

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS841640V/S16

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 8
CROWN ALLOTMENT: A1 (PART)
CROWN PORTION: -
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS841640V/S12 (LOT S16)
POSTAL ADDRESS: 1069 SAYERS ROAD
(At time of subdivision) TARNEIT, 3029
MGA94 Co-ordinates E 291 870
(of approx centre of N 5 808 260
land in plan) ZONE 55

Council Name: Wyndham City Council
Council Reference Number: WYS6109/22
Planning Permit Reference: WYP10107/17
SPEAR Reference Number: S200353S
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: 20/12/2023
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	NOTATIONS
ROAD R12 RESERVE No.15	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD	LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS). EASEMENTS E-2 TO E-24 (BOTH INCLUSIVE), E-26 TO E-29 (BOTH INCLUSIVE), E-32 TO E-35 (BOTH INCLUSIVE), E-37 TO E-40 (BOTH INCLUSIVE), E-44 AND E-45 HAVE BEEN OMITTED FROM THIS PLAN. OTHER PURPOSE OF THE PLAN: REMOVAL OF SEWERAGE EASEMENT E-35 ON PS841640V/S12 AS AFFECTS RESORT BOULEVARD, COMARES DRIVE AND PAVNA LANE ON THIS PLAN. REMOVAL OF DRAINAGE & SEWERAGE EASEMENT E-45 ON PS841640V/S12 AS AFFECTS PAVNA LANE 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.
NOTATIONS DEPTH LIMITATION 15.24m BELOW THE SURFACE. STAGING THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No. WYP10107 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 8 2.888ha		47 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 E-25	SEWERAGE DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES) DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	PS820473G PS841640V/S6 PS841640V/S6 PS841640V/S6	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION GREATER WESTERN WATER CORPORATION
E-30 E-31	SEWERAGE DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN	PS841640V/S6 (SECTION 146 GAS INDUSTRY ACT 2001) PS841640V/S7 PS841640V/S7 PS841640V/S7	AUSNET GAS SERVICES PTY LTD GREATER WESTERN WATER CORPORATION WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-36 E-41	SEWERAGE DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN	GREATER WESTERN WATER CORPORATION WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
SEE SHEET 2 FOR CONTINUATION				



2070S-08 VER N.DWG AA/AA

SURVEYOR REF: **2070s-08**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-42	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
E-43	SEWERAGE CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN SEE PLAN	PS820473G THIS PLAN	CITY WEST WATER CORPORATION MELBOURNE WATER CORPORATION
E-46	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-47	SEWERAGE	SEE PLAN	PS841640V/S21	GREATER WESTERN WATER CORPORATION

