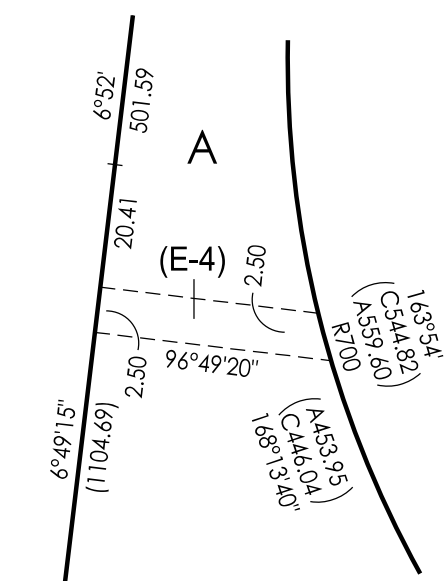
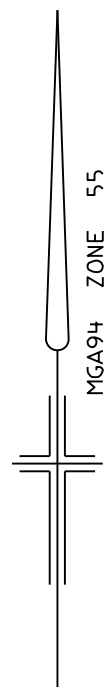
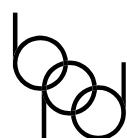
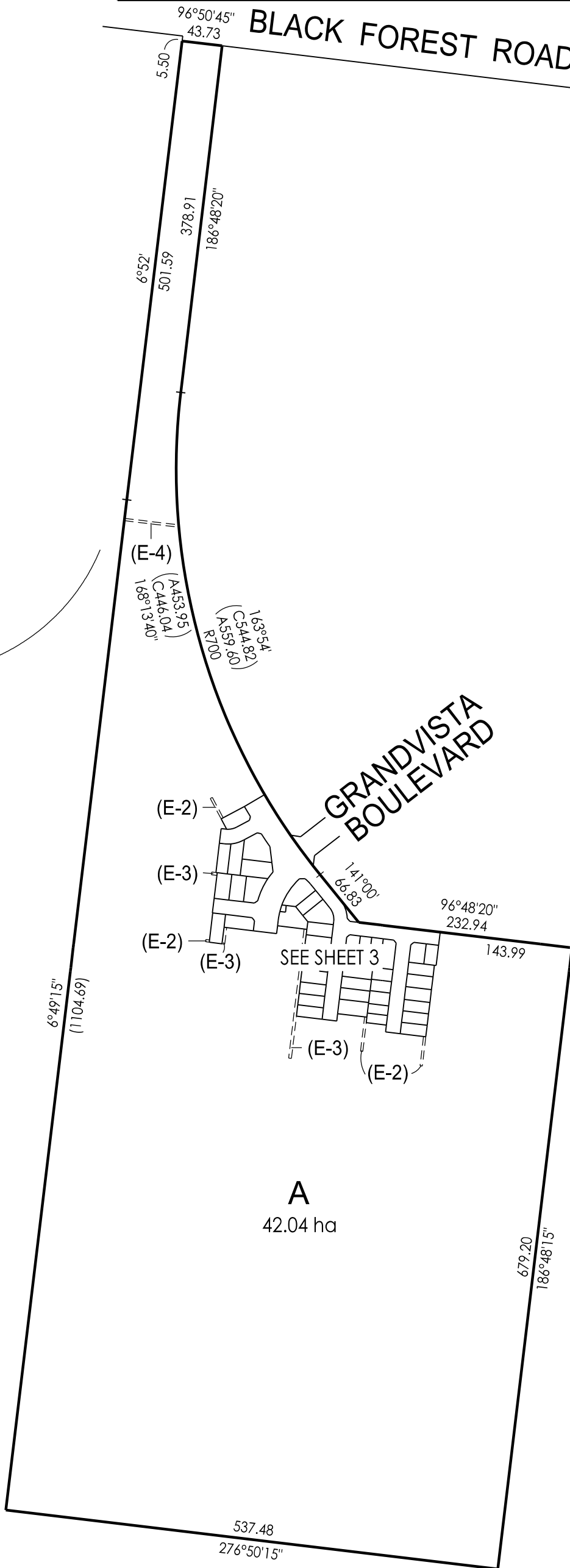


| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------|
| PLAN OF SUBDIVISION | | LRS USE ONLY EDITION | PLAN NUMBER PS 817668J | |
| LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ---- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS817576P POSTAL ADDRESS: (at time of subdivision) BLACK FOREST ROAD WERRIBEE 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288 440 ZONE: 55 N: 5 801 790 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 1600 (BOTH INCLUSIVE) AND EASEMENT (E-1) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.167 ha | | |
| ROAD R1 RESERVE No. 1 RESERVE No. 2 | WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD | | | |
| 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. WYP8911/15 | | |
| 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 16 | | AREA: 2.943 ha | No. OF LOTS: 43 | MELWAY: 204:D: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-2) | SEWERAGE | SEE PLAN | THIS PLAN | CITY WEST WATER CORPORATION |
| (E-3) | DRAINAGE | SEE PLAN | THIS PLAN | WYNDHAM CITY COUNCIL |
| (E-3) | SEWERAGE | SEE PLAN | THIS PLAN | CITY WEST WATER CORPORATION |
| (E-4) | SEWERAGE | SEE PLAN | PS817576P | 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: 8890/16 | VERSION: 6 | ORIGINAL SHEET SIZE A3 |
| CHECKED JC | | DATE: 11/09/20 | | SHEET 1 OF 8 SHEETS |
| | | LICENSED SURVEYOR: SIMON P COX | | |

BLACK FOREST ROAD



ENLARGEMENT NOT TO SCALE



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SCALE

1:5000



ORIGINAL SHEET SIZE A3

SHEET 2

REF: 8890/16

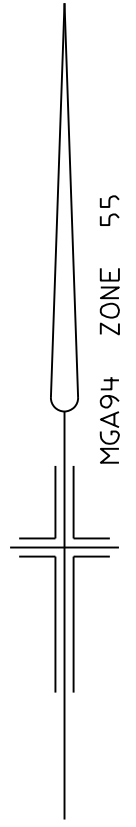
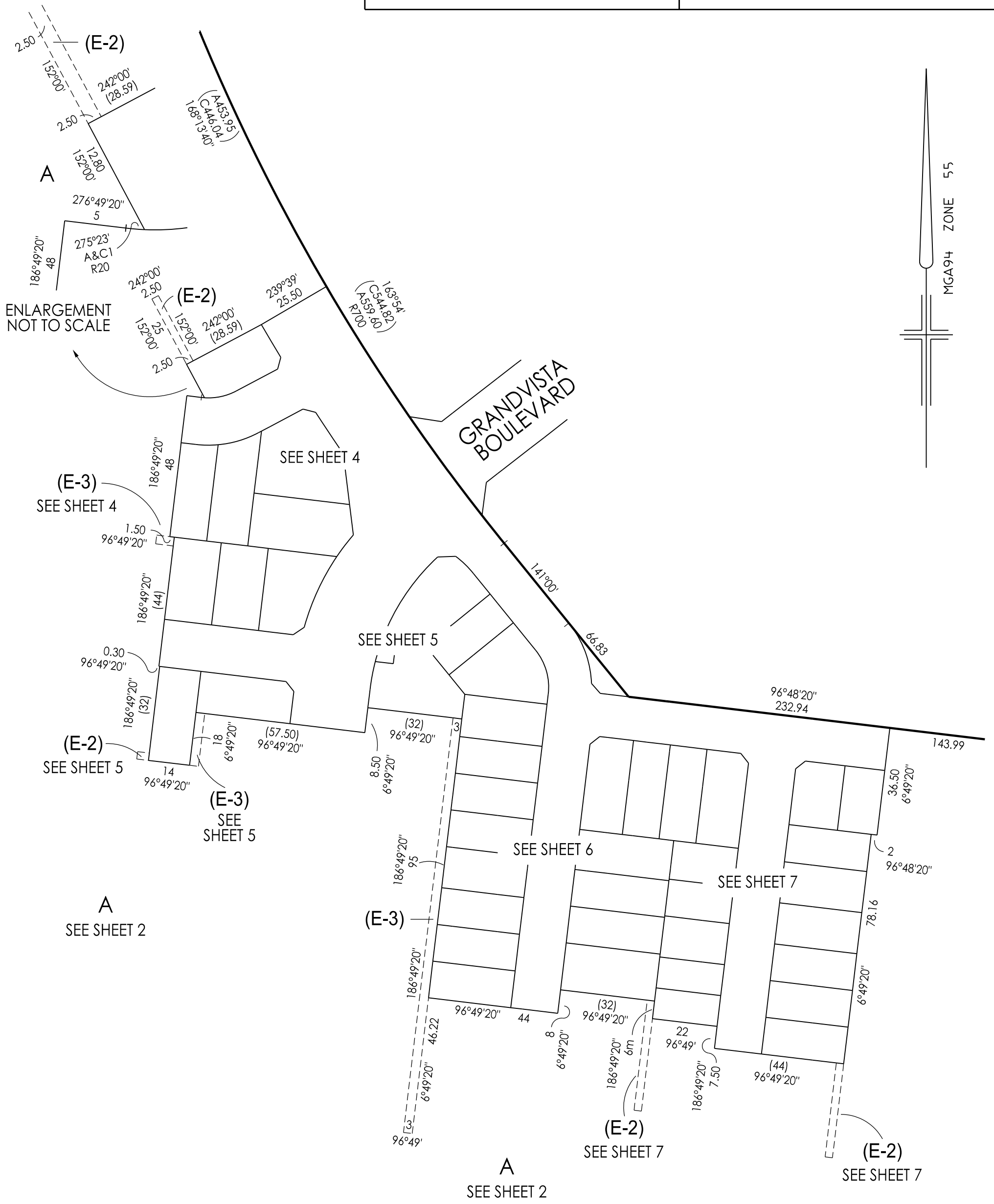
VERSION: 6

