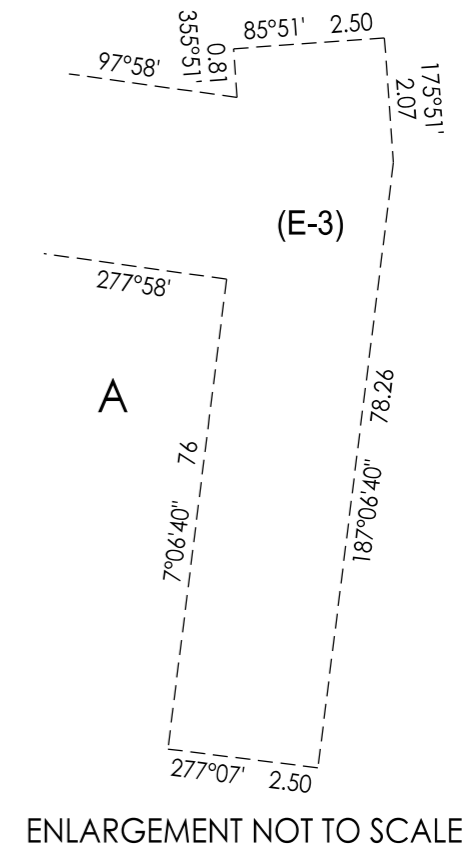
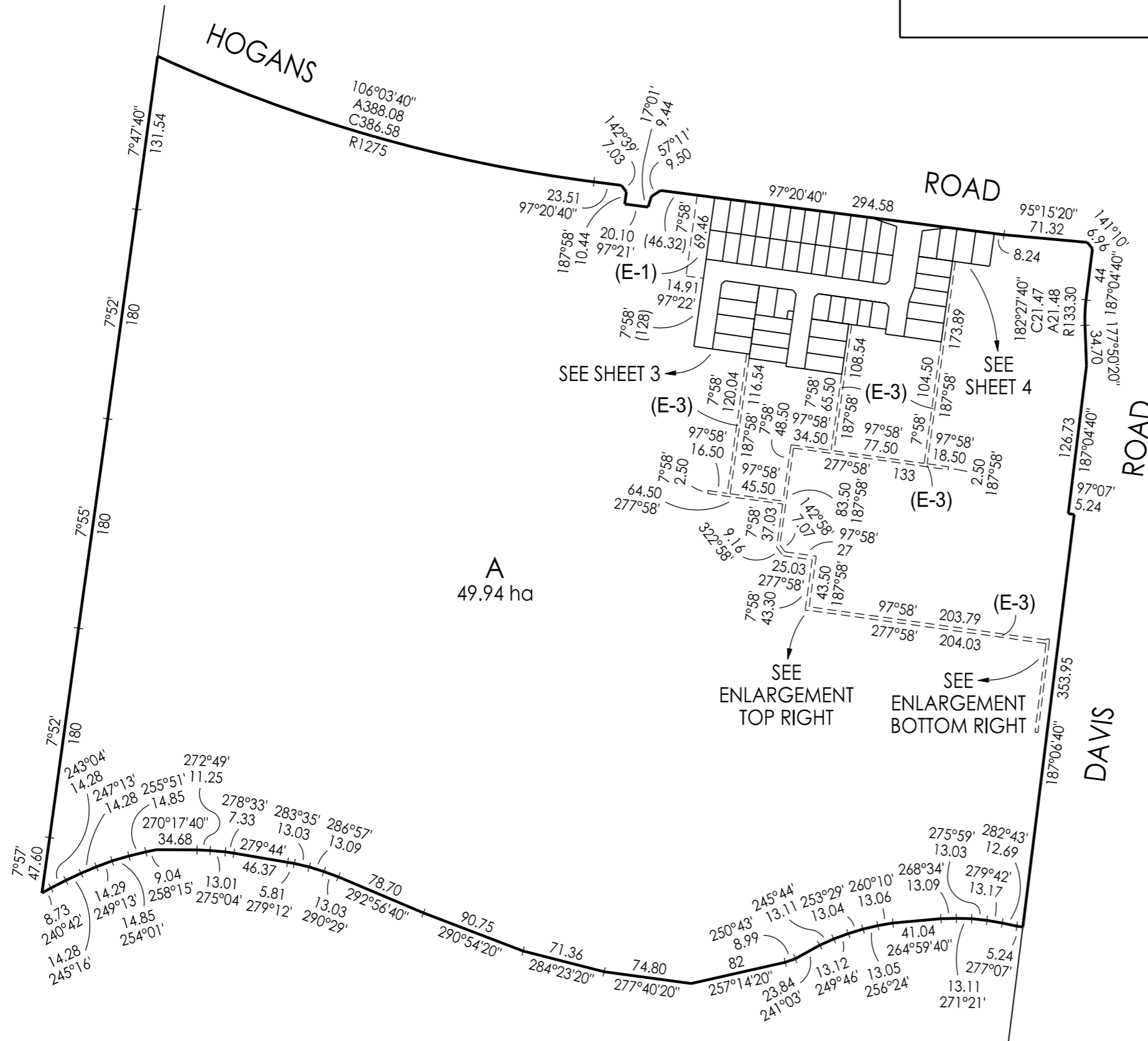
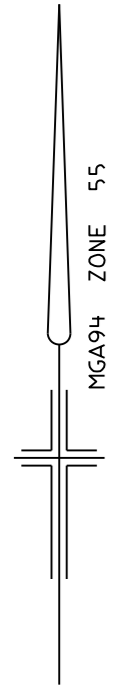


