

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: DOHERTYS ROAD & DERRIMUT ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 297 250 ZONE: 55 (of approx. centre of plan) N: 5 811 750 DATUM: GDA94	COUNCIL NAME: WYNDHAM CITY COUNCIL				
VESTING OF ROADS OR RESERVES	NOTATIONS				
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 100 (BOTH INCLUSIVE), EASEMENT (E-11), (E-12) AND (E-13) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9835m²			
ROAD R1 RESERVE No. 1 RESERVE No. 2	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: 2.519 ha	No. OF LOTS: 50	MELWAY: 359:G:9		
SEE SHEET 2 FOR EASEMENT INFORMATION					
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: 8584/N1	VERSION: 8	ORIGINAL SHEET SIZE A3		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">CHECKED AT</td> <td style="width:50%;">DATE: 18/05/23</td> </tr> </table>	CHECKED AT	DATE: 18/05/23	LICENSED SURVEYOR: SIMON COX		SHEET 1 OF 9 SHEETS
CHECKED AT	DATE: 18/05/23				

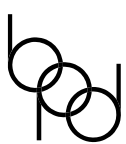
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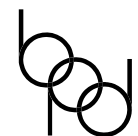
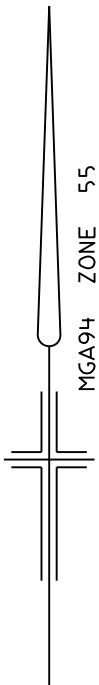
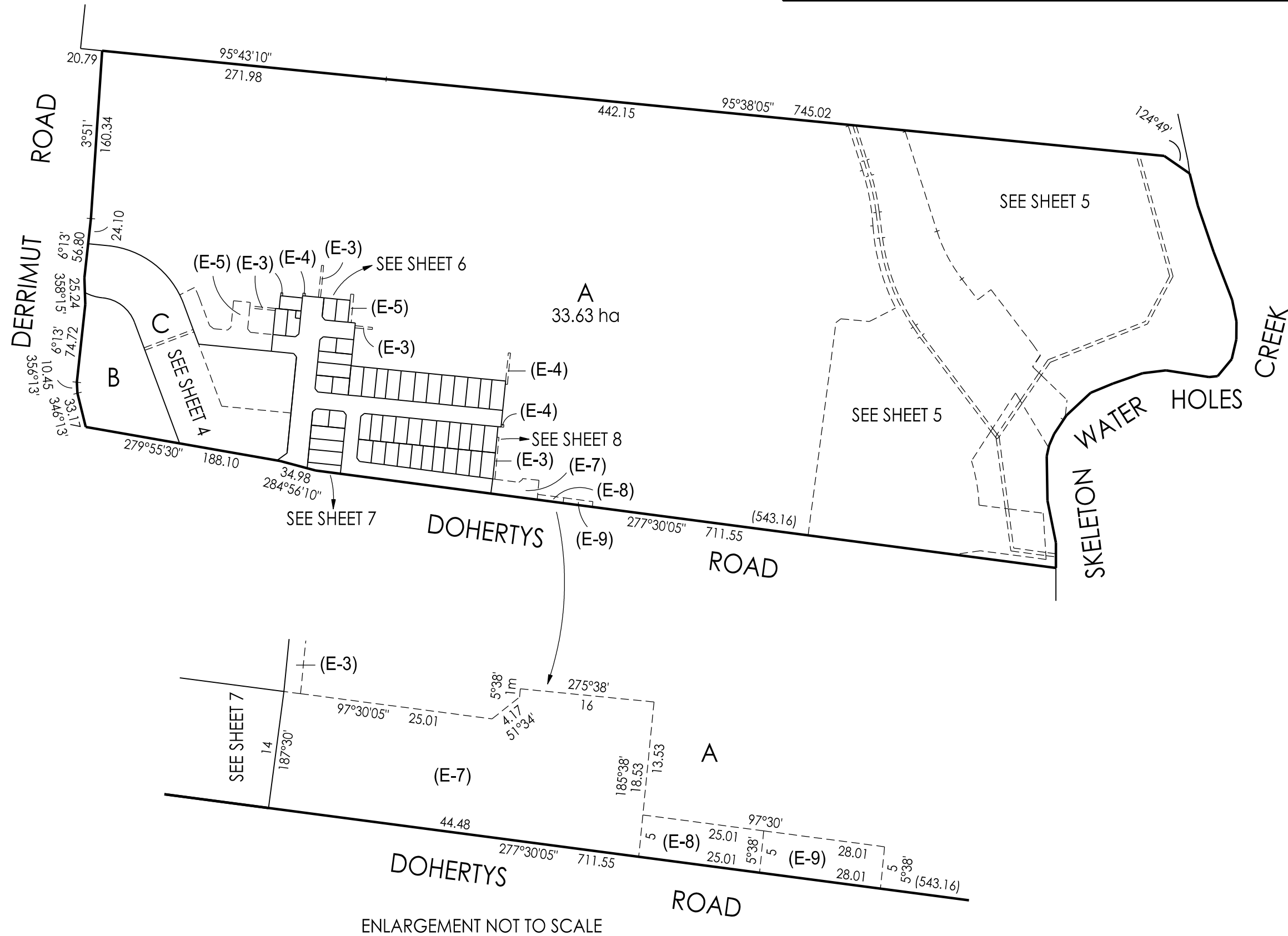
EASEMENT INFORMATION

