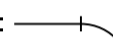
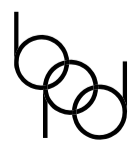
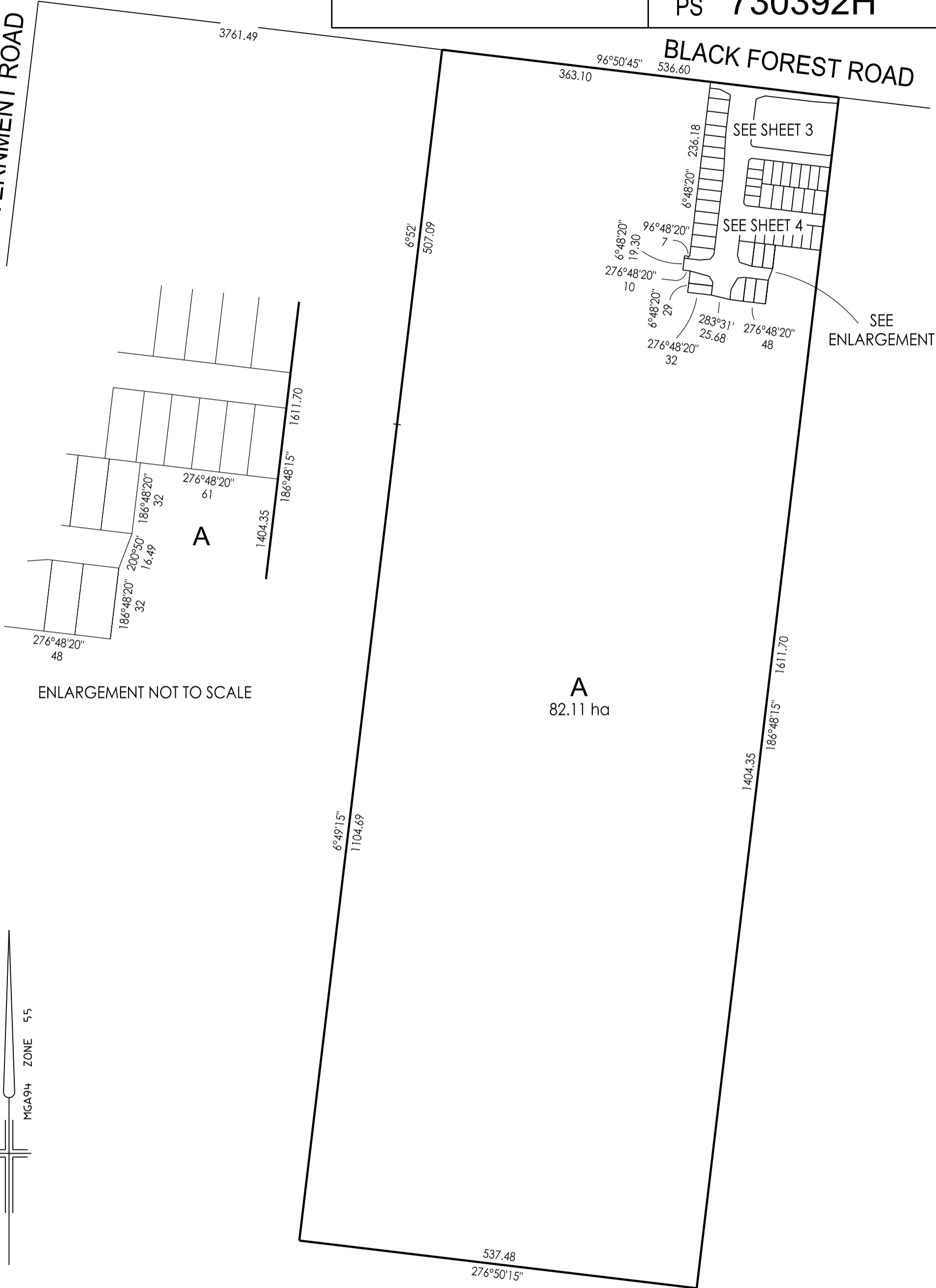


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 730392H	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: ----- SECTION: 15 CROWN ALLOTMENT: 2 CROWN PORTION: ----- TITLE REFERENCES: VOL 4144 FOL 695 LAST PLAN REFERENCE: TP280411Y POSTAL ADDRESS: (at time of subdivision) 383 BLACK FOREST ROAD WERRIBEE VIC 3030 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 288790 ZONE: 55 N: 5802620 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:  LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.574 ha		
ROAD R1 RESERVE No. 1 RESERVE No. 2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY 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 1		AREA: 3.711 ha	No. OF LOTS: 49	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: 8890/1	VERSION: 15	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		
CHECKED G COX	DATE: 13/04/17			

