

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS905192T/S4

LOCATION OF LAND

PARISH: TARNEIT

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A1 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS905192T/S3 (LOT S4)

POSTAL ADDRESS: 1071 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029

MGA94 Co-ordinates E 292 030
(of approx centre of N 5 807 230
land in plan) ZONE 55

COUNCIL NAME: WYNDHAM CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R5 RESERVE No.4	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).

LOTS 1 TO 1400 (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.

EASEMENTS E-6, E-10 AND E-13 TO E-19 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF DRAINAGE EASEMENT E-5 ON PS905192T/S3 AS AFFECTS TOWAMBA WAY ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-8 ON PS905192T/S3 AS AFFECTS YAMBULLA STREET ON THIS PLAN.

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.

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:
ALAMORA 14
3.429ha

61 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.

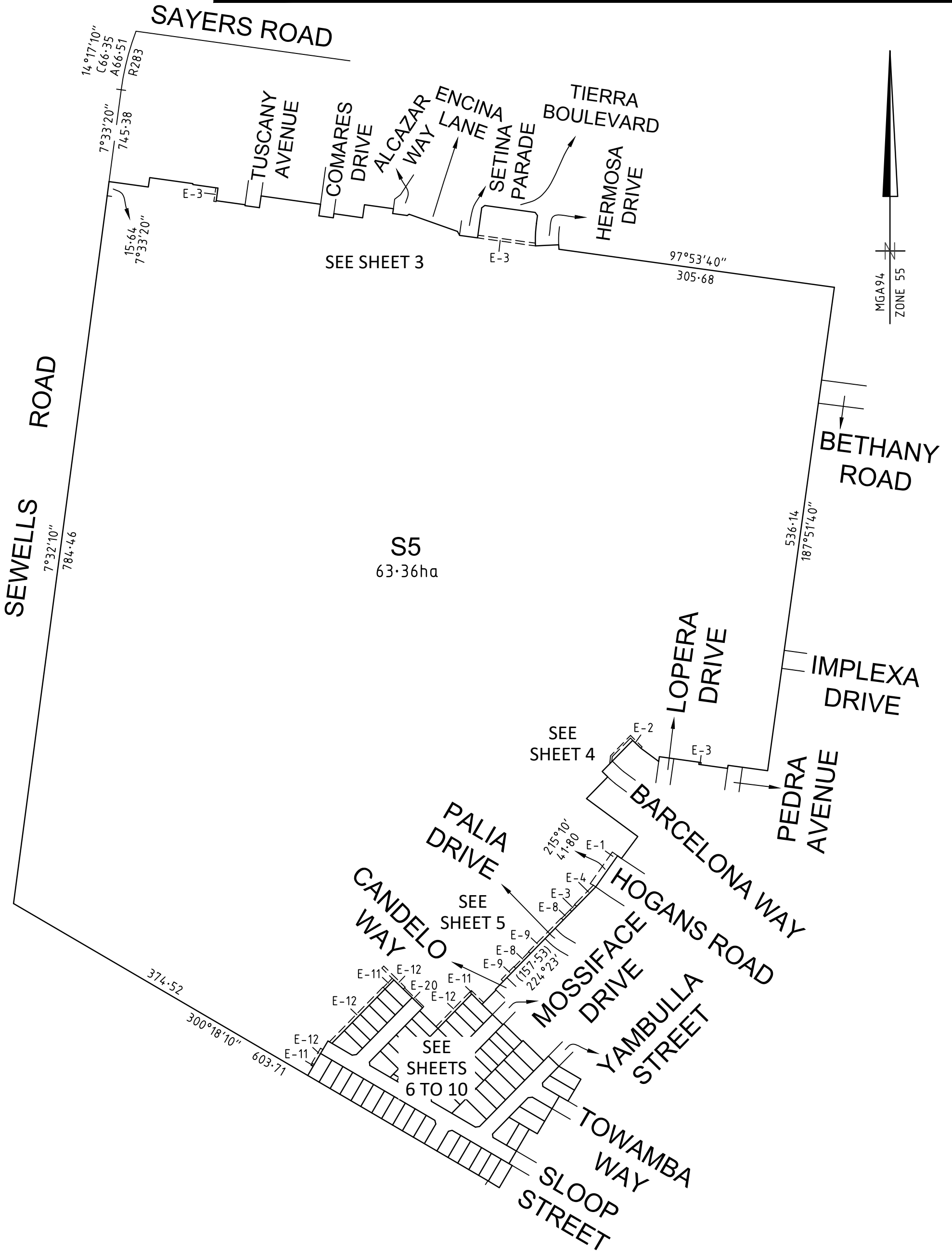
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS905192T PS905192T PS905192T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS905192T	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS905192T	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T PS905192T	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS905192T/S2	WYNDHAM CITY COUNCIL
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T/S2 PS905192T/S2	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	PS905192T/S3	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T/S3 PS905192T/S3	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-11	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-12	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL

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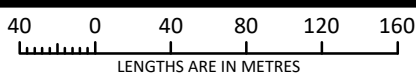
PS905192T/S4