* CREATION AND MAINTENANCE OF 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)

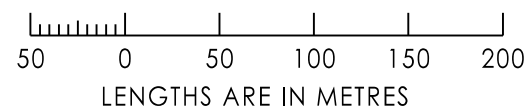
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	FOOTWAY	SEE PLAN	THIS PLAN	LOTS 146, 147, 148 AND 150 ON THIS PLAN
(E-2)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	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)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-6)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-7)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-7)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-7)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-7)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-7)	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
(E-8)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-8)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-8)	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
(E-9)	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
(E-10)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION
(E-14)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-14)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION
(E-15)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-15)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION

 <p>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</p>	REF: 8584/N1	VERSION: 8	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			



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SCALE
1:4000



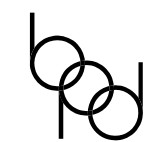
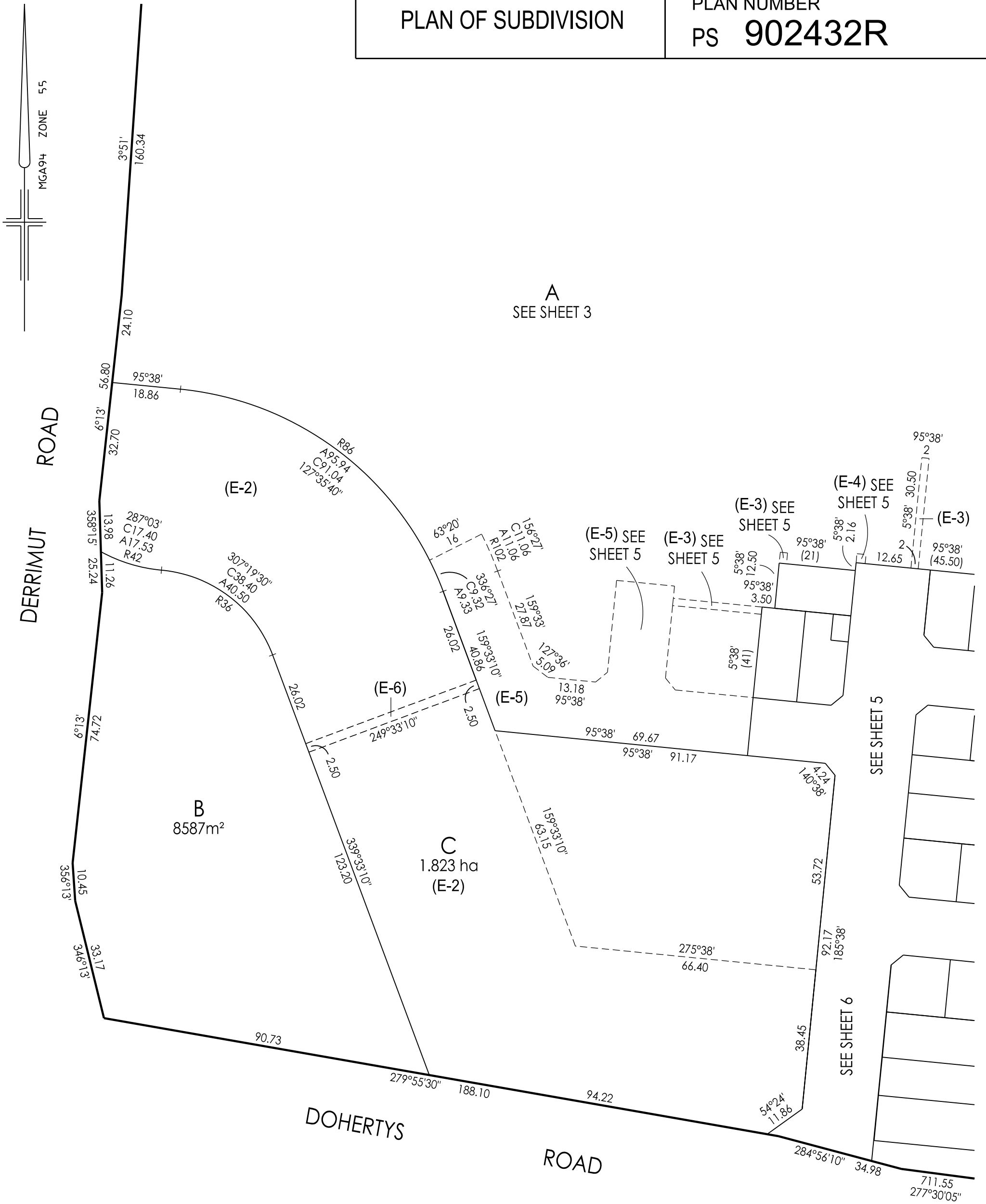
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ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

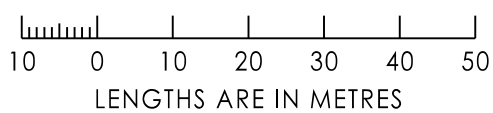
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SHEET 4

