

	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804325P	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS746853H POSTAL ADDRESS: 383 BLACK FOREST ROAD (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E: 288520 ZONE: 55 (of approx. centre of plan) N: 5802560 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN LOT 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 5891m²		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS730392H 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. WYP7570/14				
ESTATE: CORNERSTONE 3		AREA: 1.603 ha	No. OF LOTS: 27	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)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	PS746853H	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: 8890/3	VERSION: 5	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		
CHECKED AT	DATE: 31/05/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804325P

UNMADE
GOVERNMENT ROAD

96°50'45"
3761.49

BLACK FOREST ROAD

96°50'45" 315.10

SEE SHEET 3

SEE SHEET 3

SEE
SHEET
3

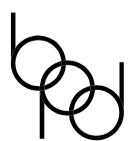
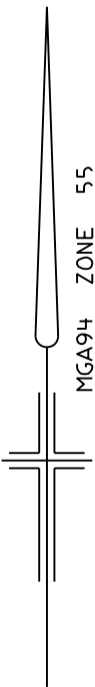
6°52'
507.09

A
71.55 ha

6°49'15"
1104.69

1113.10
186°48'15"

537.48
276°50'15"



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SCALE
1:5000



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SHEET 2
VERSION: 5

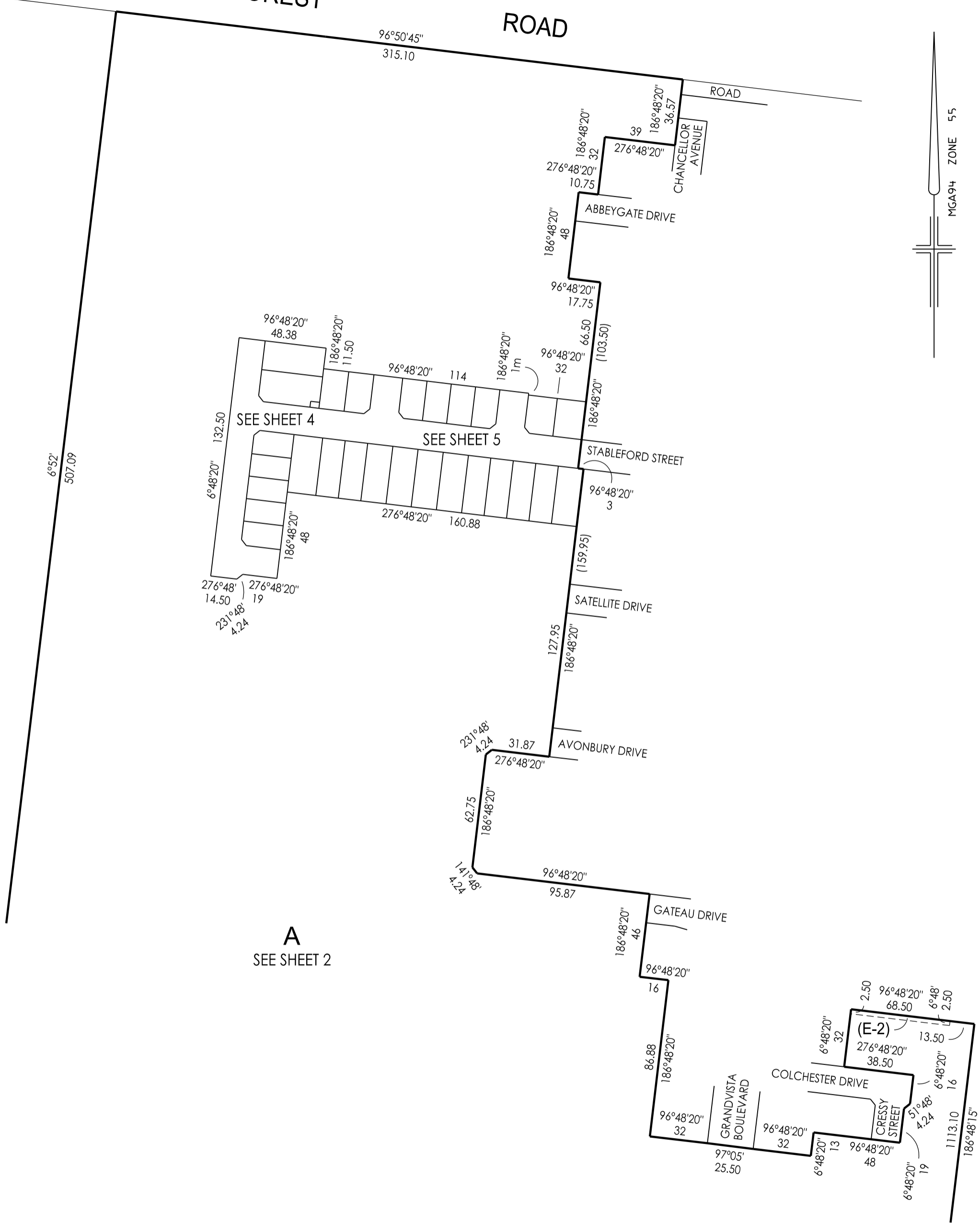
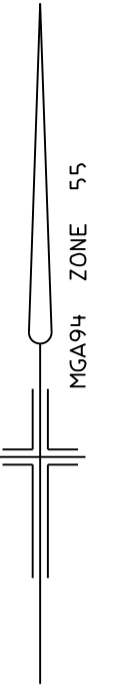
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PLAN OF SUBDIVISION

