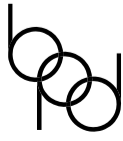
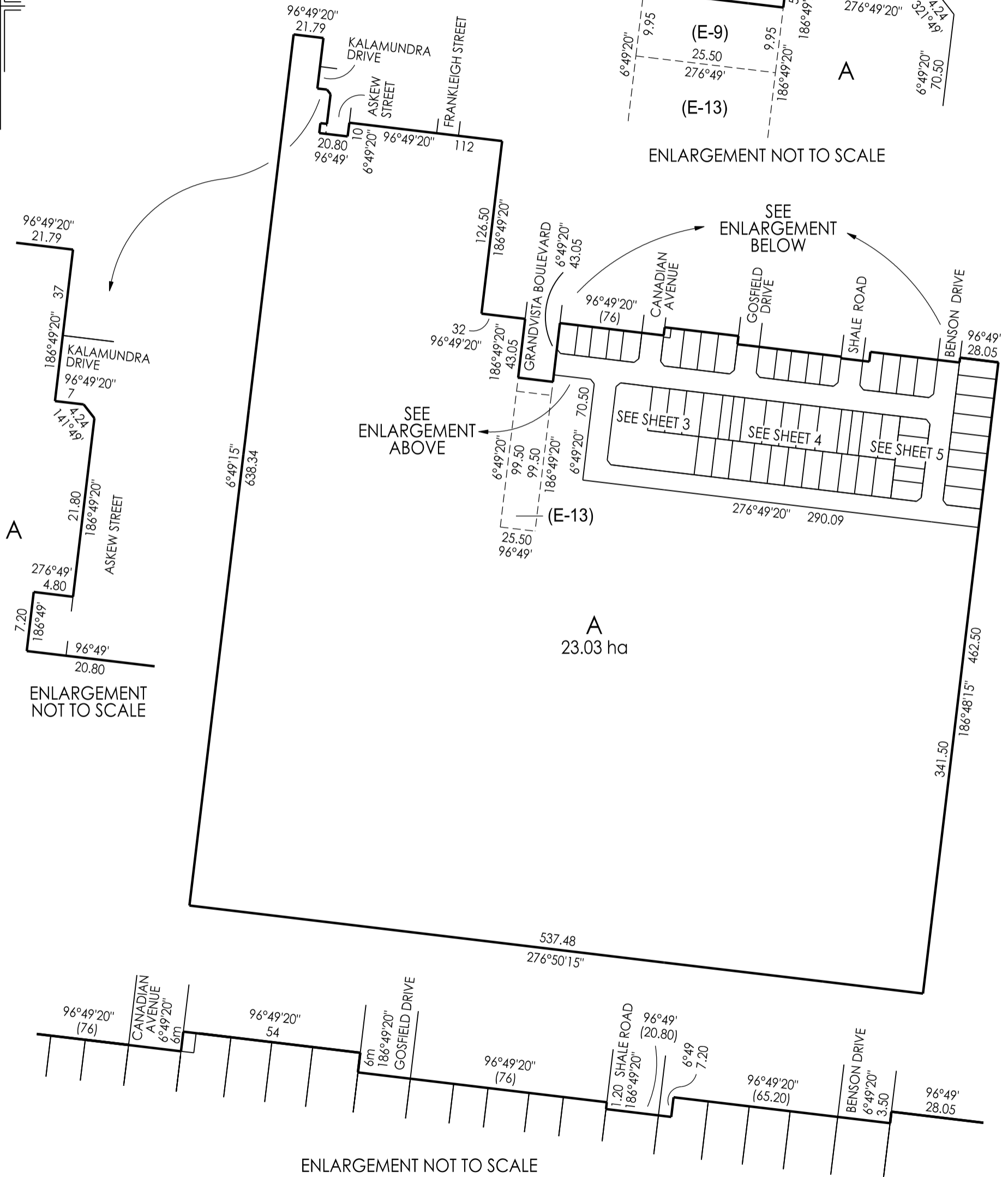
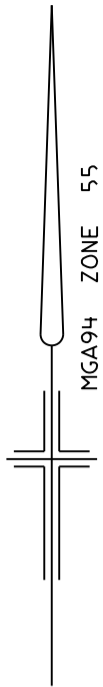


