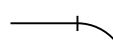
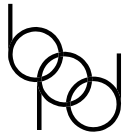
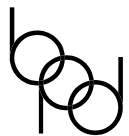
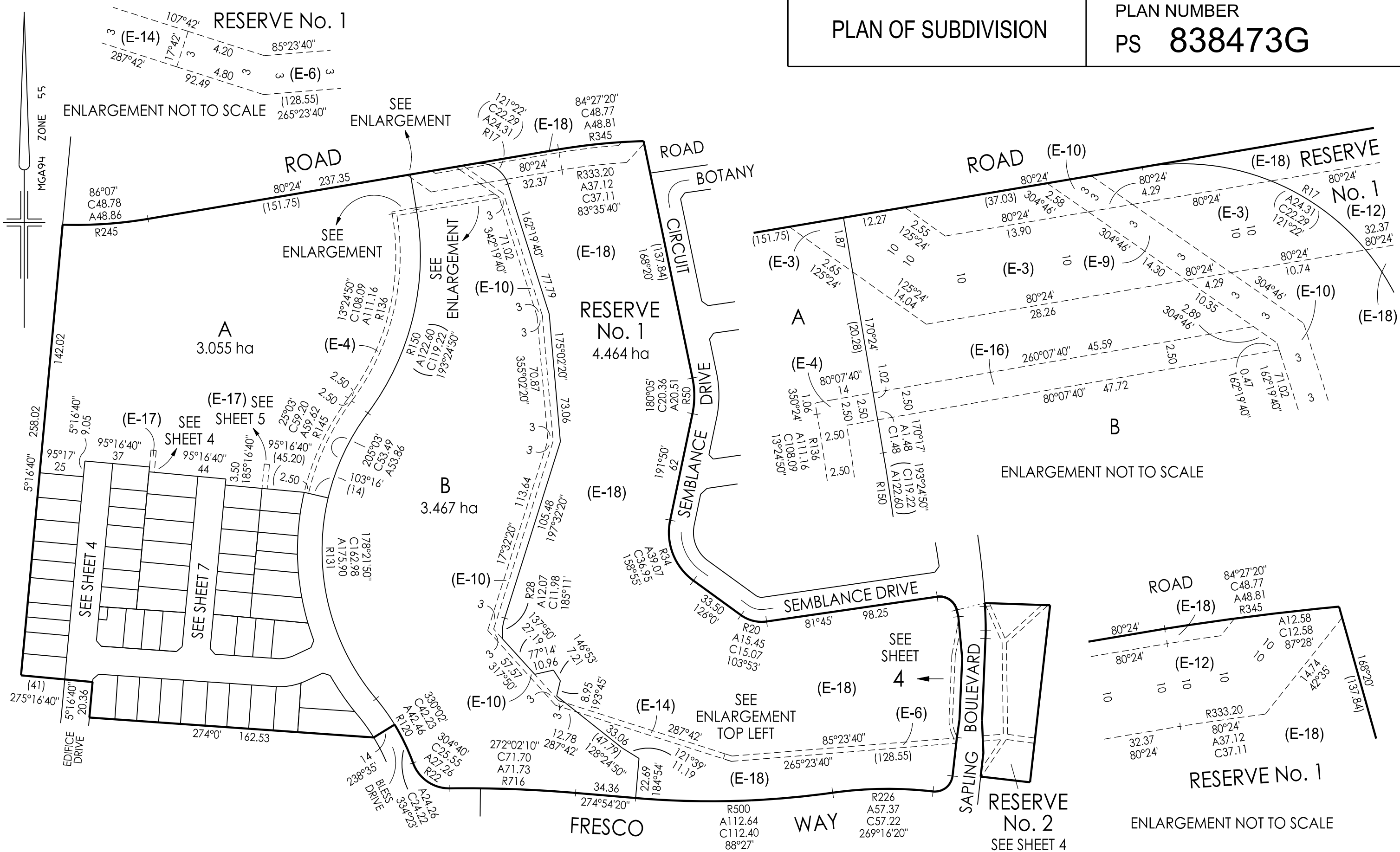


