

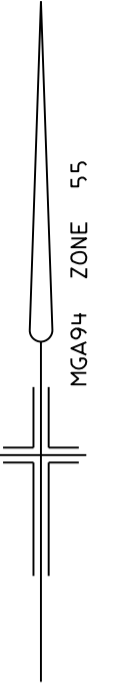
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 825841B						
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ---- SECTION: 15 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS825836T POSTAL ADDRESS: (at time of subdivision) BLACK FOREST ROAD WERRIBEE 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288 700 ZONE: 55 N: 5 801 750 DATUM: GDA94		Council Name: Wyndham City Council SPEAR Reference Number: S152108V							
VESTING OF ROADS OR RESERVES		NOTATIONS							
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 1800 (BOTH INCLUSIVE) AND EASEMENT (E-1) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8803m² FURTHER PURPOSE OF PLAN: TO VARY THE EASEMENT SHOWN AS (E-4) ON PS825836T TO THE POSITION SHOWN BY EASEMENT (E-4) ON THIS PLAN GROUND'S FOR VARIATION: 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 PS825836T TO THE POSITION SHOWN BY EASEMENT (E-4) ON THIS PLAN GROUND'S FOR VARIATION: 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 18		AREA: 3.232 ha		No. OF LOTS: 63		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-2)	SEWERAGE	SEE PLAN	PS817668J	CITY WEST WATER CORPORATION					
(E-3)	DRAINAGE	SEE PLAN	PS817668J	WYNDHAM CITY COUNCIL					
(E-3)	SEWERAGE	SEE PLAN	PS817668J	CITY WEST WATER CORPORATION					
(E-4)	SEWERAGE	SEE PLAN	PS825836T	CITY WEST WATER CORPORATION					
(E-5)	DRAINAGE	SEE PLAN	PS817668J	WYNDHAM CITY COUNCIL					
(E-6)	SEWERAGE	SEE PLAN	PS817576P	CITY WEST WATER CORPORATION					
(E-7)	DRAINAGE	SEE PLAN	PS825836T	WYNDHAM CITY COUNCIL					
(E-7)	SEWERAGE	SEE PLAN	PS825836T	CITY WEST WATER CORPORATION					
(E-8)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN 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: 8890/18		VERSION: 7		ORIGINAL SHEET SIZE A3		SHEET 1 OF 7 SHEETS	
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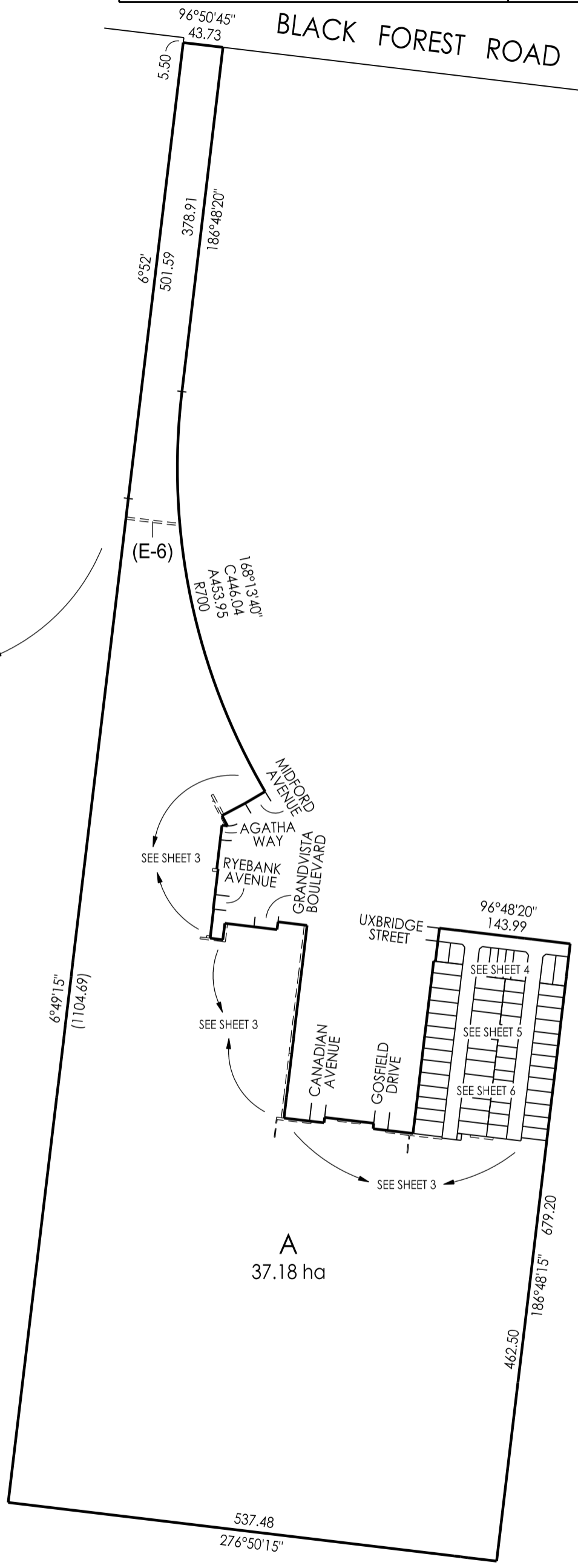
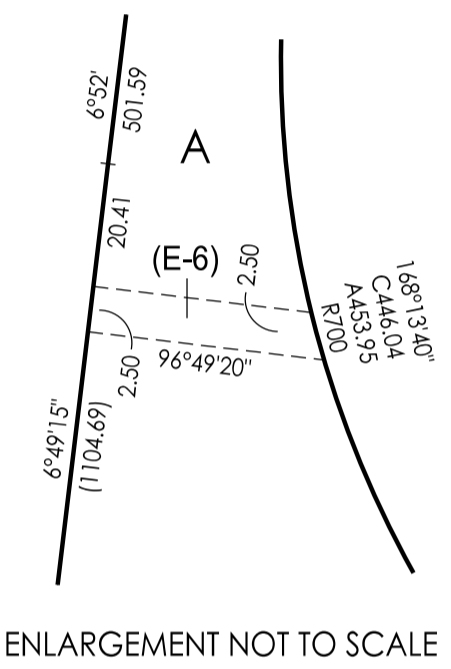
PLAN OF SUBDIVISION

