

PLAN OF SUBDIVISION Under Section 37 of the Subdivision Act 1988			LUV USE ONLY EDITION	PLAN NUMBER PS841640V/S17		
LOCATION OF LAND 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			COUNCIL NAME: WYNDHAM CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		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. 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 R18 RESERVE No.16	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD					
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 2.304ha 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						
 an  company ©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008			SURVEYOR REF: 2070s-32 ADRIAN THOMAS		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
			VERSION F			

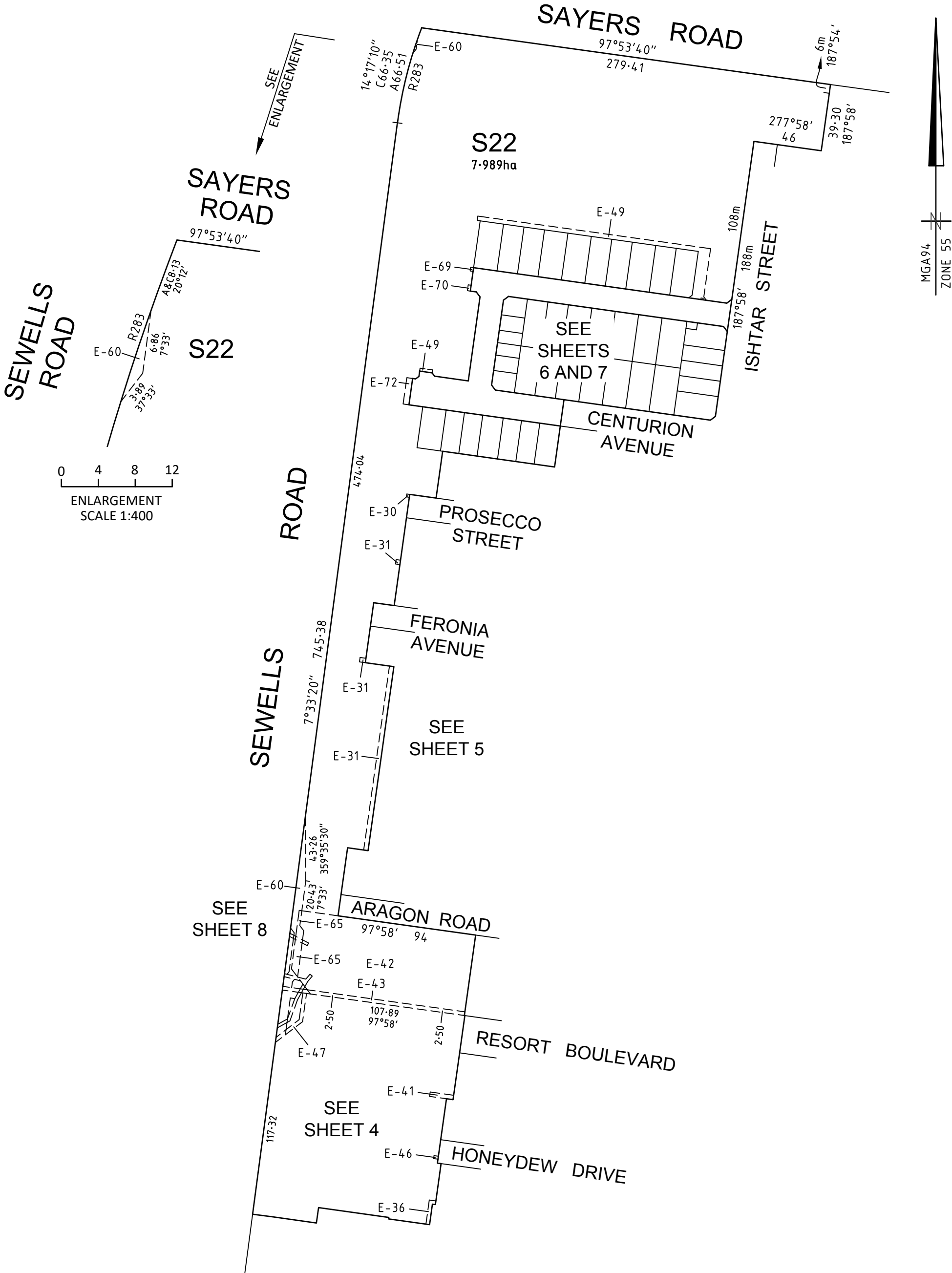
		PLAN OF SUBDIVISION Under Section 37 of the Subdivision Act 1988		PLAN NUMBER PS841640V/S17
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-46	DRAINAGE	SEE PLAN	PS841640V/S16	WYNDHAM CITY COUNCIL
E-47	SEWERAGE	SEE PLAN	PS841640V/S21	GREATER WESTERN WATER CORPORATION
E-48	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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		ADRIAN THOMAS VERSION F		SHEET 2

