

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS905192T/S2**

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:** -  
**SECTION:** 8  
**CROWN ALLOTMENT:** A1 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS905192T (LOT S2)  
**POSTAL ADDRESS:** 1071 SAYERS ROAD  
**(At time of subdivision)** TARNEIT, 3029  
**MGA94 Co-ordinates** E 292 240  
**(of approx centre of** N 5 807 170  
**land in plan)** ZONE 55

Council Name: Wyndham City Council  
Council Reference Number: WYS5981/22  
Planning Permit Reference: WYP10817/18  
SPEAR Reference Number: S193079M  
**Certification**  
This plan is certified under section 6 of the Subdivision Act 1988  
Public Open Space  
A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  
Digitally signed by: Maria Pereira for Wyndham City Council on 14/12/2023

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R2	WYNDHAM CITY COUNCIL
RESERVE No.2	WYNDHAM CITY COUNCIL
RESERVE No.3	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 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 10 FOR FURTHER DETAILS.  
EASEMENTS E-8 TO E-22 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

## 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 12**  
**4.450ha** **67 LOTS**

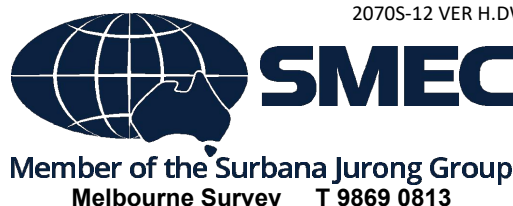
OTHER PURPOSE OF THE PLAN:  
REMOVAL OF DRAINAGE EASEMENT E-2 ON PS905192T AS AFFECTS NEMI PARADE, SLOOP STREET AND RESERVE No.2 ON THIS PLAN.  
GROUNDS FOR REMOVAL:  
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

## 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	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	THIS PLAN	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-23	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION



2070S-12 VER H.DWG AA/AA

SURVEYOR REF: **2070s-12**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 10

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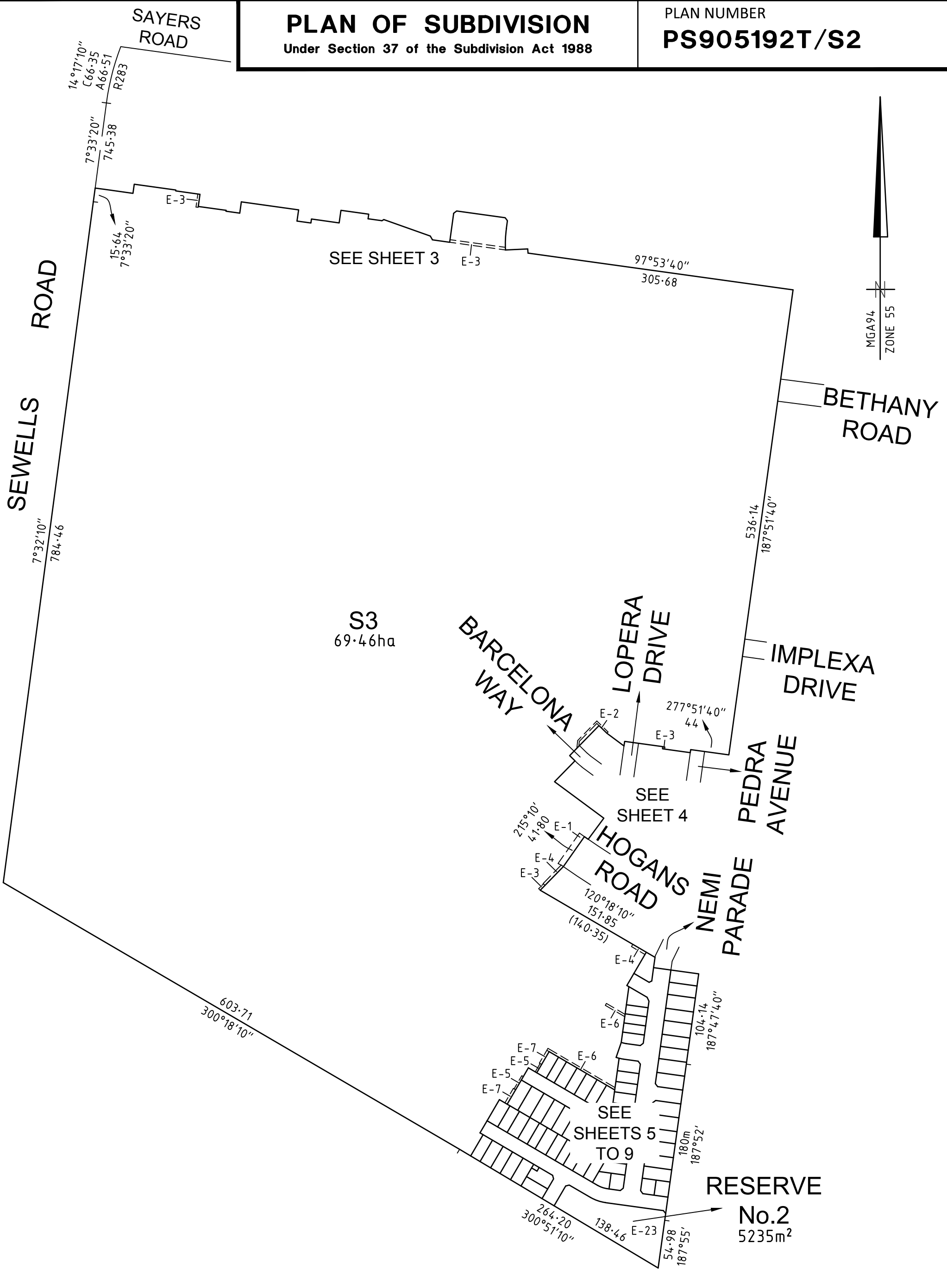
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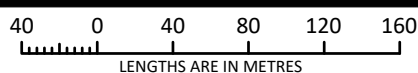
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Member of the Surbana Jurong Group  
REF 2070s-12

