

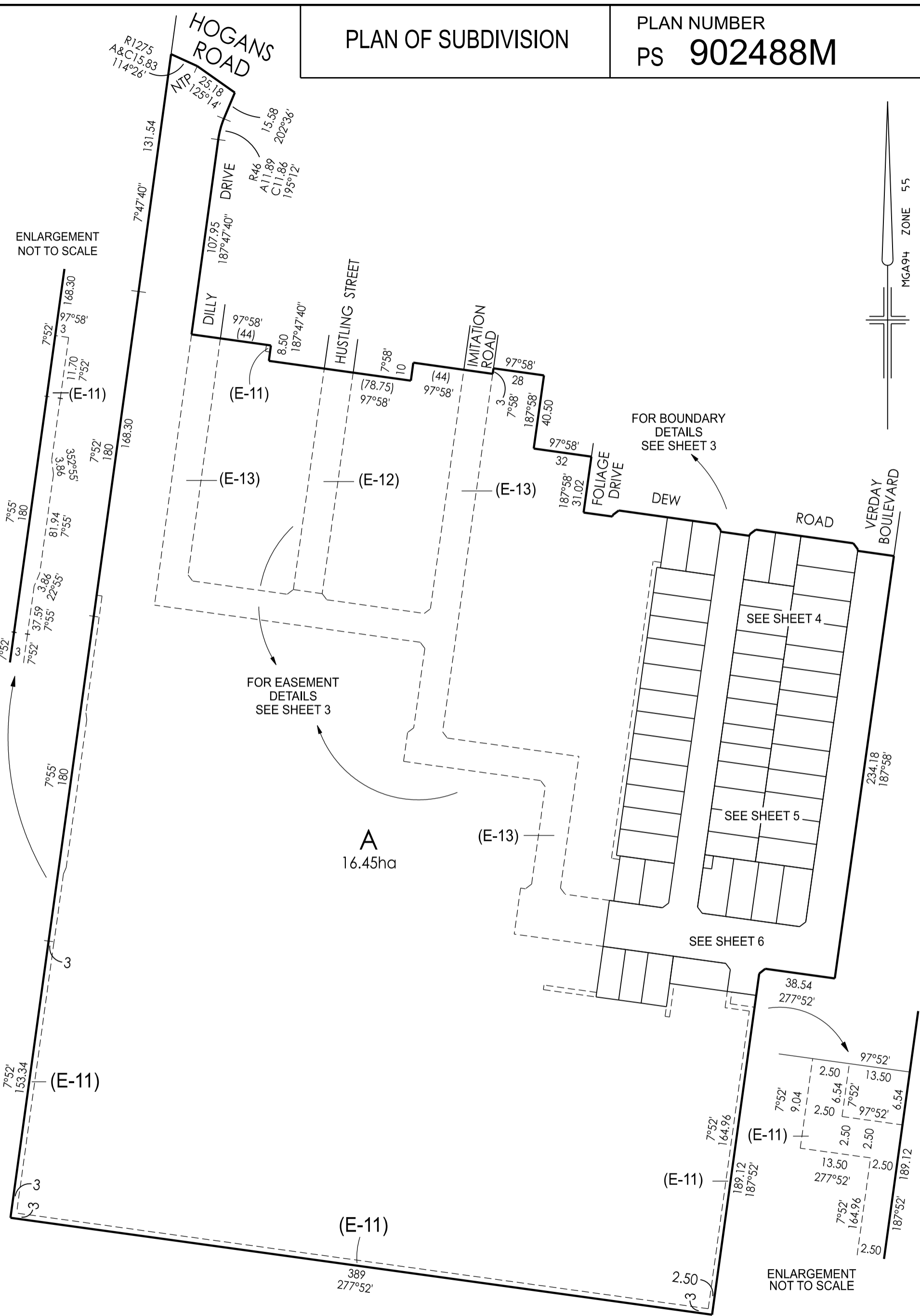
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902488M	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS902483X POSTAL ADDRESS: (at time of subdivision) HOGANS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292 650 ZONE: 55 N: 5 807 140 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS5937/22 Planning Permit Reference: WYP11051/18 SPEAR Reference Number: S190769P Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 11/05/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Maria Pereira for Wyndham City Council on 03/08/2023		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 5200 (BOTH INCLUSIVE) AND EASEMENTS (E-3) TO (E-10) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.123 ha FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENTS (E-1), (E-11) AND (E-12) SHOWN ON PS902483X WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1. TO REMOVE EASEMENT (E-13) SHOWN ON PS902483X WHICH LIES WITHIN THE LAND IN THIS PLAN. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2735 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 18 & 845 LAND NOT IN PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP11051/18				
ESTATE: THE GROVE 52		AREA: 3.223 ha	No. OF LOTS: 51	MELWAY: 234: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	GREATER WESTERN WATER CORPORATION
(E-11)	SEWERAGE	SEE PLAN	PS902422U	GREATER WESTERN WATER CORPORATION
(E-12)	DRAINAGE	SEE PLAN	PS902422U	WYNDHAM CITY COUNCIL
(E-13)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-13)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
 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: 8352/52 VERSION: 4 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (4), 18/05/2023, SPEAR Ref: S190769P	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
CHECKED EZ	DATE: 27/04/2023			

