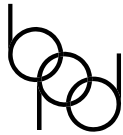
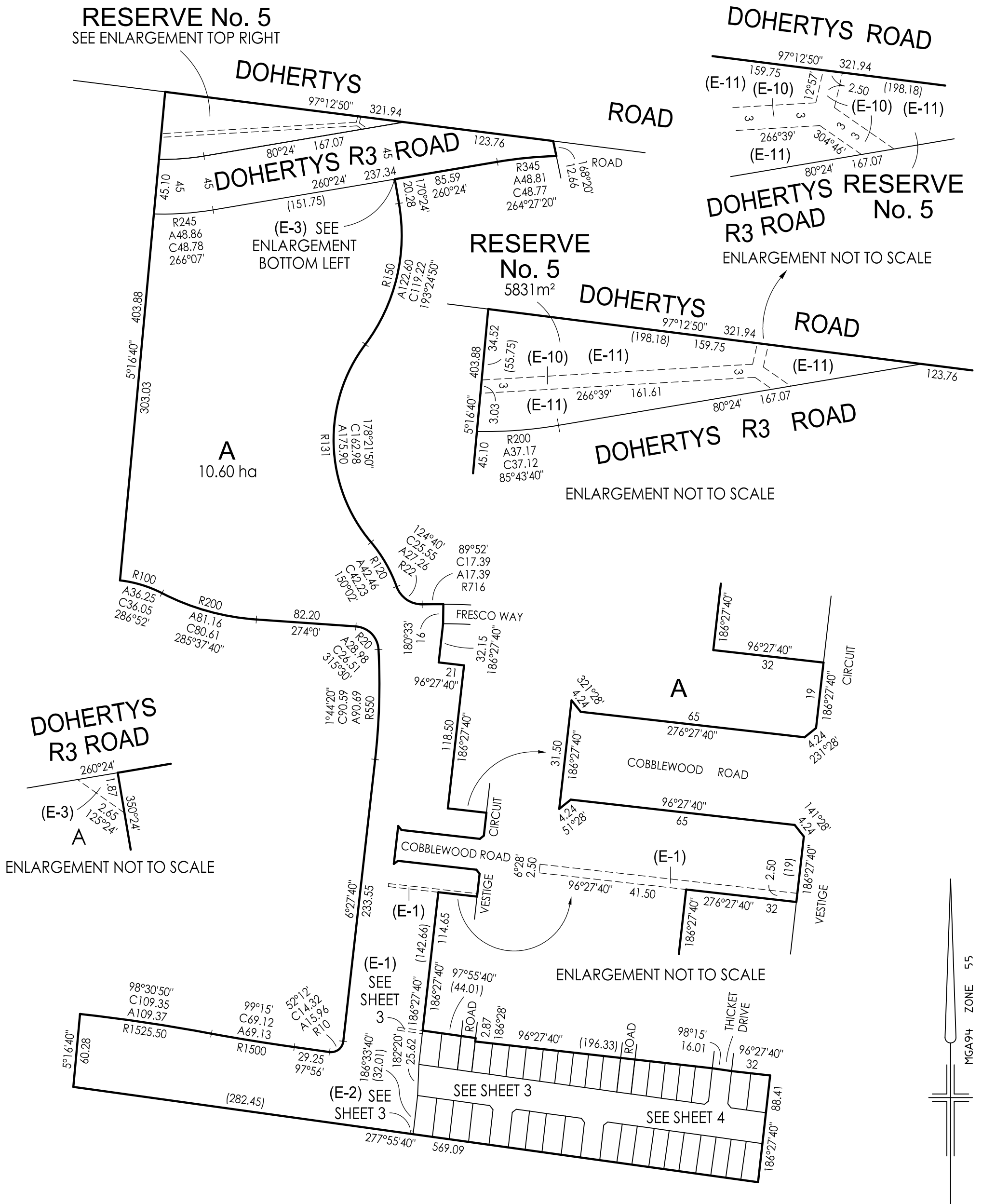
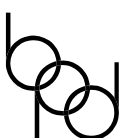


