

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS905192T/S3

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 8
CROWN ALLOTMENT: A1 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS905192T/S2 (LOT S3)
POSTAL ADDRESS: 1071 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029
MGA94 Co-ordinates E 292 160
(of approx centre of N 5 807 310
land in plan) ZONE 55

Council Name: Wyndham City Council

Council Reference Number: WYS5982/22
Planning Permit Reference: WYP10817/18
SPEAR Reference Number: S193081S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 10/01/2024

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 24/05/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R3	WYNDHAM CITY COUNCIL
ROAD R4	WYNDHAM CITY COUNCIL

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).
LOTS 1 TO 1300 (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-10 TO E-22 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
LOT S4 IS IN 2 PARTS.

NOTATIONS

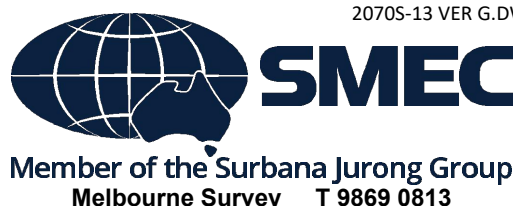
DEPTH LIMITATION: 15.24m BELOW THE SURFACE.
STAGING: THIS IS A STAGED SUBDIVISION.
PLANNING PERMIT No. WYP10817
SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM17 (WERRIBEE) AND PM18, PM134, PM217 & PM760 (TARNEIT)
PROCLAIMED SURVEY AREA:
ALAMORA 13
2.667ha **49 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 AND AS SET ASIDE ON LOT A ON PS841640V.

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-6	SEWERAGE	SEE PLAN	PS905192T/S2	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS905192T/S2 PS905192T/S2	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-23	DRAINAGE CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN SEE PLAN	PS905192T PS905192T/S2	WYNDHAM CITY COUNCIL MELBOURNE WATER CORPORATION



2070S-13 VER G.DWG AA/AA

SURVEYOR REF: **2070s-13**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 11

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SAYERS ROAD

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PLAN NUMBER
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SEWELLS ROAD

14°17'10"
C66.35
A66.51
R283

7°33'20"
745.38

15.64
7°33'20"

E-3

E-3

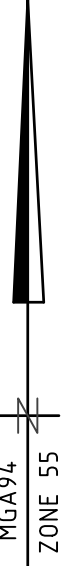
E-3

E-3

E-3

SEE SHEET 3

97°53'40"
305.68



BETHANY ROAD

536.14
187°51'40"

S4
(PART)
66.79ha
TOTAL 2 PARTS
67.31ha

SEE SHEET 4

LOPERA DRIVE

BARCELONA WAY
HOGANS ROAD

IMPLEXA DRIVE

PEDRA AVENUE

SEE SHEETS 6 TO 9
PALIA DRIVE
CANDELO WAY

SEE SHEET 5

TOWAMBA WAY
SLOOP STREET

S4
(PART)
SEE SHEET 10

603.71
300°18'10"

14.74
300°51'10"

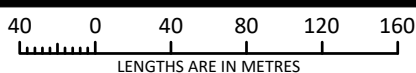
95
111m
120°51'10"

E-23



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SCALE
1:4000



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ORIGINAL SHEET
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SHEET 2