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 838499M	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ---- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS825862S POSTAL ADDRESS: (at time of subdivision) BLACK FOREST ROAD WERRIBEE 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288 620 ZONE: 55 N: 5 801 570 DATUM: GDA94		Council Name: Wyndham City Council SPEAR Reference Number: S162171S		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 2000 (BOTH INCLUSIVE) AND 2019 AND EASEMENTS (E-2), (E-3), (E-5) TO (E-8) (BOTH INCLUSIVE), (E-10) AND (E-11) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.206 ha FURTHER PURPOSE OF PLAN: TO VARY THE EASEMENT SHOWN AS (E-4) ON PS825862S TO THE POSITION SHOWN BY EASEMENT (E-4) ON THIS PLAN 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		FURTHER PURPOSE OF PLAN: TO VARY THE EASEMENT SHOWN AS (E-4) ON PS825862S TO THE POSITION SHOWN BY EASEMENT (E-4) ON 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 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64 LAND NOT IN PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8911/15				
ESTATE: CORNERSTONE 20		AREA: 3.181 ha	No. OF LOTS: 57	MELWAY: 204:E:10
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)	SEWERAGE	SEE PLAN	PS825841B	GREATER WESTERN WATER CORPORATION
(E-4)	SEWERAGE	SEE PLAN	PS825836T	GREATER WESTERN WATER CORPORATION
(E-9)	DRAINAGE	SEE PLAN	PS825862S	WYNDHAM CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	PS825862S	GREATER WESTERN WATER CORPORATION
(E-9)	CARRIAGEWAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-13)	CARRIAGEWAY	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: 8890/20	VERSION: 9	ORIGINAL SHEET SIZE A3
CHECKED TT		DATE: 23/05/2022		SHEET 1 OF 6 SHEETS
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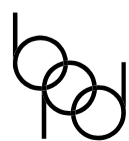
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 838499M