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SCALE  
**1:4000**



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SHEET 2

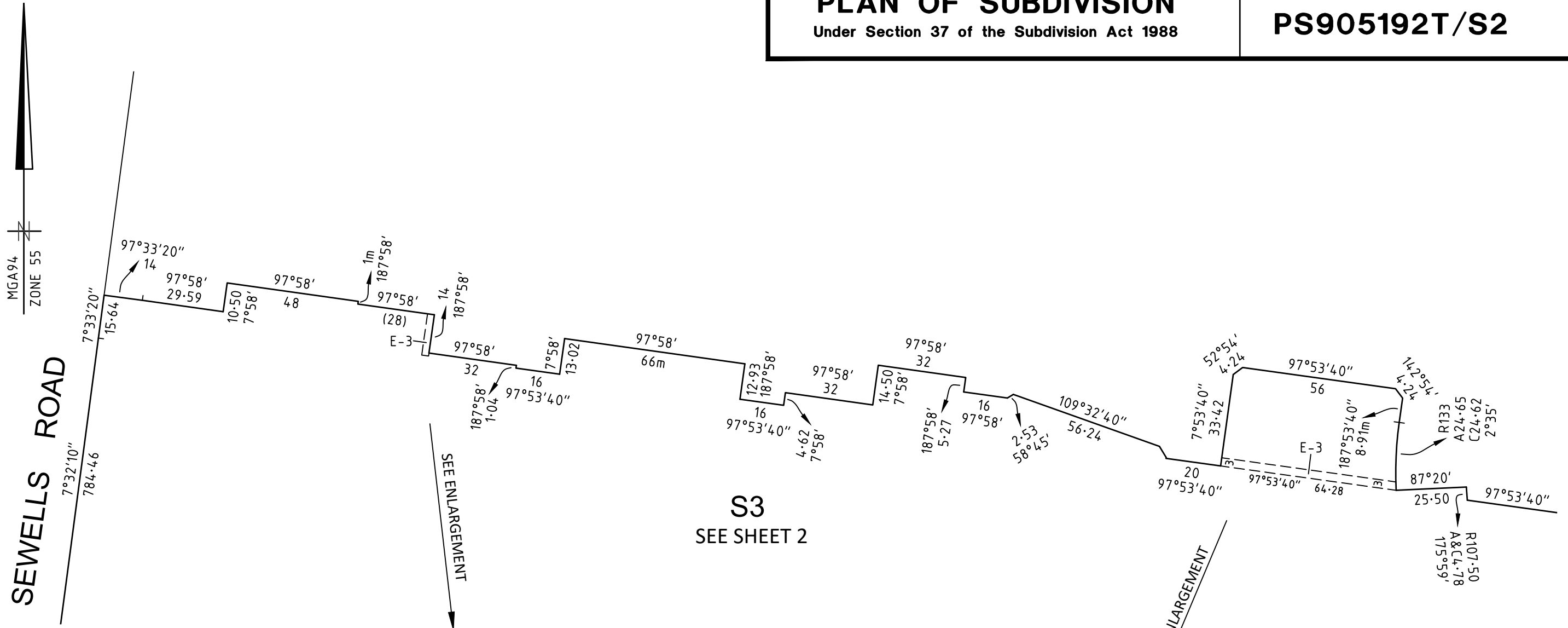
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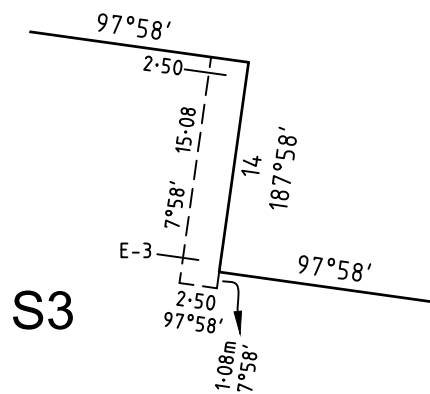


