

PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 902508J
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS902432R POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD & DERRIMUT ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 297 390 ZONE: 55 N: 5 811 855 DATUM: GDA94	Council Name: Wyndham City Council Council Reference Number: WYS5939/22 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S190810E Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Maria Pereira for Wyndham City Council on 21/08/2023	
VESTING OF ROADS OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 200 (BOTH INCLUSIVE) AND EASEMENTS (E-1) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.060 ha FURTHER PURPOSE OF PLAN: TO REMOVE EASEMENTS (E-3) AND (E-4) SHOWN ON PS902432R WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE PART OF EASEMENTS (E-3) AND (E-4) SHOWN ON PS902432R WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT A GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988
ROAD R1 RESERVE No. 1 RESERVE No. 2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRLIA 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 N2	AREA: 2.482 ha	No. OF LOTS: 45
		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/N2 VERSION: 9 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 29/05/2023, SPEAR Ref: S190810E	ORIGINAL SHEET SIZE A3 SHEET 1 OF 9 SHEETS
CHECKED AT	DATE: 18/05/2023	

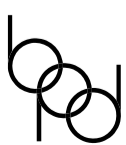
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EASEMENT INFORMATION

* 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)

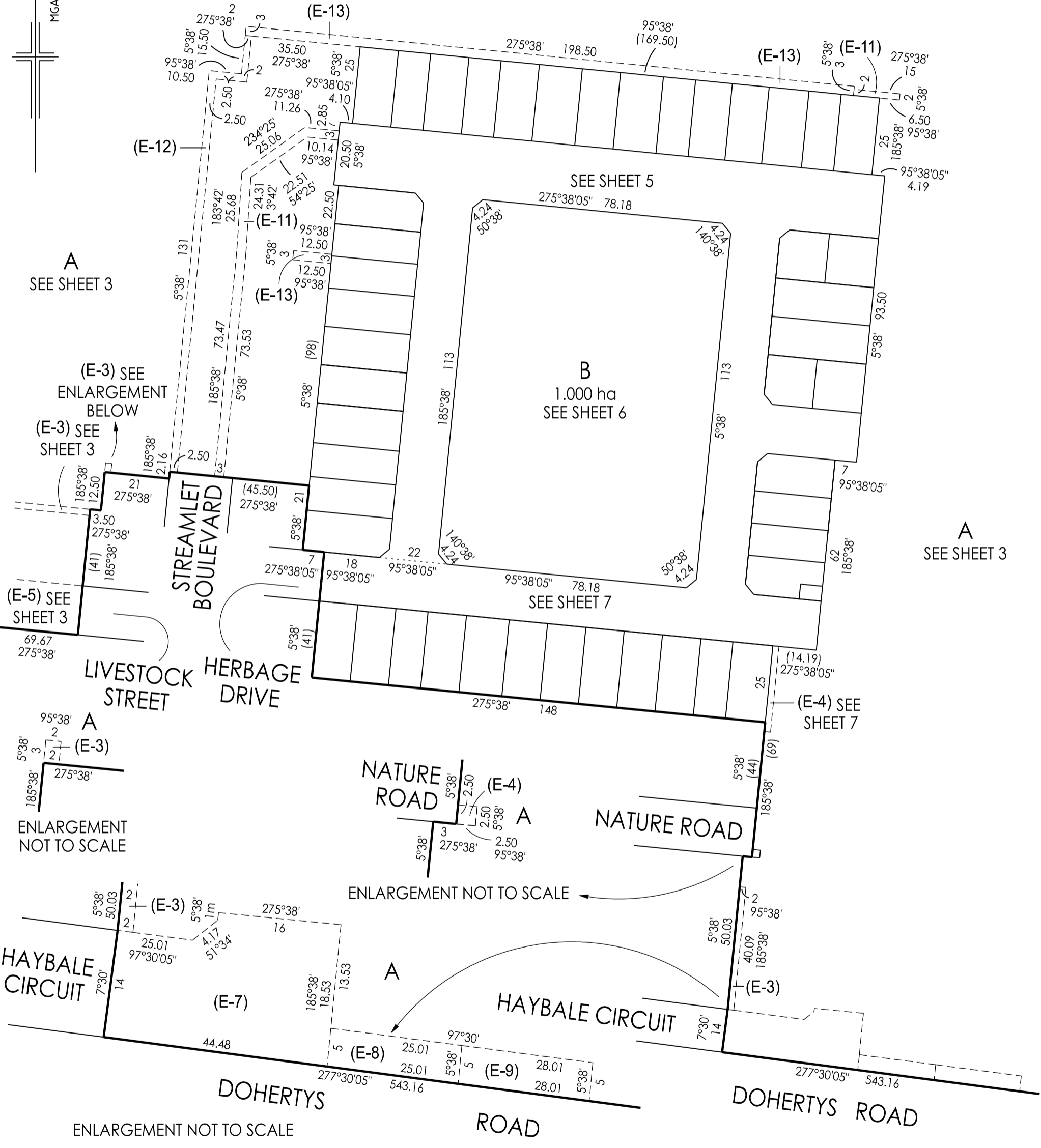
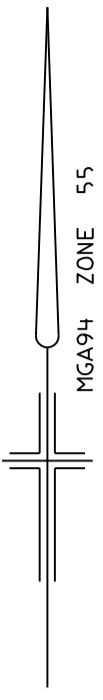
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-2)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-4)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-5)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-6)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-6)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-7)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	SUPPLY OF GAS	SEE PLAN	PS902432R	AUSNET GAS SERVICES PTY LTD
(E-8)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-8)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-8)	SUPPLY OF GAS	SEE PLAN	PS902432R	AUSNET GAS SERVICES PTY LTD
(E-9)	SUPPLY OF GAS	SEE PLAN	PS902432R	AUSNET GAS SERVICES PTY LTD
(E-10)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION
(E-11)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-13)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-13)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-14)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-14)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION
(E-15)	SEWERAGE	SEE PLAN	PS902432R	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/N2	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 2
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A
SEE SHEET 3



