

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS841640V/S4

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 8
CROWN ALLOTMENT: A1 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol.12352 Fol.196
LAST PLAN REFERENCE/S: PS814640V/S3 (LOT S4)
POSTAL ADDRESS: 1069 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029
MGA94 Co-ordinates
(of approx centre of **E** 292 050
land in plan) **N** 5 808 640
ZONE 55

COUNCIL NAME: WYNDHAM CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R4 RESERVE No.5 RESERVE No.10	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD.	
NOTATIONS		<p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).</p> <p>LOTS 1 to 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS.</p> <p>EASEMENTS E-3 TO E-13 (BOTH INCLUSIVE) AND E-15 TO E-17 (BOTH INCLUSIVE) HAVE BEEN OMITTED ON THIS PLAN.</p> <p>OTHER PURPOSES OF THE PLAN: REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-2 ON PS841640V/S3 AS AFFECTS CENTURION AVENUE ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE, SEWERAGE AND WATER SUPPLY EASEMENT E-3 ON PS841640V/S3 AS AFFECTS LAYLA CRESCENT AND FERONIA AVENUE ON THIS PLAN. REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-4 ON PS841640V/S3 AS AFFECTS LAYLA CRESCENT ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-14 ON PS841640V/S3 AS AFFECTS AMARA STREET ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE & SEWERAGE EASEMENT E-18 ON PS841640V/S3 AS AFFECTS CORONADO WAY ON THIS PLAN. REMOVAL OF THAT PART OF DRAINAGE, SEWERAGE AND WATER SUPPLY EASEMENT E-20 ON PS841640V/S3 AS AFFECTS CORONADO WAY ON THIS PLAN. REMOVAL OF WATER SUPPLY EASEMENT E-28 ON PS841640V/S3 AS AFFECTS PIPERS STREET ON THIS PLAN. REMOVAL OF DRAINAGE AND WATER SUPPLY EASEMENT E-29 ON PS841640V/S3 AS AFFECTS AMARA STREET ON THIS PLAN.</p> <p>GROUND 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.</p>
<p>DEPTH LIMITATION 15.24m BELOW THE SURFACE.</p> <p>STAGING THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No. WYP10107</p> <p>SURVEY. THIS PLAN IS BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM17 (WERRIBEE) AND PM18, PM134, PM217 & PM760 (TARNEIT) PROCLAIMED SURVEY AREA:</p> <p>ALAMORA 4 3.924ha</p> <p style="text-align: right;">51 LOTS</p>		

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 THE 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-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS822737M PS822737M	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
SEE SHEET 2 FOR CONTINUATION				

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E-14	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS841640V/S2 PS841640V/S2	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-18	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS841640V/S3 PS841640V/S3	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-19	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS841640V/S3 PS841640V/S3	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS841640/S3 PS841640/S3 PS841640/S3	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION
E-21	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION