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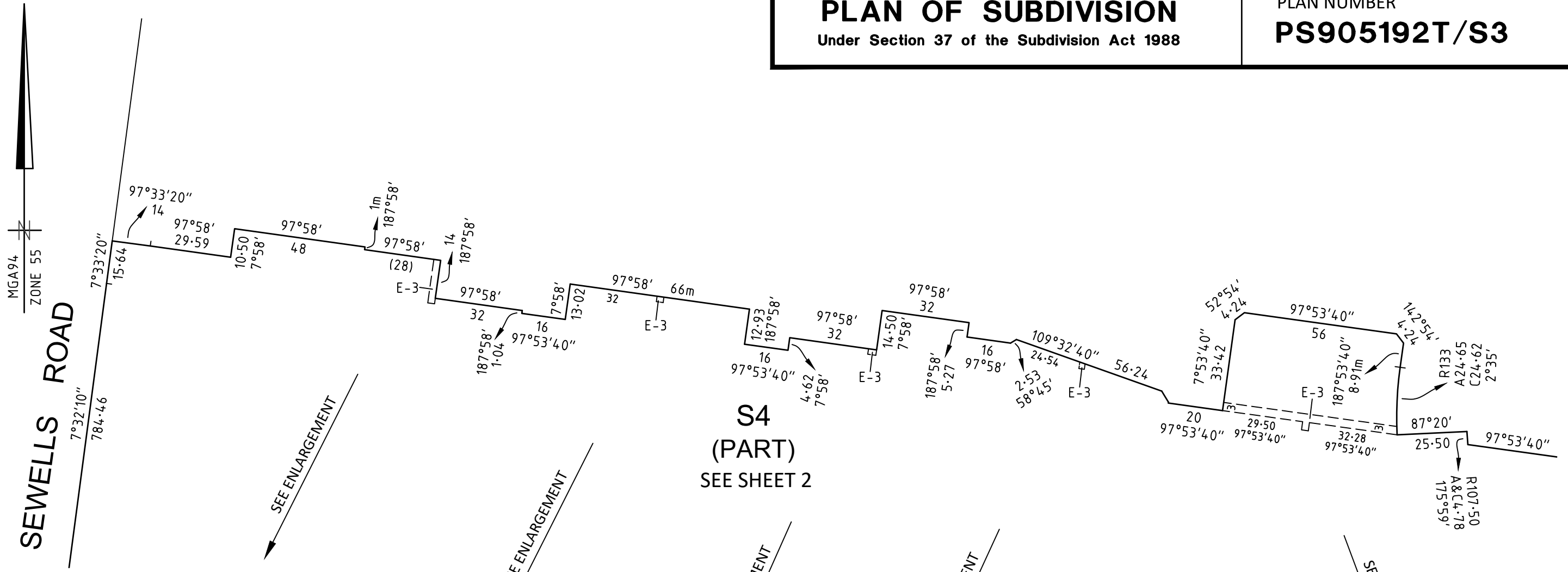
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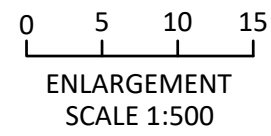
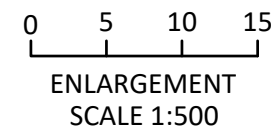
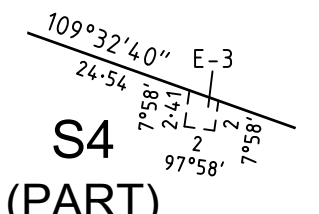
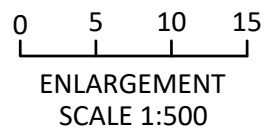
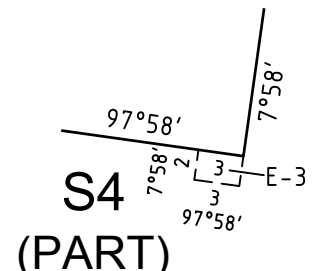
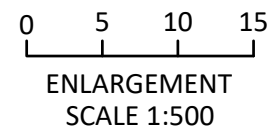
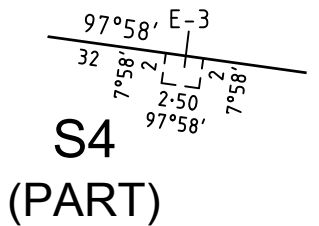
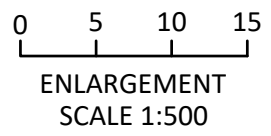
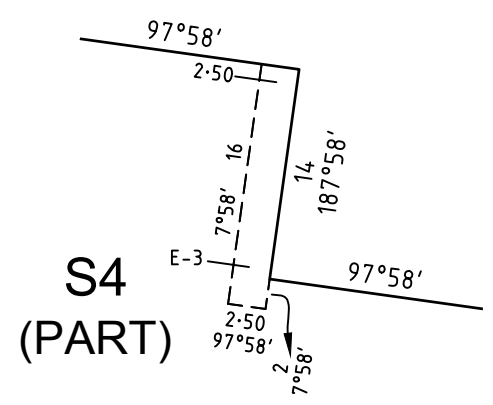
PS905192T/S3