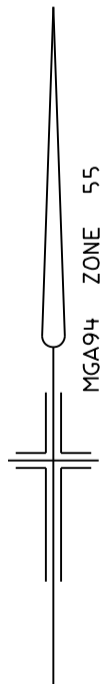
UNMADE
GOVERNMENT ROAD

BLACK FOREST ROAD



ENLARGEMENT NOT TO SCALE

A
82.11 ha



SCALE

1:5000



ORIGINAL
SHEET SIZE A3

SHEET 2

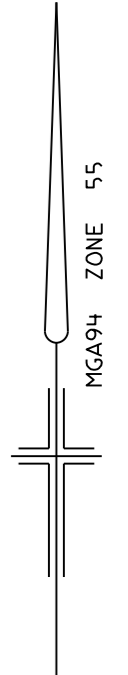
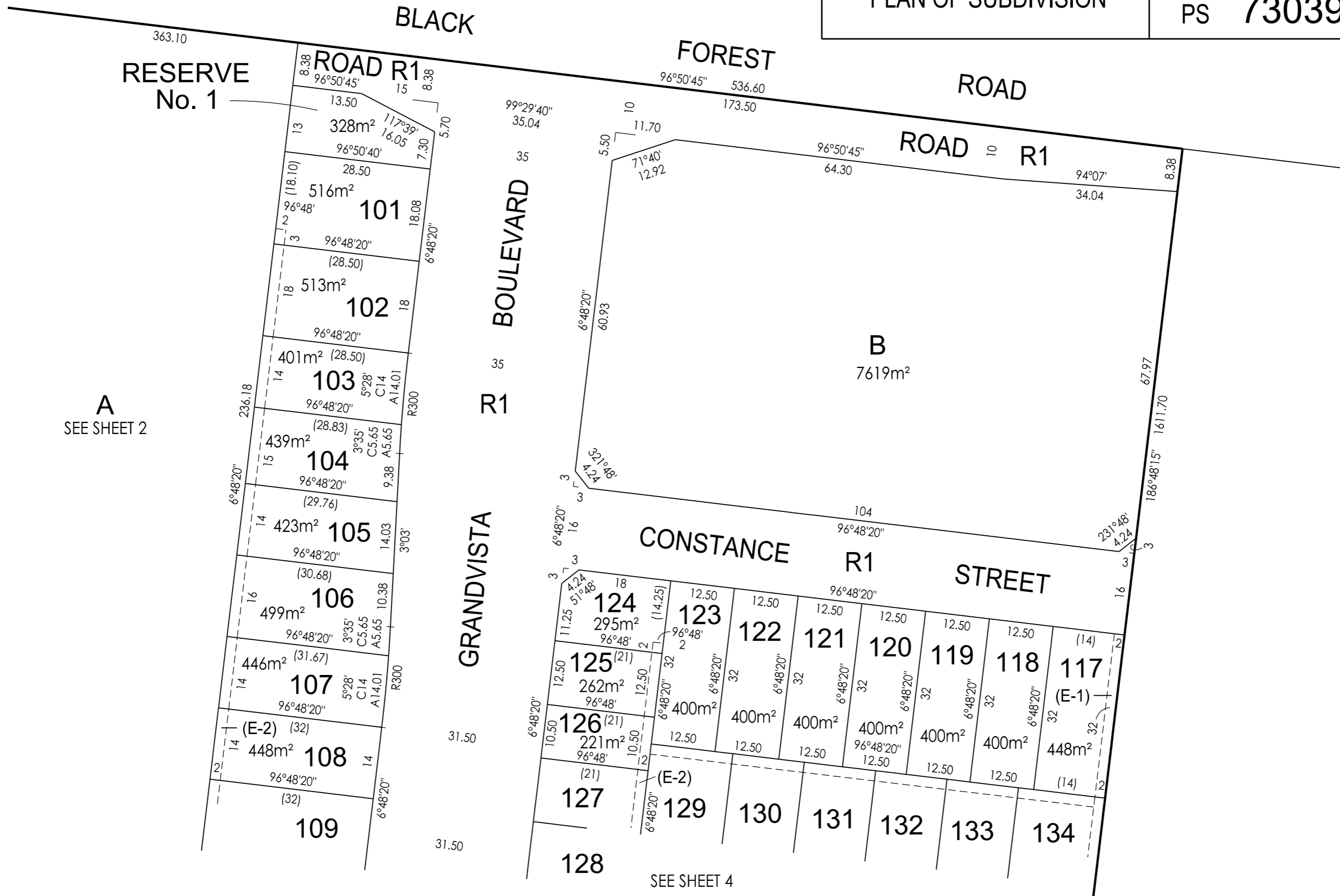
REF: 8890/1

VERSION: 15



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 Hawthorn East Vic 3123
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 www.bpd.com.au info@bpd.com.au

