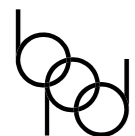
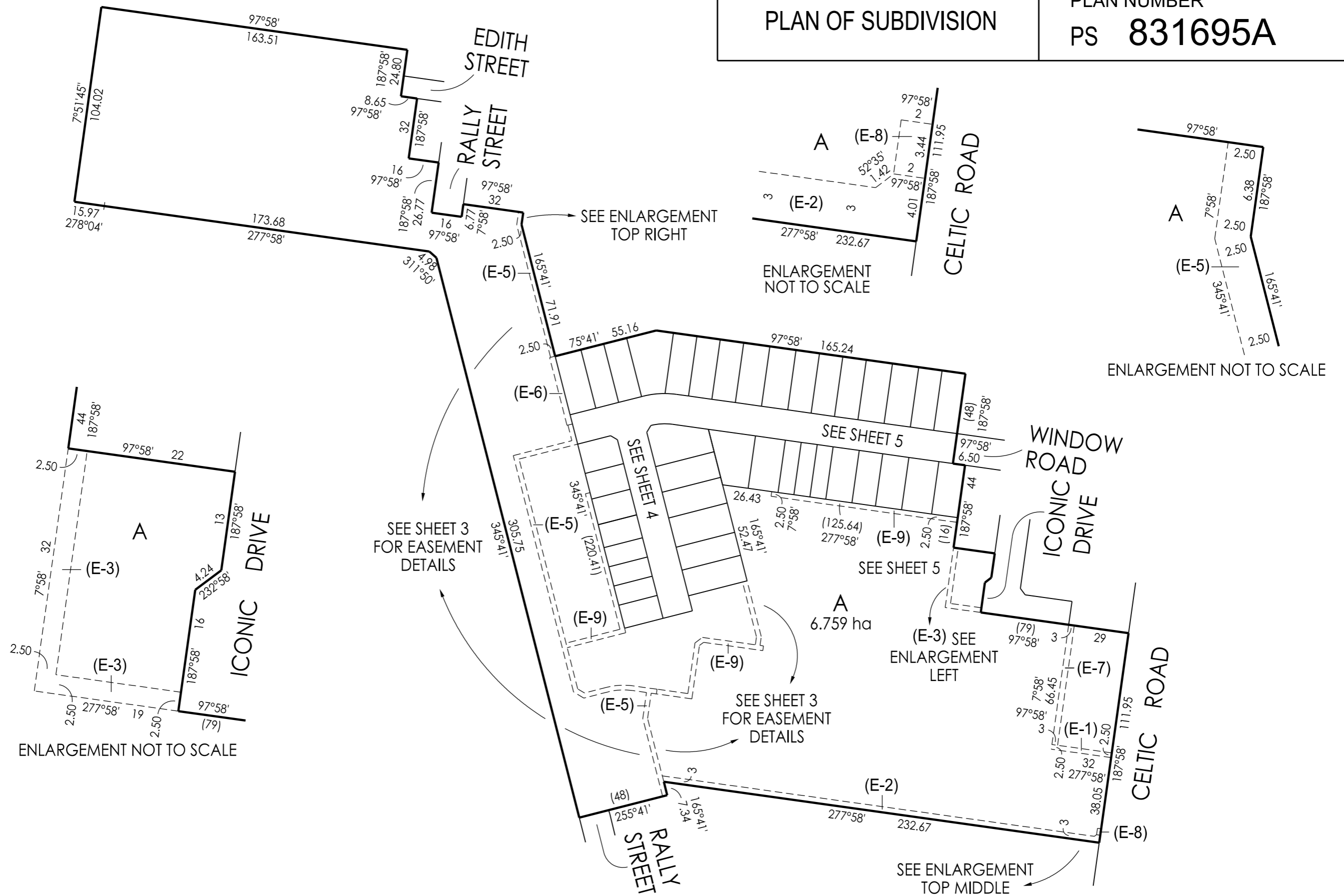
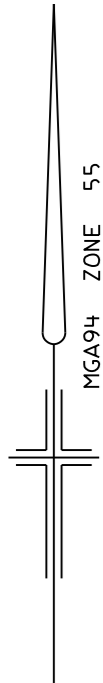


