


PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 831660V	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831658G POSTAL ADDRESS: (at time of subdivision) DAVIS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 293 090 ZONE: 55 N: 5 808 300 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS5141/19 Planning Permit Reference: WYP9384/16 SPEAR Reference Number: S143945M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 10/07/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Irene Baker for Wyndham City Council on 25/10/2020			
VESTING OF ROADS OR RESERVES		NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 6200 (BOTH INCLUSIVE) AND 6246 AND HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.256 ha AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. FURTHER PURPOSE OF PLAN: TO REMOVE PART OF THE EASEMENT IN FAVOUR OF WYNDHAM CITY COUNCIL SHOWN AS (E-7) ON PS831658G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 4 TO REMOVE PART OF THE EASEMENT SHOWN AS (E-6) AND (E-7) ON PS831658G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 AND LOT 6242 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4 RESERVE No. 5		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL 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. WYP9384/16					
ESTATE: THE GROVE 62		AREA: 4.124 ha		No. OF LOTS: 53	
				MELWAY: 234:G:6	
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
SEE SHEET 2 FOR DETAILS					
Breedse 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: 8352/62		VERSION: 7	
CHECKED AT		DATE: 03/08/20		ORIGINAL SHEET SIZE A3	
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (7), 11/08/2020, SPEAR Ref: S143945M		SHEET 1 OF 8 SHEETS	

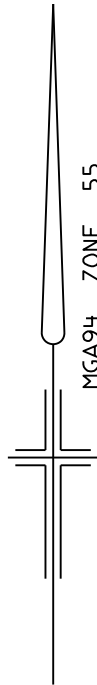
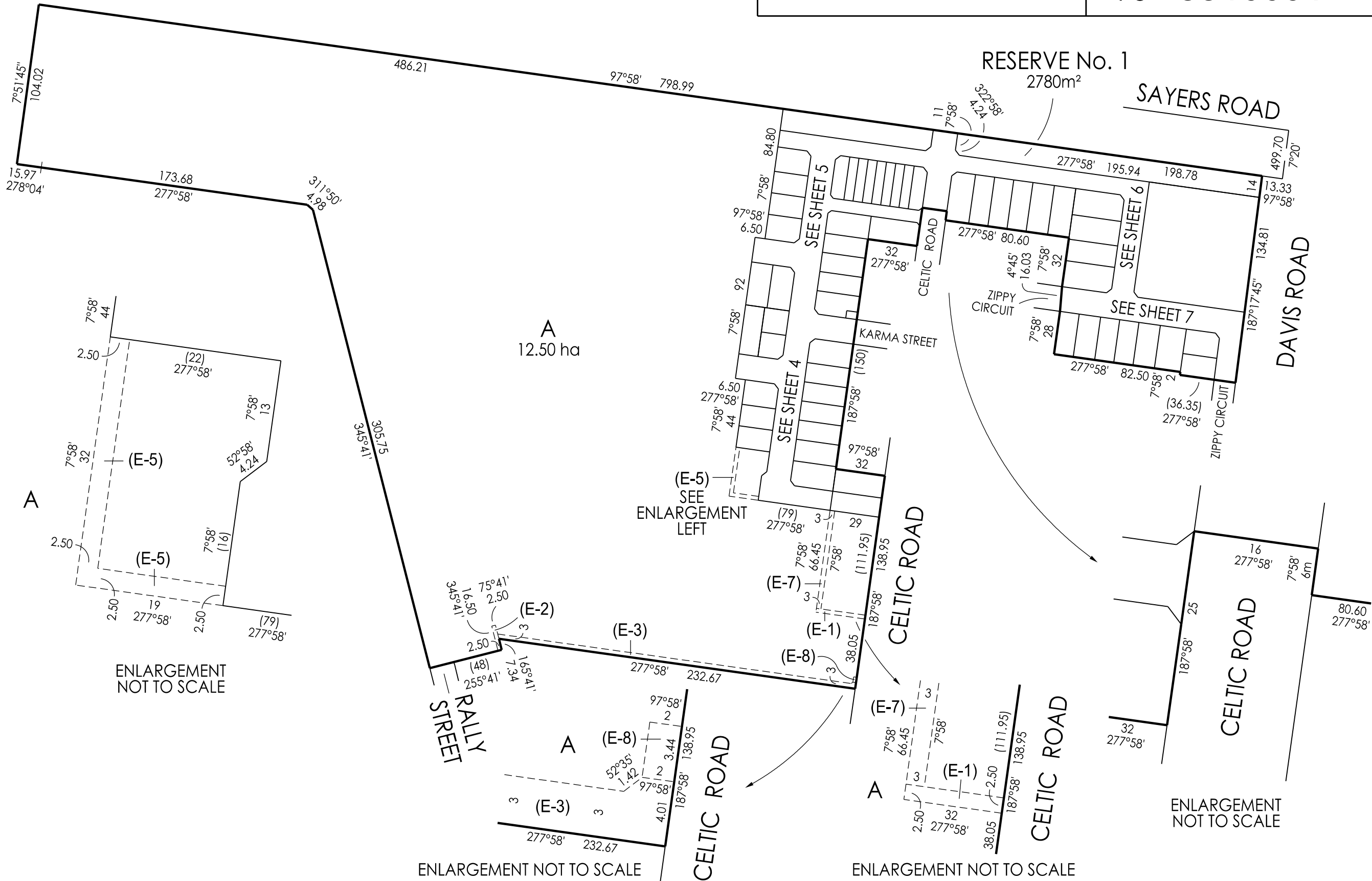
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EASEMENT REFERENCE	PURPOSE		WIDTH (METRES)	ORIGIN		LAND BENEFITED OR IN FAVOUR OF		
(E-1)	SEWERAGE		SEE PLAN	PS831658G		CITY WEST WATER CORPORATION		
(E-2)	SEWERAGE		SEE PLAN	PS825882L		CITY WEST WATER CORPORATION		
(E-3)	DRAINAGE		SEE PLAN	PS825882L		WYNDHAM CITY COUNCIL		
(E-3)	SEWERAGE		SEE PLAN	PS825882L		CITY WEST WATER CORPORATION		
(E-4)	DRAINAGE		SEE PLAN	THIS PLAN		WYNDHAM CITY COUNCIL		
(E-5)	SEWERAGE		SEE PLAN	THIS PLAN		CITY WEST WATER CORPORATION		
(E-6)	DRAINAGE		SEE PLAN	THIS PLAN		WYNDHAM CITY COUNCIL		
(E-6)	SEWERAGE		SEE PLAN	THIS PLAN		CITY WEST WATER CORPORATION		
(E-7)	DRAINAGE		SEE PLAN	PS831658G		WYNDHAM CITY COUNCIL		
(E-7)	SEWERAGE		SEE PLAN	PS831658G		CITY WEST WATER CORPORATION		
