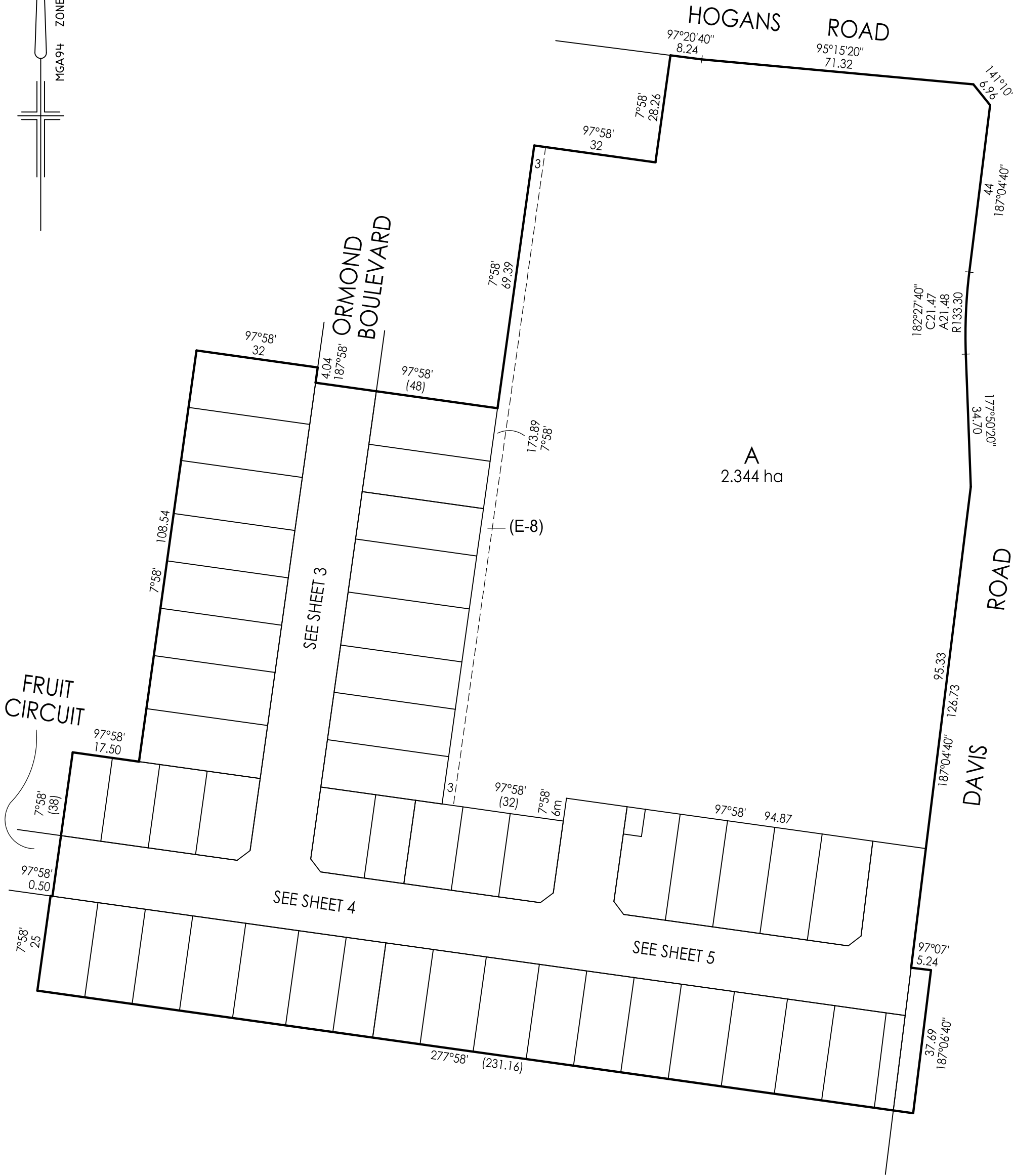
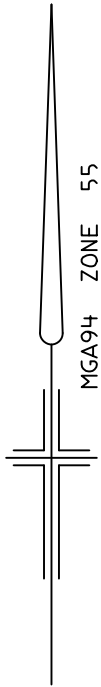