Member of the Surbana Jurong Group
REF 2070s-14

2070S-14 VER G.DWG CS/AA

SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

SHEET 2

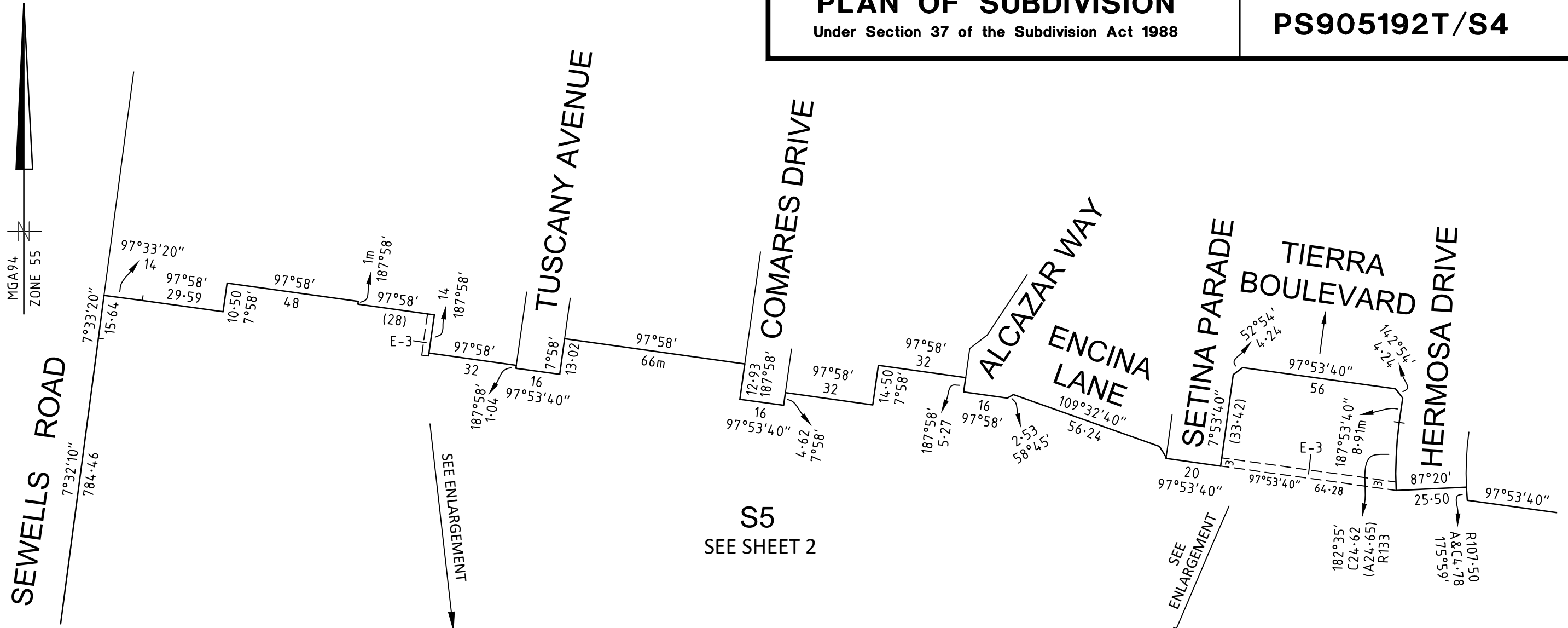
ROHAN MICHAEL BAKKER VERSION G

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SEWELLS ROAD

TUSCANY AVENUE

COMARES DRIVE

ALCAZAR WAY

ENCINA LANE

SETINA PARADE

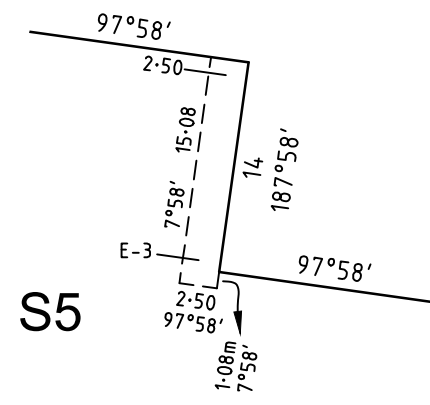
TIERRA BOULEVARD

HERMOSA DRIVE

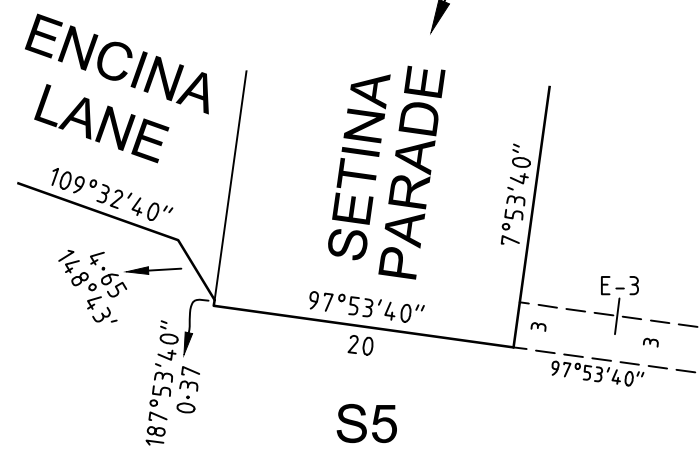
S5
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2



ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:500

2070S-14 VER G.DWG CS/AA
SMEC
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REF 2070s-14

