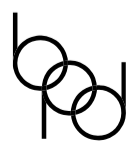
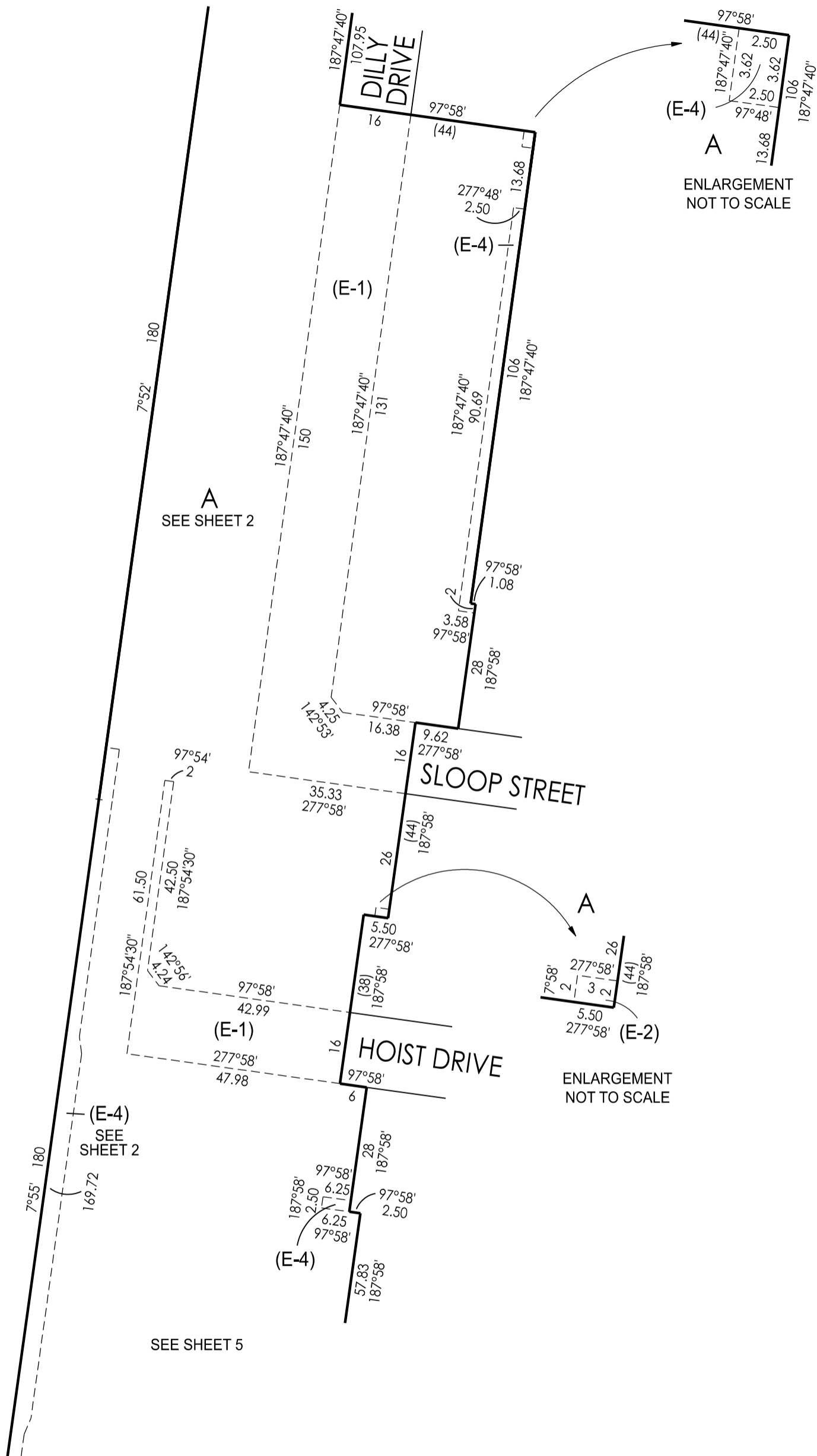
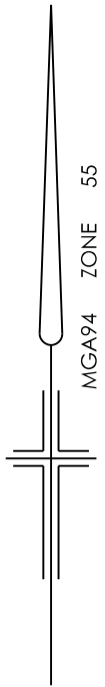


