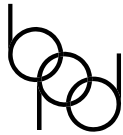
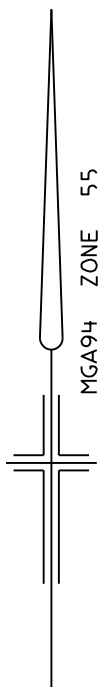
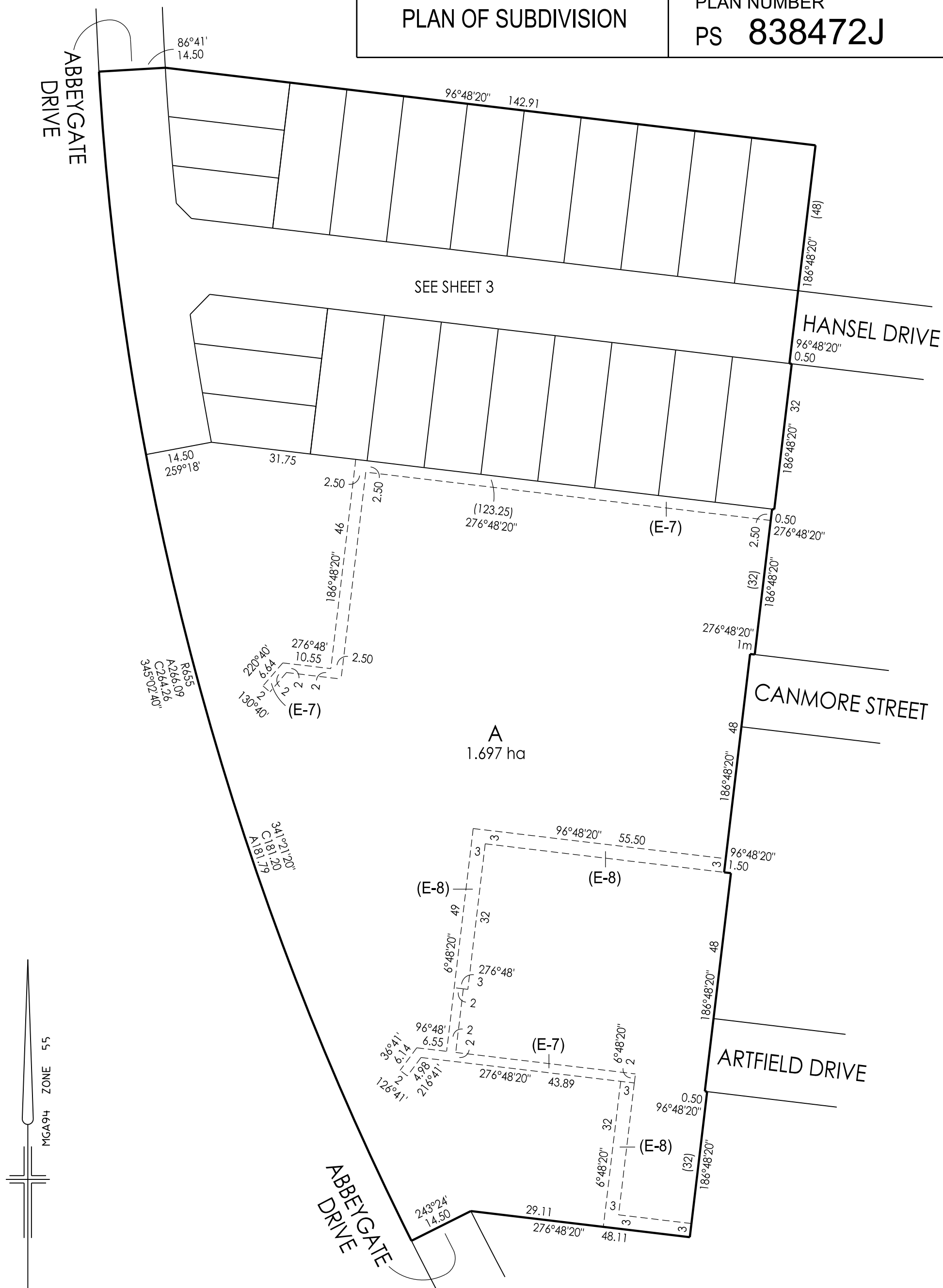


