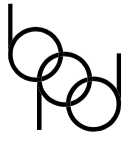


| | | | | |
|--|----------------------------|--|-----------------------------------|--------------------------------|
| | PLAN OF SUBDIVISION | LRS USE ONLY EDITION | PLAN NUMBER PS 804327K | |
| LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS804326M POSTAL ADDRESS: BLACK FOREST ROAD (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E: 288530 ZONE: 55 (of approx. centre of plan) N: 5802680 DATUM: GDA94 | | COUNCIL NAME: WYNDHAM CITY COUNCIL | | |
| VESTING OF ROADS OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | THIS IS A SPEAR PLAN LOT 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 7215m² | | |
| ROAD R1 | WYNDHAM CITY COUNCIL | | | |
| NOTATIONS | | | | |
| DEPTH LIMITATION DOES NOT APPLY | | | | |
| SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS730392H 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. | | | | |
| ESTATE: CORNERSTONE 5 | | AREA: 2.668 ha | No. OF LOTS: 51 | |
| MELWAY: 204:E:7 | | | | |
| 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 | THIS PLAN | CITY WEST WATER CORPORATION |
| (E-2) | SEWERAGE | SEE PLAN | PS804326M | CITY WEST WATER CORPORATION |
| (E-3) | SEWERAGE | SEE PLAN | PS746853H | 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: 8890/5 | VERSION: 7 | ORIGINAL SHEET SIZE A3 |
| | | LICENSED SURVEYOR: SIMON P COX | | SHEET 1 OF 6 SHEETS |
| CHECKED AT | DATE: 17/08/17 | | | |

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804327K

UNMADE
GOVERNMENT ROAD

96°50'45"
3761.49

BLACK FOREST ROAD

SEE SHEET 3

SEE SHEET 3

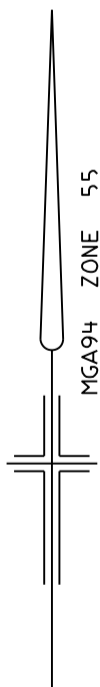
SEE SHEET 3

A
67.25 ha

6°49'15"
1104.69

1113.10
186°48'15"

537.48
276°50'15"



