

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS841640V/S22

LOCATION OF LAND

COUNCIL NAME: WYNDHAM CITY COUNCIL

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS841640V/S17 (LOT S22)

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

MGA94 Co-ordinates E 291 890
(of approx centre of N 5 808 940
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R19	WYNDHAM CITY COUNCIL
RESERVE No.17	WYNDHAM CITY COUNCIL
RESERVE No.18	POWERCOR AUSTRALIA LTD

LOTS 1 TO 3300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 11 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-53 TO E-59 (BOTH INCLUSIVE), E-68 AND E-71 HAVE BEEN OMITTED FROM THIS PLAN.

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 33
2.591ha

51 LOTS

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-49 ON PS841640V/S17 AS AFFECTS SONE LANE ON THIS PLAN.
REMOVAL OF THE DRAINAGE, SEWERAGE AND POWERLINE EASEMENT E-73 ON PS841640V/S17 AS AFFECTS SONE LANE 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.

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 CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN SEE PLAN	PS820473G PS841640V/S16	CITY WEST WATER CORPORATION MELBOURNE WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

2070S-33 VER D.DWG AA/AA



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

SURVEYOR REF: **2070s-33**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 11

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	PS841640V/S17	WYNDHAM CITY COUNCIL
E-49	DRAINAGE	SEE PLAN	PS841640V/S17	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-50	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-51	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-52	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	PS841640V/S17 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-61	DRAINAGE	SEE PLAN	PS841640V/S17	WYNDHAM CITY COUNCIL
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	PS841640V/S17 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-62	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
	DRAINAGE	SEE PLAN	PS841640V/S17	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	PS841640V/S17	WYNDHAM CITY COUNCIL
E-64	SEWERAGE	SEE PLAN	PS820473G	CITY WEST WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	PS841640V/S17 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	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	PS841640V/S17 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	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	PS841640V/S17	WYNDHAM CITY COUNCIL
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	PS841640V/S17 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-67	SEWERAGE	SEE PLAN	PS841640V/S21	GREATER WESTERN WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	PS841640V/S17 (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-69	SEWERAGE	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-70	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS841640V/S17	GREATER WESTERN WATER CORPORATION
E-72	POWERLINE	SEE PLAN	PS841640V/S17 (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD



