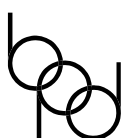
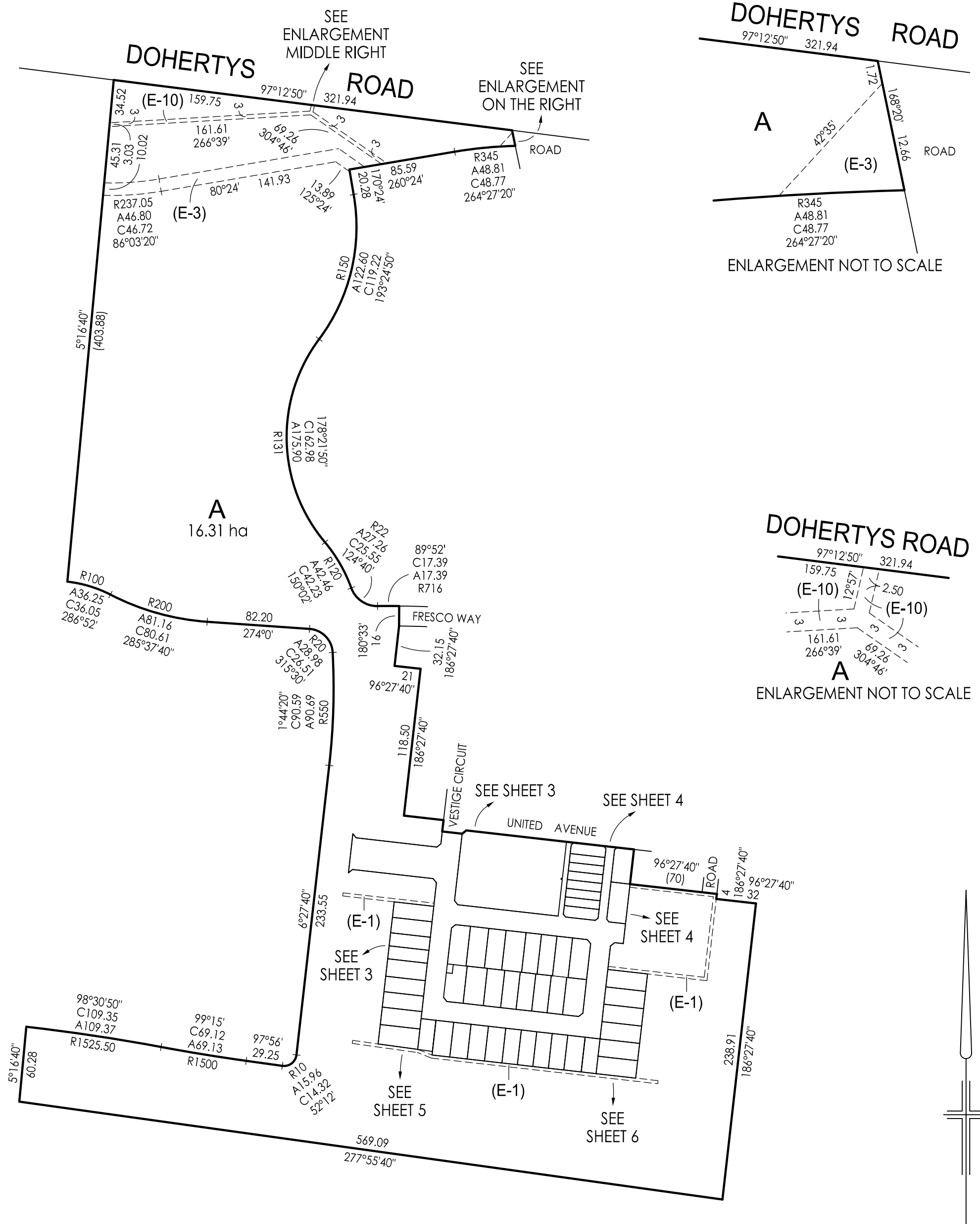


