97°52'
67.08

4.24
142°50'
7.74
187°52'

54.98
187°55'



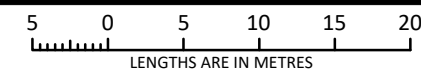
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DOCKLANDS VIC 3008

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ORIGINAL SHEET
SIZE A3

SHEET 15

ADRIAN THOMAS

VERSION **D**

PLAN OF SUBDIVISION

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PLAN NUMBER

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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
2101	2102
2102	2101, 2103
2103	2102, 2104
2104	2103
2105	2106, 2107
2106	2105, 2107
2107	2105, 2106, 2108
2108	2107
2109	2110, 2112
2110	2109, 2111, 2112
2111	2110, 2112
2112	2109, 2110, 2111, 2113
2113	2112, 2114
2114	2113, 2115
2115	2114, 2116
2116	2115
2117	2118, 2138
2118	2117, 2119, 2137
2119	2118, 2120, 2136, 2137
2120	2119, 2136
2121	2122, 2135
2122	2121, 2123, 2135
2123	2122, 2124, 2135
2124	2123, 2125, 2135

BURDENED LOT No.	BENEFITING LOTS
2125	2124, 2126, 2127, 2135
2126	2125, 2127
2127	2125, 2126, 2128, 2135
2128	2127, 2129, 2134, 2135
2129	2128, 2130, 2131, 2132, 2134
2130	2129, 2131
2131	2129, 2130, 2132
2132	2129, 2131, 2133, 2134
2133	2132, 2134
2134	2128, 2129, 2132, 2133, 2135
2135	2121, 2122, 2123, 2124, 2125, 2127, 2128, 2134
2136	2119, 2120, 2137
2137	2118, 2119, 2136, 2138
2138	2117, 2137
2139	2140
2140	2139, 2141
2141	2140, 2142
2142	2141, 2143
2143	2142, 2144
2144	2143, 2145
2145	2144, 2146
2146	2145, 2147
2147	2146, 2148
2148	2147

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. AA 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 (Victorian Planning Authority, November 2019) as specified within the Memorandum of Common Provisions registered in Dealing No. AA..... 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 2036.



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VERSION D

ORIGINAL SHEET
SIZE: A3

SHEET 16