(E-8)	DRAINAGE		SEE PLAN	PS825882L		WYNDHAM CITY COUNCIL		
(E-9)	POWER LINE		SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000		POWERCOR AUSTRALIA LTD		
(E-10)	SEWERAGE		SEE PLAN	PS831658G		CITY WEST WATER CORPORATION		
(E-10)	POWER LINE		SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000		POWERCOR AUSTRALIA LTD		
<div><div>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</div></div>			REF: 8352/62		VERSION: 7		ORIGINAL SHEET SIZE A3	SHEET 2
			Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (7), 11/08/2020, SPEAR Ref: S143945M			Digitally signed by: Wyndham City Council, 25/10/2020, SPEAR Ref: S143945M		

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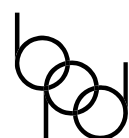
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SHEET 4

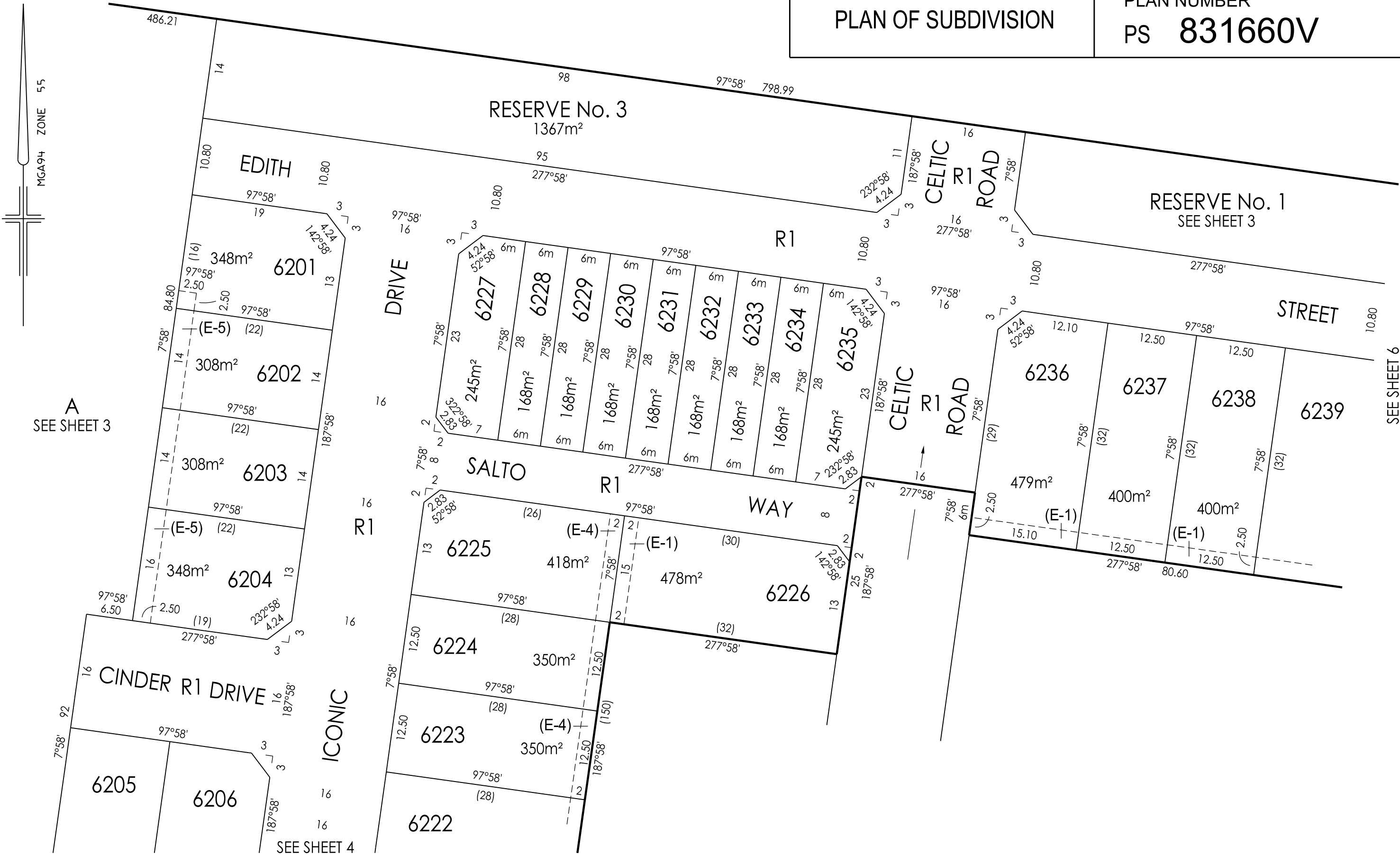
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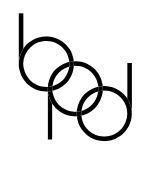
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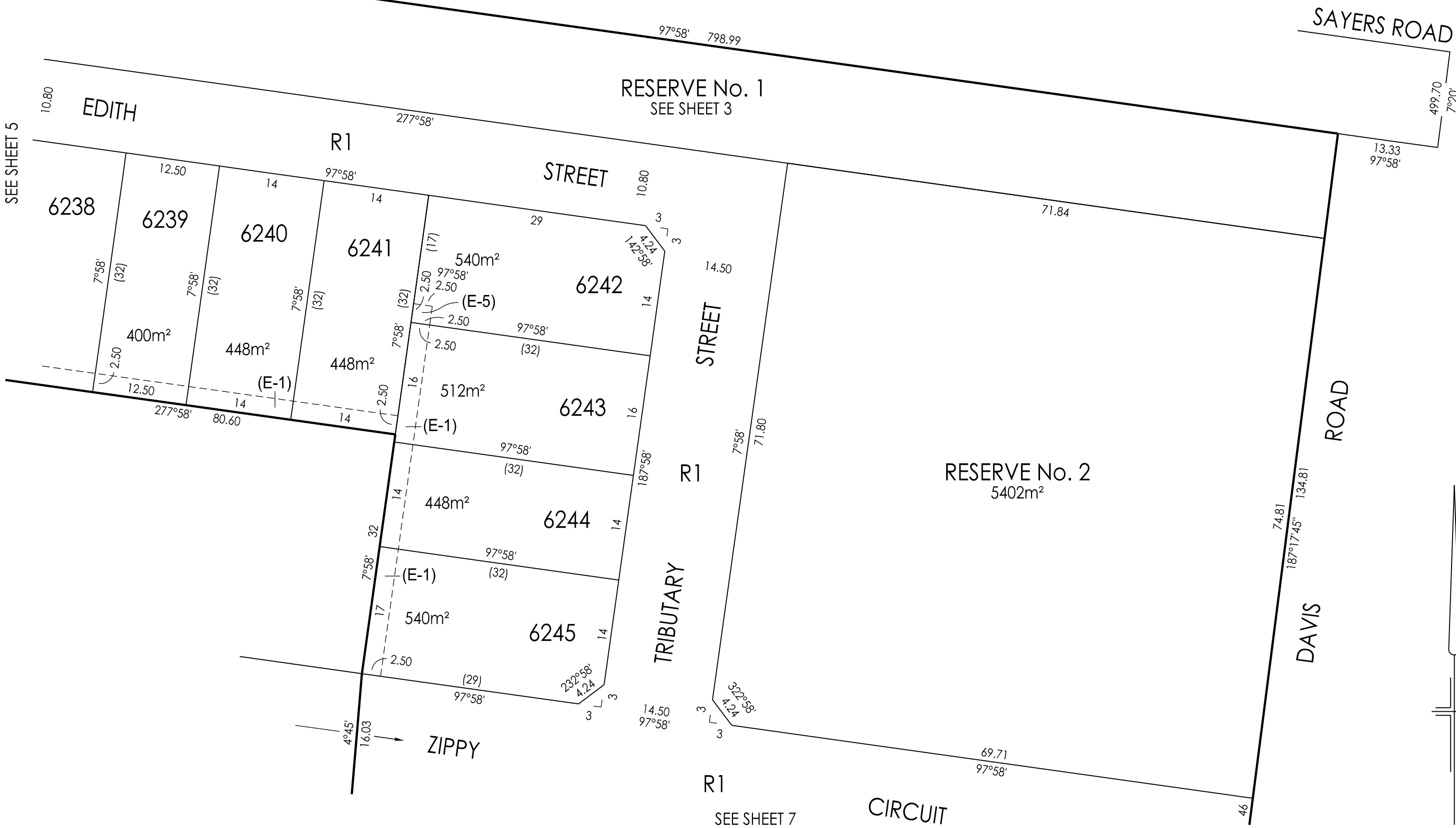
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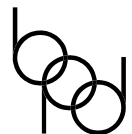
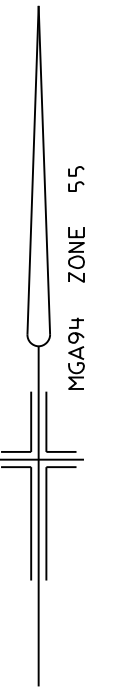
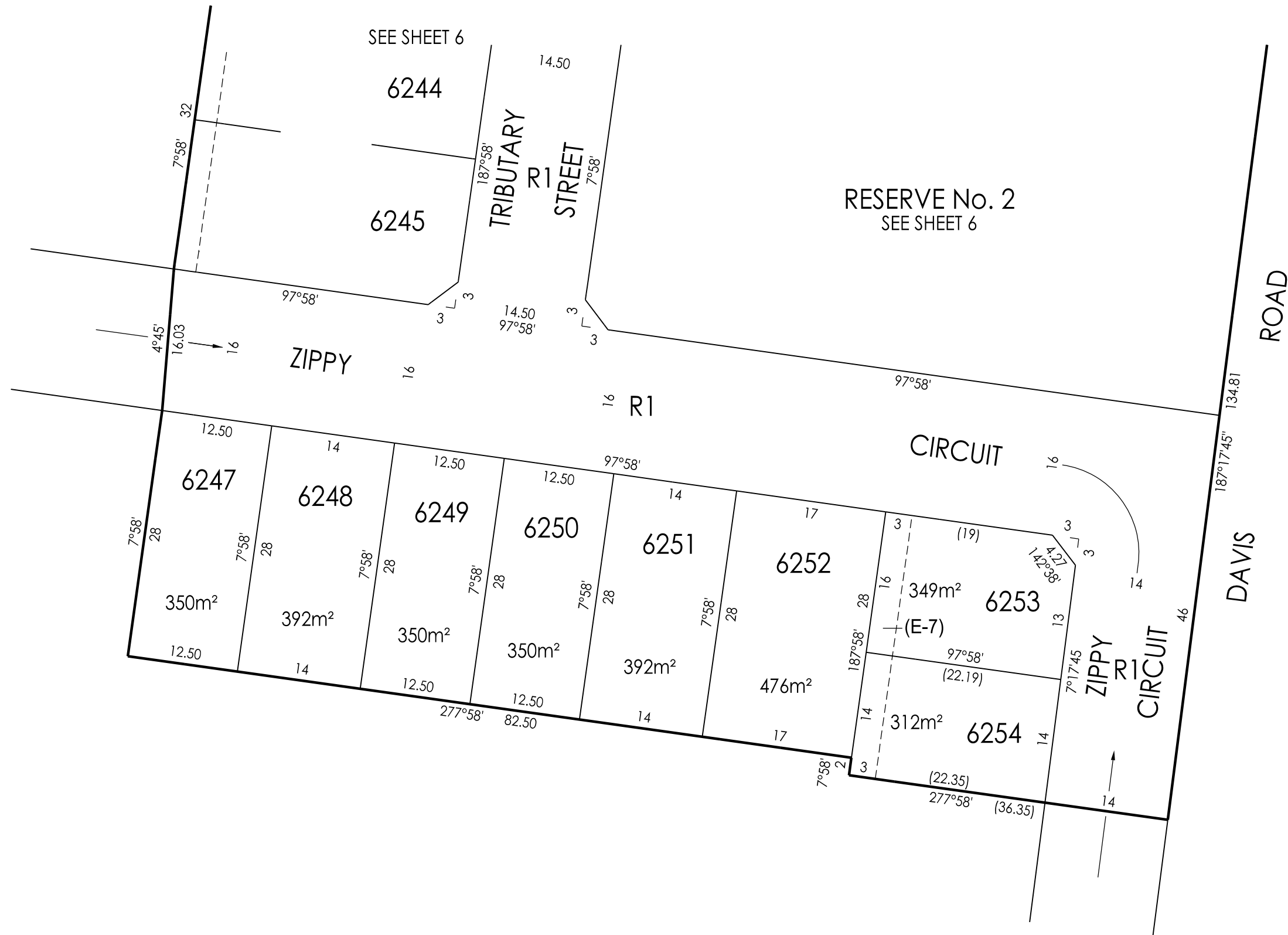
