

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER

PS841640V/S17

LOCATION OF LAND

COUNCIL NAME: WYNDHAM CITY COUNCIL

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. 12555 Fol. 639

LAST PLAN REFERENCE/S: PS841640V/S16 (LOT S17)

POSTAL ADDRESS: 1069 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029

MGA94 Co-ordinates E 291 860
(of approx centre of N 5 808 810
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R18 RESERVE No.16	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS 1 TO 3200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.
SEE SHEET 9 FOR FURTHER DETAILS.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS
CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).
EASEMENTS E-2 TO E-29 (BOTH INCLUSIVE), E-32 TO E-35 (BOTH INCLUSIVE),
E-37 TO E-40 (BOTH INCLUSIVE), E-44, E-45, E-50 TO E-59 (BOTH INCLUSIVE),
E-68 AND E-71 HAVE BEEN OMITTED FROM THIS PLAN.
OTHER PURPOSE OF THE PLAN:
REMOVAL OF DISTRIBUTION AND/OR TRANSMISSION OF GAS, DRAINAGE,
SEWERAGE AND WATER SUPPLY EASEMENT E-25 ON PS841640V/S16 AS
AFFECTS CENTURION AVENUE 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. WYP10107
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 32
2.307ha **42 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.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
E-30	SEWERAGE	SEE PLAN	PS841640V/S7	GREATER WESTERN WATER CORPORATION
E-31	DRAINAGE	SEE PLAN	PS841640V/S7	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS841640V/S7	GREATER WESTERN WATER CORPORATION
E-36	SEWERAGE	SEE PLAN	PS841640V/S16	GREATER WESTERN WATER CORPORATION
E-41	DRAINAGE	SEE PLAN	PS841640V/S16	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS841640V/S16	GREATER WESTERN WATER CORPORATION
E-42	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS841640V/S16	MELBOURNE WATER CORPORATION
E-43	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS841640V/S16	MELBOURNE WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

2070S-32 VER D.DWG AA/ BC



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

SURVEYOR REF: **2070s-32**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

ADRIAN THOMAS

VERSION **D**

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E-46	DRAINAGE	SEE PLAN	PS841640V/S16	WYNDHAM CITY COUNCIL
E-47	SEWERAGE	SEE PLAN	PS841640V/S21	GREATER WESTERN WATER CORPORATION
E-48	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-49	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-60	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-61	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-62	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-63	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS841640V/S16	MELBOURNE WATER CORPORATION
	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-64	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-65	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS841640V/S16	MELBOURNE WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-66	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS841640V/S16	MELBOURNE WATER CORPORATION
	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-67	SEWERAGE	SEE PLAN	PS841640V/S21	GREATER WESTERN WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-69	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-70	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-72	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-73	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD



