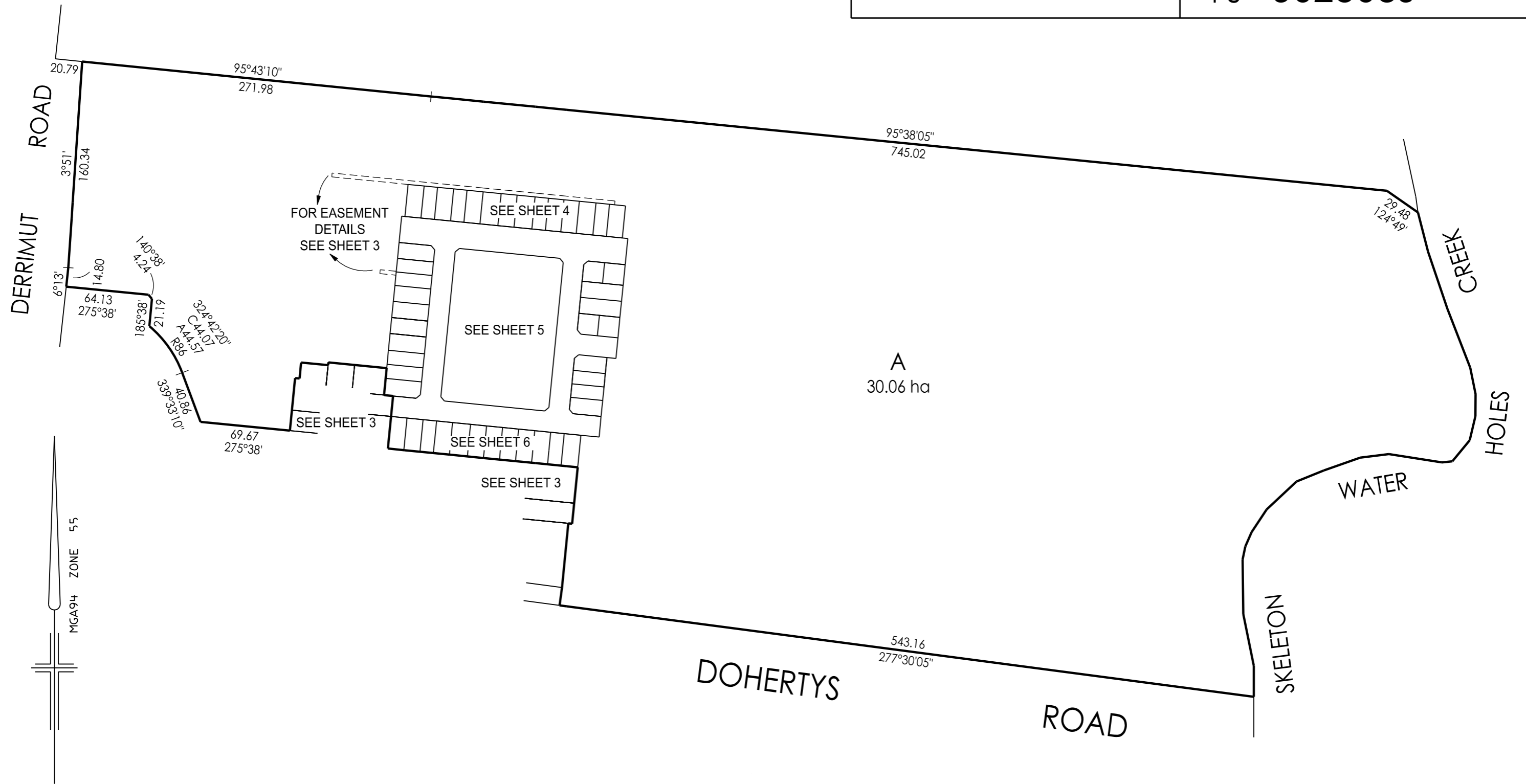


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902508J	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS902432R POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD & DERRIMUT 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		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.057 ha		
ROAD R1 RESERVE No. 1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE EASEMENT (E-4) SHOWN ON PS902432R WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
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: 2.479 ha	No. OF LOTS: 45	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)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-4)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-5)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-6)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
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: 3 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
CHECKED	DATE: 14/02/2022			

