

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

**EDITION**

PLAN NUMBER

**PS905192T**

## LOCATION OF LAND

**PARISH:** TARNEIT

**TOWNSHIP:** -

**SECTION:** 8

**CROWN ALLOTMENT:** A1 (PART)

**CROWN PORTION:** -

**TITLE REFERENCES:** Vol. 11863 Fol. 169  
Vol. 12528 Fol. 278

**LAST PLAN REFERENCE/S:** PS735353R (LOT B) AND  
PS841640V (LOT A)

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

**MGA94 Co-ordinates** **E** 292 260  
**(of approx centre of** **N** 5 807 470  
**land in plan)** **ZONE** 55

COUNCIL NAME: WYNDHAM CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	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 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 8 FOR FURTHER DETAILS.

CP 1 DENOTES COMMON PROPERTY No.1 AND PT DENOTES PARTS. COMMON PROPERTY No.1 IS IN 2 PARTS.

### 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 11**  
**3.806ha**

**57 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	THIS PLAN THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION

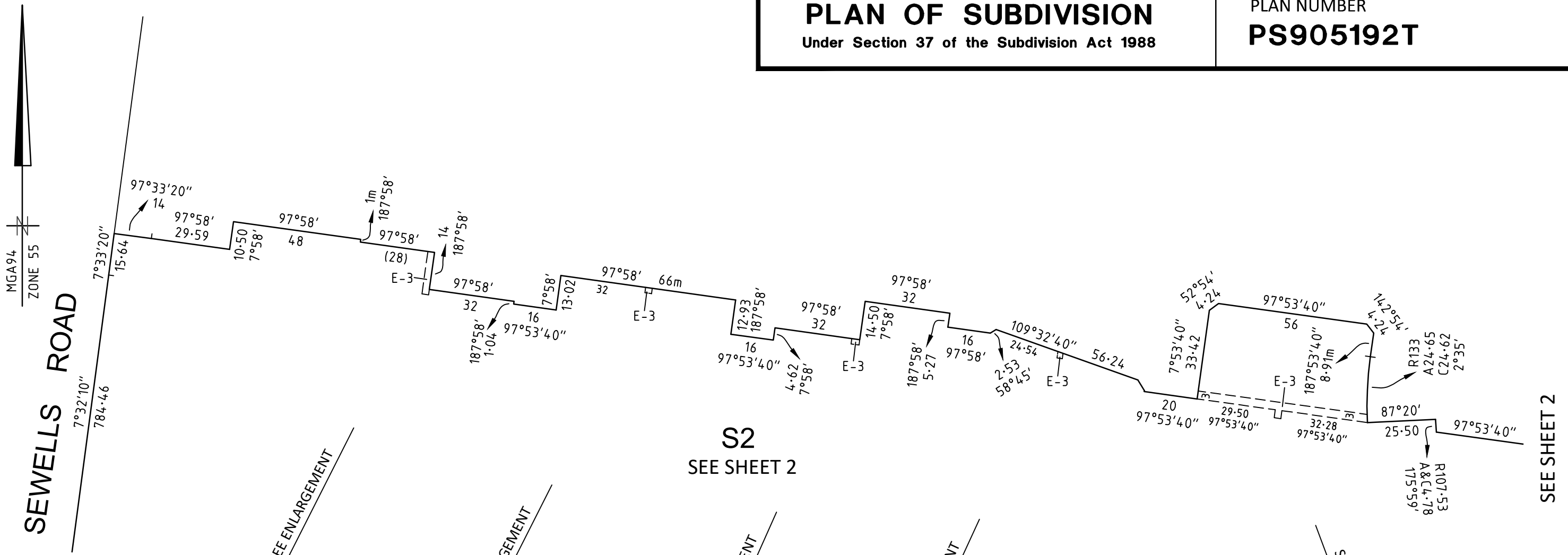


