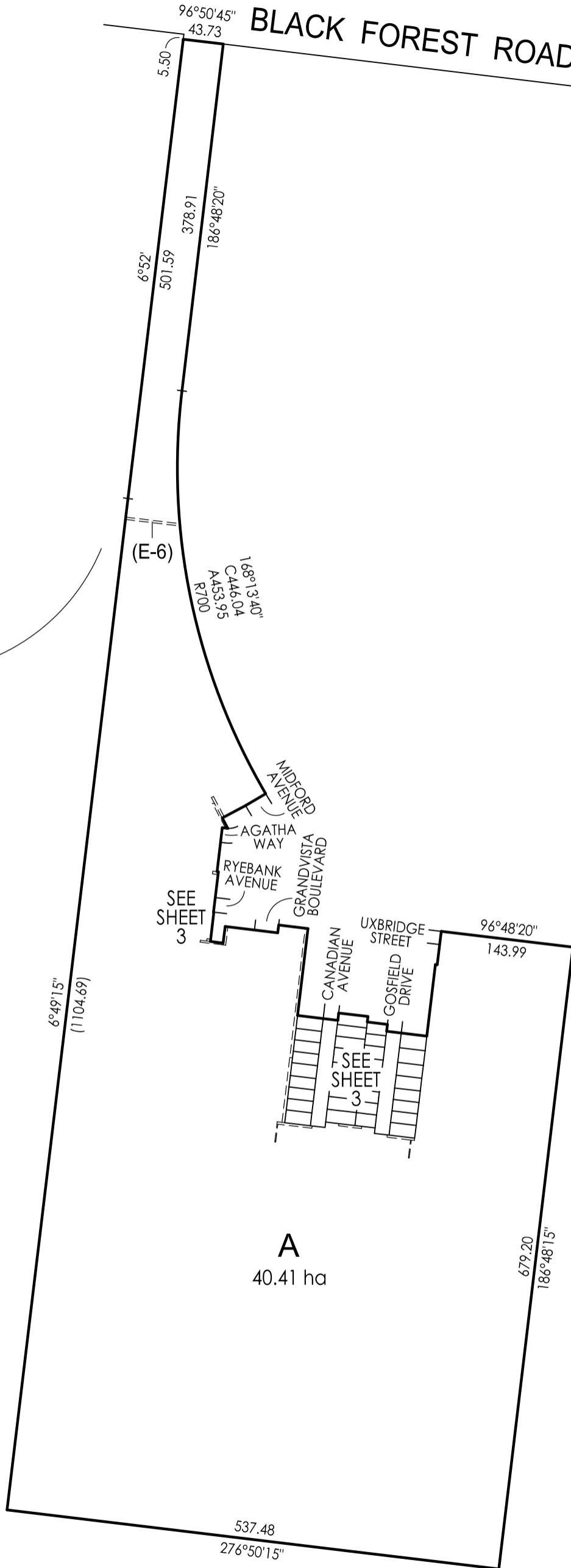
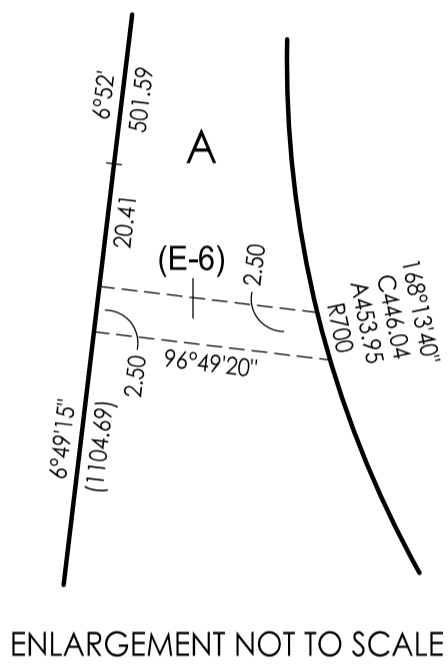
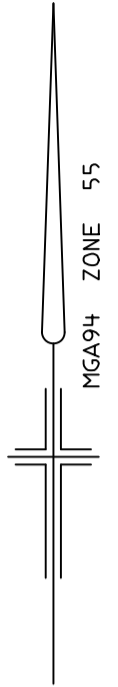