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 838472J			
LOCATION OF LAND  PARISH: MAMBOURIN  TOWNSHIP: -----  SECTION: 15  CROWN ALLOTMENT: 2 (PART)  CROWN PORTION: -----  TITLE REFERENCES: VOL FOL  LAST PLAN REFERENCE: LOT B PS817576P  POSTAL ADDRESS: (at time of subdivision) BLACK FOREST ROAD WERRIBEE 3030  MGA 94 CO-ORDINATES: E: 288480 ZONE: 55 (of approx. centre of plan) N: 5802250 DATUM: GDA94			Council Name: Wyndham City Council  Council Reference Number: WYS5338/20 Planning Permit Reference: WYP7570/14 SPEAR Reference Number: S154058A  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 of the Subdivision Act 1988 has not been made  Digitally signed by: Mark Tenner for Wyndham City Council on 30/09/2021					
			VESTING OF ROADS OR RESERVES					
			IDENTIFIER		COUNCIL/BODY/PERSON		NOTATIONS  LOTS 1 TO 1000 (BOTH INCLUSIVE) AND EASEMENTS (E-1) TO (E-6) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 3376m²  FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-7) ON PS817576P WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
			ROAD R1		WYNDHAM CITY COUNCIL			
			NOTATIONS					
			DEPTH LIMITATION DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64  LAND NOT IN PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP7570/14								
ESTATE: CORNERSTONE 10      AREA: 1.194 ha      No. OF LOTS: 23      MELWAY: 204:D:8								
EASEMENT INFORMATION								
LEGEND:      A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)								
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF				
(E-7)	SEWERAGE	SEE PLAN	PS811207F	CITY WEST WATER CORPORATION				
(E-8)	DRAINAGE	SEE PLAN	PS811207F	WYNDHAM CITY COUNCIL				
(E-8)	SEWERAGE	SEE PLAN	PS811207F	CITY WEST WATER CORPORATION				
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 8890/10      VERSION: 1		ORIGINAL SHEET SIZE A3	SHEET 1 OF 4 SHEETS			
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (1), 19/02/2020, SPEAR Ref: S154058A						
CHECKED AT	DATE: 06/02/20							

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154058A 19/10/2021 03:59 pm

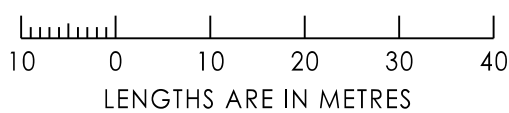
# PLAN OF SUBDIVISION

PLAN NUMBER  
PS 838472J



**Breese Pitt Dixon Pty Ltd**  
1/19 Cato Street  
Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

SCALE  
1:800



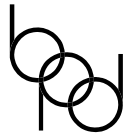
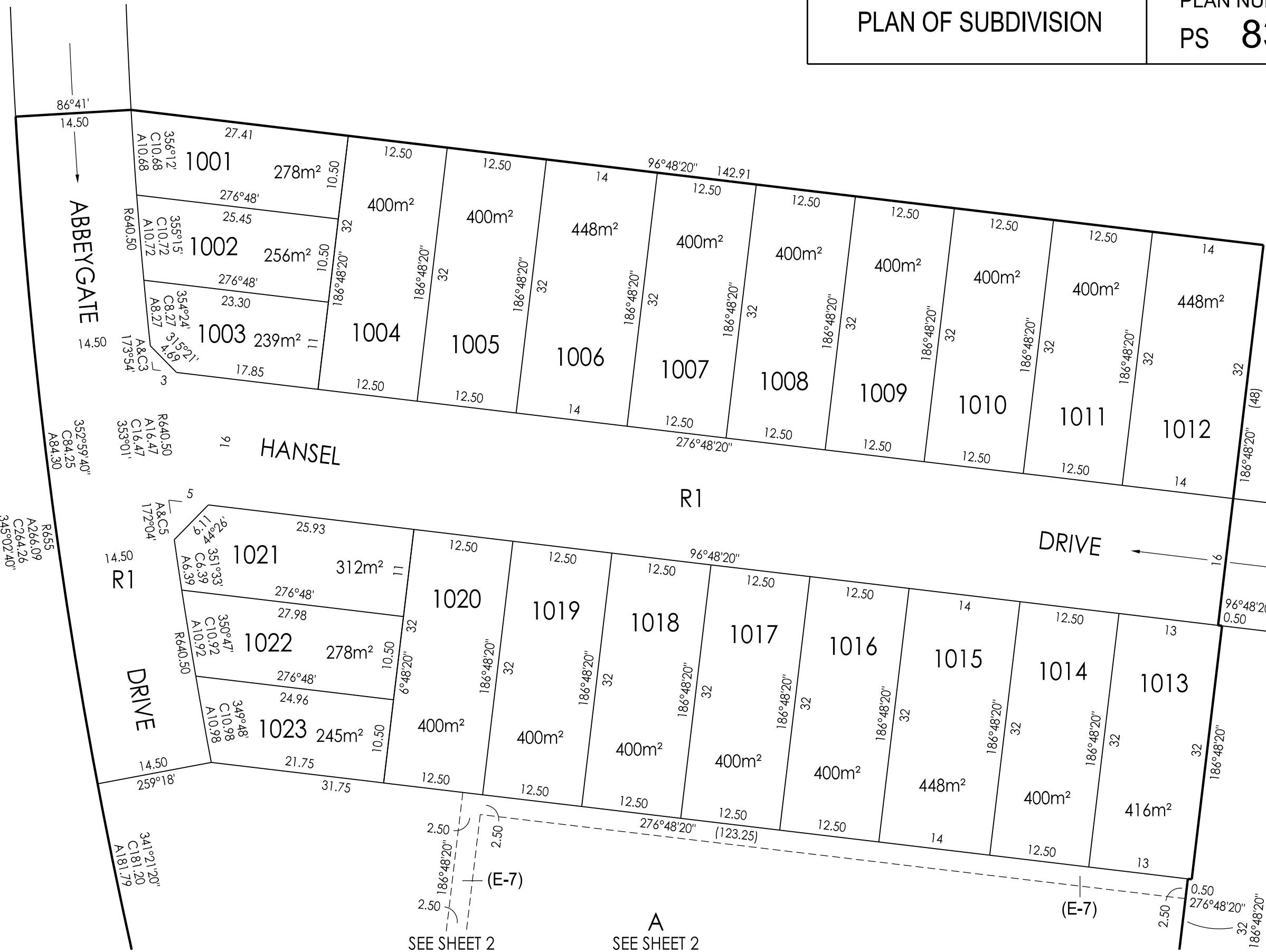
ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8890/10	VERSION: 1