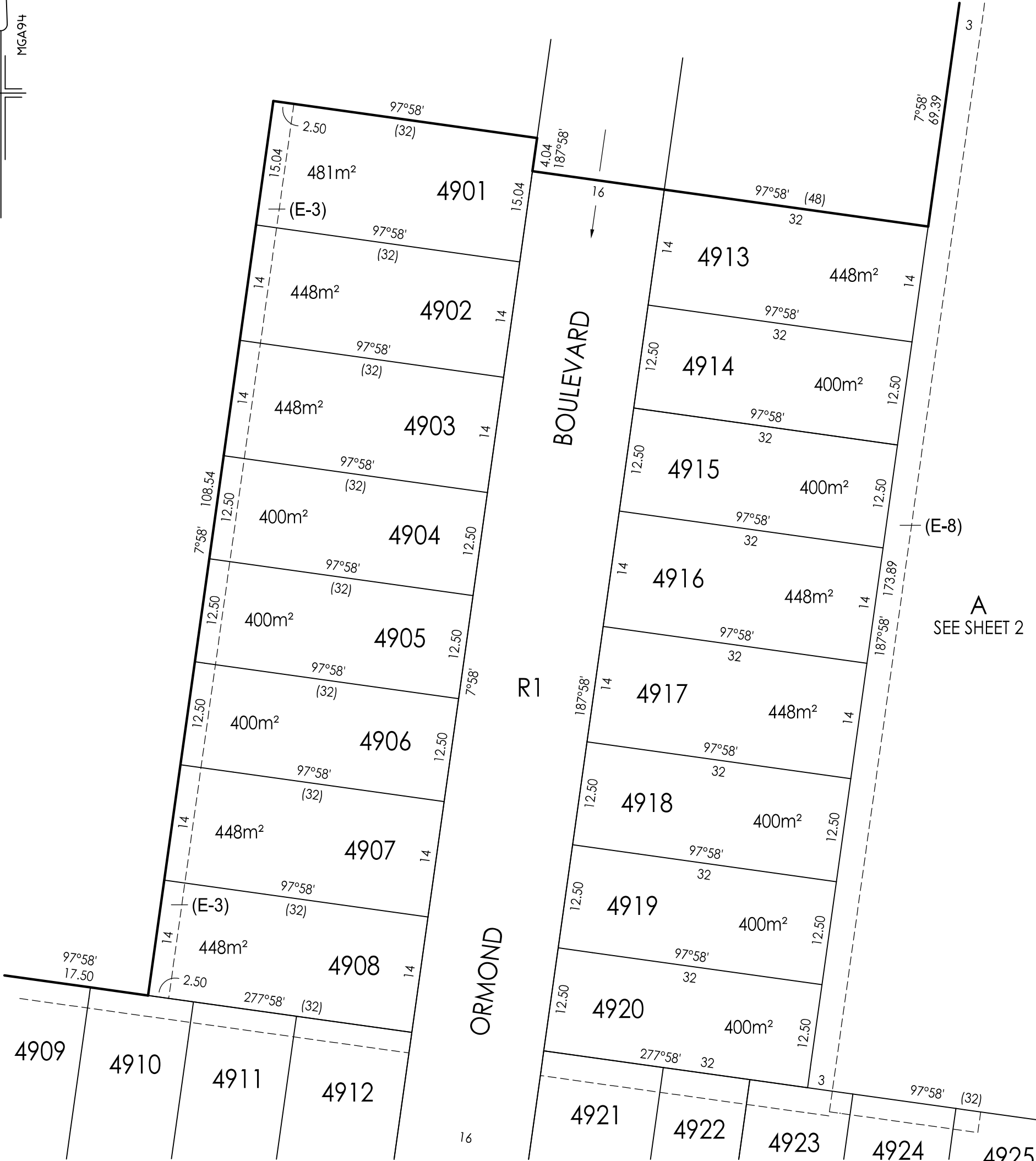
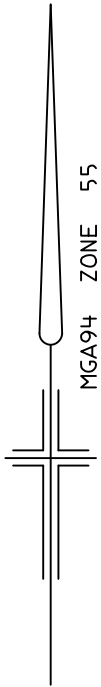