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 825836T</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> MAMBOURIN  <b>TOWNSHIP:</b> ----  <b>SECTION:</b> 15  <b>CROWN ALLOTMENT:</b> 2 (PART)  <b>CROWN PORTION:</b> ----  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A ON PS817668J  <b>POSTAL ADDRESS: (at time of subdivision)</b> BLACK FOREST ROAD WERRIBEE 3030  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 288 550    ZONE: 55 N: 5 801 680    DATUM: GDA94		Council Name: Wyndham City Council  Council Reference Number: WYS4888/18 Planning Permit Reference: WYP8911/15 SPEAR Reference Number: S133257A  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 29/07/2020  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Dee Gomes for Wyndham City Council on 29/06/2021  <b>Statement of Compliance</b> issued: 25/08/2021		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 1643 (BOTH INCLUSIVE) AND EASEMENT (E-1) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 3656m<sup>2</sup></b>		
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>		DEPTH LIMITATION DOES NOT APPLY  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64  LAND NOT IN PROCLAIMED SURVEY AREA.  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8911/15		
DEPTH LIMITATION DOES NOT APPLY				
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<b>ESTATE:</b> CORNERSTONE 16B		<b>AREA:</b> 1.635 ha	<b>No. OF LOTS:</b> 35	<b>MELWAY:</b> 204:E:10
<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-2)	SEWERAGE	SEE PLAN	PS817668J	CITY WEST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	PS817668J	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	PS817668J	CITY WEST WATER CORPORATION
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	PS817668J	WYNDHAM CITY COUNCIL
(E-6)	SEWERAGE	SEE PLAN	PS817576P	CITY WEST WATER CORPORATION
(E-7)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-7)	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: 8890/16B    VERSION: 7  Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (7), 27/04/2021, SPEAR Ref: S133257A		ORIGINAL SHEET SIZE A3  SHEET 1 OF 6 SHEETS
CHECKED JC	DATE: 09/04/21			

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825836T

BLACK FOREST ROAD



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SCALE

1:5000



ORIGINAL SHEET SIZE A3

SHEET 2

REF: 8890/16B

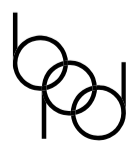
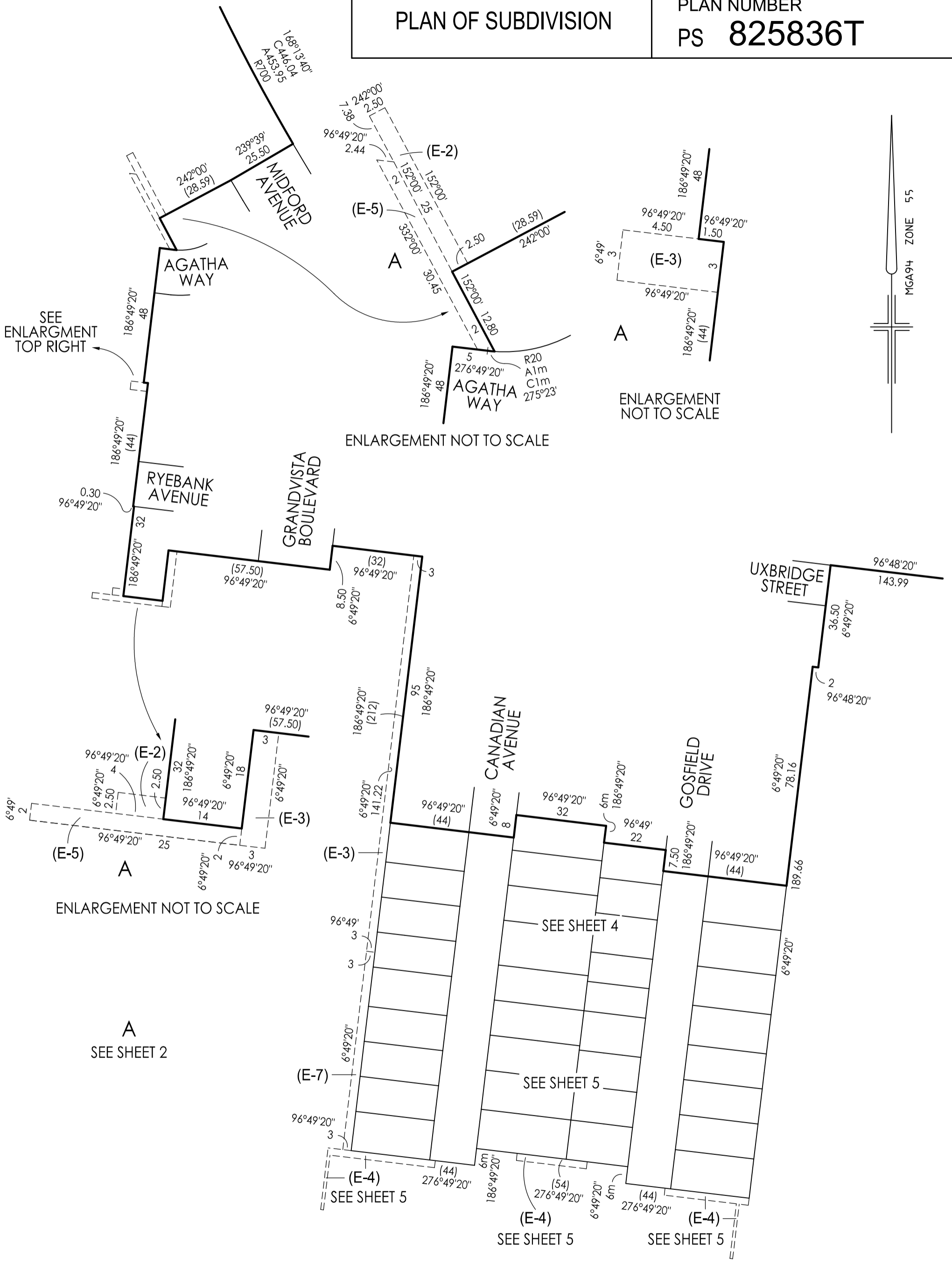
VERSION: 7