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<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div> <div>THE BENEFICIARIES OF THIS RESTRICTION ARE:</div> <table><tr><td>BURDENED LOT No:</td><td>BENEFITTING LOTS:</td><td>BURDENED LOT No:</td><td>BENEFITTING LOTS:</td><td>BURDENED LOT No:</td><td>BENEFITTING LOTS:</td></tr><tr><td>6201</td><td>6202</td><td>6220</td><td>6219</td><td>6239</td><td>6238, 6240</td></tr><tr><td>6202</td><td>6201, 6203</td><td>6221</td><td>6222</td><td>6240</td><td>6239, 6241</td></tr><tr><td>6203</td><td>6202, 6204</td><td>6222</td><td>6221, 6223</td><td>6241</td><td>6240, 6242, 6243</td></tr><tr><td>6204</td><td>6203</td><td>6223</td><td>6222, 6224</td><td>6242</td><td>6241, 6243</td></tr><tr><td>6205</td><td>6206, 6207, 6209</td><td>6224</td><td>6223, 6225</td><td>6243</td><td>6241, 6242, 6244</td></tr><tr><td>6206</td><td>6205, 6207</td><td>6225</td><td>6224, 6226</td><td>6244</td><td>6243, 6245</td></tr><tr><td>6207</td><td>6205, 6206, 6208, 6209</td><td>6226</td><td>6225</td><td>6245</td><td>6244</td></tr><tr><td>6208</td><td>6207, 6209</td><td>6227</td><td>6228</td><td>6247</td><td>6248</td></tr><tr><td>6209</td><td>6205, 6207, 6208</td><td>6228</td><td>6227, 6229</td><td>6248</td><td>6247, 6249</td></tr><tr><td>6210</td><td>6211</td><td>6229</td><td>6228, 6230</td><td>6249</td><td>6248, 