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DOCKLANDS VIC 3008

REF 2070s-33

ADRIAN THOMAS

VERSION D

ORIGINAL SHEET
SIZE: A3

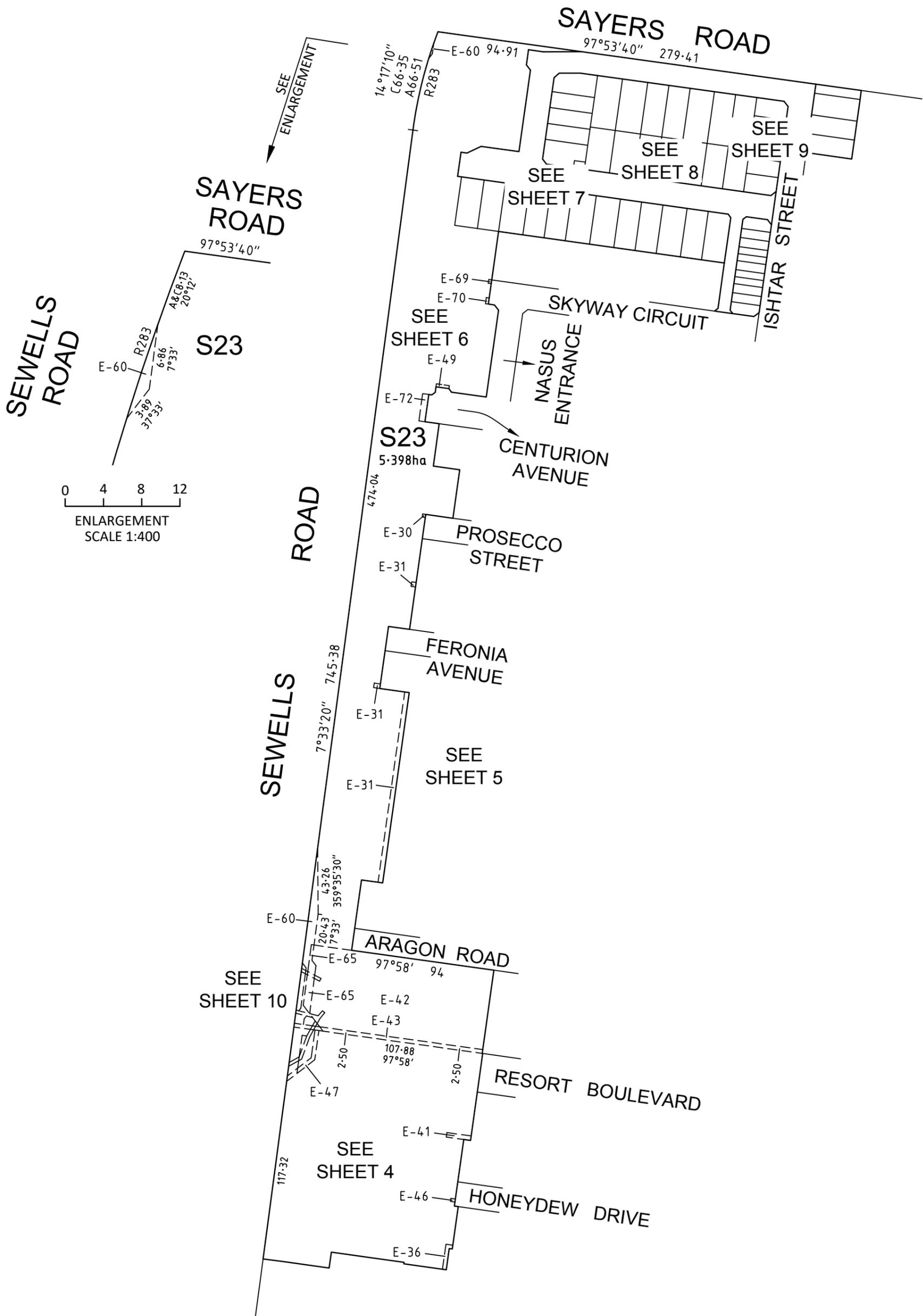
SHEET 2

PLAN OF SUBDIVISION

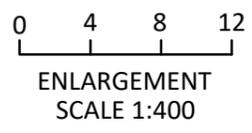
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SEWELLS ROAD



SAYERS ROAD

S23

SEWELLS ROAD

S23

5.398ha

PROSECCO STREET

FERONIA AVENUE

SEE SHEET 5

ARAGON ROAD

SEE SHEET 10

RESORT BOULEVARD

SEE SHEET 4

HONEYDEW DRIVE

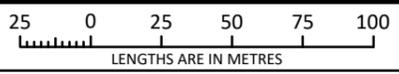


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SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 3