<b>PLAN OF SUBDIVISION</b>		LRS USE ONLY EDITION	PLAN NUMBER <b>PS 844125W</b>		
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 8  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT C ON PS825828S  <b>POSTAL ADDRESS:</b> DAVIS ROAD (at time of subdivision) TARNEIT 3029  <b>MGA 94 CO-ORDINATES:</b> E: 292900 ZONE: 55 (of approx. centre of plan) N: 5807150 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 4500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 6580m<sup>2</sup></b>  <b>AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.</b>			
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
<b>NOTATIONS</b>					
DEPTH LIMITATION DOES NOT APPLY					
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE BP2735  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 18 & 845  LAND NOT IN A PROCLAIMED SURVEY AREA.  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP11051/18					
<b>ESTATE:</b> THE GROVE 45		<b>AREA:</b> 2.539 ha	<b>No. OF LOTS:</b> 50	<b>MELWAY:</b> 234:F:9	
<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)	DRAINAGE	SEE PLAN	PS825820K	WYNDHAM CITY COUNCIL	
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION	
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION	
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: <b>8352/45</b>	VERSION: <b>4</b>	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
CHECKED AT		LICENSED SURVEYOR: SIMON COX			
DATE: 16/11/21					

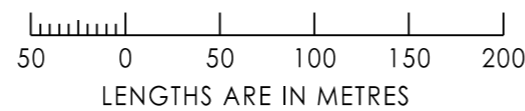
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844125W



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SCALE  
1:4000



REF: 8352/45 VERSION: 4  
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 2