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 844185C			
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT B ON PS844183G POSTAL ADDRESS: (at time of subdivision) DAVIS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: E: 292 940 ZONE: 55 (of approx. centre of plan) N: 5 807 070 DATUM: GDA94			Council Name: Wyndham City Council Council Reference Number: WYS5718/21 Planning Permit Reference: WYP11051/18 SPEAR Reference Number: S177465H 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: Carolyn Harriott for Wyndham City Council on 10/12/2021					
			VESTING OF ROADS OR RESERVES				NOTATIONS	
			IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 4900 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2) AND (E-4) TO (E-7) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 6683m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS844183G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 AND LOTS A AND 4921 TO 4923 (BOTH INCLUSIVE) TO REMOVE THE EASEMENT SHOWN AS (E-7) ON PS844183G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
			ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
			NOTATIONS					
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 49 AREA: 2.344 ha No. OF LOTS: 47 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-3)	SEWERAGE	SEE PLAN	PS844125W	CITY WEST WATER CORPORATION				
(E-8)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL				
(E-8)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION				
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	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: 8352/49 VERSION: 2		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS			
CHECKED TT		DATE: 07/06/21		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (2), 25/06/2021, SPEAR Ref: S177465H				





A
SEE SHEET 2

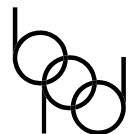
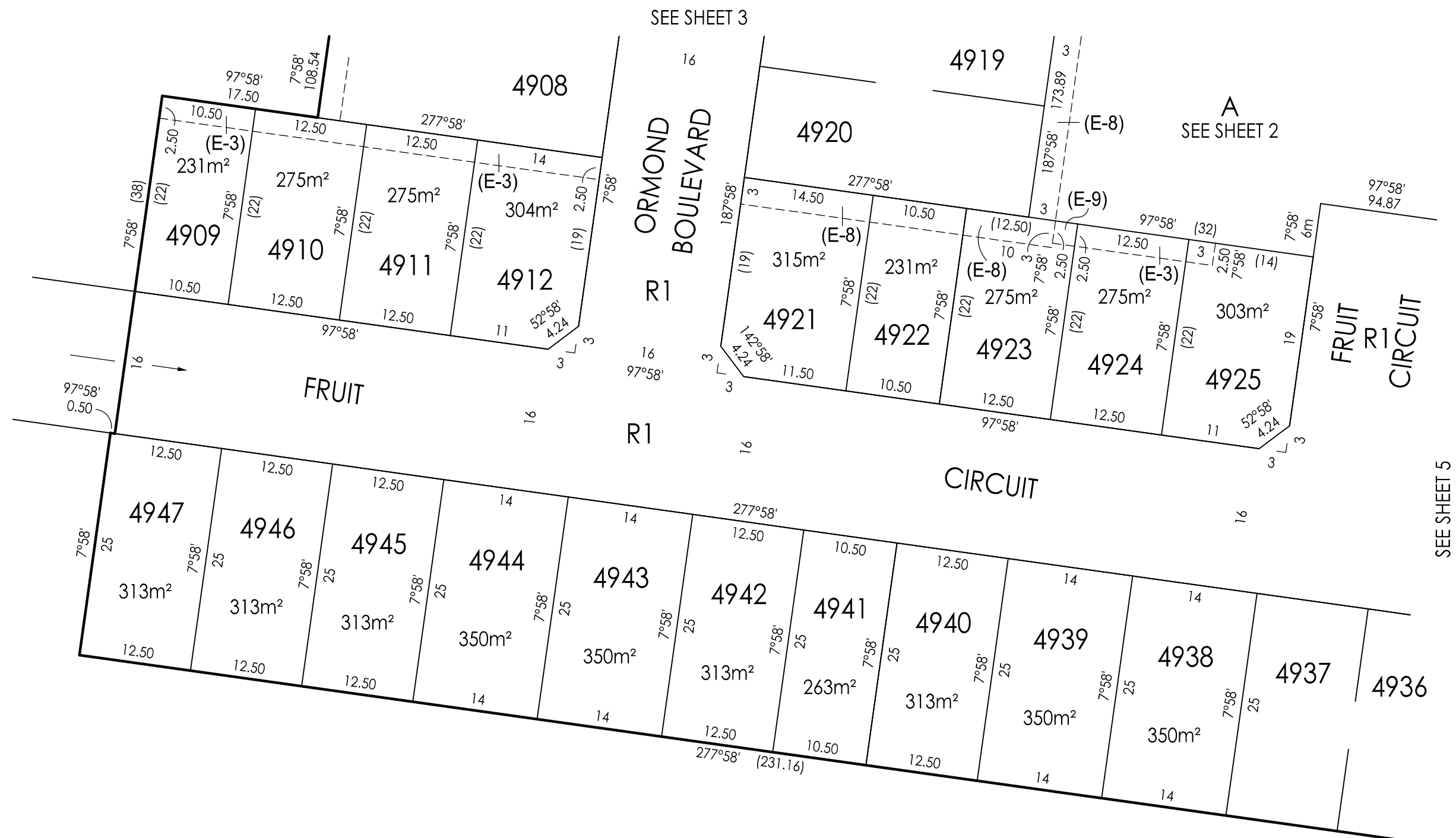
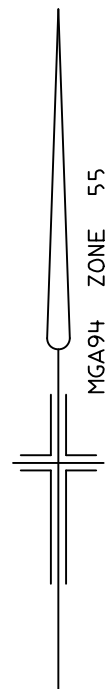
SEE SHEET 4