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 811178K					
LOCATION OF LAND  PARISH: TARNEIT  TOWNSHIP: -----  SECTION: 21  CROWN ALLOTMENT: -----  CROWN PORTION: B (PART)  TITLE REFERENCES: VOL FOL  LAST PLAN REFERENCE: LOT A PS804365B  POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD TARNEIT 3029  MGA 94 CO-ORDINATES: E: 296 530 ZONE: 55 (of approx. centre of plan) N: 5 810 930 DATUM: GDA94				Council Name: Wyndham City Council  Council Reference Number: WYS4193/17 Planning Permit Reference: WYP8490/15 SPEAR Reference Number: S104999C  Certification  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Dee Gomes for Wyndham City Council on 08/10/2021  Statement of Compliance issued: 03/12/2021						
				VESTING OF ROADS OR RESERVES			NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 2000 (BOTH INCLUSIVE), 2023, EASEMENTS (E-4), (E-5), (E-6), (E-8) AND (E-9) HAVE BEEN OMITTED FROM THIS PLAN  LAND NOT IN A PROCLAIMED SURVEY AREA  TOTAL ROAD R1 AREA IS 8865m² TOTAL ROAD R2 AREA IS 666m² TOTAL ROAD R3 AREA IS 1.272 ha  FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-7) ON PS804365B WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  TO REMOVE THE EASEMENT SHOWN AS (E-1) ON PS804365B WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R2  TO REMOVE THE EASEMENTS SHOWN AS (E-3) AND (E-10) ON PS804365B WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R3  GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
				ROAD R1, R2 AND R3 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4 RESERVE No. 5		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
				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. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15						
				ESTATE: CREEKSTONE 20		AREA: 4.317 ha		No. OF LOTS: 36		MELWAY: 359:F:11
EASEMENT INFORMATION										
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)										
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN							
(E-1)	SEWERAGE	SEE PLAN	PS804345H	CITY WEST WATER CORPORATION						
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION						
(E-3)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS746814T	CITY WEST WATER CORPORATION						
(E-3)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	PS746814T	CITY WEST WATER CORPORATION						
(E-7)	SEWERAGE	SEE PLAN	PS804365B	CITY WEST WATER CORPORATION						
(E-10)	SEWERAGE	SEE PLAN	AU284403T	CITY WEST WATER CORPORATION						
(E-10)	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-11)	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						
 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: 8584/20		VERSION: 9		ORIGINAL SHEET SIZE A3				
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 15/09/2021, SPEAR Ref: S104999C								
CHECKED JC		DATE: 08/09/21								