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 838473G					
<div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: -----</div> <div>SECTION: 21</div> <div>CROWN ALLOTMENT: -----</div> <div>CROWN PORTION: B (PART)</div> <div>TITLE REFERENCES: VOL FOL VOL 12301 FOL 826</div> <div>LAST PLAN REFERENCE: LOT A ON PS811205K LOT B ON PS804304X</div> <div>POSTAL ADDRESS: (at time of subdivision) COBBLEWOOD ROAD TARNEIT 3029</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 296 220 ZONE: 55 N: 5 811 400 DATUM: GDA94</div>		<div>COUNCIL NAME: WYNDHAM CITY COUNCIL</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><th>IDENTIFIER</th><th>COUNCIL/BODY/PERSON</th></tr><tr><td>ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3</td><td>WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD	<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 2100 (BOTH INCLUSIVE), EASEMENTS (E-1), (E-2), (E-11), (E-13) AND (E-15) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 7771m²</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS811205K WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS804304X WHICH LIES WITHIN THE LAND IN THIS PLAN TO REMOVE THAT PART OF EASEMENT (E-5) SHOWN ON PS804304X FOR DRAINAGE PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD							
NOTATIONS								
DEPTH LIMITATION DOES NOT APPLY								
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2838S</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. TARNEIT PM 90, TARNEIT PM 714, TARNEIT PM 758, TARNEIT PM 759 AND TARNEIT PM 790.</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA.</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15</div>								
ESTATE: CREEKSTONE 21		AREA: 5.891 ha	No. OF LOTS: 54	MELWAY: 359:E:10				
<div>SEE SHEET 2 FOR EASEMENT INFORMATION</div>								
<div><div>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</div></div>		REF: 8584/21	VERSION: 12	ORIGINAL SHEET SIZE A3				
CHECKED TT		DATE: 27/01/22						
		LICENSED SURVEYOR: SIMON COX						

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 838473G	
EASEMENT INFORMATION							
* WETLANDS, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741							
LEGEND:		A - APPURTENANT		E - ENCUMBERING EASMENT		R - ENCUMBERING EASEMENT (ROAD)	
EASEMENT REFERENCE	PURPOSE		WIDTH (METRES)	ORIGIN		LAND BENEFITED OR IN FAVOUR OF	
(E-3)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION	
(E-3)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION	
(E-4)	SEWERAGE		SEE PLAN	PS811205K		GREATER WESTERN WATER CORPORATION	
(E-5)	SEWERAGE		SEE PLAN	PS746790F		CITY WEST WATER CORPORATION	
(E-5)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	
(E-6)	SEWERAGE		SEE PLAN	PS804278V		CITY WEST WATER CORPORATION	
(E-6)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	
(E-7)	SUPPLY OF GAS		SEE PLAN	PS804304X		AUSNET GAS SERVICES PTY LTD	
(E-7)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	
(E-8)	SEWERAGE		SEE PLAN	PS804278V		CITY WEST WATER CORPORATION	
(E-8)	SUPPLY OF GAS		SEE PLAN	PS804304X		AUSNET GAS SERVICES PTY LTD	
(E-8)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	
(E-9)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION	
(E-9)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION	
(E-9)	SEWERAGE		SEE PLAN	AU284403T		CITY WEST WATER CORPORATION	
(E-10)	SEWERAGE		SEE PLAN	AU284403T		CITY WEST WATER CORPORATION	
(E-12)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION	
(E-12)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	PS746814T		CITY WEST WATER CORPORATION	
(E-12)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	
(E-14)	SEWERAGE		SEE PLAN	AU284403T		CITY WEST WATER CORPORATION	
(E-14)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	
(E-16)	SEWERAGE		SEE PLAN	THIS PLAN		GREATER WESTERN WATER CORPORATION	
(E-17)	DRAINAGE		SEE PLAN	THIS PLAN		WYNDHAM CITY COUNCIL	
(E-17)	SEWERAGE		SEE PLAN	THIS PLAN		GREATER WESTERN WATER CORPORATION	
(E-18)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN	THIS PLAN		MELBOURNE WATER CORPORATION	

