
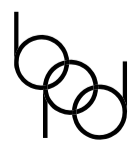


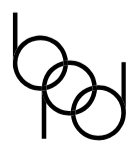
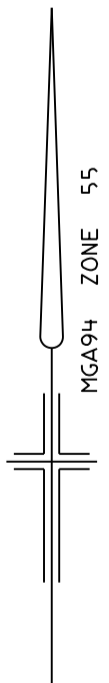
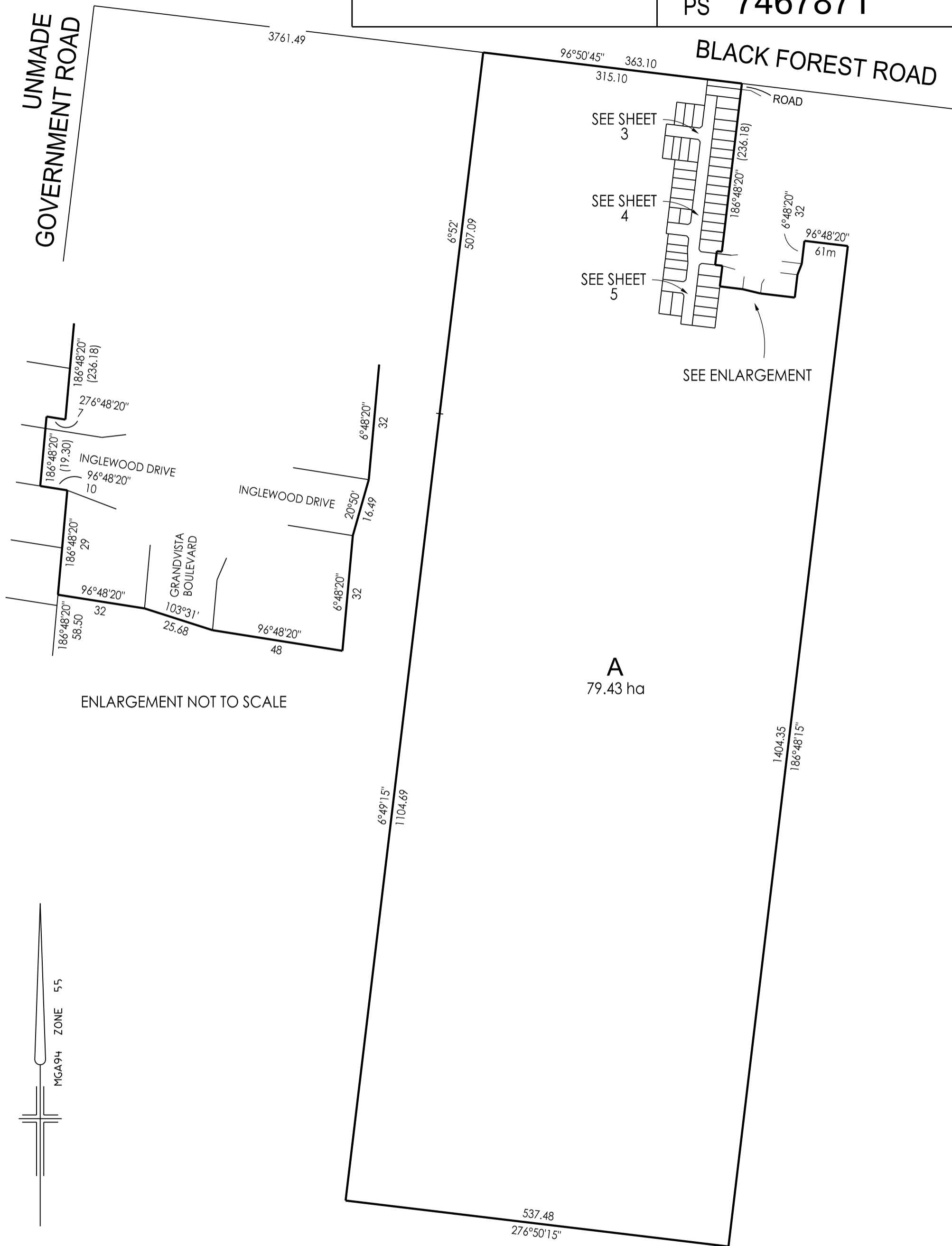
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746787T	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: --- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: --- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS730392H POSTAL ADDRESS: 383 BLACK FOREST ROAD (at time of subdivision) WERRIBEE VIC 3030 MGA 94 CO-ORDINATES: E: 288 650 ZONE: 55 (of approx. centre of plan) N: 5 802 600 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TOTAL ROAD AREA: 7783m²		
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN BASED ON SURVEY VIDE PS730392H THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP7570/14		
DEPTH LIMITATION DOES NOT APPLY				
ESTATE: CORNERSTONE 2 AREA: 2.675 ha No. OF LOTS: 43 MELWAY: 204:E:8				
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)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	WATER SUPPLY	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSNET SERVICES (GAS) PTY LTD
(E-4)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
 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: 8890/2	VERSION: 7	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		SHEET 1 OF 6 SHEETS
CHECKED D.V.	DATE: 13/04/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746787T