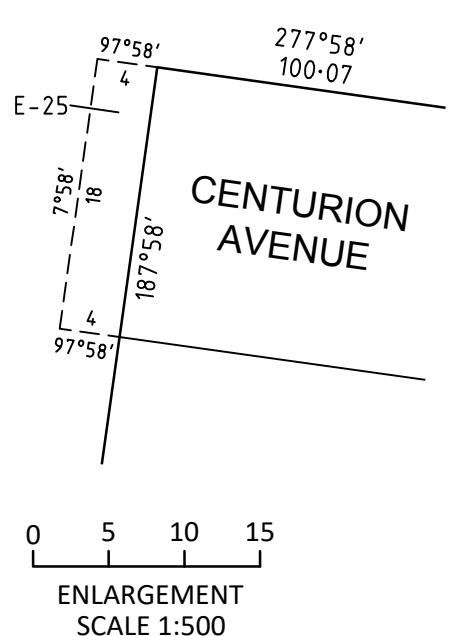
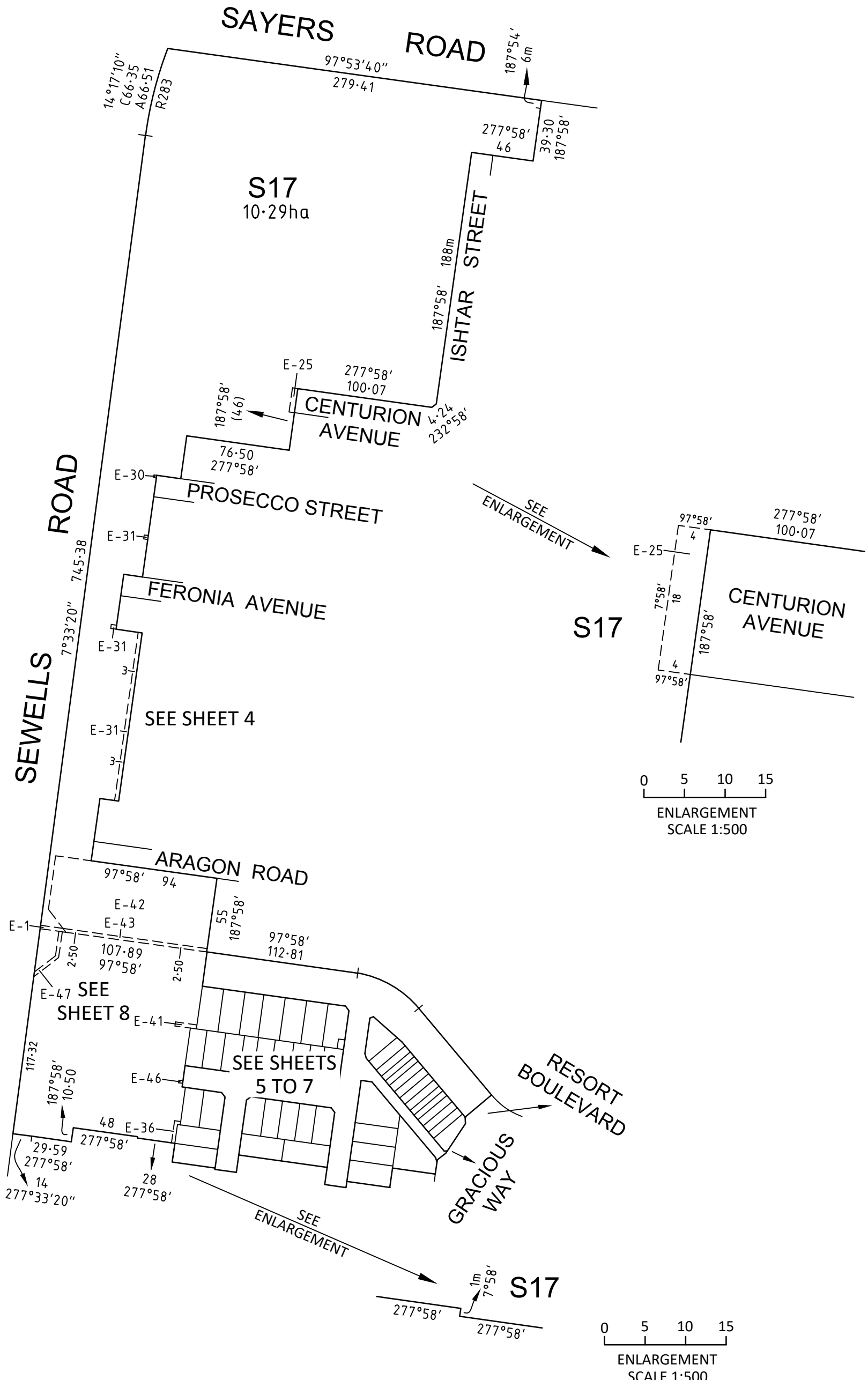
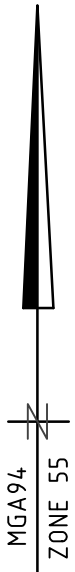
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PLAN OF SUBDIVISION

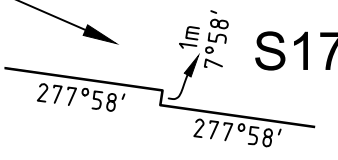
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ENLARGEMENT
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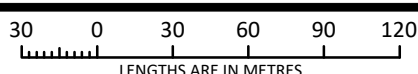