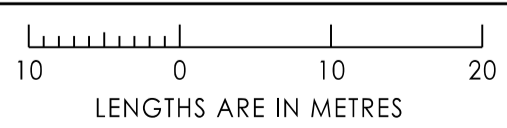
PLAN OF SUBDIVISION

PLAN NUMBER  
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SCALE  
1:500



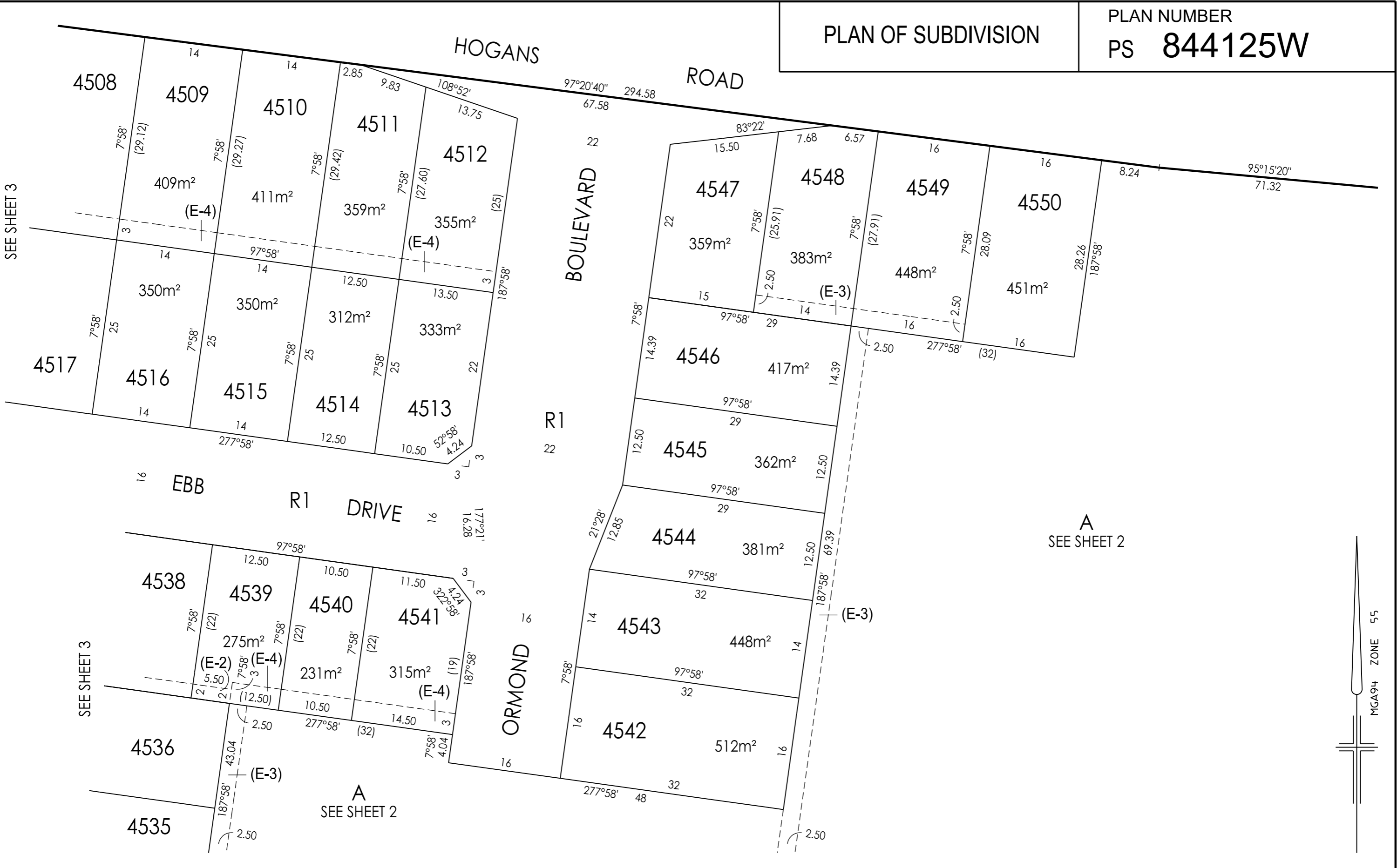
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REF: 8352/45

SHEET 3  
VERSION: 4

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844125W

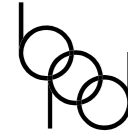


SEE SHEET 3

SEE SHEET 3

A  
SEE SHEET 2

A  
SEE SHEET 2



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SCALE  
1:500



REF: 8352/45      VERSION: 4  
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 4

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

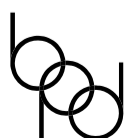
Land to benefit : Lots 4501 to 4550 (both inclusive).

Land to be burdened: Lots 4501 to 4550 (both inclusive).

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. AA 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 4538, 4539 and 4540  
Type B - NIL
- (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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SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 5

REF: 8352/45

VERSION: 4

LICENSED SURVEYOR: SIMON COX