6250</td></tr><tr><td>6211</td><td>6210, 6212</td><td>6230</td><td>6229, 6231</td><td>6250</td><td>6249, 6251</td></tr><tr><td>6212</td><td>6211</td><td>6231</td><td>6230, 6232</td><td>6251</td><td>6250, 6252</td></tr><tr><td>6213</td><td>6214</td><td>6232</td><td>6231, 6233</td><td>6252</td><td>6251, 6253, 6254</td></tr><tr><td>6214</td><td>6213, 6215</td><td>6233</td><td>6232, 6234</td><td>6253</td><td>6252, 6254</td></tr><tr><td>6215</td><td>6214, 6216</td><td>6234</td><td>6233, 6235</td><td>6254</td><td>6252, 6253</td></tr><tr><td>6216</td><td>6215, 6217</td><td>6235</td><td>6234</td><td></td><td></td></tr><tr><td>6217</td><td>6216, 6218</td><td>6236</td><td>6237</td><td></td><td></td></tr><tr><td>6218</td><td>6217, 6219</td><td>6237</td><td>6236, 6238</td><td></td><td></td></tr><tr><td>6219</td><td>6218, 6220</td><td>6238</td><td>6237, 6239</td><td></td><td></td></tr></table> <div>Upon registration of the plan, the following restriction is to be created.</div> <div>Description of Restriction :</div> <div>(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;<div>(a) Any building other than in accordance with MCP No. AA and;<div>(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;<div>(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.