PLAN OF SUBDIVISION

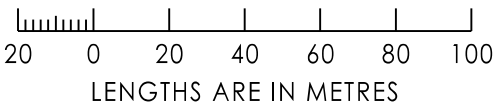
PLAN NUMBER
PS 838473G



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

1:2000



REF: 8584/21

VERSION: 12

LICENSED SURVEYOR: SIMON COX

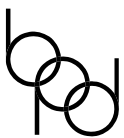
ORIGINAL
SHEET SIZE A3

SHEET 3

PS 838473G



PLAN NUMBER
PS 838473G



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SCALE
1:500

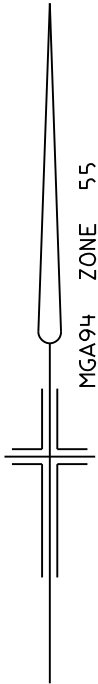
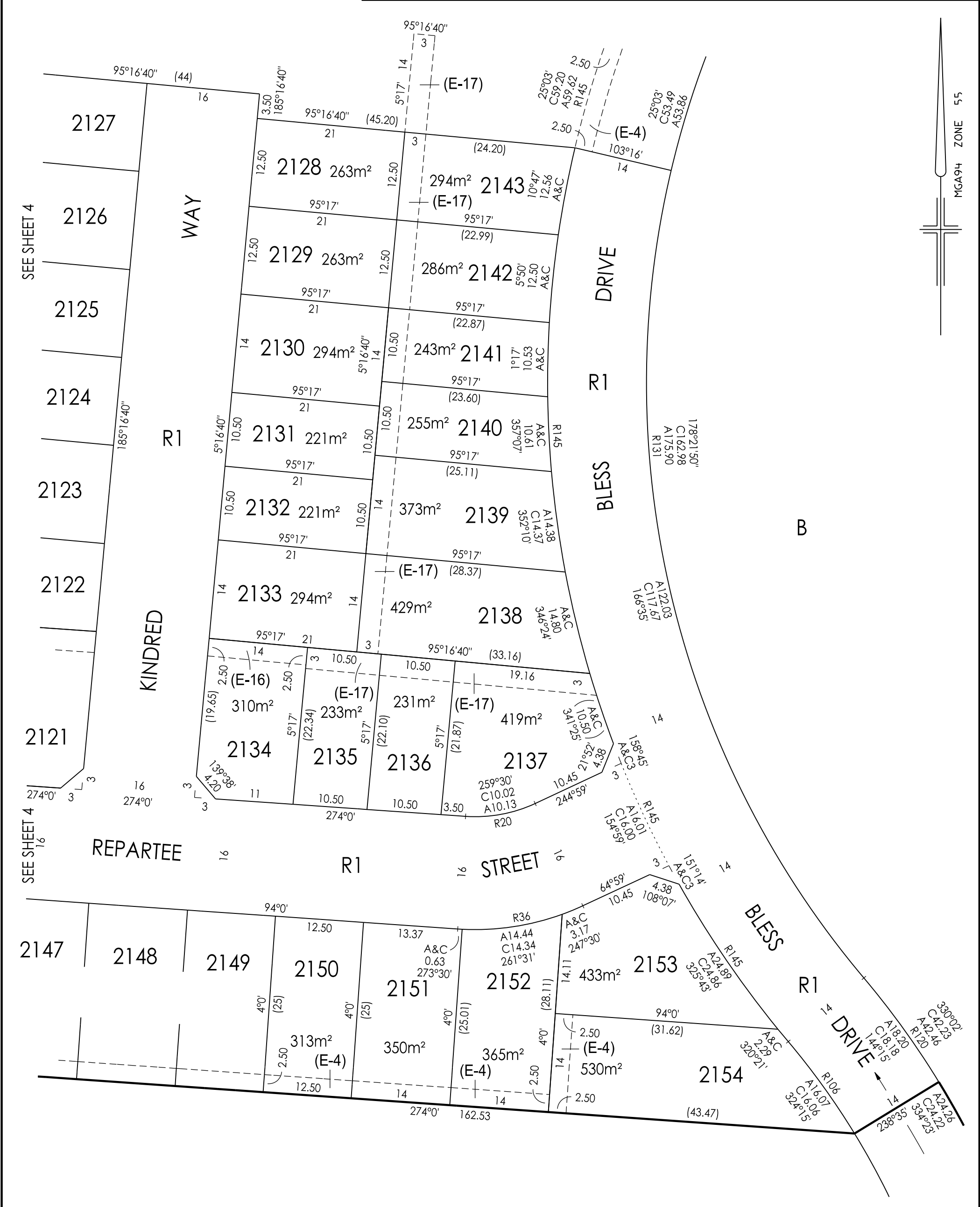


ORIGINAL SHEET SIZE A3
REF: 8584/21

SHEET 5

VERSION: 12

LICENSED SURVEYOR: SIMON COX



		PLAN OF SUBDIVISION		PLAN NUMBER PS 838473G	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>					
Upon registration of the plan, the following restriction is to be created.					
Land to benefit : Lots 2101 to 2154 (both inclusive).					
Land to be burdened: Lots 2101 to 2154 (both inclusive).					
Description of Restriction :					
<div><div>(1)</div><div><div>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;</div><div><div>(a)</div><div>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 and;</div><div>(b)</div><div>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 2104, 2105, 2107, 2108, 2111 to 2117 (both inclusive), 2119 to 2121 (both inclusive), 2128 to 2133 (both inclusive), 2135, 2136 and 2140 to 2143 (both inclusive) are 'Type A' lots.</div><div>(c)</div><div>Except for Lots 2101 to 2110 (both inclusive), 2112, 2113, 2116, 2119, 2120, 2131, 2132, 2135, 2136, 2140 and 2141 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.</div></div></div></div> <div><div>(2)</div><div><div>The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;</div><div>(a)</div><div>Erect any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Creekstone Design Guidelines" as amended from time to time prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building act 1993 is issued for the whole of the dwelling on the said lot.</div></div></div>					

These restrictions will cease to affect any of the burdened lots from 31st December 2025.