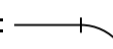
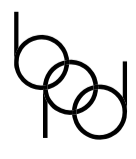


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746853H	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS738382S POSTAL ADDRESS: (at time of subdivision) BLACK FOREST ROAD WERRIBEE 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288810 ZONE: 55 N: 5802400 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOT 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 4332m²		
ROAD R1	WYNDHAM CITY COUNCIL			
NOTATIONS				
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.				
ESTATE: CORNERSTONE 7		AREA: 1.970 ha	No. OF LOTS: 35	
MELWAY: 204:E:8				
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)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-2)	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: 8890/7	VERSION: 5	ORIGINAL SHEET SIZE A3
		SHEET 1 OF 6 SHEETS		
LICENSED SURVEYOR: SIMON P COX				
CHECKED AT	DATE: 31/05/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746853H

UNMADE
GOVERNMENT ROAD

96°50'45"
3761.49

BLACK FOREST ROAD

96°50'45" 315.10

6°52'
507.09

SEE
SHEET
3

SEE SHEET 4

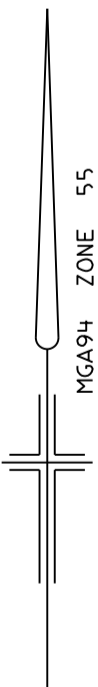
SEE SHEET 5

A
73.15 ha

6°49'15"
1104.69

1113.10
186°48'15" 1404.35

537.48
276°50'15"



SCALE

1:5000



ORIGINAL
SHEET SIZE A3

SHEET 2

REF: 8890/7

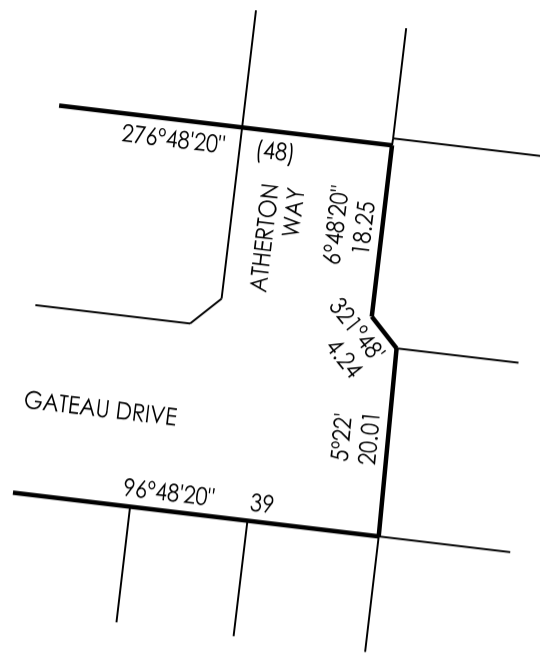
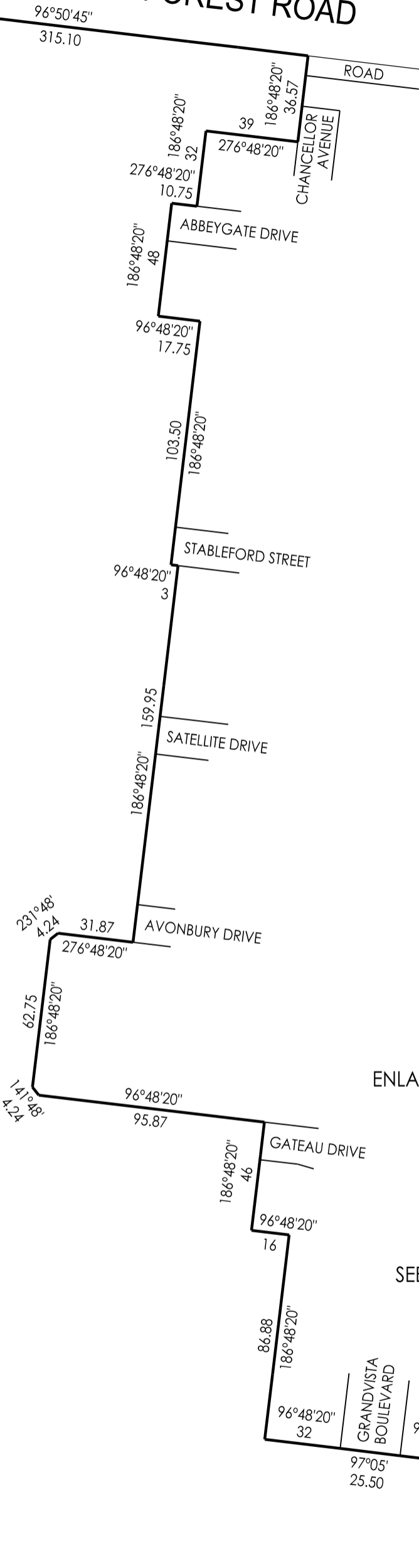
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LICENSED SURVEYOR: SIMON P COX