**SEWELLS ROAD**

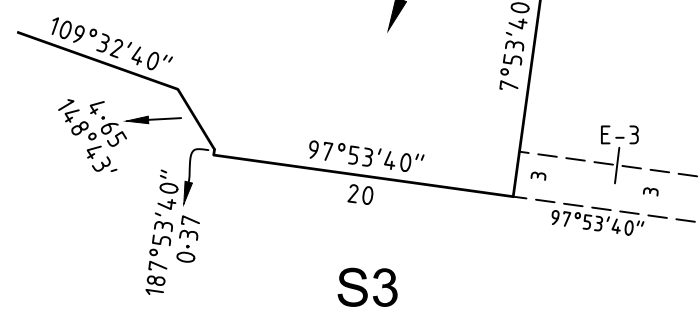
SEE SHEET 2

**S3**  
SEE SHEET 2

SEE SHEET 2



**S3**  
ENLARGEMENT  
SCALE 1:500



**S3**  
ENLARGEMENT  
SCALE 1:500

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**SMEC**  
Member of the Surbana Jurong Group  
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SCALE  
**1:1500**

LENGTHS ARE IN METRES

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SHEET 3

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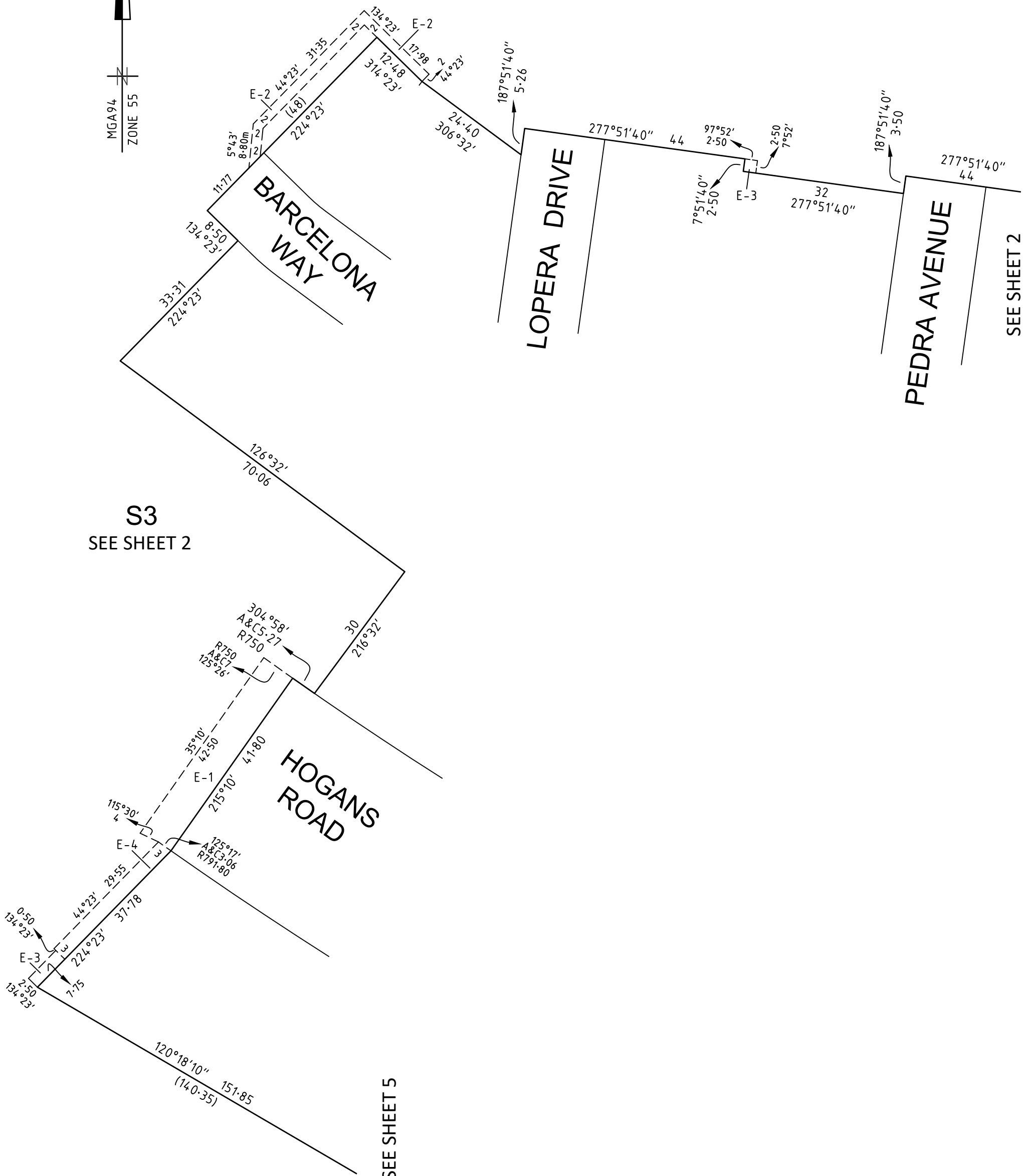
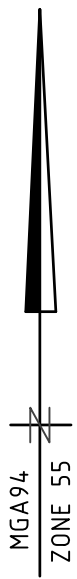
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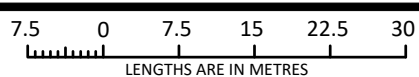
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SCALE  
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SHEET 4