SCALE
1:1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 3

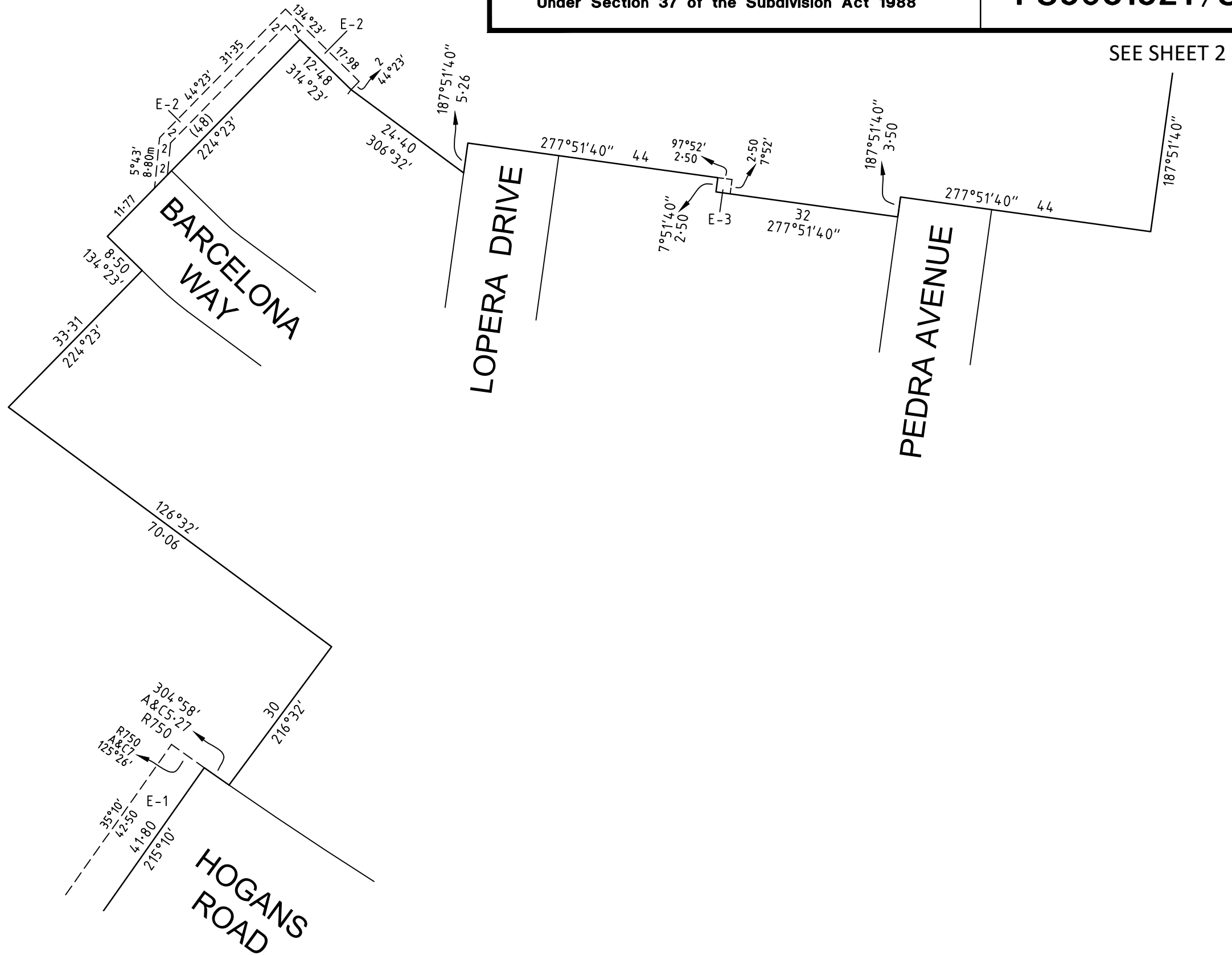
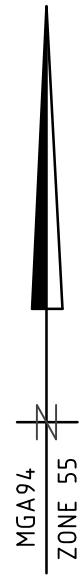
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S5
SEE SHEET 2