UNMADE
GOVERNMENT ROAD

BLACK FOREST ROAD



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SCALE
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SHEET 2
VERSION: 7

LICENSED SURVEYOR: SIMON P COX

BLACK FOREST ROAD



MGA94 ZONE 55

A
SEE SHEET 2

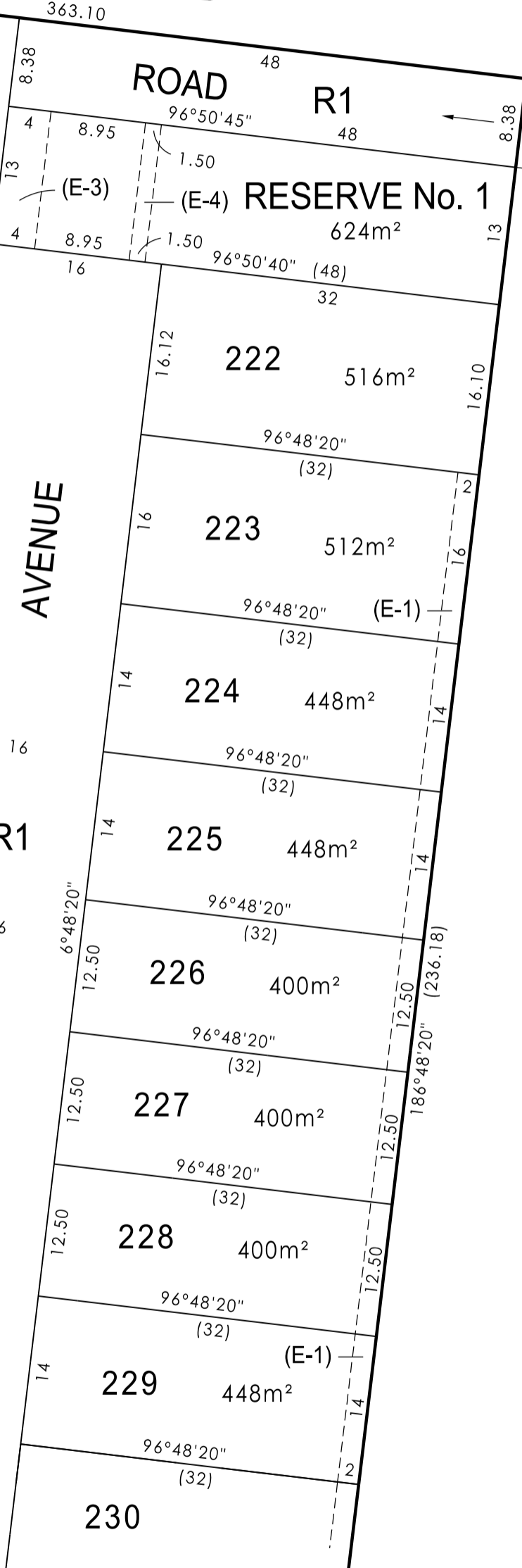
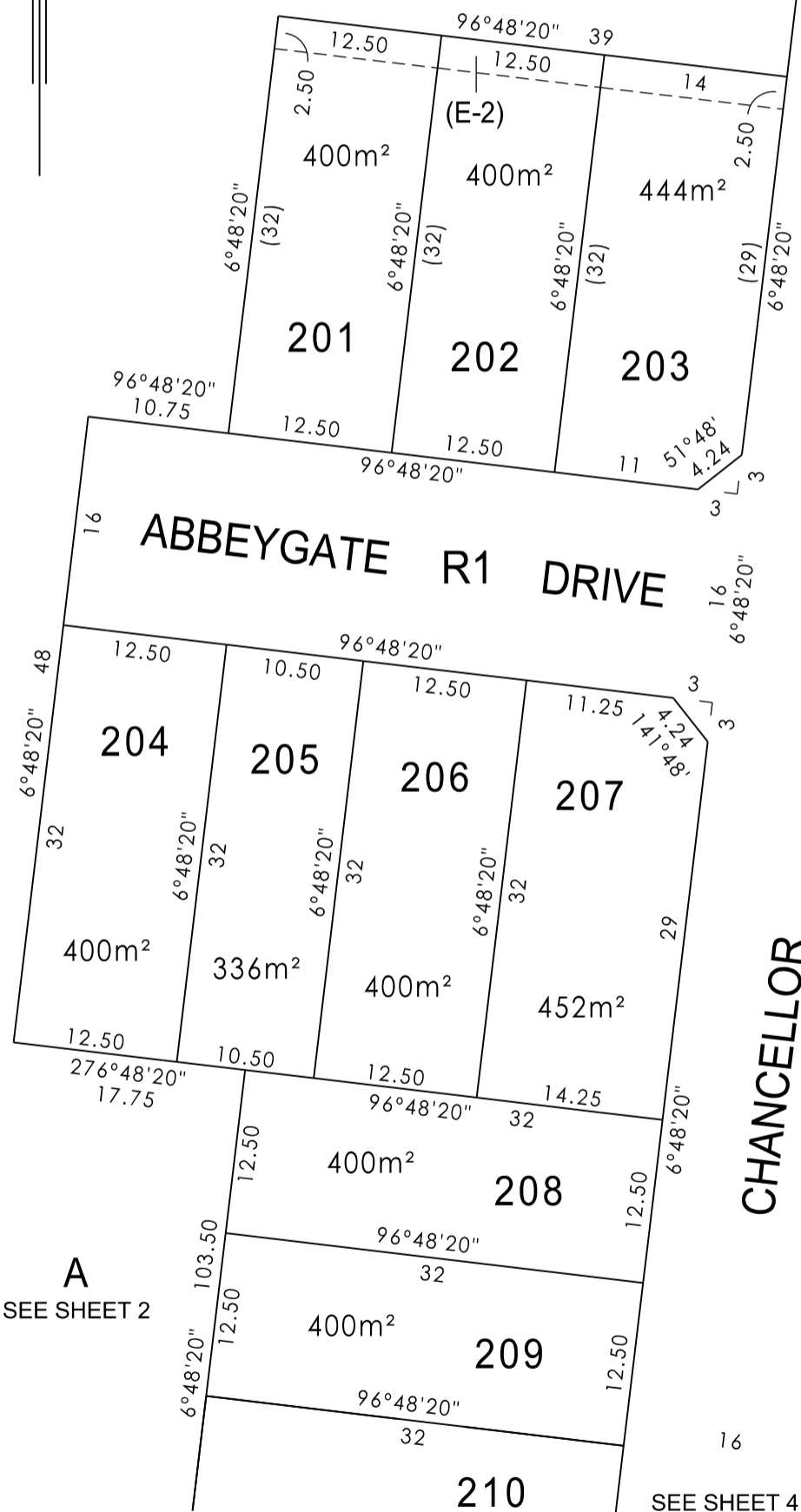
ROAD R1

RESERVE No. 1
624m²

AVENUE

ABBEYGATE R1 DRIVE

CHANCELLOR



A
SEE SHEET 2

SEE SHEET 4



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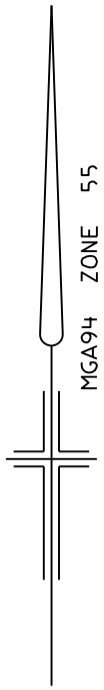
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REF: 8890/2

SHEET 3
VERSION: 7

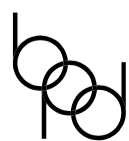
LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
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A
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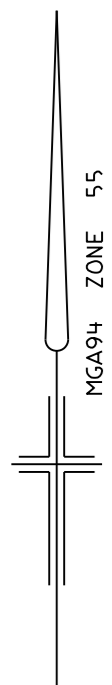
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ORIGINAL SHEET SIZE A3
REF: 8890/2