SCALE

1:5000



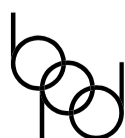
ORIGINAL
SHEET SIZE A3

SHEET 2

REF: 8890/5

VERSION: 7

LICENSED SURVEYOR: SIMON P COX



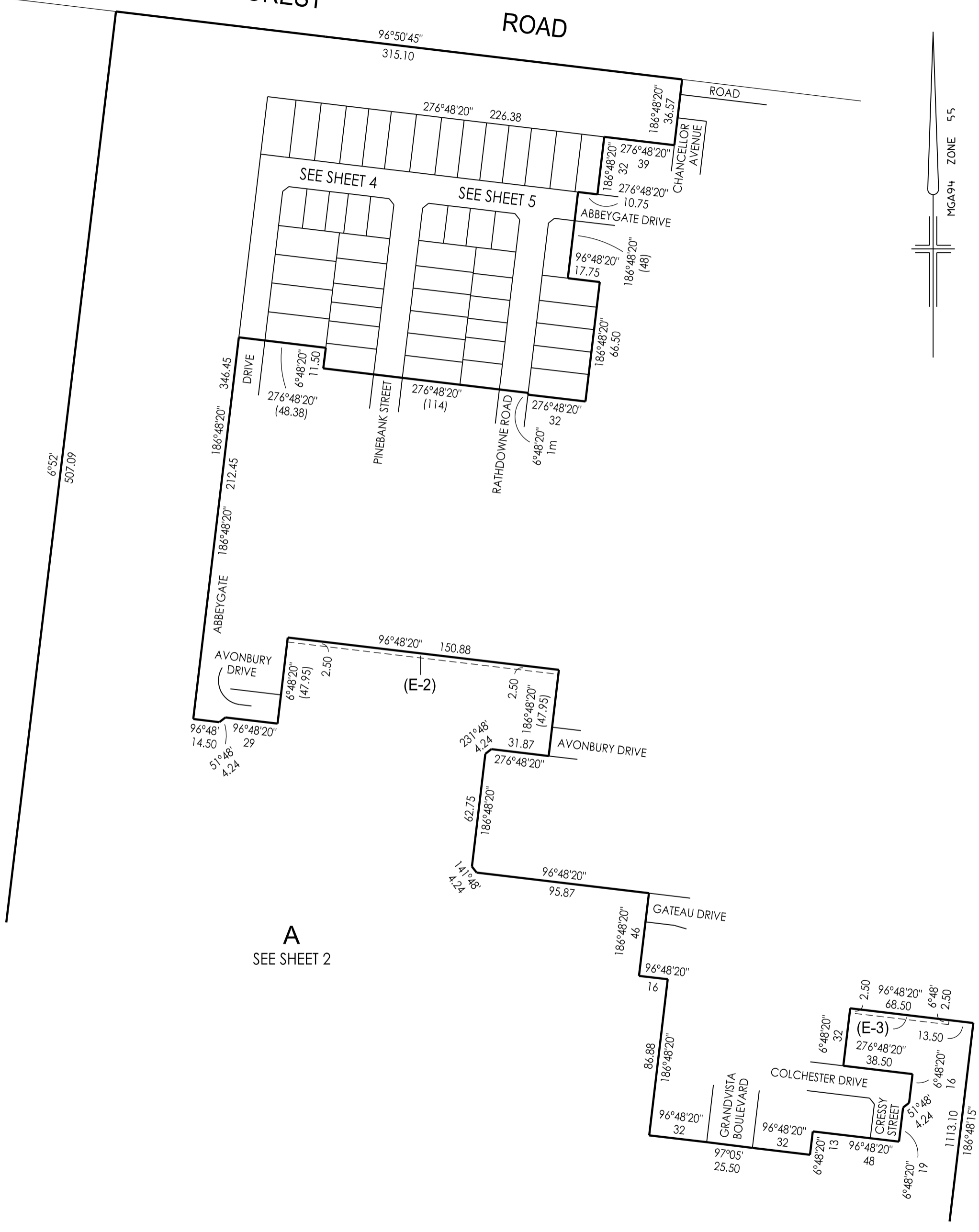
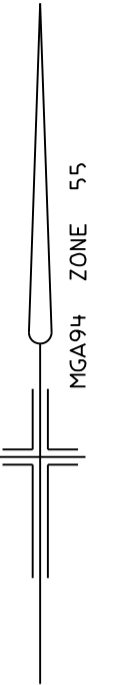
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 804327K