PLAN OF SUBDIVISION

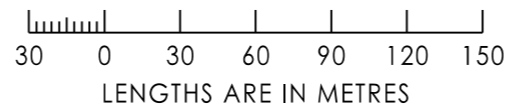
PLAN NUMBER
PS 902508J



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SCALE

1:3000



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VERSION: 3

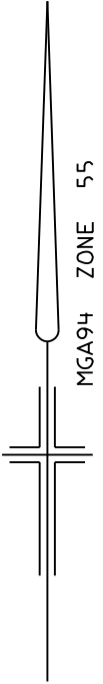
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ORIGINAL SHEET SIZE A3

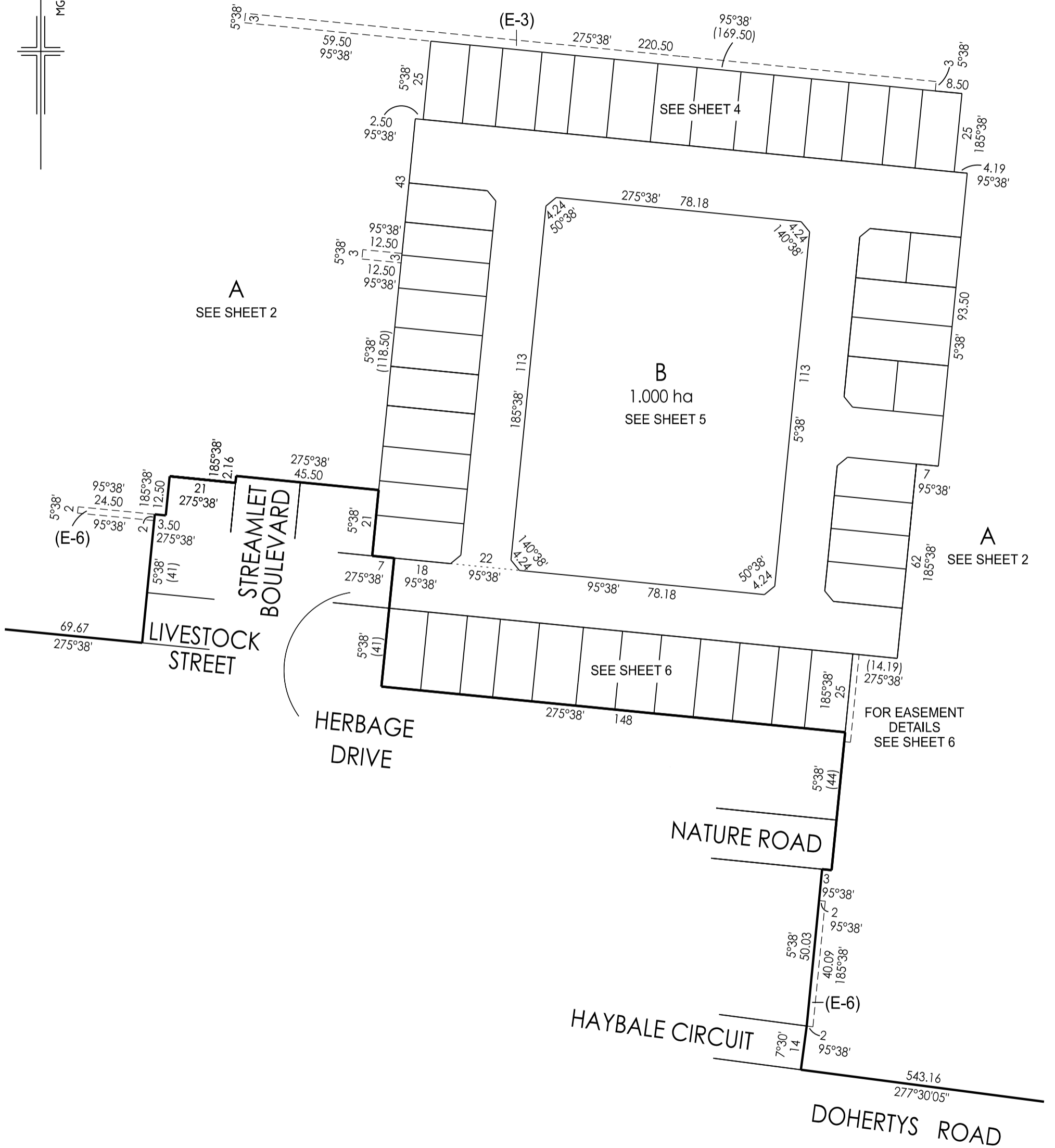
SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902508J