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER

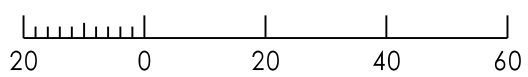
PS 817668J



ENLARGEMENT NOT TO SCALE

SCALE

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

REF: 8890/16

VERSION: 6

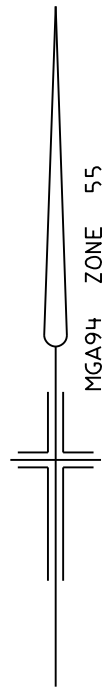


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LICENSED SURVEYOR: SIMON P COX

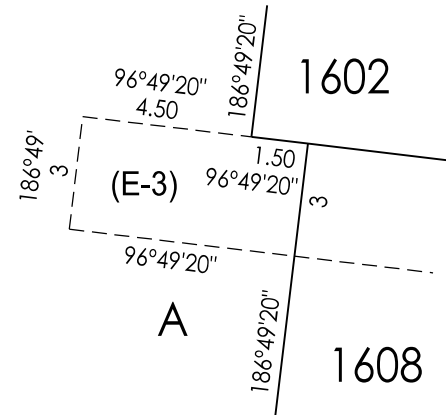
PLAN OF SUBDIVISION

PLAN NUMBER
PS 817668J

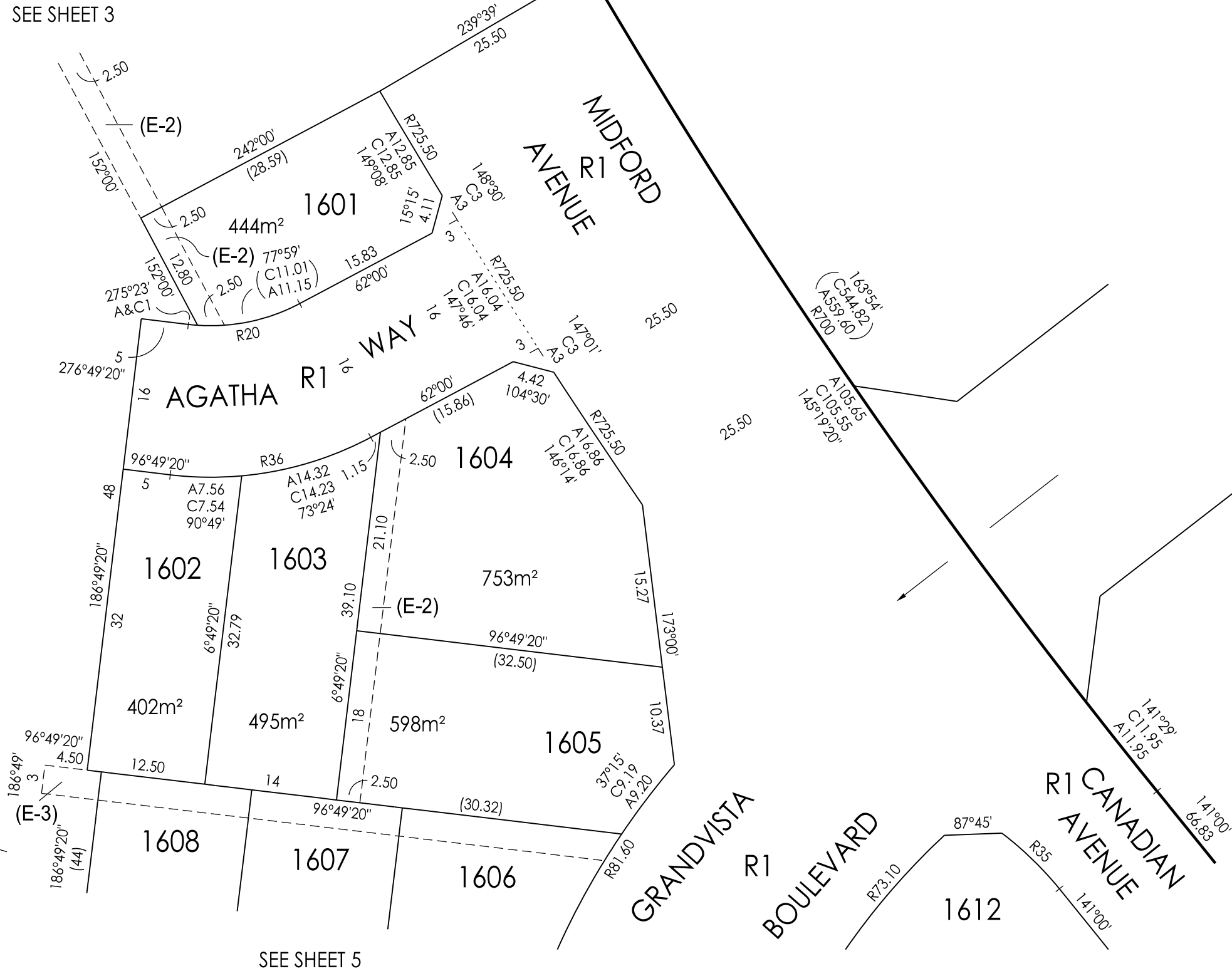


SEE SHEET 3

A
SEE SHEET 2



