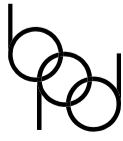
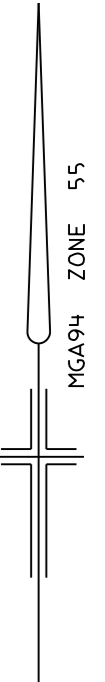
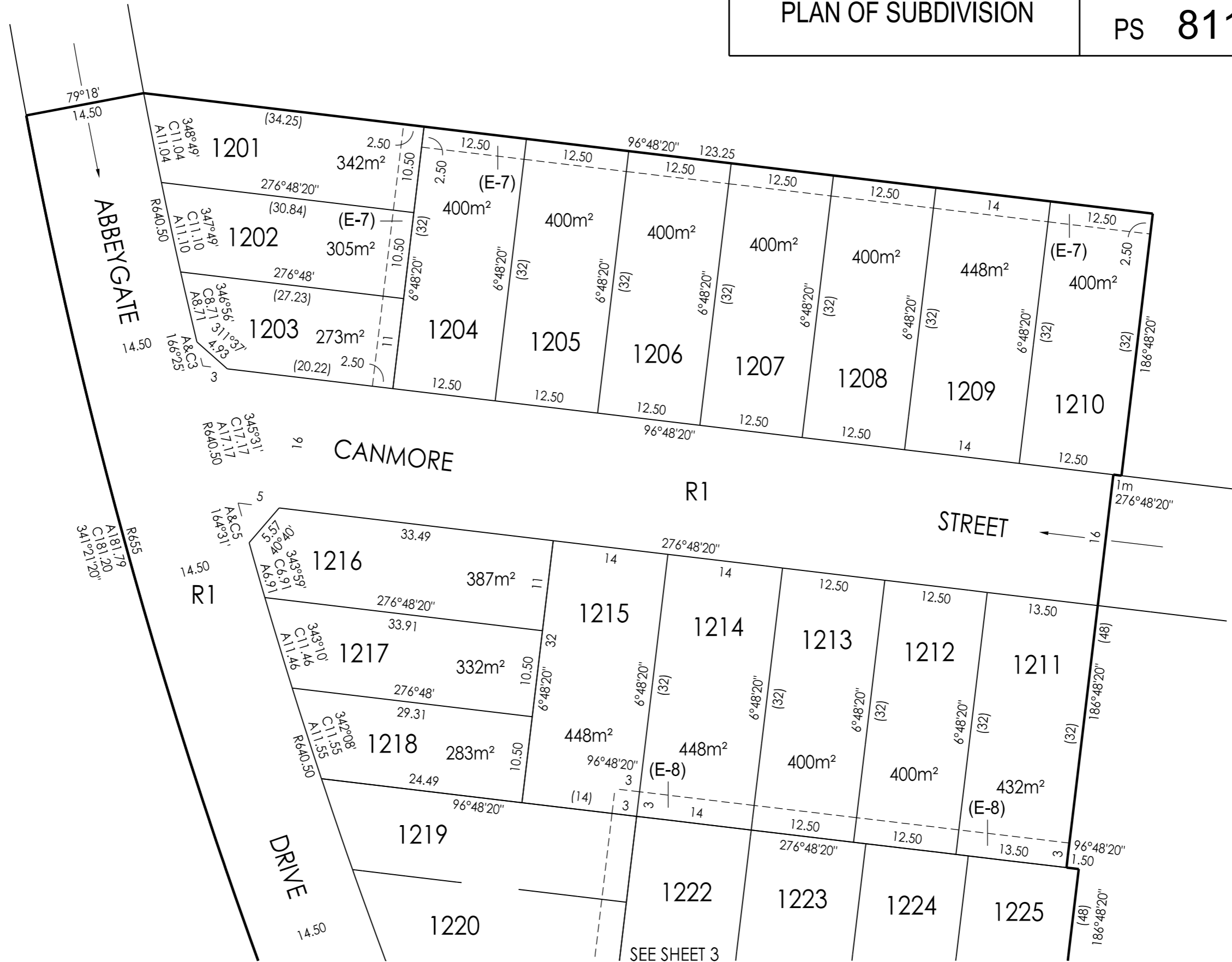


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 811254V</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> MAMBOURIN  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 15  <b>CROWN ALLOTMENT:</b> 2 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A PS838472J  <b>POSTAL ADDRESS: (at time of subdivision)</b> BLACK FOREST ROAD WERRIBEE 3030  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 288490 ZONE: 55 N: 5802140 DATUM: GDA94		Council Name: Wyndham City Council  Council Reference Number: WYS4392/17 Planning Permit Reference: WYP7570/14 SPEAR Reference Number: S112085T  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 12/03/2019  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Mark Tenner for Wyndham City Council on 04/11/2021  <b>Statement of Compliance</b> issued: 20/09/2022		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1200 (BOTH INCLUSIVE) AND EASEMENTS (E-1) TO (E-6) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 5518m<sup>2</sup></b>		
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>		<b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-7) ON PS838472J WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64  LAND NOT IN PROCLAIMED SURVEY AREA.  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP7570/14				
<b>ESTATE:</b> CORNERSTONE 12		<b>AREA:</b> 1.697 ha	<b>No. OF LOTS:</b> 29	<b>MELWAY:</b> 204:D:9
<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-7)	SEWERAGE	SEE PLAN	PS811207F	CITY WEST WATER CORPORATION
(E-8)	DRAINAGE	SEE PLAN	PS811207F	WYNDHAM CITY COUNCIL
(E-8)	SEWERAGE	SEE PLAN	PS811207F	CITY WEST 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: 8890/12	VERSION: 3	ORIGINAL SHEET SIZE A3
CHECKED AT		DATE: 07/02/19		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (3), 12/02/2020, SPEAR Ref: S112085T
				SHEET 1 OF 4 SHEETS

