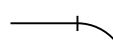
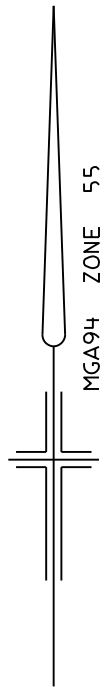
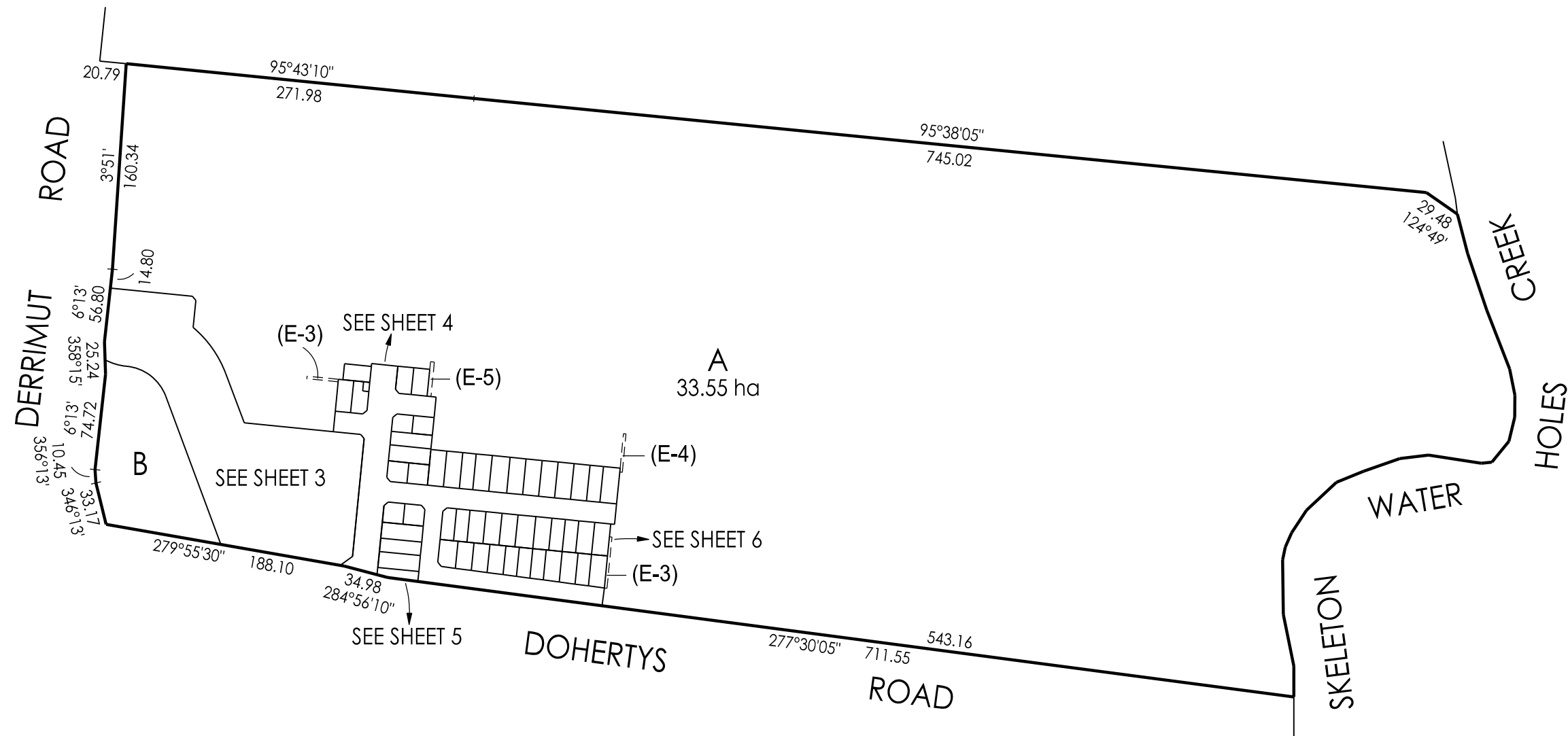