<b>PLAN OF SUBDIVISION</b>		LRS USE ONLY EDITION 1	PLAN NUMBER PS 908259V	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> ----- <b>SECTION:</b> 8 <b>CROWN ALLOTMENT:</b> ----- <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL.12652 FOL.932  <b>LAST PLAN REFERENCE:</b> LOT A ON PS908253J  <b>POSTAL ADDRESS:</b> HOGANS ROAD (at time of subdivision) TARNEIT 3029  <b>MGA 94 CO-ORDINATES:</b> E: 292 650      ZONE: 55 (of approx. centre of plan) N: 5 807 140      DATUM: GDA94		<b>COUNCIL NAME:</b> WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 5500 (BOTH INCLUSIVE) AND EASEMENT (E-3) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.102 ha</b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENTS SHOWN AS (E-2), (E-3) and (E-11) ON PS908253J WHICH LIE WITHIN THE LAND IN THIS PLAN  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> DOES NOT APPLY  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE BP2735  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 18 & 845  LAND NOT IN PROCLAIMED SURVEY AREA <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP11051/18		
<b>NOTATIONS</b>				
<b>NOTATIONS</b>				
<b>ESTATE:</b> THE GROVE 55		<b>AREA:</b> 3.427 ha	<b>No. OF LOTS:</b> 64	<b>MELWAY:</b> 234:E:8
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	PS908253J	GREATER WESTERN WATER CORPORATION
(E-1)	DRAINAGE	SEE PLAN	PS908253J	WYNDHAM CITY COUNCIL
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-6)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
(E-7)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-7)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
 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: 8352/55      VERSION: 9  LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
CHECKED AT	DATE: 11/05/2026			



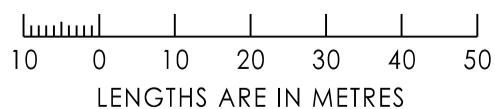
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908259V