SEE SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER

PS 844185C



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Hawthorn East Vic 3123
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www.bpd.com.au info@bpd.com.au

SCALE

1:500



REF: 8352/49

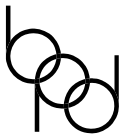
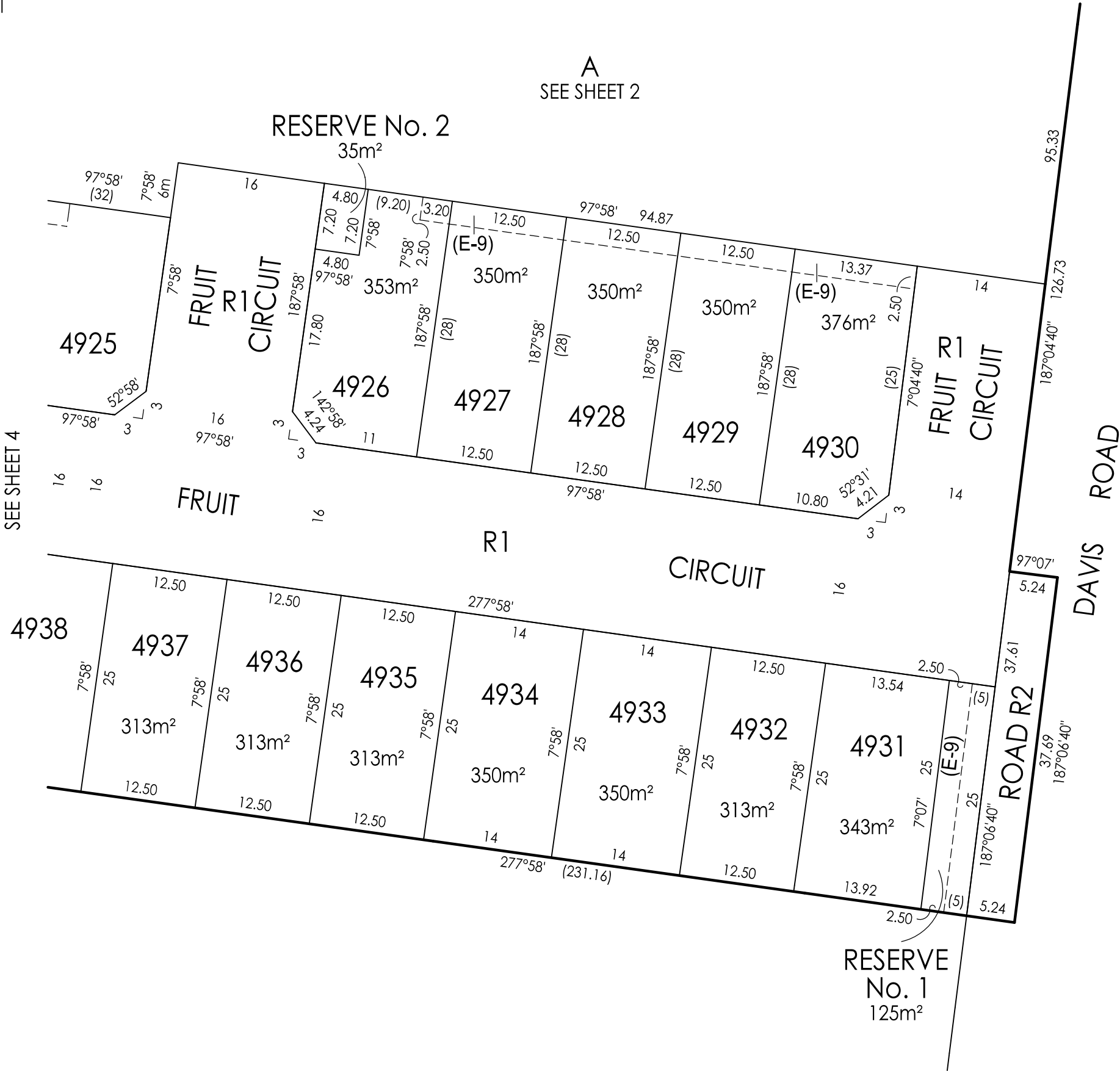
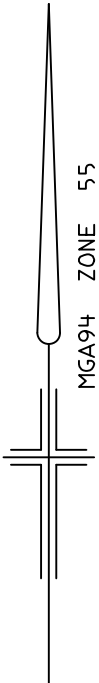
VERSION: 2

ORIGINAL
SHEET SIZE A3

SHEET 4

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Surveyor's Plan Version (2),
25/06/2021, SPEAR Ref: S177465H

Digitally signed by:
Wyndham City Council,
10/12/2021,
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SCALE
1:500

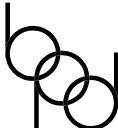


ORIGINAL
SHEET SIZE A3
REF: 8352/49

SHEET 5
VERSION: 2

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Digitally signed by:
Wyndham City Council,
10/12/2021,
SPEAR Ref: S177465H

PLAN OF SUBDIVISION		PLAN NUMBER PS 844185C	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>			
Upon registration of the plan, the following restriction is to be created.			
Land to benefit : Lots 4901 to 4947 (both inclusive).			
Land to be burdened: Lots 4901 to 4947 (both inclusive).			
Description of Restriction :			
<div><div>(1)</div><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, construct or permit to be constructed;</div><div><div>(a)</div><div>Any building other than in accordance with MCP No. AA and;</div><div>(b)</div><div>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;</div><div>(c)</div><div>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 4909, 4910, 4911, 4922, 4923, 4924 and 4941 Type B - NIL</div></div></div></div> <div><div>(2)</div><div><div>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;</div><div>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.</div></div></div>			
Restriction (1) will cease to affect any of the burdened lots eight years after registration of this plan.			
<div><div></div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div>		SCALE	<div><div>ORIGINAL SHEET SIZE A3</div><div>SHEET 6</div></div> <div><div>REF: 8352/49</div><div>VERSION: 2</div></div> <div><div>Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (2), 25/06/2021, SPEAR Ref: S177465H</div><div>Digitally signed by: Wyndham City Council, 10/12/2021, SPEAR Ref: S177465H</div></div>