ADRIAN THOMAS

VERSION D

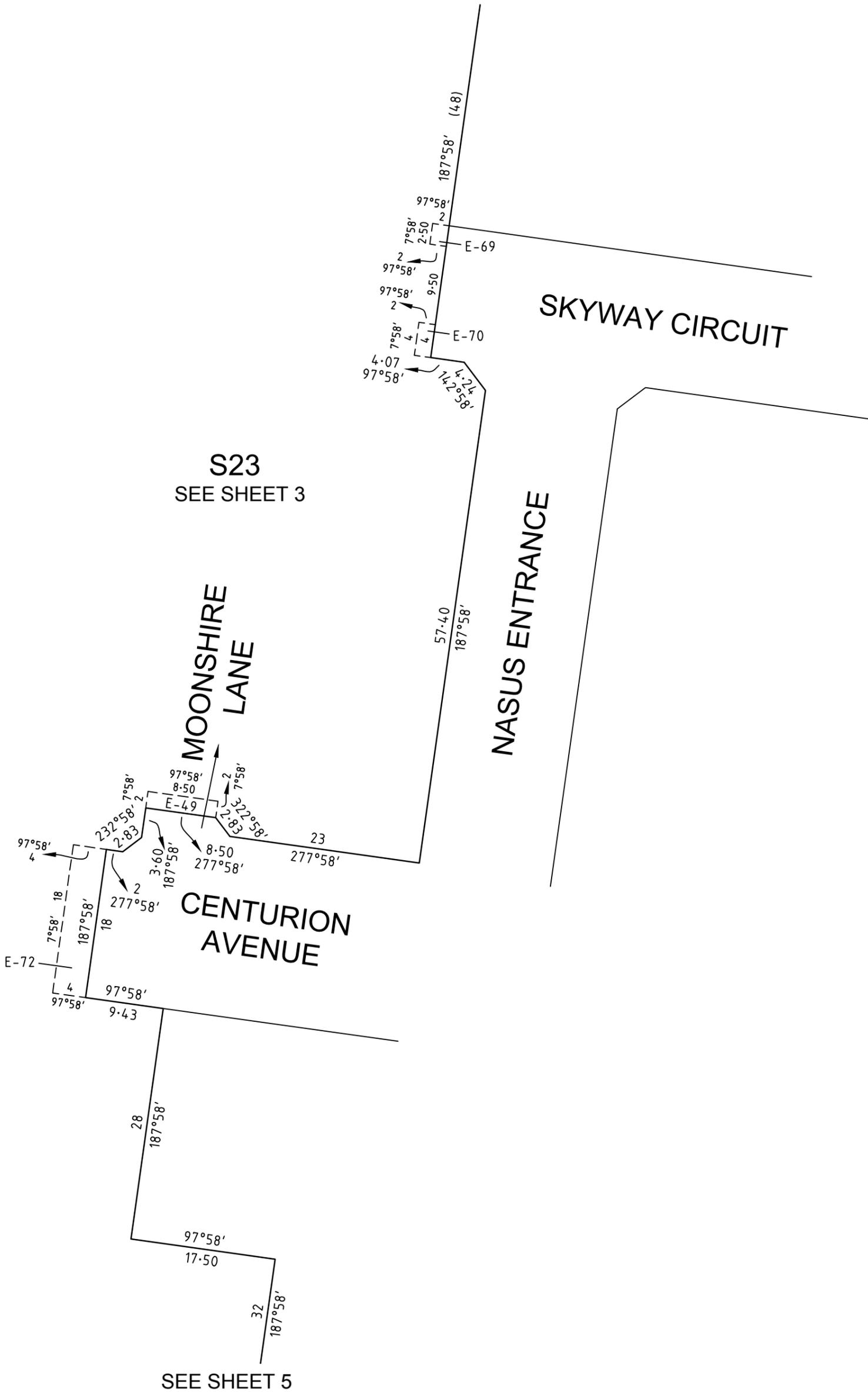
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PLAN NUMBER

