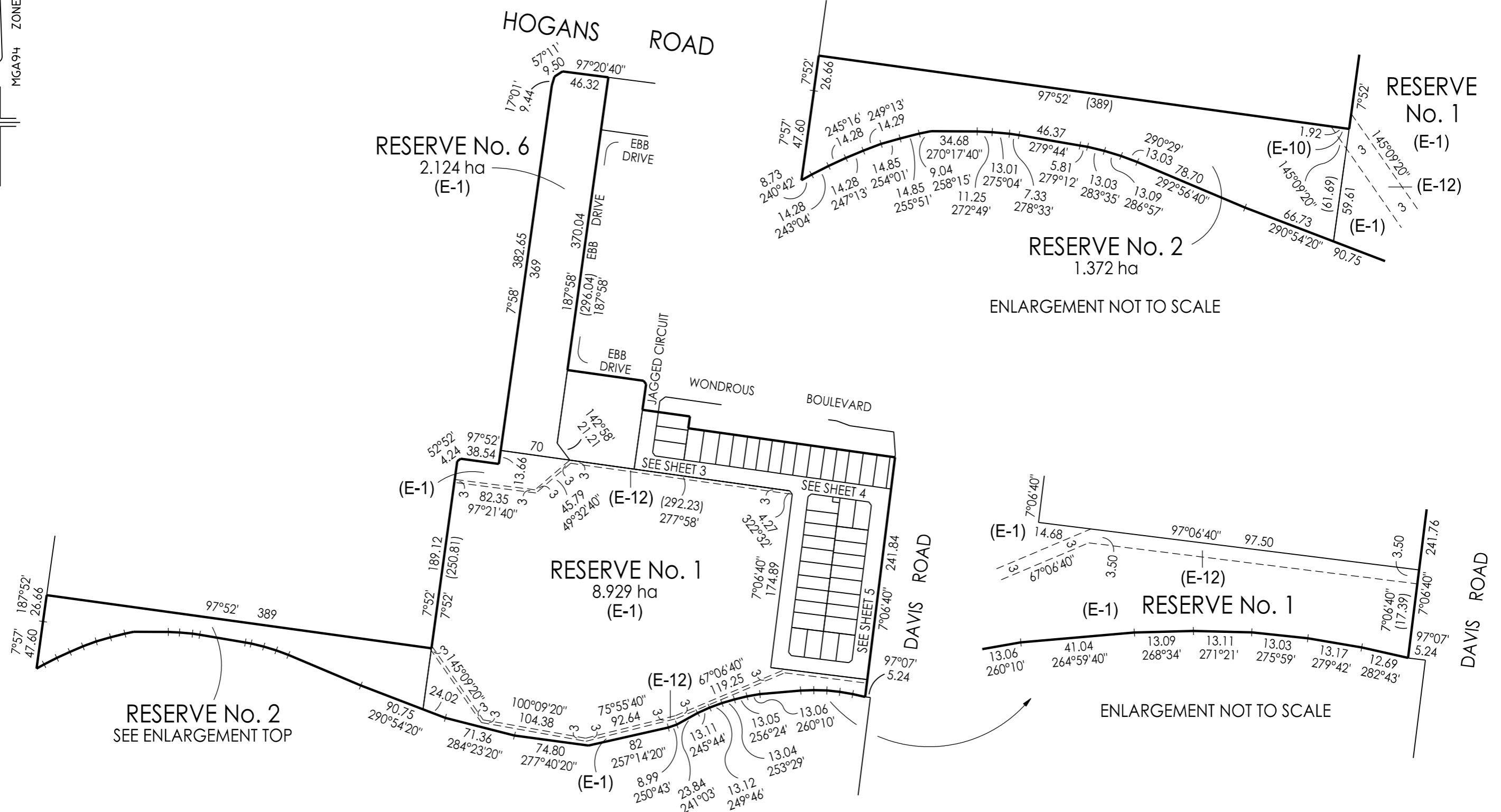
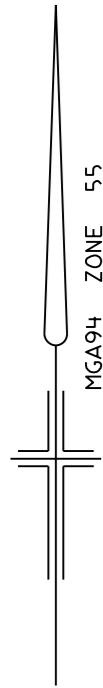