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811254V



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Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
www.bpd.com.au info@bpd.com.au

SCALE  
1:500



REF: 8890/12

VERSION: 3

ORIGINAL SHEET SIZE A3

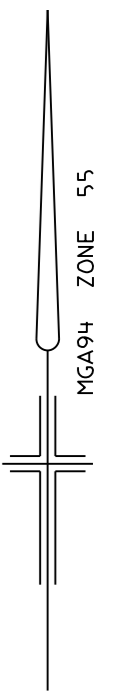
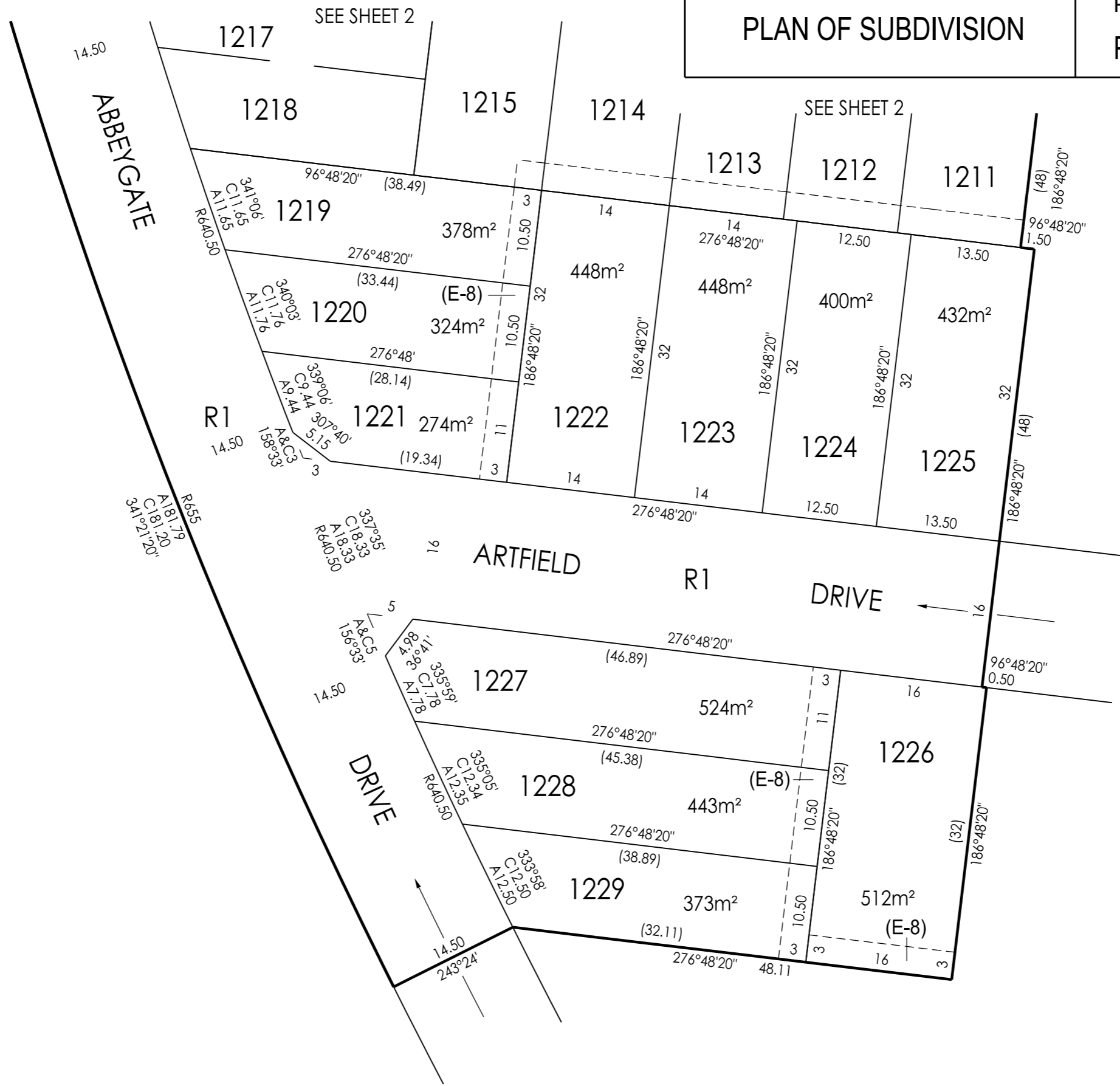
SHEET 2

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Wyndham City Council,  
04/11/2021,  
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PLAN OF SUBDIVISION

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ORIGINAL SHEET SIZE A3 SHEET 3  
Digitally signed by:  
Wyndham City Council,  
04/11/2021,  
SPEAR Ref: S112085T

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

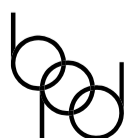
Land to benefit: Lots 1201 to 1229 (both inclusive).

Land to be burdened: Lots 1201 to 1229 (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 300m<sup>2</sup> any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m<sup>2</sup> has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lots 1203 and 1221 are 'Type B' lots and lot 1218 is a 'Type A' lot;
  - (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;
  - (d) Any structure unless the said structure maintains a setback of at least 1m (one metre) from at least one of the side boundaries of the Lot. For this restriction the side boundary is considered the boundary that connects the frontage boundary with the rear boundary and may contain one or more bends.
  
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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[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 4

REF: 8890/12

VERSION: 3

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