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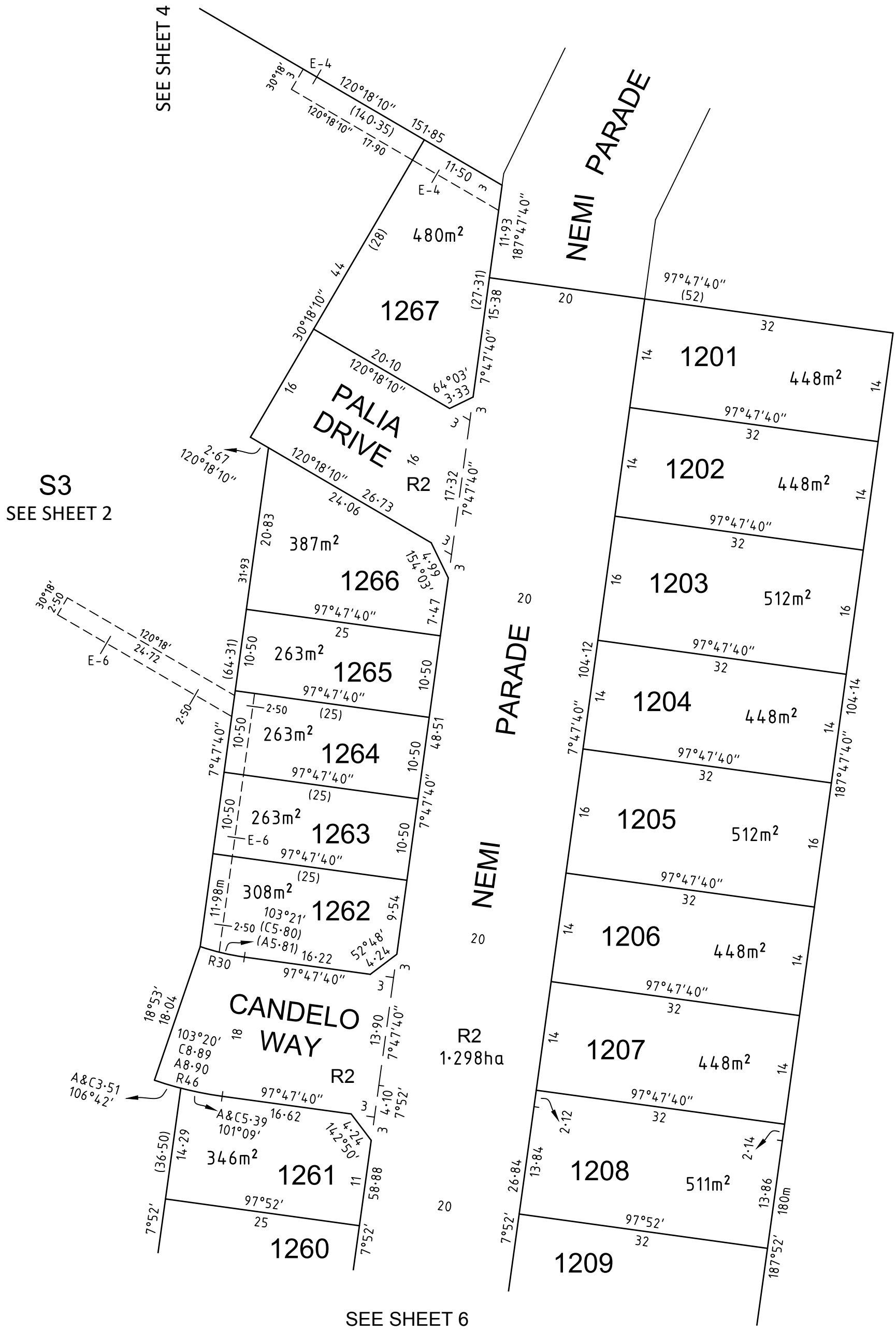
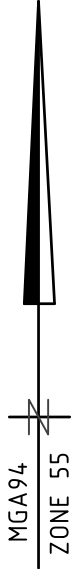
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S3  
SEE SHEET 2