PLAN OF SUBDIVISION			LRS USE ONLY EDITION	PLAN NUMBER PS 902432R	
LOCATION OF LAND  PARISH: TARNEIT  TOWNSHIP: -----  SECTION: 22  CROWN ALLOTMENT: H (PART)  CROWN PORTION: -----  TITLE REFERENCES: VOL FOL  LAST PLAN REFERENCE: LOT 1 PS746816P  POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD & DERRIMUT ROAD TARNEIT 3029  MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 297 250      ZONE: 55 N: 5 811 750      DATUM: GDA94			COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES					
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 9835m²	
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					
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2806G THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). TARNEIT PM90 AND TRUGANINA PM158  LAND NOT IN A PROCLAIMED SURVEY AREA  STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP10736/18.02					
ESTATE: CREEKSTONE N1      AREA: 4.427 ha      No. OF LOTS: 50      MELWAY: 359:G:9					
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)	FOOTWAY	SEE PLAN	THIS PLAN	LOTS 146, 147, 148 AND 150 ON THIS PLAN	
(E-2)	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION	
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
(E-6)	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION	
(E-6)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
Breedse 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: 8584/N1      VERSION: 4		ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
CHECKED AT		DATE: 06/05/22		LICENSED SURVEYOR: SIMON COX	

PLAN OF SUBDIVISION

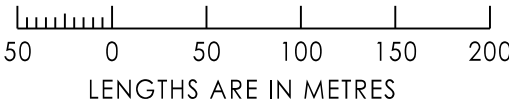
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PS 902432R



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SCALE

1:4000



REF: 8584/N1

VERSION: 4

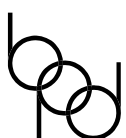
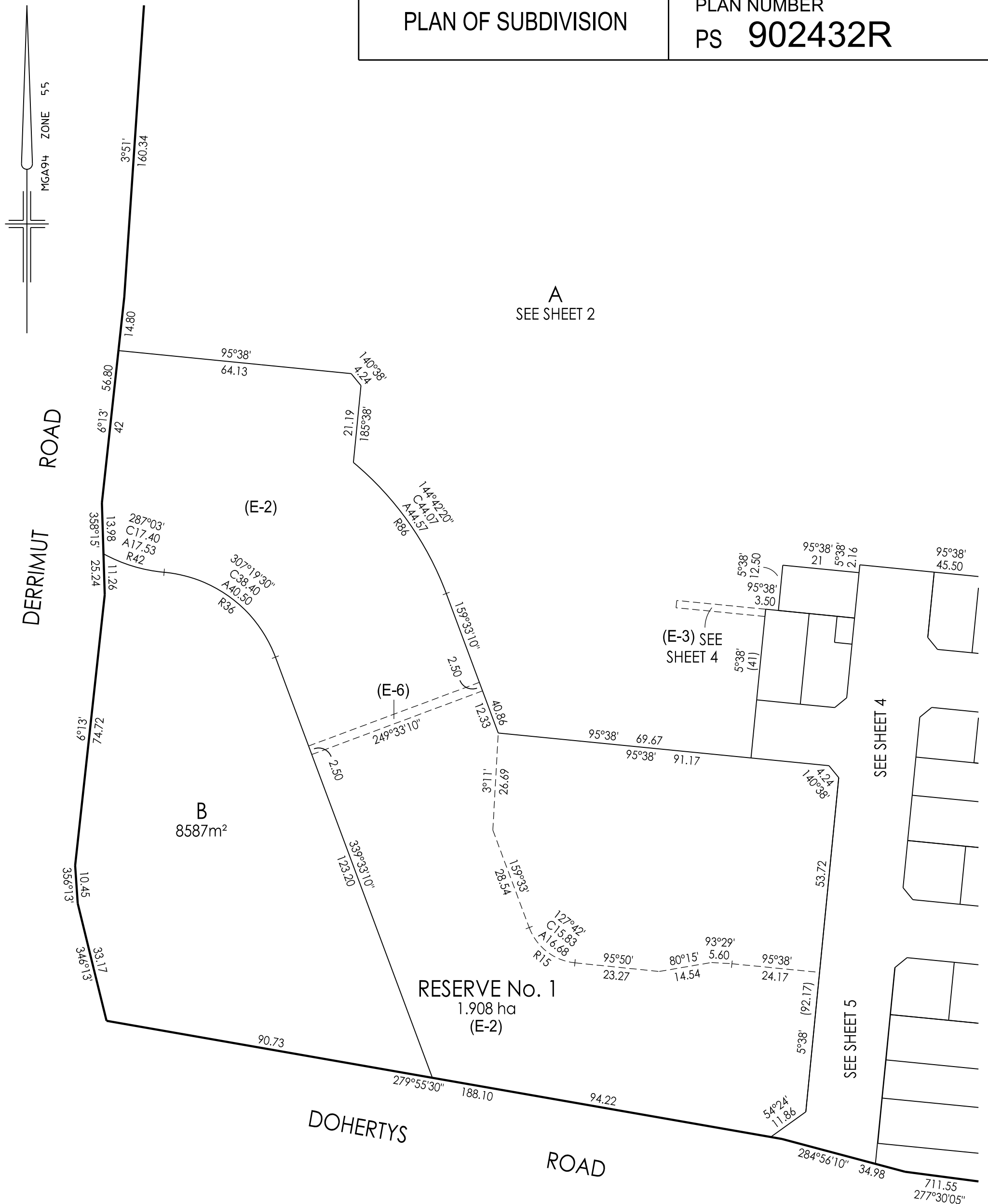
LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