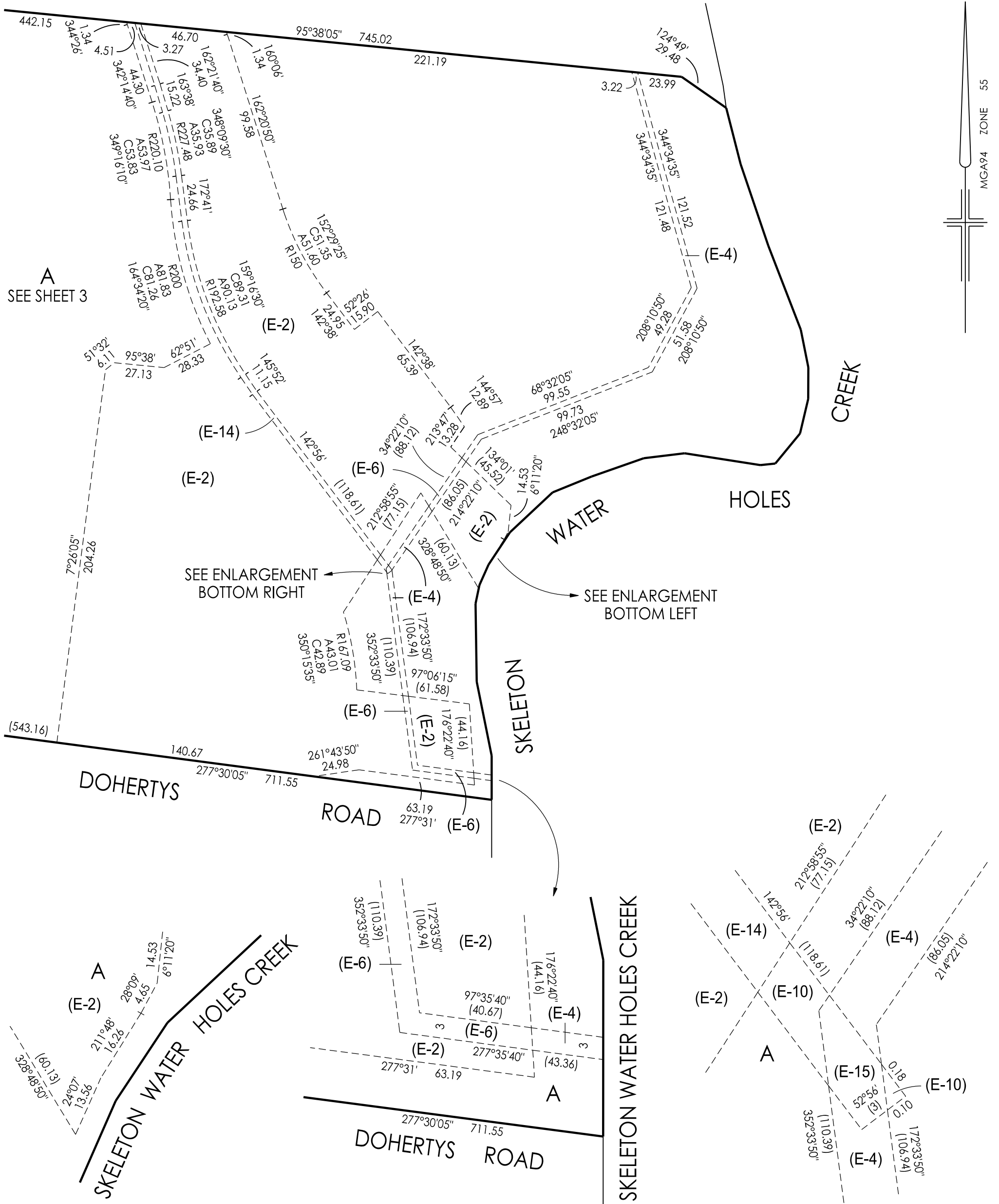
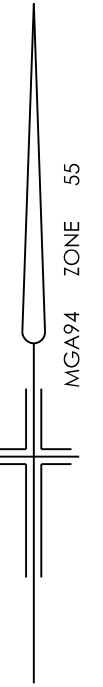
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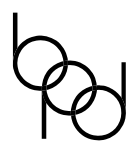
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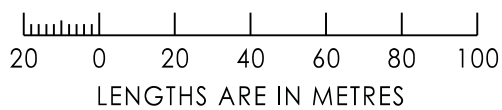
ENLARGEMENT NOT TO SCALE