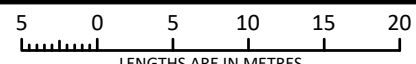
SEE SHEET 4

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SHEET 5

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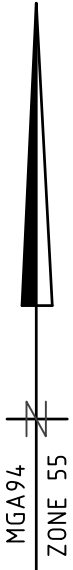
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SEE SHEET 5



SEE SHEET 7

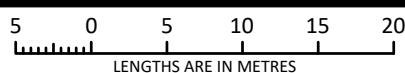
S3  
SEE SHEET 2

SEE SHEET 9



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SHEET 6

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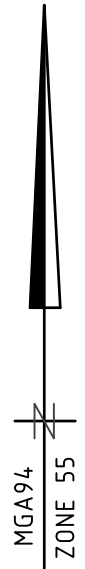
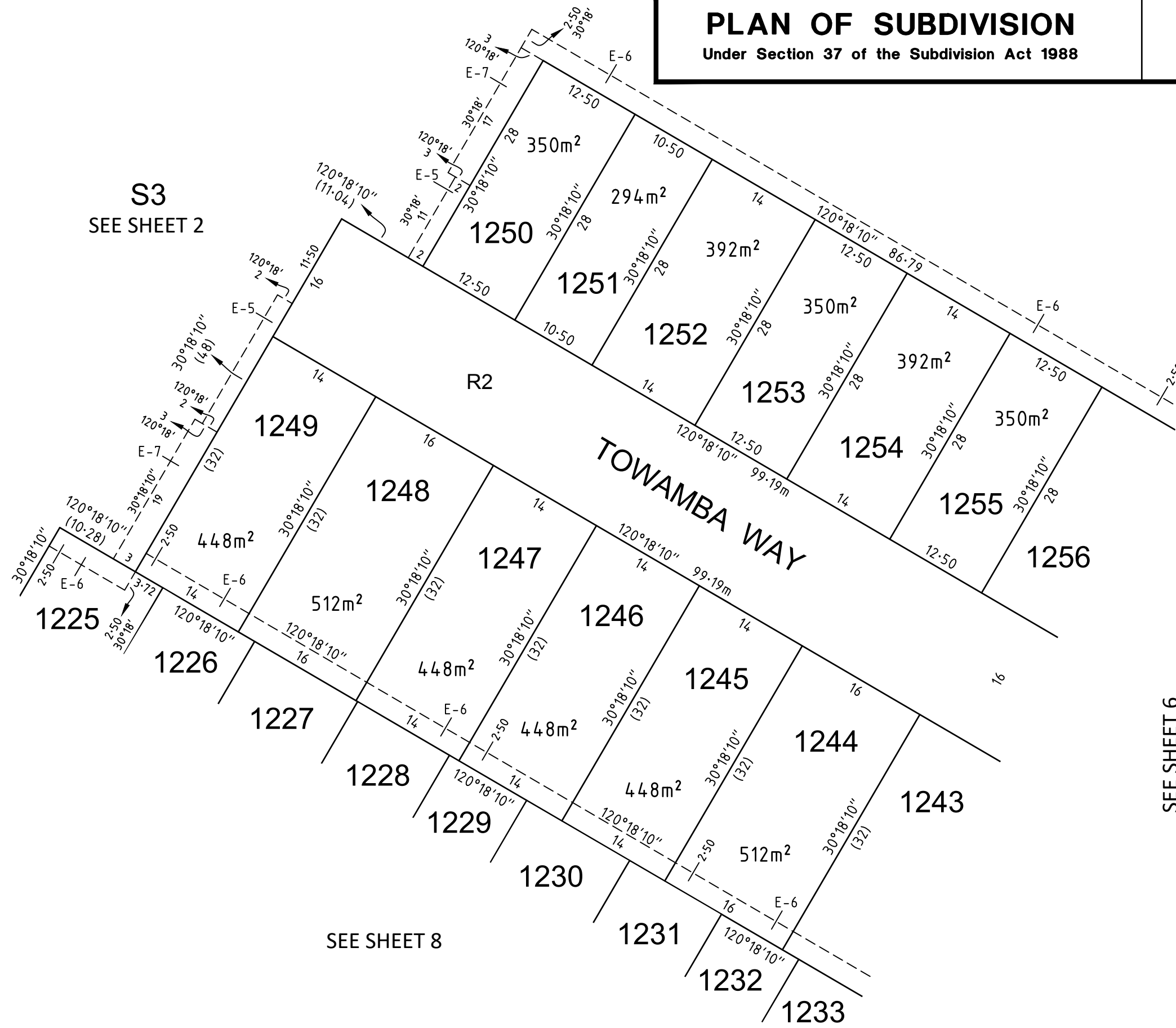
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S3  
SEE SHEET 2