**S4
(PART)
SEE SHEET 2**

SEE SHEET 2

SEE SHEET 2



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REF 2070s-13

SCALE
1:1500

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SHEET 3

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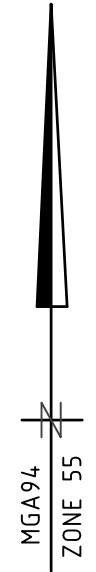
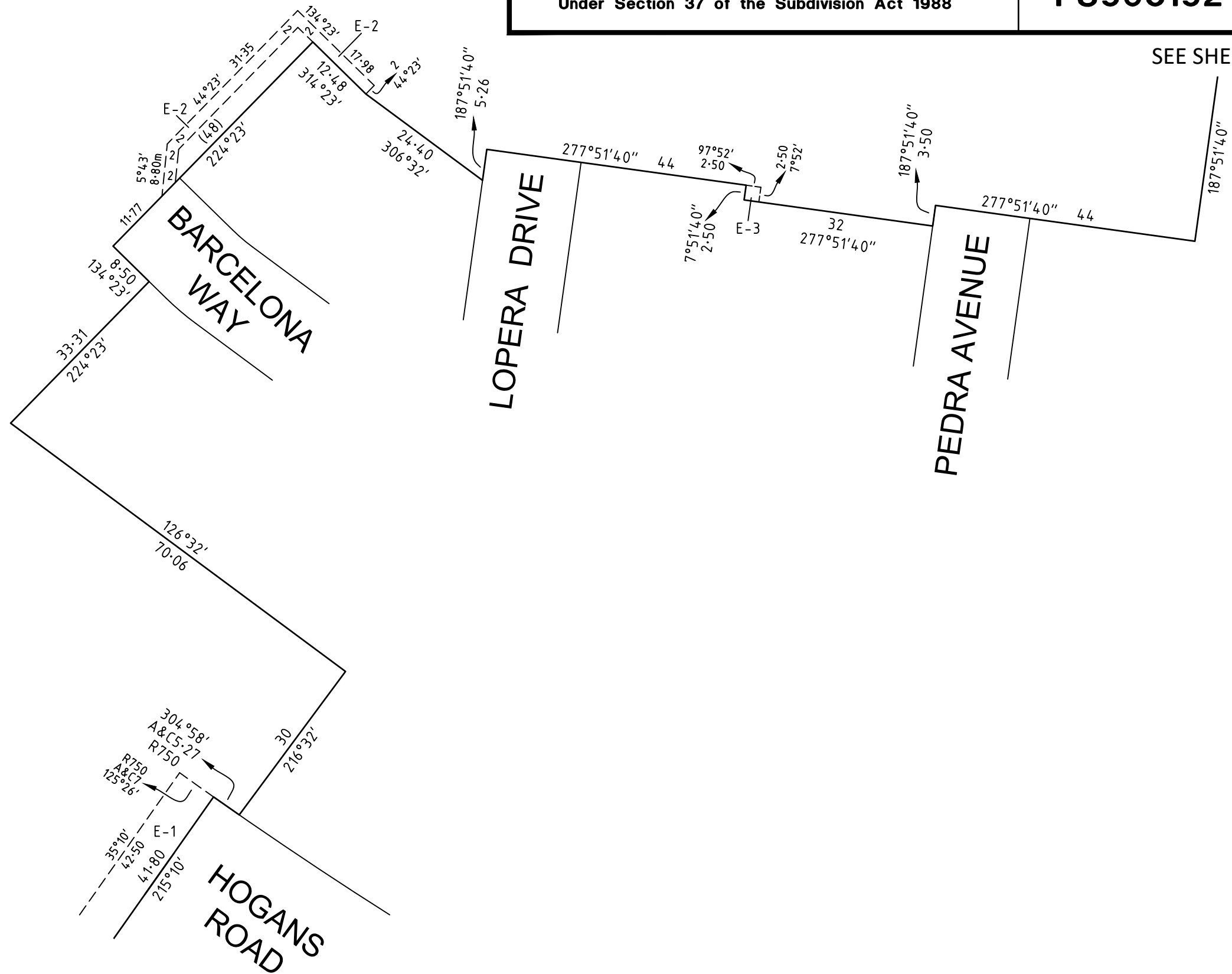
PLAN NUMBER

PS905192T/S3

S4
(PART)
SEE SHEET 2

SEE SHEET 9

SEE SHEET 2

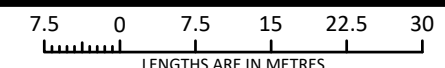


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LENGTHS ARE IN METRES

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SHEET 4

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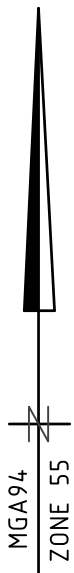
PLAN OF SUBDIVISION

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PLAN NUMBER

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SEE SHEET 6



S4
(PART)
SEE SHEET 2

TOWAMBA
WAY

SLOOP
STREET

SEE SHEET 10

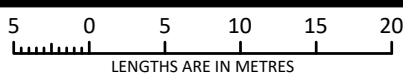
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SHEET 5