A
SEE SHEET 2



A
SEE SHEET 2

B
1.000 ha
SEE SHEET 5

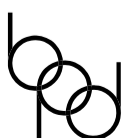
A
SEE SHEET 2

SEE SHEET 6

FOR EASEMENT
DETAILS
SEE SHEET 6

HAYBALE CIRCUIT

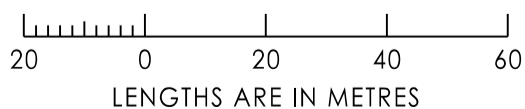
DOHERTYS ROAD



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SCALE

1:1250



ORIGINAL
SHEET SIZE A3

SHEET 3

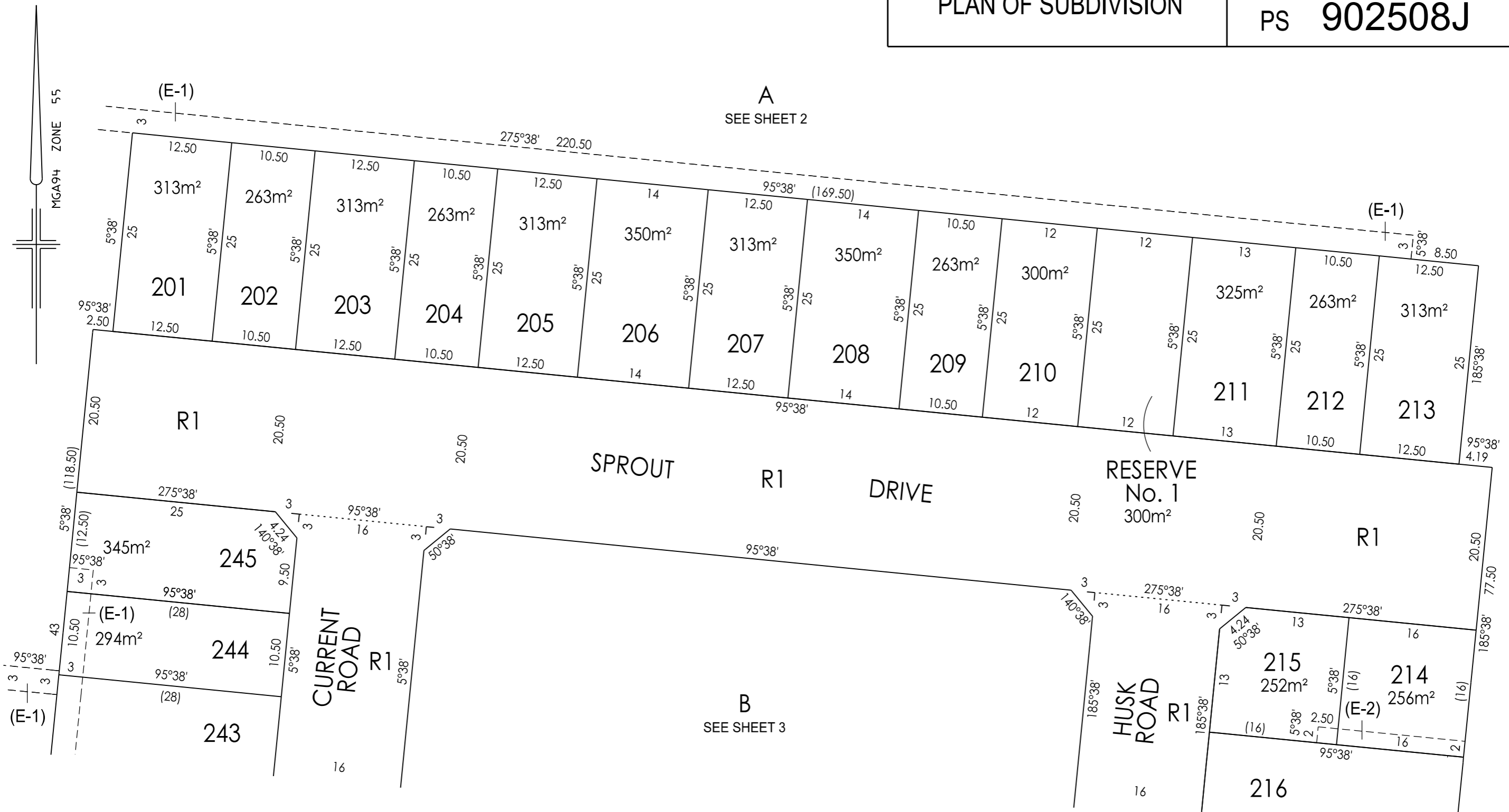
REF: 8584/N2

VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902508J



SEE SHEET 5



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SCALE

1:500



REF: 8584/N2

VERSION: 3

LICENSED SURVEYOR: SIMON COX

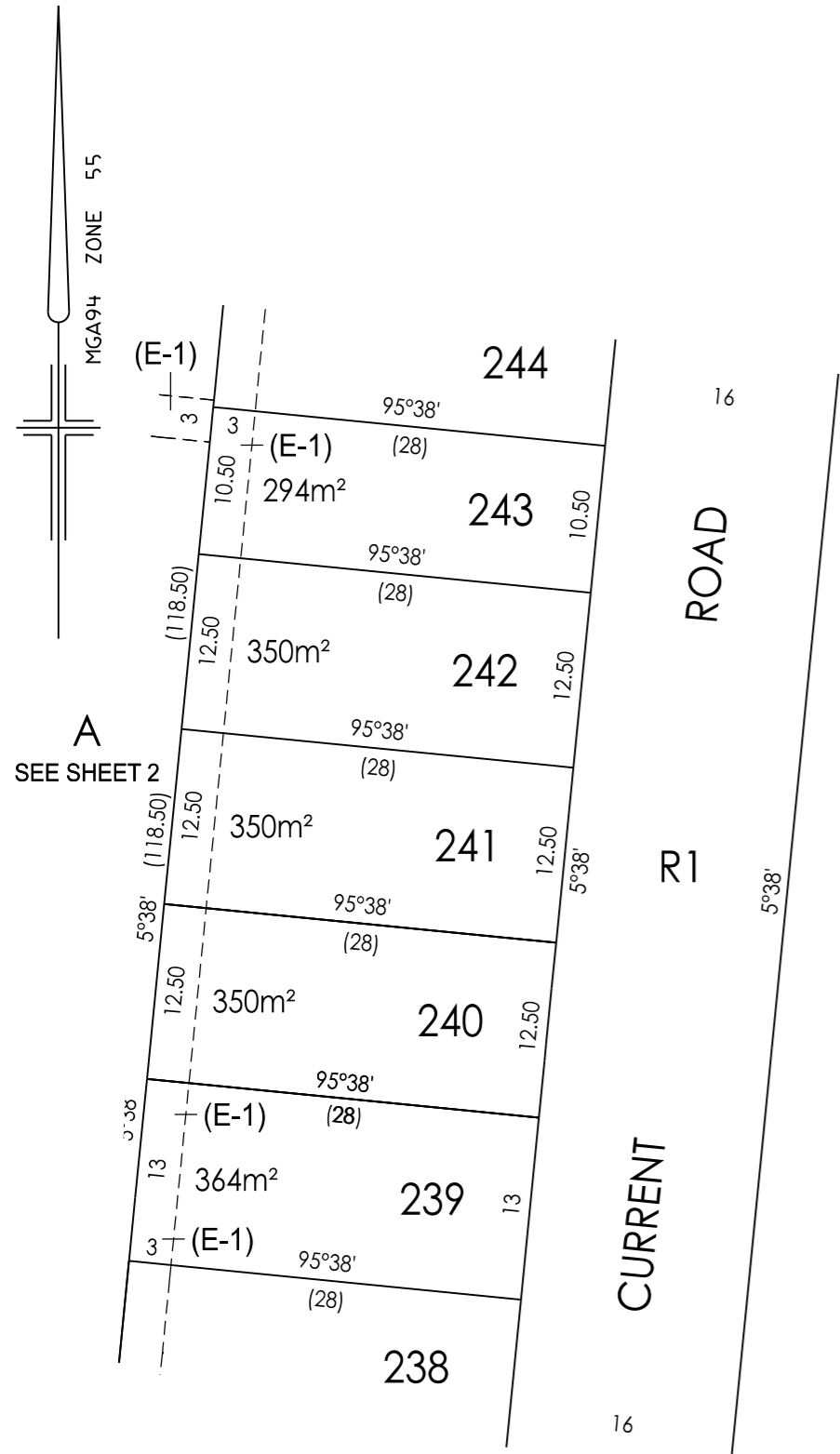
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SHEET 4

