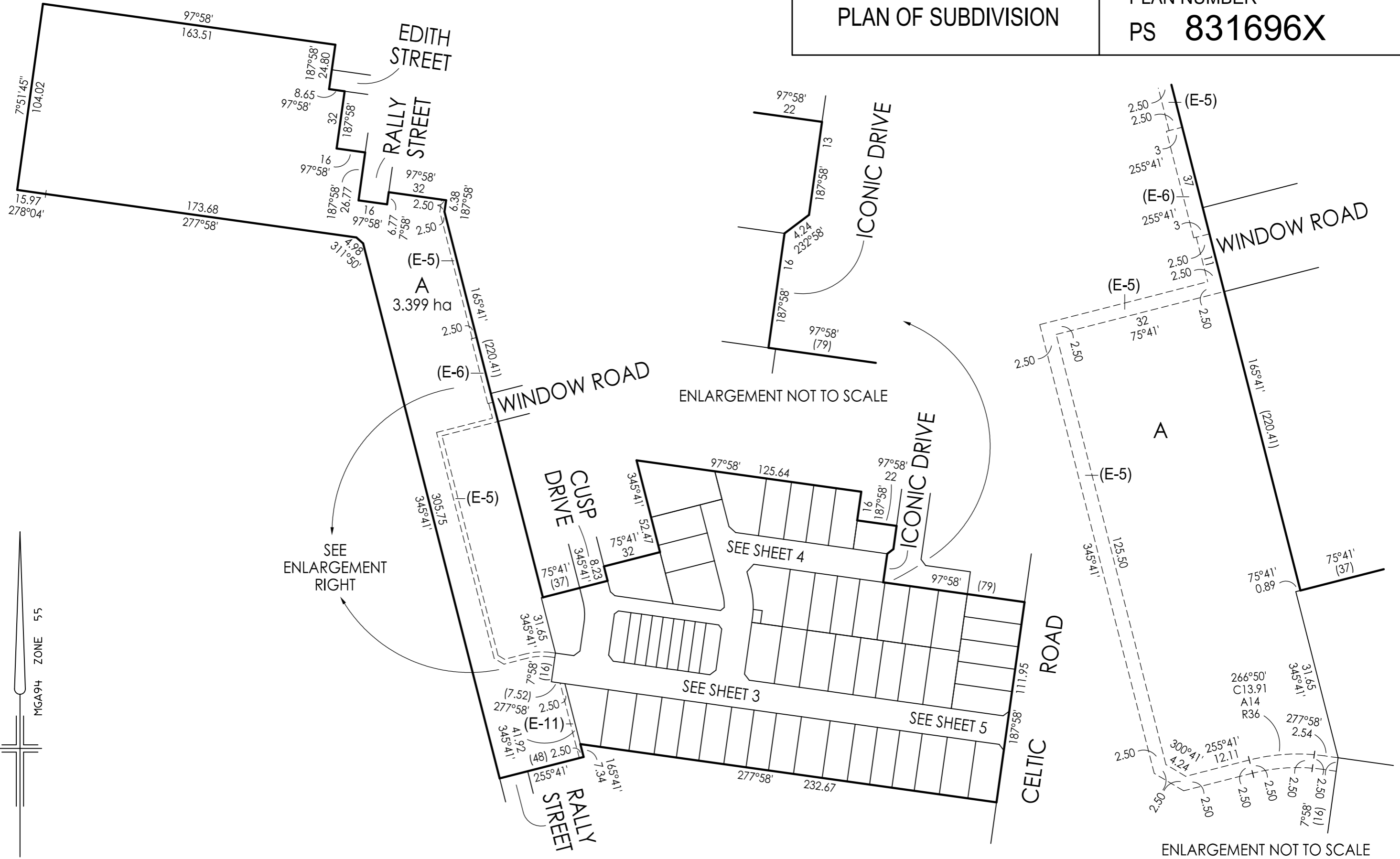


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 831696X	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831695A POSTAL ADDRESS: (at time of subdivision) ICONIC DRIVE TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 292880 ZONE: 55 N: 5808070 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 6500 (BOTH INCLUSIVE) AND EASEMENTS (E-1) AND (E-4) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8082m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. FURTHER PURPOSE OF PLAN: TO VARY THE EASEMENT SHOWN AS (E-2) TO THE POSITION SHOWN BY EASEMENT (E-2) ON THIS PLAN TO REMOVE THAT PART OF EASEMENTS SHOWN AS (E-1), (E-3), (E-7), (E-8) AND (E-9) ON PS831695A WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 AND LOTS 6501, 6530 AND 6531 TO REMOVE THAT PART OF EASEMENT SHOWN AS (E-5) ON PS831695A WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 AND LAND ADJACENT TO LOT 6543 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		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. WYP9384/16		
NOTATIONS				
ESTATE: THE GROVE 65 AREA: 3.360 ha No. OF LOTS: 59 MELWAY: 234:F:6				
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-2)	DRAINAGE	SEE PLAN	PS825882L	WYNDHAM CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	PS825882L	CITY WEST WATER CORPORATION
(E-3)	SEWERAGE	SEE PLAN	PS831660V	CITY WEST WATER CORPORATION
(E-5)	SEWERAGE	SEE PLAN	PS831678A	CITY WEST WATER CORPORATION
(E-6)	DRAINAGE	SEE PLAN	PS831678A	WYNDHAM CITY COUNCIL
(E-6)	SEWERAGE	SEE PLAN	PS831678A	CITY WEST WATER CORPORATION
(E-7)	DRAINAGE	SEE PLAN	PS831658G	WYNDHAM CITY COUNCIL
(E-7)	SEWERAGE	SEE PLAN	PS831658G	CITY WEST WATER CORPORATION
(E-8)	DRAINAGE	SEE PLAN	PS825882L	WYNDHAM CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	PS831695A	CITY WEST WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-11)	SEWERAGE	SEE PLAN	THIS PLAN	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: 8352/65 VERSION: 6 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED AT	DATE: 10/05/21			

PLAN OF SUBDIVISION

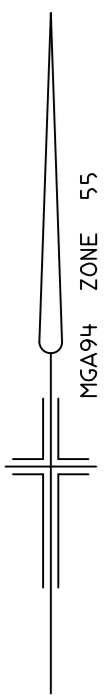
PLAN NUMBER
PS 831696X



SEE ENLARGEMENT RIGHT

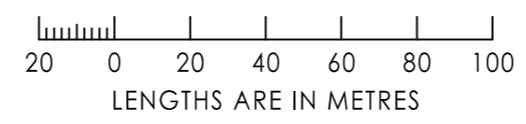
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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