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 838524R	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS844183G POSTAL ADDRESS: (at time of subdivision) DAVIS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292950 ZONE: 55 N: 5806750 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS5461/20 Planning Permit Reference: WYP11051/18 SPEAR Reference Number: S159990T 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 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Mark Tenner for Wyndham City Council on 16/02/2023		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 5100 (BOTH INCLUSIVE) AND EASEMENTS (E-2) TO (E-9) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA: 1.172 ha FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-1), (E-4), (E-5) AND (E-7) ON PS844183G WHICH LIES WITHIN THE LAND GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL			
RESERVE No. 2	MINISTER FOR ENVIRONMENT AND CLIMATE CHANGE			
RESERVE No. 3	MINISTER FOR ENVIRONMENT AND CLIMATE CHANGE			
RESERVE No. 4	WYNDHAM CITY COUNCIL			
RESERVE No. 5	WYNDHAM CITY COUNCIL			
RESERVE No. 6	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 51		AREA: 16.27 ha	No. OF LOTS: 42	MELWAY: 234:E:9
EASEMENT INFORMATION				
* CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741				
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 AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-10)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-11)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-11)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-12)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN 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: 8352/51 VERSION: 6 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 28/09/2022, SPEAR Ref: S159990T	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED AT	DATE: 20/09/2022			

PLAN OF SUBDIVISION

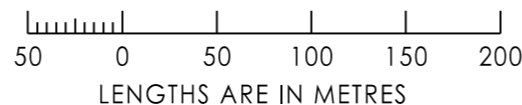
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1:4000