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS841640V/S17

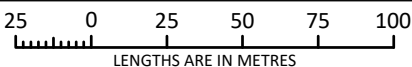


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SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 3

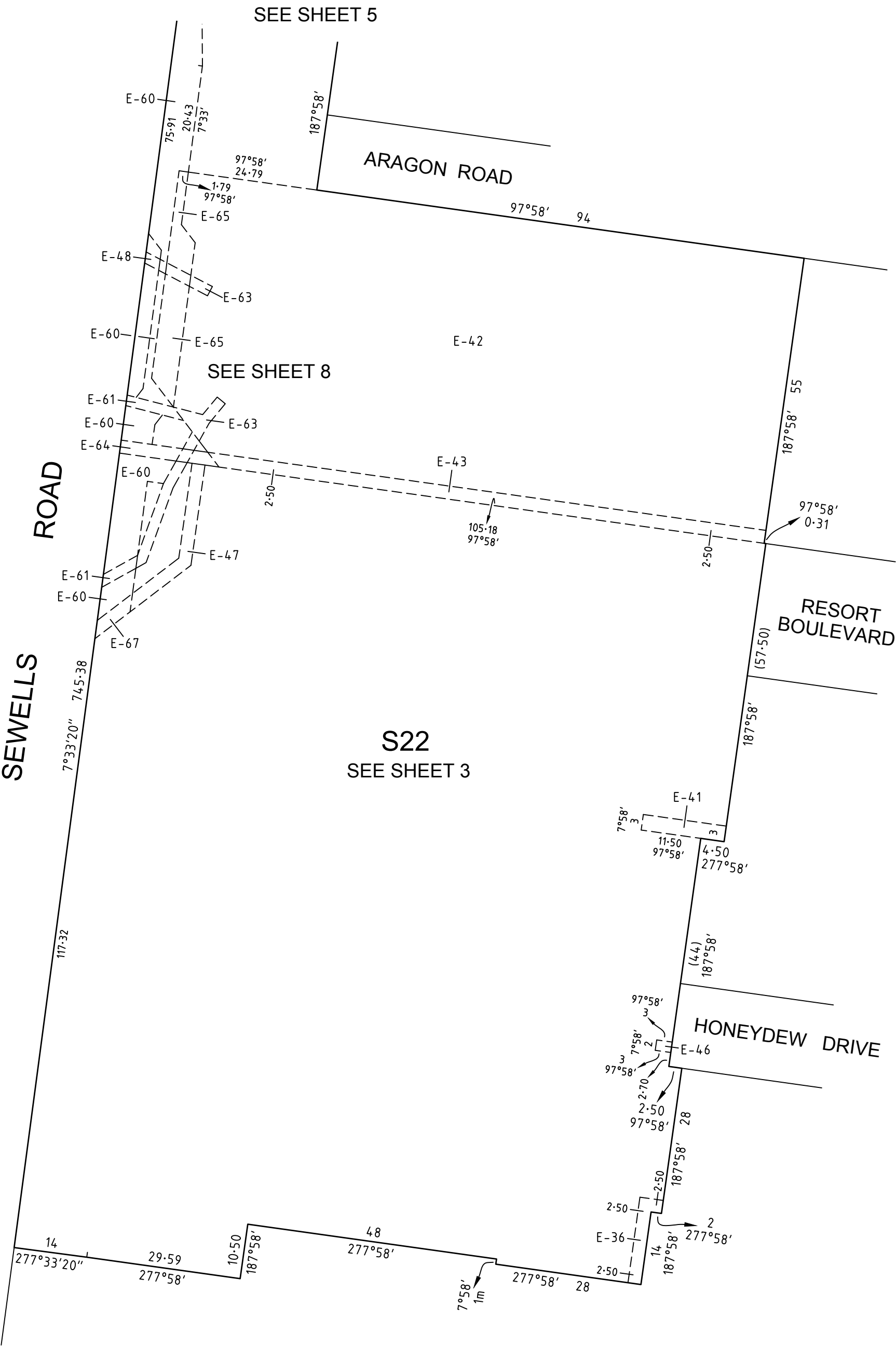
ADRIAN THOMAS

VERSION F

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

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PS841640V/S17

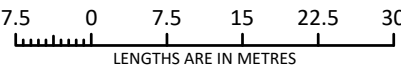