ENLARGEMENT NOT TO SCALE



SEE SHEET 5

SEE SHEET 5



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SCALE

1:500



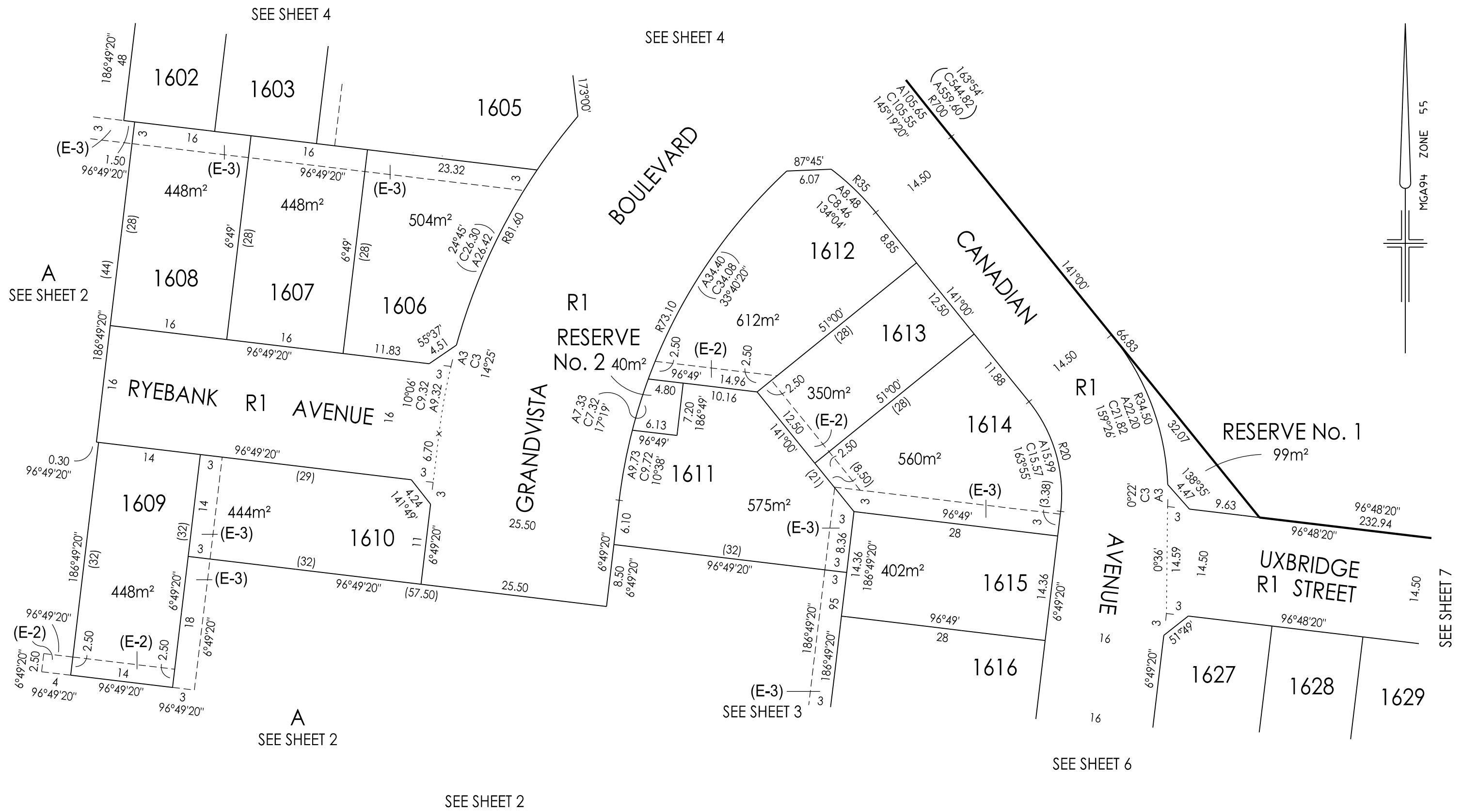
REF: 8890/16

VERSION: 6

LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 4



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SCALE
1:500



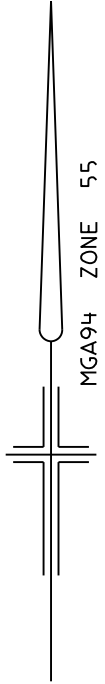
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LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3 SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER

