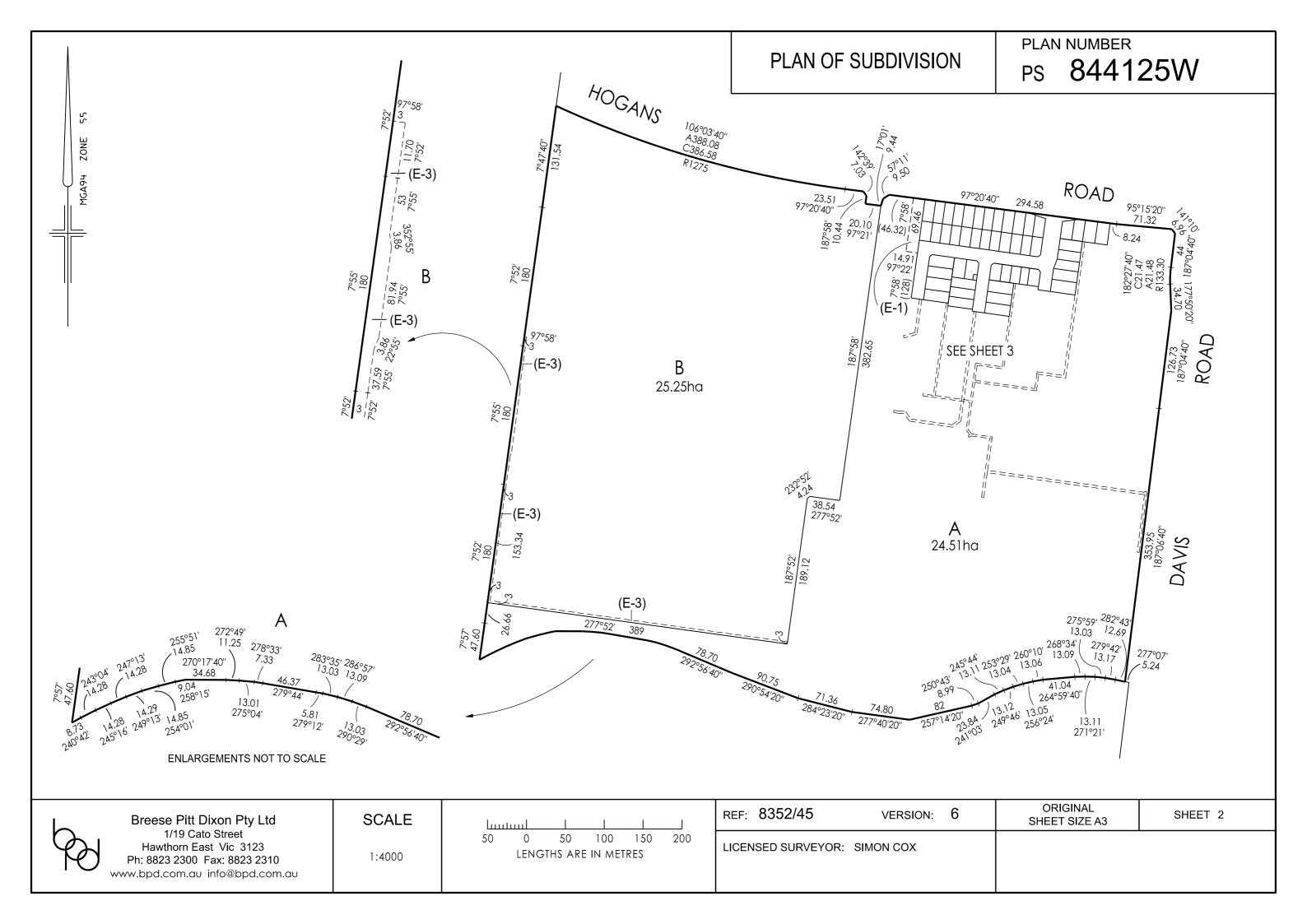
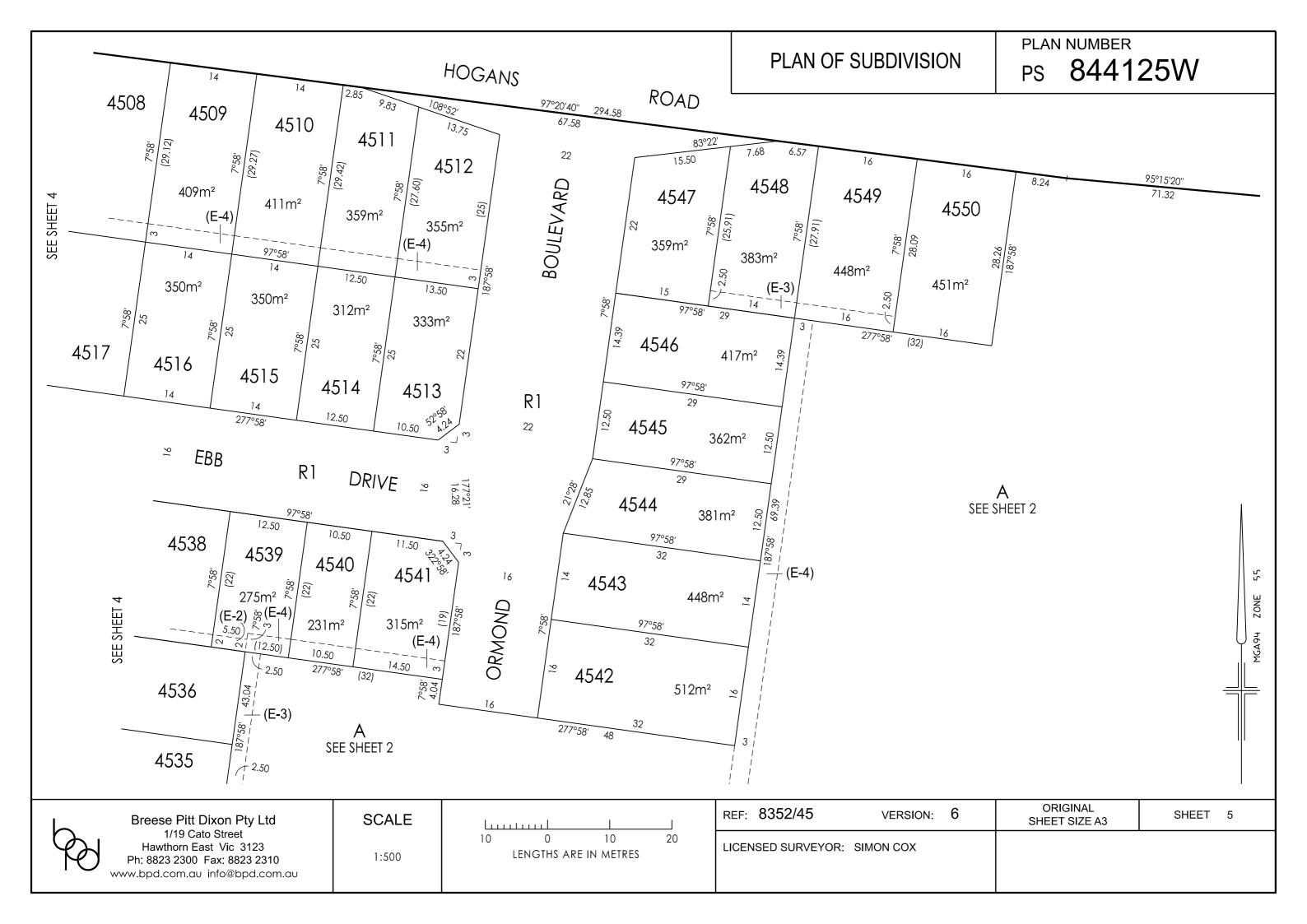
### LRS USE ONLY PLAN NUMBER PLAN OF SUBDIVISION PS 844125W **EDITION** LOCATION OF LAND **COUNCIL NAME: WYNDHAM CITY COUNCIL** PARISH: **TARNEIT TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION:** B (PART) **TITLE REFERENCES:** VOL.12438 FOL.969 LAST PLAN REFERENCE: LOT A ON PS908207R **DAVIS ROAD POSTAL ADDRESS: TARNEIT 3029** (at time of subdivision) E: 292900 MGA 94 CO-ORDINATES: ZONE: 55 DATUM: GDA94 N: 5807150 (of approx. centre of plan) VESTING OF ROADS OR RESERVES **NOTATIONS** COUNCIL/BODY/PERSON **IDENTIFIER** TANGENT POINTS ARE SHOWN THUS: —— ROAD R1 WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD RESERVE No. 1 LOTS 1 TO 4500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 6580m<sup>2</sup> **NOTATIONS** AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2735 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 18 & 845 LAND NOT IN A PROCLAIMED SURVEY AREA. **STAGING** THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP11051/18 **ESTATE:** THE GROVE 45 **AREA:** 2.539 ha No. OF LOTS: 50 MELWAY: 234:F:9 EASEMENT INFORMATION LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) **EASEMENT WIDTH** LAND BENEFITED **PURPOSE** ORIGIN REFERENCE OR IN FAVOUR OF (METRES) (E-1) **DRAINAGE** SEE PLAN PS825820K WYNDHAM CITY COUNCIL **DRAINAGE** SEE PLAN THIS PLAN (E-2) WYNDHAM CITY COUNCIL **GREATER WESTERN WATER CORPORATION SEWERAGE** SEE PLAN (E-3)THIS PLAN WYNDHAM CITY COUNCIL **DRAINAGE** SEE PLAN THIS PLAN (E-4) (E-4) **SEWERAGE** SEE PLAN THIS PLAN **GREATER WESTERN WATER CORPORATION** Breese Pitt Dixon Pty Ltd ORIGINAL SHEET REF: 8352/45 VERSION: 6 SHEET 1 OF 6 SHEETS SIZE A3 1/19 Cato Street Hawthorn East Vic 3123 LICENSED SURVEYOR: SIMON COX Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au CHECKED DATE: 21/03/2022