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BLACK FOREST

ROAD



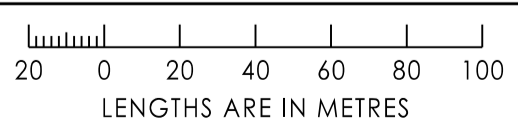
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SEE SHEET 2

(E-2)



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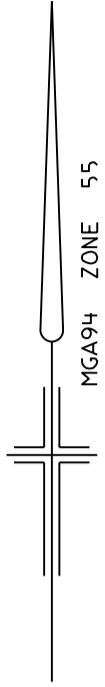
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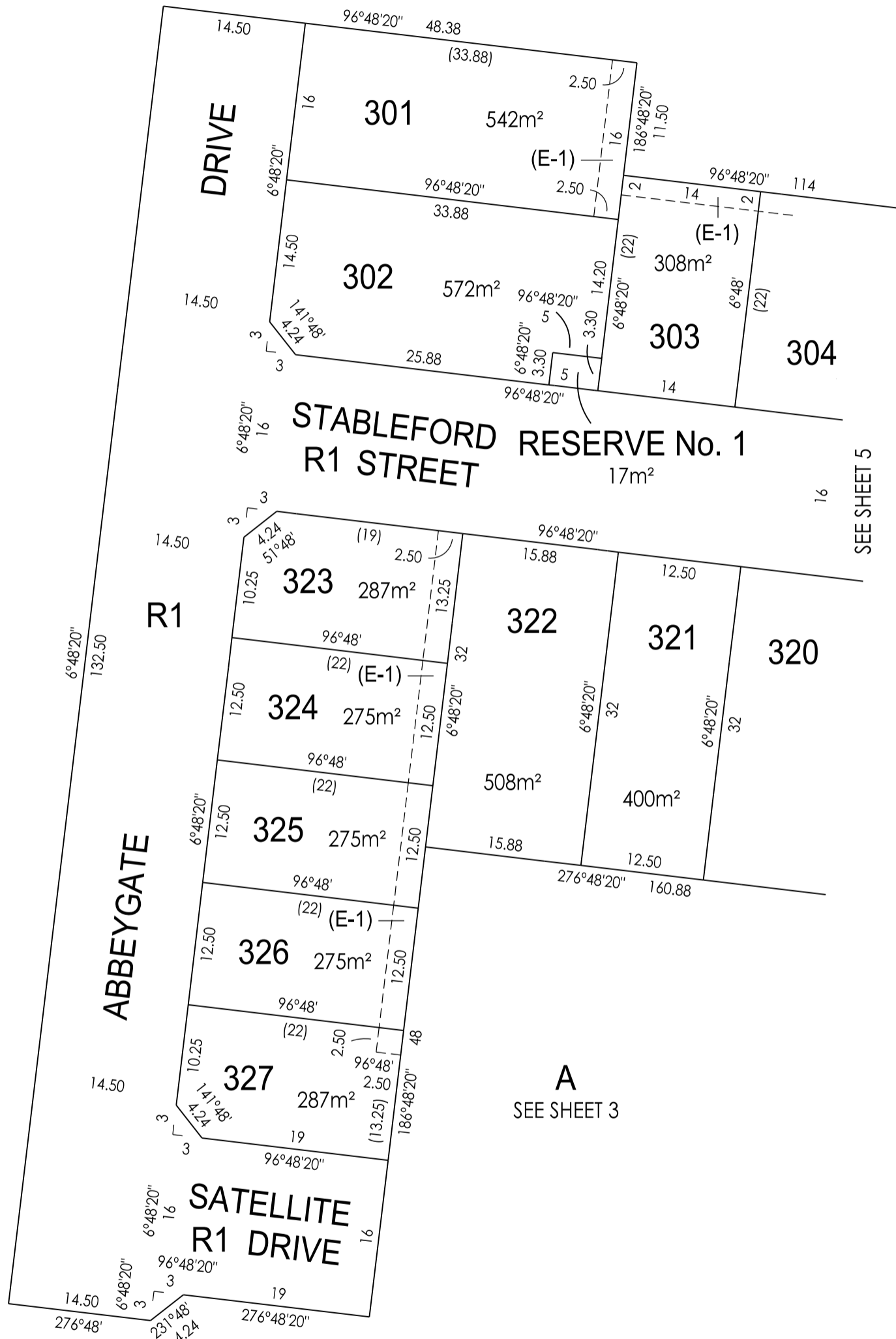
SHEET 3
VERSION: 5

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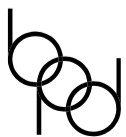
A
SEE SHEET 3