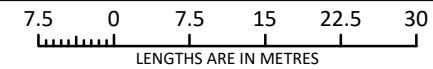
SEE SHEET 5

2070S-14 VER G.DWG CS/AA



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REF 2070s-14

SCALE
1:750



ORIGINAL SHEET
SIZE A3

SHEET 4

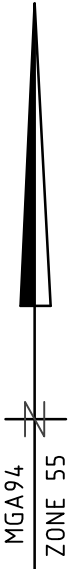
ROHAN MICHAEL BAKKER VERSION G

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SEE SHEET 4

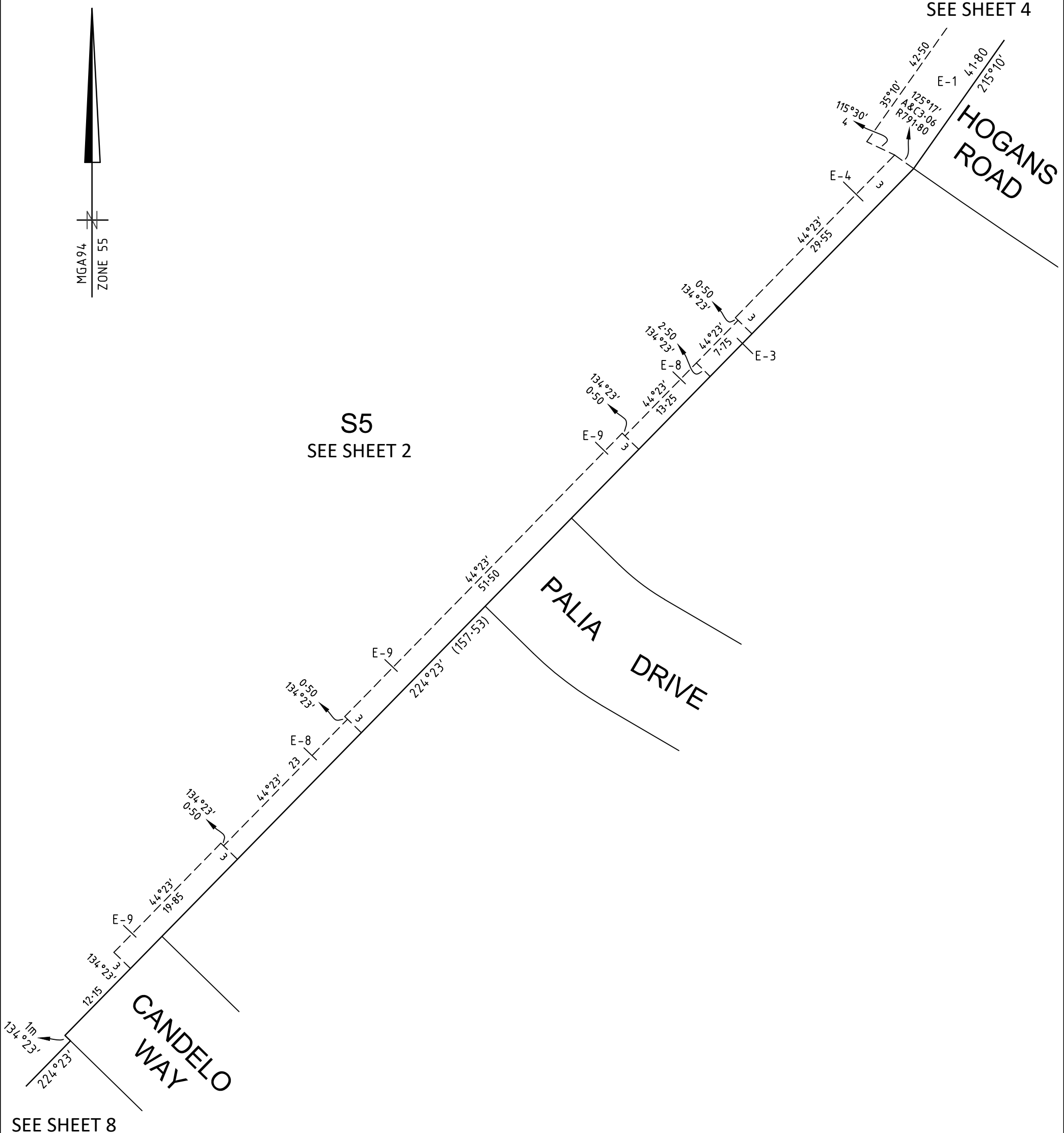
