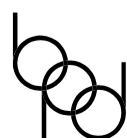
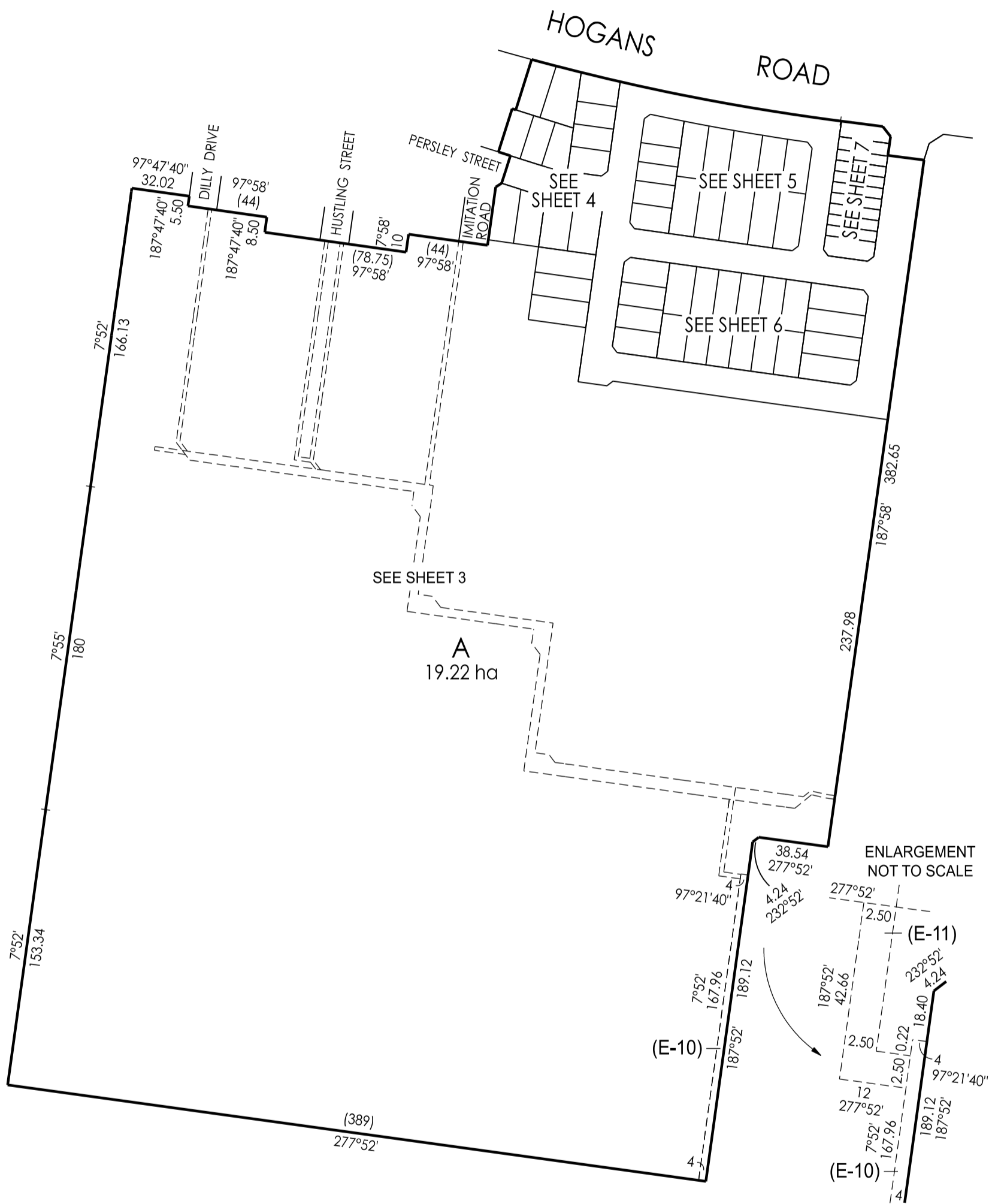
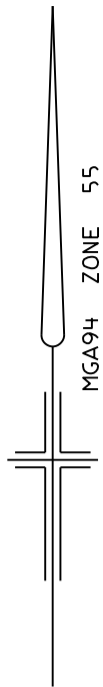