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PLAN OF SUBDIVISION

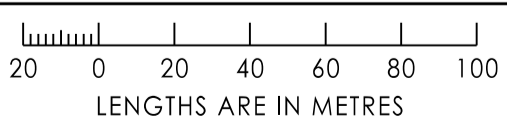
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ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8352/52	VERSION: 4

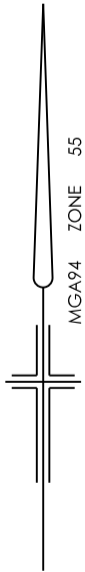
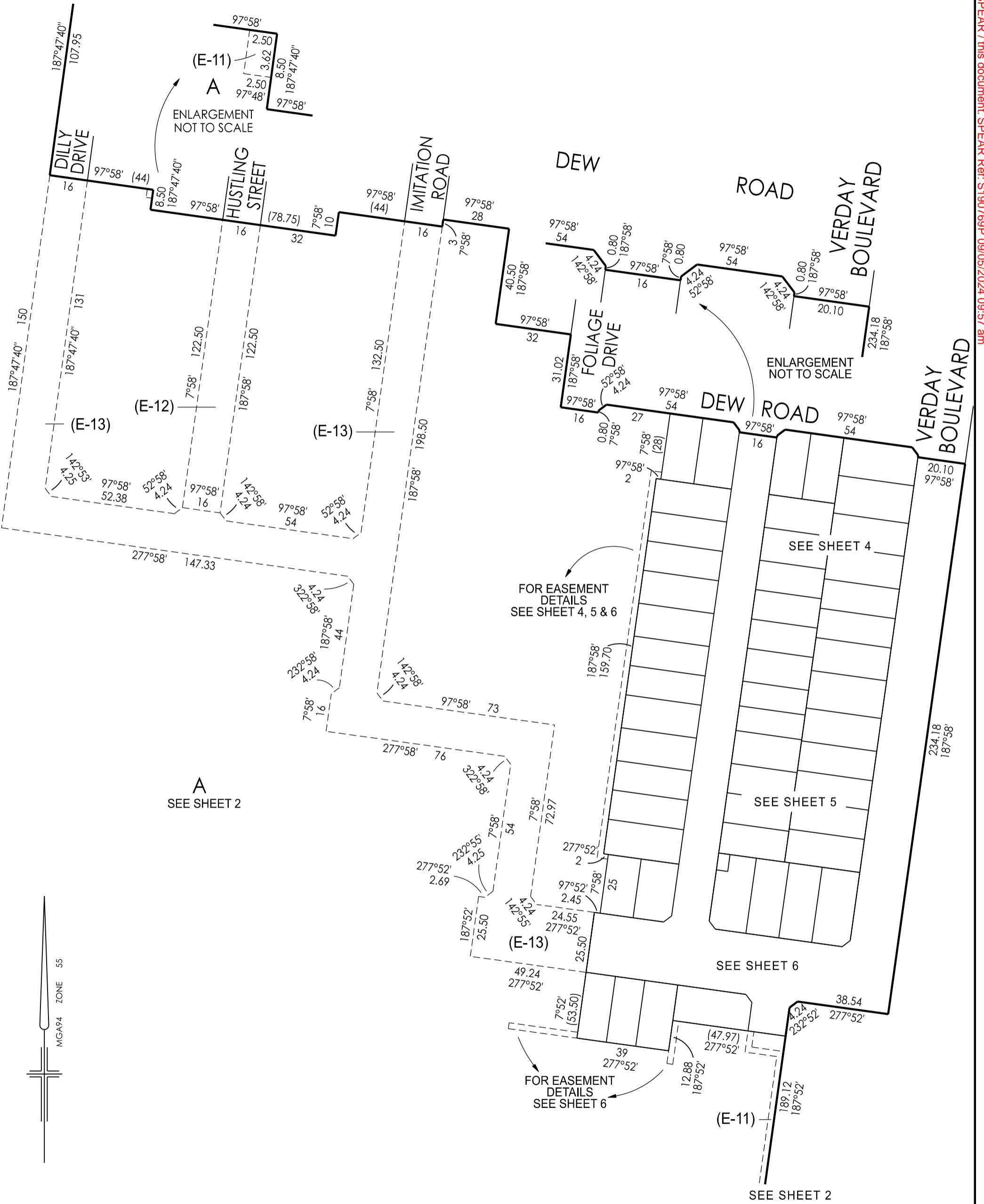
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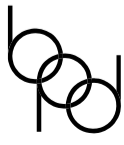
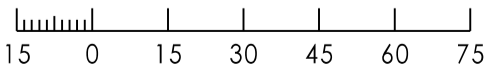
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SEE SHEET 2