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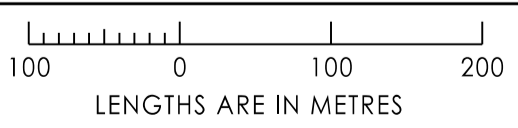
BLACK FOREST ROAD



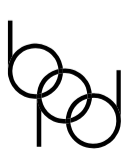
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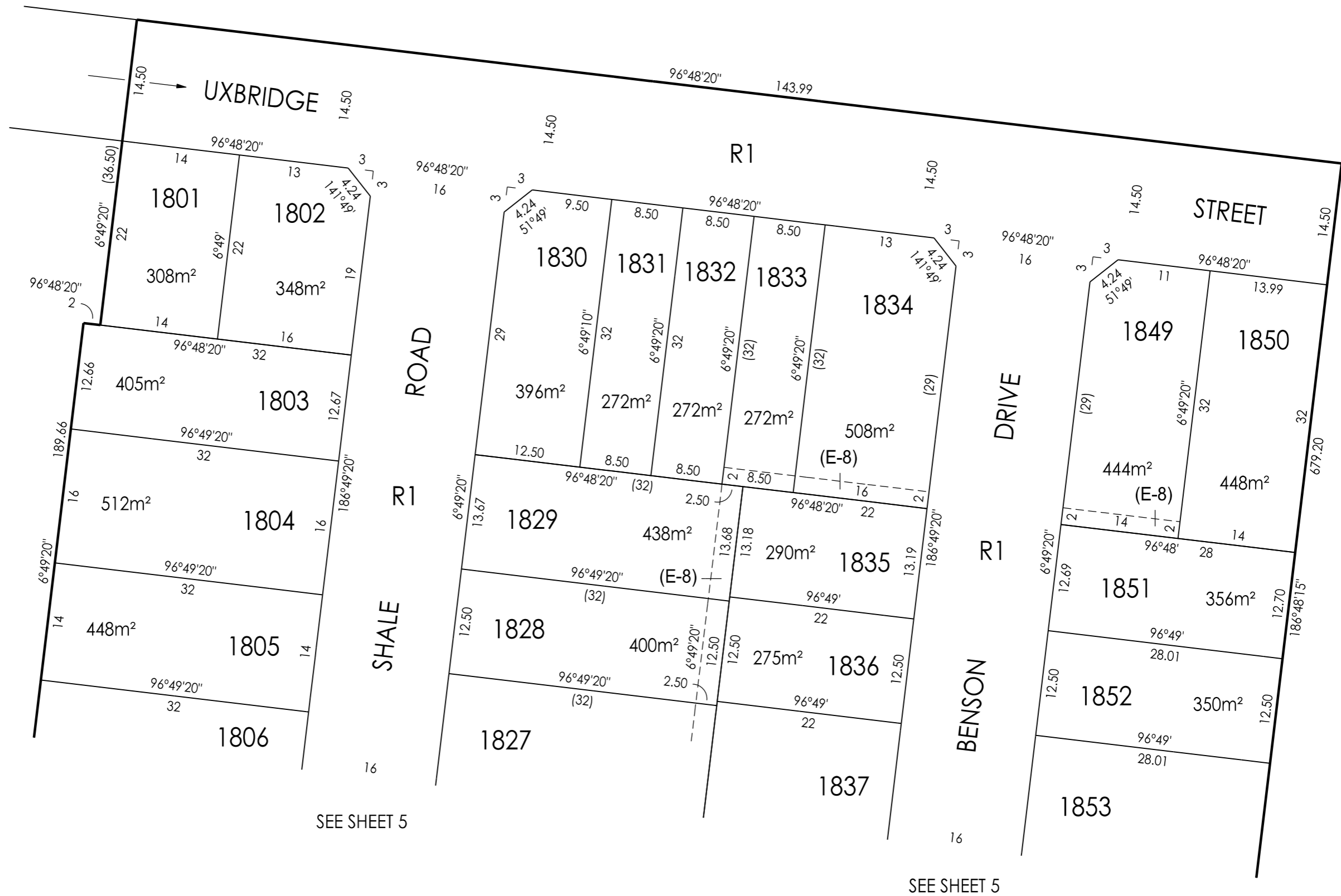
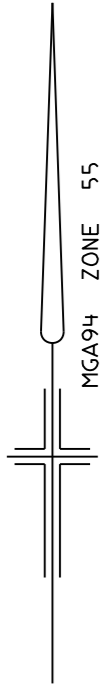


