

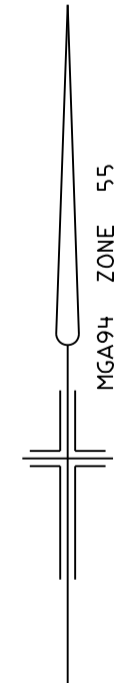
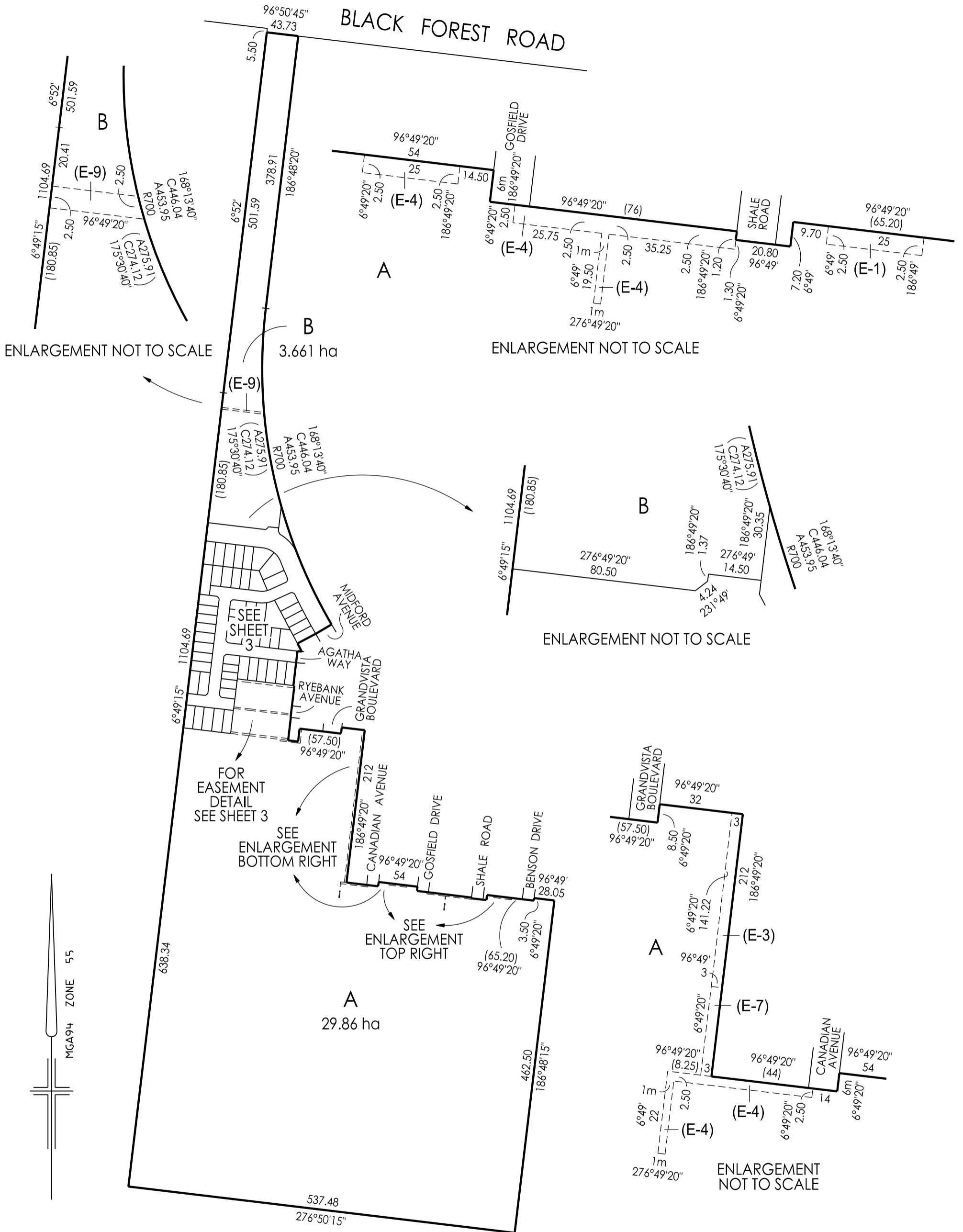
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 825793K	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ---- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS825841B POSTAL ADDRESS: (at time of subdivision) BLACK FOREST ROAD WERRIBEE 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288 320 ZONE: 55 N: 5 801 990 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS4768/18 Planning Permit Reference: WYP8911/15 SPEAR Reference Number: S128106C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 