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 902483X</b>		
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 8  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS902422U  <b>POSTAL ADDRESS: (at time of subdivision)</b> HOGANS ROAD TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 292 610    ZONE: 55 N: 5 807 210    DATUM: GDA94		<b>COUNCIL NAME:</b> WYNDHAM CITY COUNCIL			
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>			
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 4700 (BOTH INCLUSIVE) AND EASEMENTS (E-4) TO (E-9) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN <b>TOTAL ROAD AREA: 1.324 ha</b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENTS (E-11) AND (E-13) SHOWN ON PS902422U WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 AND LOT 4714. <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988			
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
<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>ESTATE:</b> THE GROVE 47		<b>AREA:</b> 3.432 ha	<b>No. OF LOTS:</b> 61	<b>MELWAY:</b> 234:E:8	
<b>EASEMENT INFORMATION</b>					
<b>LEGEND:</b> A - APPURTENANT    E - ENCUMBERING EASEMENT    R - ENCUMBERING EASEMENT (ROAD)					
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>	
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
(E-10)	SEWERAGE	SEE PLAN	PS838524R	GREATER WESTERN WATER CORPORATION	
(E-11)	SEWERAGE	SEE PLAN	PS902422U	GREATER WESTERN WATER CORPORATION	
(E-12)	DRAINAGE	SEE PLAN	PS902422U	WYNDHAM CITY COUNCIL	
(E-13)	SEWERAGE	SEE PLAN	PS902422U	GREATER WESTERN WATER CORPORATION	
(E-13)	DRAINAGE	SEE PLAN	PS902422U	WYNDHAM CITY COUNCIL	
(E-14)	PARTY WALL	SEE PLAN	THIS PLAN	RELEVANT ABUTTING LOT ON THIS PLAN	
<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: 8352/47	VERSION: 4	ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
<b>CHECKED</b> TT <b>DATE:</b> 25/02/22		LICENSED SURVEYOR:	SIMON COX		