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,  
Surveyor's Plan Version (1),  
19/02/2020, SPEAR Ref: S154058A

Digitally signed by:  
Wyndham City Council,  
30/09/2021,  
SPEAR Ref: S154058A

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 838472J



Breese Pitt Dixon Pty Ltd  
1/19 Cato Street  
Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
www.bpd.com.au info@bpd.com.au

SCALE

1:500



REF: 8890/10

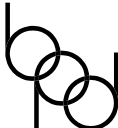
VERSION: 1

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,  
Surveyor's Plan Version (1),  
19/02/2020, SPEAR Ref: S154058A

ORIGINAL  
SHEET SIZE A3

SHEET 3

Digitally signed by:  
Wyndham City Council,  
30/09/2021,  
SPEAR Ref: S154058A

PLAN OF SUBDIVISION		PLAN NUMBER PS 838472J	
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div>			
Upon registration of this plan, the following restriction is to be created.			
Land to benefit:		Lots 1001 to 1023 (both inclusive).	
Land to be burdened:		Lots 1001 to 1023 (both inclusive).	
Description of Restriction:			
<div><div>1.</div><div>Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:<div><div>(a)</div><div>Subdivide or allow a lot to be subdivided;</div><div>(b)</div><div>Construct any more than one dwelling (together with outbuildings) on any lot;</div><div>(c)</div><div>Consolidate or allow a lot to be consolidated.</div></div></div></div>			
<div><div>2.</div><div>The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority build or permit to be built or remain on the lot or any part of it:<div><div>(a)</div><div>Any dwelling or commercial building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot;</div><div>(b)</div><div>In the case of lots less than 300m<sup>2</sup> any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m<sup>2</sup> has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lot 1003 is a 'Type B' lot and lots 1001, 1002, 1022 and 1023 are 'Type A' lots;</div><div>(c)</div><div>Any side fence on a lot which has a side boundary abutting a Road or Reserve unless the fence, which is constructed on the boundary abutting a Road or Reserve, is setback a minimum of 5 metres from the front building line.</div><div>(d)</div><div>Any structure unless the said structure maintains a setback of at least 1m (one metre) from at least one of the side boundaries of the Lot. For this restriction the side boundary is considered the boundary that connects the frontage boundary with the rear boundary and may contain one or more bends.</div></div></div></div>			
<div><div>3.</div><div>The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not:<div><div>(a)</div><div>Erect any building on a lot unless the plans for such a building are endorsed by the 'Peet Design Review Panel' as being in accordance with the 'Cornerstone Design Guidelines.' A copy of the Cornerstone Design Guidelines can be found at <a href="http://www.peet.com.au/vicbuilder">http://www.peet.com.au/vicbuilder</a></div></div></div></div>			
These restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan			
<div><div></div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 <a href="http://www.bpd.com.au">www.bpd.com.au</a> <a href="mailto:info@bpd.com.au">info@bpd.com.au</a></div></div>		<div>SCALE</div> <div>Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (1), 19/02/2020, SPEAR Ref: S154058A</div>	<div><div>ORIGINAL SHEET SIZE A3</div><div>REF: 8890/10</div></div> <div><div>SHEET 4</div><div>VERSION: 1</div></div> <div>Digitally signed by: Wyndham City Council, 30/09/2021, SPEAR Ref: S154058A</div>

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154058A 19/10/2021 03:59 pm



