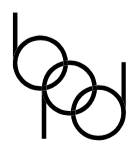
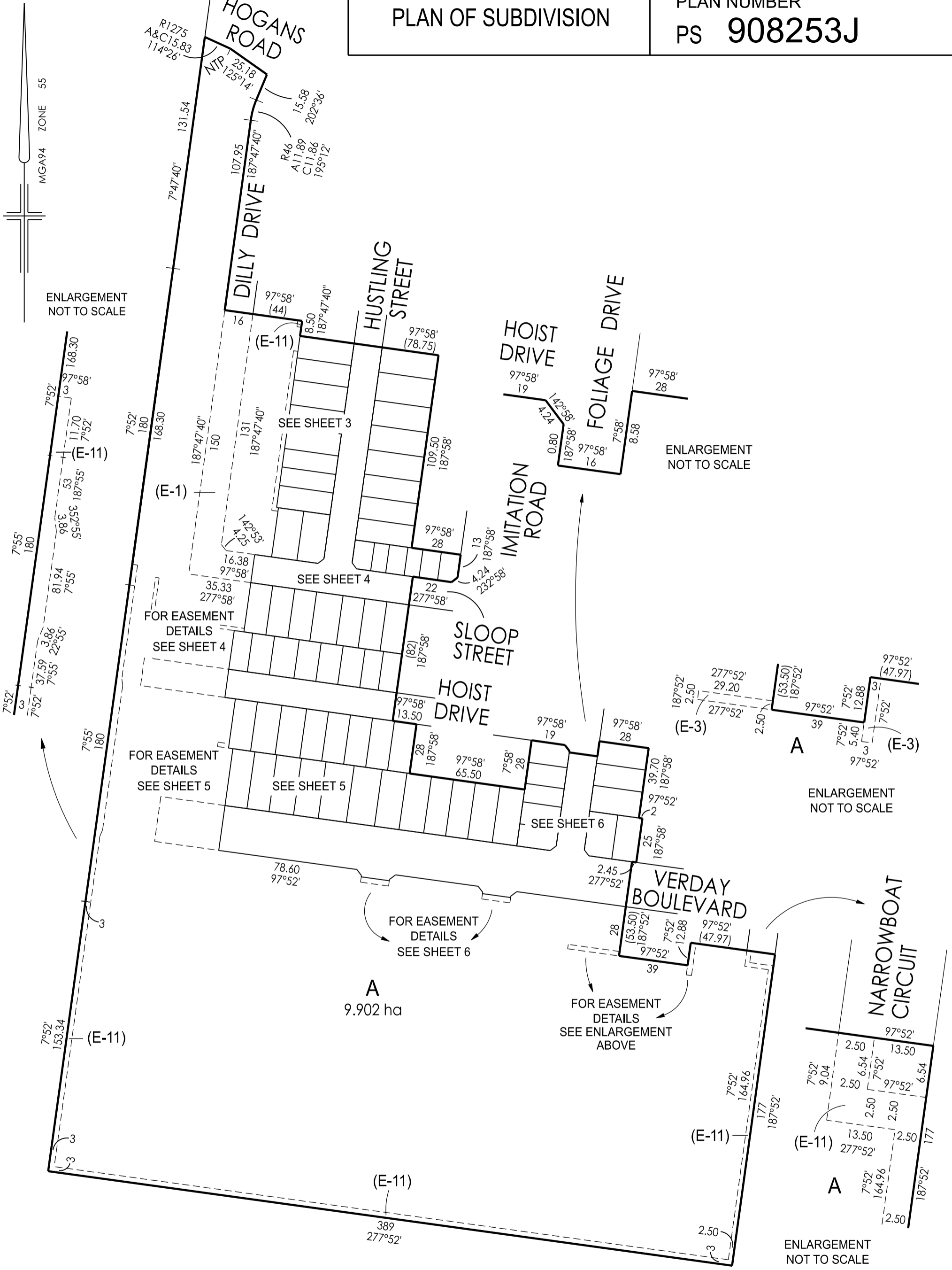


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 908253J</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 8  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS908223T  <b>POSTAL ADDRESS: (at time of subdivision)</b> HOGANS ROAD TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 292 650      ZONE: 55 N: 5 807 140      DATUM: GDA94		Council Name: Wyndham City Council  Council Reference Number: WYS6113/22 Planning Permit Reference: WYP11051/18 SPEAR Reference Number: S200568T  <b>Certification</b>  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: 18/05/2023  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 18/09/2024		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS: NTP DENOTES NONE TANGENT POINT  LOTS 1 TO 5400 (BOTH INCLUSIVE) AND EASEMENTS (E-4) TO (E-10) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.194ha</b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENTS SHOWN AS (E-1), (E-2), (E-12), (E-13) AND (E-14) ON PS908223T WHICH LIE WITHIN THE LAND IN THIS PLAN  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION DOES NOT APPLY</b>  <b>SURVEY:</b> 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 <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP11051/18		
DEPTH LIMITATION DOES NOT APPLY				
<b>ESTATE:</b> THE GROVE 54		<b>AREA:</b> 3.621ha	<b>No. OF LOTS:</b> 69	<b>MELWAY:</b> 234:E:8
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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	GREATER WESTERN WATER CORPORATION
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-11)	SEWERAGE	SEE PLAN	PS902422U	GREATER WESTERN WATER CORPORATION
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 8352/54	VERSION: 6	ORIGINAL SHEET SIZE A3
CHECKED EZ		DATE: 30/08/2024		SHEET 1 OF 7 SHEETS
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 03/09/2024, SPEAR Ref: S200568T		

