

PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844183G	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS844125W POSTAL ADDRESS: (at time of subdivision) DAVIS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292 840 ZONE: 55 N: 5 807 060 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 4800 (BOTH INCLUSIVE) AND EASEMENTS (E-2) AND (E-5) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.191 ha		
ROAD R1 RESERVE No. 1 RESERVE No. 2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-2) AND (E-3) ON PS844125W WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: 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. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP11051/18				
ESTATE: THE GROVE 48		AREA: 3.731 ha	No. OF LOTS: 62	MELWAY: 234:F:9
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-1)	DRAINAGE	SEE PLAN	PS825820K	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	PS844125W	GREATER WESTERN WATER COPORATION
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-6)	DRAINAGE	SEE PLAN	PS844125W	WYNDHAM CITY COUNCIL
(E-6)	SEWERAGE	SEE PLAN	PS844125W	GREATER WESTERN WATER COPORATION
(E-7)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER COPORATION
(E-8)	DRAINAGE	SEE PLAN	PS844125W	WYNDHAM CITY COUNCIL
(E-9)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	PS844125W	GREATER WESTERN WATER COPORATION
 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: 8352/48 VERSION: 5 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
CHECKED TT	DATE: 22/03/22			

PLAN OF SUBDIVISION

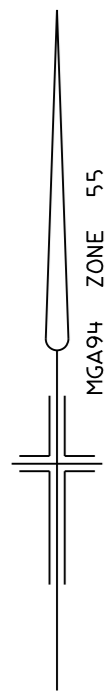
PLAN NUMBER
PS 844183G



ENLARGEMENTS
NOT TO SCALE

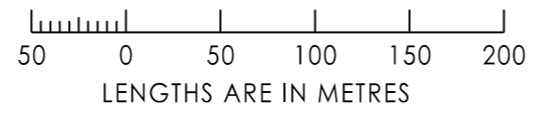
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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SCALE
1:4000

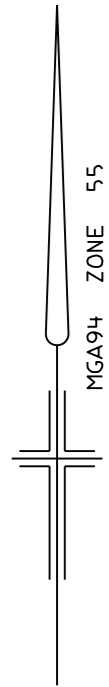


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LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 2