SCALE
1:2000

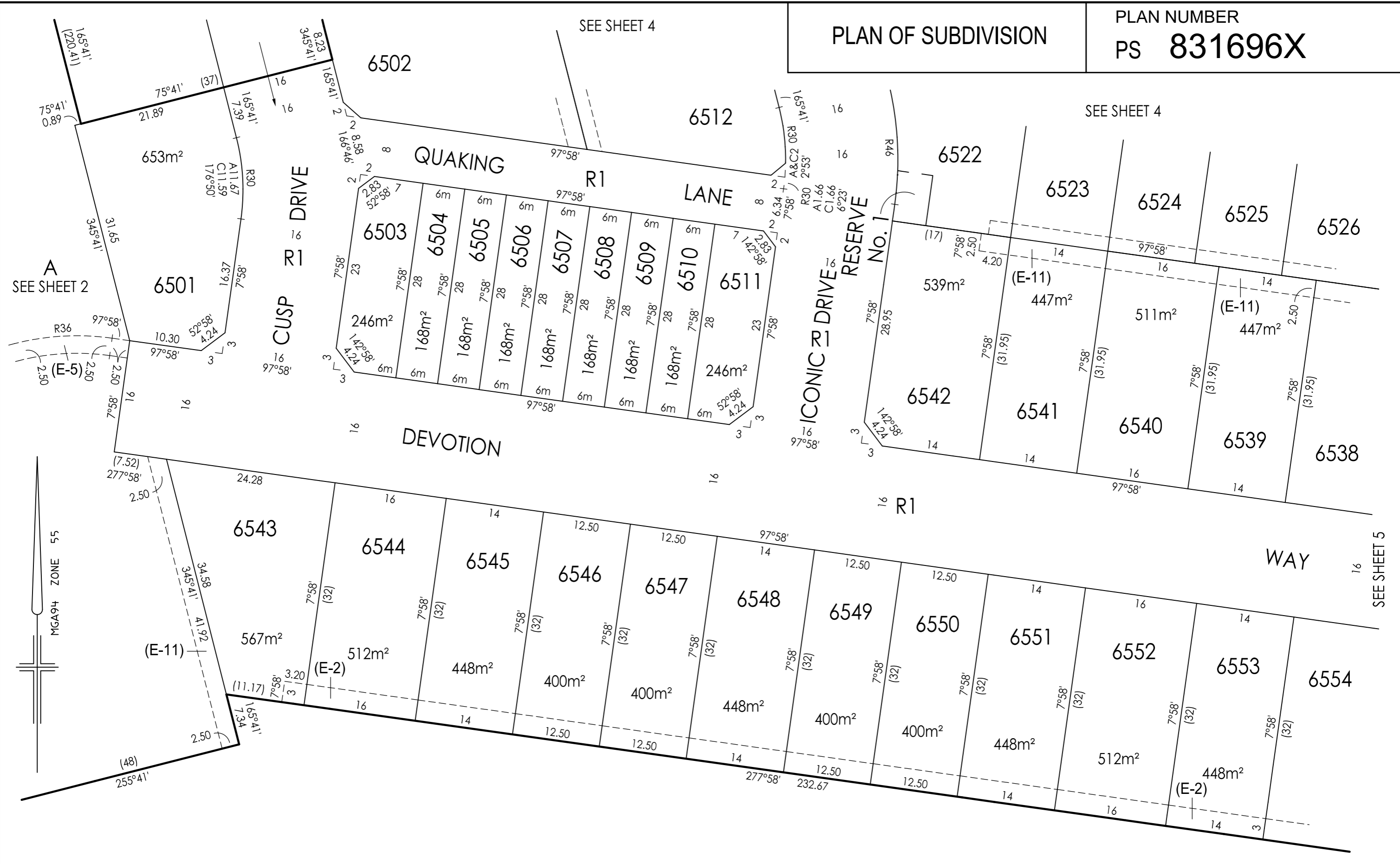


REF: 8352/65 VERSION: 6
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831696X