LICENSED SURVEYOR: SIMON P COX



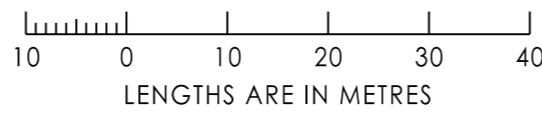
A
SEE SHEET 2

SEE SHEET 4



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SCALE
 1:750



REF: 8890/1 VERSION: 15
 LICENSED SURVEYOR: SIMON P COX

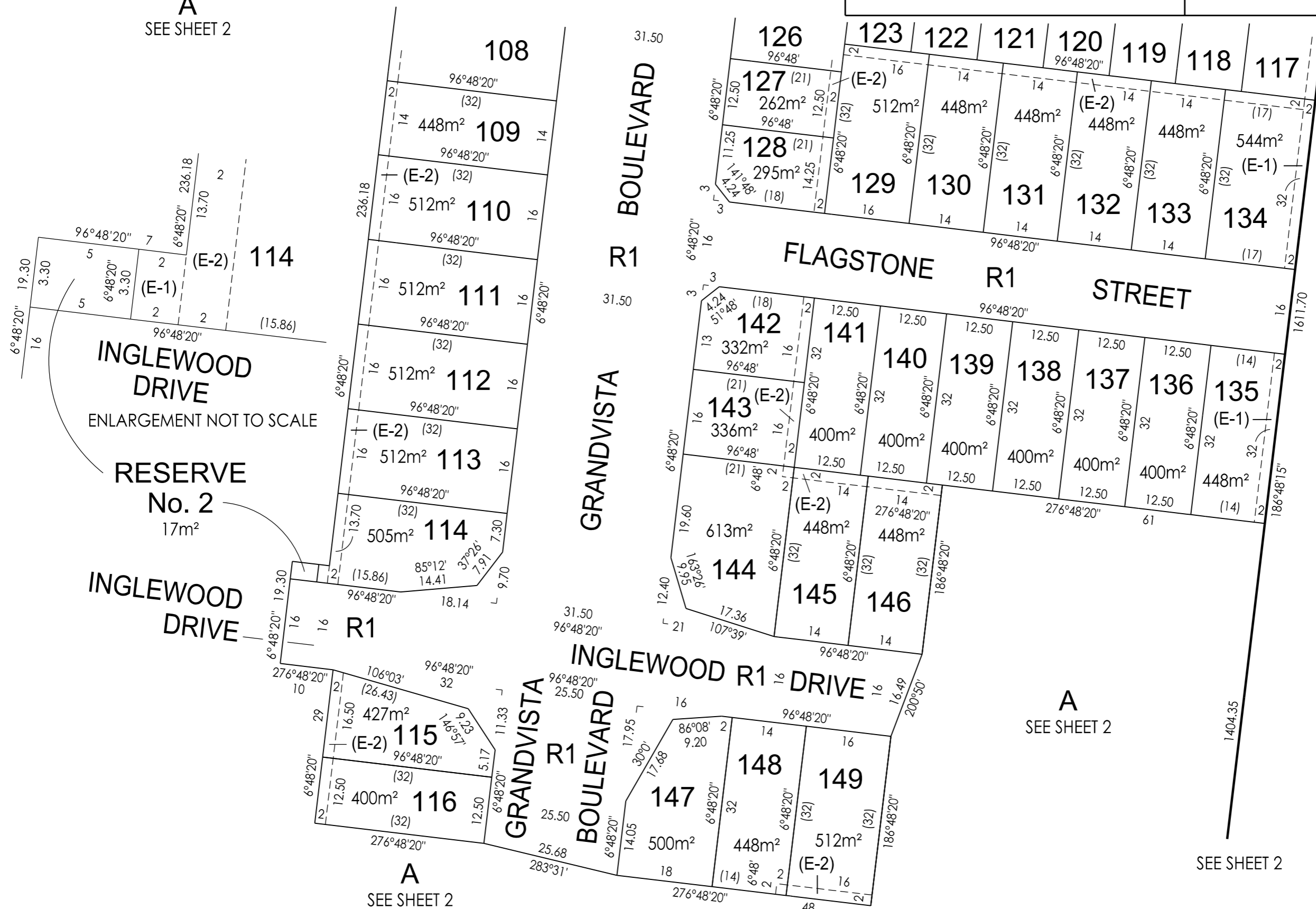
ORIGINAL SHEET SIZE A3
 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 730392H

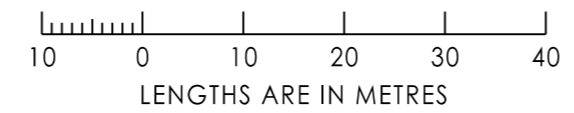
SEE SHEET 3

A
SEE SHEET 2



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SCALE
1:750



REF: 8890/1 VERSION: 15
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3 SHEET 4

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 101 to 149 (both inclusive).

Land to be burdened: Lots 101 to 149 (both inclusive).

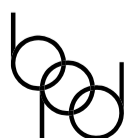
Description of Restriction:

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 124 to 128 (both inclusive) 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;
 - (d) In the case of lot 101, any dwelling unless the dwelling incorporates an eave overhang of at least 450 millimetres to the entire dwelling house.

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>.

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 5

REF: 8890/1

VERSION: 15

LICENSED SURVEYOR: SIMON P COX