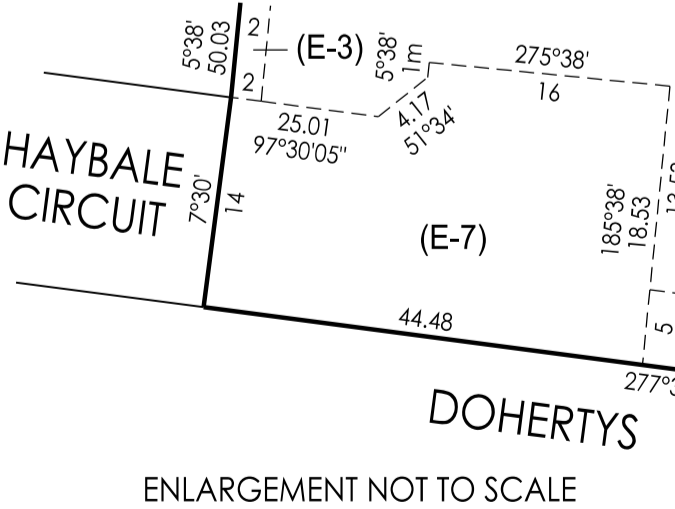
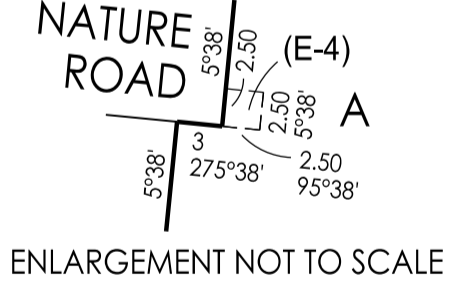
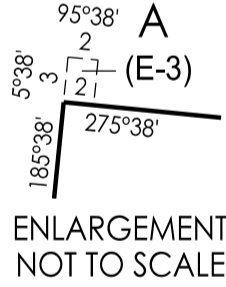
A
SEE SHEET 3