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 831695A	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831678A POSTAL ADDRESS: (at time of subdivision) WINDOW ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292810 ZONE: 55 N: 5808200 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS5181/19 Planning Permit Reference: WYP9384/16 SPEAR Reference Number: S146411M 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 is to be satisfied in stage: 60 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 6400 (BOTH INCLUSIVE) AND EASEMENT (E-4) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 4888m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.		
ROAD R1	WYNDHAM CITY COUNCIL			
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		
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 64		AREA: 2.036 ha	No. OF LOTS: 40	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-5)	SEWERAGE	SEE PLAN	PS831678A	CITY WEST WATER CORPORATION
(E-6)	DRAINAGE	SEE PLAN	PS831678A	WYNDHAM CITY COUNCIL
(E-6)	SEWERAGE	SEE PLAN	PS831678A	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)	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: 8352/64	VERSION: 4	ORIGINAL SHEET SIZE A3
CHECKED AT		DATE: 04/08/20		SHEET 1 OF 6 SHEETS
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (4), 13/08/2020, SPEAR Ref: S146411M		

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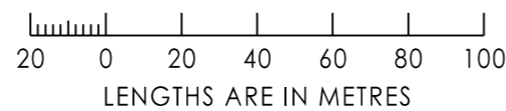
PLAN OF SUBDIVISION

PLAN NUMBER
PS 831695A



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SHEET 2

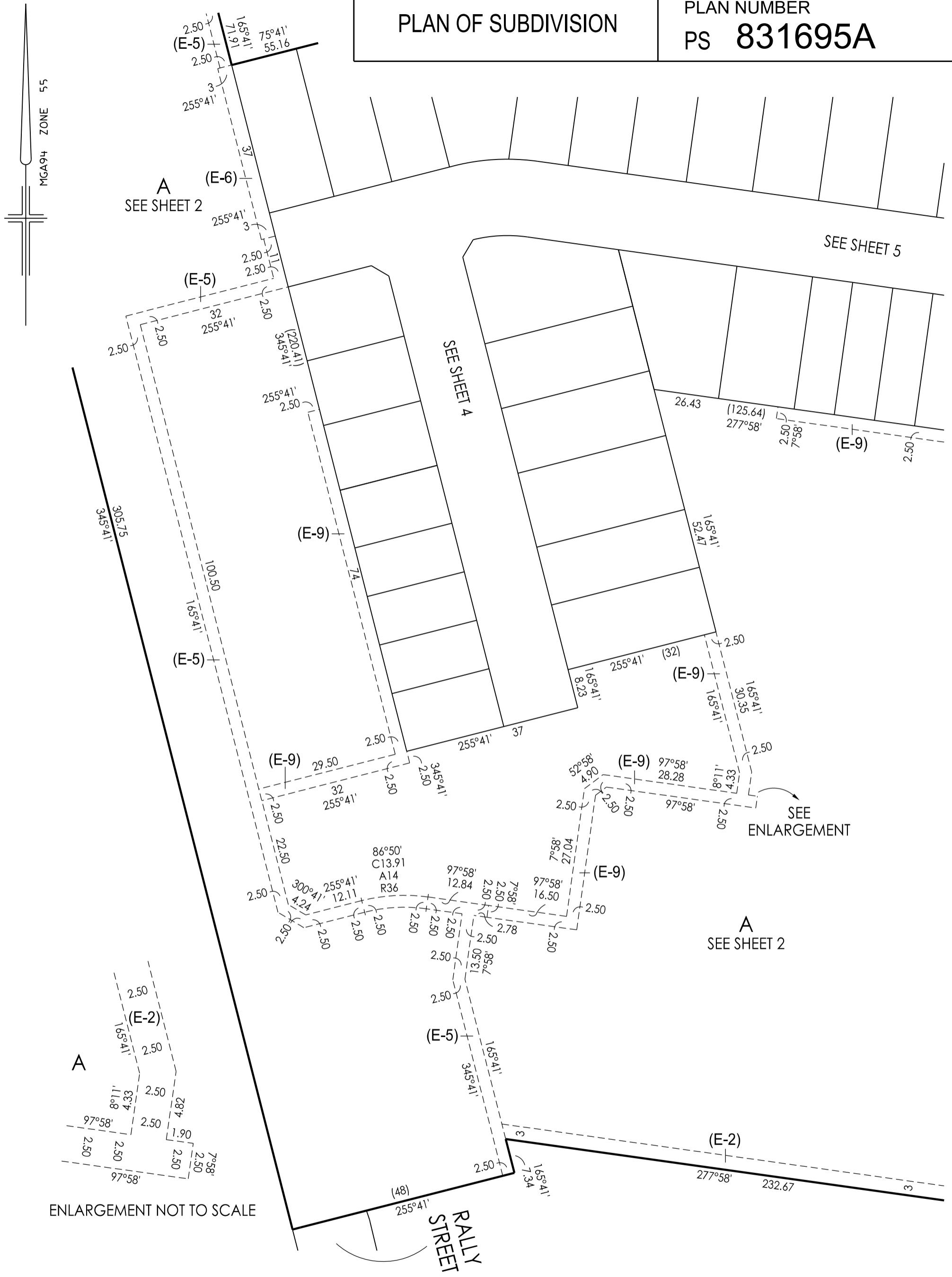
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PS 831695A