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

REF 2070s-32

ORIGINAL SHEET
SIZE: A3

SHEET 2

ADRIAN THOMAS

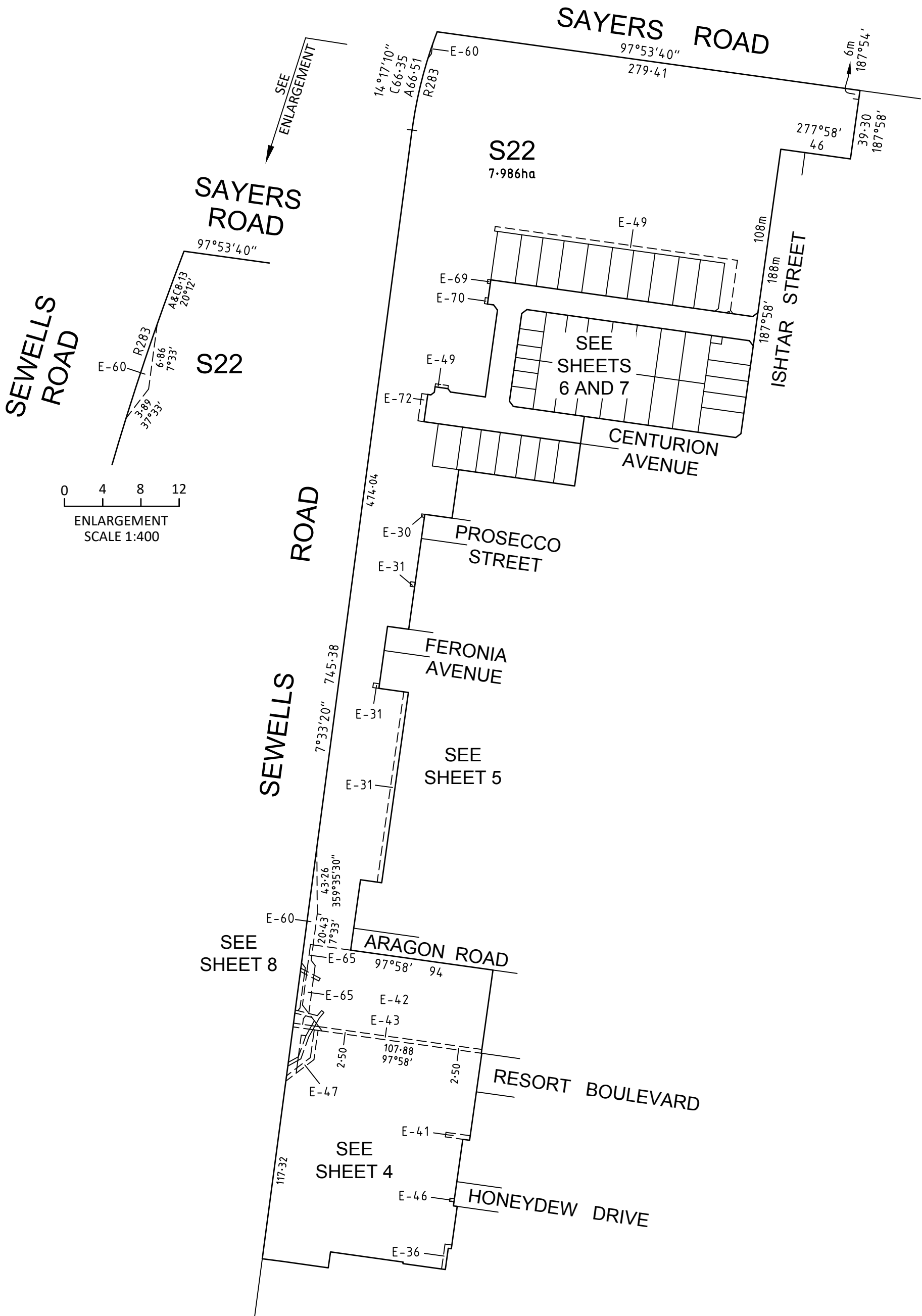
VERSION D

PLAN OF SUBDIVISION

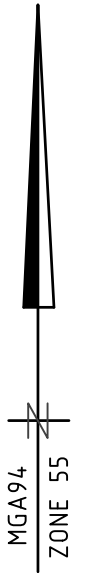
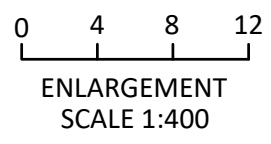
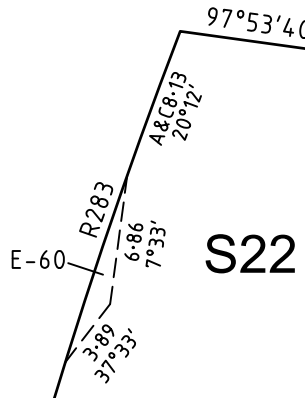
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SEWELLS ROAD