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SEE SHEET 7



S23
SEE SHEET 3

MOONSHIRE
LANE

NASUS ENTRANCE

SKYWAY CIRCUIT

CENTURION
AVENUE

SEE SHEET 5

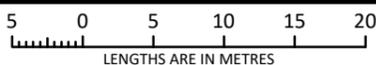


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ORIGINAL SHEET
SIZE: A3

SHEET 6

ADRIAN THOMAS

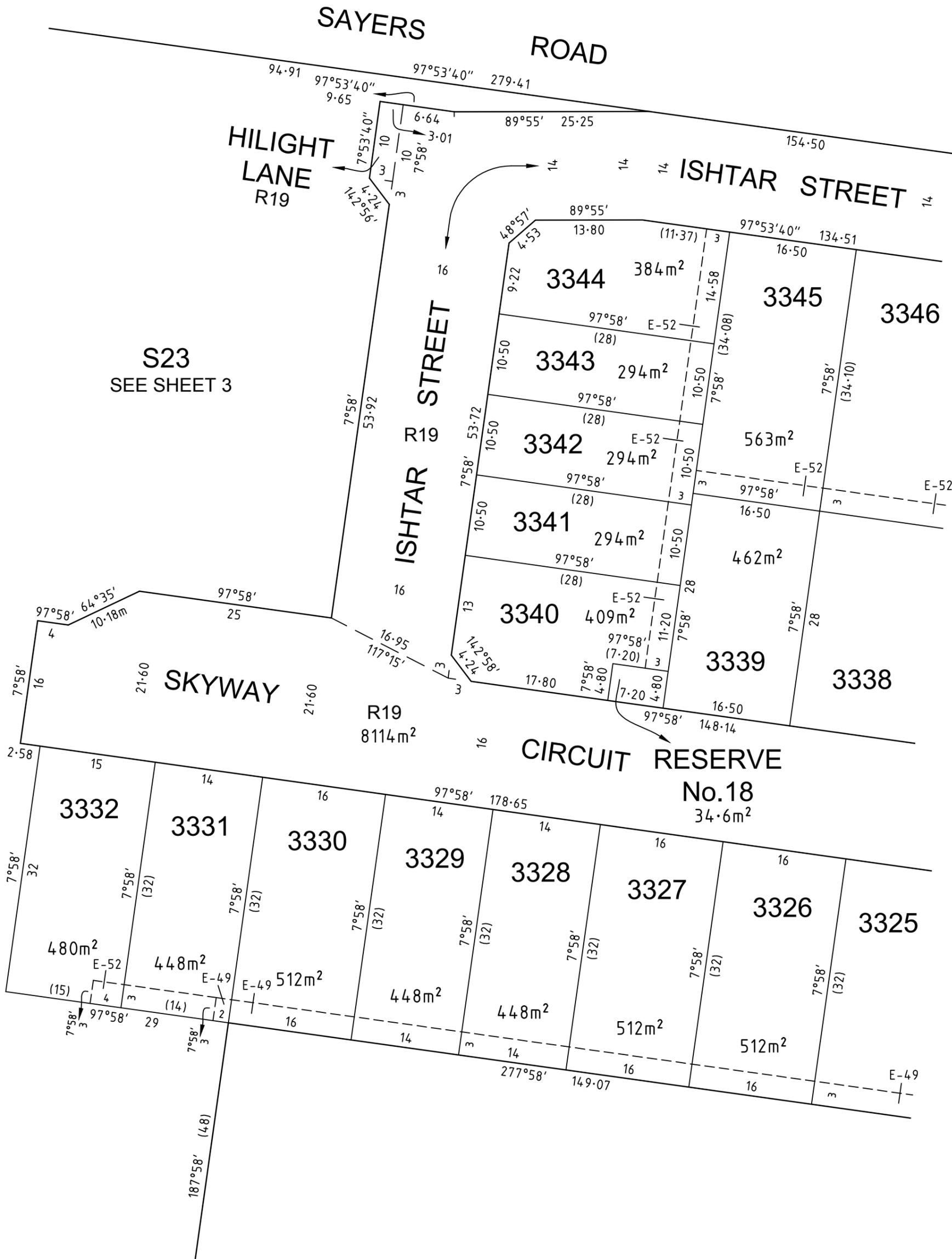
VERSION D

PLAN OF SUBDIVISION

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PS841640V/S22



SEE SHEET 8

SEE SHEET 6

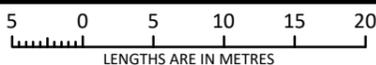


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SHEET 7

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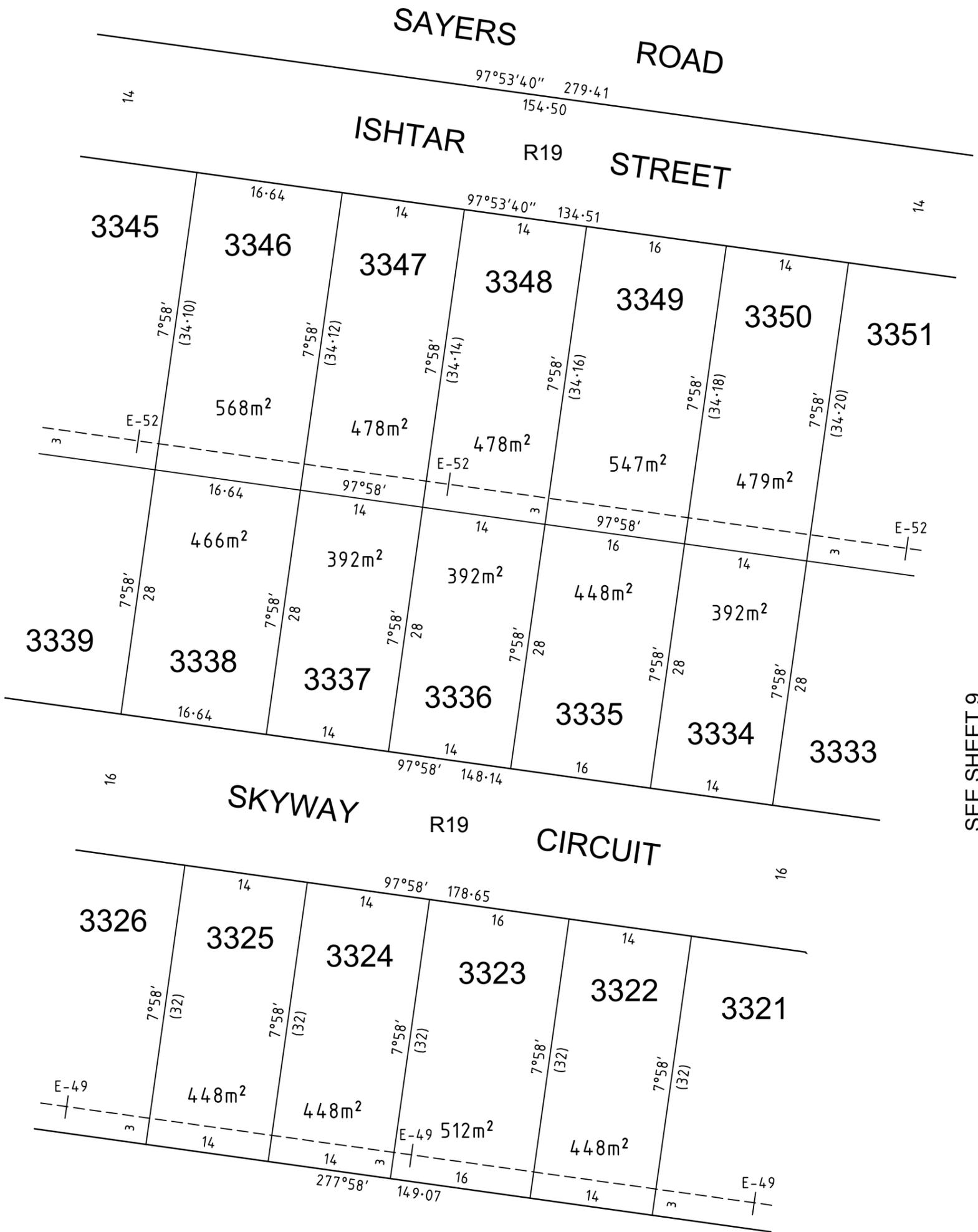
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SEE SHEET 7