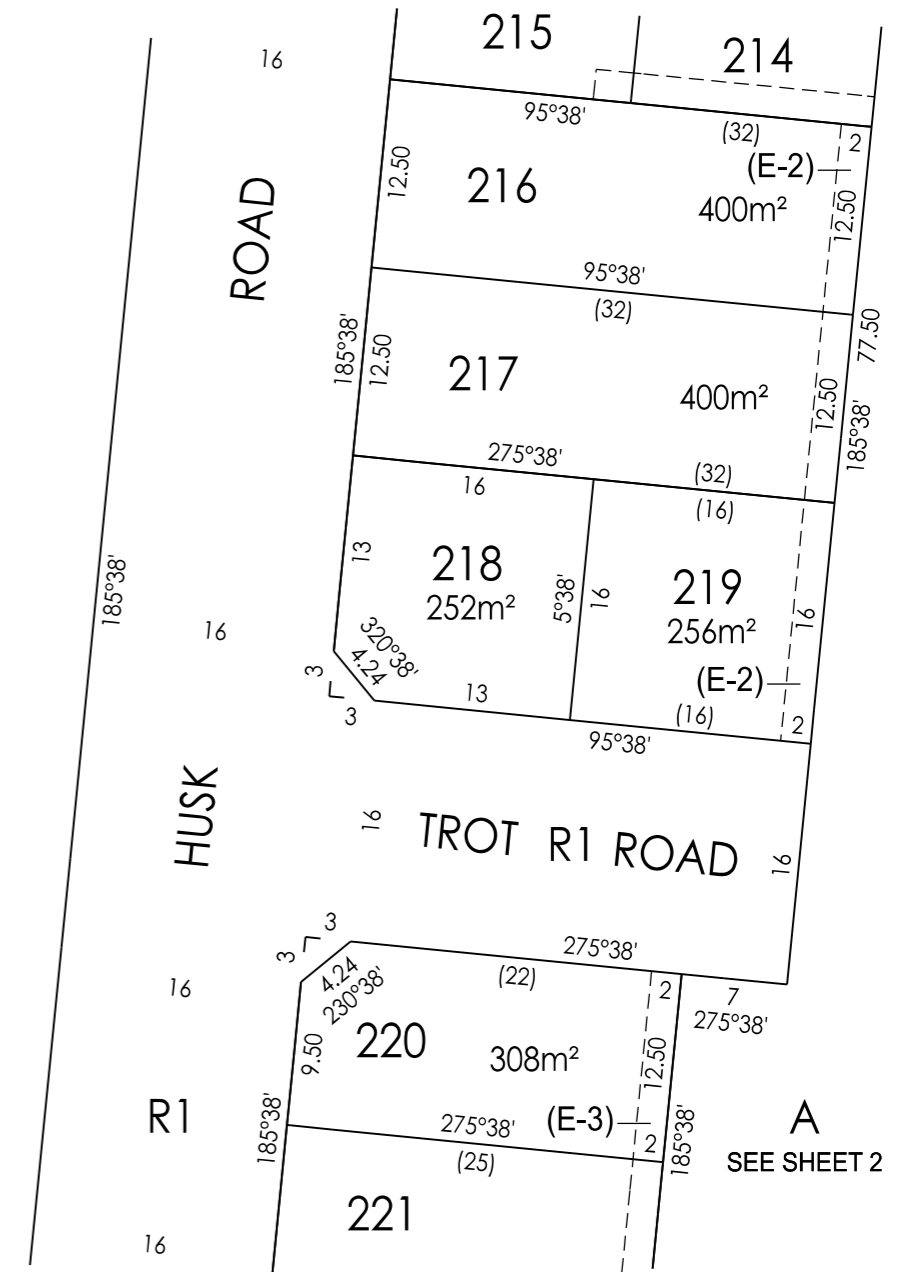
PLAN OF SUBDIVISION

PLAN NUMBER
PS 902508J

SEE SHEET 4



B
SEE SHEET 3



SEE SHEET 6



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VERSION: 3

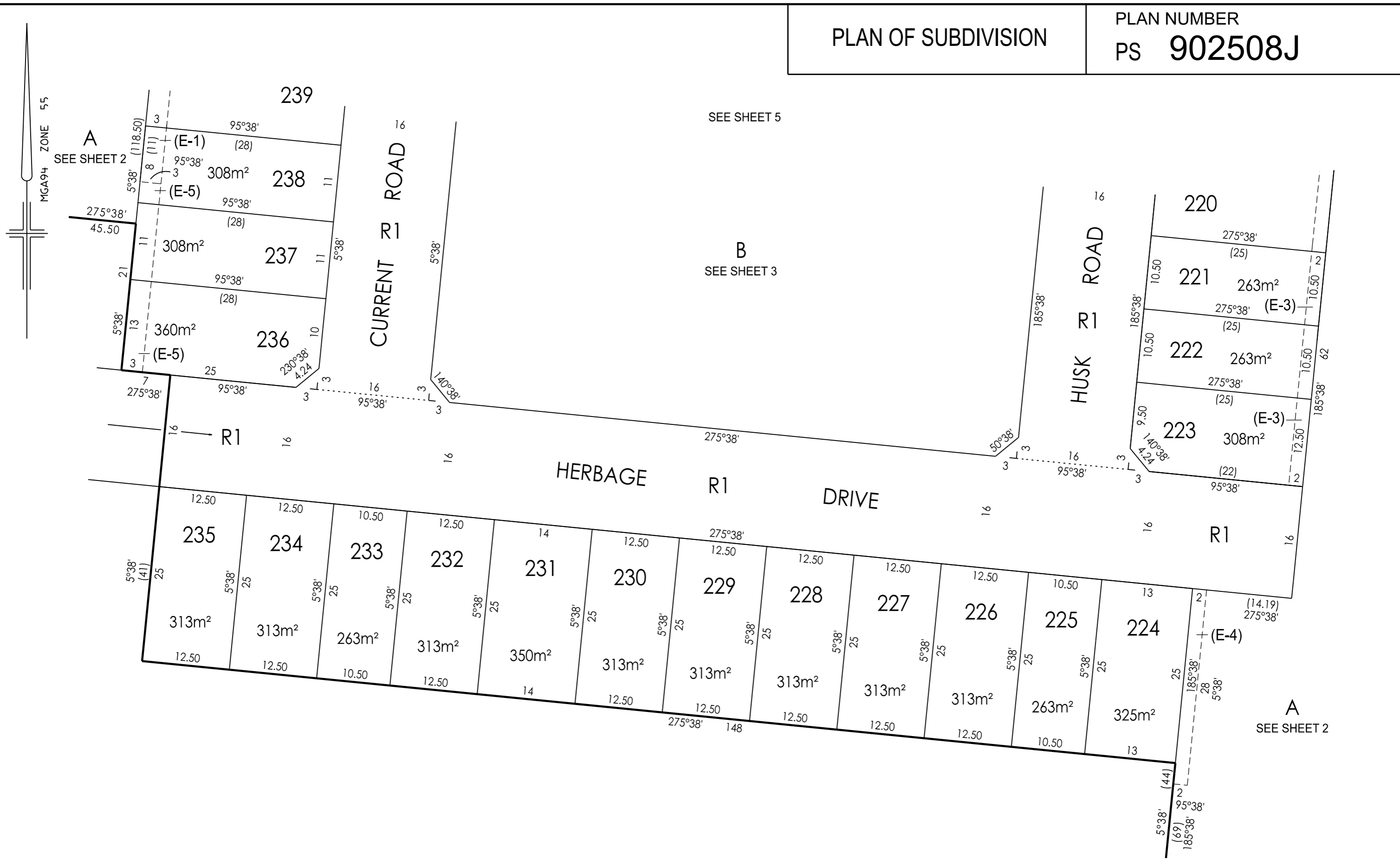
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902508J



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1:500



REF: 8584/N2 VERSION: 3
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 6

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

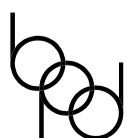
Land to benefit : Lots 201 to 219 (both inclusive). and 221 to 246 (both inclusive).

Land to be burdened: Lots 201 to 219 (both inclusive). and 221 to 246 (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, 225, 223, 243 and 244 are 'Type A' lots and lots 214, 215, 218 and 219 are 'Type B' lots.

- (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.



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ORIGINAL
SHEET SIZE A3

SHEET 7

REF: 8584/N2

VERSION: 3

LICENSED SURVEYOR: SIMON COX