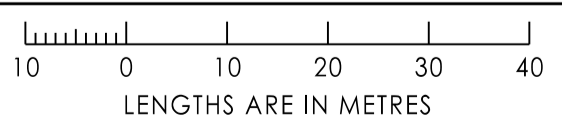


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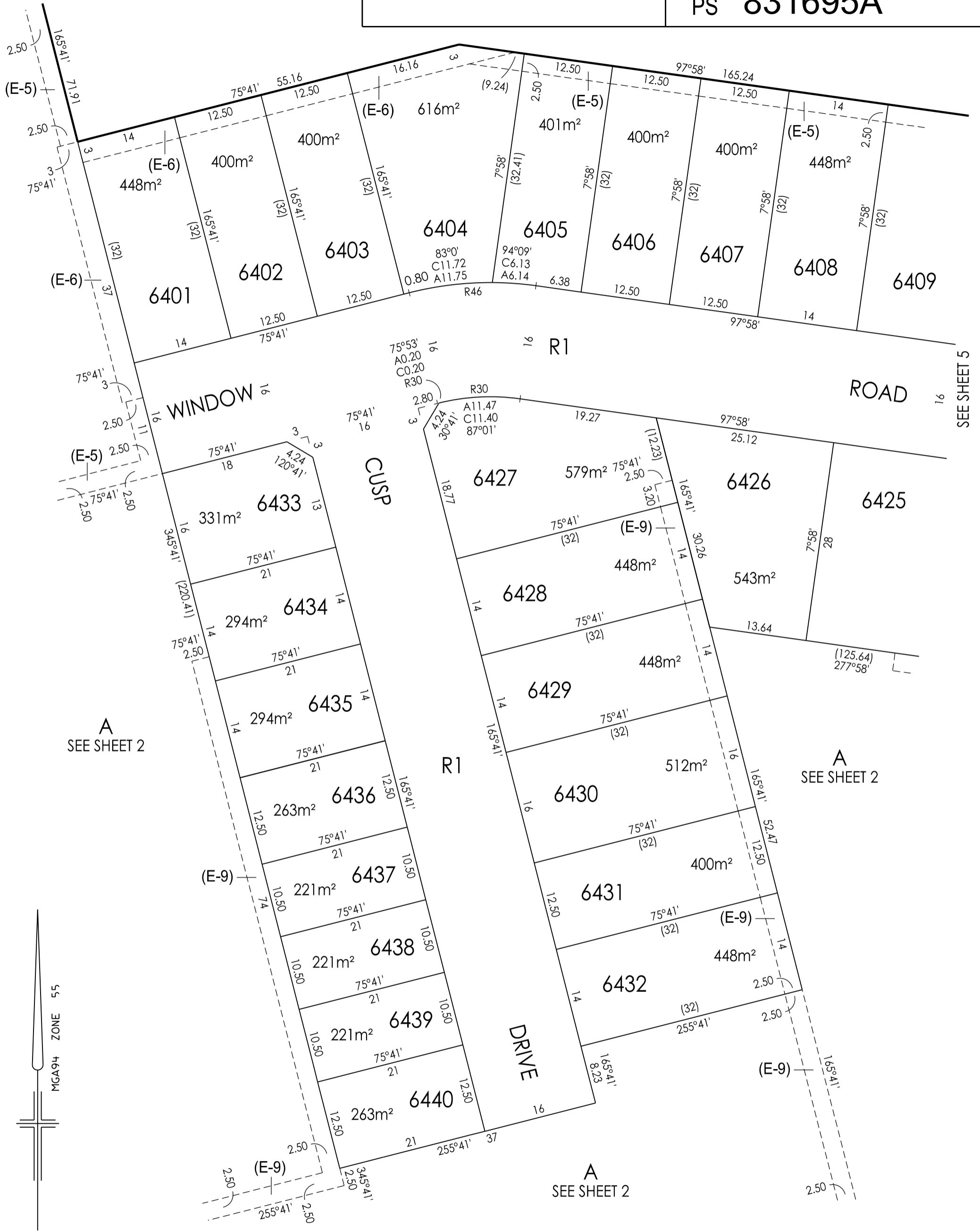
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REF: 8352/64	VERSION: 4

