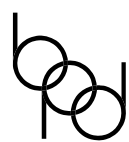
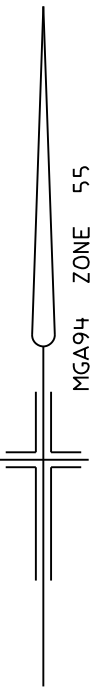
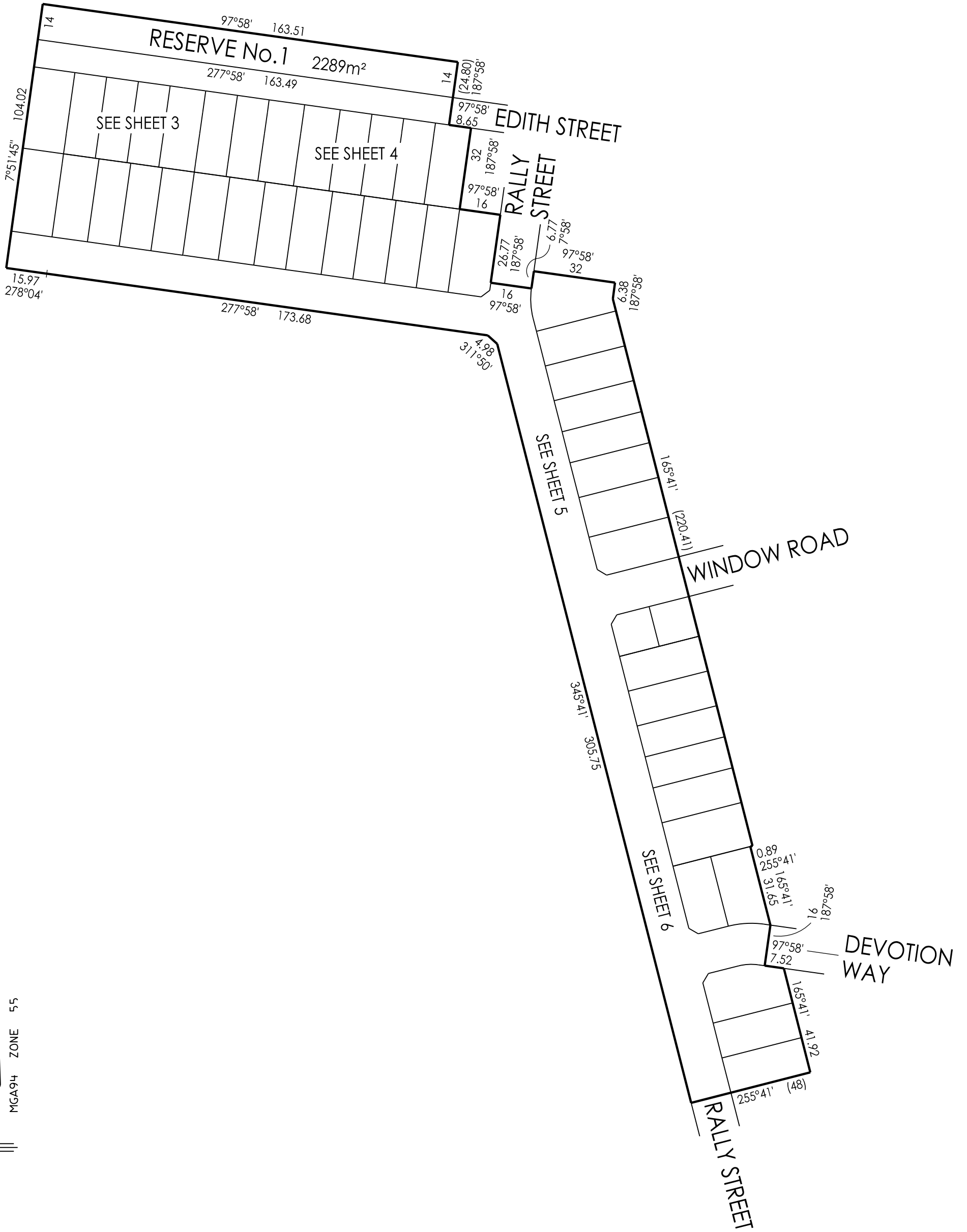