SHEET 2

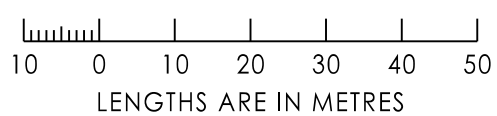
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1:1000



SHEET 3

VERSION: 4

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 902432R

A  
SEE SHEET 2

RESERVE No. 1  
SEE SHEET 3

RESERVE  
No. 3  
35m<sup>2</sup>

BOULEVARD

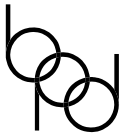
STREAMLET  
R1

NATURE  
R1  
ROAD

A  
SEE SHEET 2

SEE SHEET 6

MGA94 ZONE 55



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SCALE

1:500



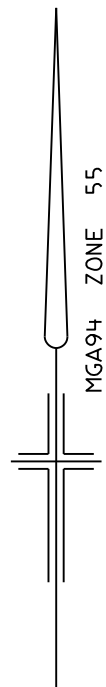
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VERSION: 4

LICENSED SURVEYOR: SIMON COX

ORIGINAL  
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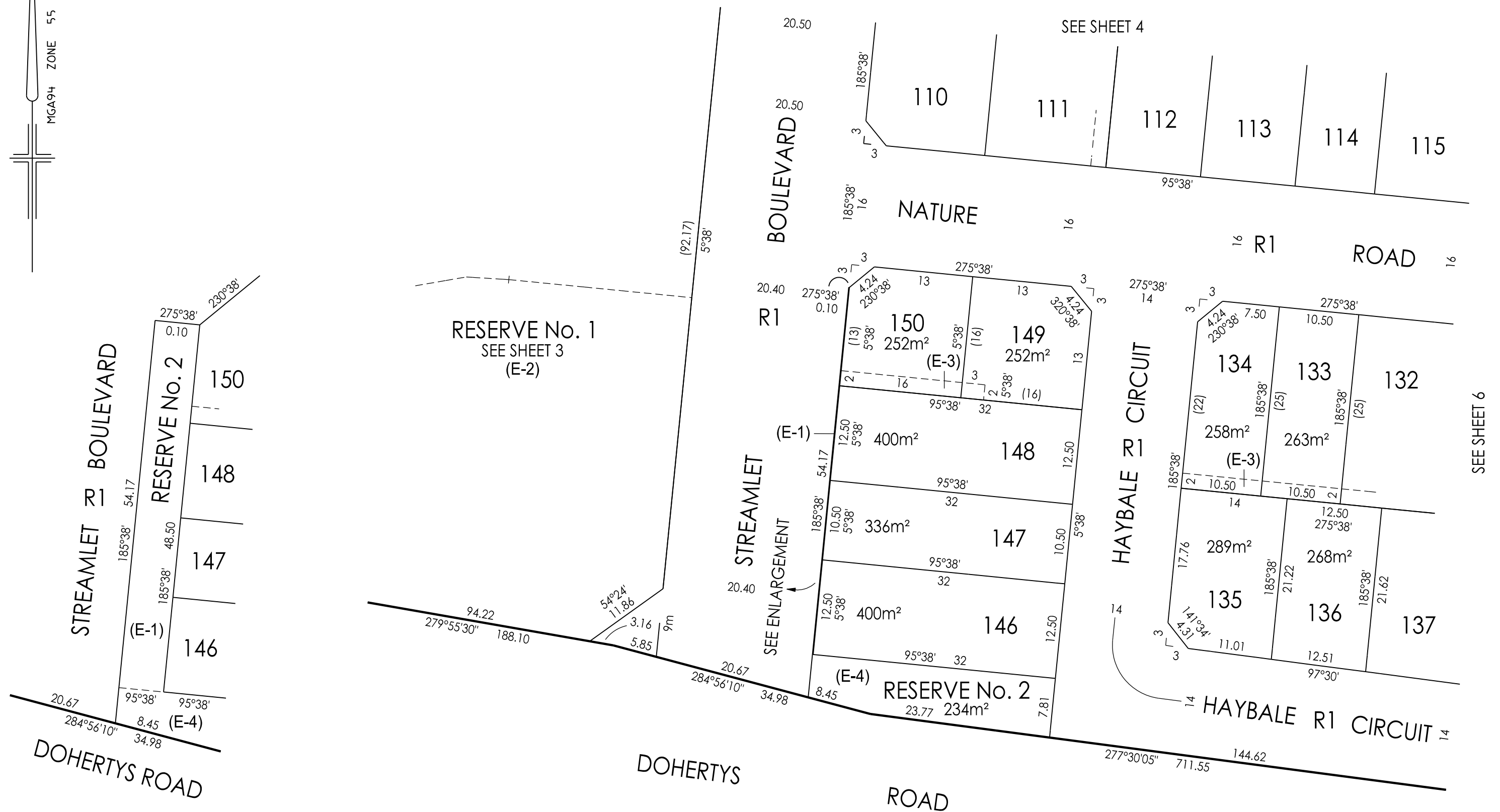
SHEET 4