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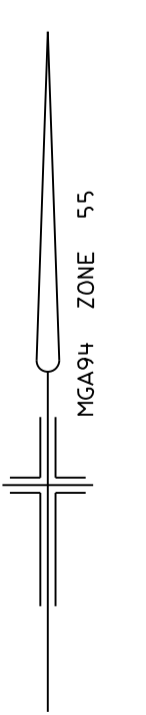
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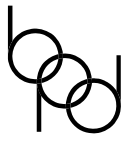
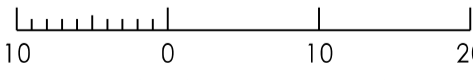
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	<p>Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (4), 13/08/2020, SPEAR Ref: S146411M</p>		<p>Digitally signed by: Wyndham City Council, 26/10/2020, SPEAR Ref: S146411M</p>	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831695A



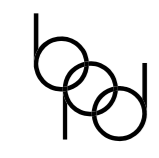
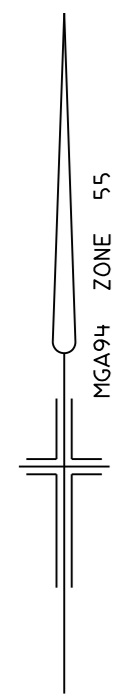
SEE SHEET 4

WINDOW

R1

ROAD

A
SEE SHEET 2



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SHEET 5

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

THE BENEFICIARIES OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:	BURDENED LOT No:	BENEFITTING LOTS:
6401	6402	6421	6420, 6422
6402	6401, 6403	6422	6421, 6423
6403	6402, 6404	6423	6422, 6424
6404	6403, 6405	6424	6423, 6425
6405	6404, 6406	6425	6424, 6426
6406	6405, 6407	6426	6425, 6427, 6428, 6429
6407	6406, 6408	6427	6426, 6428
6408	6407, 6409	6428	6426, 6427, 6429
6409	6408, 6410	6429	6426, 6428, 6430
6410	6409, 6411	6430	6429, 6431
6411	6410, 6412	6431	6430, 6432
6412	6411, 6413	6432	6431
6413	6412, 6414	6433	6434
6414	6413, 6415	6434	6433, 6435
6415	6414, 6416	6435	6434, 6436
6416	6415	6436	6435, 6437
6417	6418	6437	6436, 6438
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6419	6418, 6420	6439	6438, 6440
6420	6419, 6421	6440	6439

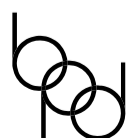
Upon registration of the plan, the following restriction is to be created.

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 - 6422, 6423, 6424 and 6434 to 6440 (both inclusive)
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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