30/10/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Carolyn Harriott for Wyndham City Council on 23/02/2022		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 1700 (BOTH INCLUSIVE) AND EASEMENT (E-5) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.277 ha		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: REMOVAL OF (E-5) ON PS825841B (REPLACED BY E-6 HEREIN) TO VARY THE EASEMENT SHOWN AS (E-2) AND (E-3) ON PS825841B TO THE POSITION SHOWN BY EASEMENT (E-2) AND (E-3) ON THIS PLAN GROUND'S FOR VARIATION: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64 LAND NOT IN PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8911/15				
ESTATE: CORNERSTONE 17	AREA: 3.659 ha	No. OF LOTS: 58	MELWAY: 204:D:9	
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	PS825841B	GREATER WESTERN WATER CORPORATION
(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	PS825836T	CITY WEST WATER CORPORATION
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-7)	DRAINAGE	SEE PLAN	PS825836T	WYNDHAM CITY COUNCIL
(E-7)	SEWERAGE	SEE PLAN	PS825836T	CITY WEST WATER CORPORATION
(E-8)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-8)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-9)	SEWERAGE	SEE PLAN	PS817576P	CITY WEST WATER CORPORATION
(E-10)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN 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: 8890/17 VERSION: 12 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (12), 09/02/2022, SPEAR Ref: S128106C	ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
CHECKED JC	DATE: 07/02/22			

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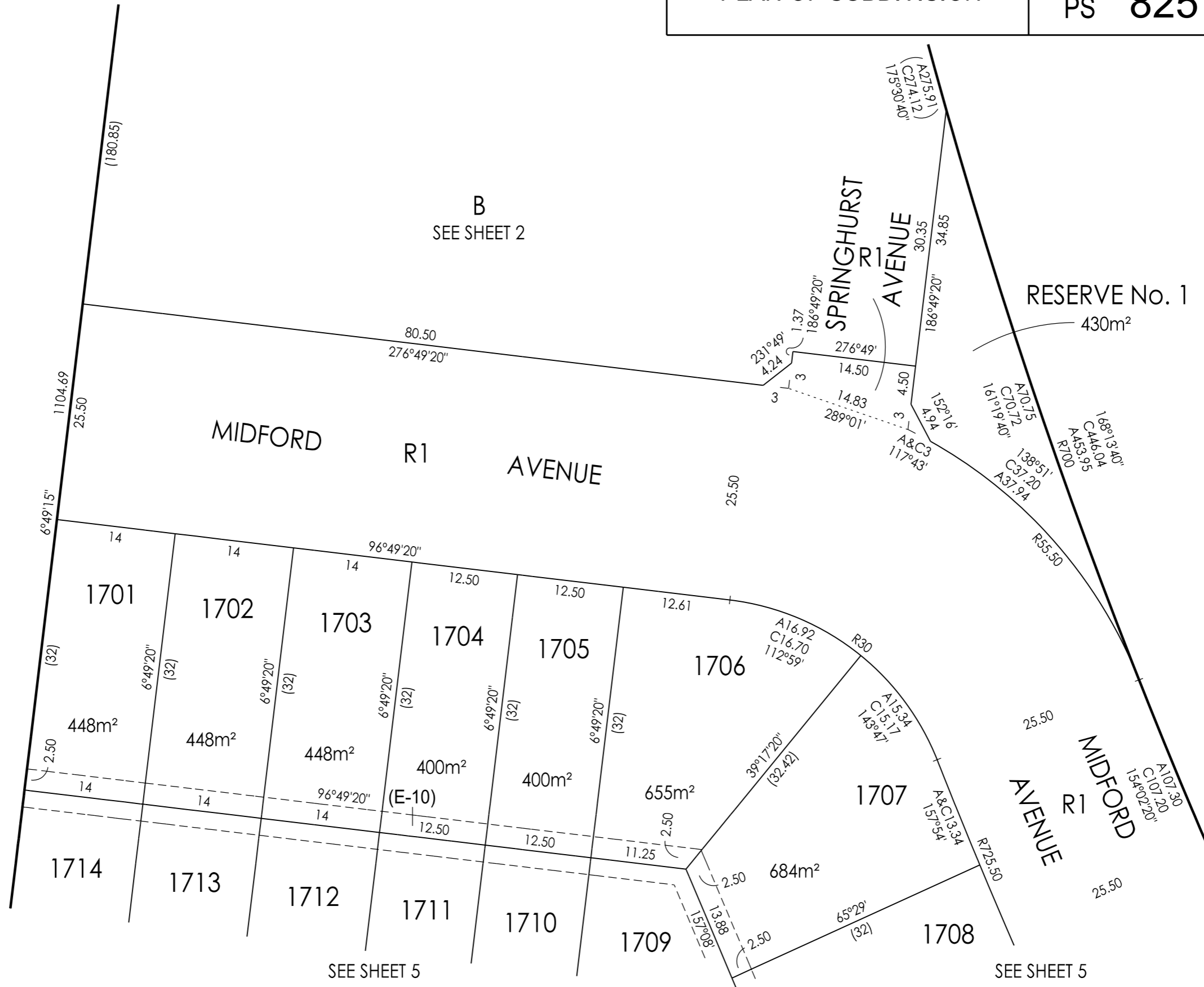
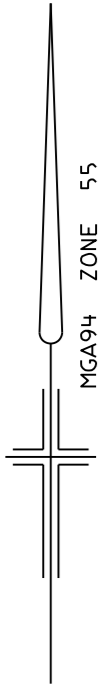
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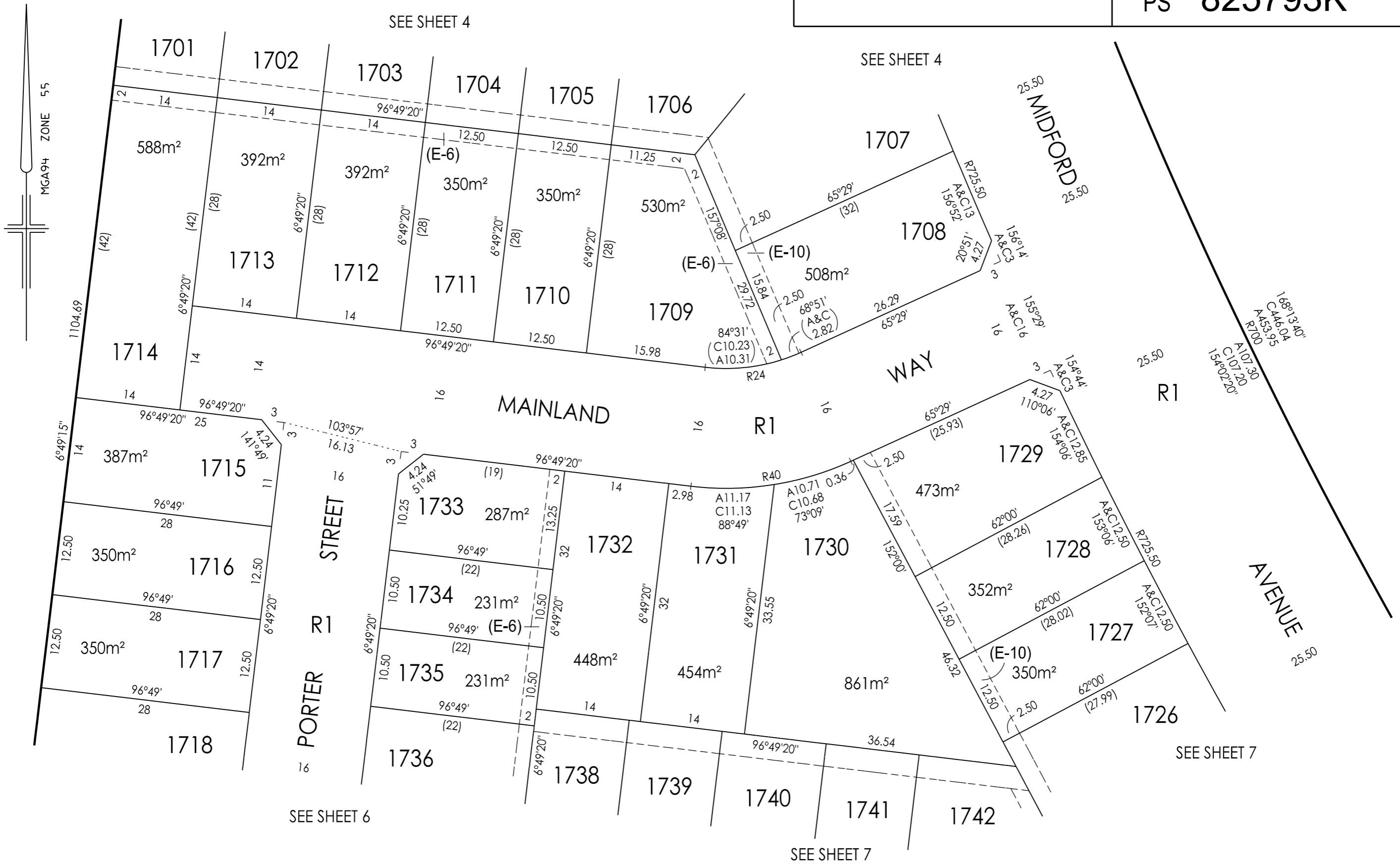
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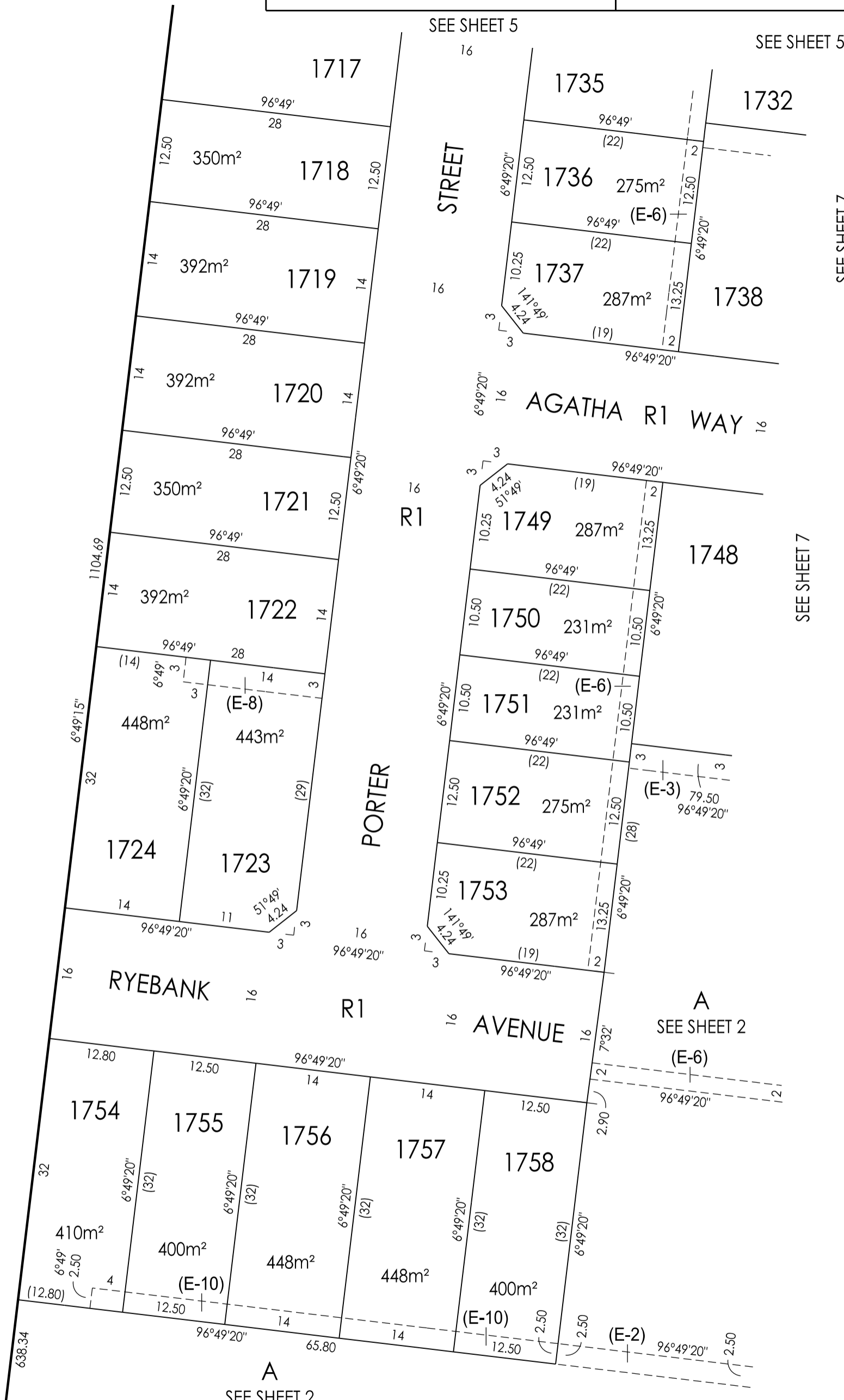
