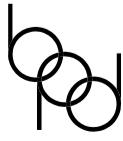
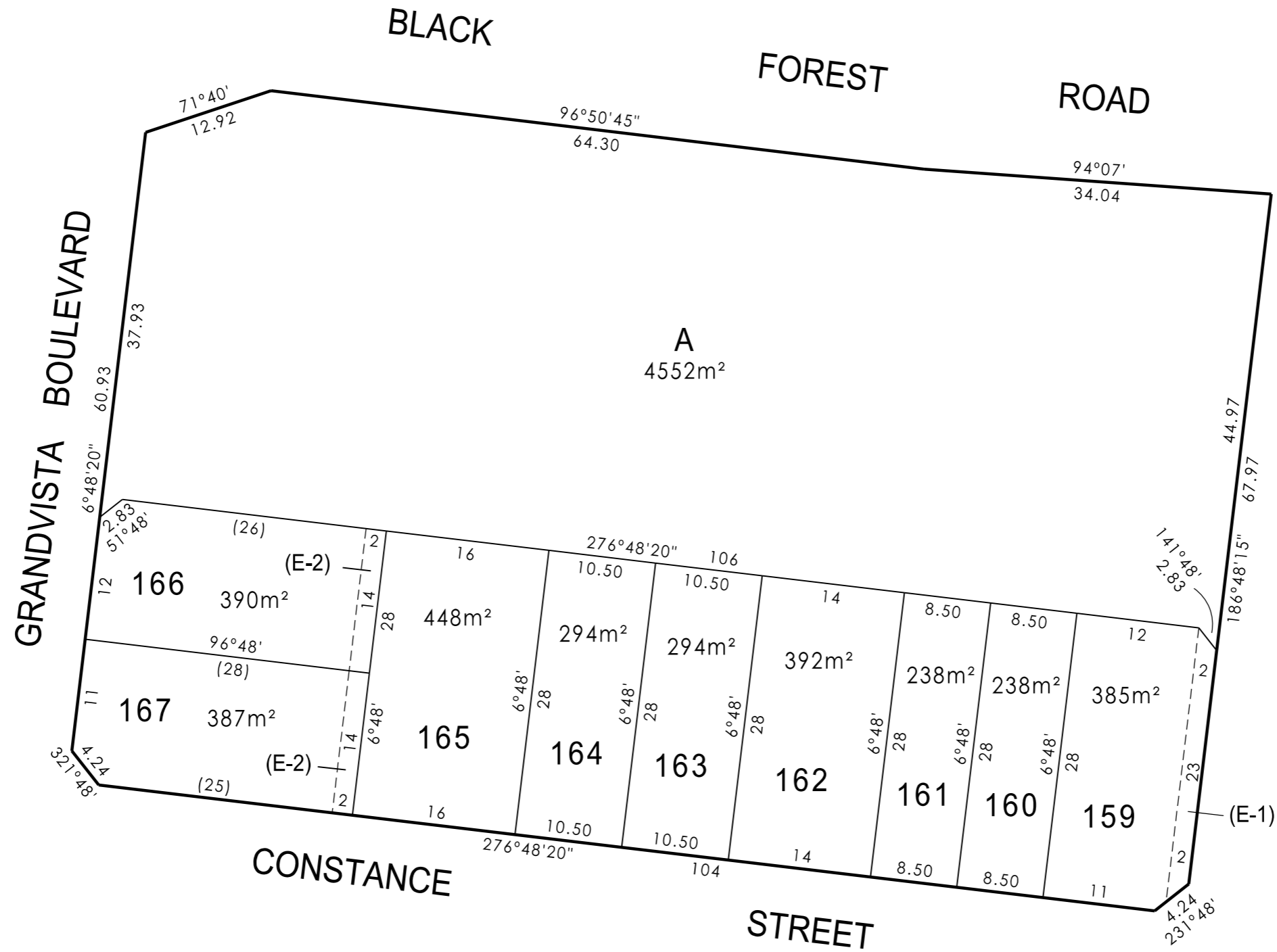
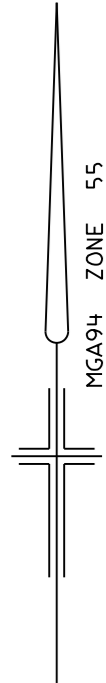


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 738402P	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT B PS730392H POSTAL ADDRESS: (at time of subdivision) 383 BLACK FOREST ROAD WERRIBEE VIC 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288 830 ZONE: 55 N: 5 802 710 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS3617/16 Planning Permit Reference: WYP7570/14 SPEAR Reference Number: S082053T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 15/12/2016 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Annette Susan Monk for Wyndham City Council on 14/06/2017		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN LOTS 1 TO 158 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.		
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS730392H THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. PM64 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP7570/14				
ESTATE: CORNERSTONE 1A		AREA: 3067m ²	No. OF LOTS: 9	
MELWAY: 204:E:7				
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-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: 8890/1A	VERSION: 6	ORIGINAL SHEET SIZE A3
CHECKED MW DATE: 13/04/17		Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (6), 18/04/2017, SPEAR Ref: S082053T		
SHEET 1 OF 3 SHEETS				



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

SCALE

1:500



REF: 8890/1A

VERSION: 6

Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (6),
18/04/2017, SPEAR Ref: S082053T

ORIGINAL SHEET SIZE A3

SHEET 2

Digitally signed by:
Wyndham City Council,
14/06/2017,
SPEAR Ref: S082053T

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 159 to 167 (both inclusive).

Land to be burdened: Lots 159 to 167 (both inclusive).

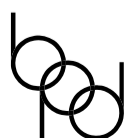
Description of Restriction:

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 160, 161, 163 and 164 are 'Type A' 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;

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 3

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