## PLAN NUMBER PLAN OF SUBDIVISION 844125W (46.32) HOGANS ROAD 97°20'40" 294.58 69.46 95°15'20" 8.24 71.32 28.26 7°58' c (E-1) (32) 97°58' SEE SHEET 4 14.91 97°22' SEE SHEET 5 69.39 7°58' 182°27'40" C21.47 A21.48 R133.30 7°58′ (128) - (E-4) 2.50 4.04 7°58' 48 97°58' (32) 277°58' 10.75 (48) 97°58' 43.04 187°58' 32 58,58 97°58,58 2.50 7°58' 43.52 45.48 187°58' 42.75 (48) 97°58' (E-2) (E-3)A SEE SHEET 2 1-17.12 254°52' 187°04'40" 126.73 (E-2)(E-4)34.50 97°58' DAVIS ROAD 97°58' **(E-3)** 77.50 (S) (37.50) 97°58′ (E-3)(E-3) 97°58′ 80 2.50 (E-3) (61.50) (E-2)97°58′ (45.50)2.50 11 /5, 97°58' Si 27 27 27 27 (27.15) 131 27°58' 11 (61.50) 97°58' (E-3)55.99 277°58' (E-3)(E-2) ENLARGEMENT NOT TO SCALE (E-4)97°52′ 6.17 (E-2)(E-2)6.27 6.84 277°46' 272°22' (E-3)277°58′ 204.03 55 ZONE (E-3) 7°58′ NOT TO SCALE **SCALE ORIGINAL** لسنسا 3 SHEET SHEET SIZE A3 45 75 15 30 60 15 0 1:1500 Breese Pitt Dixon Pty Ltd LENGTHS ARE IN METRES REF: 8352/45 VERSION: 6 1/19 Cato Street Hawthorn East Vic 3123 LICENSED SURVEYOR: SIMON COX Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au