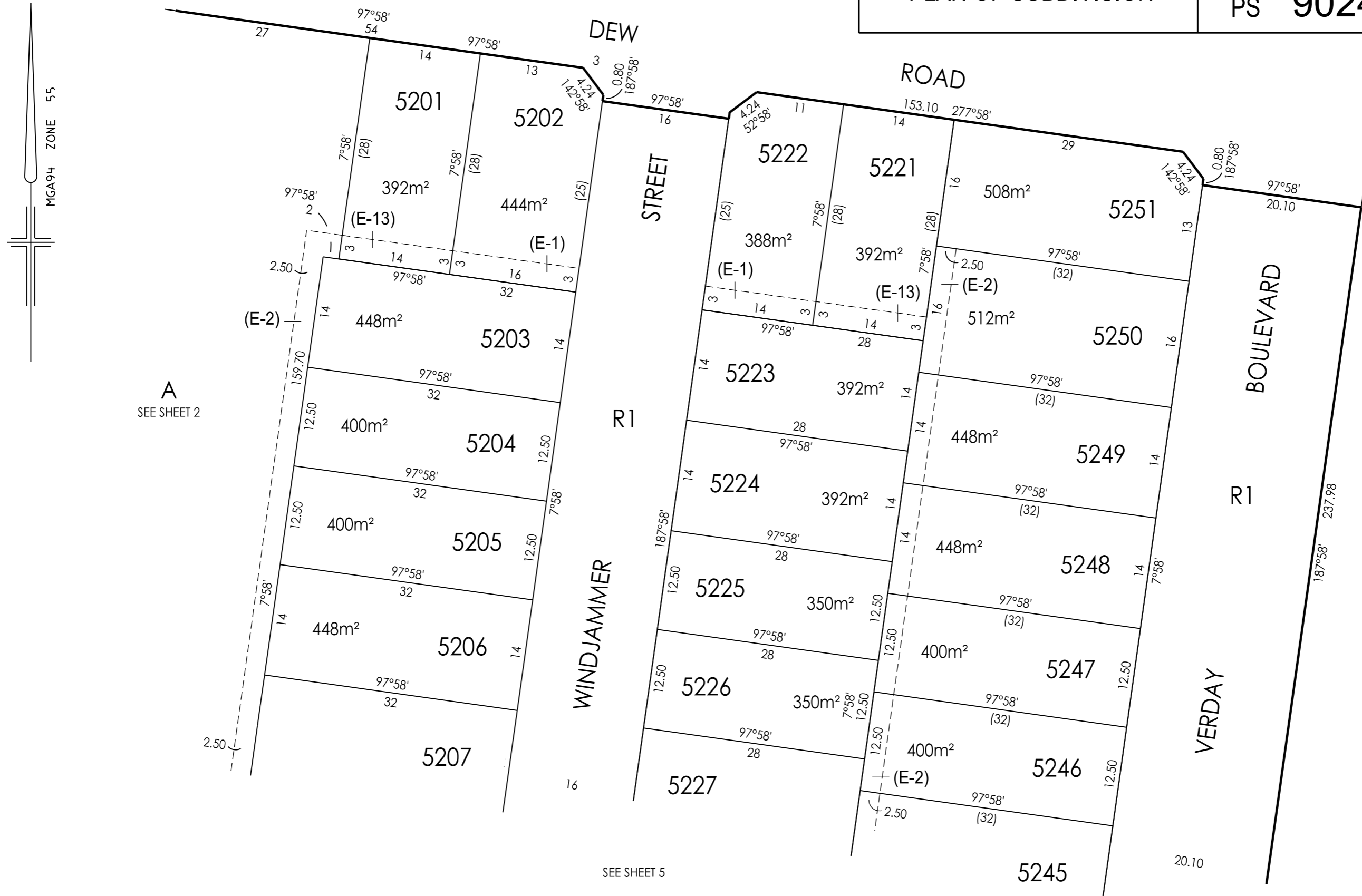


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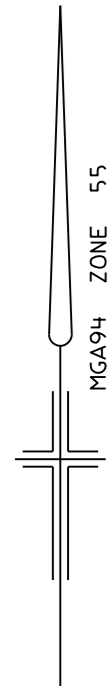
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PLAN OF SUBDIVISION