<div>For the purpose of this restriction the following applies:<div>Type A - Nil<div>Type B - 6207, 6208, 6227 to 6235 (both inclusive).</div></div></div></div></div></div></div> <div>(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;<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>				BURDENED LOT No:	BENEFITTING LOTS:	BURDENED LOT No:	BENEFITTING LOTS:	BURDENED LOT No:	BENEFITTING LOTS:	6201	6202	6220	6219	6239	6238, 6240	6202	6201, 6203	6221	6222	6240	6239, 6241	6203	6202, 6204	6222	6221, 6223	6241	6240, 6242, 6243	6204	6203	6223	6222, 6224	6242	6241, 6243	6205	6206, 6207, 6209	6224	6223, 6225	6243	6241, 6242, 6244	6206	6205, 6207	6225	6224, 6226	6244	6243, 6245	6207	6205, 6206, 6208, 6209	6226	6225	6245	6244	6208	6207, 6209	6227	6228	6247	6248	6209	6205, 6207, 6208	6228	6227, 6229	6248	6247, 6249	6210	6211	6229	6228, 6230	6249	6248, 6250	6211	6210, 6212	6230	6229, 6231	6250	6249, 6251	6212	6211	6231	6230, 6232	6251	6250, 6252	6213	6214	6232	6231, 6233	6252	6251, 6253, 6254	6214	6213, 6215	6233	6232, 6234	6253	6252, 6254	6215	6214, 6216	6234	6233, 6235	6254	6252, 6253	6216	6215, 6217	6235	6234			6217	6216, 6218	6236	6237			6218	6217, 6219	6237	6236, 6238			6219	6218, 6220	6238	6237, 6239		
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