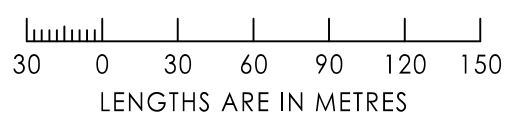
	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 804345H	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS804304X POSTAL ADDRESS: DOHERTYS ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 296 480 ZONE: 55 (of approx. centre of plan) N: 5 811 070 DATUM: GDA94				COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15 TANGENT POINTS ARE SHOWN THUS: ———+————— LOTS 1 TO 1800 (BOTH INCLUSIVE), EASEMENTS (E-2) AND (E-4) TO (E-9) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA: 1.020 ha TOTAL ROAD R2 AREA: 630m²		
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL 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 BP2838S 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. LAND NOT IN A PROCLAIMED SURVEY AREA						
ESTATE: CREEKSTONE 18 AREA: 3.514 ha No. OF LOTS: 50 MELWAY: 359:E:11						
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	CITY WEST WATER CORPORATION		
(E-3)	WATER SUPPLY THROUGH UNDERGROUND PIPES	10m	PS746814T	CITY WEST WATER CORPORATION		
(E-3)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	10m	PS746814T	CITY WEST WATER CORPORATION		
(E-10)	SEWERAGE	SEE PLAN	AU284403T	CITY WEST WATER CORPORATION		
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: 8584/18 VERSION: 10		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS	
CHECKED JC		DATE: 28/06/21		LICENSED SURVEYOR: SIMON COX		

PLAN NUMBER
PS 804345H



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SCALE
1:3000



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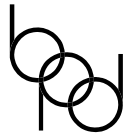
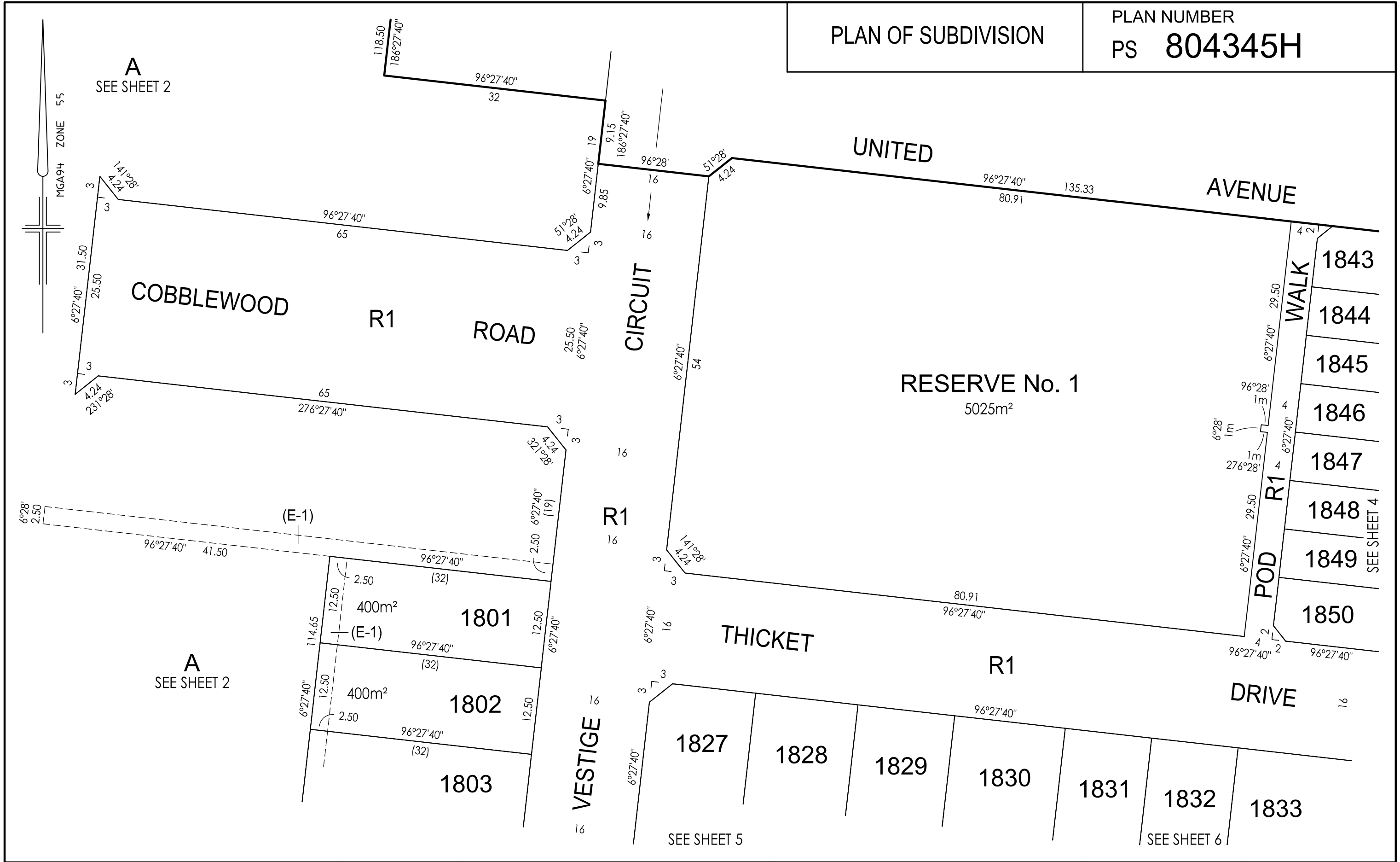
ORIGINAL SHEET SIZE A3
REF: 8584/18