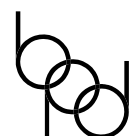
PLAN OF SUBDIVISION

PLAN NUMBER

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ENLARGEMENT NOT TO SCALE



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SCALE

1:500



REF: 8584/N1

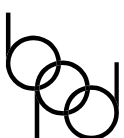
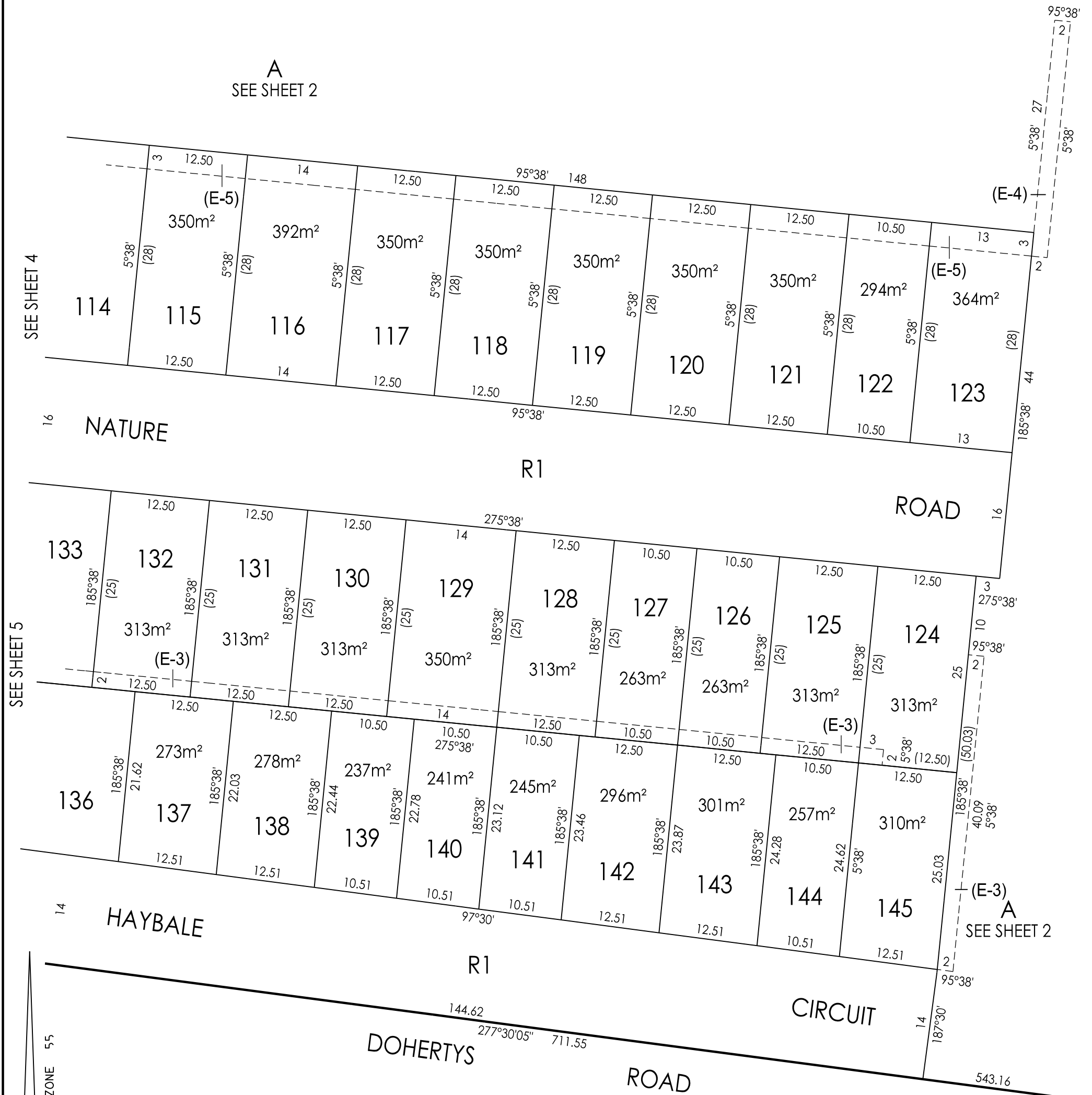
VERSION: 4

LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

SHEET 5

PLAN NUMBER  
PS 902432R



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1:500



REF: 8584/N1

VERSION: 4

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

Land to benefit :        Lots 101 to 150 (both inclusive).

Land to be burdened:   Lots 101 to 150 (both inclusive).

Description of Restriction :

- (1)    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 and;

(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. For the purpose of the Small Lot Housing Code lots 102 to 105 (both inclusive), 114, 122, 126, 127, 133 to 142 (both inclusive) and 144 are 'Type A' lots and lots 106, 107, 110, 111, 149 and 150 are 'Type B' lots.

(c)    In the case of lots 146, 147, 148 any building or dwelling;

(i) unless any vehicle ingress and egress is from Haybale Circuit, and any garage or car accommodation fronts Haybale Circuit

(ii) unless the said dwelling fronts Streamlet Boulevard and main pedestrian access to the dwelling is from Streamlet Boulevard

(d)    In the case of lots 146, 147, 148 any fence on the western boundary unless 1.2m or less in height and at least 20% permeable.
- (2)    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 as being in accordance with the "Creekstone North 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.

With the exception of restriction 1(c) and 1(d), these restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.