SEE SHEET 5

B
1.000 ha
SEE SHEET 6

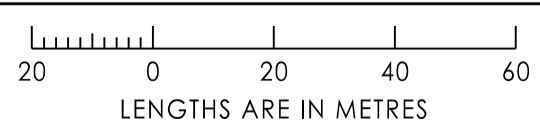
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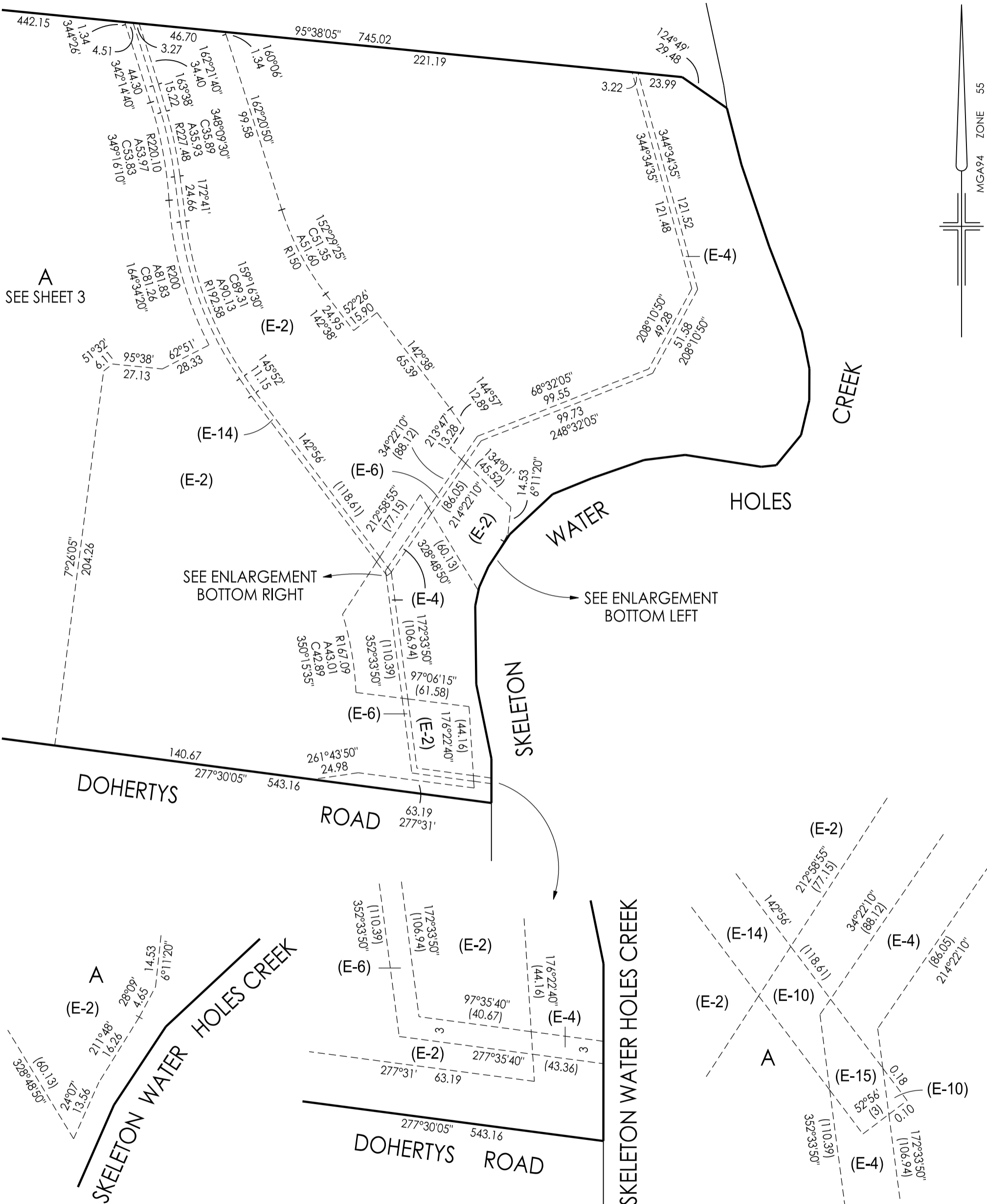
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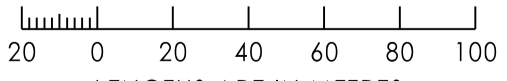
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LENGTHS ARE IN METRES