SHEET 2

VERSION: 10

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804345H



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SCALE

1:500



REF: 8584/18

VERSION: 10

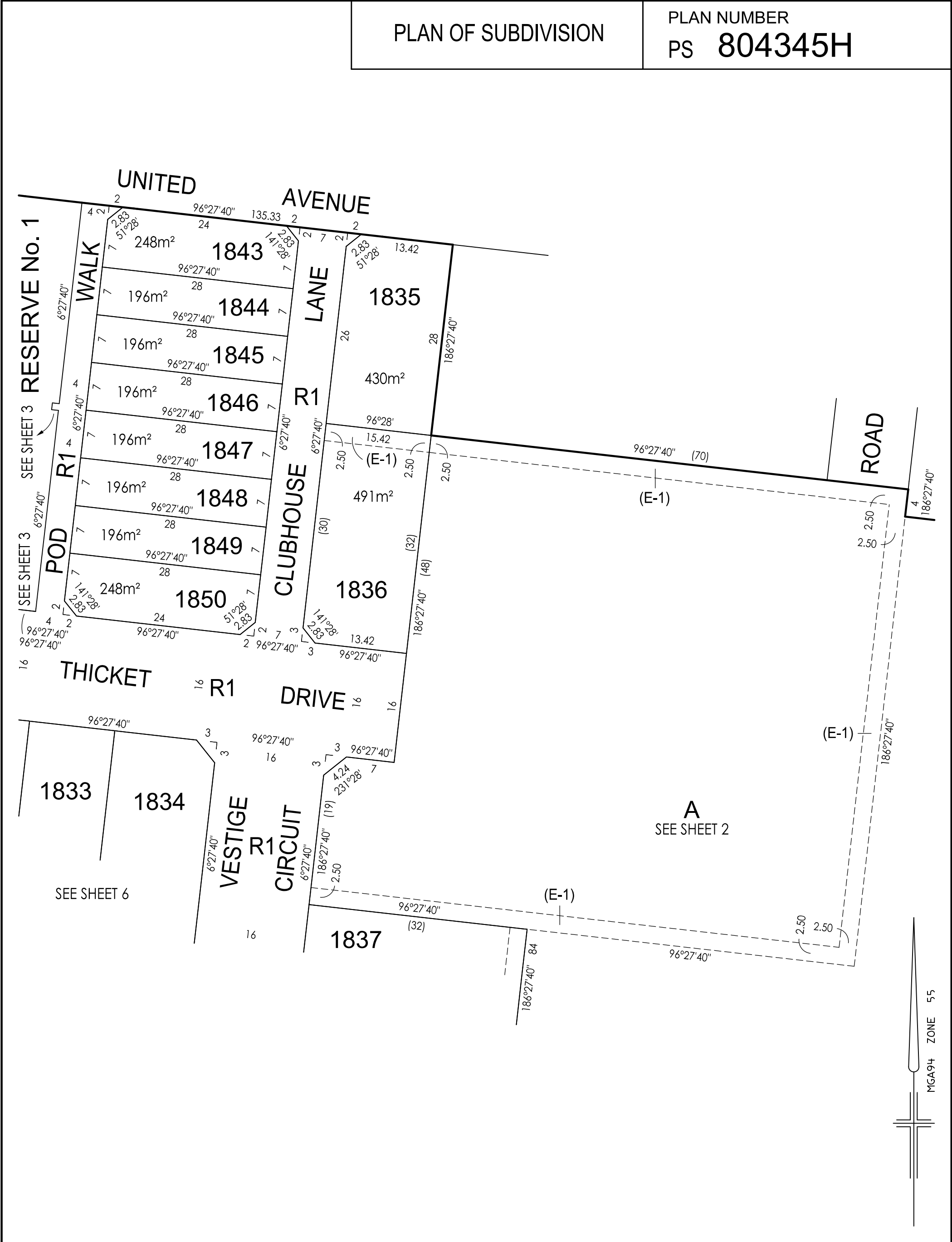
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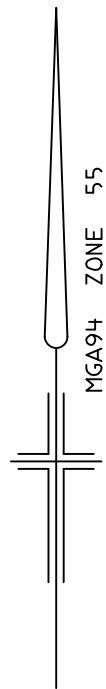
ORIGINAL
SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804345H