2070S-04 VER H.DWG BC/AA



Member of the Surbana Jurong Group

REF 2070s-04

ORIGINAL SHEET
SIZE: A3

SHEET 2

GABRIELLE MCCARTHY

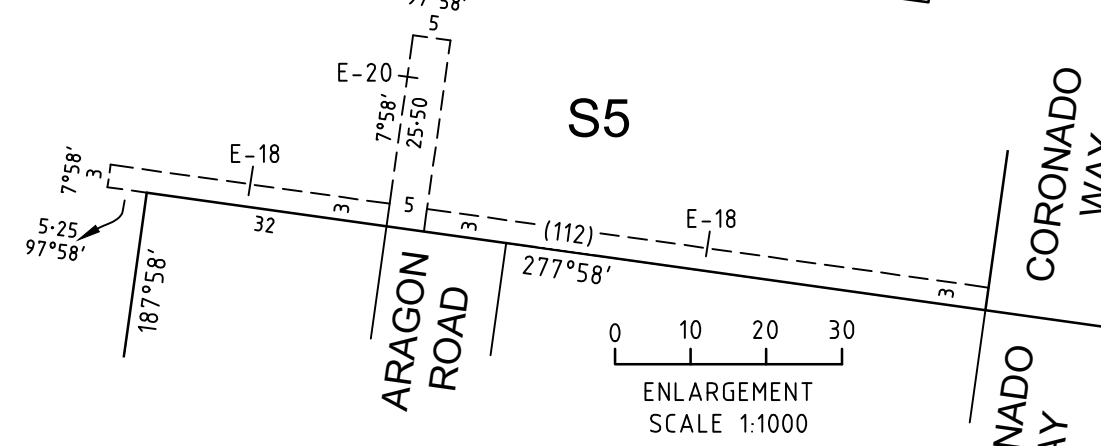
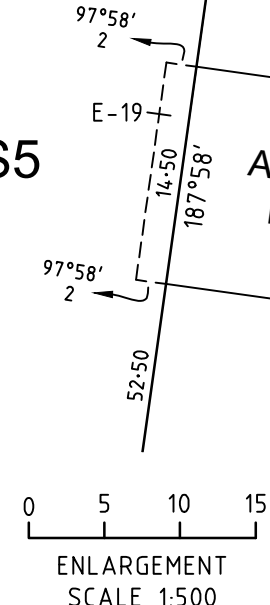
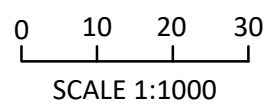
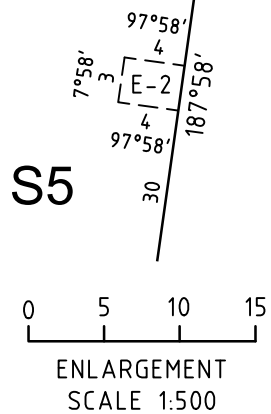
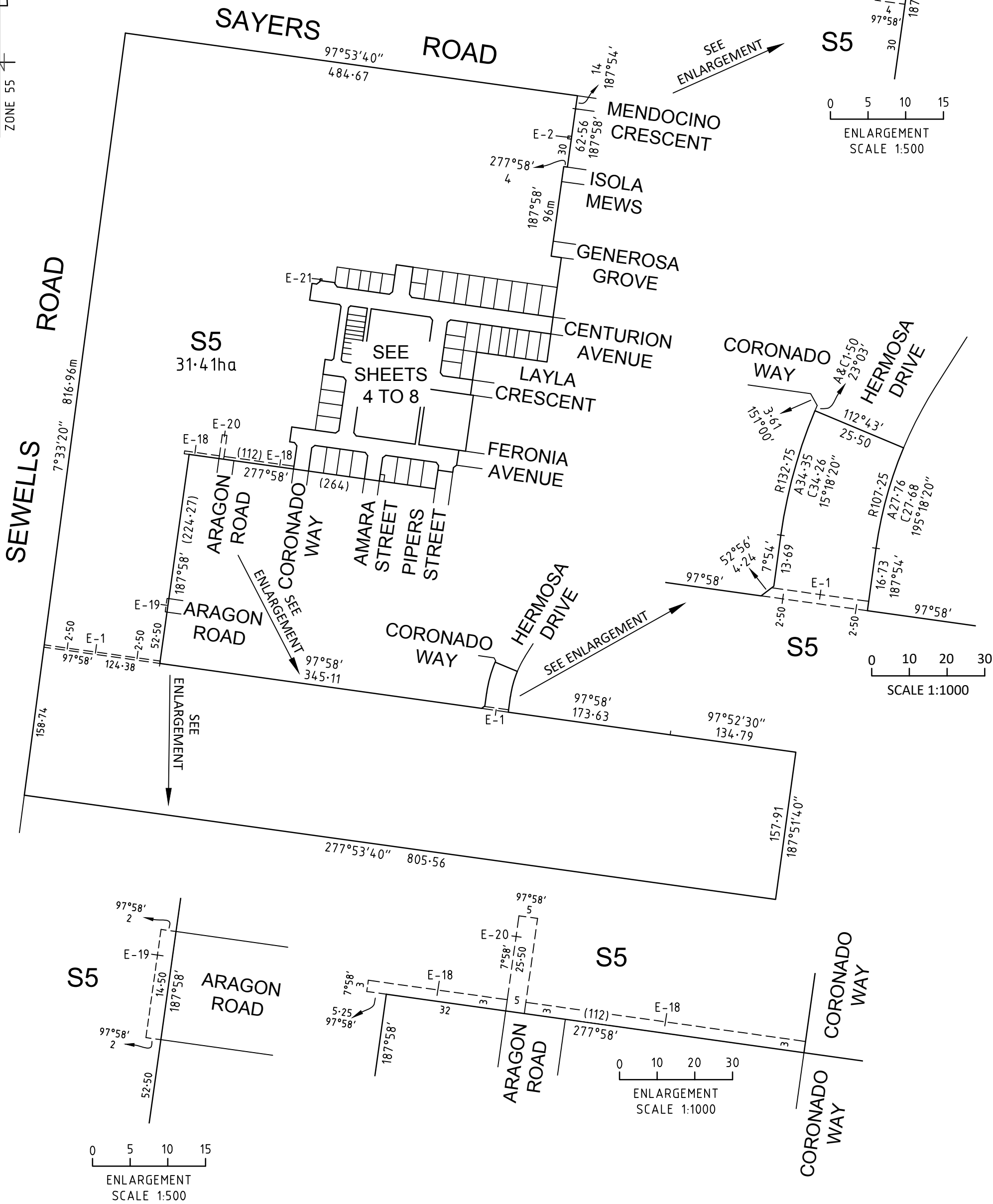
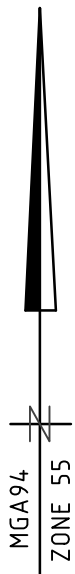
VERSION H