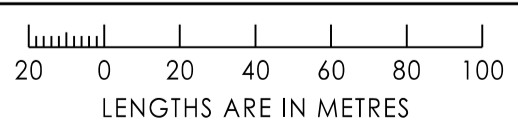
BLACK FOREST

ROAD



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SCALE
1:2000



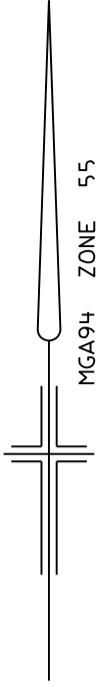
ORIGINAL SHEET SIZE A3
REF: 8890/5

SHEET 3
VERSION: 7

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804327K

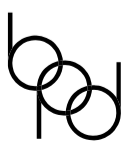
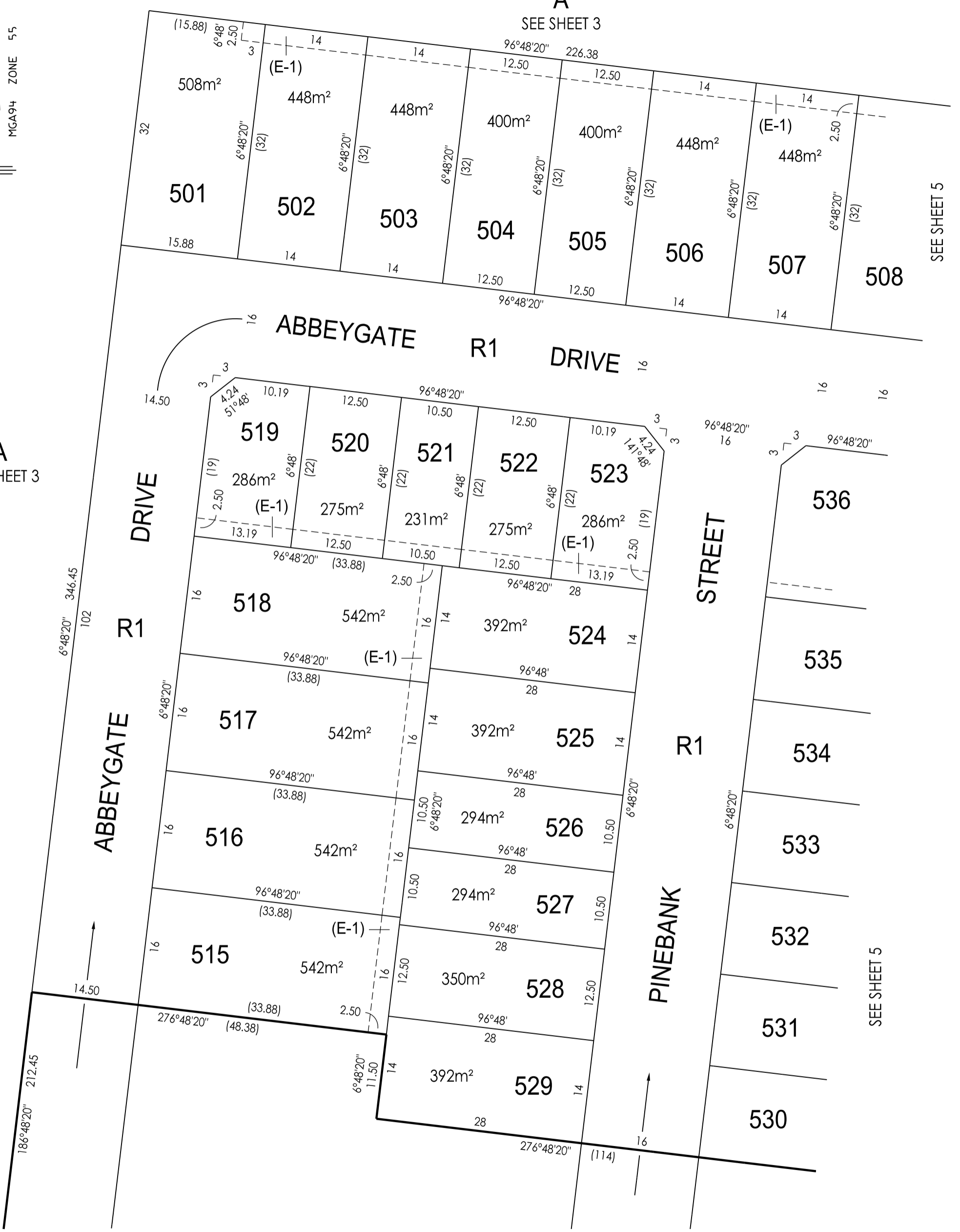


A
SEE SHEET 3

A
SEE SHEET 3

SEE SHEET 5

SEE SHEET 5



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SCALE
1:500



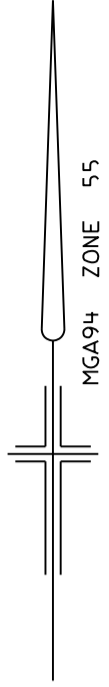
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REF: 8890/5