MGA94 ZONE 55

A
SEE SHEET 2

VESTIGE
R1 CIRCUIT

ROAD R2

RESERVE No. 2

1810

(E-1) A
DIAGRAM NOT TO SCALE

A
SEE SHEET 2

SEE SHEET 3

1802

1803

1804

1805

1806

1807

1808

1809

VESTIGE R1 CIRCUIT
RESERVE No. 4

1827

1828

1829

1830

1831

1826

1825

1824

1823

VESTIGE R1 CIRCUIT

ROAD R2
RESERVE No. 2
SEE
DIAGRAM

1810

1811

1812

1813

1814

SEE SHEET 6

SEE SHEET 6

PLAN OF SUBDIVISION

PLAN NUMBER

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SCALE

1:500



REF: 8584/18

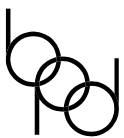
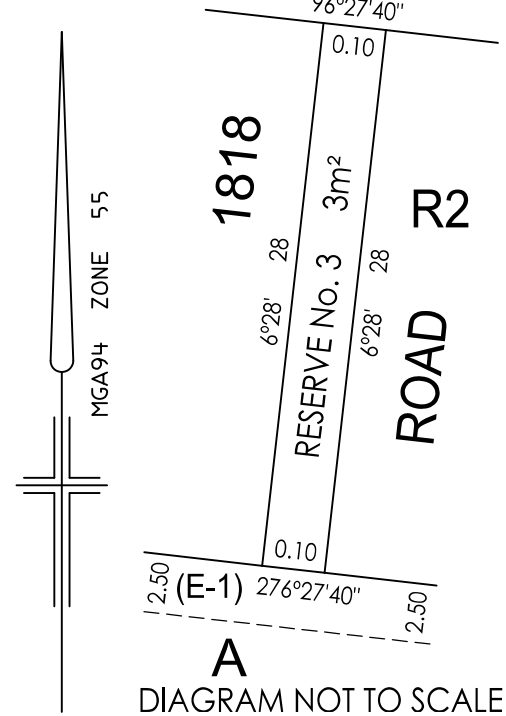
VERSION: 10