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SCALE 1:4000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

GABRIELLE MCCARTHY VERSION H

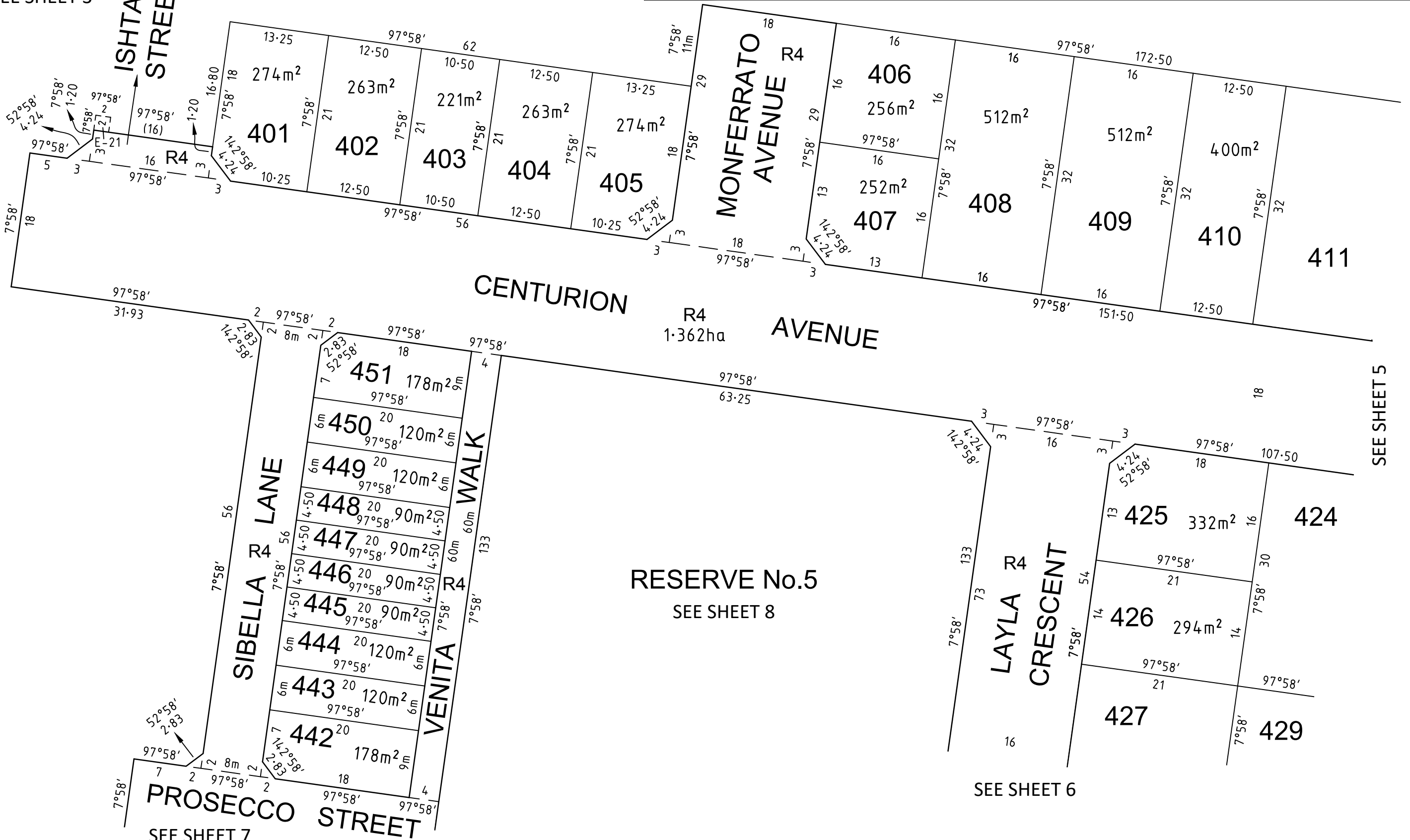
PLAN OF SUBDIVISION

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S5
SEE SHEET 3