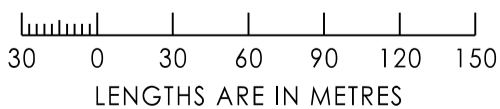


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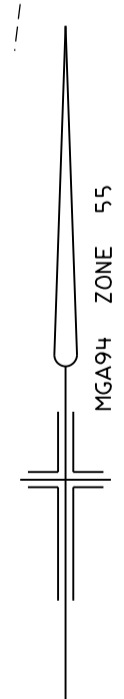
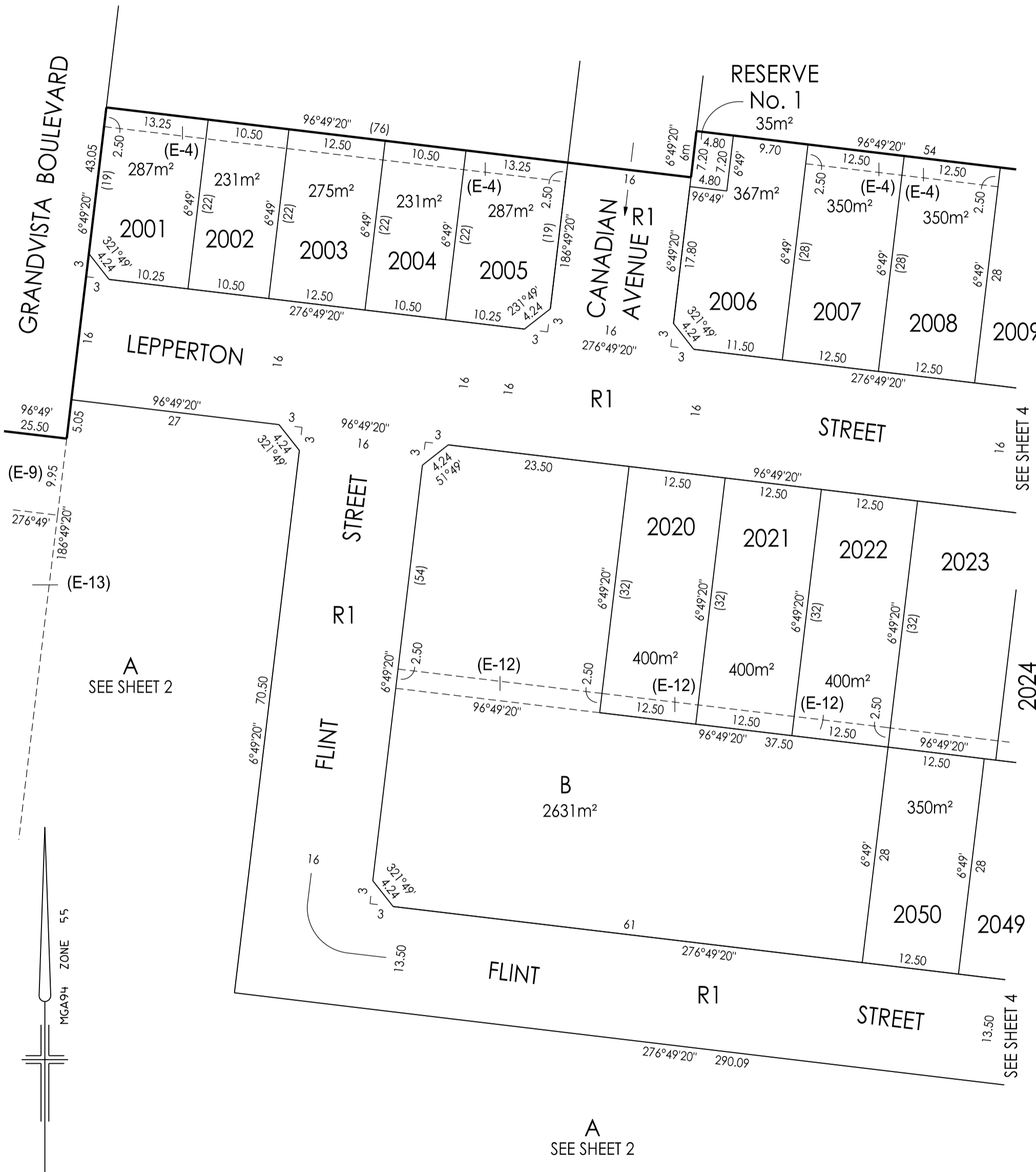
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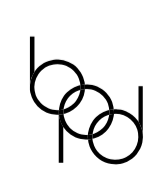
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SEE SHEET 2

A
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SEE SHEET 4

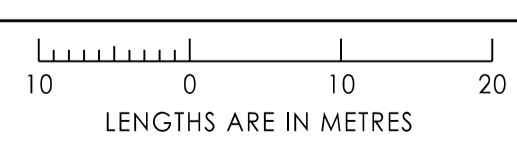
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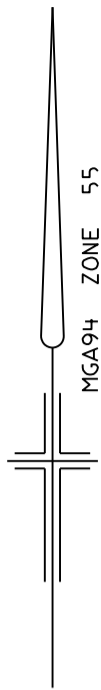


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PLAN NUMBER
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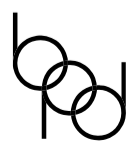
SEE SHEET 5

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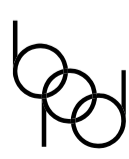
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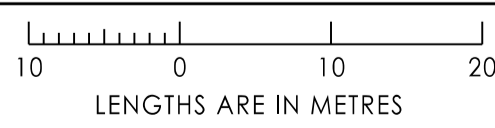


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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 2001 to 2018 (both inclusive) and 2020 to 2058 (both inclusive).

Land to be burdened: Lots 2001 to 2018 (both inclusive) and 2020 to 2058 (both inclusive).

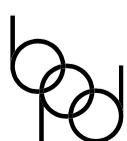
Description of Restriction:

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 300m² any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m² has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lots 2024, 2025, 2031 and 2032 are 'Type A' lots and lots 2001 to 2005 (both inclusive), 2010 to 2014 (both inclusive) and 2035 to 2039 (both inclusive) are 'Type B' lots;
 - (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) Except for lots 2002, 2003, 2004, 2011, 2012, 2013, 2024, 2025, 2031, 2032 and 2036 to 2038 (both inclusive) 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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