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SCALE
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SHEET 3

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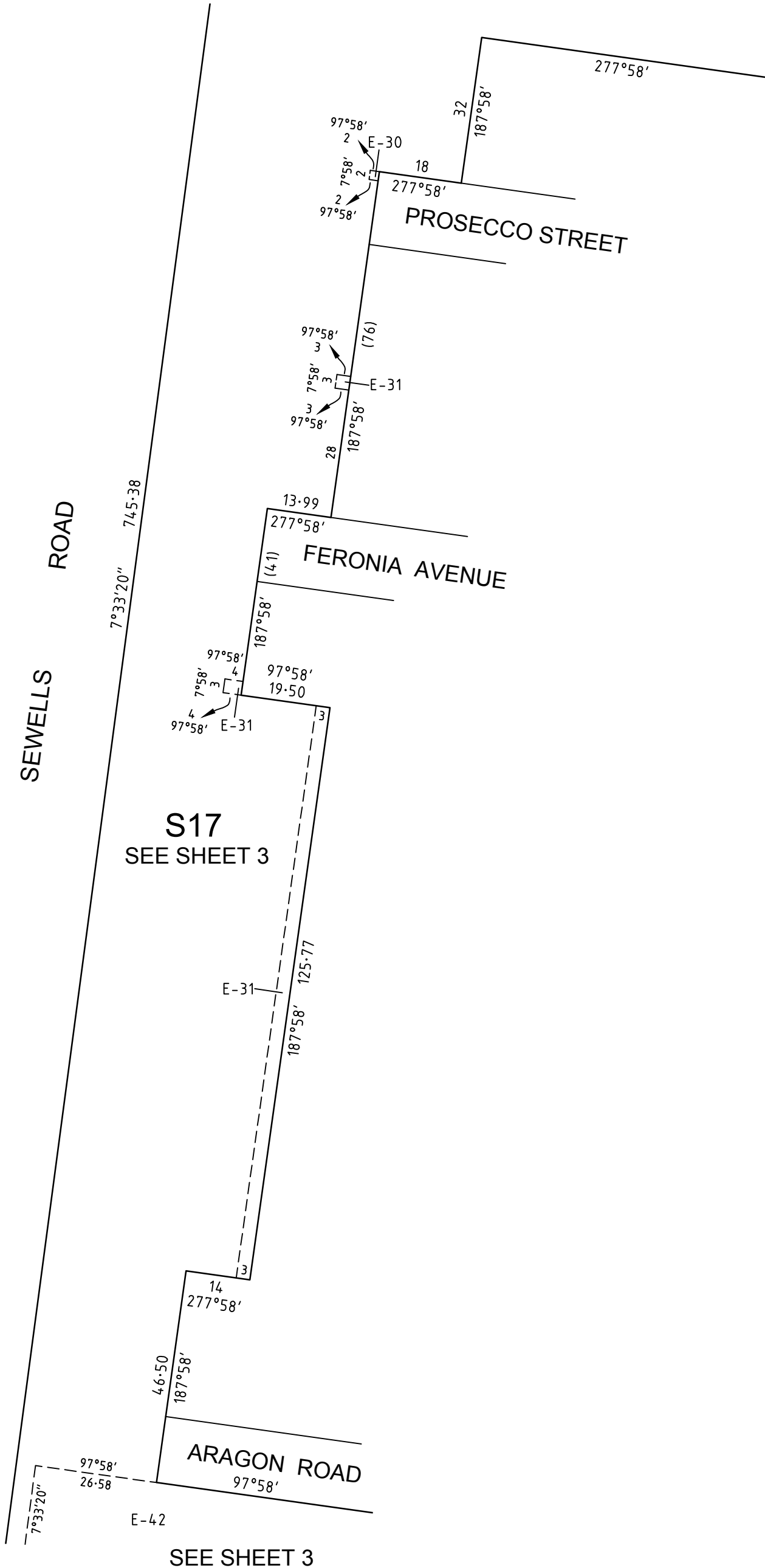
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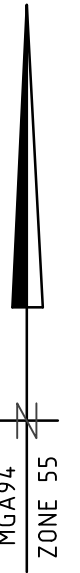
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SEE SHEET 3