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 831709R</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 8  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS831696X  <b>POSTAL ADDRESS: (at time of subdivision)</b> ICONIC DRIVE TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 292650      ZONE: 55 N: 5808290      DATUM: GDA94		Council Name: Wyndham City Council  Council Reference Number: WYS5227/19 Planning Permit Reference: WYP9384/16 SPEAR Reference Number: S148458E  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 26/10/2020  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Klaas Meekel for Wyndham City Council on 05/03/2021		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 6600 (BOTH INCLUSIVE) AND EASEMENTS (E-4) AND (E-7) TO (E-10) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.075 ha</b>  <b>AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.</b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENTS SHOWN AS (E-5) AND (E-6) ON PS831696X WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION DOES NOT APPLY</b>  <b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP9384/16		
<b>ESTATE:</b> THE GROVE 66 <b>AREA:</b> 3.399 ha <b>No. OF LOTS:</b> 48 <b>MELWAY:</b> 234:E:6				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	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-11)	SEWERAGE	SEE PLAN	PS831696X	CITY WEST WATER CORPORATION
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF: 8352/66</b> <b>VERSION: 4</b>  Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (4), 10/12/2020, SPEAR Ref: S148458E	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 7 SHEETS</b>
<b>CHECKED AT</b>	<b>DATE: 10/12/20</b>			

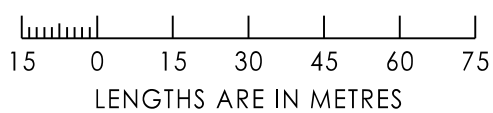
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 831709R



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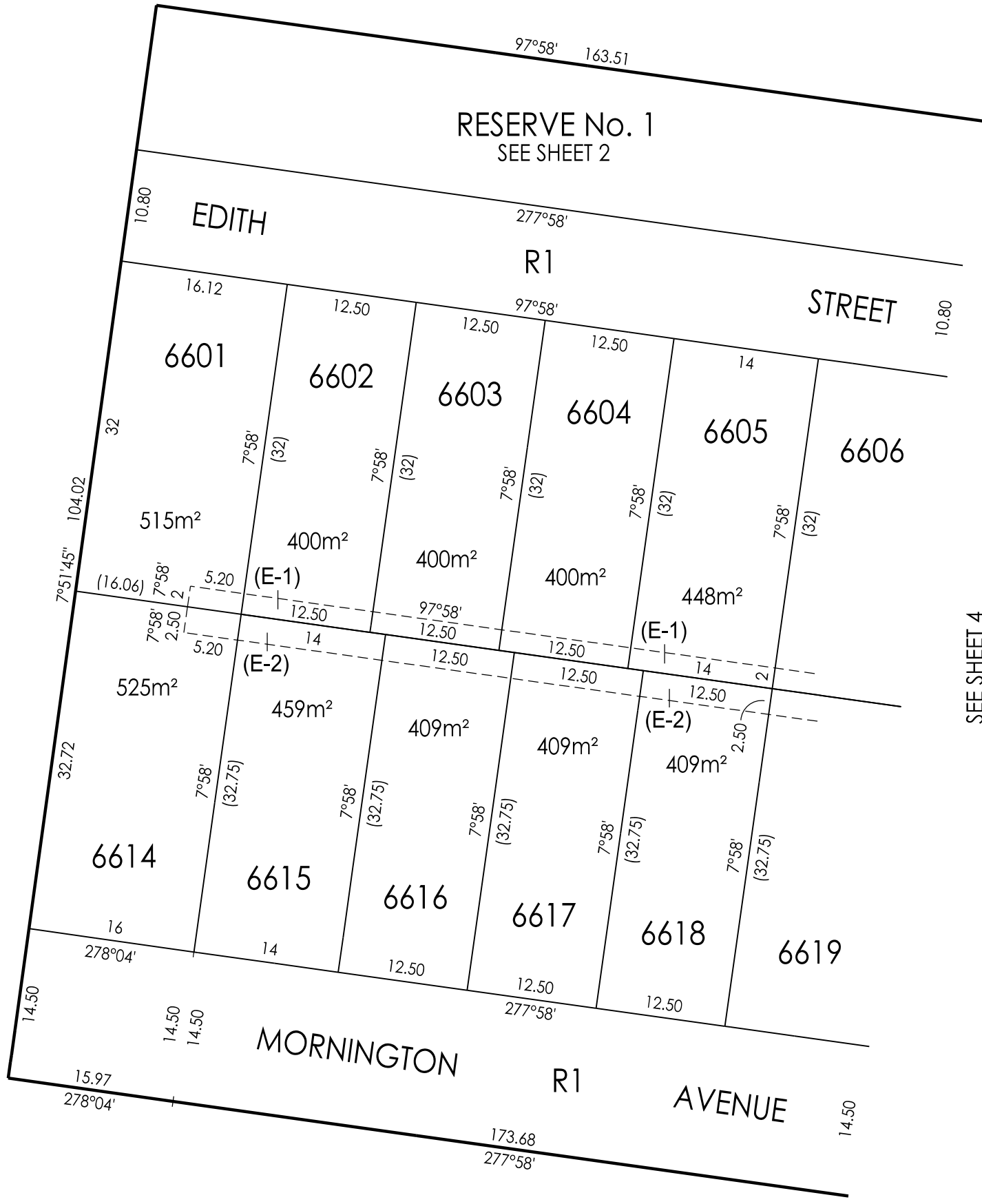
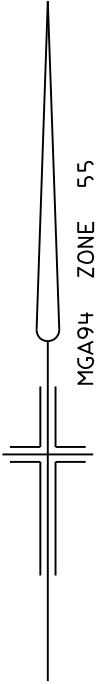
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REF: 8352/66	VERSION: 4

