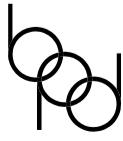


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 804326M</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> MAMBOURIN  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 15  <b>CROWN ALLOTMENT:</b> 2 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A PS804325P  <b>POSTAL ADDRESS:</b> BLACK FOREST ROAD (at time of subdivision) WERRIBEE 3030  <b>MGA 94 CO-ORDINATES:</b> E: 288510 ZONE: 55 (of approx. centre of plan) N: 5802480 DATUM: GDA94		<b>COUNCIL NAME:</b> WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</b>  LOT 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 4254m<sup>2</sup></b>		
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY		<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE PS730392H  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. 64  LAND NOT IN PROCLAIMED SURVEY AREA.  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.		
<b>ESTATE:</b> CORNERSTONE 4		<b>AREA:</b> 1.627 ha	<b>No. OF LOTS:</b> 27	
<b>MELWAY:</b> 204:E:8				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 8890/4	VERSION: 6	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		SHEET 1 OF 6 SHEETS
CHECKED AT	DATE: 31/05/17			

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804326M

UNMADE  
GOVERNMENT ROAD

96°50'45"  
3761.49

BLACK FOREST ROAD

96°50'45" 315.10

SEE SHEET 3

6°52'  
507.09

SEE  
SHEET  
3

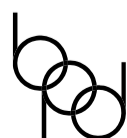
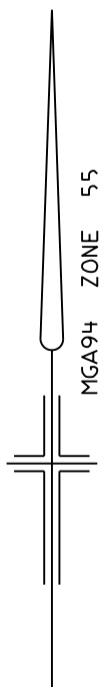
SEE SHEET 3

A  
69.92 ha

6°49'15"  
1104.69

1113.10  
186°48'15"

537.48  
276°50'15"



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SCALE  
1:5000



ORIGINAL  
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REF: 8890/4

SHEET 2  
VERSION: 6

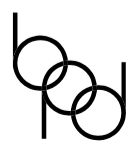
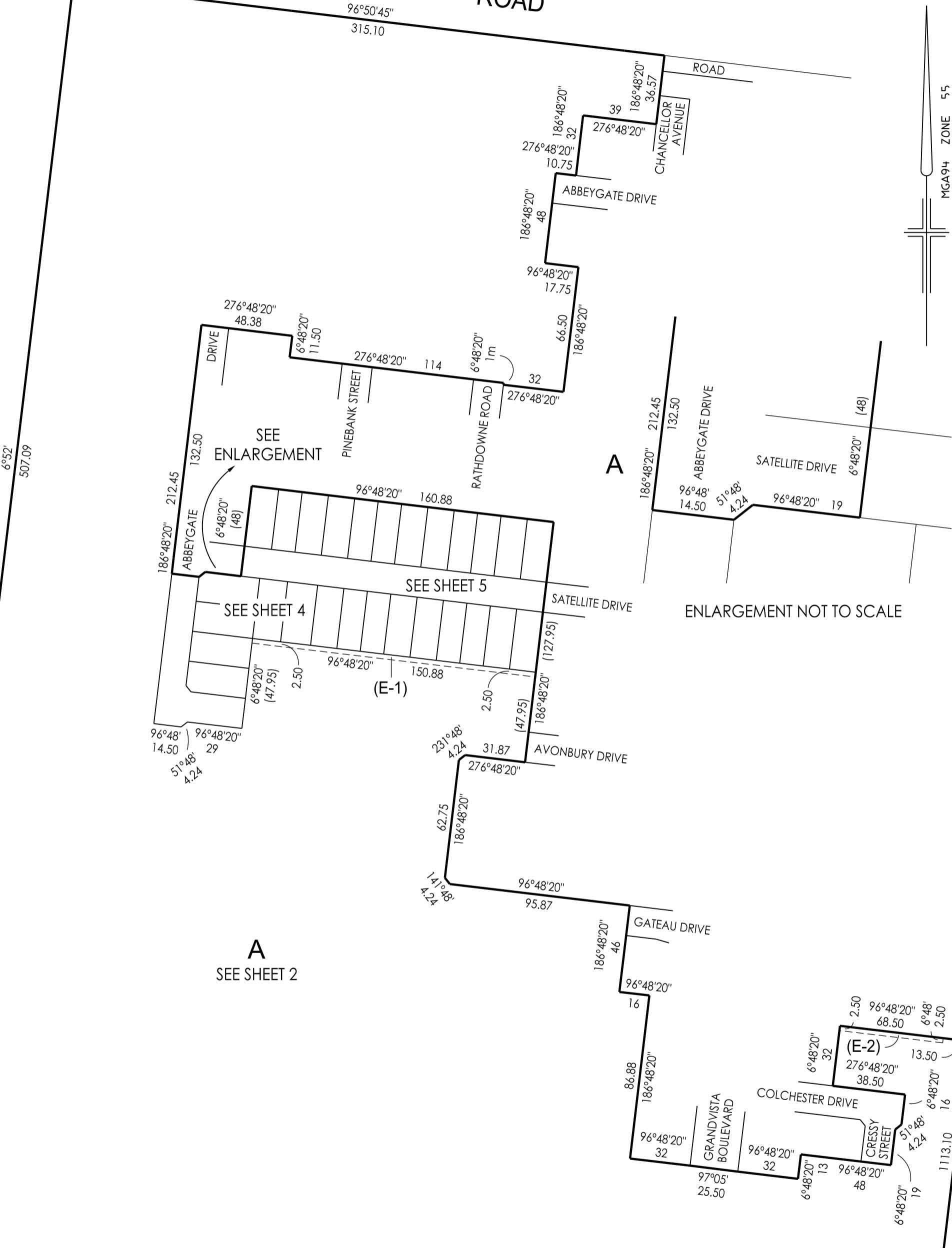
LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804326M