S17
SEE SHEET 3

SEE SHEET 3

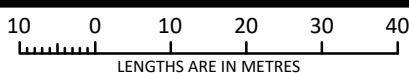


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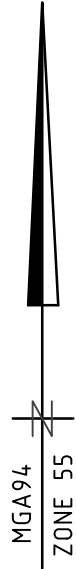
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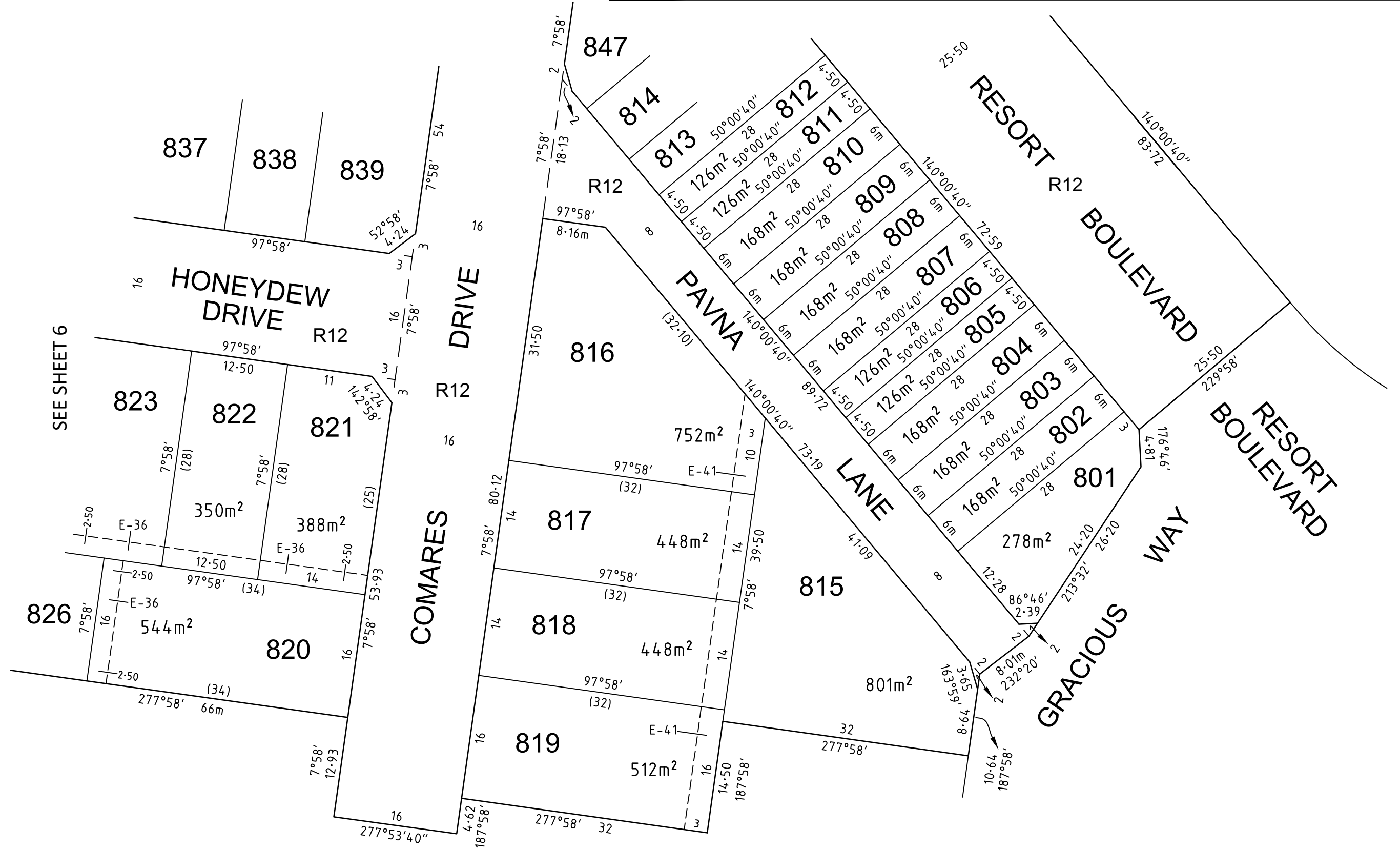
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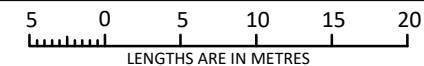