REF: 8352/51

VERSION: 6

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SHEET 2

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PLAN OF SUBDIVISION

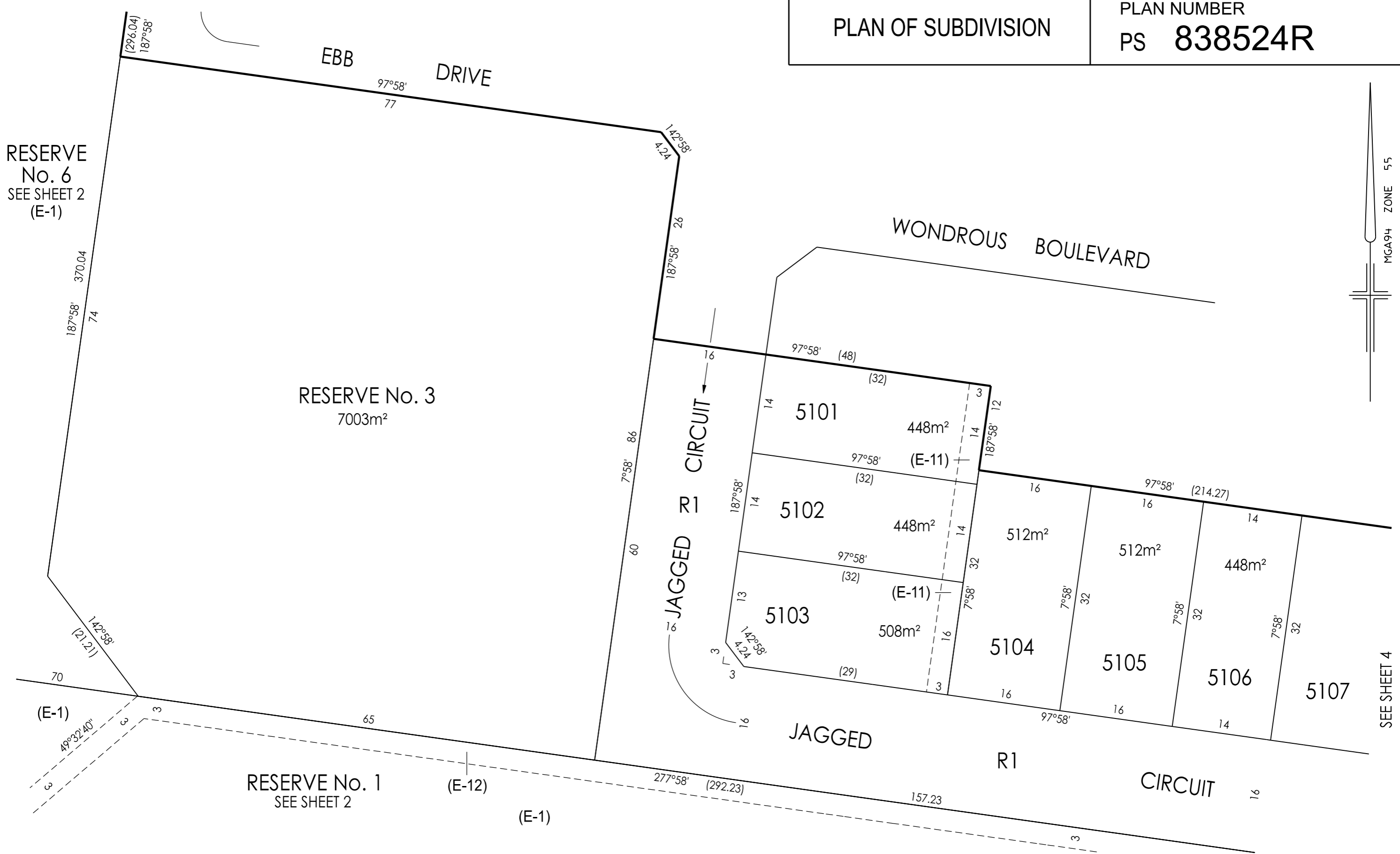
PLAN NUMBER
PS 838524R

RESERVE
No. 6
SEE SHEET 2
(E-1)