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**SEWELLS ROAD**

SEE SHEET 2

SEE SHEET 2

SEE ENLARGEMENT

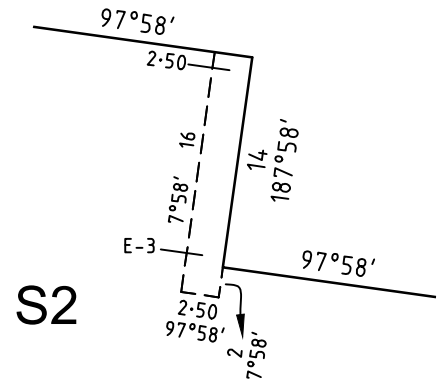
SEE ENLARGEMENT

SEE ENLARGEMENT

SEE ENLARGEMENT

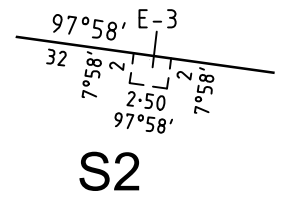
SEE ENLARGEMENT

**S2**  
SEE SHEET 2



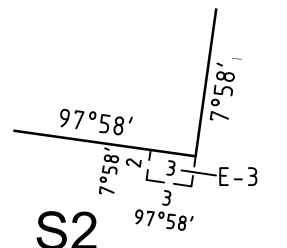
**S2**

0 5 10 15  
ENLARGEMENT  
SCALE 1:500



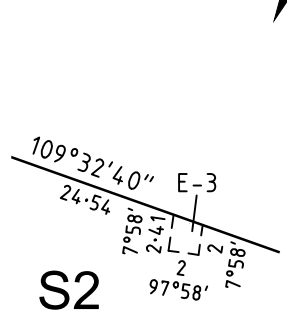
**S2**

0 5 10 15  
ENLARGEMENT  
SCALE 1:500



**S2**

0 5 10 15  
ENLARGEMENT  
SCALE 1:500



**S2**

0 5 10 15  
ENLARGEMENT  
SCALE 1:500



**S2**

0 5 10 15  
ENLARGEMENT  
SCALE 1:500

2070S-11 VER H.DWG AA/AA

**SMEC**

Member of the **Surbana Jurong Group**  
REF 2070s-11

SCALE  
**1:1500**

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 3

ROHAN MICHAEL BAKKER VERSION H

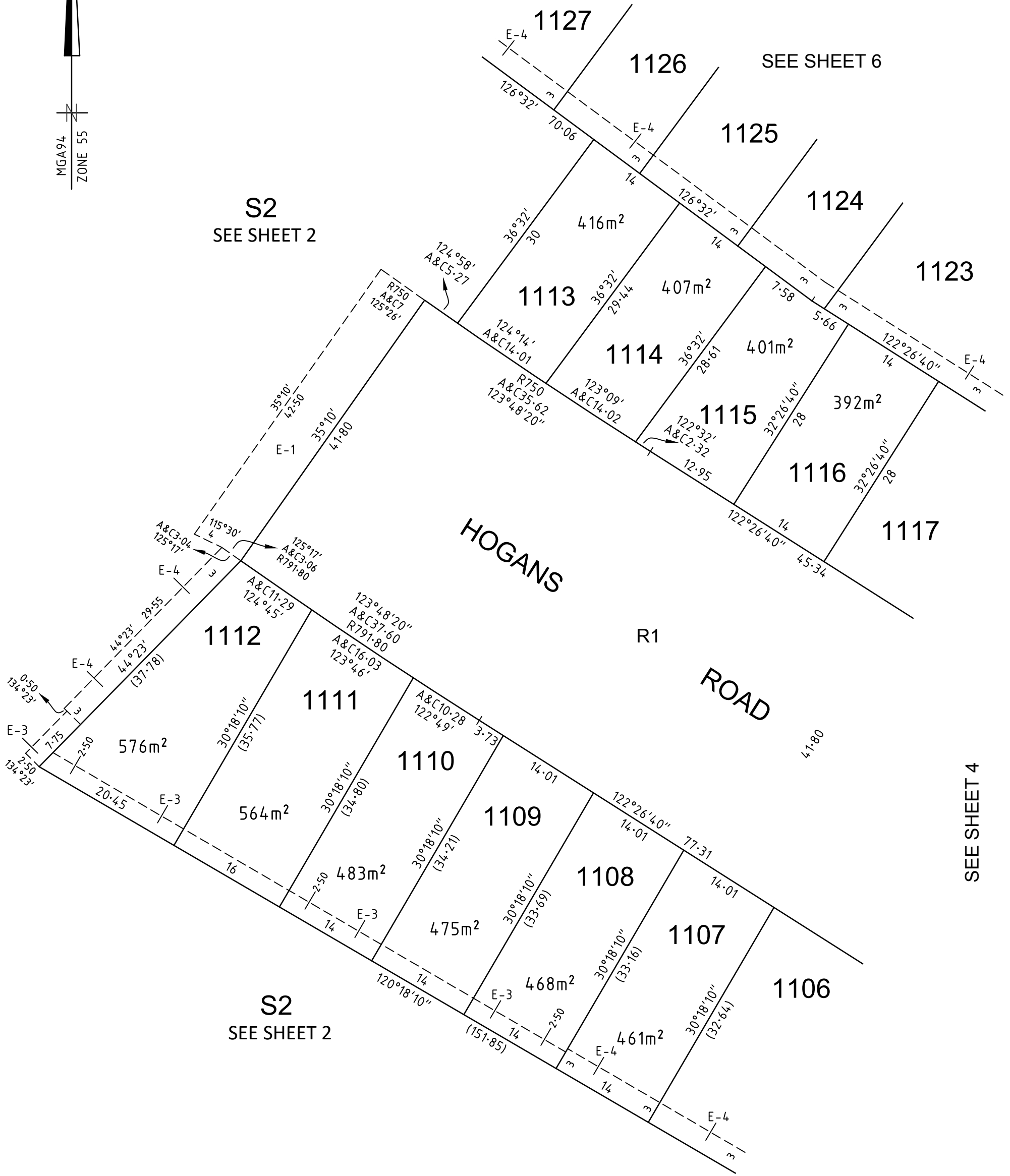
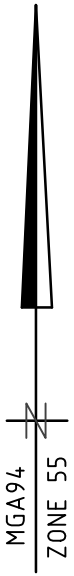