SEE SHEET 7



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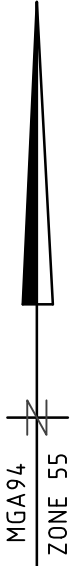
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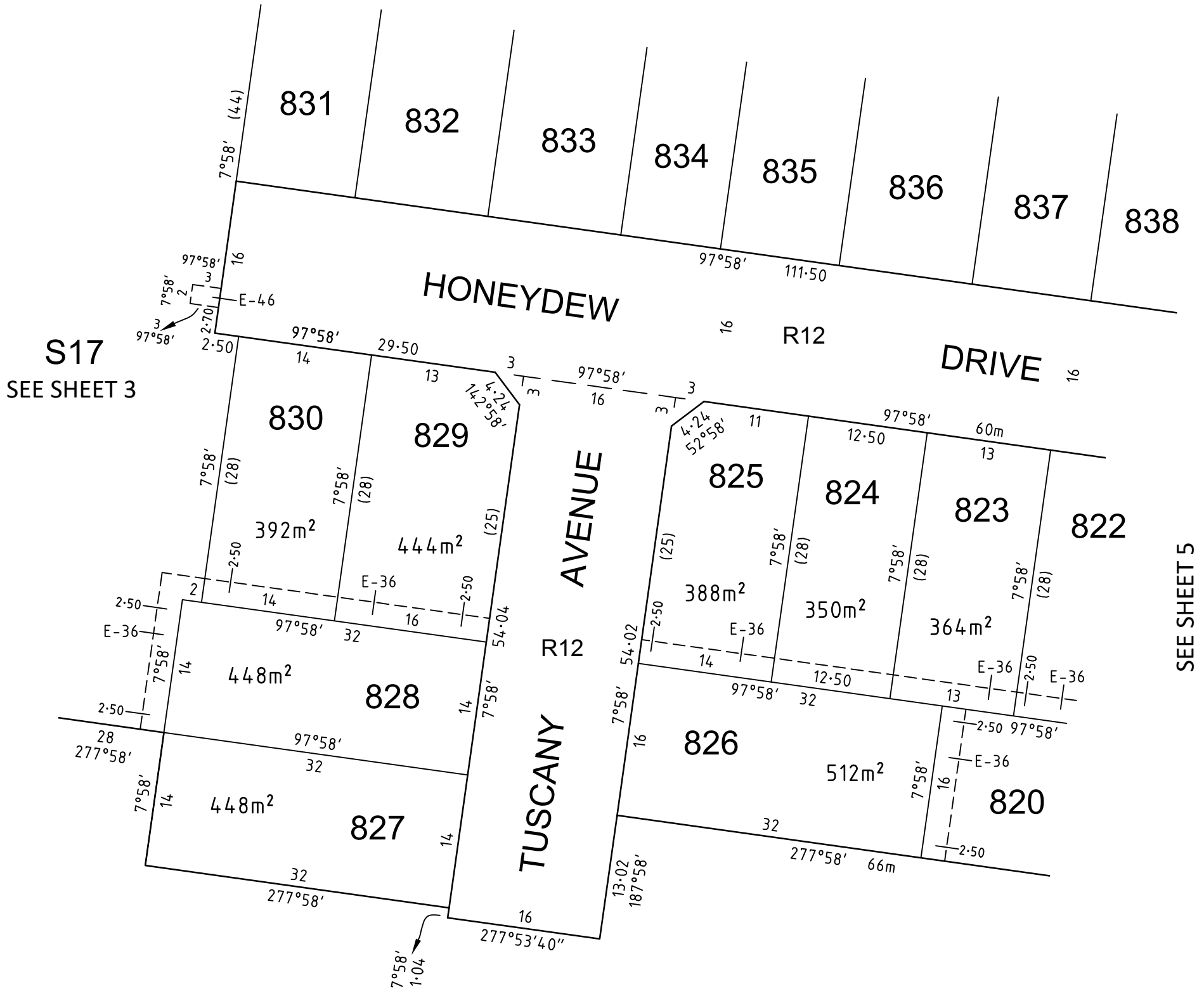
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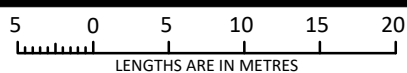
S17
SEE SHEET 3