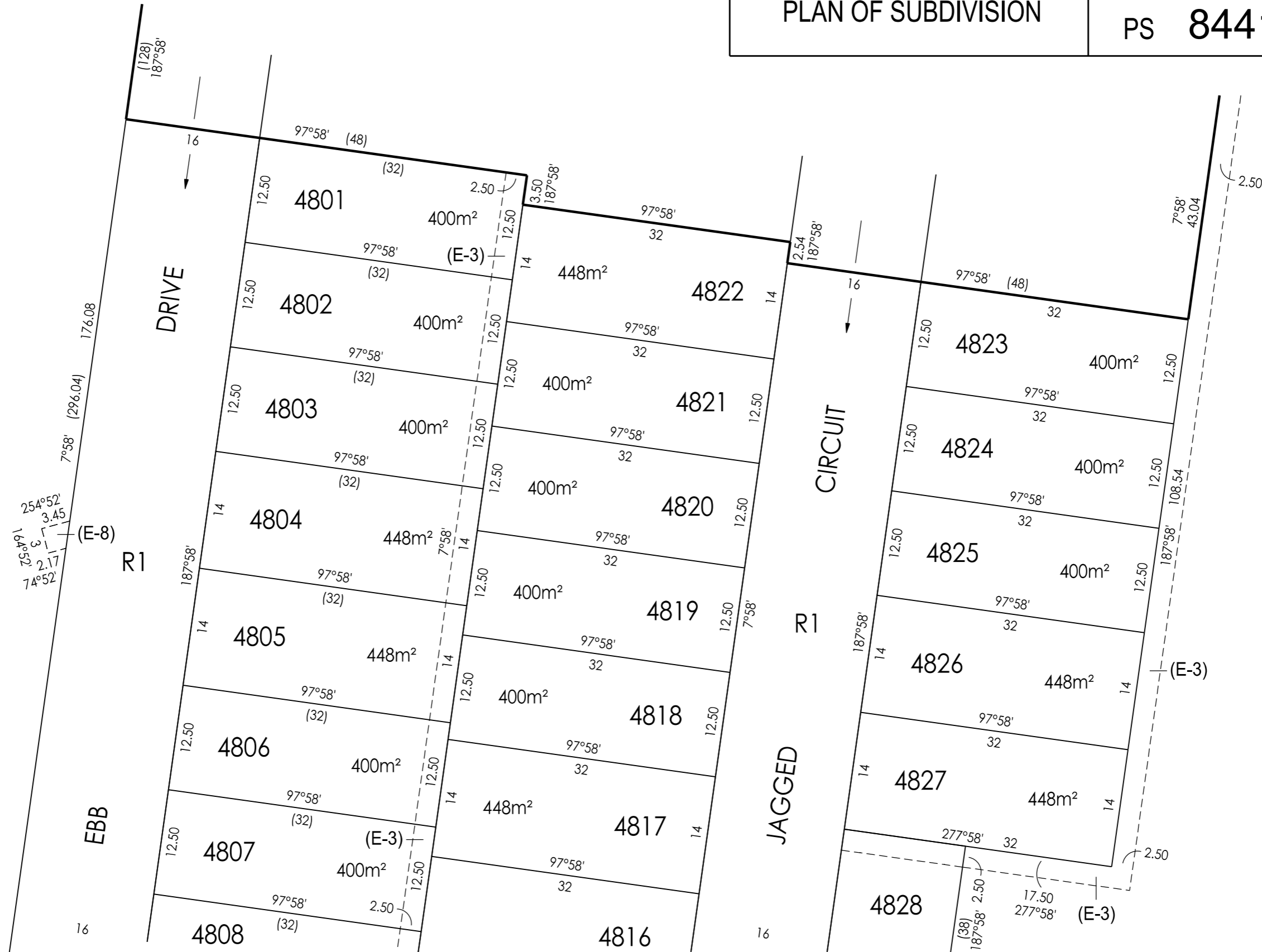
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A
SEE SHEET 2

B
SEE SHEET 2



SEE SHEET 4

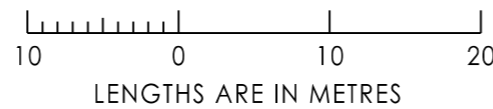
SEE SHEET 4



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1/19 Cato Street
Hawthorn East Vic 3123
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SCALE

1:500



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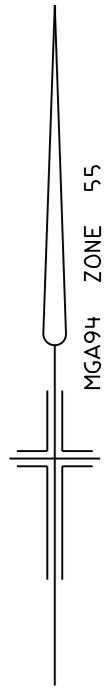
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ORIGINAL
SHEET SIZE A3