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SCALE  
1:1000

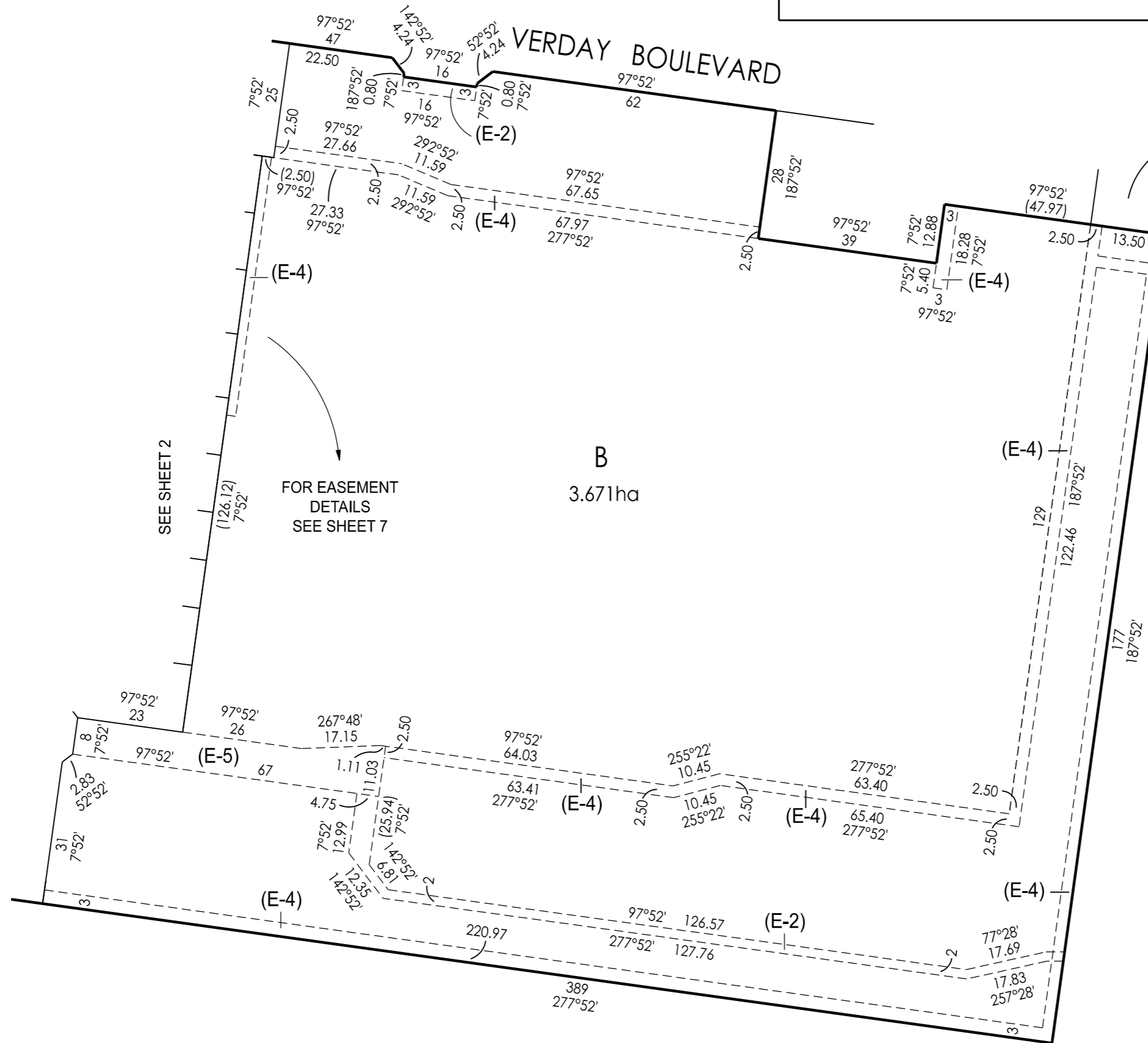
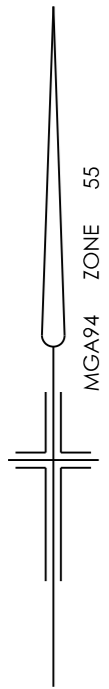


ORIGINAL SHEET SIZE A3	SHEET 3
REF: 8352/55	VERSION: 9

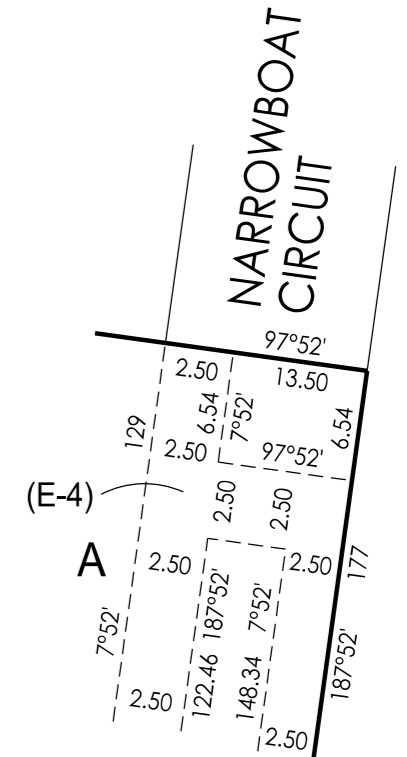
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