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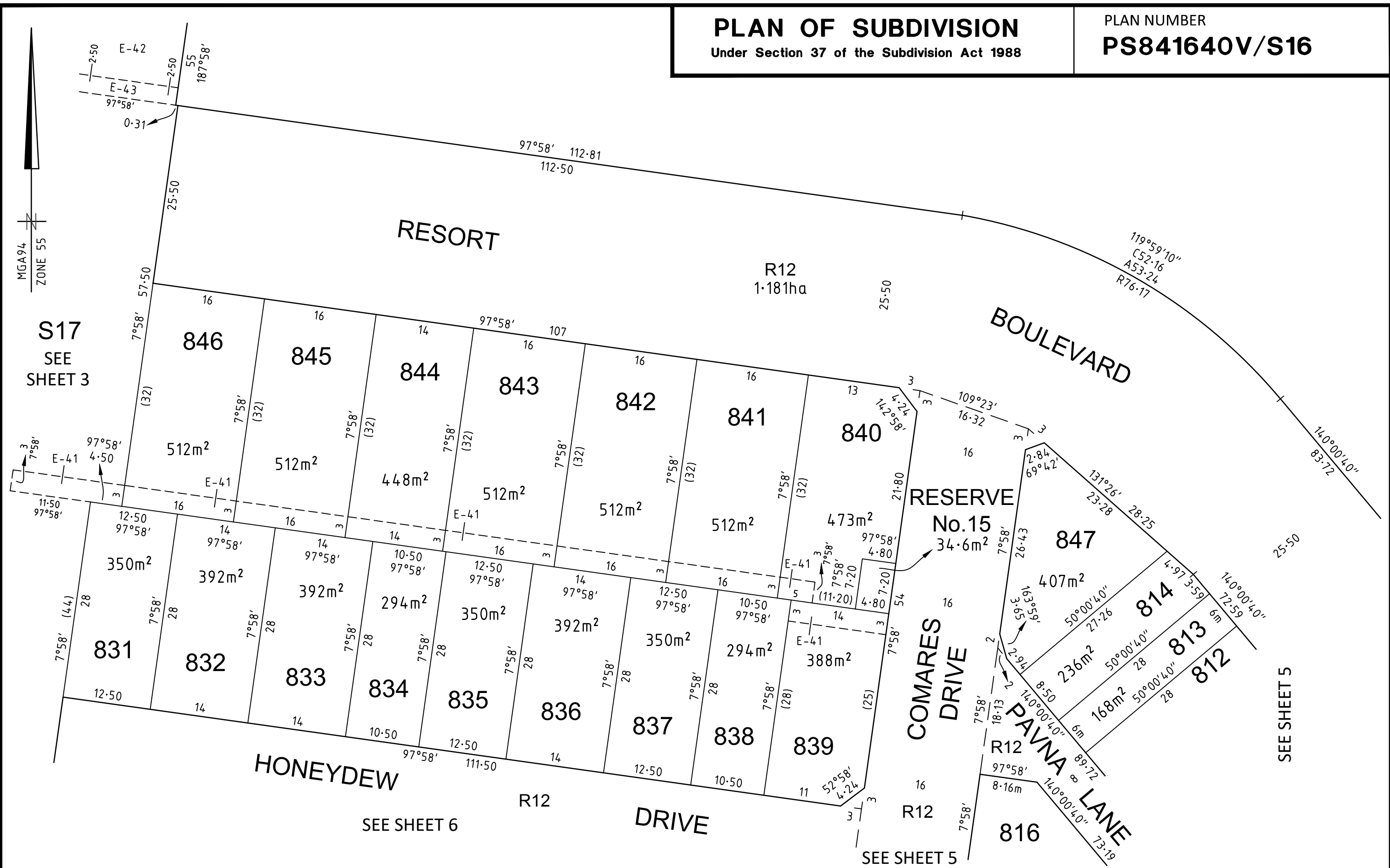
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MGA94
ZONE 55