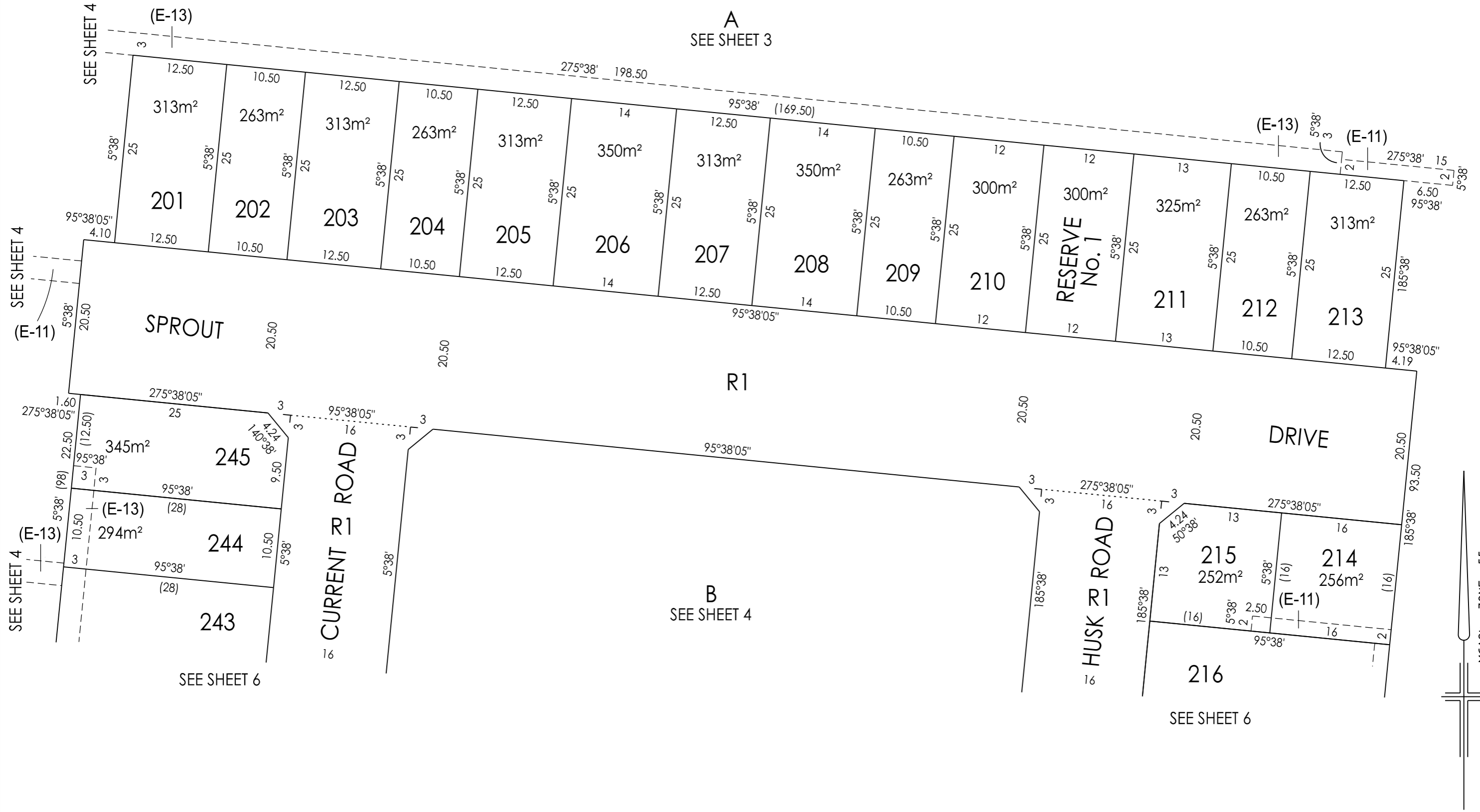
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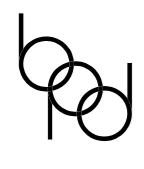
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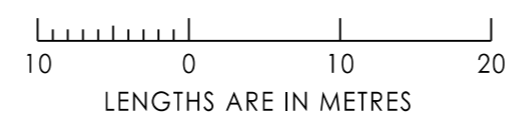
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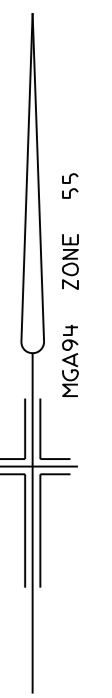