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DOCKLANDS VIC 3008

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1:750



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VERSION F

ORIGINAL SHEET
SIZE: A3

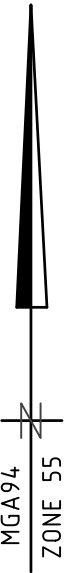
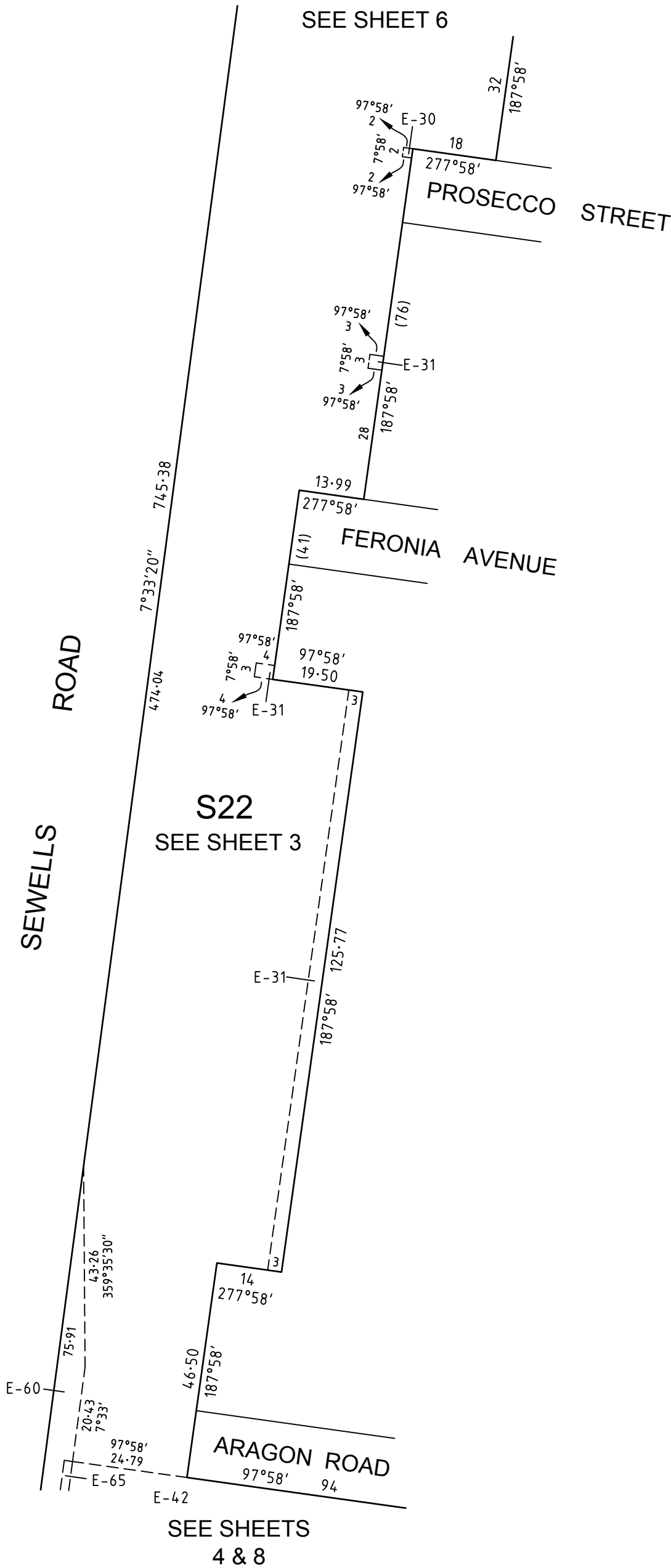
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PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS841640V/S17