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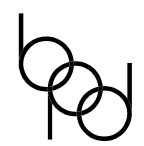
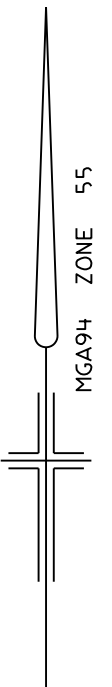
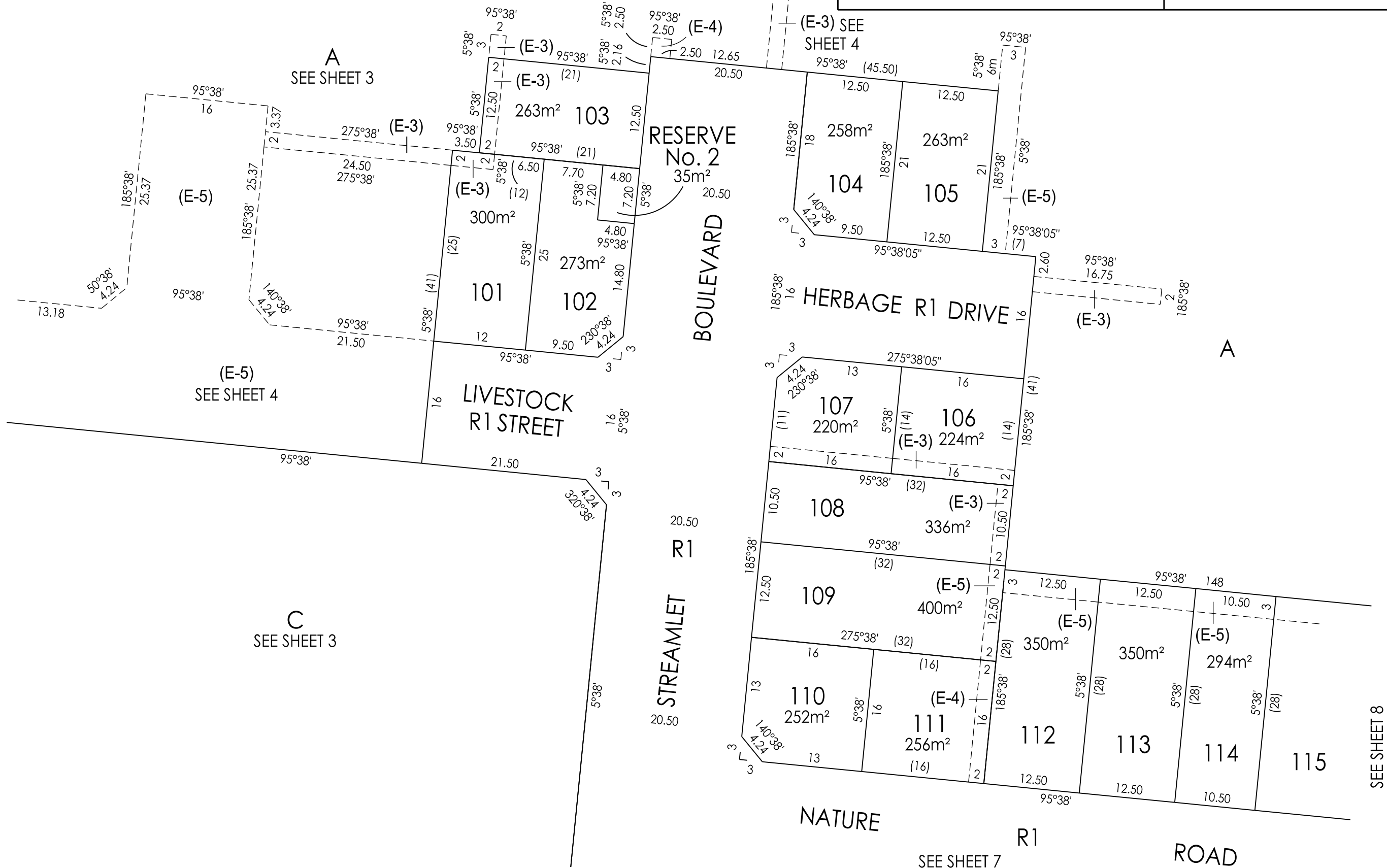
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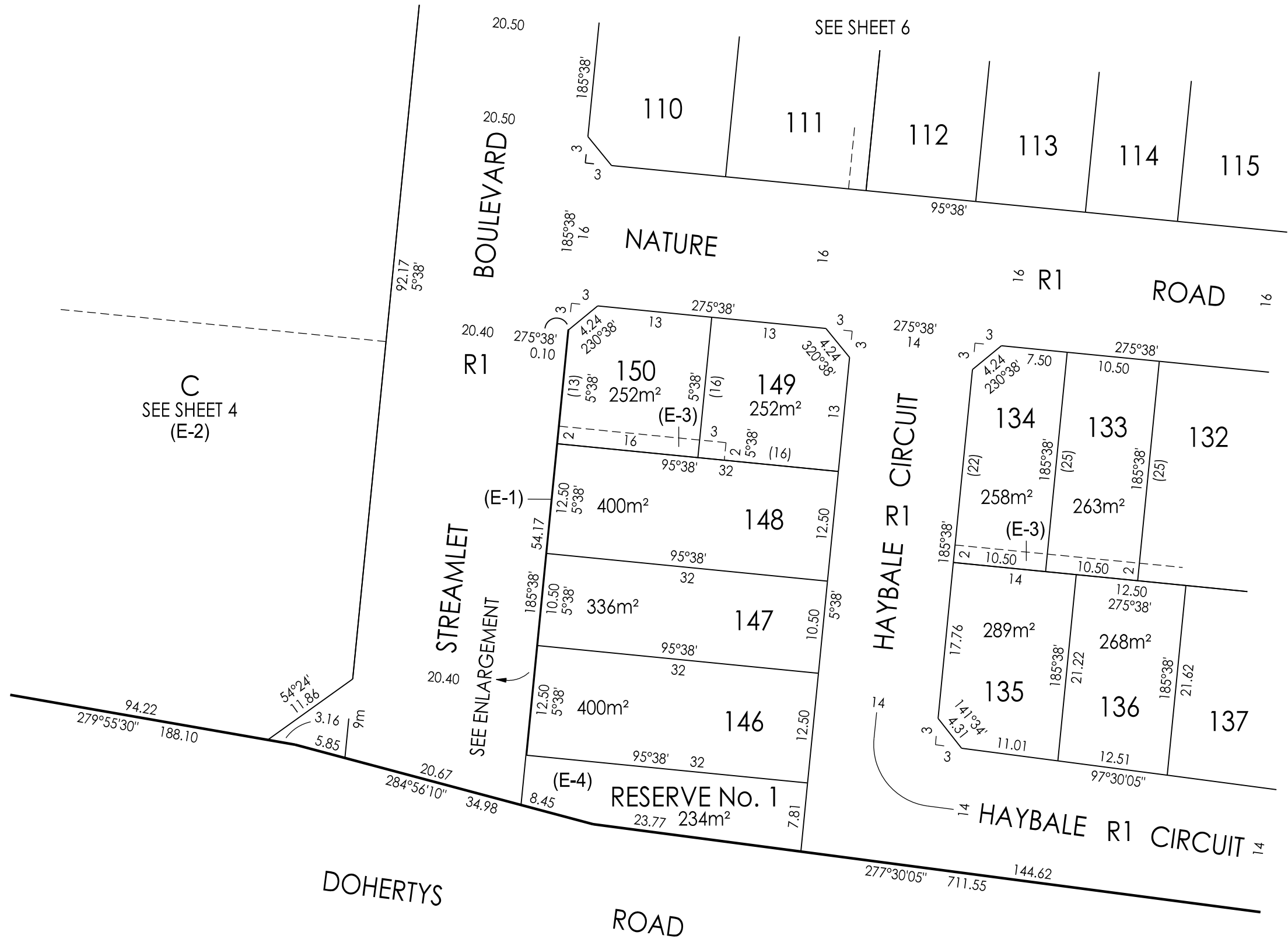