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

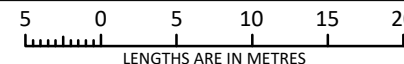


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

GABRIELLE MCCARTHY

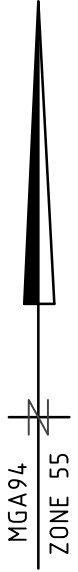
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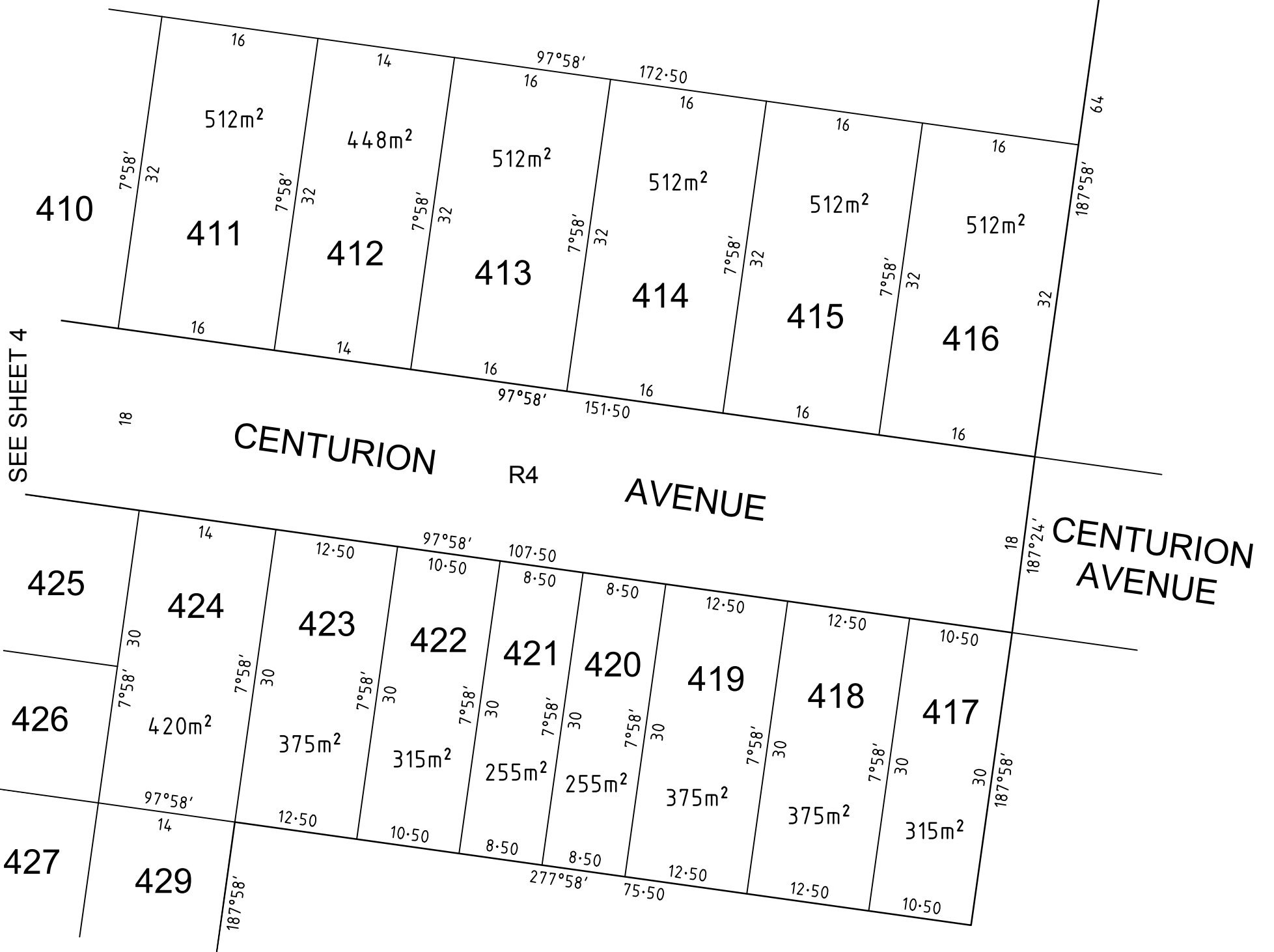
PS841640V/S4