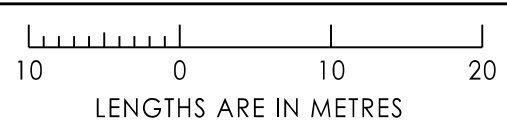
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SCALE  
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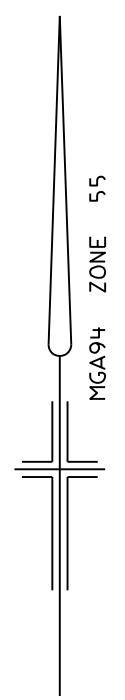
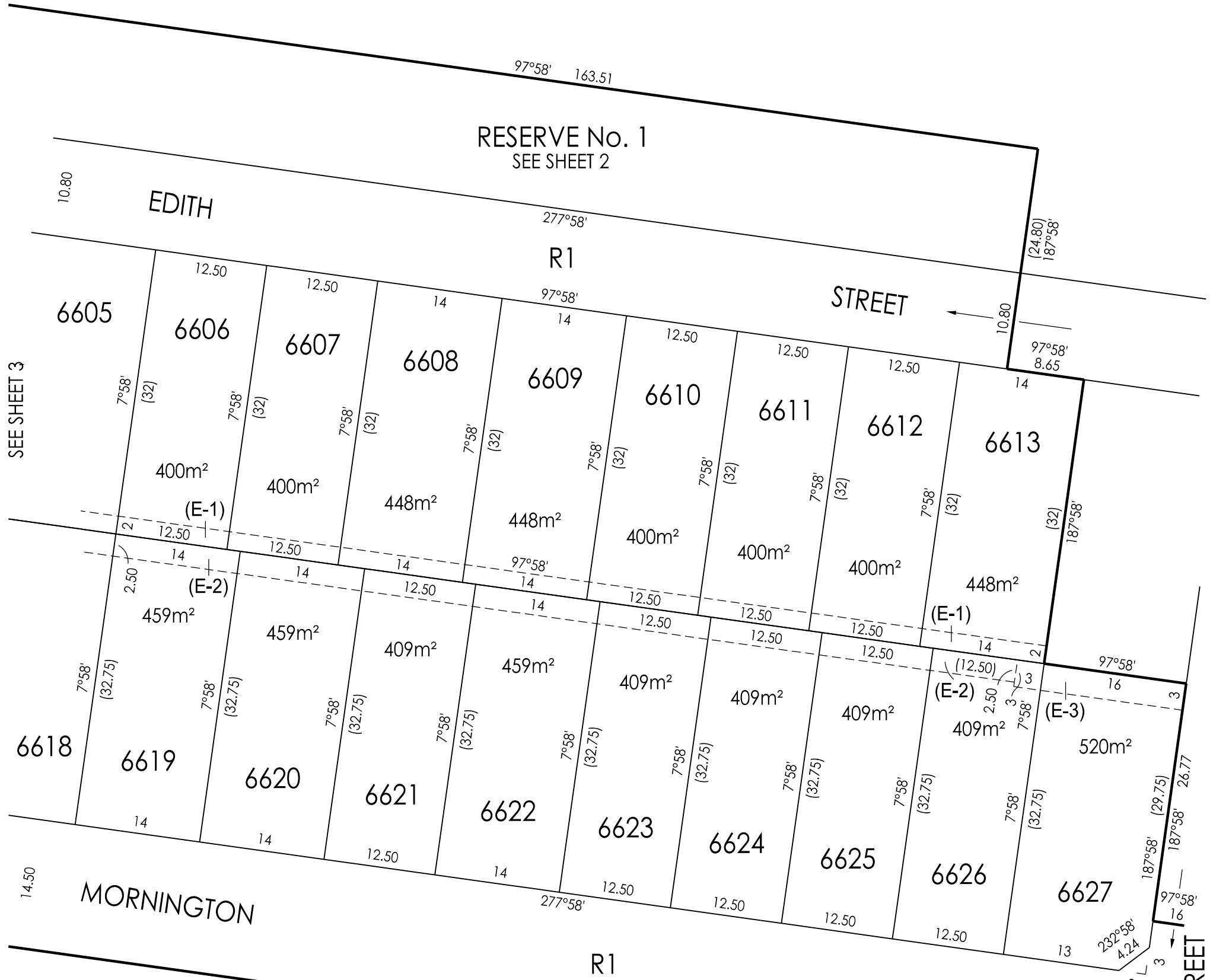
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REF: 8352/66