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

SCALE
1:500

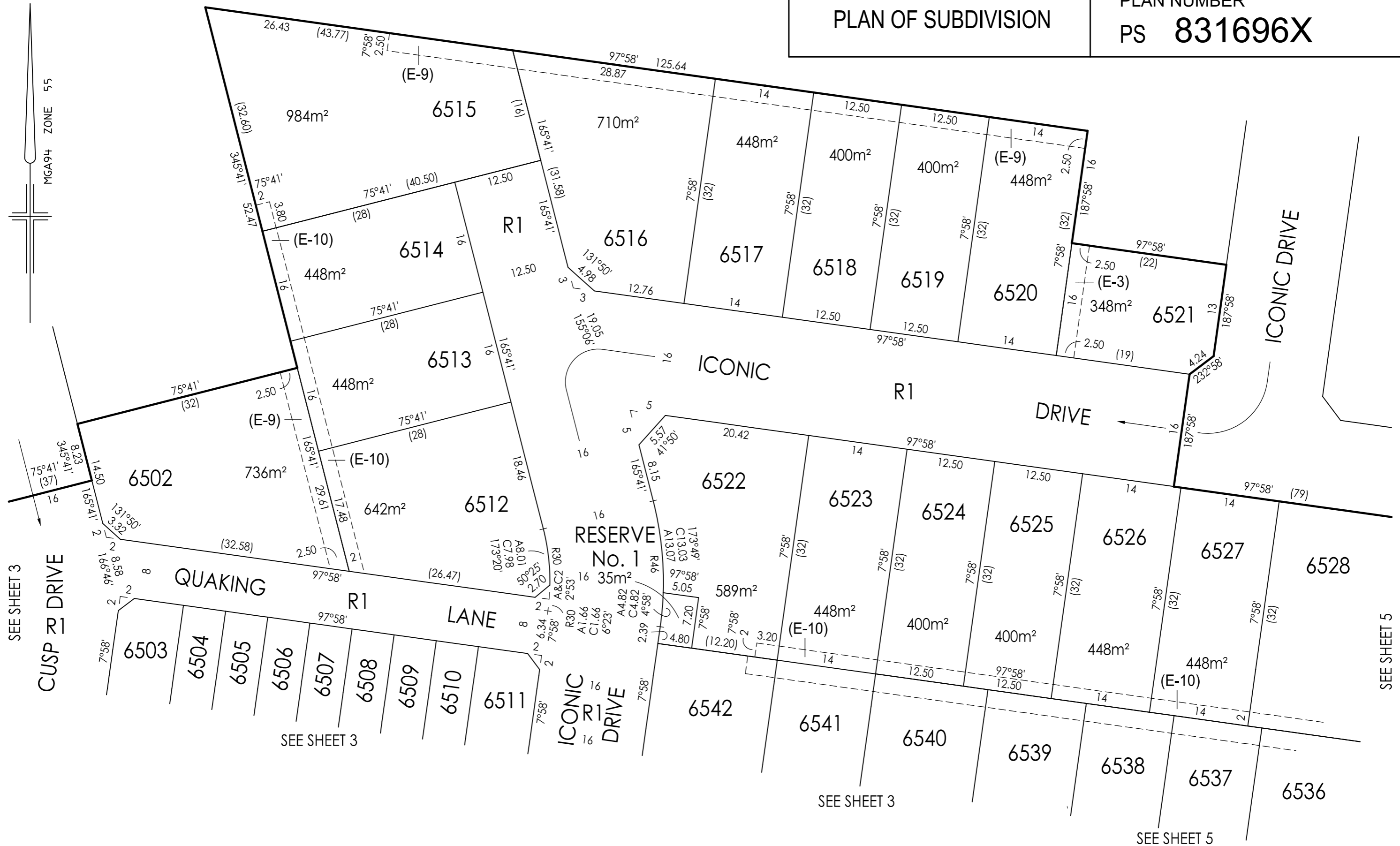


REF: 8352/65 VERSION: 6
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831696X



SEE SHEET 3

SEE SHEET 5

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

SCALE
1:500

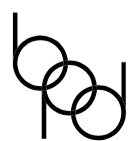
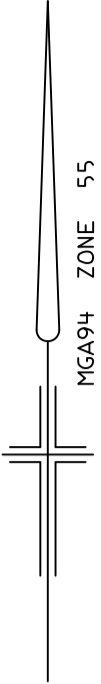


REF: 8352/65 VERSION: 6
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 4

PLAN OF SUBDIVISION

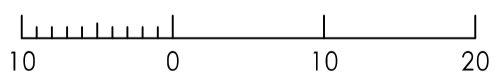
PLAN NUMBER
PS 831696X



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

SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 5

REF: 8352/65

VERSION: 6

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

THE BENEFICIARIES OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
6501	-
6502	6512, 6513
6503	6504
6504	6503, 6505
6505	6504, 6506
6506	6505, 6507
6507	6506, 6508
6508	6507, 6509
6509	6508, 6510
6510	6509, 6511
6511	6510
6512	6502, 6513
6513	6502, 6512, 6514
6514	6513, 6515
6515	6514, 6516
6516	6515, 6517
6517	6516, 6518
6518	6517, 6519
6519	6518, 6520
6520	6519, 6521

BURDENED LOT No:	BENEFITTING LOTS:
6521	6520
6522	6523, 6542
6523	6522, 6524, 6541