BLACK FOREST ROAD

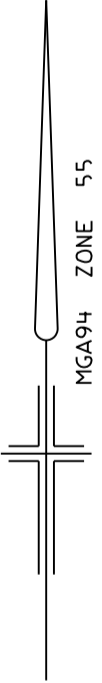


ENLARGEMENT NOT TO SCALE

A
SEE SHEET 2

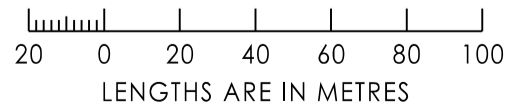
SEE ENLARGEMENT

A
SEE SHEET 2



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SCALE
 1:2000



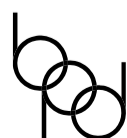
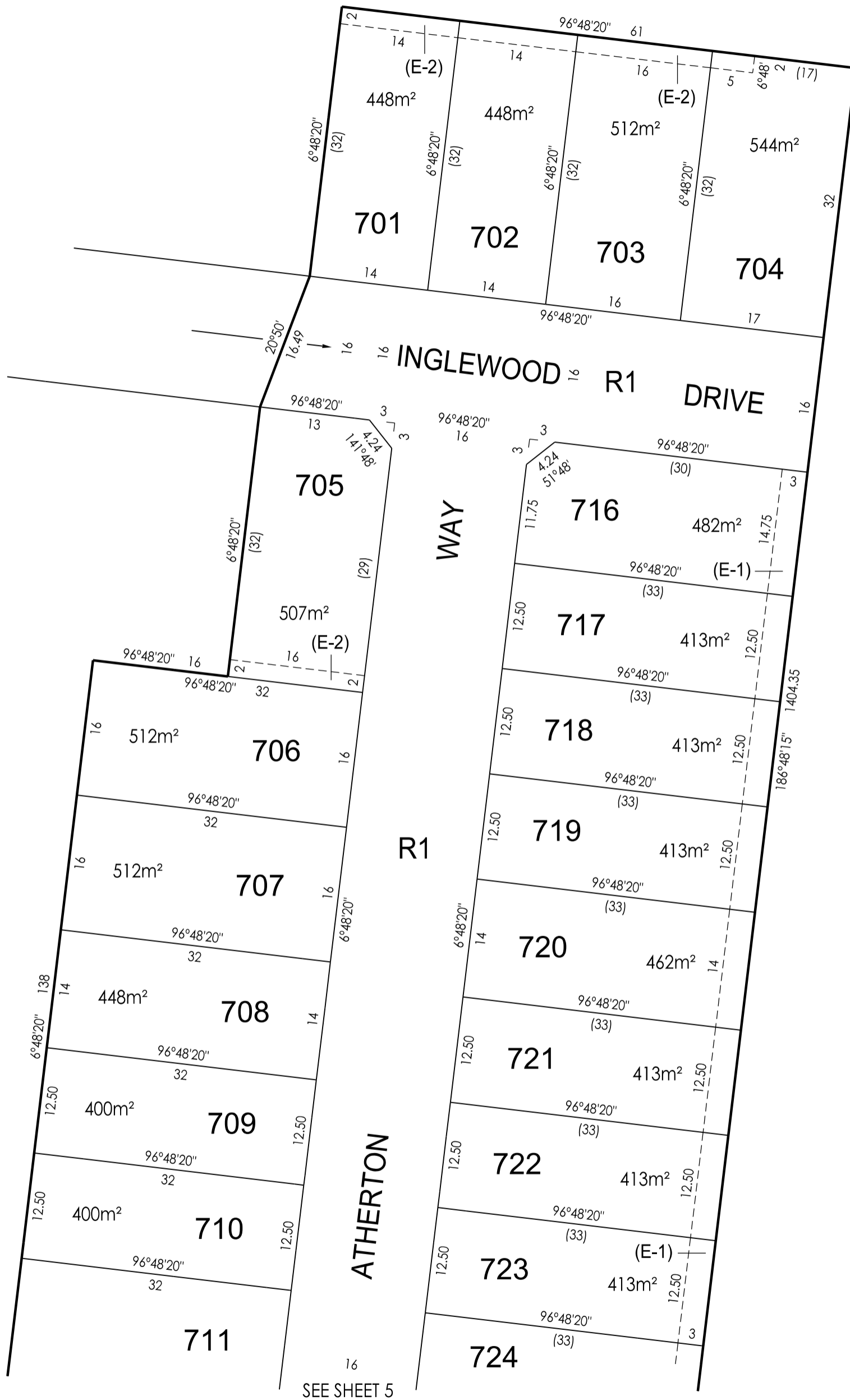
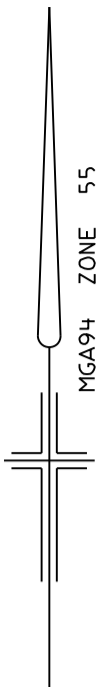
ORIGINAL SHEET SIZE A3
 REF: 8890/7

