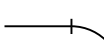
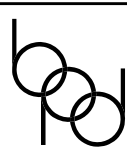
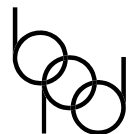
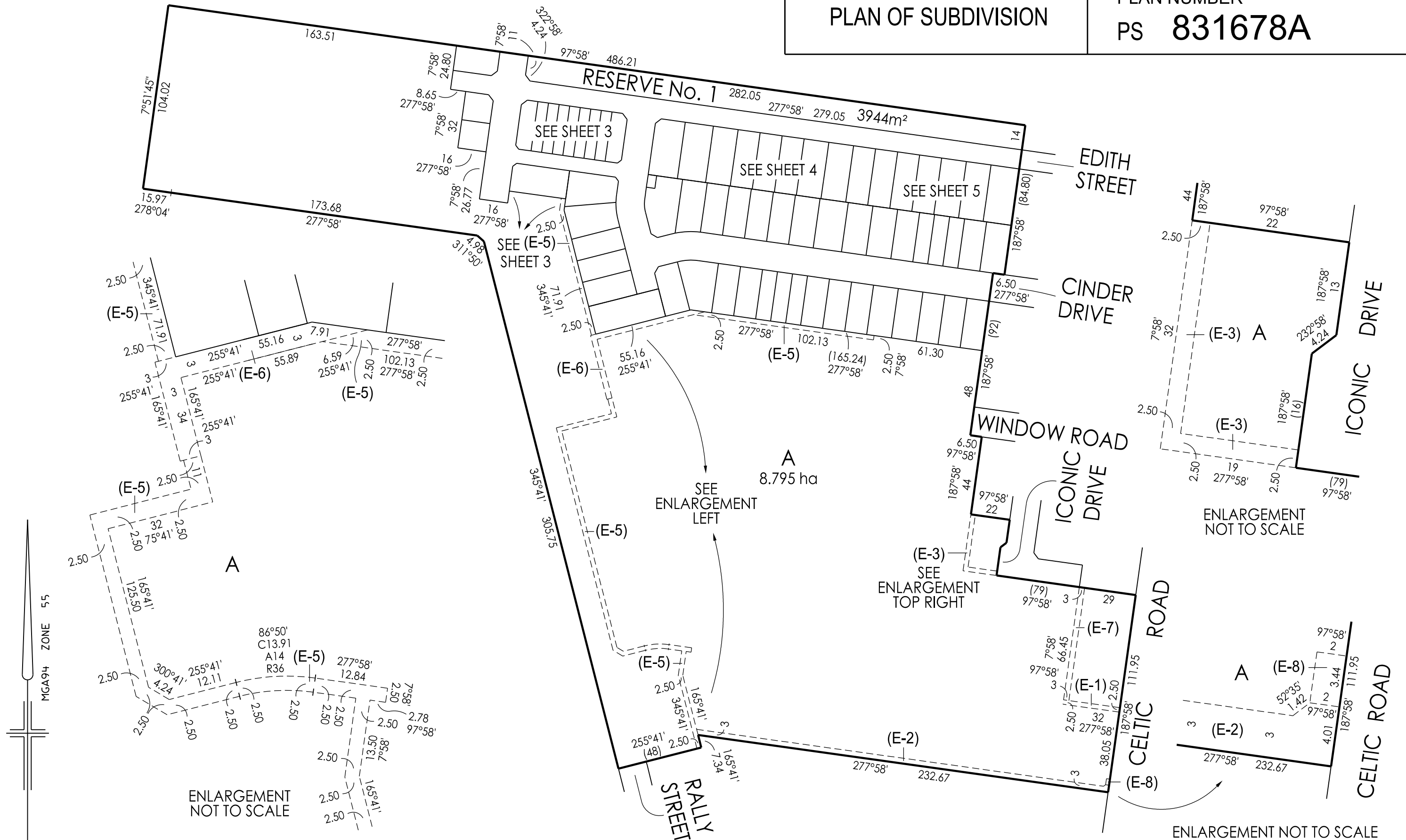