SEE SHEET 9

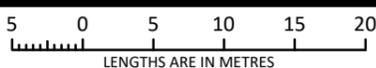


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ORIGINAL SHEET
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SHEET 8

ADRIAN THOMAS

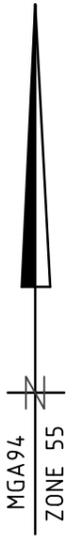
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SAYERS ROAD

RESERVE No.17

180m²

ISHTAR

R19

STREET

SEE SHEET 8

SKYWAY R19 CIRCUIT

STREET

ISHTAR

SONE

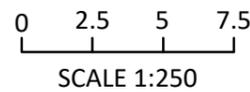
SEE ENLARGEMENT

LANE

STREET

ISHTAR

SKYWAY CIRCUIT

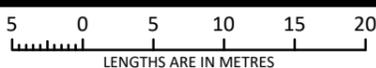


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SHEET 9

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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
3301	3302
3302	3301, 3303
3303	3302
3304	3305, 3351
3305	3304, 3306, 3351
3306	3305, 3307, 3351
3307	3306, 3308, 3333, 3351
3308	3307, 3309, 3333
3309	3308, 3333
3310	3311
3311	3310, 3312
3312	3311, 3313
3313	3312, 3314
3314	3313, 3315
3315	3314, 3316
3316	3315, 3317
3317	3316, 3318
3318	3317, 3319
3319	3318, 3320
3320	3319
3321	3322
3322	3321, 3323
3323	3322, 3324
3324	3323, 3325
3325	3324, 3326
3326	3325, 3327

BURDENED LOT No.	BENEFITING LOTS
3327	3326, 3328
3328	3327, 3329
3329	3328, 3330
3330	3329, 3331
3331	3330, 3332
3332	3331
3333	3307, 3308, 3309, 3334, 3351
3334	3333, 3335, 3350
3335	3334, 3336, 3349
3336	3335, 3337, 3348
3337	3336, 3338, 3347
3338	3337, 3339, 3346
3339	3338, 3340, 3341, 3342, 3345
3340	3339, 3341
3341	3339, 3340, 3342
3342	3339, 3341, 3343, 3345
3343	3342, 3344, 3345
3344	3343, 3345
3345	3339, 3342, 3343, 3344, 3346
3346	3338, 3345, 3347
3347	3337, 3346, 3348
3348	3336, 3347, 3349
3349	3335, 3348, 3350
3350	3334, 3349, 3351
3351	3304, 3305, 3306, 3307, 3333, 3350

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. _____ 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 11