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 902483X



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SCALE

1:2500



ORIGINAL SHEET SIZE A3

SHEET 2

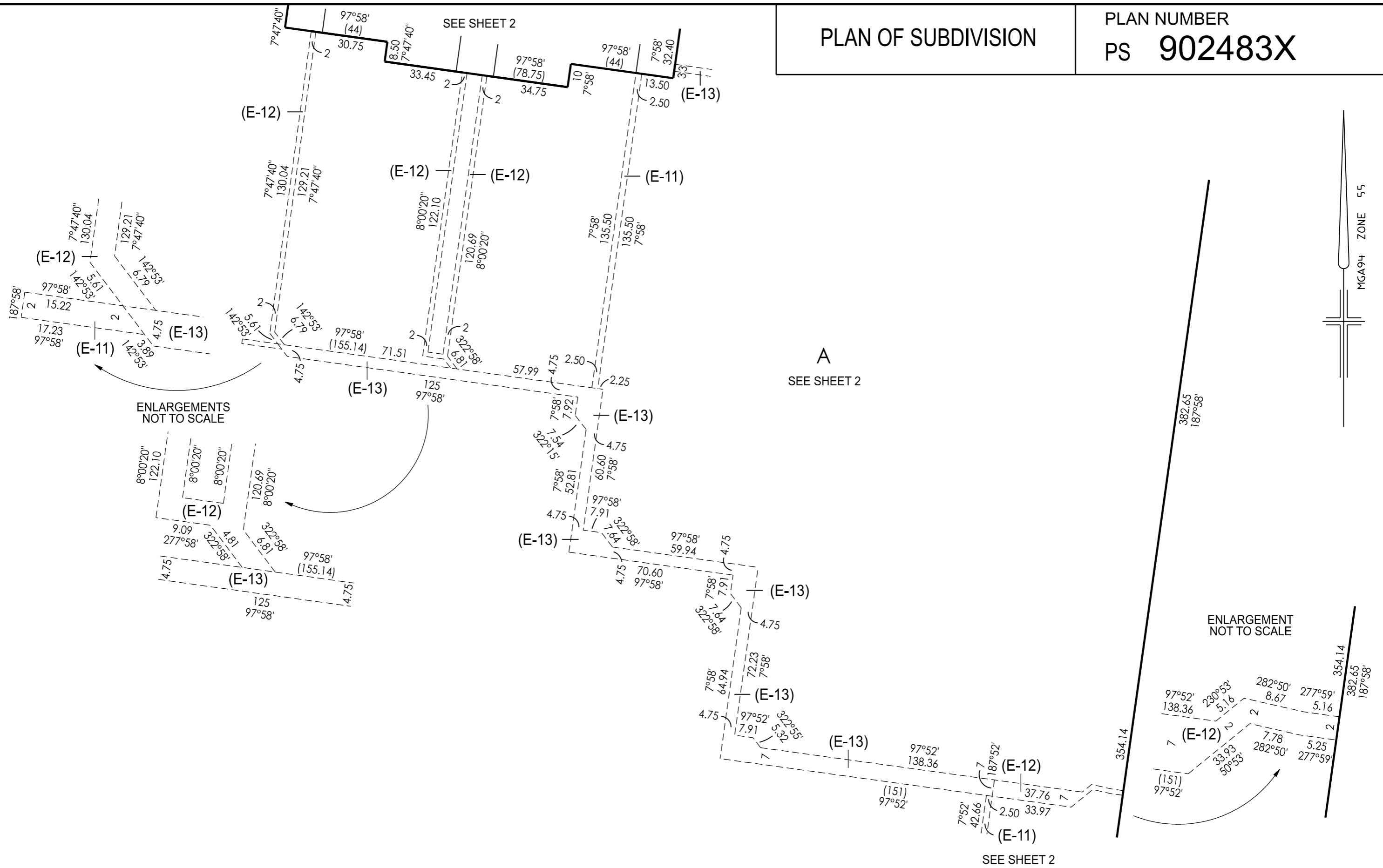
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VERSION: 4

LICENSED SURVEYOR: SIMON COX

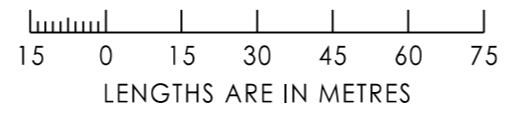
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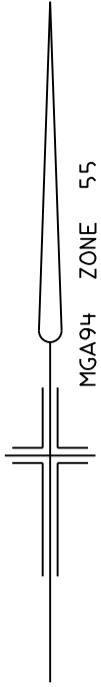


REF: 8352/47 VERSION: 4  
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 902483X