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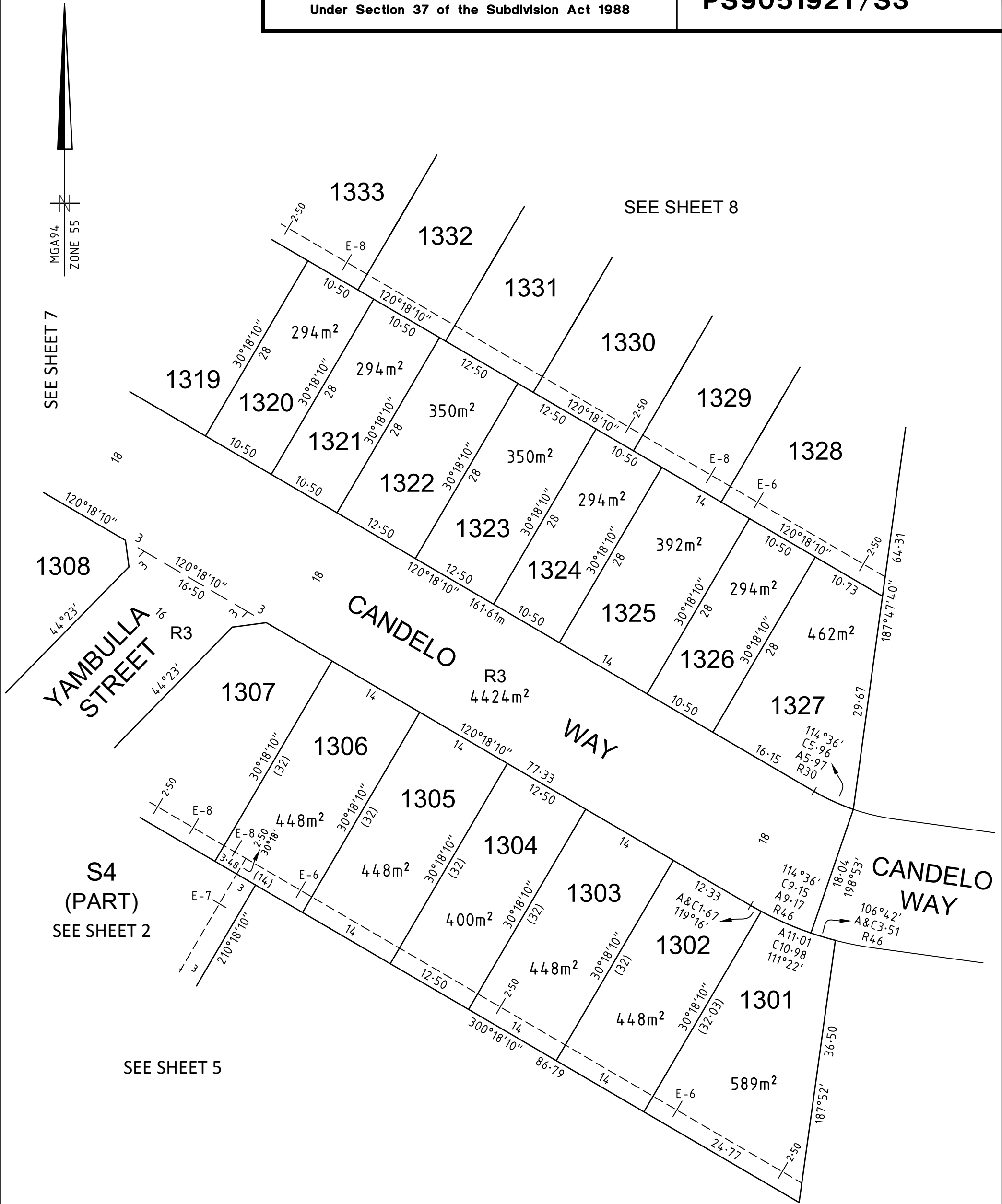
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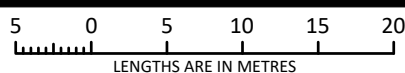