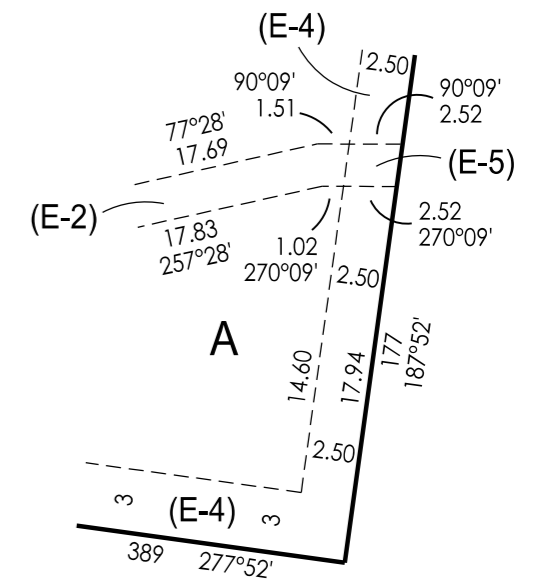
PLAN NUMBER  
PS 908259V



NARROWBOAT  
CIRCUIT



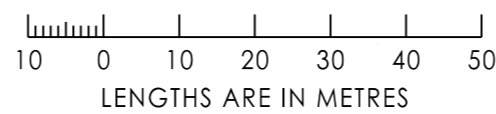
ENLARGEMENTS  
NOT TO SCALE



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VERSION: 9

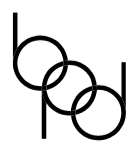
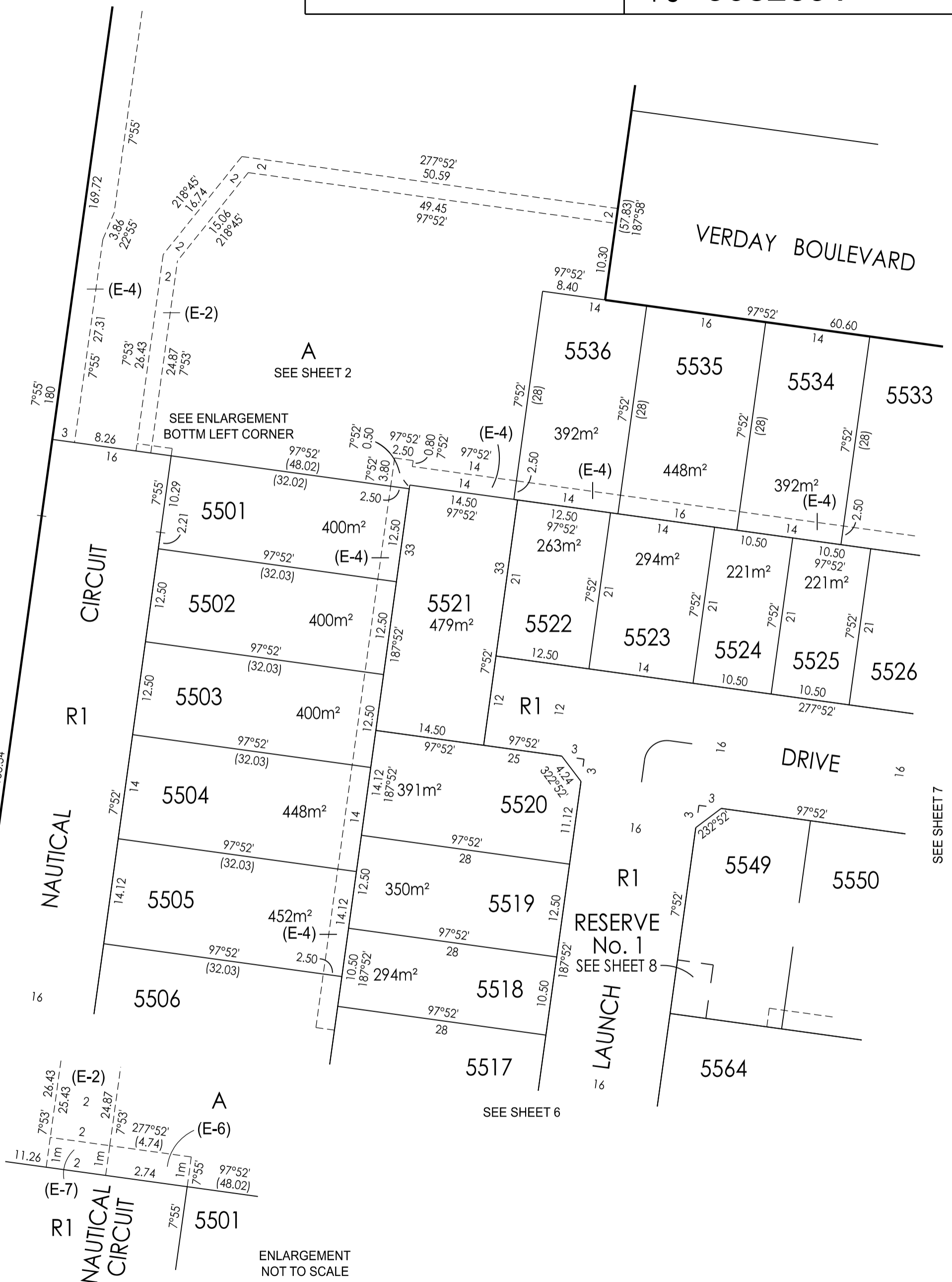
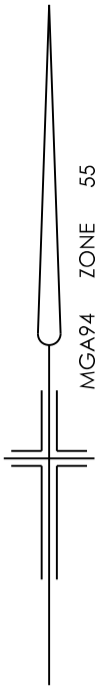
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ORIGINAL  
SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER  
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1:500