S17
SEE
SHEET 3

SEE SHEET 5

SEE SHEET 6

SEE SHEET 5

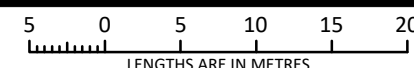
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LENGTHS ARE IN METRES

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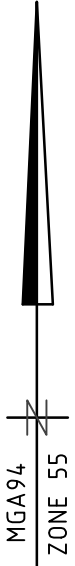
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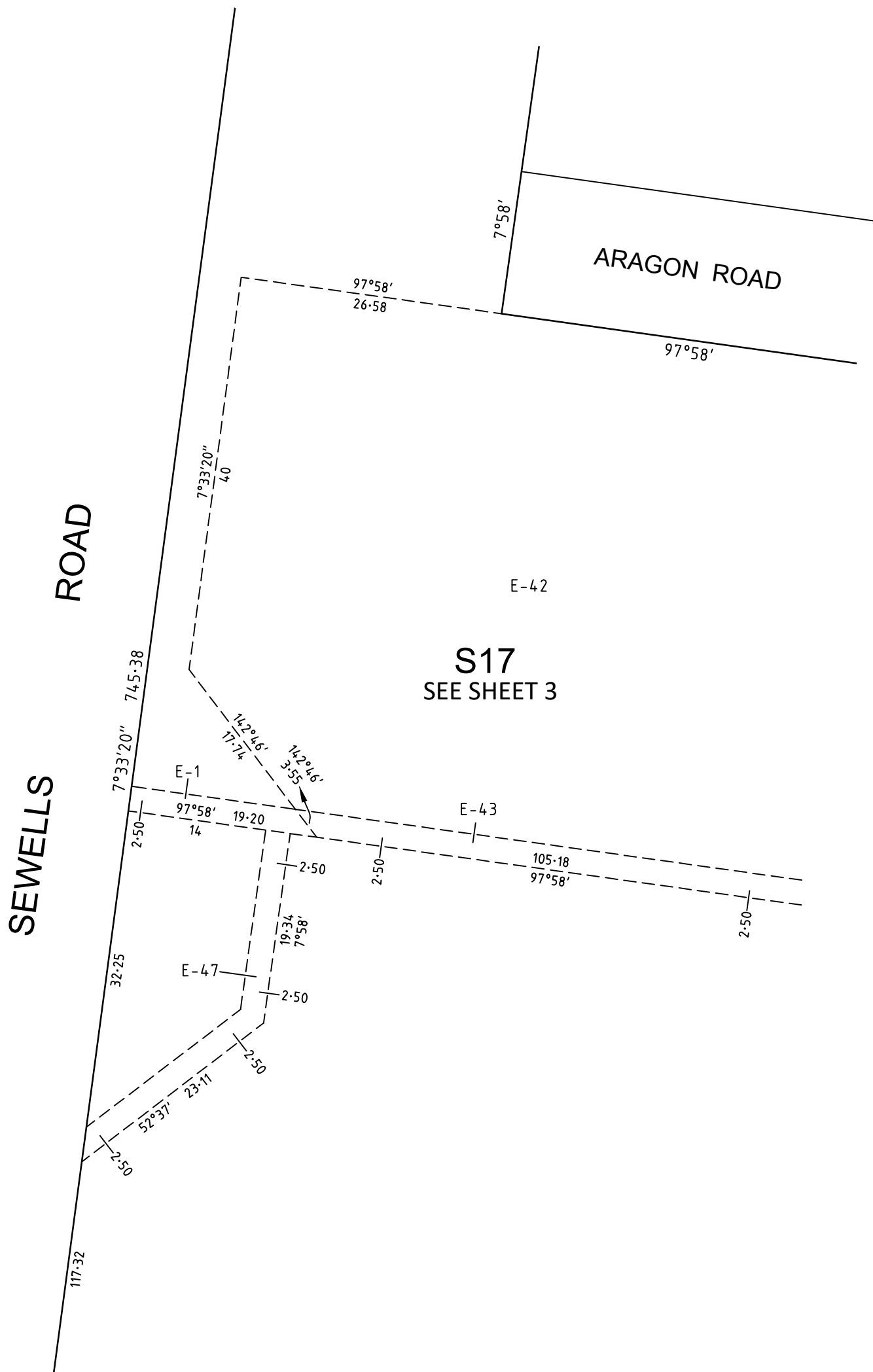
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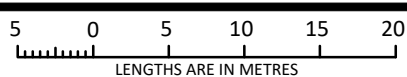
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The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of 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
801	802
802	801, 803
803	802, 804
804	803, 805
805	804, 806
806	805, 807
807	806, 808
808	807, 809
809	808, 810
810	809, 811
811	810, 812
812	811, 813
813	812, 814
814	813, 847
815	816, 817, 818, 819
816	815, 817
817	815, 816, 818
818	815, 817, 819
819	815, 818
820	821, 822, 823, 826
821	820, 822
822	820, 821, 823
823	820, 822, 824, 826