BLACK FOREST ROAD

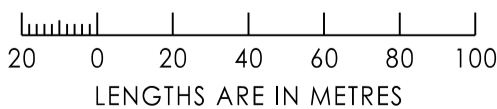
ROAD



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1:2000



ORIGINAL SHEET SIZE A3

SHEET 3

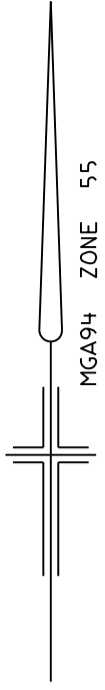
REF: 8890/4

VERSION: 6

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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804326M

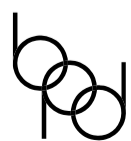


A  
SEE SHEET 3

SEE SHEET 5



A  
SEE SHEET 3



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1:500



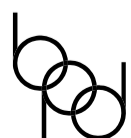
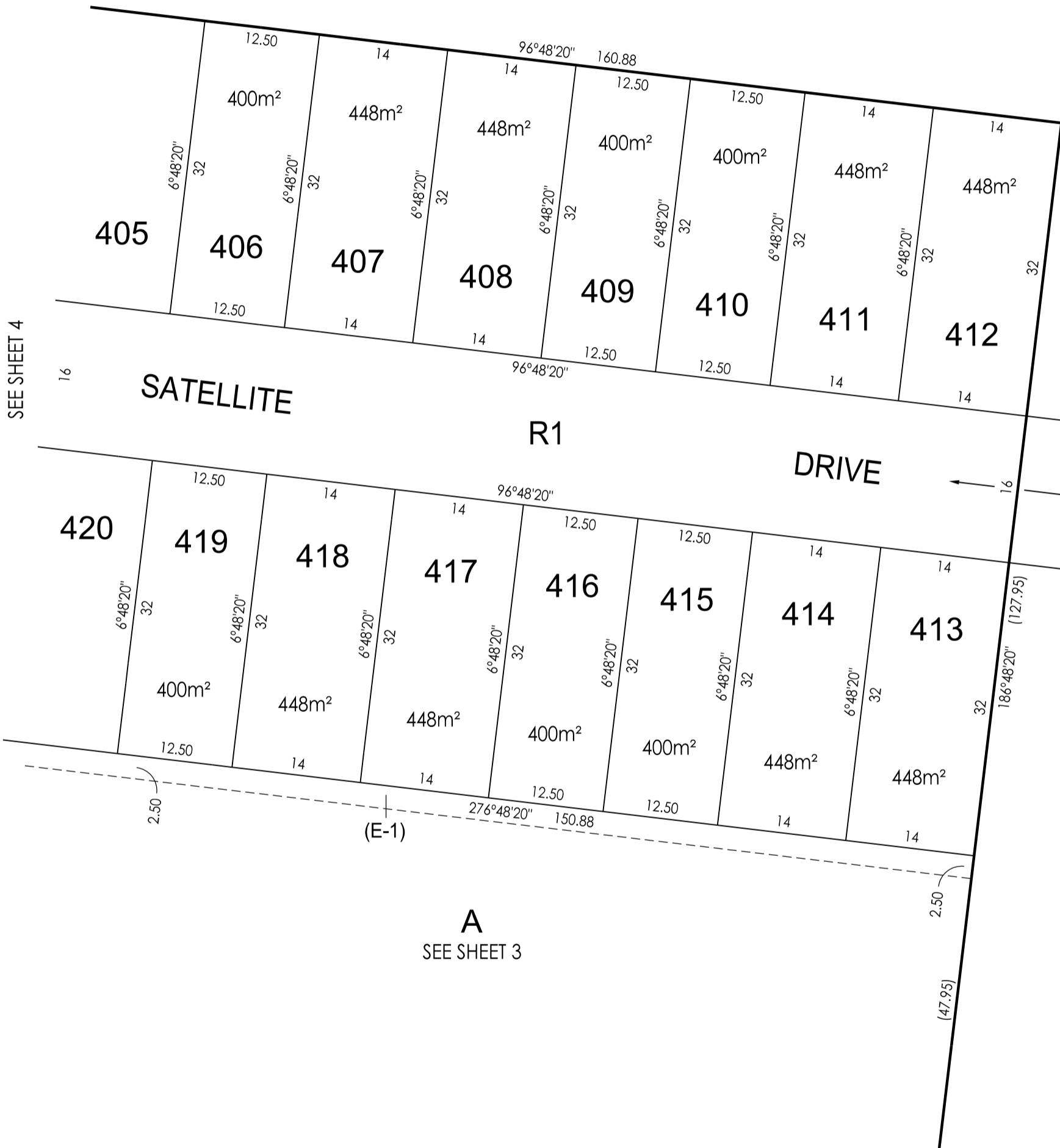
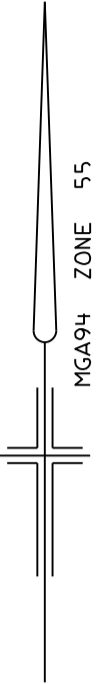
ORIGINAL SHEET SIZE A3  
REF: 8890/4

SHEET 4  
VERSION: 6

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 804326M



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LICENSED SURVEYOR: SIMON P COX

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

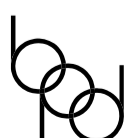
Land to benefit: Lots 401 to 427 (both inclusive).

Land to be burdened: Lots 401 to 427 (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 300m<sup>2</sup> any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m<sup>2</sup> has been obtained from Wyndham City Council;
  - (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 417 and 426 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 (d) these restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan.



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SHEET 6

REF: 8890/4

VERSION: 6

LICENSED SURVEYOR: SIMON P COX