LICENSED SURVEYOR: SIMON COX

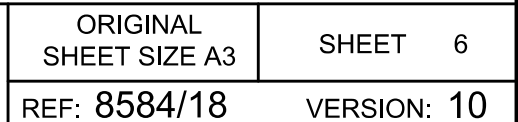
ORIGINAL
SHEET SIZE A3

SHEET 5

PLAN NUMBER
PS 804345H



SCALE
1:500

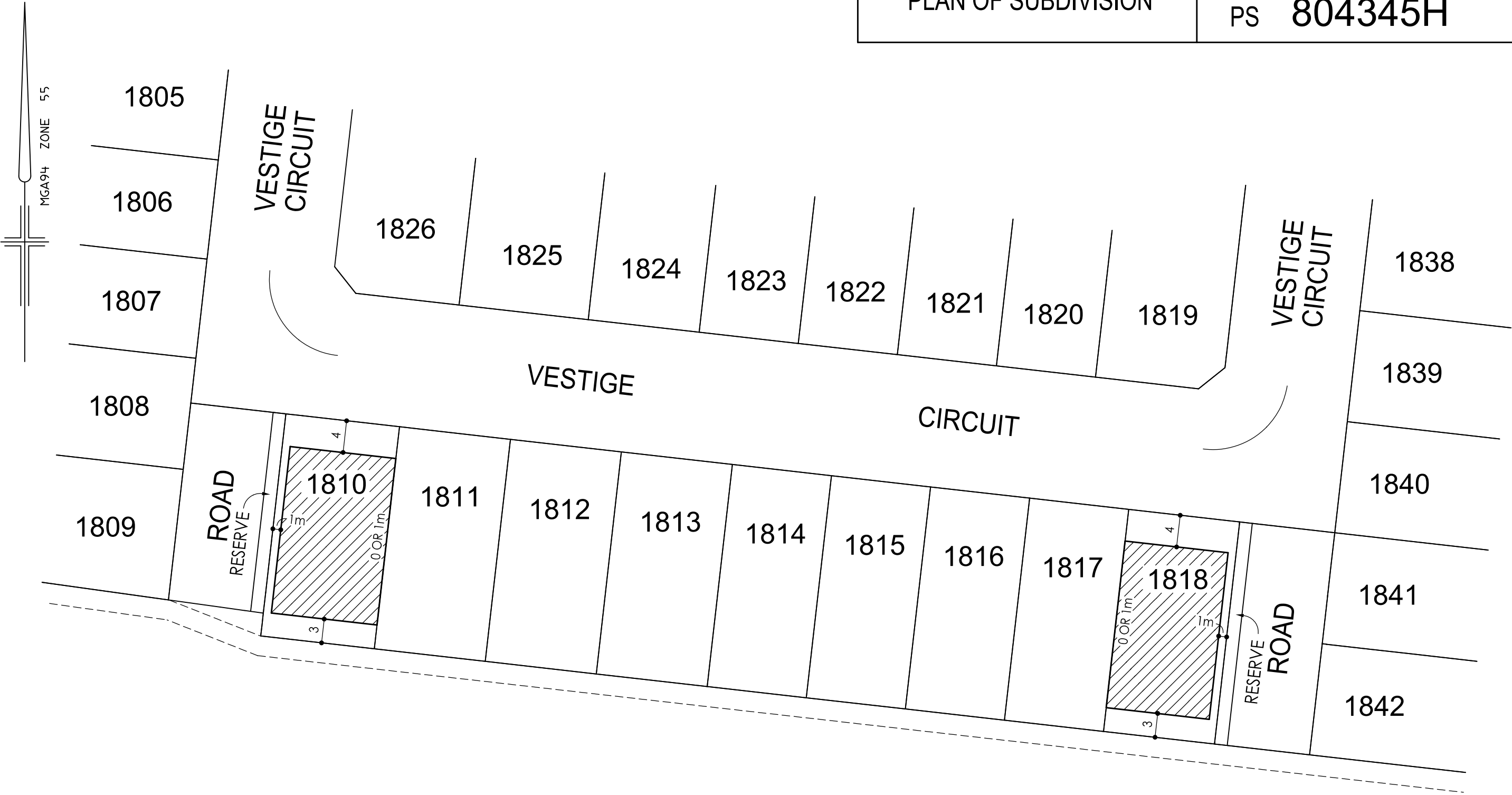


LICENSED SURVEYOR: SIMON COX

		PLAN OF SUBDIVISION		PLAN NUMBER PS 804345H	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>					
<p>Upon registration of the plan, the following restriction is to be created. For the purpose of this restriction:</p> <div><div><div>(a) A dwelling means a building that contains self contained living accommodation but does not include any garage whether attached to the dwelling or not.</div><div>(b) A building means any structure (including a garage) except a fence.</div><div>(c) All distances shown are in metres.</div><div>(d) Except for minimum front, side and rear setbacks, if a conflict shall exist between any provision in this restriction and Rescode or any instrument replacing it then the provisions of the latter shall apply.</div></div></div>					
<div><div>Land to benefit :</div><div>Lots 1801 to 1850 (both inclusive).</div></div>					
<div><div>Land to be burdened:</div><div>Lots 1801 to 1850 (both inclusive).</div></div>					
<div><div>Description of Restriction :</div><div><div><div>(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;</div><div><div>(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;</div><div>(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 1843 to 1850 (both inclusive) are 'Type B' lots and;</div><div>(c) In the case of lots 1810 and 1818 any dwelling outside the area shown hatched on sheet 8 of this plan;</div><div>(d) In the case of lots 1808 to 1810 (both inclusive), 1818, 1841 and 1842 any more than one private dwelling.</div></div></div><div><div>(2) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;</div><div><div>(a) 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>(b) In the case of lots 1808 to 1810 (both inclusive), 1818, 1841 and 1842<div><div>(i) further subdivide unless the said subdivision does not result in the creation of an additional lot;</div><div>(ii) Leave domestic bins on the relevant bin pad unless on a designated waste collection day;</div><div>(iii) Gain access to the relevant lots through relevant abutting Reserves No. 2 or 3 on this plan.</div></div></div></div></div></div></div>					
<p>Except for restrictions (1) (c) and (2) (b) these restrictions will cease to affect any of the burdened lots from 31st December 2025.</p>					
<div><div><div><div></div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div></div>		SCALE			
		LICENSED SURVEYOR: SIMON COX			
				ORIGINAL SHEET SIZE A3	SHEET 7
				REF: 8584/18	VERSION: 10

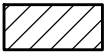
PLAN OF SUBDIVISION

PLAN NUMBER
PS 804345H



LEGEND :

DWELLING ENVELOPE
ZONE



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VERSION: 10

ORIGINAL
SHEET SIZE A3

SHEET 8

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