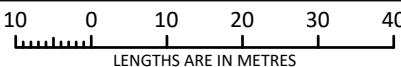


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DOCKLANDS VIC 3008

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SCALE
1:1000



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VERSION F

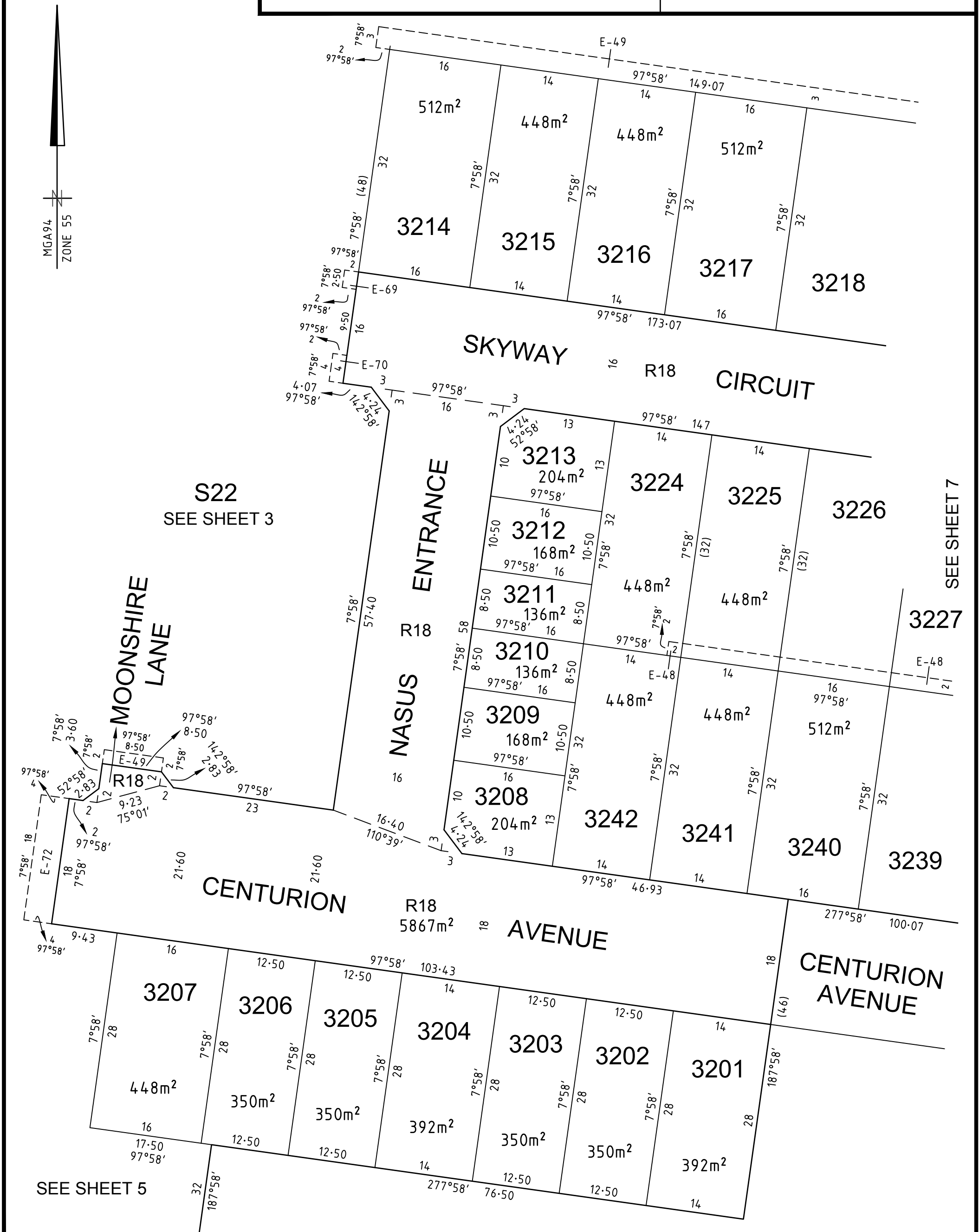
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SHEET 5

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS841640V/S17

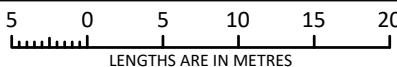


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

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VERSION F

Under Section 37 of the Subdivision Act 1988

PS841640V/S17



PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS841640V/S17

SEE SHEETS 4 & 5

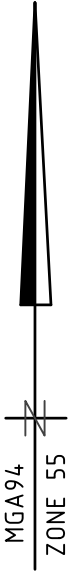
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S22
SEE SHEET 3