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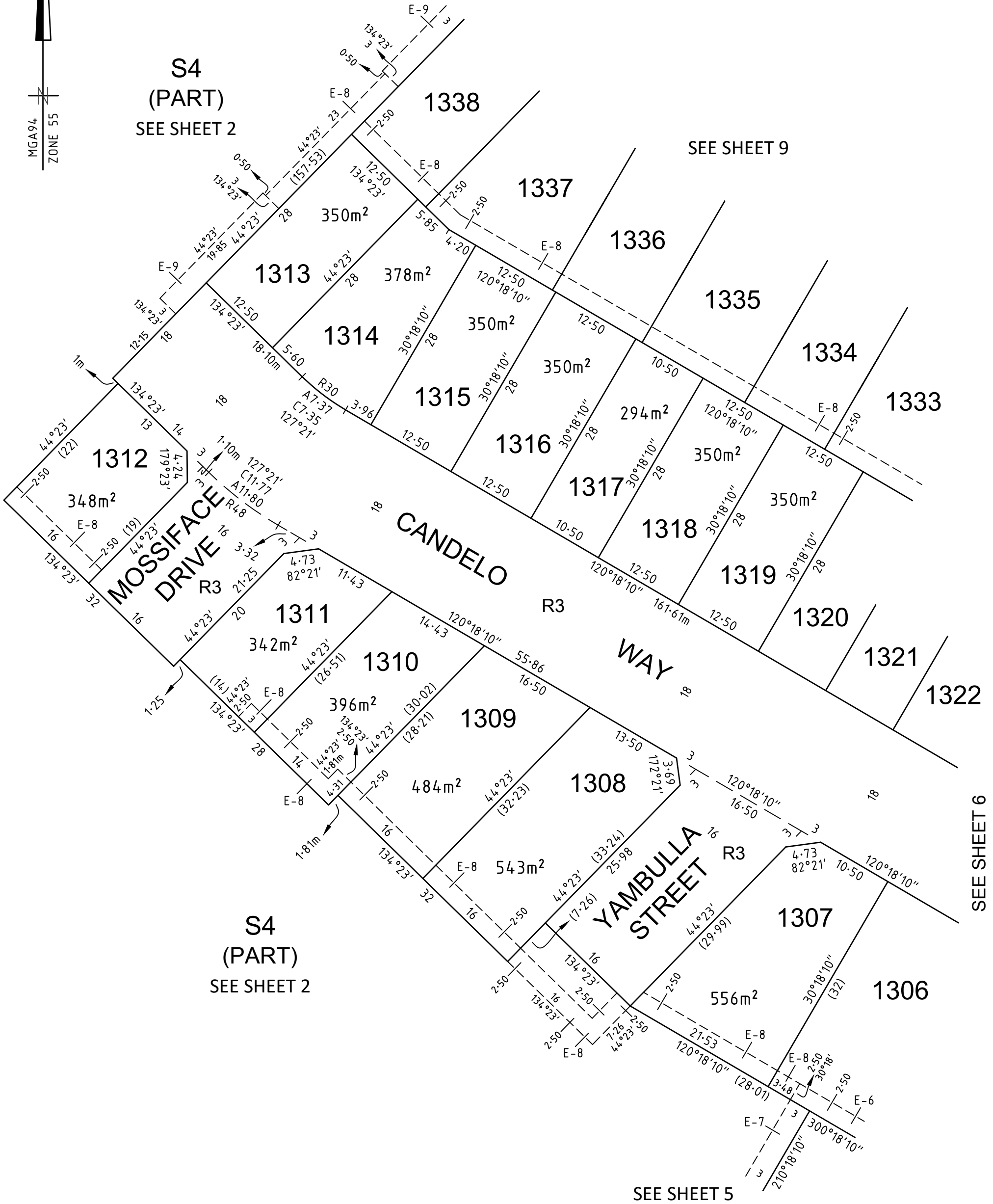
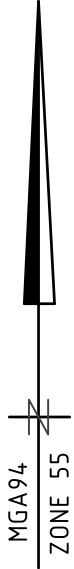
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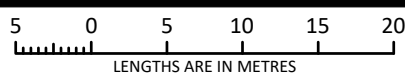