HOGANS ROAD

S5
SEE SHEET 2

PALIA DRIVE

CANDELO WAY

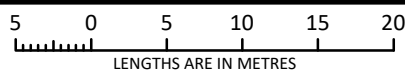
SEE SHEET 8



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

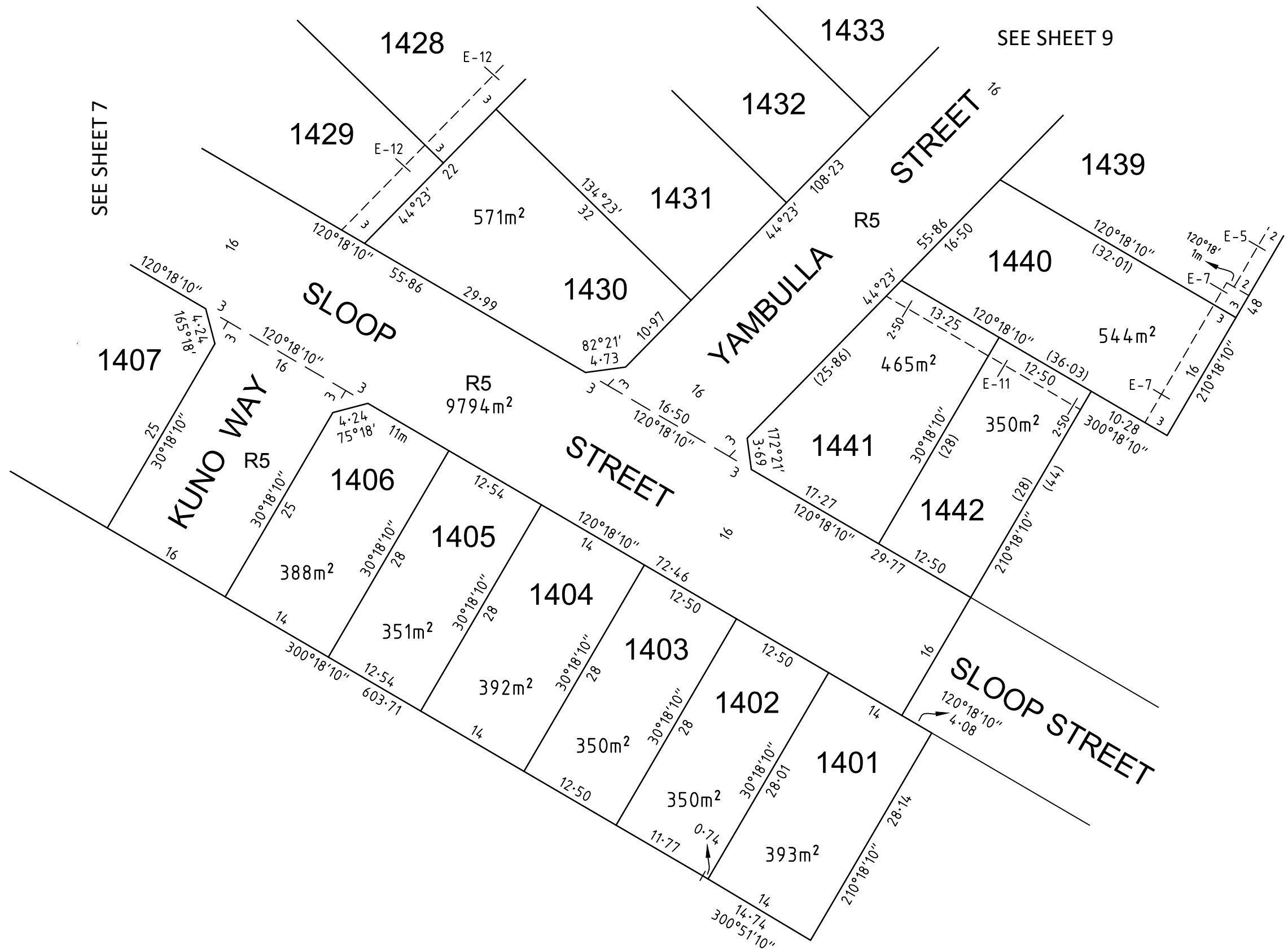
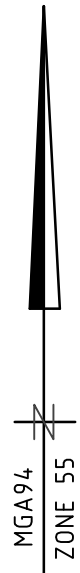
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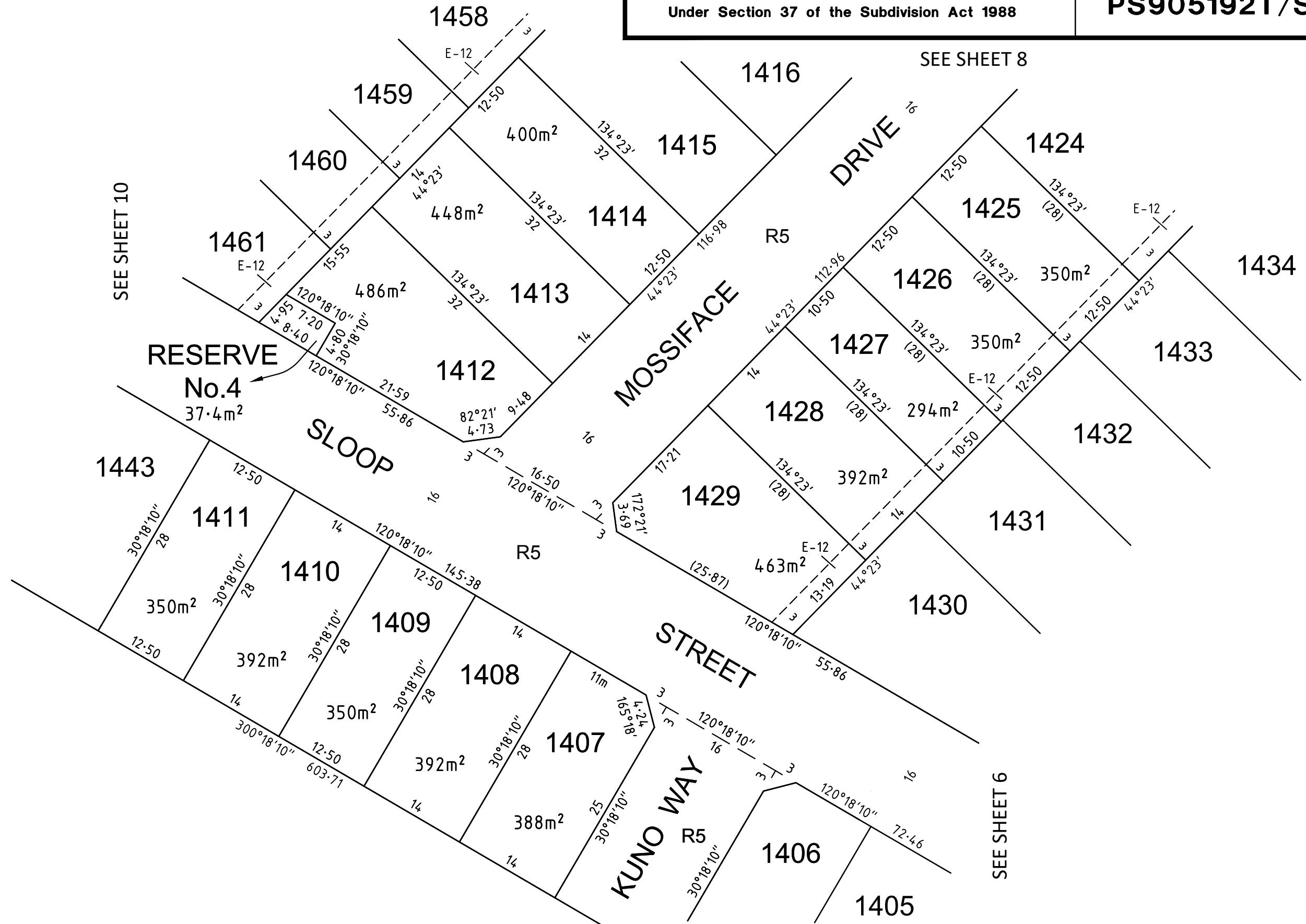
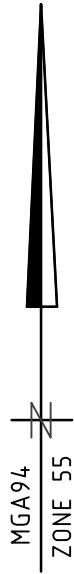