PLAN NUMBER  
PS 811178K



LIGA94 ZONE 33



SCALE  
1:3000



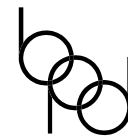
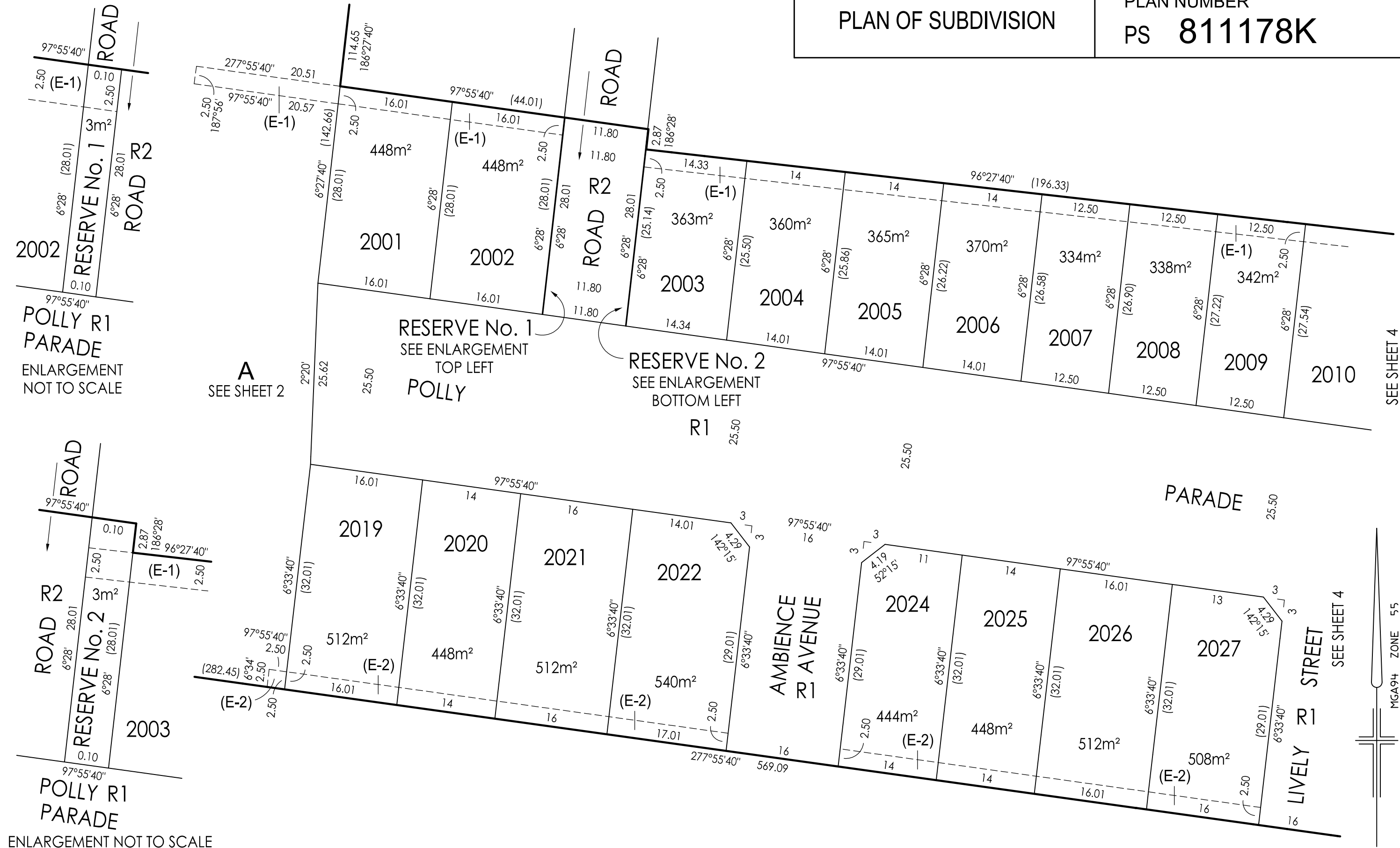
SHEET 2