BURDENED LOT No.	BENEFITING LOTS
824	823, 825, 826
825	824, 826
826	820, 823, 824, 825
827	828
828	827, 829, 830
829	828, 830
830	828, 829
831	832, 846
832	831, 833, 845, 846
833	832, 834, 844, 845
834	833, 835, 843, 844
835	834, 836, 843
836	835, 837, 842, 843
837	836, 838, 841, 842
838	837, 839, 840, 841
839	838, 840
840	838, 839, 841
841	837, 838, 840, 842
842	836, 837, 841, 843
843	834, 835, 836, 842, 844
844	833, 834, 843, 845
845	832, 833, 844, 846
846	831, 832, 845
847	814

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. AA010069 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

PS841640V/S16

Owners Corporation No. 1

Plan No. PS841640V

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	4701	4701
Balance of existing OC	35506	35506
Overall Total	40207	40207

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
801	100	100									
802	100	100									
803	100	100									
804	100	100									
805	100	100									
806	100	100									
807	100	100									
808	100	100									
809	100	100									
810	100	100									
811	100	100									
812	100	100									
813	100	100									
814	100	100									
815	100	100									
816	100	100									
817	100	100									
818	100	100									
819	100	100									
820	100	100									
821	100	100									
822	100	100									
823	100	100									
824	100	100									
825	100	100									
826	100	100									
827	100	100									
828	100	100									
829	100	100									
830	100	100									
831	100	100									
832	100	100									
833	100	100									
834	100	100									
835	100	100									
836	100	100									
837	100	100									
838	100	100									
839	100	100									
840	100	100									
841	100	100									
842	100	100									
843	100	100									
844	100	100									
845	100	100									
846	100	100									
847	100	100									
S17	1	1									



SURVEYORS FILE REFERENCE:
2070s-08

SHEET 1

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