RESERVE No. 3
7003m²

RESERVE No. 1
SEE SHEET 2

MGA94 ZONE 55



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VERSION: 6

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SHEET SIZE A3

SHEET 3

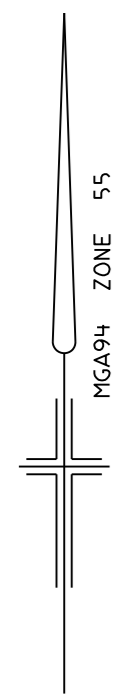
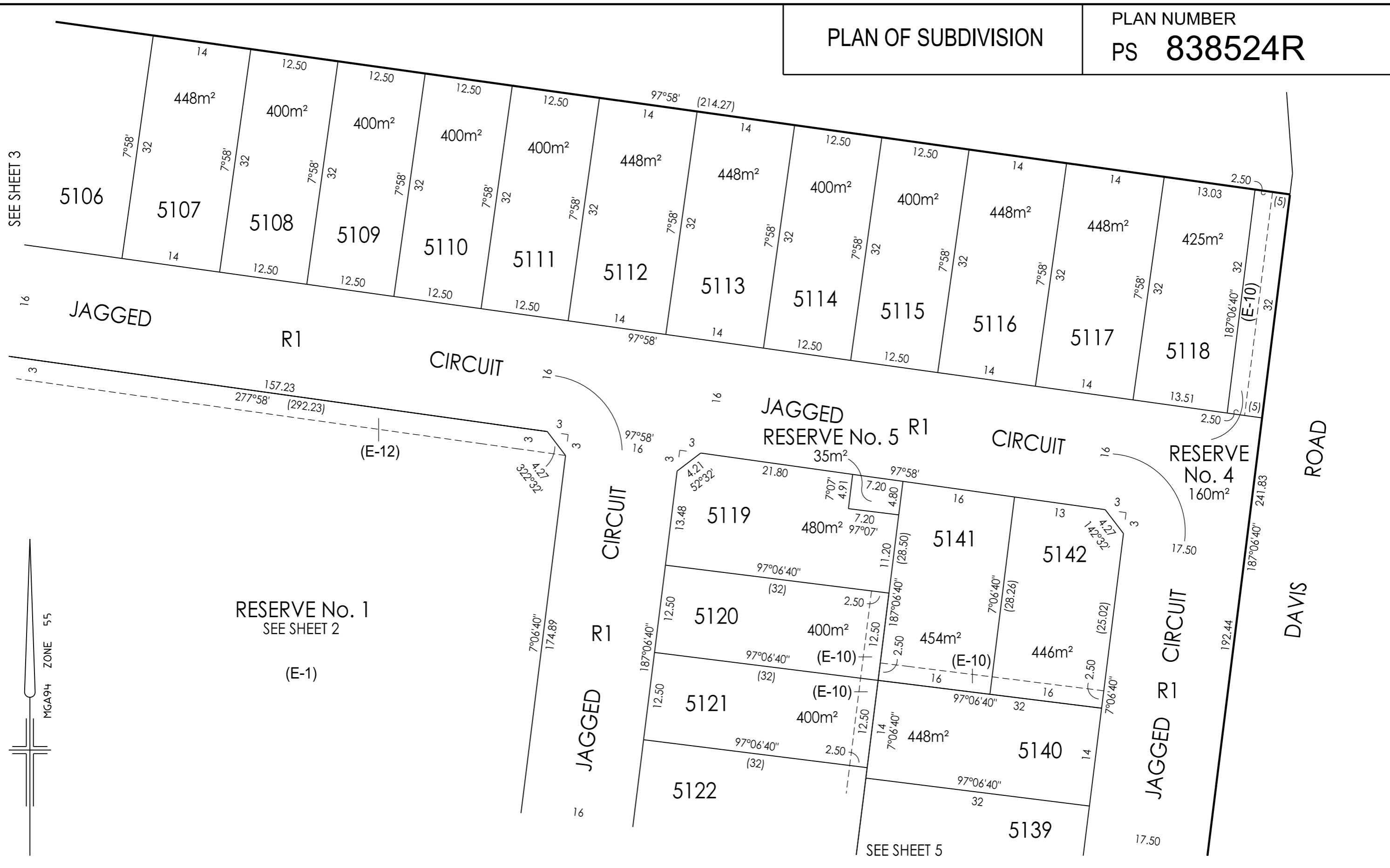
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 838524R

SEE SHEET 3

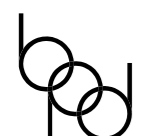


RESERVE No. 1
SEE SHEET 2
(E-1)