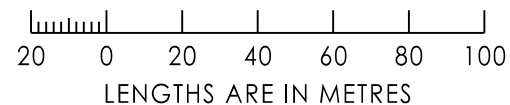
PLAN OF SUBDIVISION			LRS USE ONLY EDITION	PLAN NUMBER PS 831678A	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831660V POSTAL ADDRESS: (at time of subdivision) EDITH STREET TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292 790 ZONE: 55 N: 5 808 310 DATUM: GDA94			Council Name: Wyndham City Council		
			Council Reference Number: WYS5180/19 Planning Permit Reference: WYP9384/16 SPEAR Reference Number: S146408M		
			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 been made and the requirement has not been satisfied at Certification Digitally signed by: Irene Baker for Wyndham City Council on 26/10/2020		
VESTING OF ROADS OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 6300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9777m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS831660V WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT A GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3		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 63			AREA: 3.704 ha	No. OF LOTS: 64	MELWAY: 234:F: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	
(E-1)	SEWERAGE	SEE PLAN	PS831658G	CITY WEST WATER CORPORATION	
(E-2)	DRAINAGE	SEE PLAN	PS825882L	WYNDHAM CITY COUNCIL	
(E-2)	SEWERAGE	SEE PLAN	PS825882L	CITY WEST WATER CORPORATION	
(E-3)	SEWERAGE	SEE PLAN	PS831660V	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	
 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: 8352/63		VERSION: 5	ORIGINAL SHEET SIZE A3
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 11/08/2020, SPEAR Ref: S146408M			
CHECKED AT	DATE: 03/08/20				

PS 831678A



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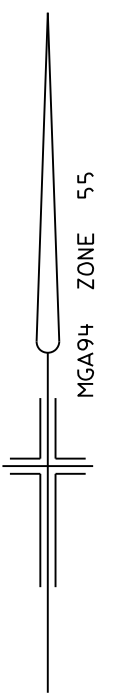
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SHEET 2

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LENGTHS ARE IN METRES

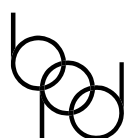
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REF: 8352/63	VERSION: 5

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SHEET 4

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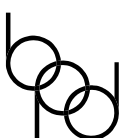
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PLAN NUMBER
PS **831678A**



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SHEET 5

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 831678A

SUBDIVISION ACT 1988

CREATION OF RESTRICTION

THE BENEFICIARIES OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
6301	6302
6302	6301
6303	6304
6304	6303, 6305
6305	6304, 6306
6306	6305, 6307
6307	6306, 6308
6308	6307, 6309
6309	6308, 6310
6310	6309, 6311
6311	6310
6312	6313
6313	6312, 6314
6314	6313, 6315
6315	6314, 6316
6316	6315, 6317
6317	6316, 6318
6318	6317, 6319
6319	6318, 6320
6320	6319, 6321
6321	6320, 6322
6322	6321, 6323

BURDENED LOT No:	BENEFITTING LOTS:
6323	6322, 6324
6324	6323, 6325
6325	6324, 6326
6326	6325, 6327
6327	6326, 6328
6328	6327, 6329
6329	6328, 6330
6330	6329, 6331
6331	6330, 6332
6332	6331, 6333
6333	6332
6334	6335, 6364
6335	6334, 6336, 6363, 6364
6336	6635, 6337, 6362, 6363
6337	6336, 6338, 6362
6338	6337, 6339, 6361, 6362
6339	6338, 6340, 6360, 6361
6340	6339, 6341, 6359, 6360
6341	6340, 6342, 6358, 6359
6342	6341, 6343, 6356, 6357, 6358
6343	6342, 6344, 6355, 6356
6344	6343, 6345, 6354, 6355

BURDENED LOT No:	BENEFITTING LOTS:
6345	6344, 6346, 6353, 6354
6346	6345, 6347, 6352, 6353
6347	6346, 6348, 6352
6348	6347, 6349, 6351, 6352
6349	6348, 6350, 6351
6350	6349, 6351
6351	6348, 6349, 6350, 6352
6352	6346, 6347, 6348, 6351, 6353
6353	6345, 6346, 6352, 6354
6354	6344, 6345, 6353, 6355
6355	6343, 6344, 6354, 6356
6356	6342, 6343, 6355, 6357
6357	6342, 6356, 6358
6358	6341, 6342, 6357, 6359
6359	6340, 6341, 6358, 6360
6360	6339, 6340, 6359, 6361
6361	6338, 6339, 6360, 6362
6362	6336, 6337, 6338, 6361, 6363
6363	6335, 6336, 6362, 6364
6364	6334, 6335, 6363

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

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;

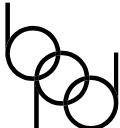
(b) Any building unless the building incorporates dual plumbing for the use of recycled water for toilet flushing and garden watering where recycled water is available to the said lot and;

(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.
For the purpose of this restriction the following applies:
Type A - 6323, 6324, 6325, 6336, 6337 and 6338
Type B - 6301 to 6311 (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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