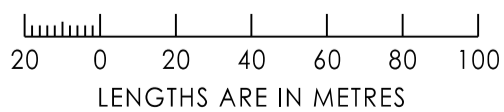
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908253J



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1:2000



ORIGINAL SHEET SIZE A3  
REF: 8352/54

SHEET 2  
VERSION: 6

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18/09/2024,  
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PLAN OF SUBDIVISION

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ENLARGEMENT  
NOT TO SCALE

A  
SEE SHEET 2

SEE SHEET 4



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1:500



ORIGINAL SHEET SIZE A3  
REF: 8352/54

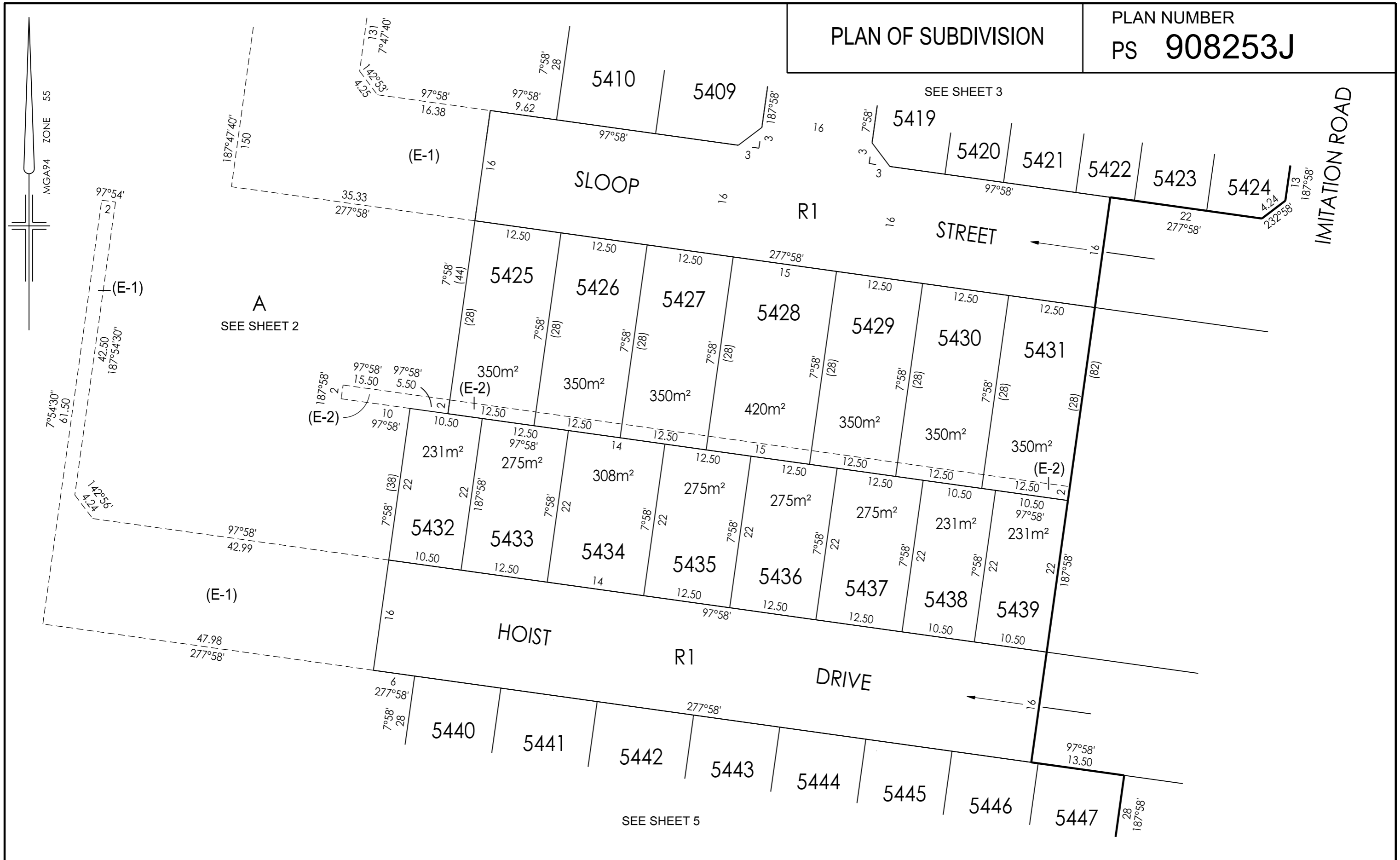
SHEET 3  
VERSION: 6

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**SCALE**  
1:500



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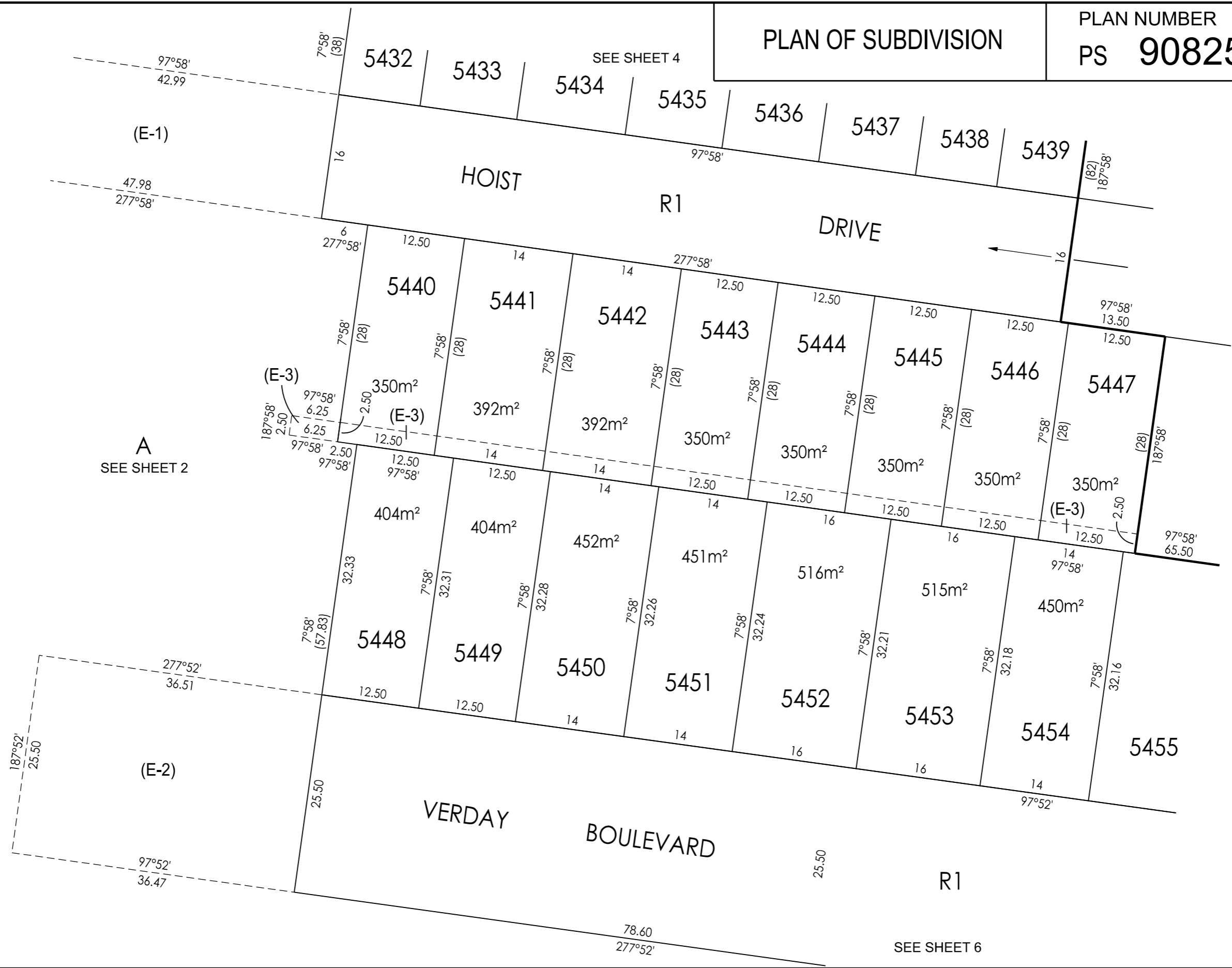
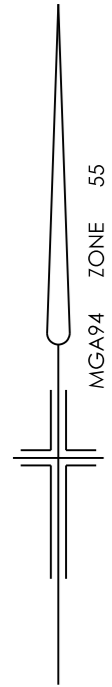
ORIGINAL SHEET SIZE A3

SHEET 4

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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908253J



A  
SEE SHEET 2

(E-3)

(E-2)

SEE SHEET 6



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SHEET 5

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**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

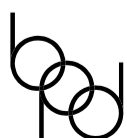
Burdened Land : Lots 5401 to 5469 (both inclusive) on this plan.

Benefited Land: Lots 5401 to 5469 (both inclusive) on this plan.

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. AA010290 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 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 5432, 5433 and 5435 to 5439 (both inclusive).  
Type B - Lots 5419 to 5424 (both inclusive) and 5460 to 5464 (both inclusive).
- (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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SHEET SIZE A3

SHEET 7

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