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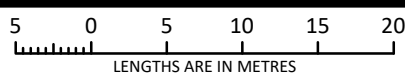
**PS905192T**



Member of the Surbana Jurong Group  
REF 2070s-11

2070S-11 VER H.DWG AA/AA

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

ROHAN MICHAEL BAKKER VERSION H

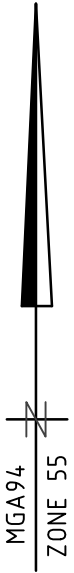


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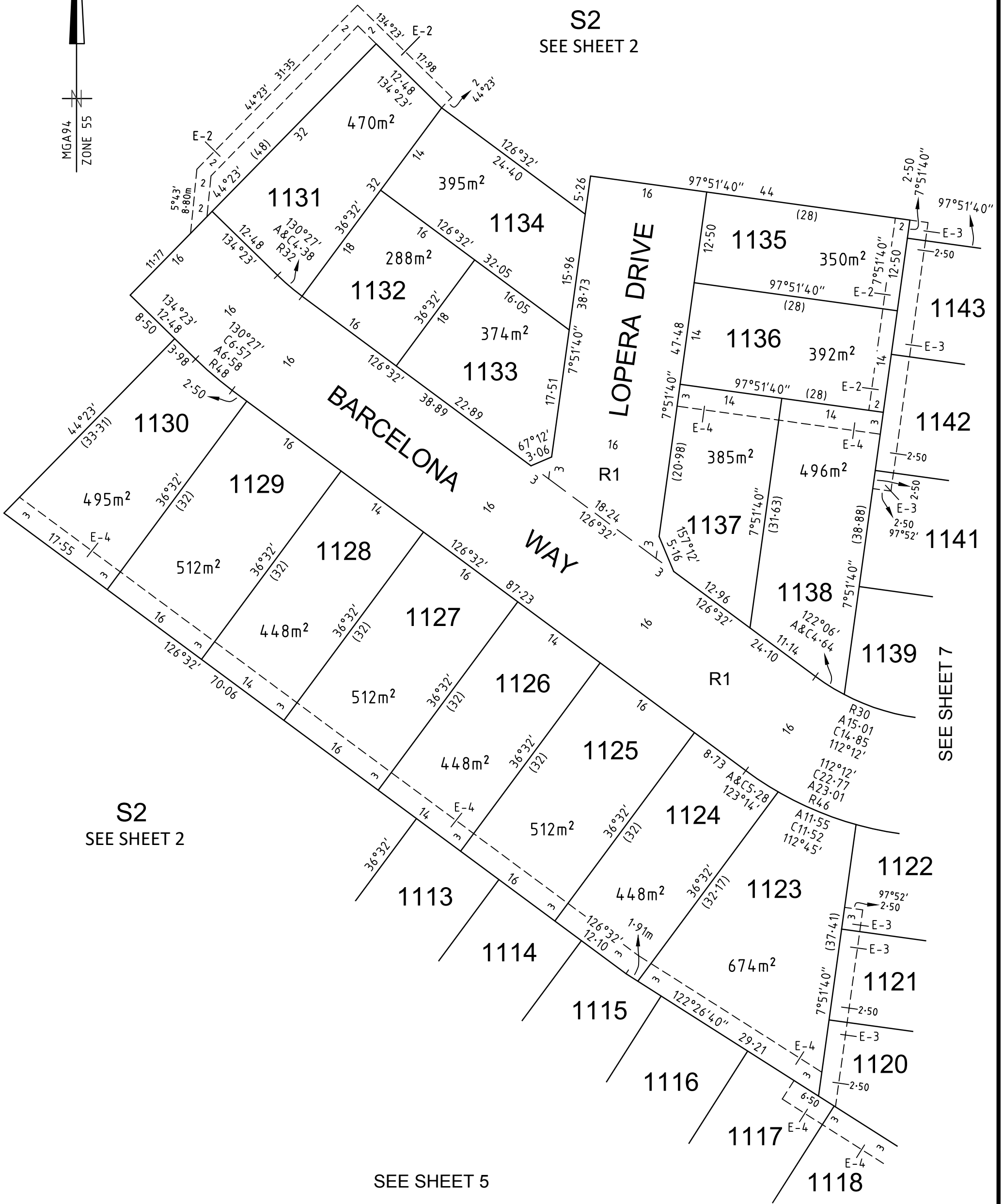