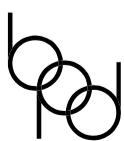


SEE SHEET 5

SEE SHEET 6

A  
SEE SHEET 2

SEE SHEET 6



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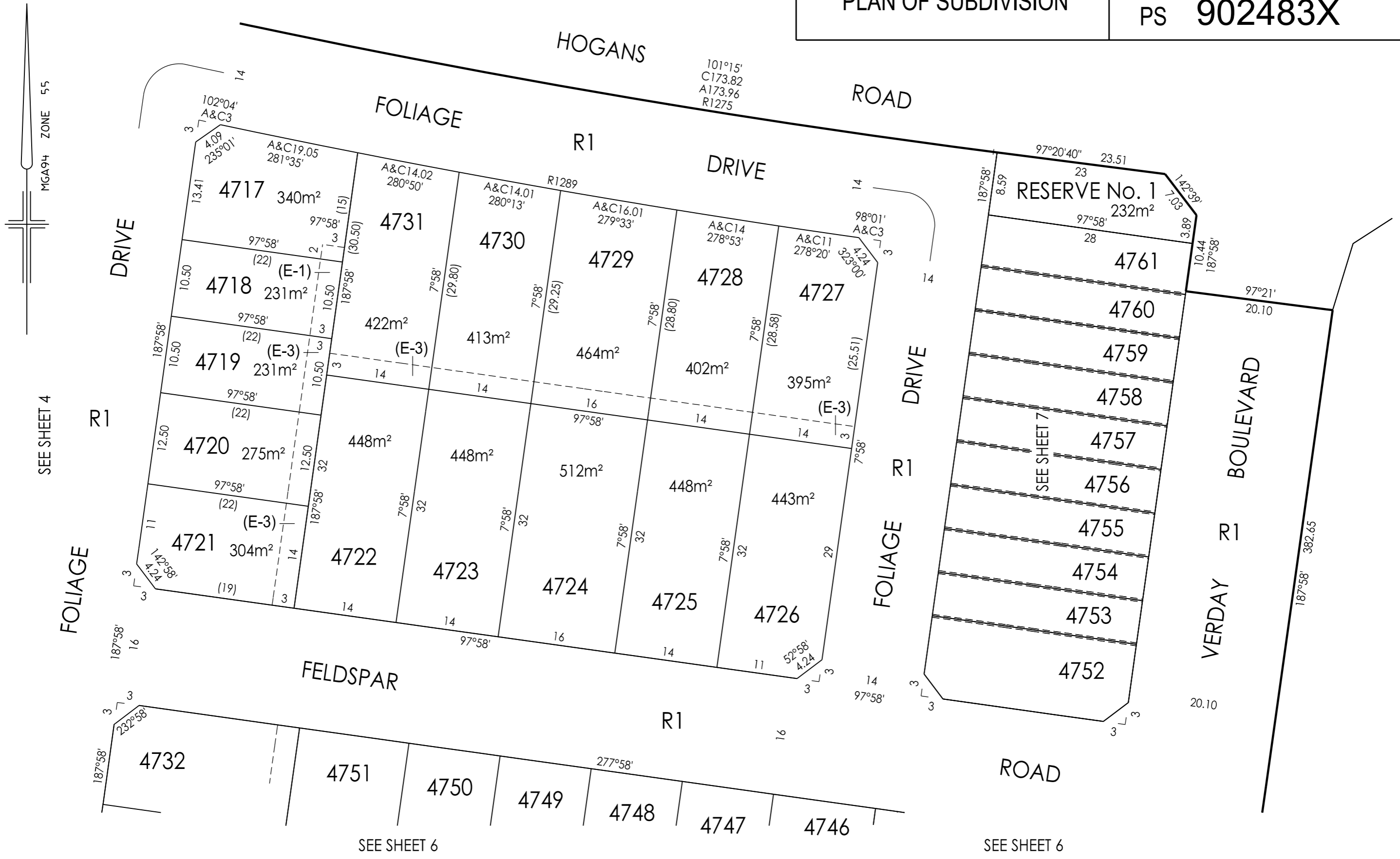
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REF: 8352/47