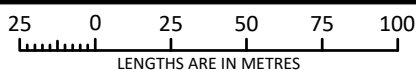


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REF 2070s-32

SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

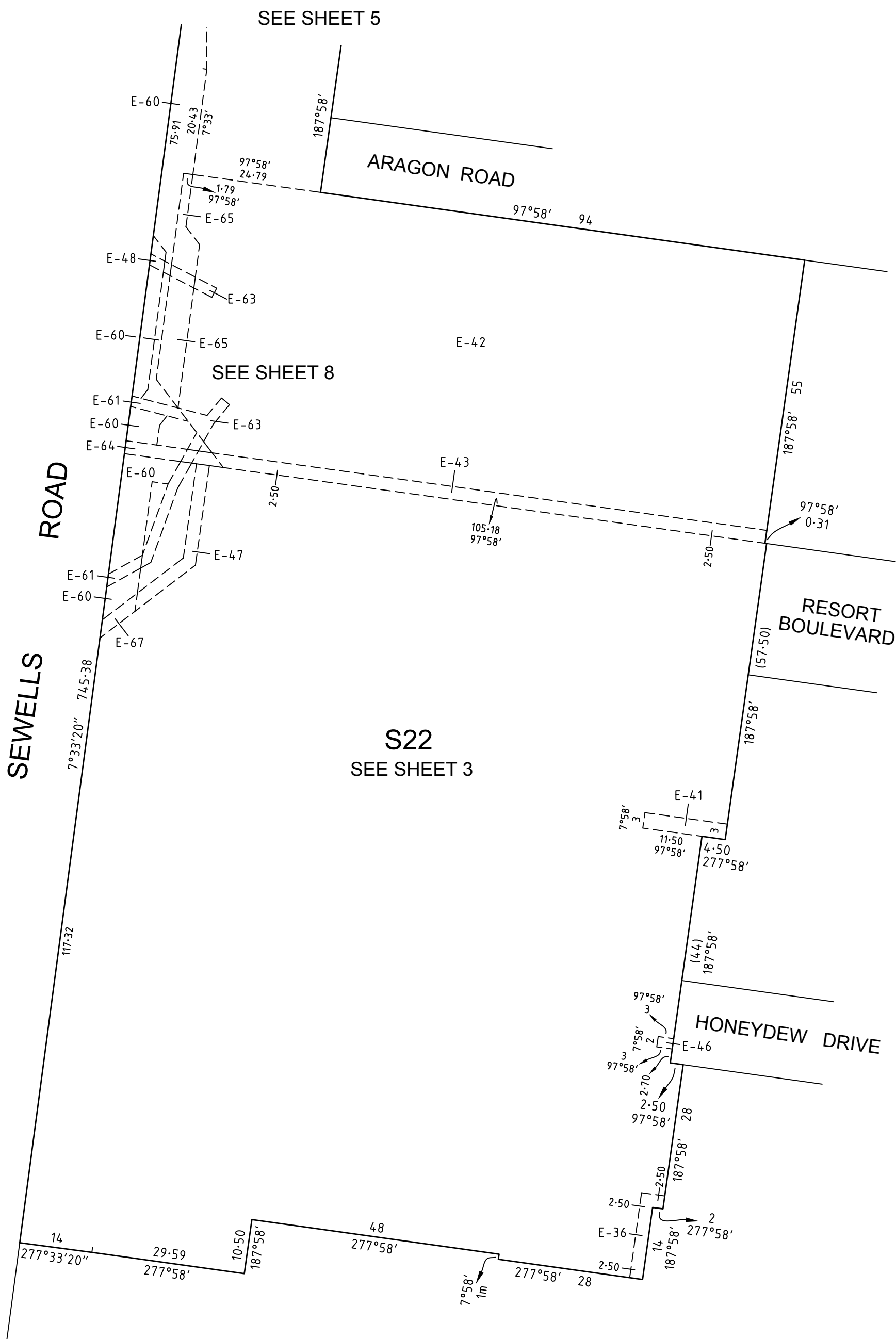
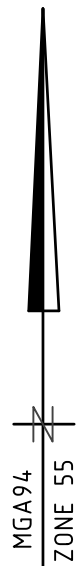
SHEET 3