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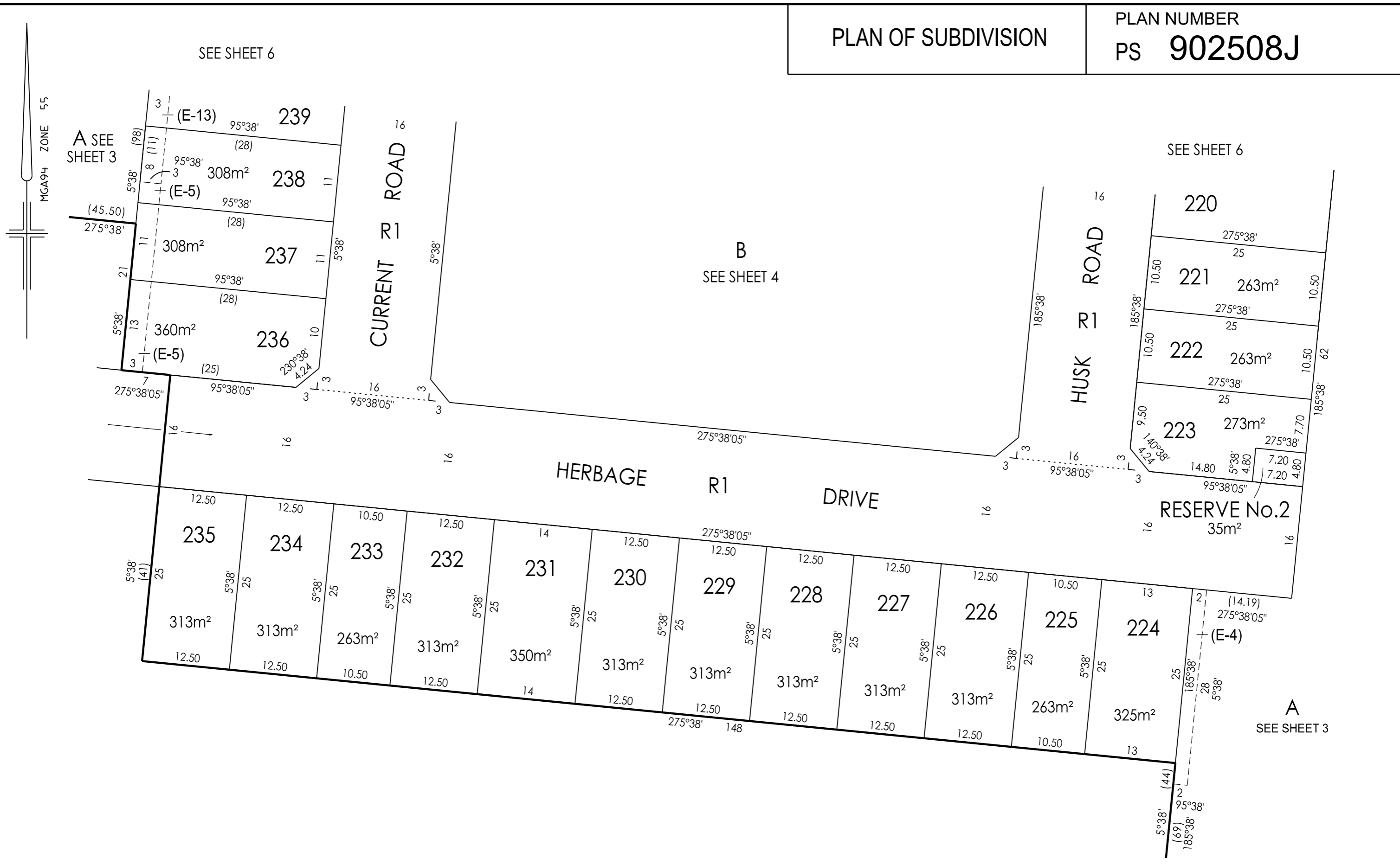


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SHEET 8

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 201 to 245 (both inclusive).

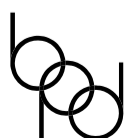
Land to be burdened: Lots 201 to 245 (both inclusive).

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 202, 204, 209, 212, 221, 222, 223, 225, 233, 243 and 244 are 'Type A' lots and lots 214, 215, 218 and 219 are 'Type B' lots.
 - (c) In the case of lots 210 and 211 any fence abutting Reserve No. 1 unless set back 6.25m from Sprout Drive.

- (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.

These restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.



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