SHEET 3
 VERSION: 5

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

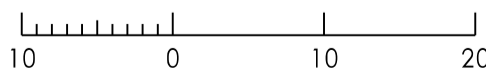
PLAN NUMBER
PS 746853H



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

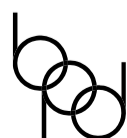
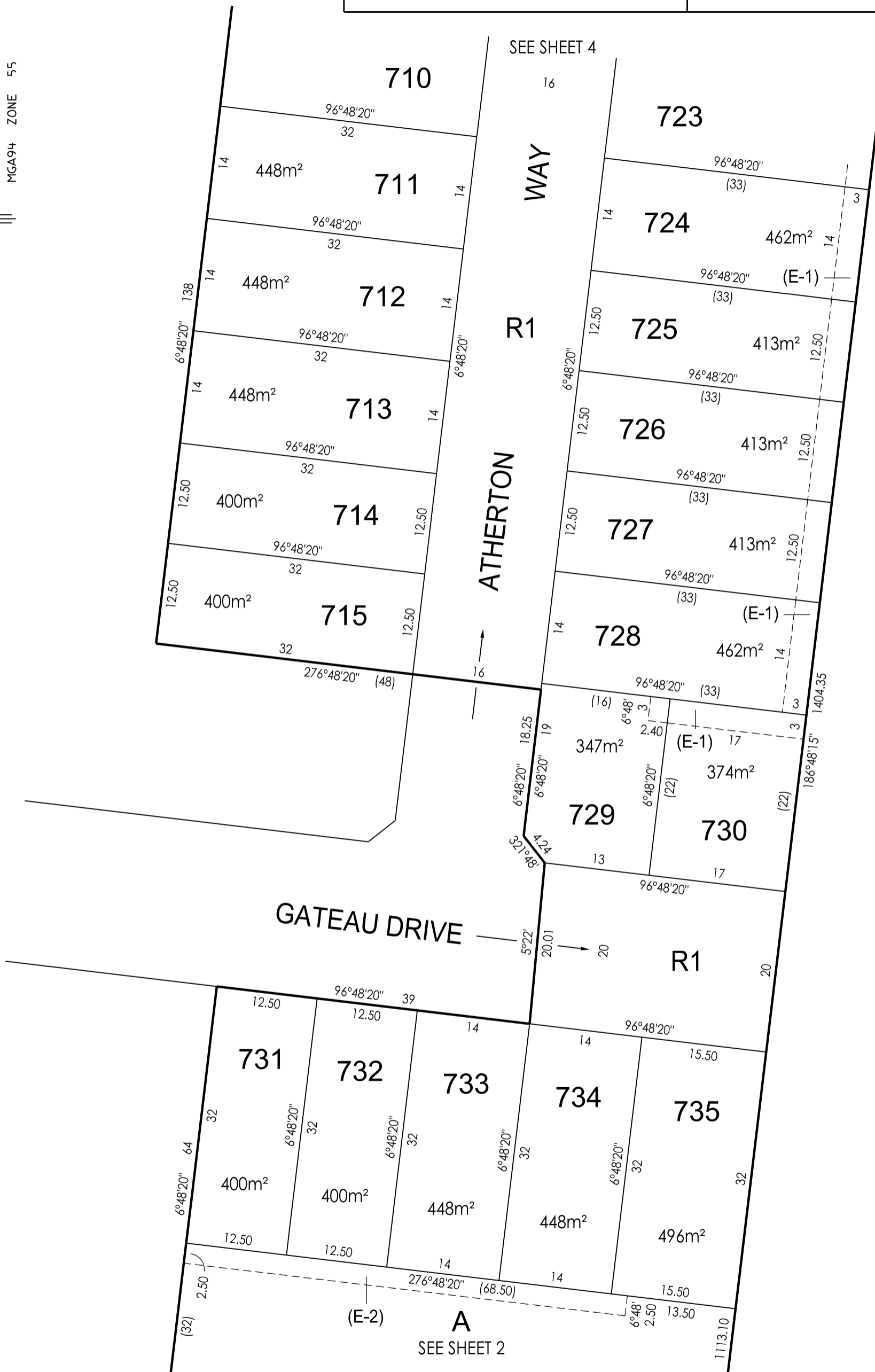
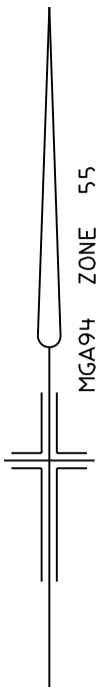
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VERSION: 5

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746853H



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SHEET 5
VERSION: 5

LICENSED SURVEYOR: SIMON P COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 701 to 735 (both inclusive).

Land to be burdened: Lots 701 to 735 (both inclusive).

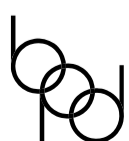
Description of Restriction:

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;
 - (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) In the case of lot 730 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>.

With the exception of restriction 2 (d) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan



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SCALE

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SHEET SIZE A3

SHEET 6

REF: 8890/7

VERSION: 5

LICENSED SURVEYOR: SIMON P COX