SEE SHEET 6



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SHEET 7

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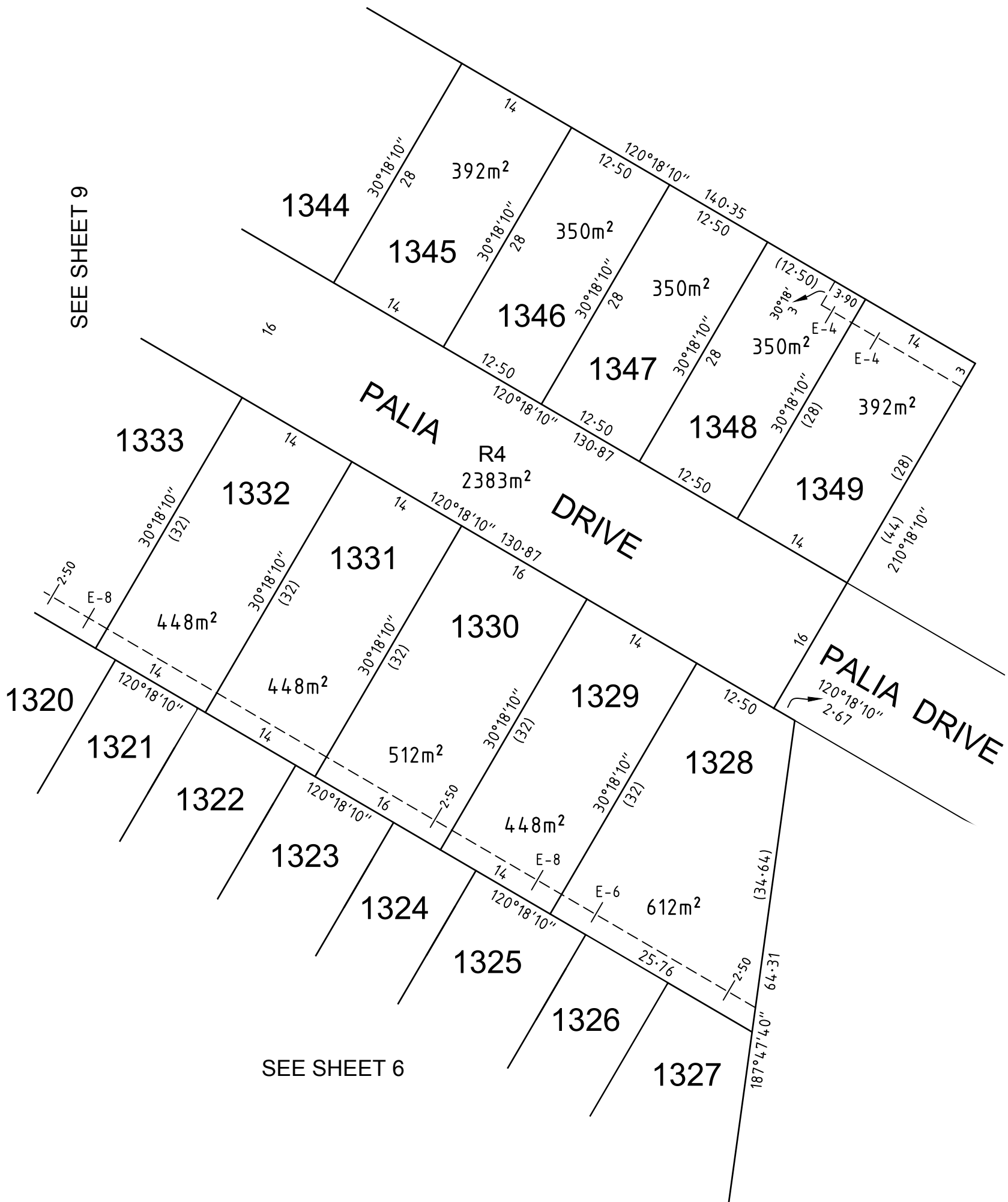
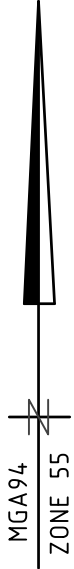
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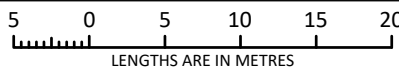
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SHEET 8