S5
SEE SHEET 3

GENEROSA GROVE

97°58'
11m



SEE SHEET 4

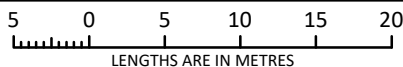
SEE SHEET 6



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

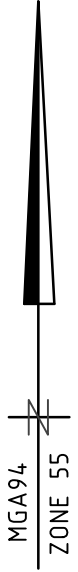
GABRIELLE MCCARTHY VERSION H

PLAN OF SUBDIVISION

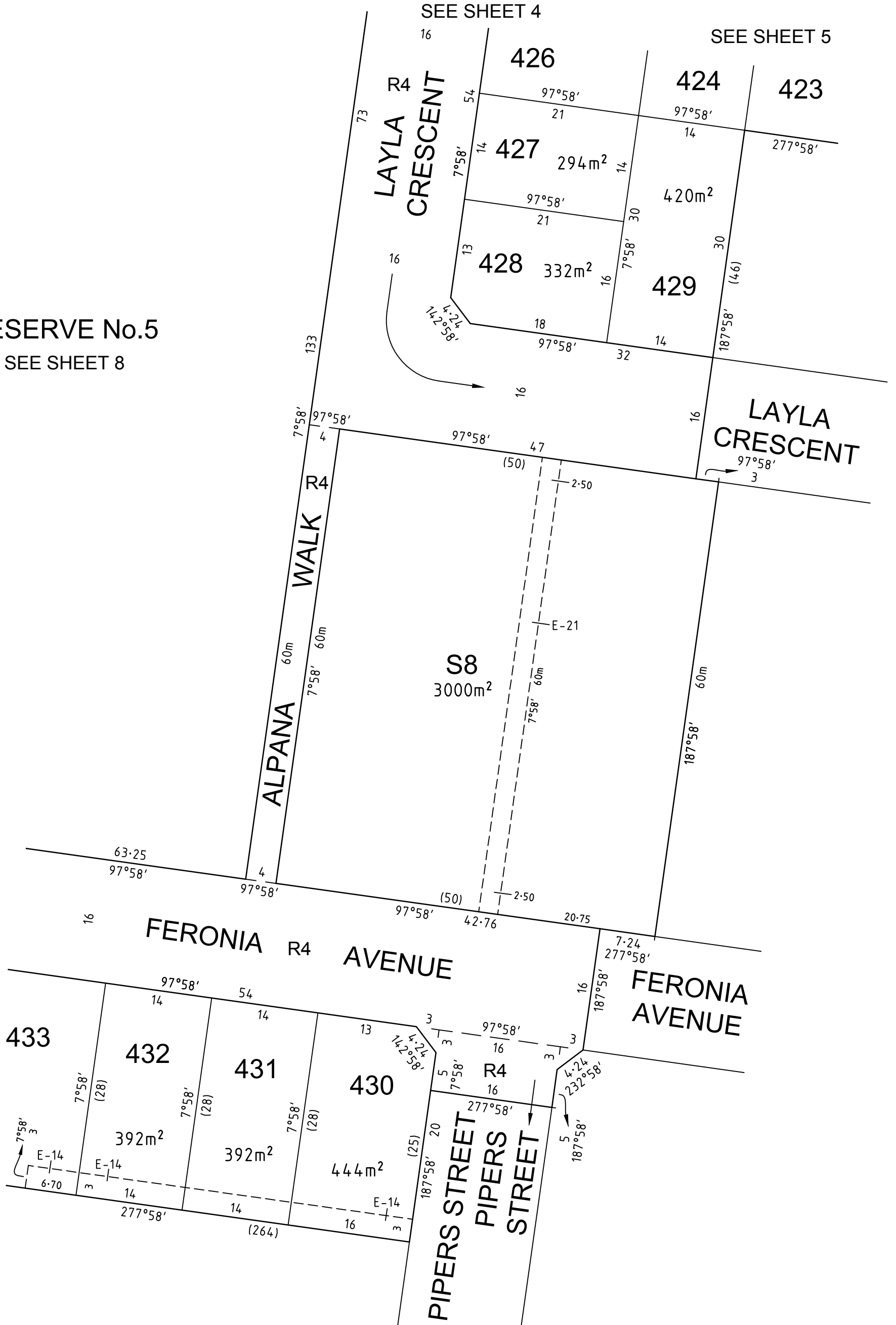
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RESERVE No.5
SEE SHEET 8