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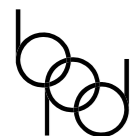
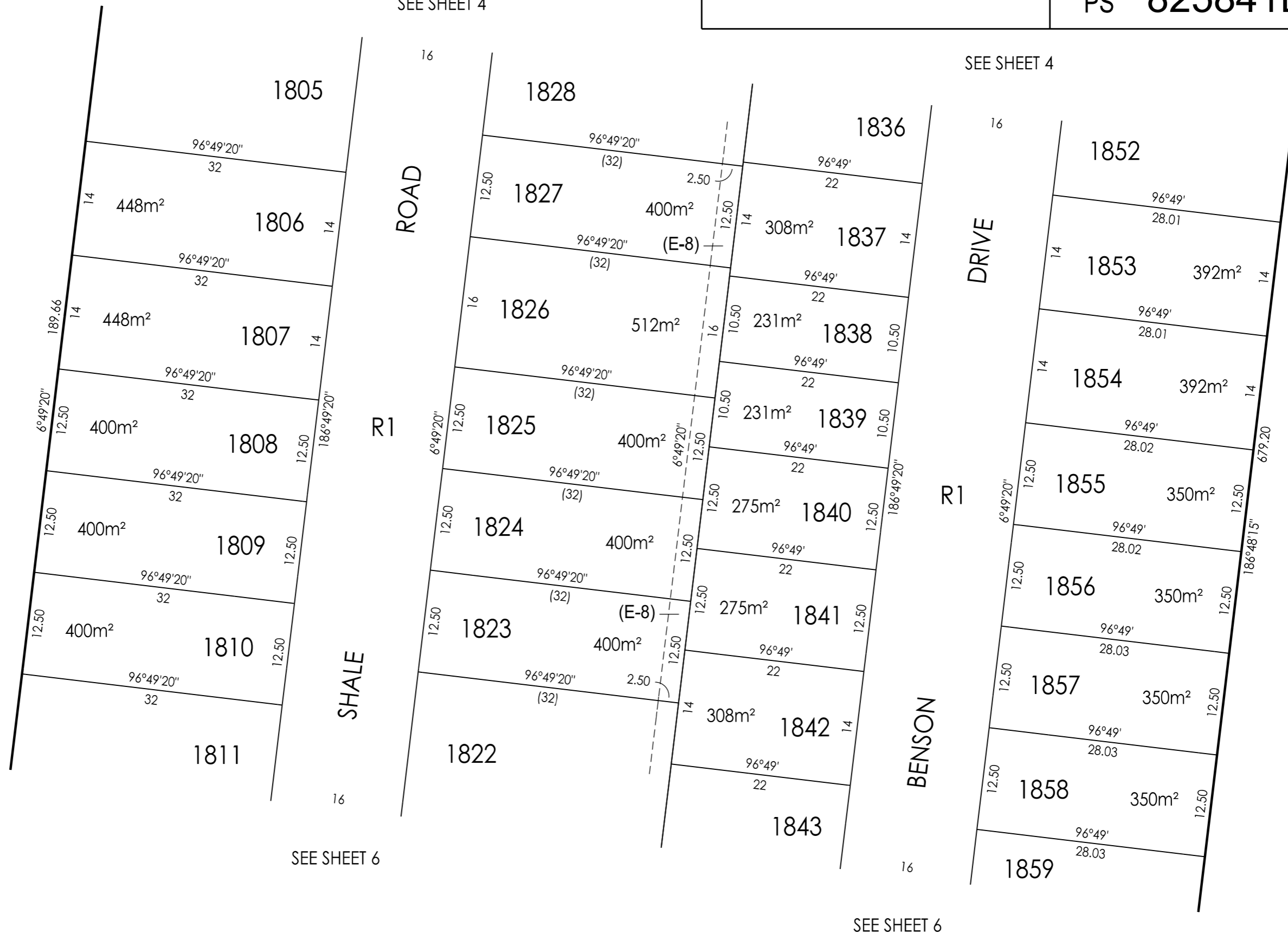
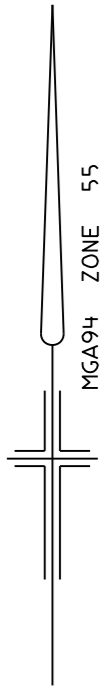
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SHEET 4