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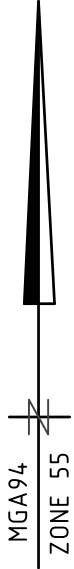
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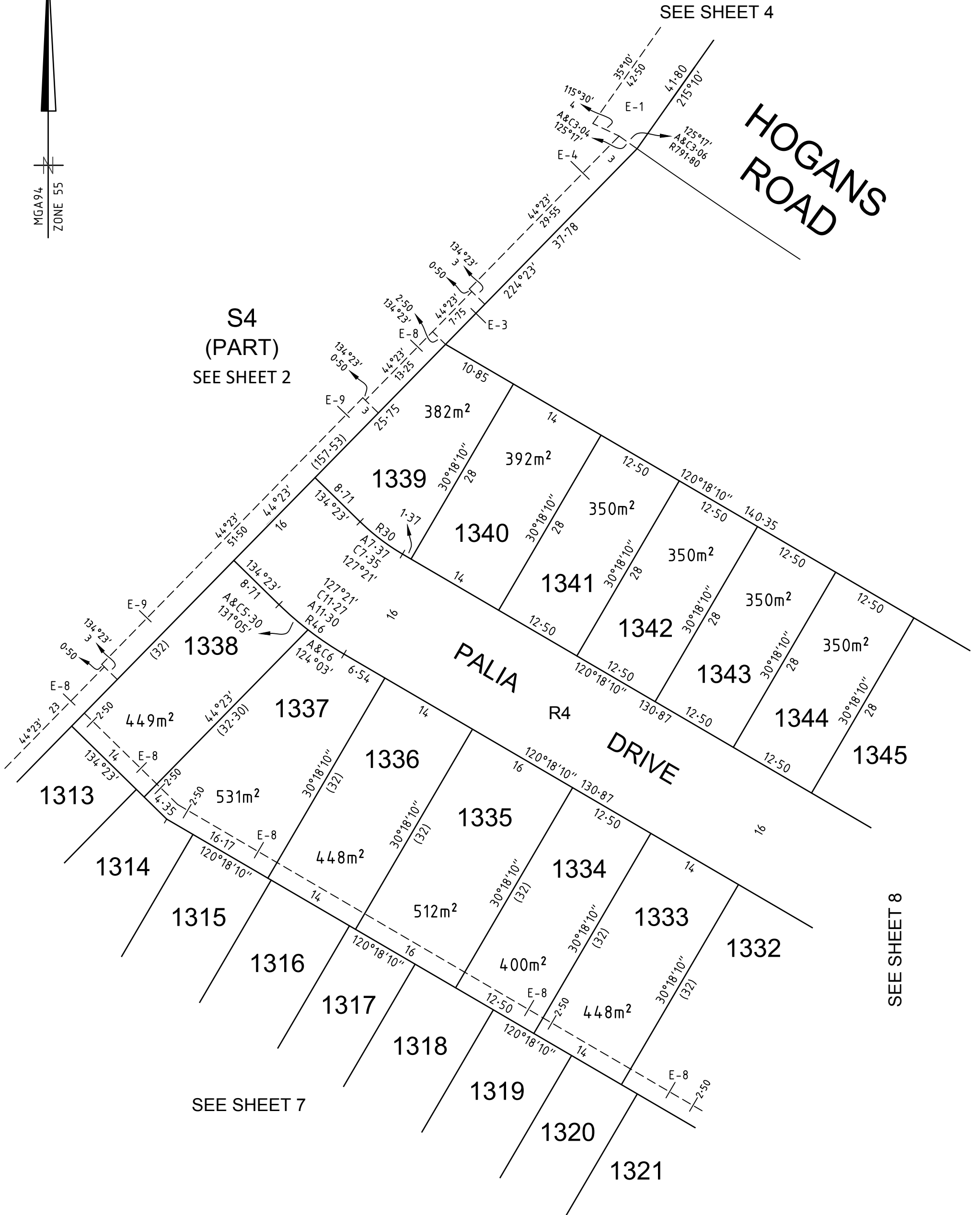
PS905192T/S3



SEE SHEET 4

HOGANS ROAD

S4 (PART)
SEE SHEET 2



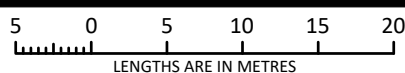
SEE SHEET 8

SEE SHEET 7



2070S-13 VER G.DWG AA/AA

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SHEET 9

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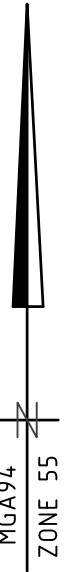
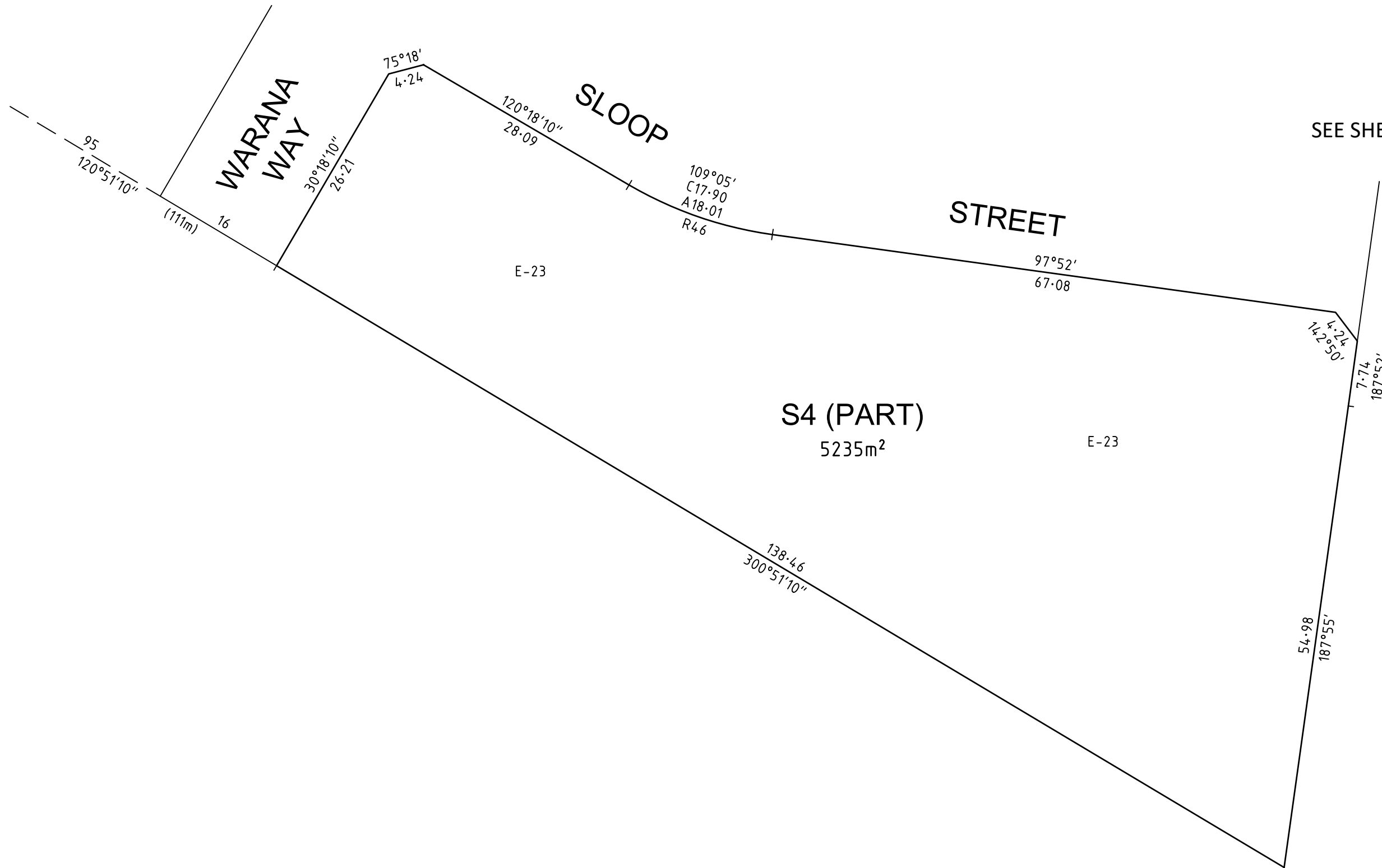
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SEE SHEET 5