ORIGINAL SHEET SIZE A3  
REF: 8352/55

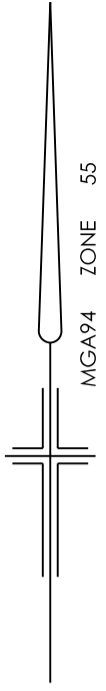
SHEET 5  
VERSION: 9

LICENSED SURVEYOR: SIMON COX



PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908259V



SEE SHEET 5



SEE SHEET 8



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 7

REF: 8352/55

VERSION: 9

LICENSED SURVEYOR: SIMON COX

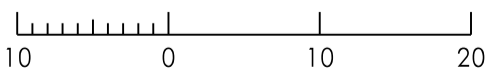
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908259V



SCALE

1:500



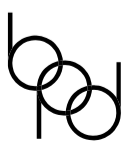
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 8

REF: 8352/55

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LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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.

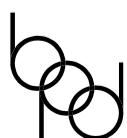
Burdened Land : Lots 5501 to 5464 (both inclusive) on this plan.

Benefited Land : Lots 5501 to 5464 (both inclusive) on this plan.

Description of Restriction :

- (1) 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, construct or permit to be constructed;
- (a) Any building other than in accordance with MCP No. AA011521 and;
  - (b) Any building unless the building incorporates dual plumbing for the use of recycled water for toilet flushing and garden watering where recycled water is available to the said lot and;
  - (c) 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 specific planning permit for the said dwelling has been obtained from Wyndham City Council.  
For the purpose of this restriction the following applies:  
Type A - Lots 5516, 5517, 5518, 5522 to 5527 (both inclusive), 5545 and 5546  
Type B - Lots 5528 to 5531 (both inclusive)
- (2) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not build or permit to be built or remain on the lot or any part of it;
- Any building on a lot unless the plans for such a building are endorsed as being in accordance with "The Grove Design & Siting Guidelines" prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building Act 1993 is issued for the whole of the dwelling on the said lot.

Restriction (1) will cease to affect any of the burdened lots eight years after registration of this plan.



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SHEET SIZE A3

SHEET 9

REF: 8352/55

VERSION: 9

LICENSED SURVEYOR: SIMON COX