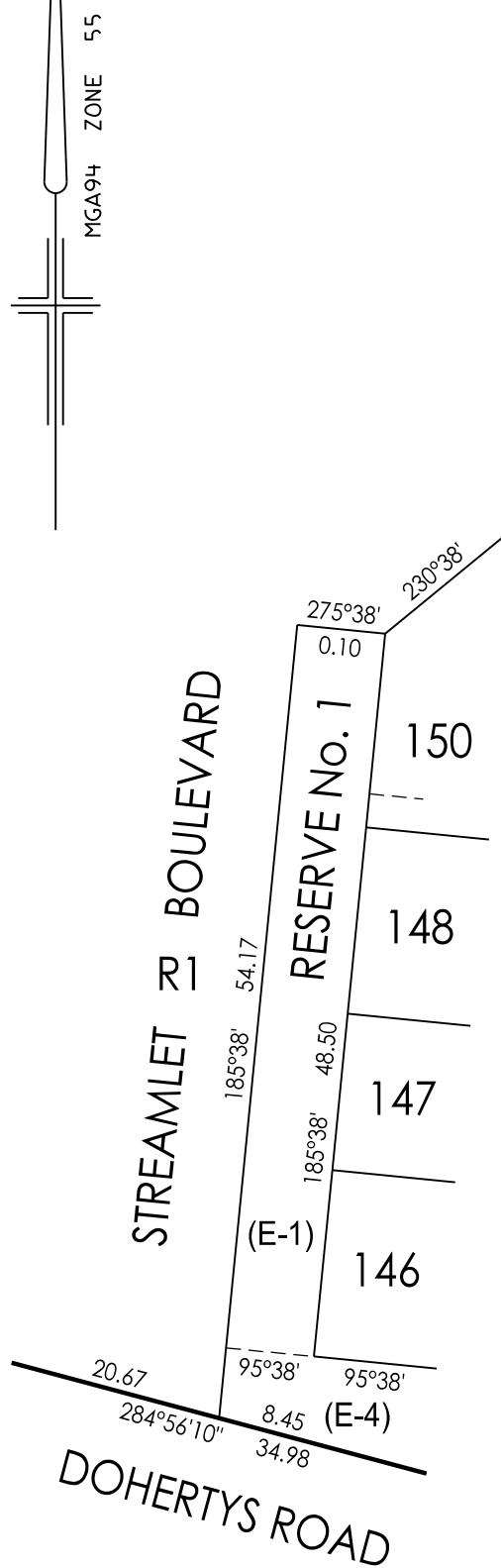
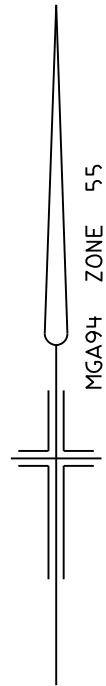
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SHEET 6