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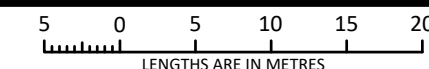
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LENGTHS ARE IN METRES

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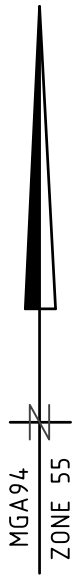
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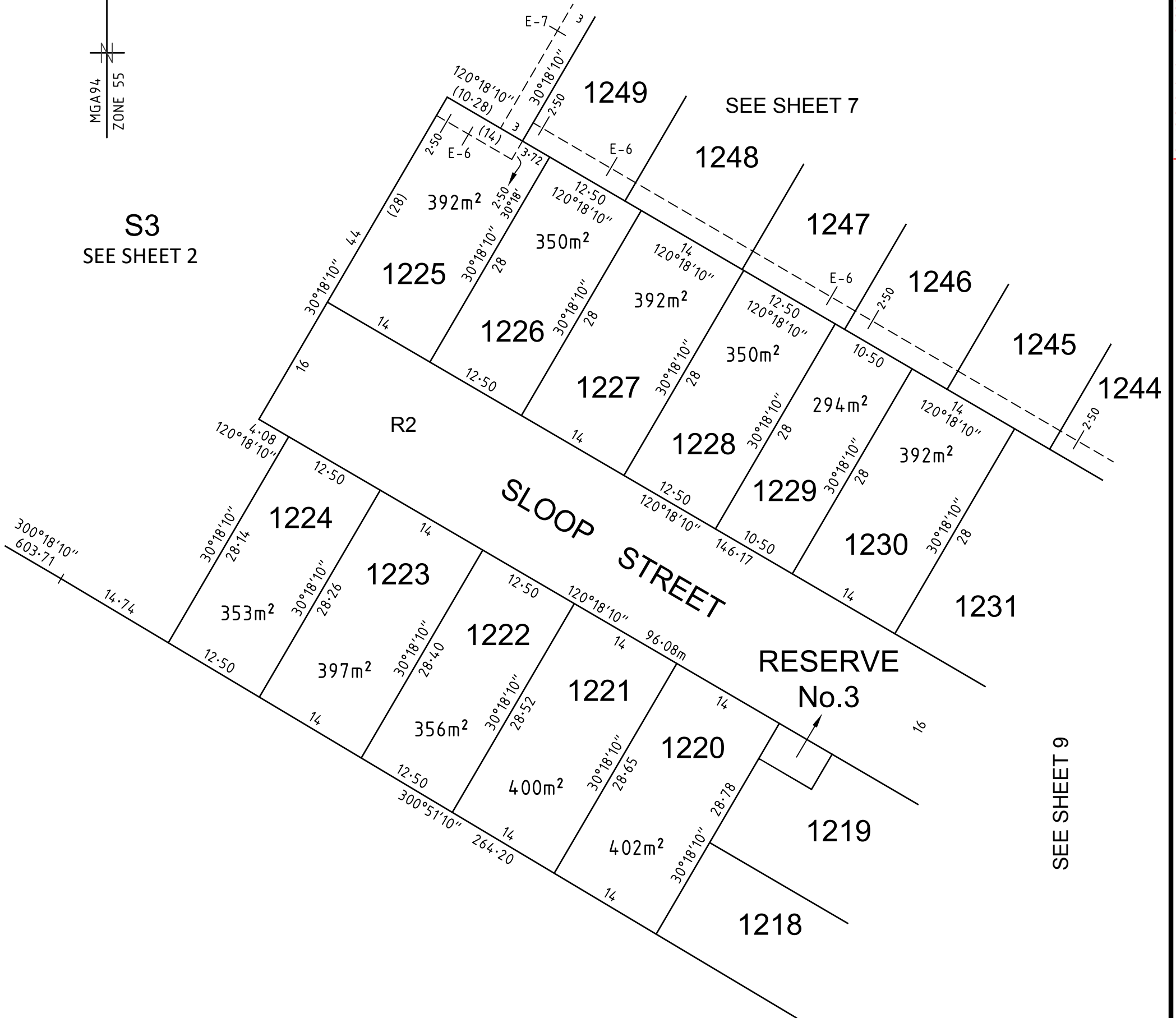
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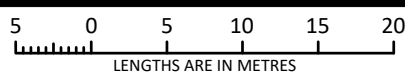