SEE SHEET 7

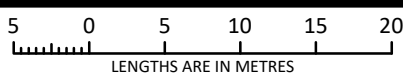


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

GABRIELLE MCCARTHY

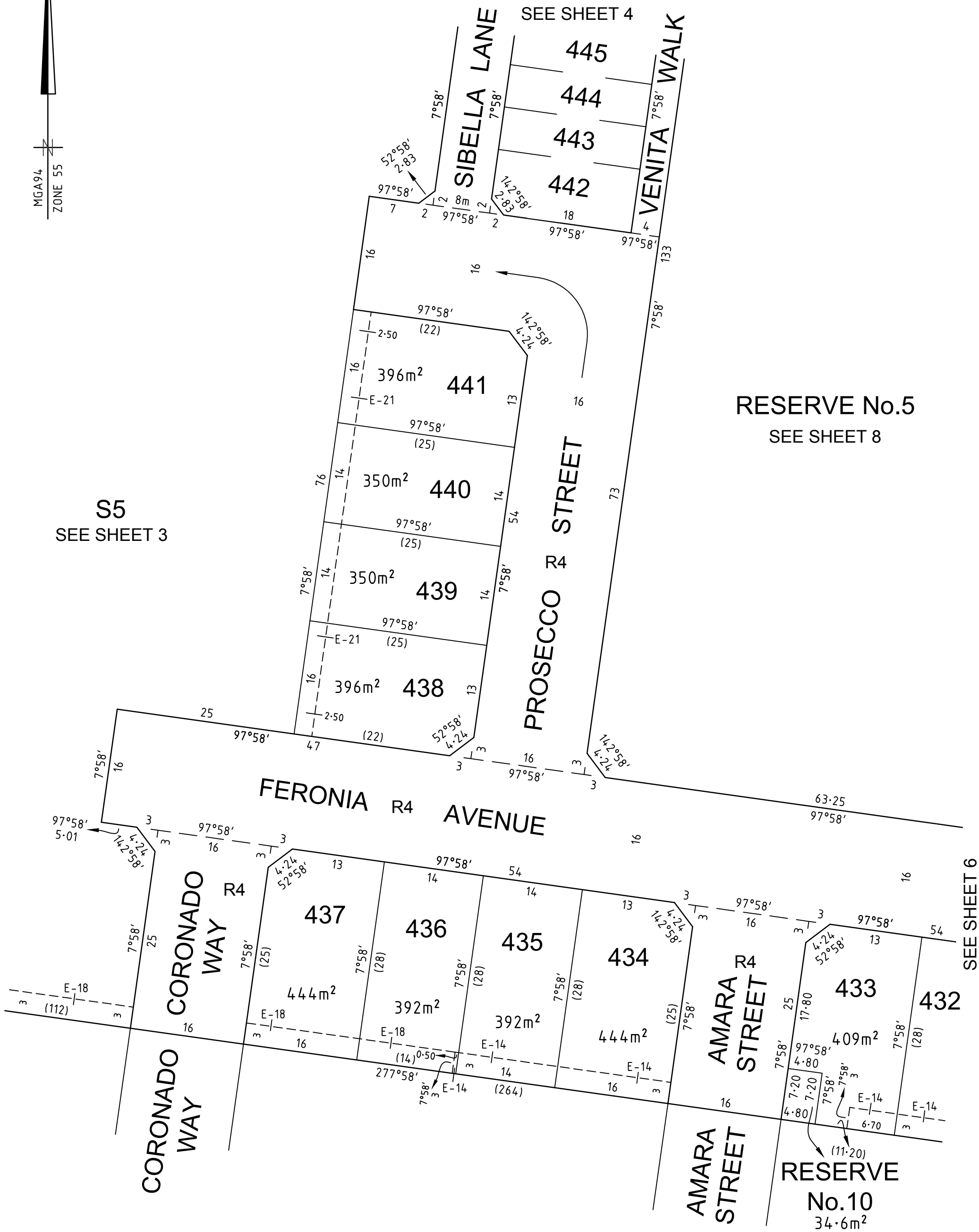
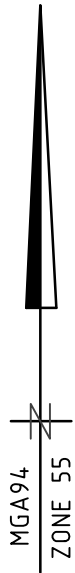
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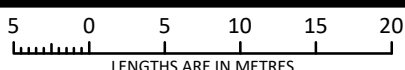