SHEET 3  
VERSION: 4

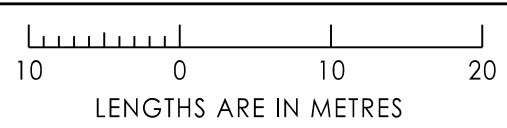
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 10/12/2020, SPEAR Ref: S148458E

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RESERVE No. 1  
SEE SHEET 2



SCALE  
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ORIGINAL SHEET SIZE A3	SHEET 4
REF: 8352/66	VERSION: 4



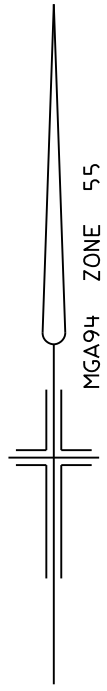
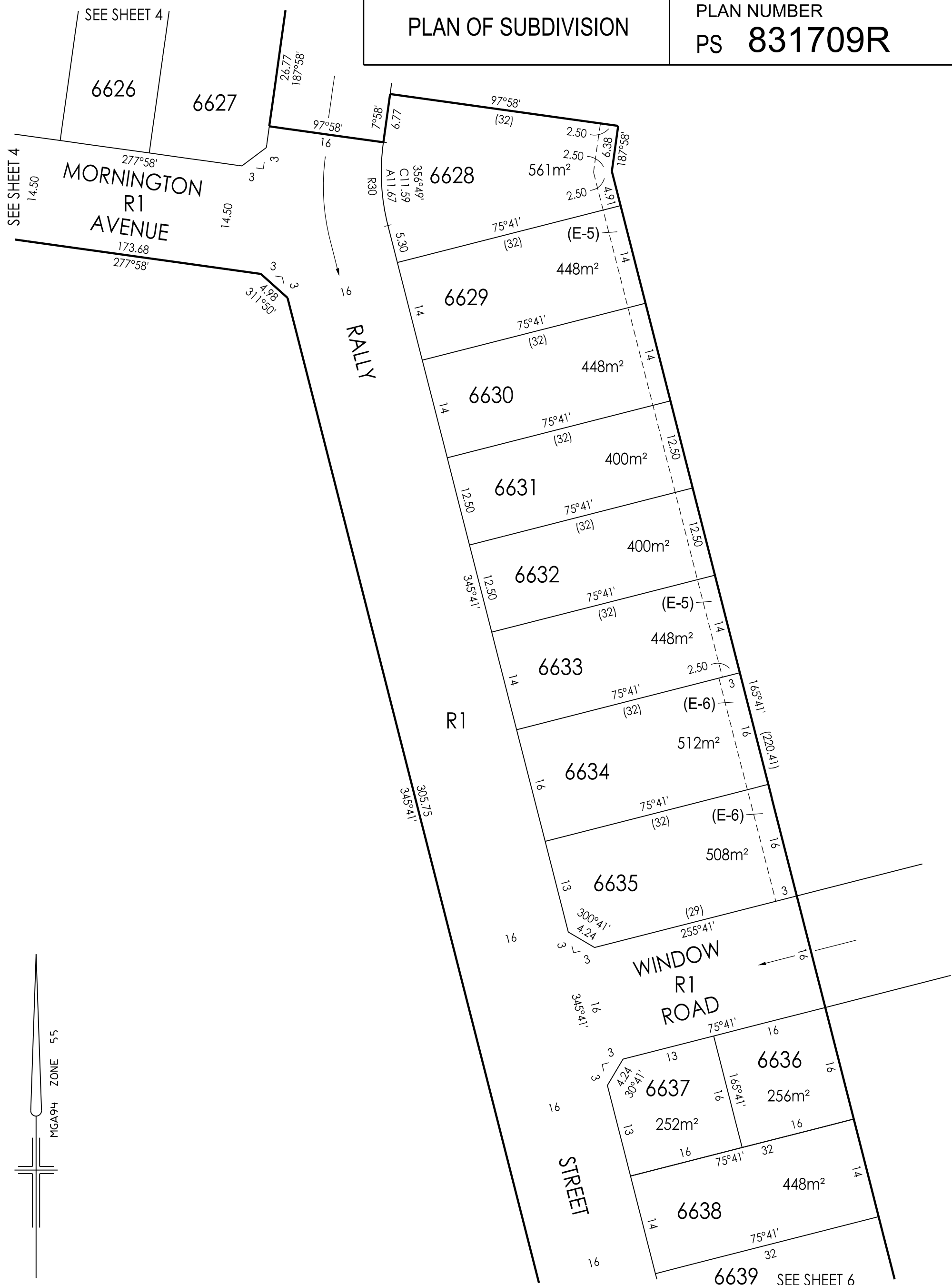
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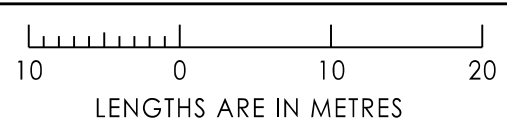
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PLAN OF SUBDIVISION