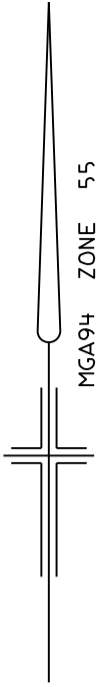
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SEE SHEET 7

SEE SHEET 7

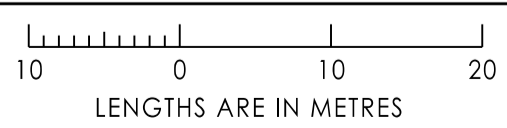
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(E-6)

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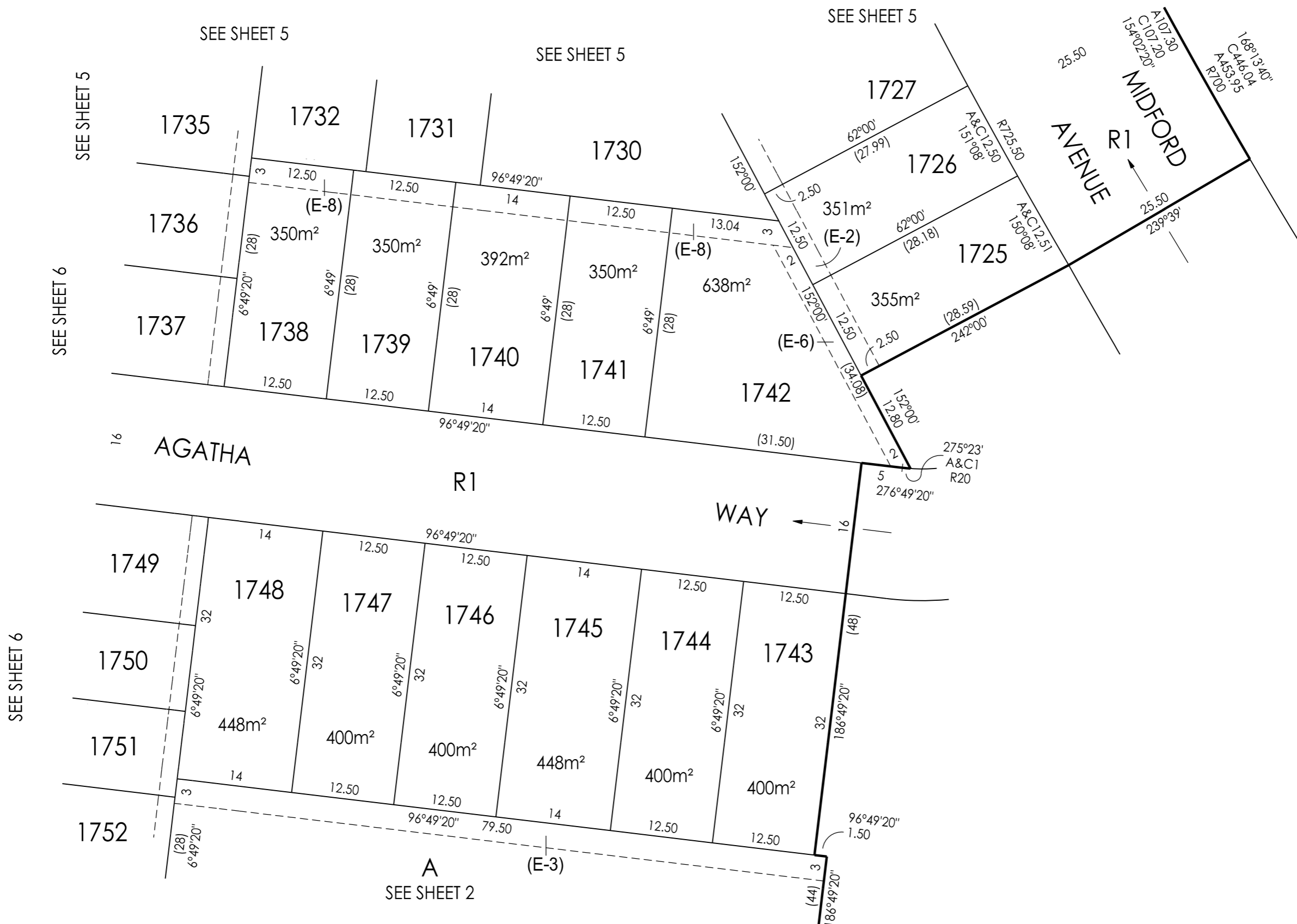
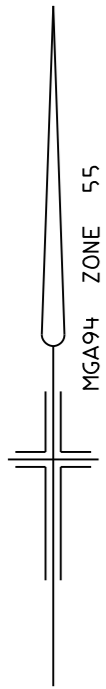
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 1701 to 1758 (both inclusive).

Land to be burdened: Lots 1701 to 1758 (both inclusive).

Description of Restriction:

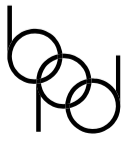
1. Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall 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 300m² any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m² has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lot 1733 to 1737 (both inclusive) and 1749 to 1753 (both inclusive) are 'Type B' lots;
 - (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) Except for lots 1734 to 1736 (both inclusive) and 1750 to 1752 (both inclusive) 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>

Except for restriction 1(b) and only in the case of lots 1713 and 1714, these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan

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