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SCALE  
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SHEET 8

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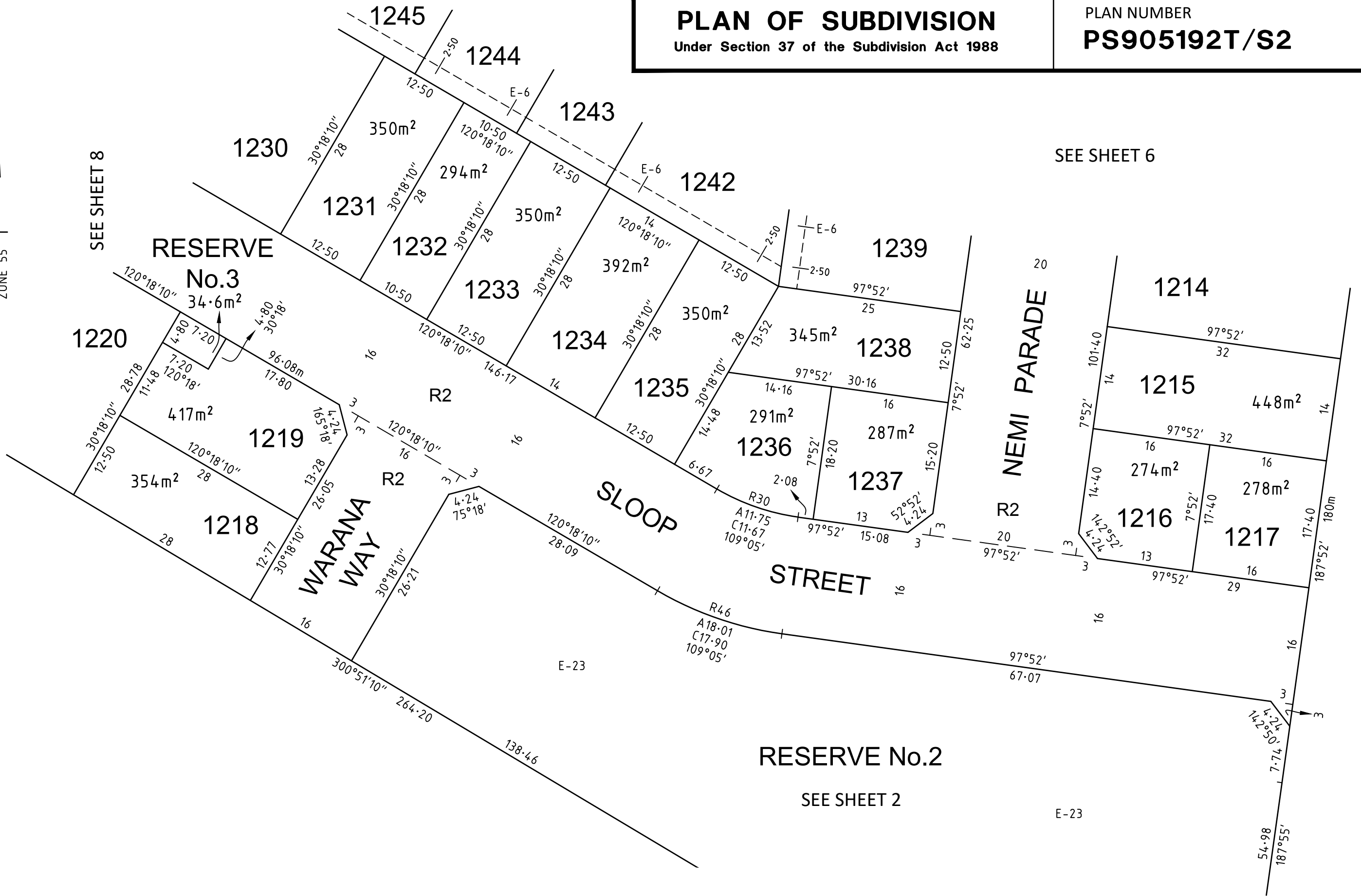
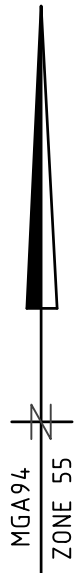