PS 817668J



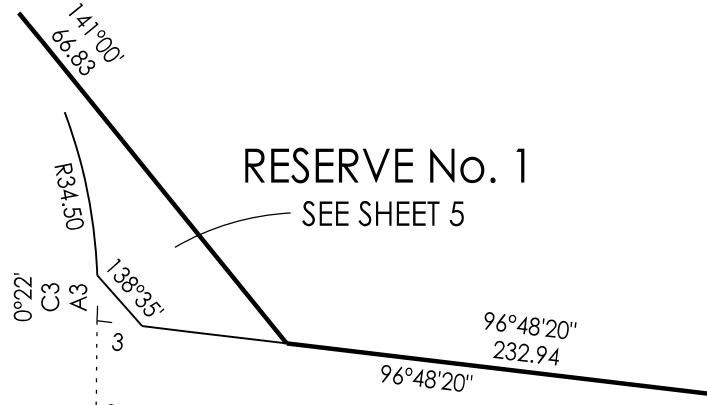
MGA94 ZONE 55

SEE SHEET 5

SEE SHEET 5

1614

R20



RESERVE No. 1
SEE SHEET 5

UXBRIDGE R1 STREET

1615

1616

1617

1618

1619

1620

1621

1622

AVENUE

R1

CANADIAN

1627

1628

1629

1626

1625

1624

1623

1635

1631

1632

1633

1634

1635

SEE SHEET 7

SEE SHEET 7

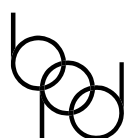
SEE SHEET 7

SEE SHEET 7

A
SEE SHEET 2

SEE SHEET 3

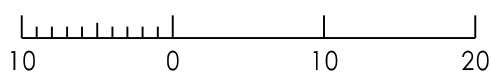
A
SEE SHEET 2



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SCALE

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 6

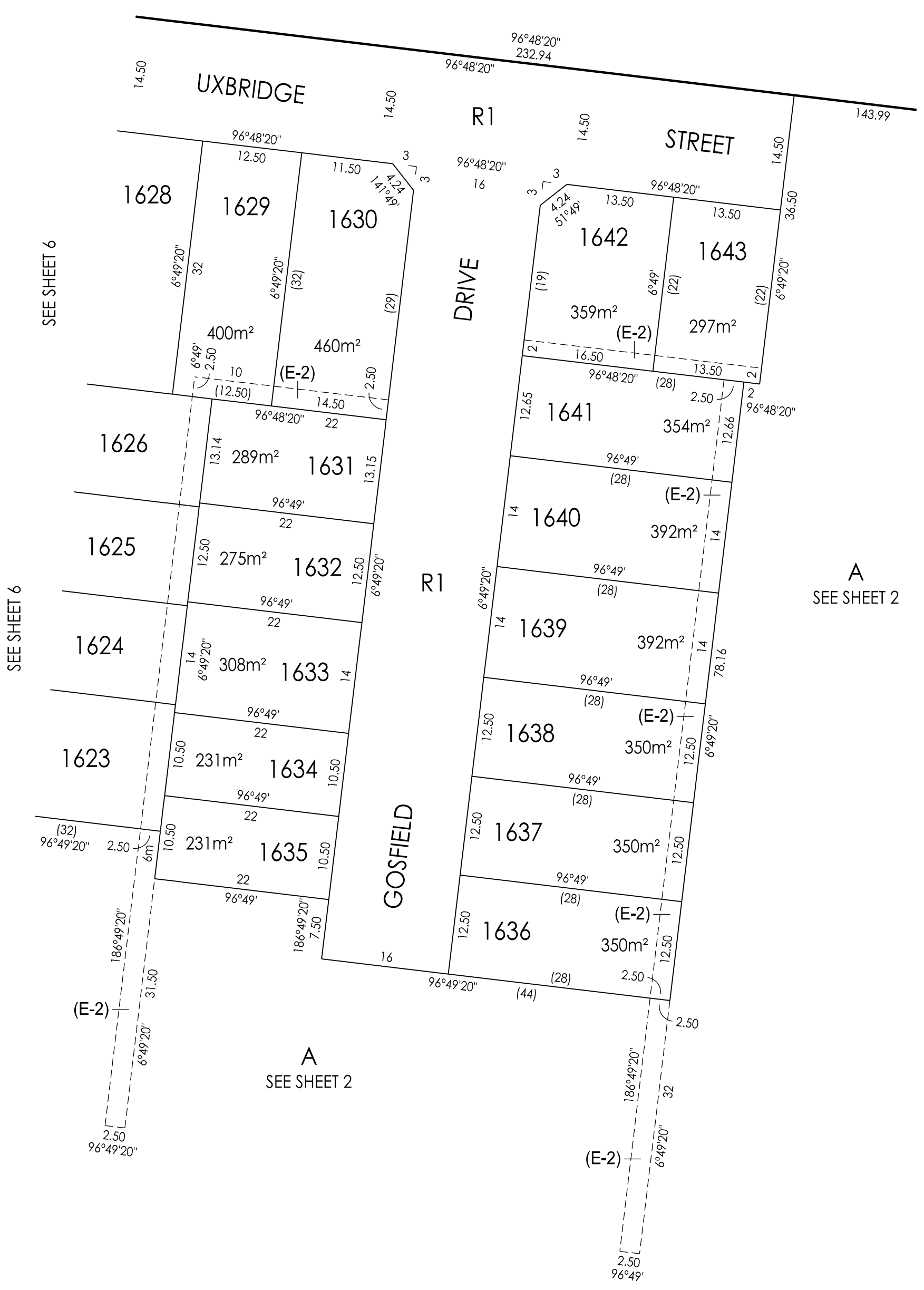
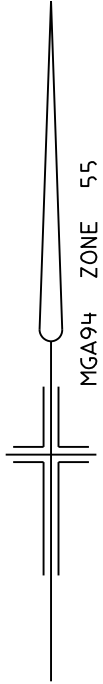
REF: 8890/16

VERSION: 6

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817668J

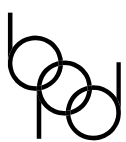


SEE SHEET 6

SEE SHEET 6

A
SEE SHEET 2

A
SEE SHEET 2



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REF: 8890/16

SHEET 7

VERSION: 6

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 1601 to 1643 (both inclusive).

Land to be burdened: Lots 1601 to 1643 (both inclusive).

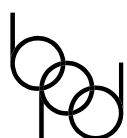
Description of Restriction:

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) Except for lots 1604, 1606, 1612 and 1614 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 lot 1631, 1632, 1634, 1635 and 1643 are '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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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 8

REF: 8890/16

VERSION: 6

LICENSED SURVEYOR: SIMON P COX