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 7

GABRIELLE MCCARTHY

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SEE SHEET 4

407

408

409

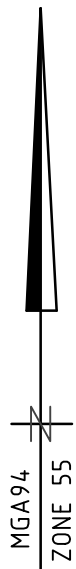
97°58'

SEE SHEET 4

CENTURION AVENUE

R4

AVENUE



97°58' 97°58' 4
451
450
449
448
447
446
445
444
443
442

VENITA WALK

60m

60m

60m

R4

7°58'

97°58'
63.25

3 3 3 97°58' 16 97°58' 3 97°58'

LAYLA CRESCENT

425

426

427

428

SEE SHEET 6

RESERVE No.5
9001m²

441
440
439
438

PROSECCO STREET

R4

STREET

ALPANA WALK

R4

WALK

S8

FERONIA AVENUE

R4

SEE SHEET 7

SEE SHEET 6

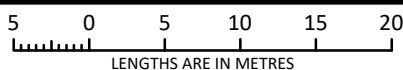


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1:500



ORIGINAL SHEET
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SHEET 8

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS841640V/S4 by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of Land Burdened and Land Benefited:

BURDENED LOT No.	BENEFITING LOTS
401	402
402	401, 403
403	402, 404
404	403, 405
405	404
406	407, 408
407	406, 408
408	406, 407, 409
409	408, 410
410	409, 411
411	410, 412
412	411, 413
413	412, 414
414	413, 415
415	414, 416
416	415
417	418
418	417, 419
419	418, 420
420	419, 421
421	420, 422
422	421, 423
423	422, 424
424	423, 425, 426, 429
425	424, 426
426	424, 425, 427

BURDENED LOT No.	BENEFITING LOTS
427	426, 428, 429
428	427, 429
429	424, 427, 428
430	431
431	430, 432
432	431, 433
433	432
434	435
435	434, 436
436	435, 437
437	436
438	439
439	438, 440
440	439, 441
441	440
442	443
443	442, 444
444	443, 445
445	444, 446
446	445, 447
447	446, 448
448	447, 449
449	448, 450
450	449, 451
451	450

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. AA8211 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 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 1st January 2031.