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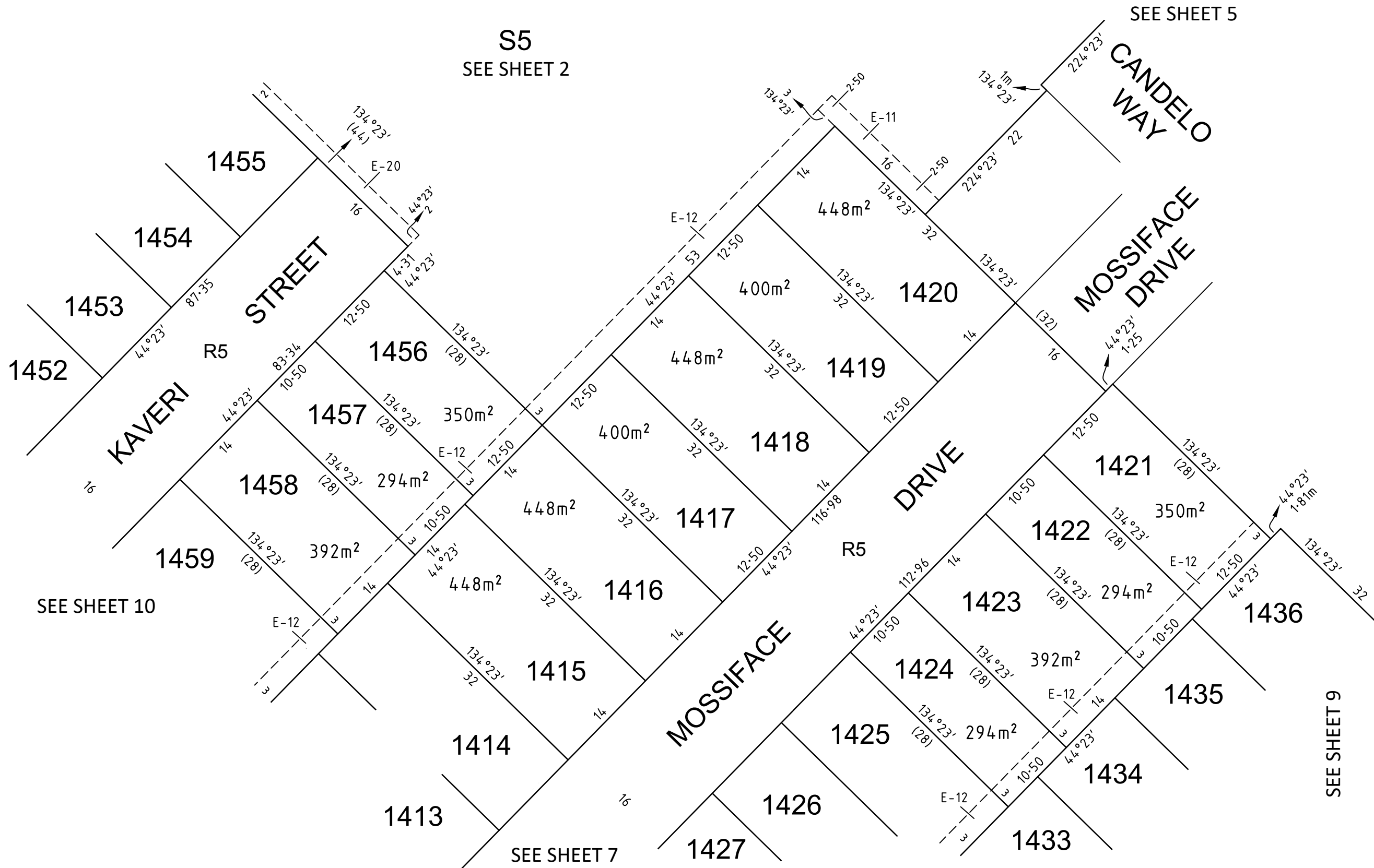