ADRIAN THOMAS

VERSION D

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 Under Section 37 of the Subdivision Act 1988

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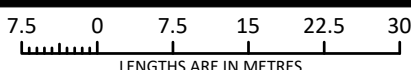


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SCALE
 1:750



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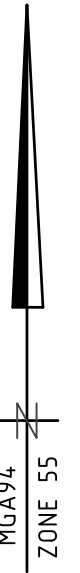
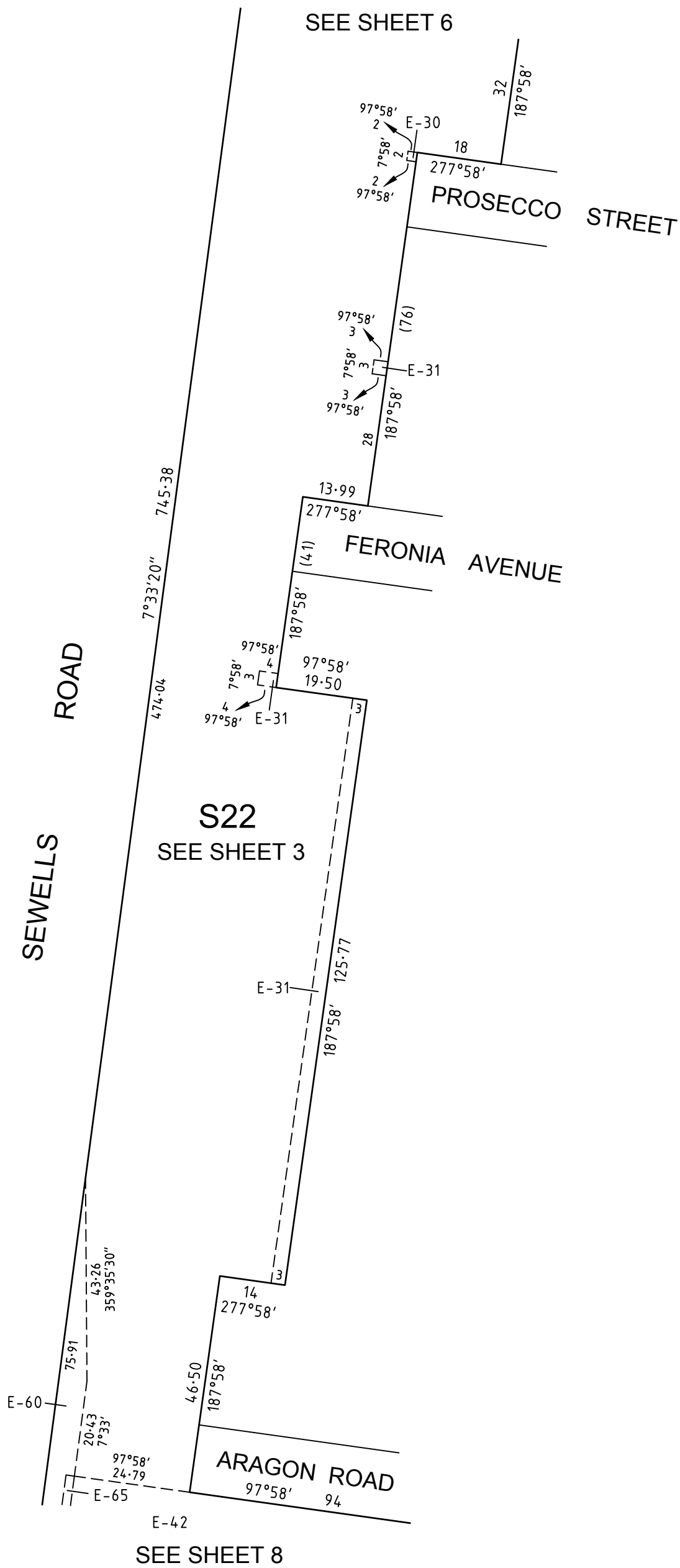
VERSION D