SHEET 4  
VERSION: 4

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PLAN OF SUBDIVISION

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**SCALE**  
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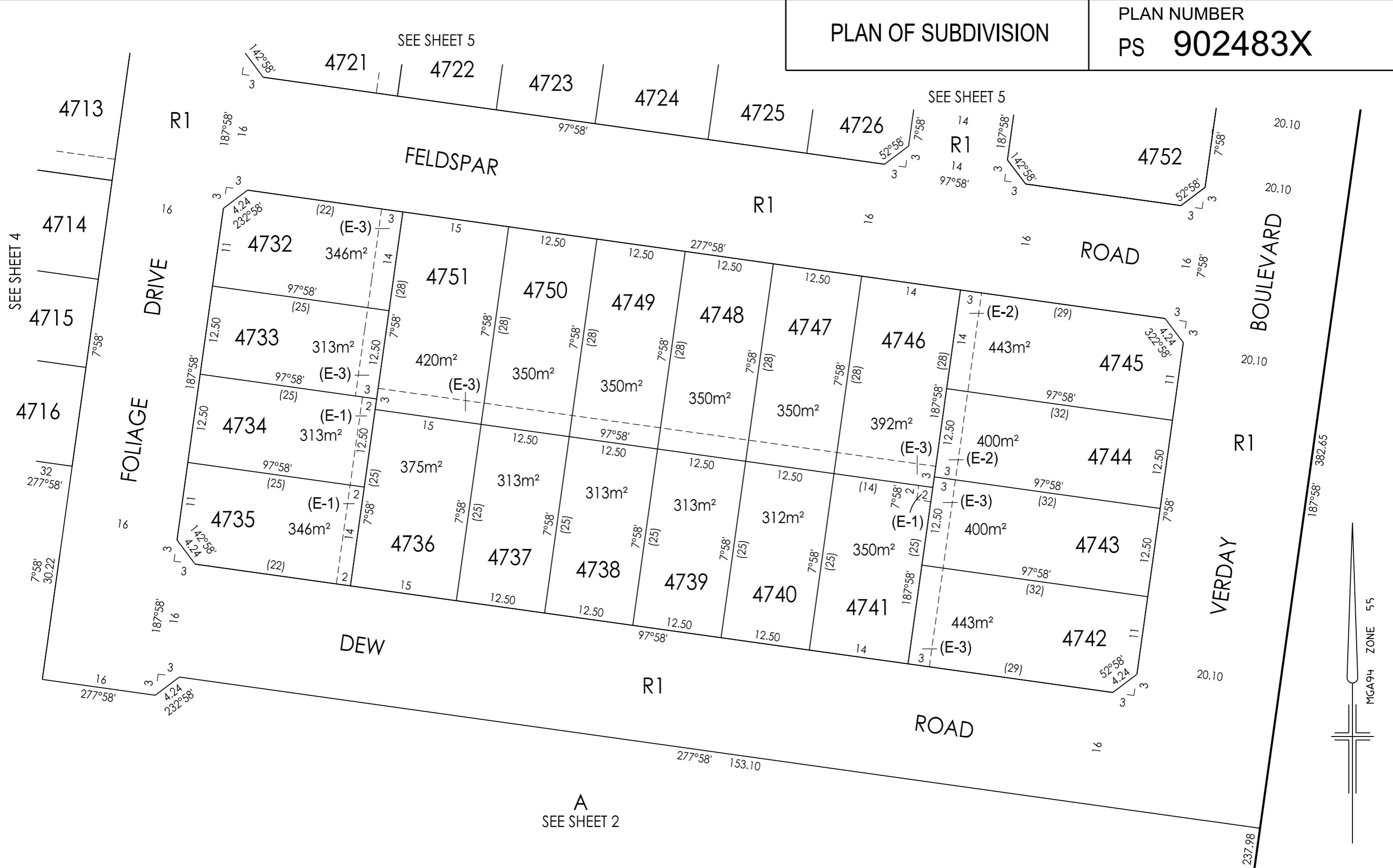


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LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3      SHEET 5

PLAN OF SUBDIVISION

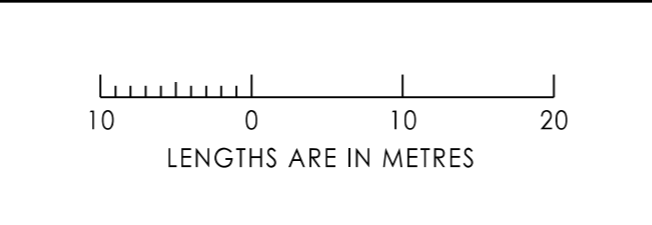
PLAN NUMBER  
PS 902483X



A  
SEE SHEET 2

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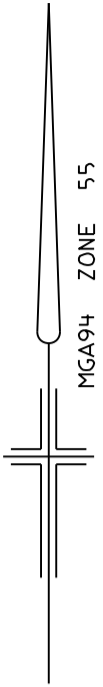
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LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 6