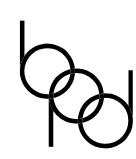
PLAN NUMBER  
PS 831709R



SCALE  
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ORIGINAL SHEET SIZE A3 SHEET 5  
REF: 8352/66 VERSION: 4



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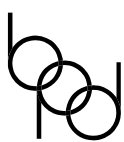
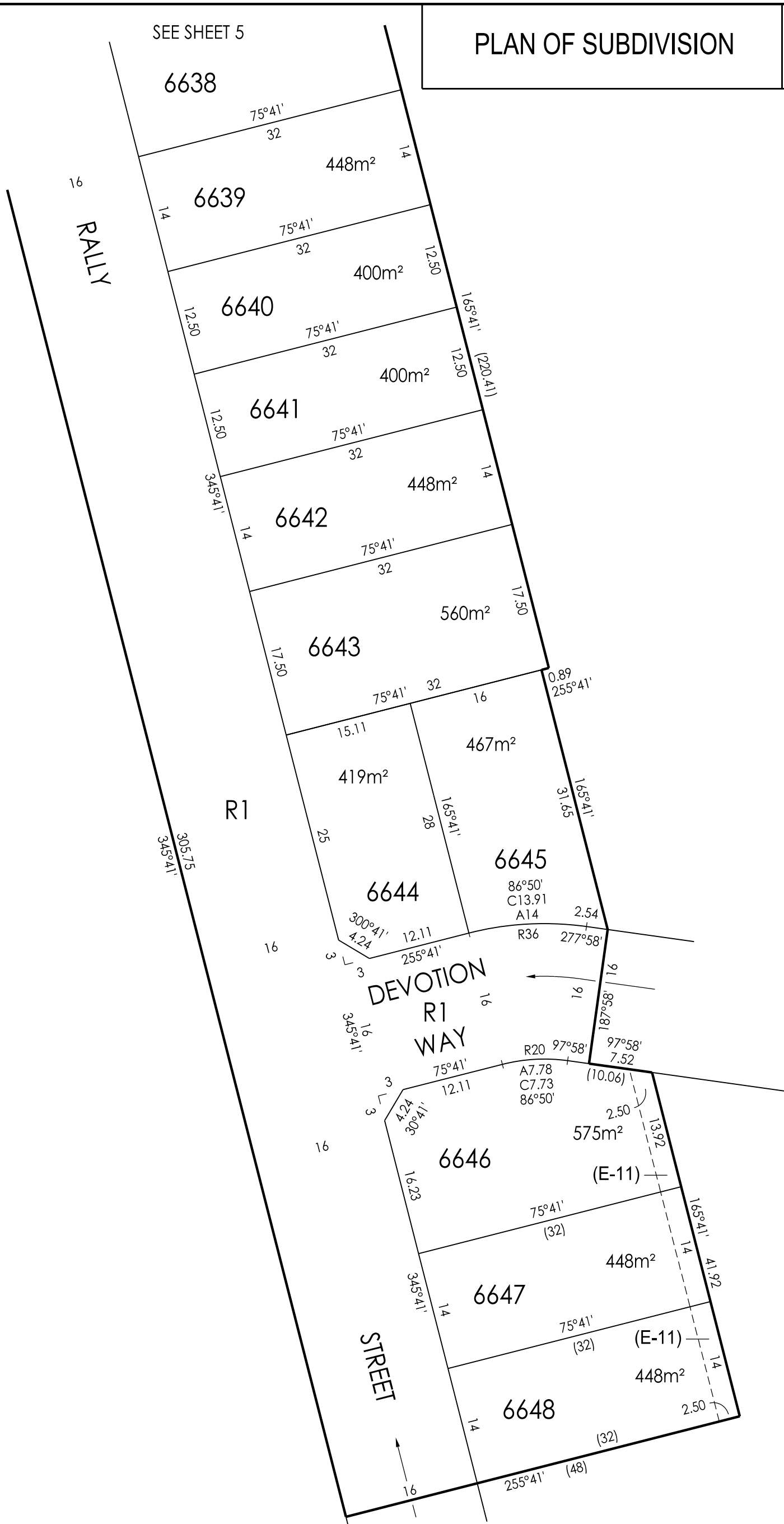
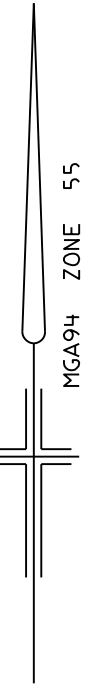
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SEE SHEET 5