ORIGINAL SHEET
 SIZE: A3

SHEET 4

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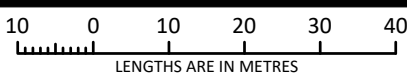


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SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 5

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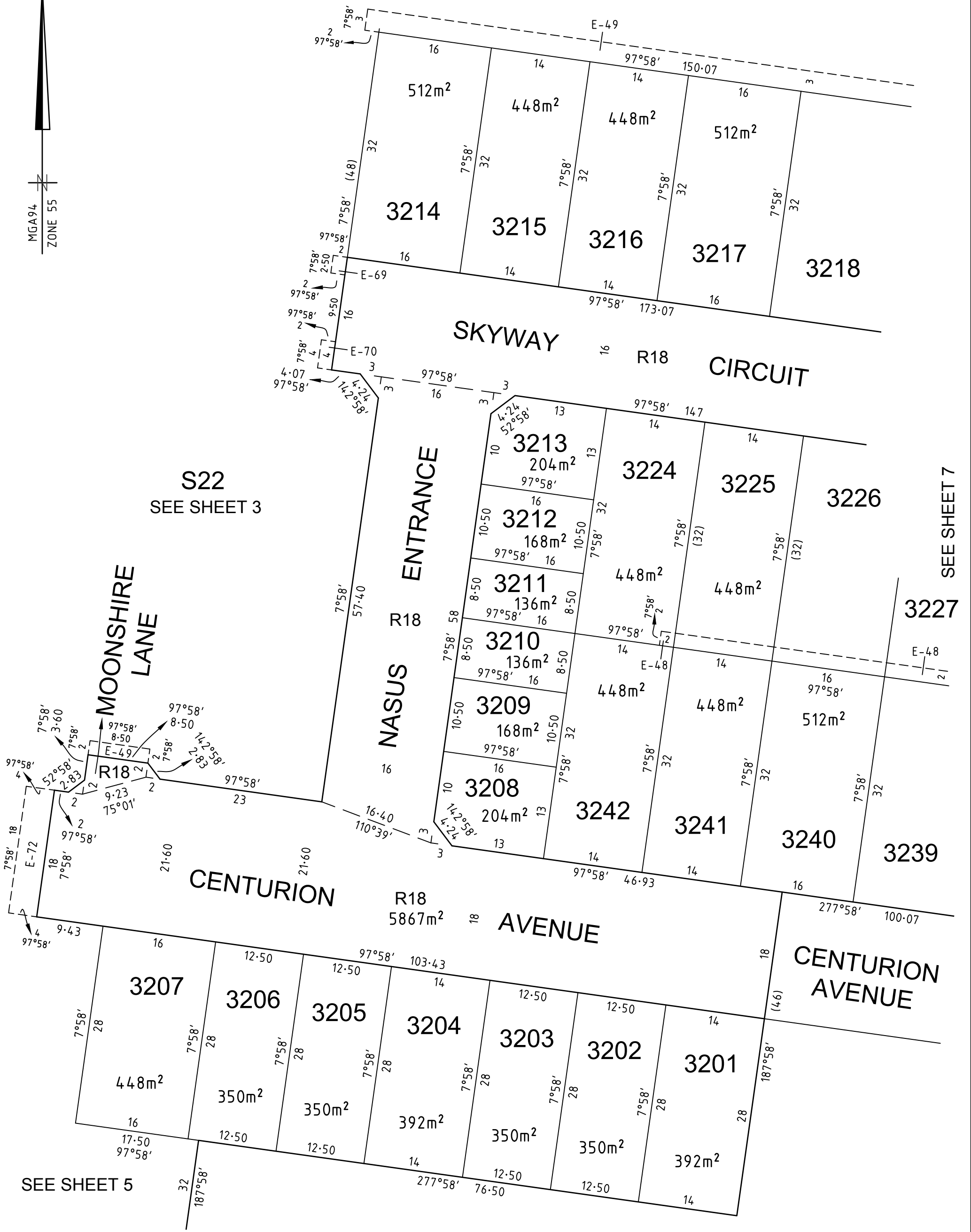
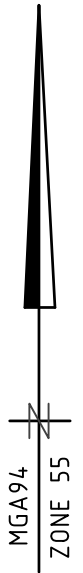
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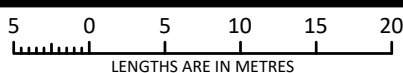