**S2**  
SEE SHEET 2

**S2**  
SEE SHEET 2

SEE SHEET 5

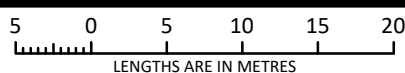
SEE SHEET 7



Member of the Surbana Jurong Group  
REF 2070s-11

2070S-11 VER H.DWG AA/AA

SCALE  
1:500



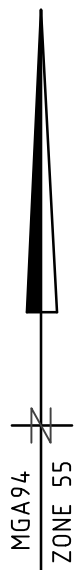
ORIGINAL SHEET  
SIZE: A3

SHEET 6

ROHAN MICHAEL BAKKER VERSION H

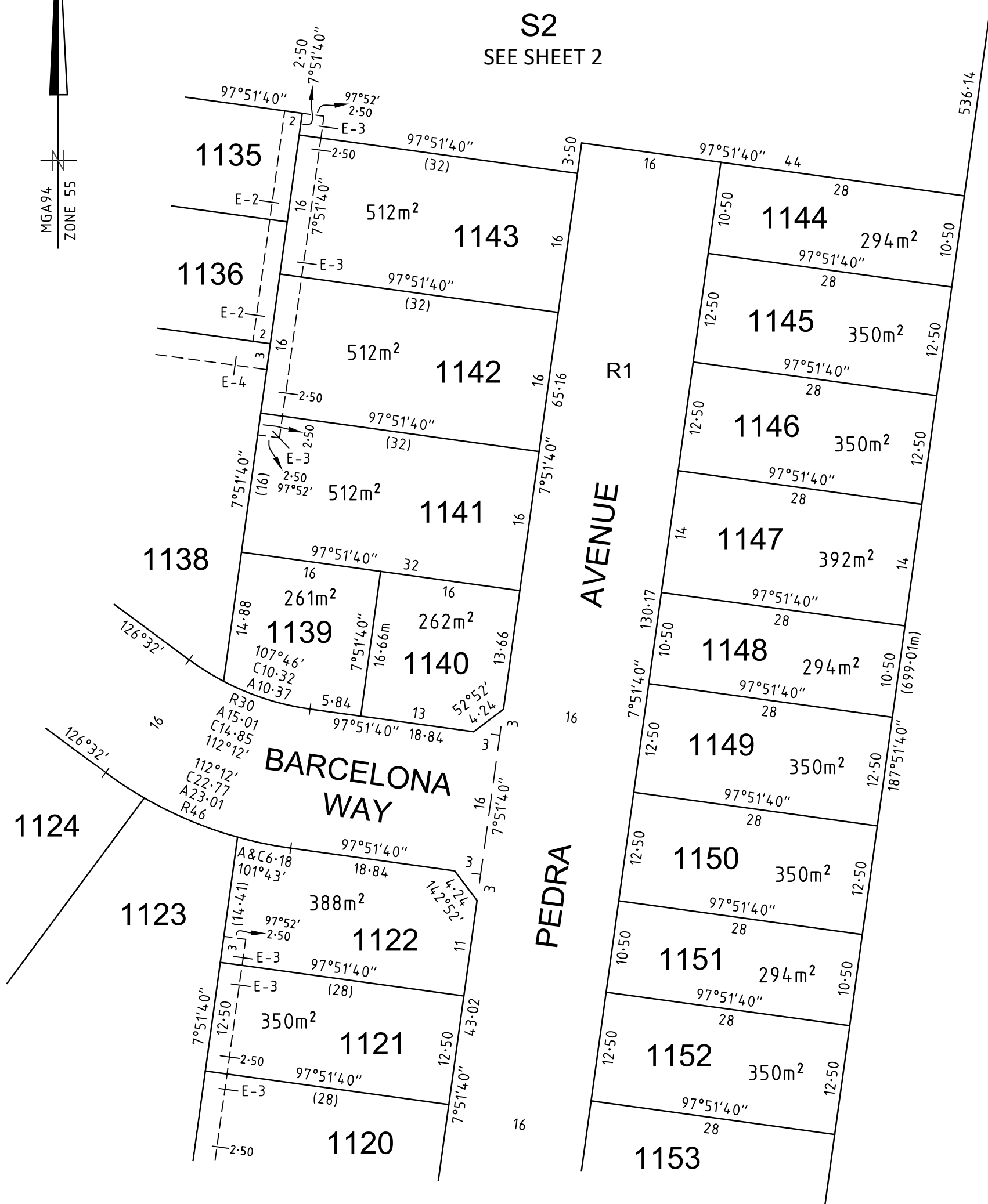
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**S2**  
SEE SHEET 2

SEE SHEET 6

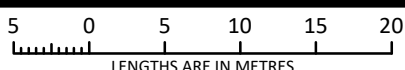


SEE SHEET 4



2070S-11 VER H.DWG AA/AA

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 7

ROHAN MICHAEL BAKKER VERSION H

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## CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS905192T 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
1101	1102
1102	1101
1103	1104, 1105
1104	1103, 1105
1105	1103, 1104, 1106
1106	1105, 1107
1107	1106, 1108
1108	1107, 1109
1109	1108, 1110
1110	1109, 1111
1111	1110, 1112
1112	1111
1113	1114, 1125, 1126
1114	1113, 1115, 1124, 1125