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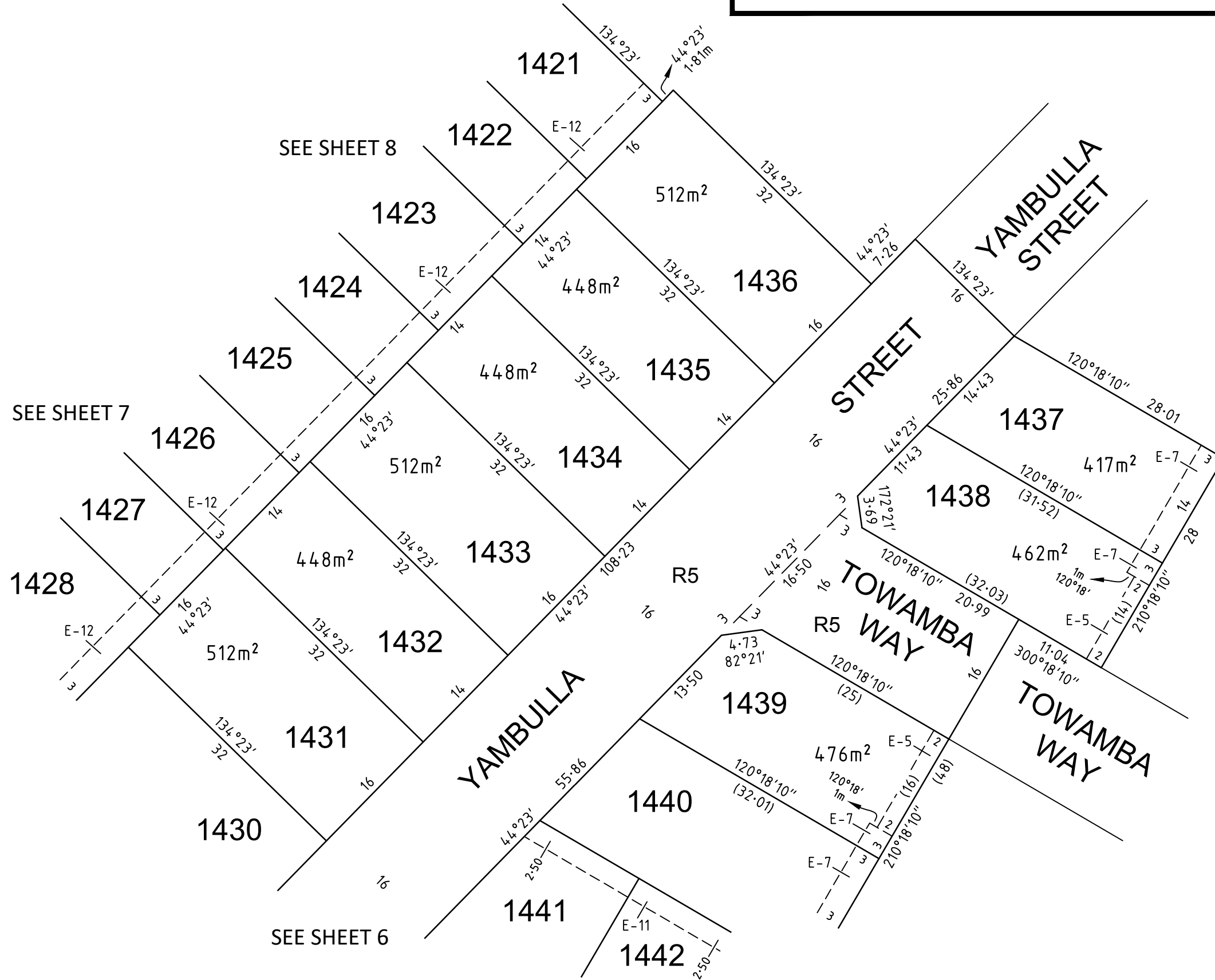
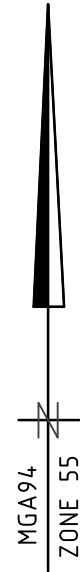


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SEE SHEET 7

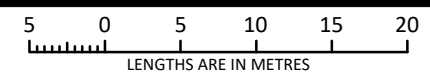
SEE SHEET 8

SEE SHEET 6

SMEC
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2070S-14 VER G.DWG CS/AA