SHEET 4
VERSION: 7

LICENSED SURVEYOR: SIMON P COX

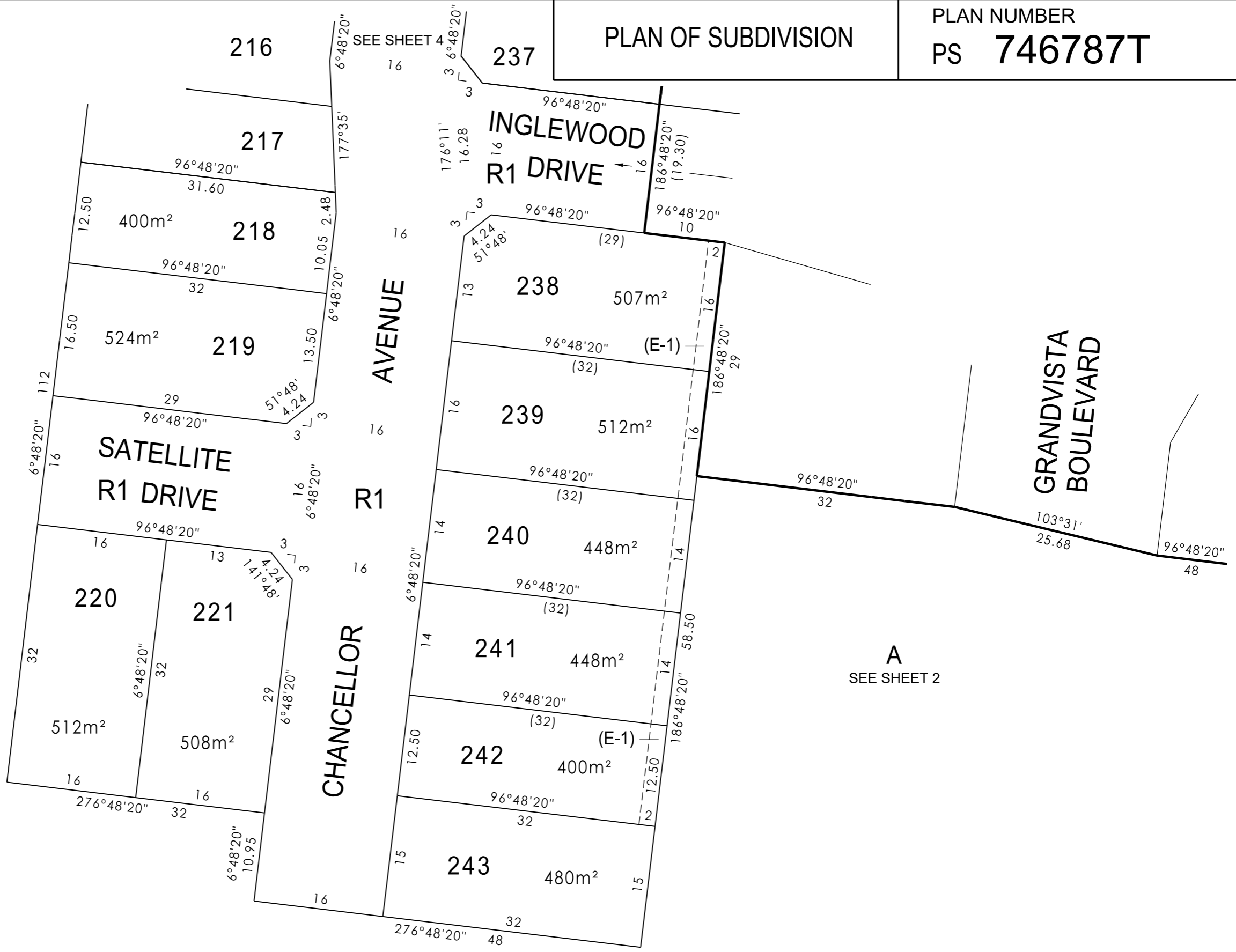


PLAN OF SUBDIVISION

PLAN NUMBER
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A
SEE SHEET 2

A
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LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3 SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 201 to 243 (both inclusive).

Land to be burdened: Lots 201 to 243 (both inclusive).

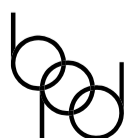
Description of Restriction:

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;
 - (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;

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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SHEET 6

REF: 8890/2

VERSION: 7

LICENSED SURVEYOR: SIMON P COX