1115	1114, 1116, 1123, 1124
1116	1115, 1117, 1123
1117	1116, 1118, 1120, 1123
1118	1117, 1119, 1120
1119	1118, 1120
1120	1117, 1118, 1119, 1121, 1123
1121	1120, 1122, 1123
1122	1121, 1123
1123	1115, 1116, 1117, 1120, 1121, 1122, 1124
1124	1114, 1115, 1123, 1125
1125	1113, 1114, 1124, 1126
1126	1113, 1125, 1127
1127	1126, 1128
1128	1127, 1129
1129	1128, 1130

BURDENED LOT No.	BENEFITING LOTS
1130	1129
1131	1132, 1134
1132	1131, 1133, 1134
1133	1132, 1134
1134	1131, 1132, 1133
1135	1136, 1143
1136	1135, 1137, 1138, 1142, 1143
1137	1136, 1138
1138	1136, 1137, 1139, 1141, 1142
1139	1138, 1140, 1141
1140	1139, 1141
1141	1138, 1139, 1140, 1142
1142	1136, 1138, 1141, 1143
1143	1135, 1136, 1142
1144	1145
1145	1144, 1146
1146	1145, 1147
1147	1146, 1148
1148	1147, 1149
1149	1148, 1150
1150	1149, 1151
1151	1150, 1152
1152	1151, 1153
1153	1152, 1154
1154	1153, 1155
1155	1154, 1156, 1157
1156	1155, 1157
1157	1155, 1156

## 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. AA9804 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.