SEE SHEET 2



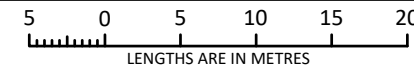
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REF 2070s-13

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SHEET 10

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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
1301	1302
1302	1301, 1303
1303	1302, 1304
1304	1303, 1305
1305	1304, 1306
1306	1305, 1307
1307	1306
1308	1309
1309	1308, 1310
1310	1309, 1311
1311	1310
1312	1311
1313	1314, 1338
1314	1313, 1315, 1337, 1338
1315	1314, 1316, 1336, 1337
1316	1315, 1317, 1336
1317	1316, 1318, 1335, 1336
1318	1317, 1319, 1334, 1335
1319	1318, 1320, 1333, 1334
1320	1319, 1321, 1332, 1333
1321	1320, 1322, 1332
1322	1321, 1323, 1331, 1332
1323	1322, 1324, 1330, 1331
1324	1323, 1325, 1329, 1330
1325	1324, 1326, 1328, 1329

BURDENED LOT No.	BENEFITING LOTS
1326	1325, 1327, 1328
1327	1326, 1328
1328	1325, 1326, 1327, 1329
1329	1324, 1325, 1328, 1330
1330	1323, 1324, 1329, 1331
1331	1322, 1323, 1330, 1332
1332	1320, 1321, 1322, 1331, 1333
1333	1319, 1320, 1332, 1334
1334	1318, 1319, 1333, 1335
1335	1317, 1318, 1334, 1336
1336	1315, 1316, 1317, 1335, 1337
1337	1314, 1315, 1336, 1338
1338	1313, 1314, 1337
1339	1340
1340	1339, 1341
1341	1340, 1342
1342	1341, 1343
1343	1342, 1344
1344	1343, 1345
1345	1344, 1346
1346	1345, 1347
1347	1346, 1348
1348	1347, 1349
1349	1348

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. AA010071 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.

OWNERS CORPORATION SCHEDULE

PS905192T/S3

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	4901	4901
Balance of existing OC	12400	12400
Overall Total	17301	17301

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1301	100	100	S4	1	1						
1302	100	100									
1303	100	100									
1304	100	100									
1305	100	100									
1306	100	100									
1307	100	100									
1308	100	100									
1309	100	100									
1310	100	100									
1311	100	100									
1312	100	100									
1313	100	100									
1314	100	100									
1315	100	100									
1316	100	100									
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SURVEYORS FILE REFERENCE:
2070s-13

SHEET 1

ORIGINAL SHEET
SIZE: A3

Digitally signed by: Adrian Thomas, Licensed Surveyor,
Surveyor's Plan Version (G),
16/05/2024, SPEAR Ref: S193081S

Digitally signed by:
Wyndham City Council,
24/05/2024,
SPEAR Ref: S193081S

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