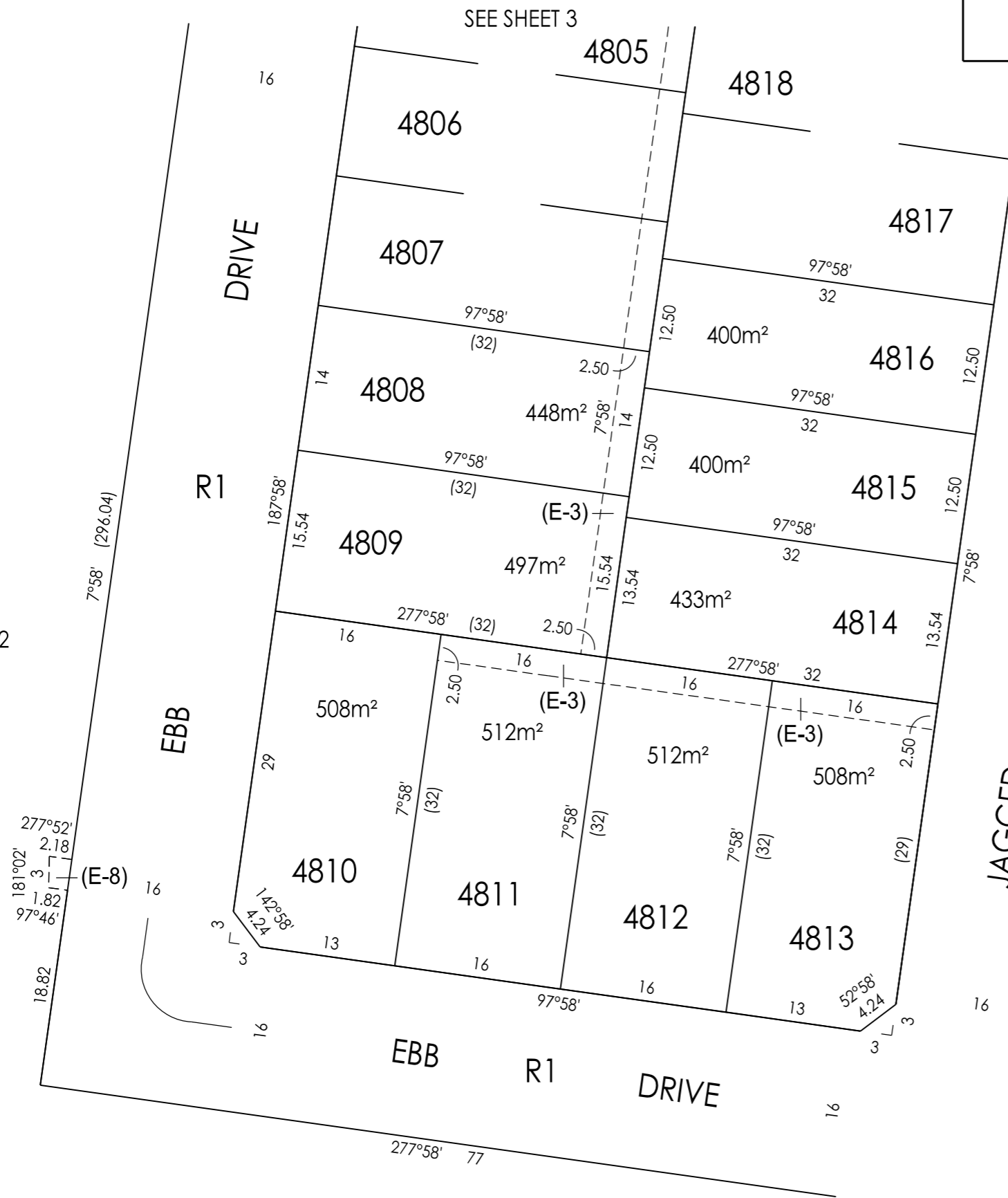
SHEET 3

PLAN OF SUBDIVISION

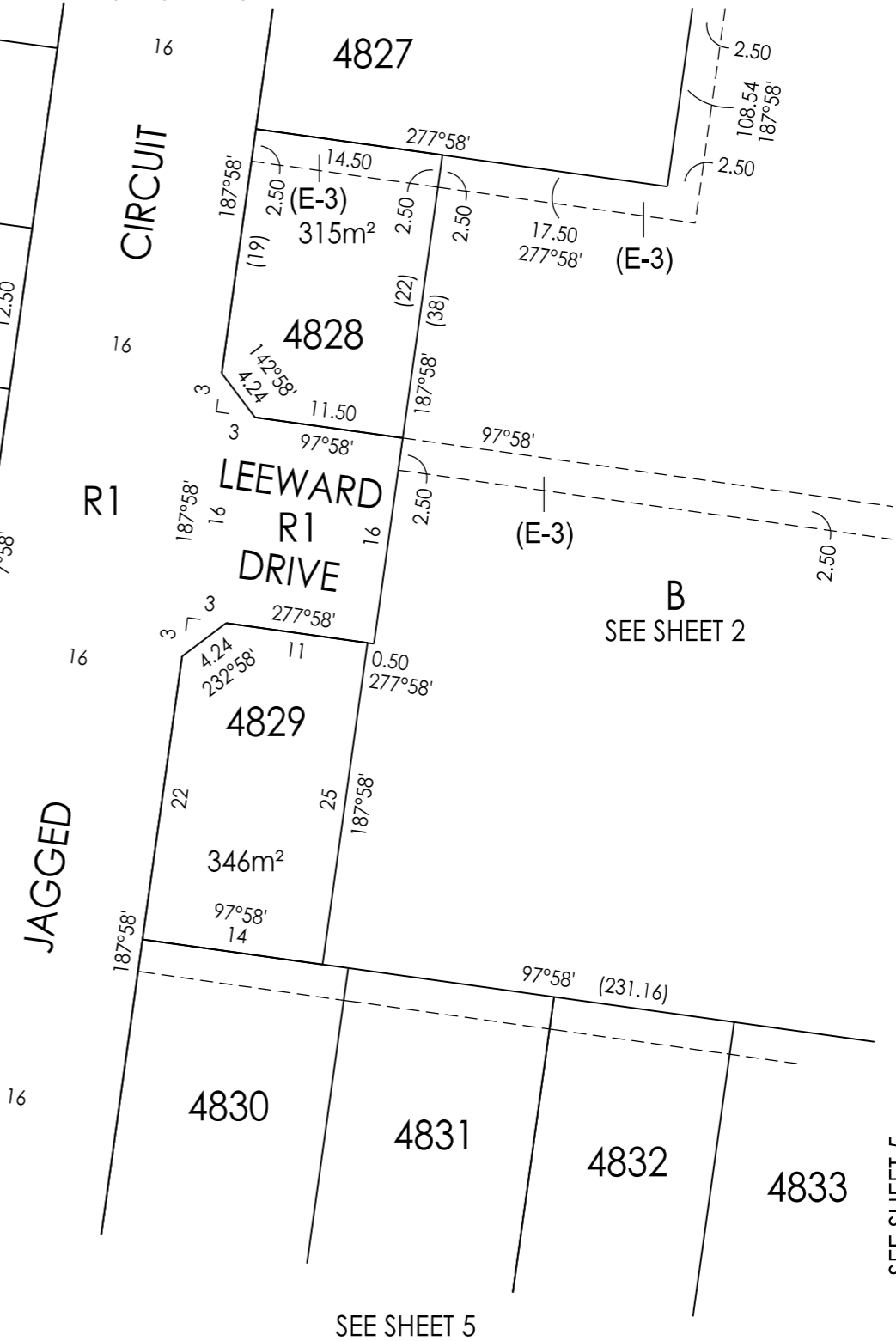
PLAN NUMBER
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A
SEE SHEET 2



SEE SHEET 3



B
SEE SHEET 2

SEE SHEET 5

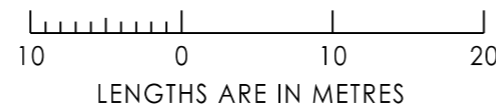
SEE SHEET 5



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1/19 Cato Street
Hawthorn East Vic 3123
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SCALE