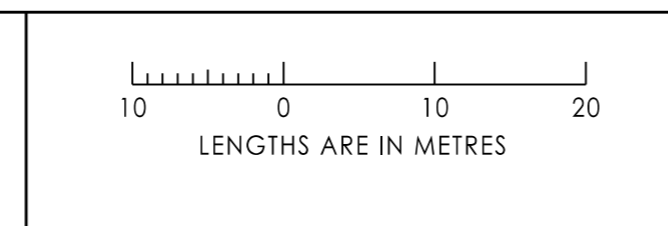
JAGGED
RESERVE No. 5 R1
35m²

RESERVE
No. 4
160m²

SEE SHEET 5

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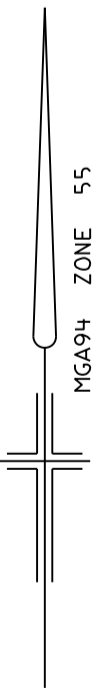
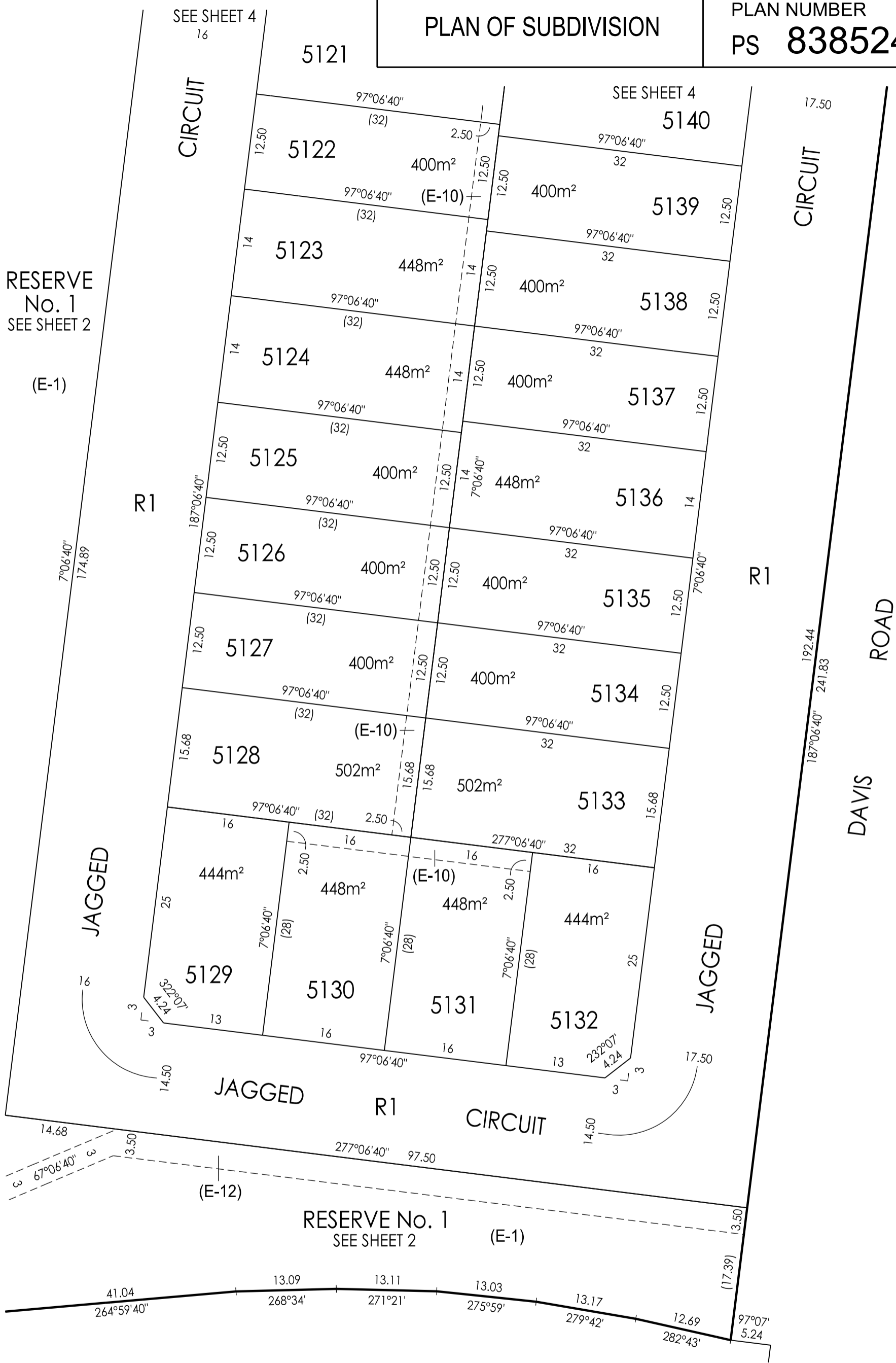
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SHEET 4

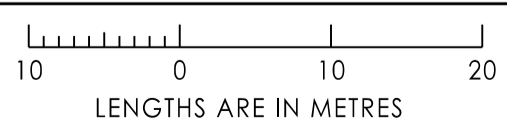
PLAN OF SUBDIVISION

PLAN NUMBER
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ORIGINAL SHEET SIZE A3	SHEET 5
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16/02/2023,
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

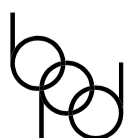
Land to benefit : Lots 5101 to 5142 (both inclusive).

Land to be burdened: Lots 5101 to 5142 (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 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.
- (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 6

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