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

ADRIAN THOMAS

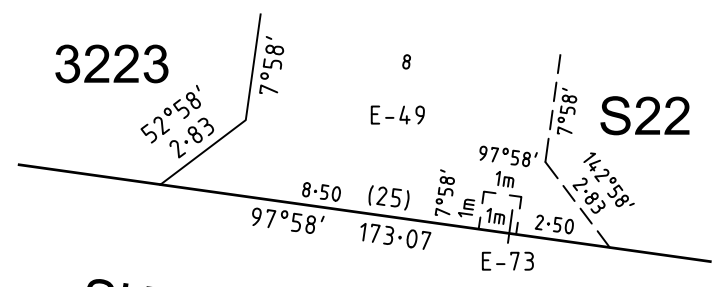
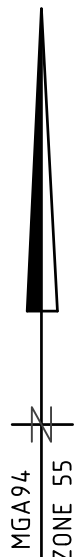
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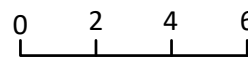
PLAN NUMBER

PS841640V/S17



S22
SEE SHEET 3

SKYWAY
CIRCUIT



SCALE 1:200
ENLARGEMENT



SEE SHEET 6

SEE ENLARGEMENT

STREET

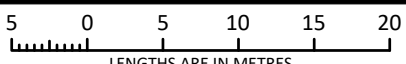


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SCALE
1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 7