1:500



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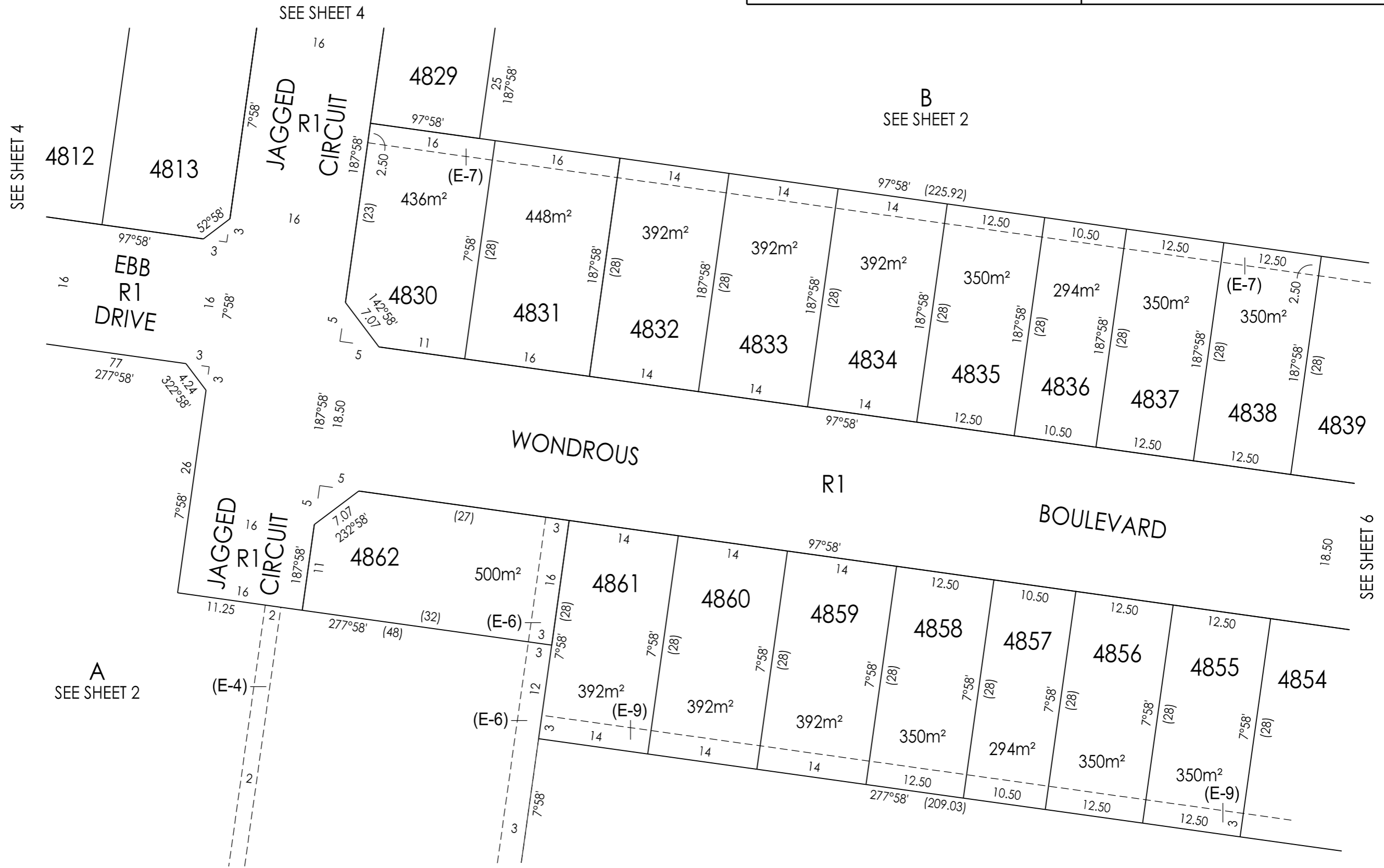
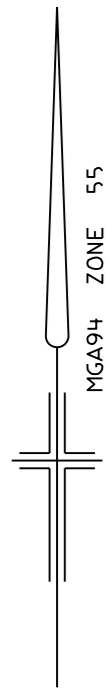
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

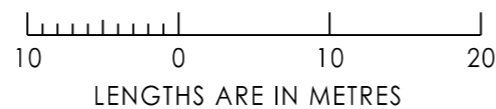
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1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