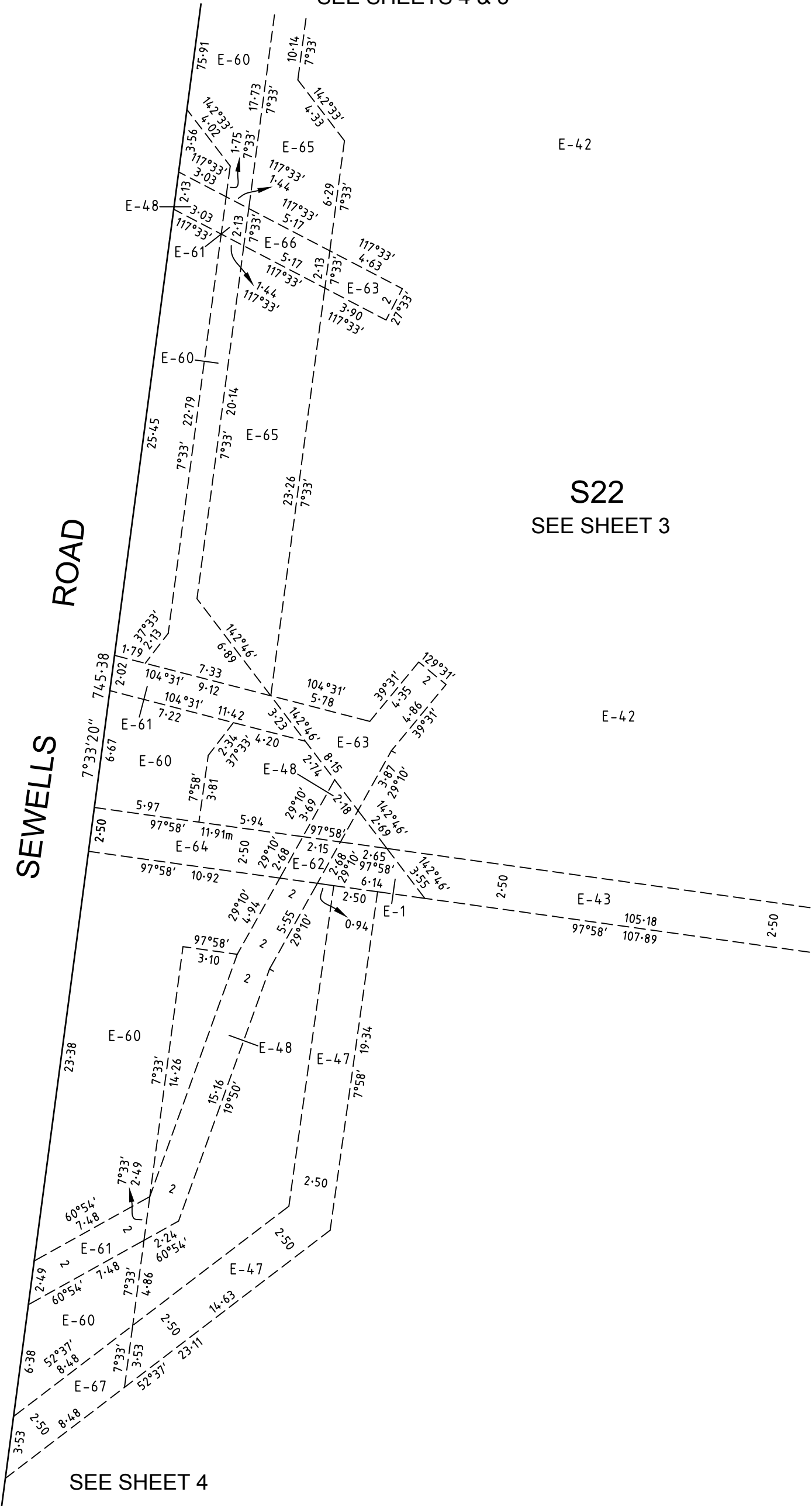
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E-43

SEE SHEET 4



SEWELLS
ROAD

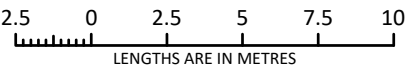


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SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 8

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PLAN OF SUBDIVISION

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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. AA011547 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. AA011547 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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ORIGINAL SHEET
SIZE: A3

SHEET 9