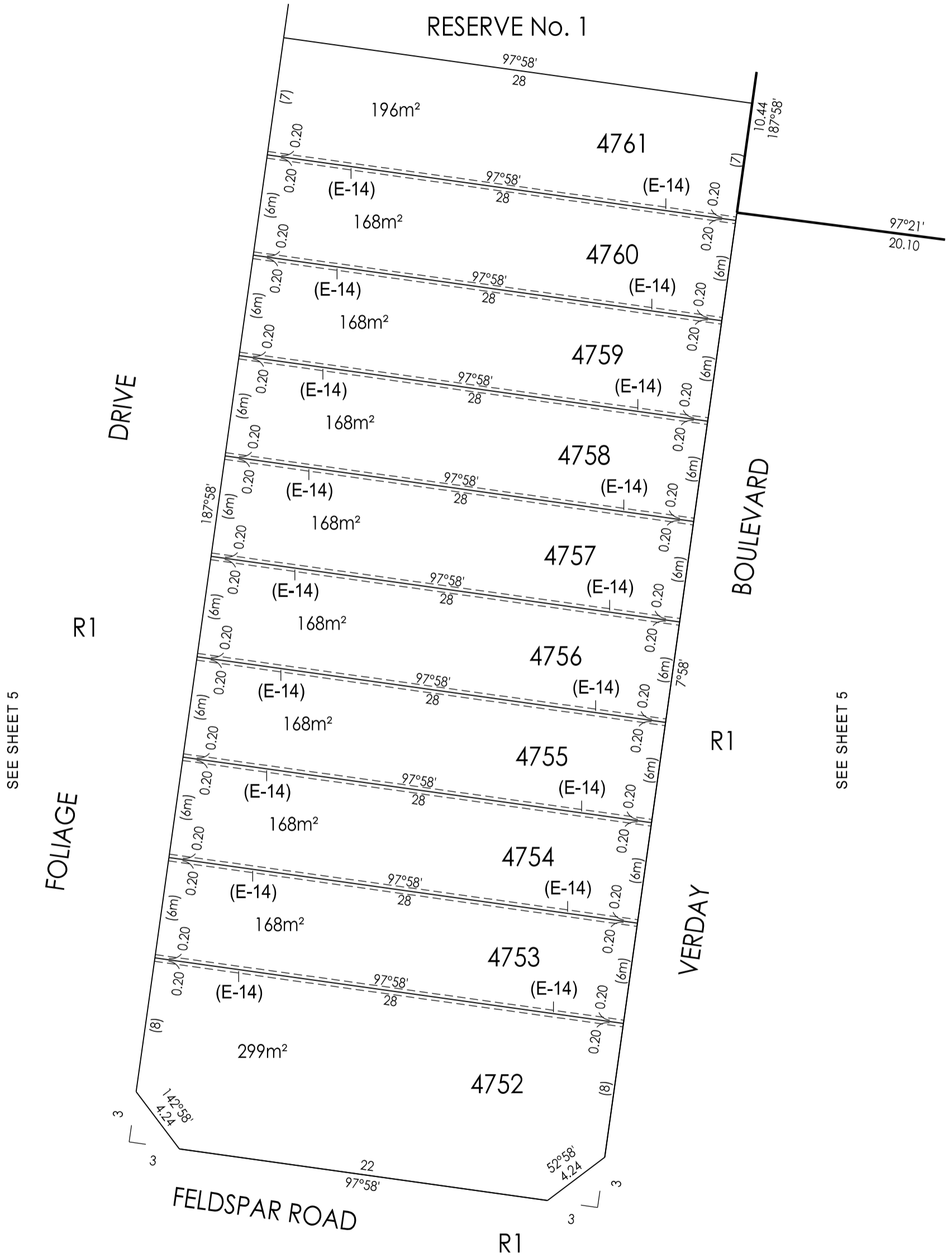
PLAN OF SUBDIVISION

PLAN NUMBER  
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SEE SHEET 5

RESERVE No. 1



SEE SHEET 5

SEE SHEET 5

SEE SHEET 5



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1:250



ORIGINAL SHEET SIZE A3

SHEET 7

REF: 8352/47

VERSION: 4

LICENSED SURVEYOR: SIMON COX

**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

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

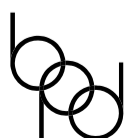
Land to benefit : Lots 4701 to 4761 (both inclusive).

Land to be burdened: Lots 4701 to 4761 (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 4704, 4705, 4718, 4719 and 4720.  
Type B - 4752 to 4761 (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 8

REF: 8352/47

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