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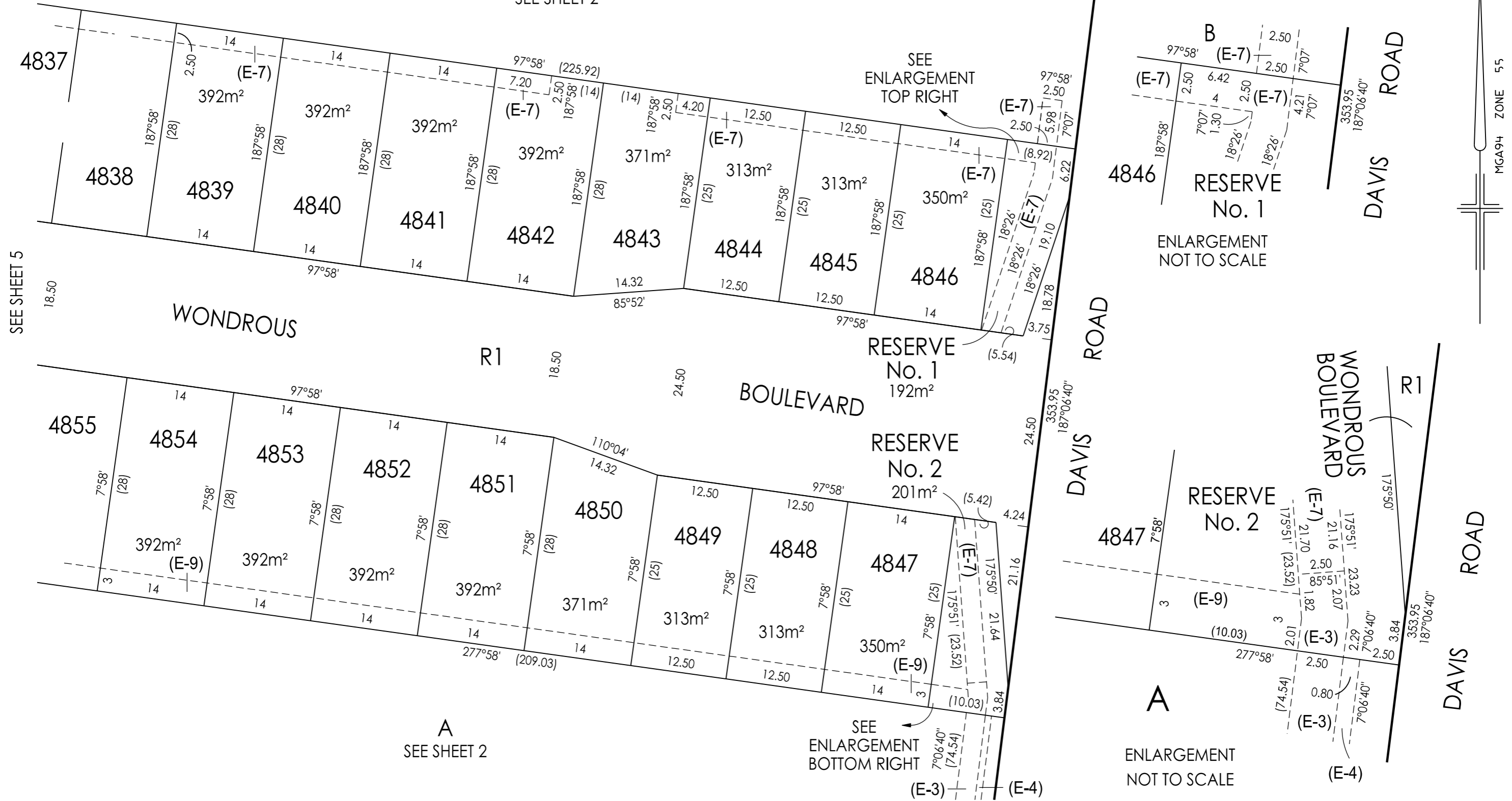
ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
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B
SEE SHEET 2



SEE SHEET 5

WONDROUS

R1

BOULEVARD

RESERVE No. 1
192m²

RESERVE No. 2
201m²

RESERVE No. 1

RESERVE No. 2

WONDROUS BOULEVARD

R1

DAVIS ROAD

A
SEE SHEET 2

SEE ENLARGEMENT
BOTTOM RIGHT

A
ENLARGEMENT
NOT TO SCALE

(E-4)

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SCALE
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ORIGINAL SHEET SIZE A3 SHEET 6

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

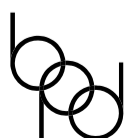
Land to benefit : Lots 4801 to 4862 (both inclusive).

Land to be burdened: Lots 4801 to 4862 (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. AA8965;
 - (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 300m² 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 4836 and 4857
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 7

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