6524	6523, 6525, 6540
6525	6524, 6526, 6539, 6540
6526	6525, 6527, 6538, 6539
6527	6526, 6528, 6537, 6538
6528	6527, 6529, 6536, 6537
6529	6528, 6530, 6531, 6532, 6535
6530	6529, 6531
6531	6529, 6530, 6532
6532	6529, 6531, 6533, 6535
6533	6532, 6534, 6535
6534	6533, 6535
6535	6529, 6532, 6533, 6534, 6536
6536	6528, 6535, 6537
6537	6527, 6528, 6536, 6538
6538	6526, 6527, 6537, 6539
6539	6525, 6526, 6538, 6540
6540	6524, 6525, 6539, 6541

BURDENED LOT No:	BENEFITTING LOTS:
6541	6523, 6540, 6542
6542	6522, 6541
6543	6544
6544	6543, 6545
6545	6544, 6546
6546	6545, 6547
6547	6546, 6548
6548	6547, 6549
6549	6548, 6550
6550	6549, 6551
6551	6550, 6552
6552	6551, 6553
6553	6552, 6554
6554	6553, 6555
6555	6554, 6556
6556	6555, 6557
6557	6556, 6558
6558	6557, 6559
6559	6558

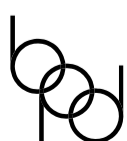
Upon registration of the plan, the following restriction is to be created.

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 - NIL
Type B - 6503 to 6511 (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.



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

SCALE

ORIGINAL SHEET SIZE A3

SHEET 6

REF: 8352/65

VERSION: 6

LICENSED SURVEYOR: SIMON COX