SHEET 4
VERSION: 7

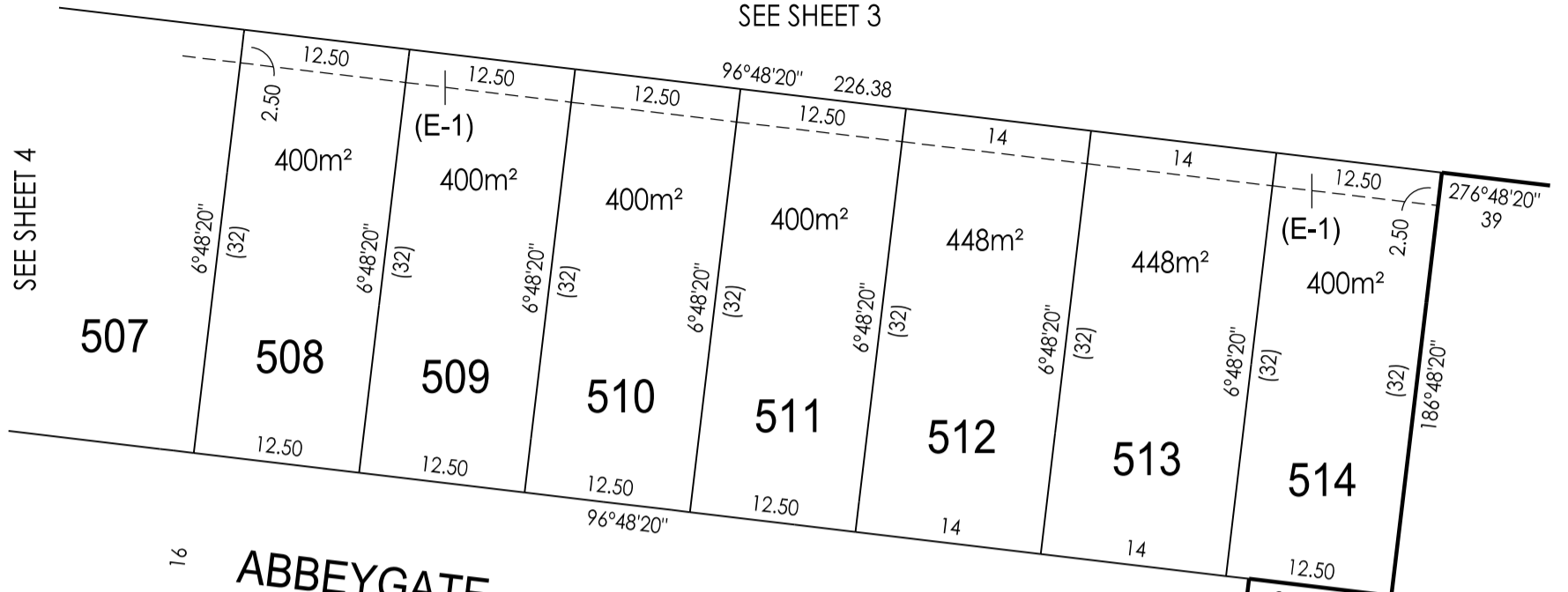
LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804327K



A
SEE SHEET 3



ABBEYGATE

R1

DRIVE

SEE SHEET 4
PINEBANK
STREET

R1

R1

RATHDOWNE
ROAD

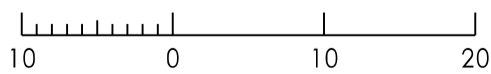


SEE SHEET 4

PINEBANK

SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 8890/5

VERSION: 7



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LICENSED SURVEYOR: SIMON P COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 501 to 551 (both inclusive).

Land to be burdened: Lots 501 to 551 (both inclusive).

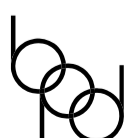
Description of Restriction:

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 lots 520 to 522 (both inclusive), 526, 527, 537, 538 and 541 to 544 (both inclusive) are 'Type A' lots and lots 519, 523, 536 and 539 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) In the case of lots 501 and 506 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>.

With the exception of restriction 2 (d) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan.



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 8890/5

VERSION: 7

LICENSED SURVEYOR: SIMON P COX