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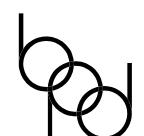


C
SEE SHEET 4
(E-2)

SEE SHEET 6

SEE SHEET 8

ENLARGEMENT NOT TO SCALE

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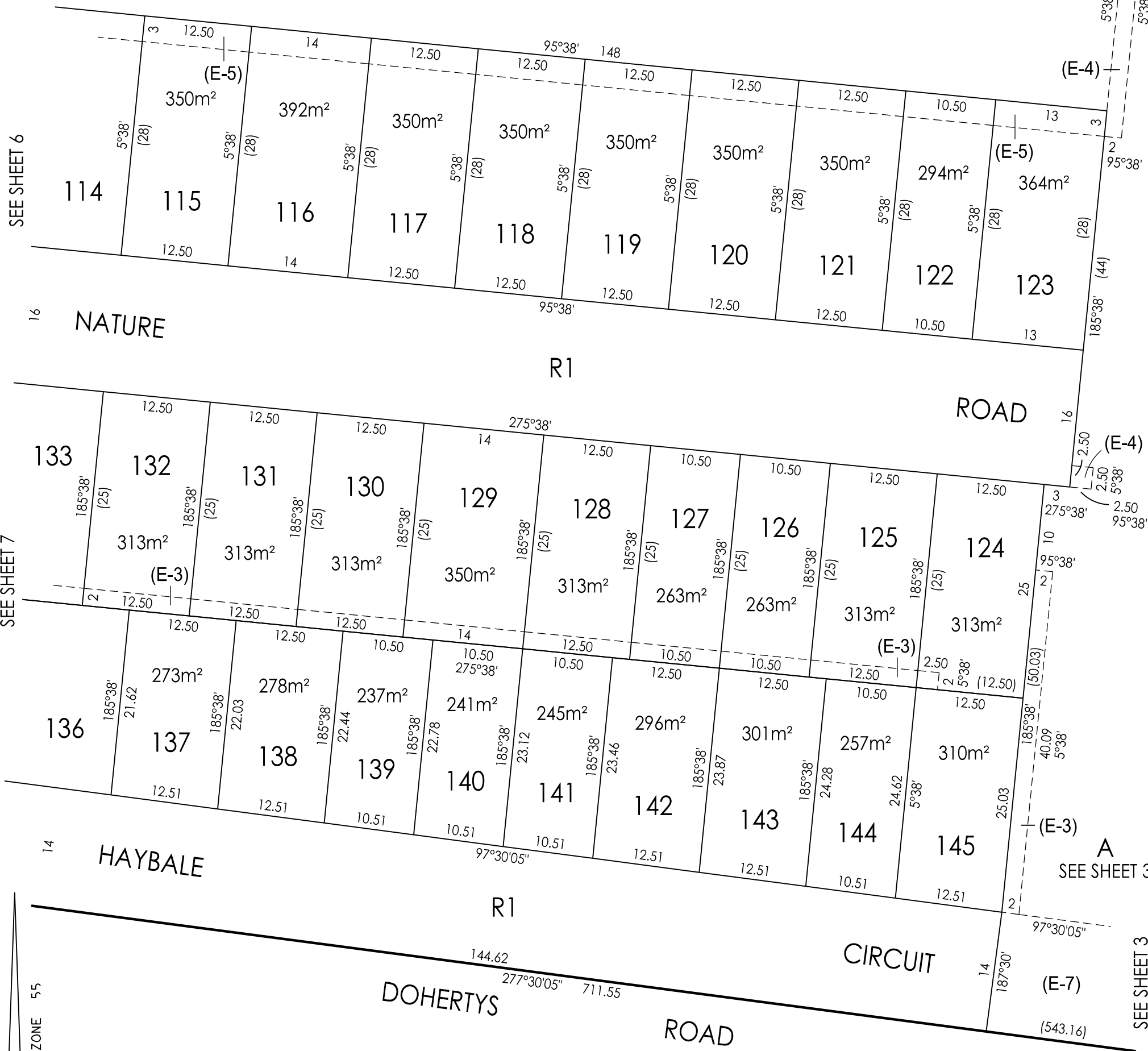
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SHEET 7

PLAN OF SUBDIVISION

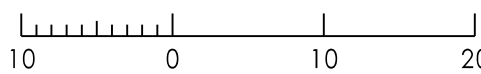
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SEE SHEET 3



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LENGTHS ARE IN METRES

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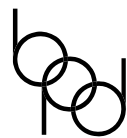
SHEET 8

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

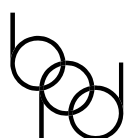
Land to benefit : Lots 101 to 150 (both inclusive).

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 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 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, and unless, any said garage or car accommodation is setback between 0m and 2m from the eastern boundary of the relevant lot;
 - (ii) unless any fence erected on the eastern boundary of the said lot is at least 1.2m in height
 - (iii) unless the said dwelling fronts Streamlet Boulevard and main pedestrian access to the dwelling is from Streamlet Boulevard
 - (iv) other than one single dwelling and associated outbuilding and improvements
 - (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.



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