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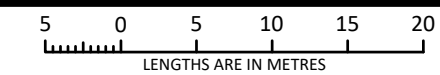


SEE SHEET 8

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Member of the **Surbana Jurong Group**  
REF 2070s-12

SCALE  
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# PLAN OF SUBDIVISION

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**PS905192T/S2**

## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS905192T/S2 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
1201	1202
1202	1201, 1203
1203	1202, 1204
1204	1203, 1205
1205	1204, 1206
1206	1205, 1207
1207	1206, 1208
1208	1207, 1209
1209	1208
1210	1211
1211	1210, 1212
1212	1211, 1213
1213	1212, 1214
1214	1213, 1215
1215	1214, 1216, 1217
1216	1215, 1217
1217	1215, 1216
1218	1219, 1220
1219	1218, 1220
1220	1218, 1219, 1221
1221	1220, 1222
1222	1221, 1223
1223	1222, 1224
1224	1223
1225	1226, 1249
1226	1225, 1227, 1248, 1249
1227	1226, 1228, 1247, 1248
1228	1227, 1229, 1247
1229	1228, 1230, 1246, 1247
1230	1229, 1231, 1245, 1246
1231	1230, 1232, 1244, 1245
1232	1231, 1233, 1243, 1244
1233	1232, 1234, 1242, 1243
1234	1233, 1235, 1242

BURDENED LOT No.	BENEFITING LOTS
1235	1234, 1236, 1238, 1242
1236	1235, 1237, 1238
1237	1236, 1238
1238	1235, 1236, 1237, 1239
1239	1238, 1240, 1242
1240	1239, 1241, 1242
1241	1240, 1242
1242	1233, 1234, 1235, 1239, 1240, 1241, 1243
1243	1232, 1233, 1242, 1244
1244	1231, 1232, 1243, 1245
1245	1230, 1231, 1244, 1246
1246	1229, 1230, 1245, 1247
1247	1227, 1228, 1229, 1246, 1248
1248	1226, 1227, 1247, 1249
1249	1225, 1226, 1248
1250	1251
1251	1250, 1252
1252	1251, 1253
1253	1252, 1254
1254	1253, 1255
1255	1254, 1256
1256	1255, 1257, 1258, 1259
1257	1256, 1258
1258	1256, 1257, 1259
1259	1256, 1258, 1260
1260	1259, 1261
1261	1260
1262	1263
1263	1262, 1264
1264	1263, 1265
1265	1264, 1266
1266	1265
1267	1266

## 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.



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SHEET 10

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# OWNERS CORPORATION SCHEDULE

PS905192T/S2

Owners Corporation No. 1

Plan No. PS905192T

Land affected by Owners Corporation: ALL THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations  
NIL

Totals		
	Entitlement	Liability
This schedule	6701	6701
Balance of existing OC	5700	5700
Overall Total	12401	12401

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1201	100	100	1250	100	100						
1202	100	100	1251	100	100						
1203	100	100	1252	100	100						
1204	100	100	1253	100	100						
1205	100	100	1254	100	100						
1206	100	100	1255	100	100						
1207	100	100	1256	100	100						
1208	100	100	1257	100	100						
1209	100	100	1258	100	100						
1210	100	100	1259	100	100						
1211	100	100	1260	100	100						
1212	100	100	1261	100	100						
1213	100	100	1262	100	100						
1214	100	100	1263	100	100						
1215	100	100	1264	100	100						
1216	100	100	1265	100	100						
1217	100	100	1266	100	100						
1218	100	100	1267	100	100						
1219	100	100	S3	1	1						
1220	100	100									
1221	100	100									
1222	100	100									
1223	100	100									
1224	100	100									
1225	100	100									
1226	100	100									
1227	100	100									
1228	100	100									
1229	100	100									
1230	100	100									
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1243	100	100									
1244	100	100									
1245	100	100									
1246	100	100									
1247	100	100									
1248	100	100									
1249	100	100									



SURVEYORS FILE REFERENCE:  
2070s-12

SHEET 1

ORIGINAL SHEET  
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