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A
SEE SHEET 2



SEE SHEET 4

SEE SHEET 6



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SHEET 5

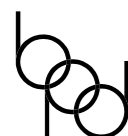
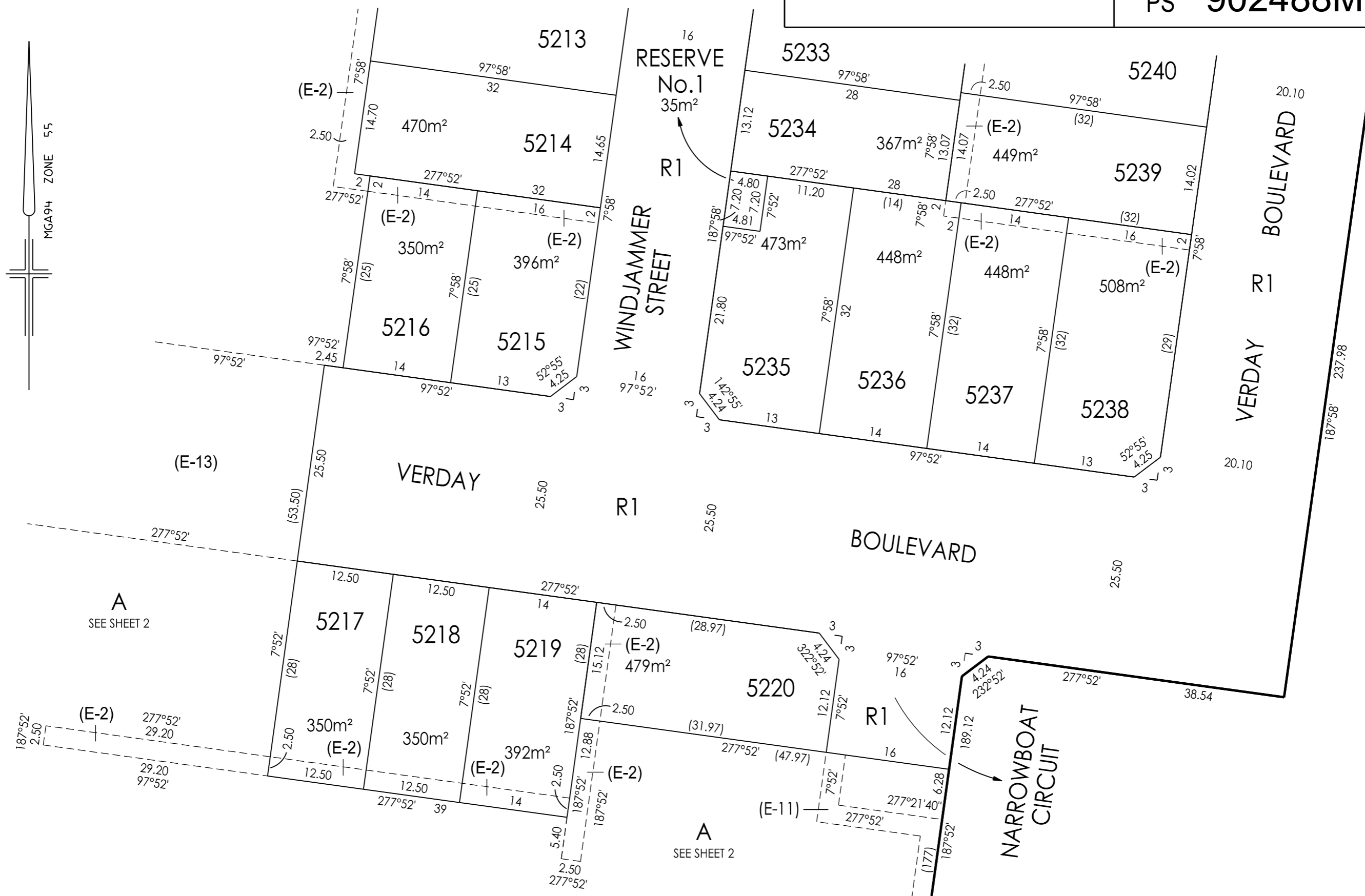
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SEE SHEET 5

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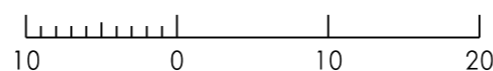
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LENGTHS ARE IN METRES

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

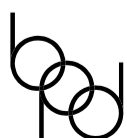
Land to benefit : Lots 5201 to 5251 (both inclusive).

Land to be burdened: Lots 5201 to 5251 (both inclusive).

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 300m² 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 - Lots 5229 and 5230.
Type B - NIL.
- (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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