PLAN OF SUBDIVISION

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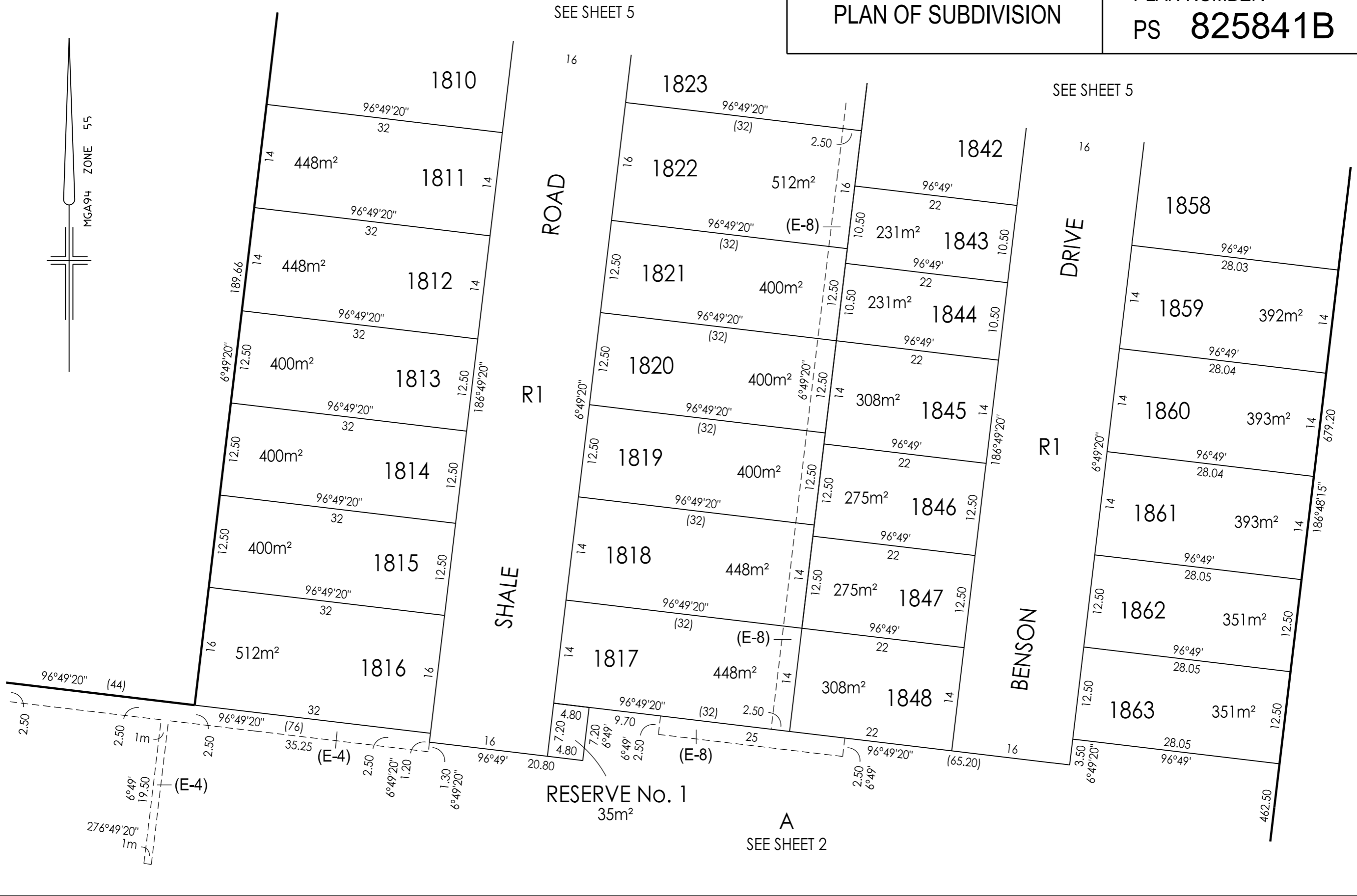
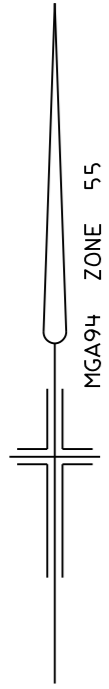
SHEET 5

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ORIGINAL SHEET SIZE A3 SHEET 6

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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 1801 to 1863 (both inclusive).

Land to be burdened: Lots 1801 to 1863 (both inclusive).

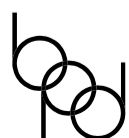
Description of Restriction:

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 1835, 1836, 1838 to 1841 (both inclusive), 1843, 1844, 1846 and 1847 are 'Type A' lots and lots 1831, 1832 and 1833 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 1831, 1832, 1833, 1843 and 1844 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;
 - (e) In the case of lots 1850 to 1863 (both inclusive) unless;
 - (i) Grass is short cropped and maintained during the declared fire danger period;
 - (ii) All leaves and vegetation debris are removed at regular intervals during the declared fire danger period;
 - (iii) Within 10 metres of a building, flammable objects are not located close to vulnerable parts of the building;
 - (iv) Plants greater than 10 centimetres in height are not placed within 3 metres of a window or glass feature of the building;
 - (v) Shrubs are not located under the canopy of trees;
 - (vi) Individual and clumps of shrubs do not exceed 5 square metres in area and are separated by at least 5 metres;
 - (vii) Trees do not overhang or touch any elements of the building;
 - (viii) Canopy of trees are separated by at least 5 metres;
 - (ix) There is a clearance of at least 2 metres between the lowest tree branches and ground level.

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>

Except for restriction 2(e)(i) to 2(e)(ix) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan



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