#### PLAN NUMBER PLAN OF SUBDIVISION 844125W HOGANS (46.32) ROAD 97°20'40" 294.58 12.50 4501 4502 12.50 4503 12.50 4504 SEE SHEET 2 12.50 4505 4506 4507 МGA94 (28.56) 4508 393m<sup>2</sup> 353m<sup>2</sup> 354m<sup>2</sup> (E-4) 356m<sup>2</sup> 85 8 5.40 5.40 401m<sup>2</sup> 360m<sup>2</sup> $361m^2$ 12.50 363m<sup>2</sup> 12.50 (E-1) 350m<sup>2</sup> 12.50 (E-4)313m<sup>2</sup> 313m<sup>2</sup> 12.50 313m<sup>2</sup> 12.50 350m<sup>2</sup> 12.50 313m<sup>2</sup> 313m<sup>2</sup> 4524 313m<sup>2</sup> 4523 4522 4521 14 4520 12.50 12.50 4519 12.50 4518 4517 4516 12.50 12.50 EBB 12.50 97°22′ 14.91 R1 DRIVE = 29 DRIVE 4528 475m<sup>2</sup> 4529 4530 12.50 4537 (32)4538 2.50 1 4527 361m<sup>2</sup> 400m<sup>2</sup> RESERVE 448m² 304m² No. 1 (E-3)(E-2) 275m<sup>2</sup> 35m<sup>2</sup> R1 400m<sup>2</sup> 4526 4531 512m<sup>2</sup> R1 4536 481m<sup>2</sup> 2 × 400m² EBB (E-3)4532 4525 448m² 4535 448m<sup>2</sup> 277°58' (48) 400m<sup>2</sup> 4533 - (E**-**2) 2.50 7°58′ 3.50 277°58′ 4534 448m<sup>2</sup> 2.50 2.25 (E-2)(E-3)SEE SHEET 2 2.50 **ORIGINAL SCALE** SHEET SHEET SIZE A3 10 20 Breese Pitt Dixon Pty Ltd 1:500 REF: 8352/45 VERSION: 6 LENGTHS ARE IN METRES 1/19 Cato Street Hawthorn East Vic 3123 LICENSED SURVEYOR: SIMON COX Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au



# PLAN OF SUBDIVISION

PLAN NUMBER PS 844125W

SHEET

6

# **SUBDIVISION ACT 1988 CREATION OF RESTRICTION**

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

Land to benefit: Lots 4501 to 4550 (both inclusive). Land to be burdened: Lots 4501 to 4550 (both inclusive).

Description of Restriction:

- The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened (1) must not, without the permission of the Responsible Authority, construct or permit to be constructed;
  - Any building other than in accordance with MCP No. AA8964
  - 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;
  - 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 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 4538, 4539 and 4540 Type B - NIL
- 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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**ORIGINAL SCALE** SHEET SIZE A3 Breese Pitt Dixon Pty Ltd REF: 8352/45 VERSION: 6 1/19 Cato Street Hawthorn East Vic 3123 LICENSED SURVEYOR: SIMON COX Ph: 8823 2300 Fax: 8823 2310