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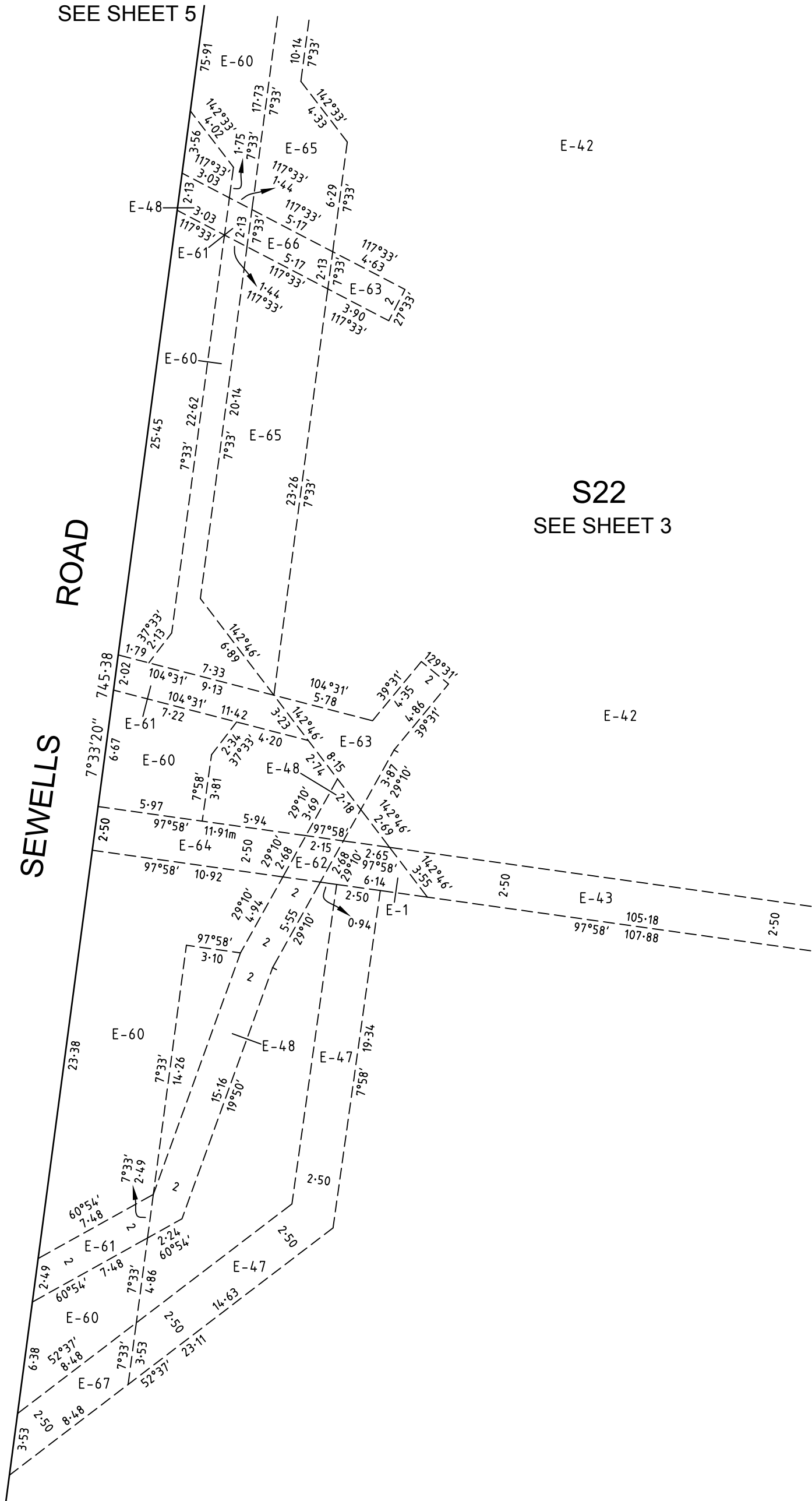
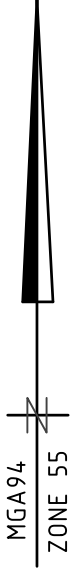
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S22
SEE SHEET 3

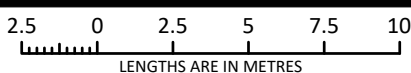


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SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 8

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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
3201	3202
3202	3201, 3203
3203	3202, 3204
3204	3203, 3205
3205	3204, 3206
3206	3205, 3207
3207	3206
3208	3209, 3242
3209	3208, 3210, 3242
3210	3209, 3211, 3242
3211	3210, 3212, 3224
3212	3211, 3213, 3224
3213	3212, 3224
3214	3215
3215	3214, 3216
3216	3215, 3217
3217	3216, 3218
3218	3217, 3219
3219	3218, 3220
3220	3219, 3221
3221	3220, 3222

BURDENED LOT No.	BENEFITING LOTS
3222	3221, 3223
3223	3222
3224	3211, 3212, 3213, 3225, 3242
3225	3224, 3226, 3241
3226	3225, 3227, 3240
3227	3226, 3228, 3239
3228	3227, 3229, 3238
3229	3228, 3230, 3237
3230	3229, 3231, 3232, 3233, 3236
3231	3230, 3232
3232	3230, 3231, 3233
3233	3230, 3232, 3234, 3236
3234	3233, 3235, 3236
3235	3234, 3236
3236	3230, 3233, 3234, 3235, 3237
3237	3229, 3236, 3238
3238	3228, 3237, 3239
3239	3227, 3238, 3240
3240	3226, 3239, 3241
3241	3225,, 3240, 3242
3242	3208, 3209, 3210, 3224, 3241

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 (Victorian Planning Authority, 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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SHEET 9

ADRIAN THOMAS

VERSION D