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 9

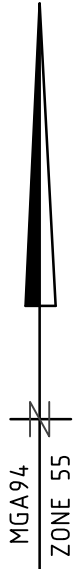
ROHAN MICHAEL BAKKER VERSION G

PLAN OF SUBDIVISION

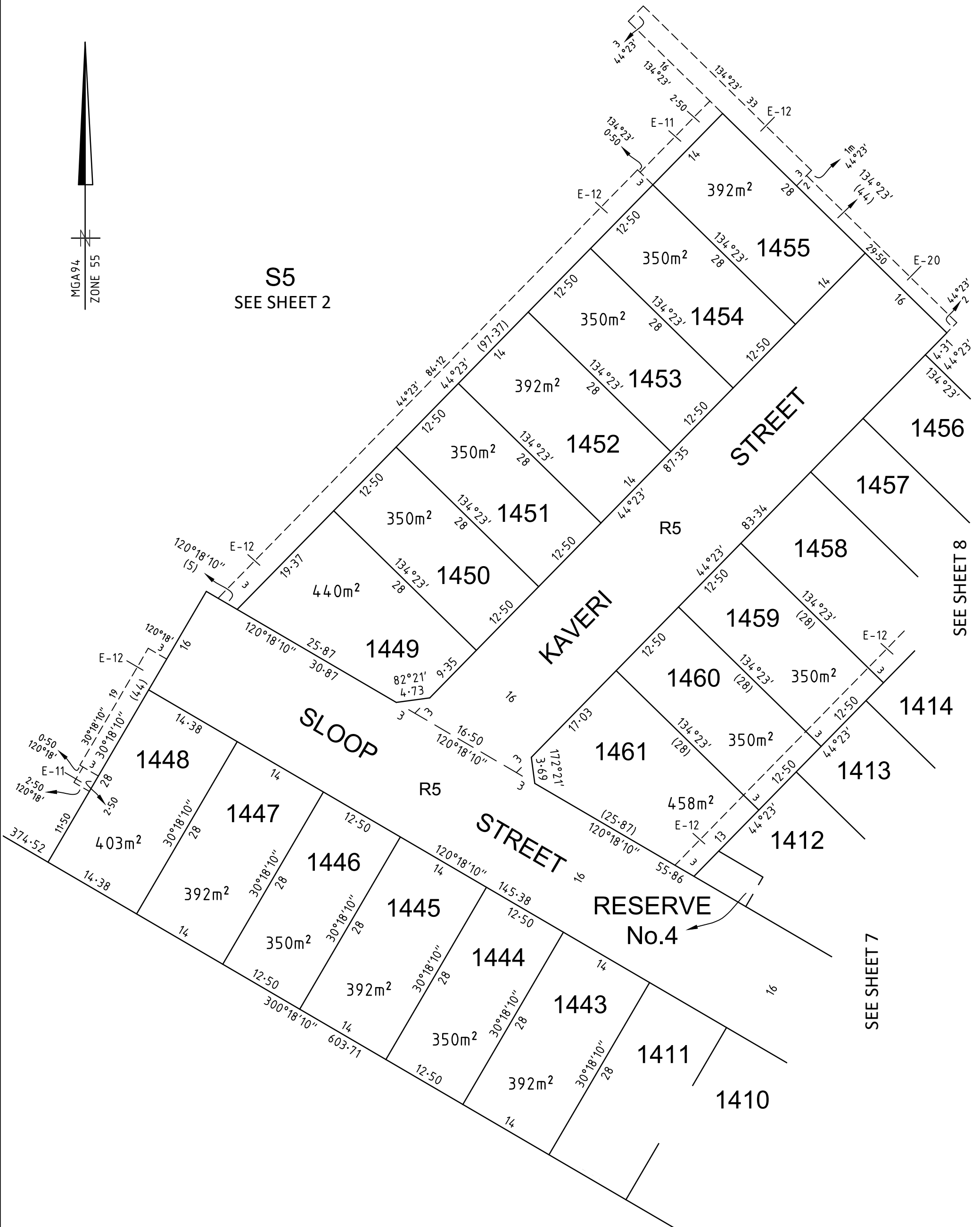
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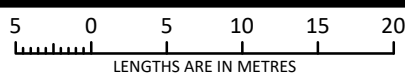
S5
SEE SHEET 2



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 10

ROHAN MICHAEL BAKKER VERSION G

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CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS905192T/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
1401	1402
1402	1401, 1403
1403	1402, 1404
1404	1403, 1405
1405	1404, 1406
1406	1405
1407	1408
1408	1407, 1409
1409	1408, 1410
1410	1409, 1411
1411	1410, 1443
1412	1413, 1460, 1461
1413	1412, 1414, 1459, 1460
1414	1413, 1415, 1458, 1459
1415	1414, 1416, 1457, 1458
1416	1415, 1417, 1456, 1457
1417	1416, 1418
1418	1417, 1419
1419	1418, 1420
1420	1419
1421	1422, 1436
1422	1421, 1423, 1435, 1436
1423	1422, 1424, 1434, 1435
1424	1423, 1425, 1433, 1434
1425	1424, 1426, 1432, 1433
1426	1425, 1427, 1431, 1432
1427	1426, 1428, 1431
1428	1427, 1429, 1430, 1431
1429	1428, 1430
1430	1428, 1429, 1431
1431	1426, 1427, 1428, 1430, 1432

BURDENED LOT No.	BENEFITING LOTS
1432	1425, 1426, 1431, 1433
1433	1424, 1425, 1432, 1434
1434	1423, 1424, 1433, 1435
1435	1422, 1423, 1434, 1436
1436	1421, 1422, 1435
1437	1438
1438	1437
1439	1440
1440	1439, 1441, 1442
1441	1440, 1442
1442	1440, 1441
1443	1411, 1444
1444	1443, 1445
1445	1444, 1446
1446	1445, 1447
1447	1446, 1448
1448	1447
1449	1450
1450	1449, 1451
1451	1450, 1452
1452	1451, 1453
1453	1452, 1454
1454	1453, 1455
1455	1454
1456	1415, 1457
1457	1415, 1416, 1456, 1458
1458	1414, 1415, 1457, 1459
1459	1413, 1414, 1458, 1460
1460	1412, 1413, 1459, 1461
1461	1412, 1460

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 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 2033.