# PLAN OF SUBDIVISION

PLAN NUMBER

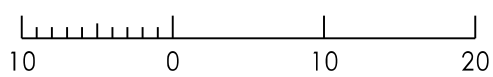
## PS 831709R



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1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 6

REF: 8352/66

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**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

THE BENEFICIARIES OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
6601	6602, 6614
6602	6601, 6603, 6615
6603	6602, 6604, 6615, 6616
6604	6603, 6605, 6616, 6617
6605	6604, 6606, 6617, 6618
6606	6605, 6607, 6619
6607	6606, 6608, 6619, 6620,
6608	6607, 6609, 6620, 6621
6609	6608, 6610, 6621, 6622
6610	6609, 6611, 6622, 6623
6611	6610, 6612, 6623, 6624
6612	6611, 6613, 6624, 6625
6613	6612, 6625, 6626
6614	6601, 6615
6615	6602, 6603, 6614, 6616
6616	6603, 6604, 6615, 6617

BURDENED LOT No:	BENEFITTING LOTS:
6617	6604, 6605, 6616, 6618
6618	6605, 6617, 6619
6619	6606, 6607, 6618, 6620
6620	6607, 6608, 6619, 6621
6621	6608, 6609, 6620, 6622
6622	6609, 6610, 6621, 6623
6623	6610, 6611, 6622, 6624
6624	6611, 6612, 6623, 6625
6625	6612, 6613, 6624, 6626
6626	6613, 6625, 6627
6627	6626
6628	6629
6629	6628, 6630
6630	6629, 6631
6631	6630, 6632
6632	6631, 6633

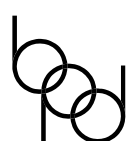
BURDENED LOT No:	BENEFITTING LOTS:
6633	6632, 6634
6634	6633, 6635
6635	6634
6636	6637, 6638
6637	6636, 6638
6638	6636, 6637, 6639
6639	6638, 6640
6640	6639, 6641
6641	6640, 6642
6642	6641, 6643
6643	6642, 6644, 6645
6644	6643, 6645
6645	6643, 6644
6646	6647
6647	6646, 6648
6648	6647

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 300m<sup>2</sup> 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 - NIL  
Type B - 6636 and 6637
  
- (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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ORIGINAL  
SHEET SIZE A3

SHEET 7

REF: 8352/66

VERSION: 4

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