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27/04/2021, SPEAR Ref: S133257A

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Wyndham City Council,  
29/06/2021,  
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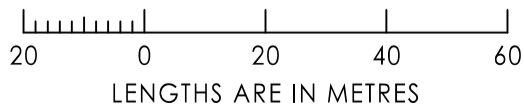
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825836T



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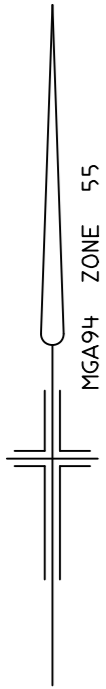
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REF: 8890/16B	VERSION: 7

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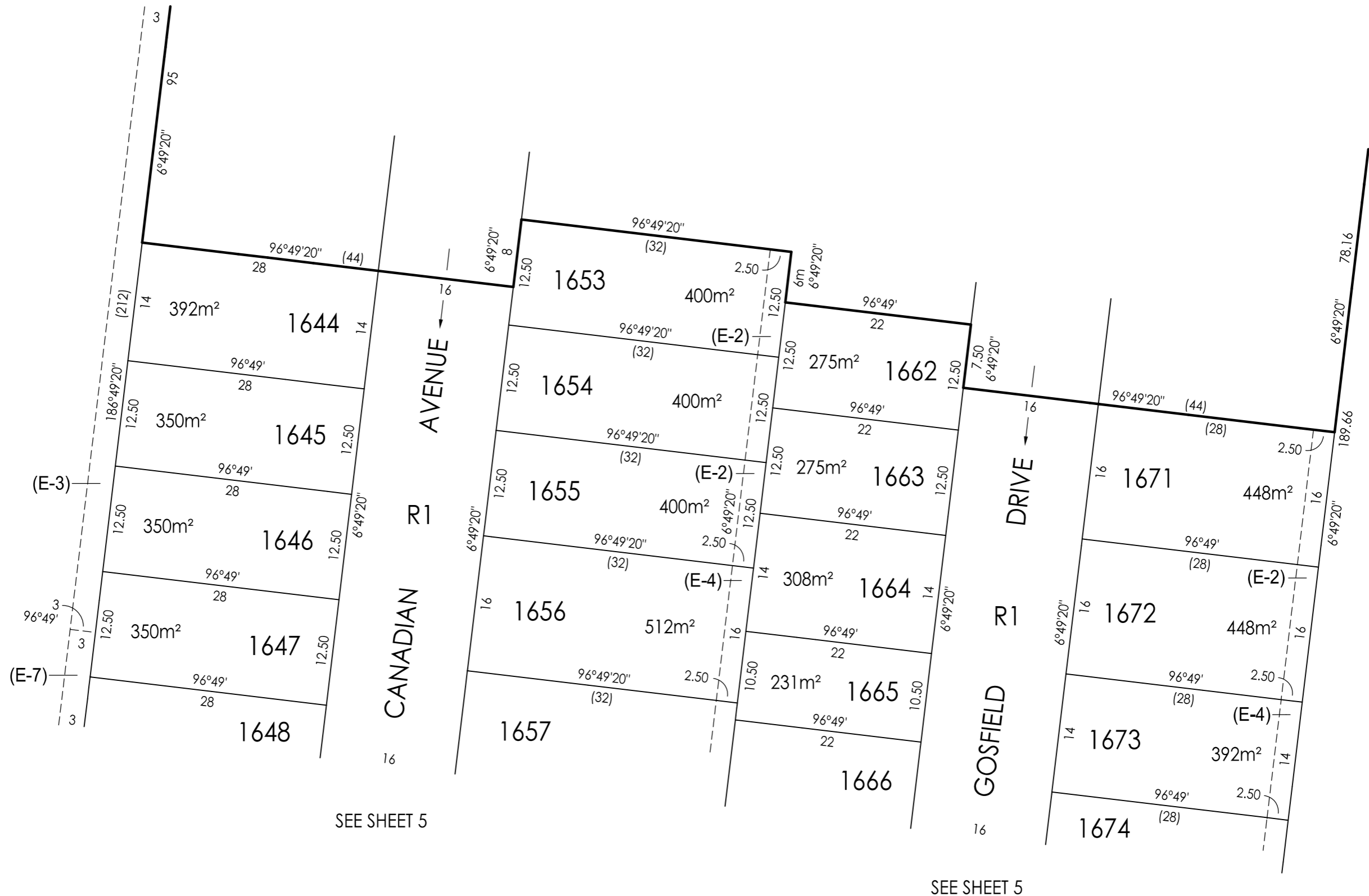
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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825836T



A  
SEE SHEET 2



A  
SEE SHEET 2

SEE SHEET 5

SEE SHEET 5



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1:500



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ORIGINAL SHEET SIZE A3

SHEET 4

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SPEAR Ref: S133257A



SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

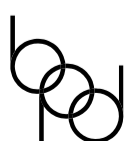
Land to benefit: Lots 1644 to 1678 (both inclusive).

Land to be burdened: Lots 1644 to 1678 (both inclusive).

Description of Restriction:

1. Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:
  - (a) Subdivide or allow a lot to be subdivided;
  - (b) Construct any more than one dwelling (together with outbuildings) on any lot;
  - (c) Consolidate or allow a lot to be consolidated.
  
2. 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 build or permit to be built or remain on the lot or any part of it:
  - (a) Any dwelling or commercial building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot;
  - (b) 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 planning permit allowing the construction of lots under 300m<sup>2</sup> has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lot 1662, 1663, 1665, 1666, 1668 and 1669 are 'Type A' lot;
  - (c) Any side fence on a lot which has a side boundary abutting a Road or Reserve unless the fence, which is constructed on the boundary abutting a Road or Reserve, is setback a minimum of 5 metres from the front building line;
  - (d) Any structure unless the said structure maintains a setback of at least 1m (one metre) from at least one of the side boundaries of the Lot. For this restriction the side boundary is considered the boundary that connects the frontage boundary with the rear boundary and may contain one or more bends.
  
3. The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not:
  - (a) Erect any building on a lot unless the plans for such a building are endorsed by the 'Peet Design Review Panel' as being in accordance with the 'Cornerstone Design Guidelines.' A copy of the Cornerstone Design Guidelines can be found at <http://www.peet.com.au/vicbuilder>

These restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan



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SCALE

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SHEET SIZE A3

SHEET 6

REF: 8890/16B

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