A
SEE SHEET 3



SEE SHEET 5

A
SEE SHEET 3



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SCALE

1:500



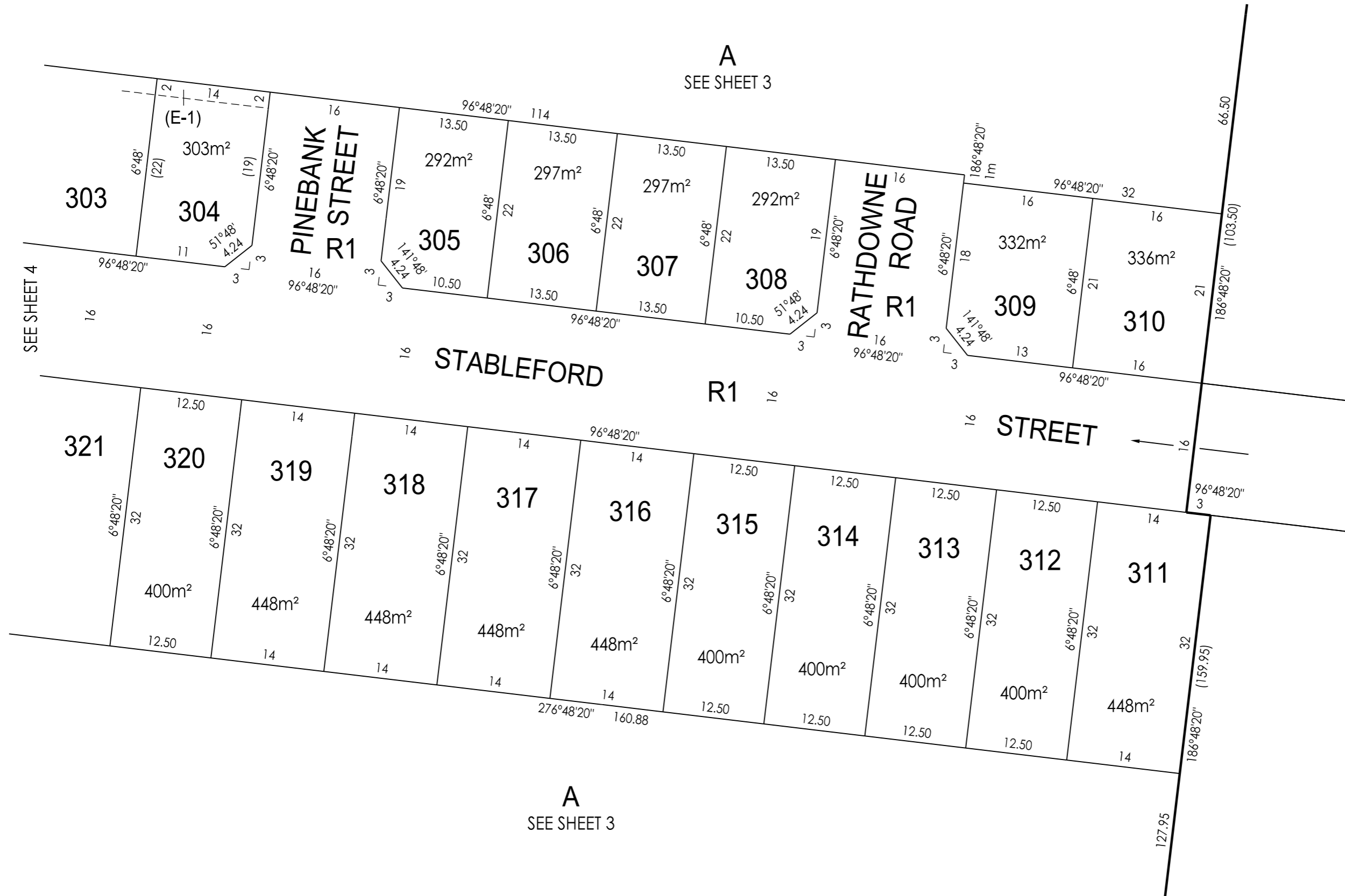
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SHEET 4

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SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 301 to 327 (both inclusive).

Land to be burdened: Lots 301 to 327 (both inclusive).

Description of Restriction:

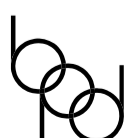
1. Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall 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 306, 307, 324, 325 and 326 are 'Type A' lots and lots 305, 308, 323 and 327 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) In the case of lots 303, 304, 309 and 310:
 - (i) Any dwelling unless the said dwelling is set back at least 3 metres from Stableford Street. The following may encroach into the setback distance by not more than 1.5 metres:
 - porches, verandahs and pergolas that have a maximum height of less than 4.5 metres above natural ground level;
 - eaves, fascia and gutters;
 - decks, steps or landings less than 800mm in height;

For the purpose of this restriction the setback at the splay of a corner lot is considered to be the intersection of the setbacks from the Stableford Steet and the secondary frontage;
 - (ii) any wall or carport on a boundary unless the said wall or carport does not exceed a maximum height of 3.6 metres;
 - (iii) any wall or carport on a boundary unless the said wall or carport does not exceed a maximum length of 20 metres;
 - (e) In the case of lot 301 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 (e) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan.



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