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1:500



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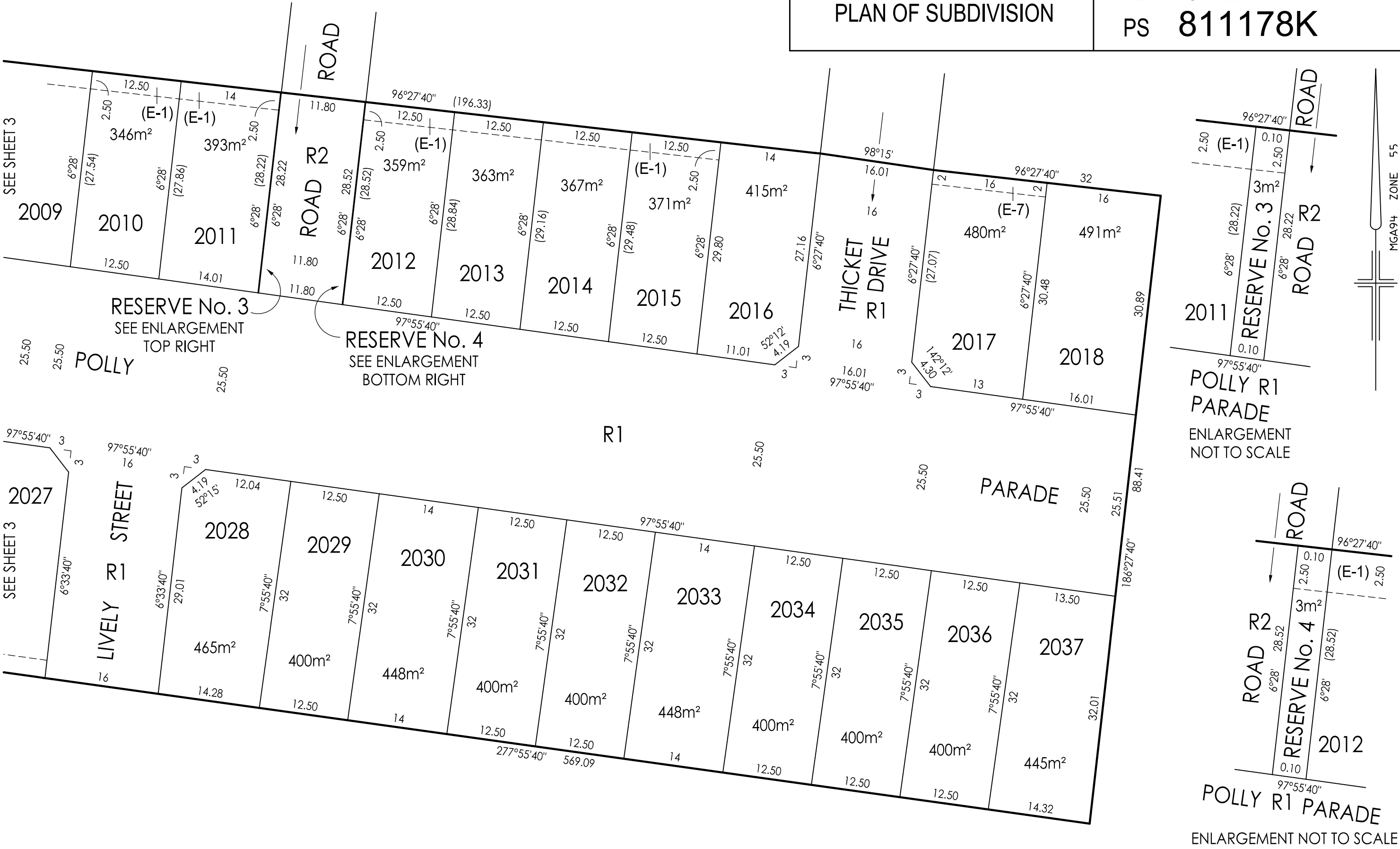
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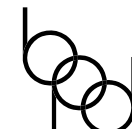
SHEET 3

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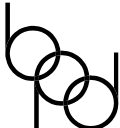
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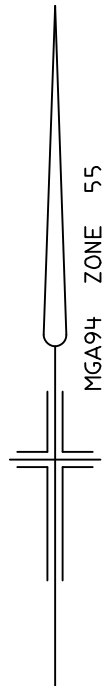
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SHEET 4

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		PLAN OF SUBDIVISION	PLAN NUMBER PS 811178K	
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>				
Upon registration of the plan, the following restriction is to be created. For the purpose of this restriction:				
<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>				
Land to benefit : Lots 2001 to 2022 (both inclusive) and Lots 2024 to 2037 (both inclusive).				
Land to be burdened: Lots 2001 to 2022 (both inclusive) and Lots 2024 to 2037 (both inclusive).				
Description of Restriction :				
<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>(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 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;</div> <div>(c) In the case of lots 2002, 2003, 2011 and 2012 any dwelling outside the area shown hatched on sheets 6 and 7 of this plan;</div> <div>(d) In the case of lots 2002, 2003, 2011 and 2012 any more than one private dwelling.</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>(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 2002, 2003, 2011 and 2012;</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>(ii) Gain access to the relevant lots through relevant abutting Reserves No. 1, 2, 3 or 4 on this plan.</div>				
Except for restrictions (1) (d) and (2) (b) these restrictions will cease to affect any of the burdened lots from 31st December 2025.				
<div><div>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</div></div>		SCALE		ORIGINAL SHEET SIZE A3
				SHEET 5
			REF: 8584/20	VERSION: 9
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 15/09/2021, SPEAR Ref: S104999C	Digitally signed by: Wyndham City Council, 08/10/2021, SPEAR Ref: S104999C	

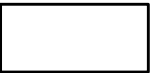



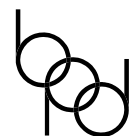
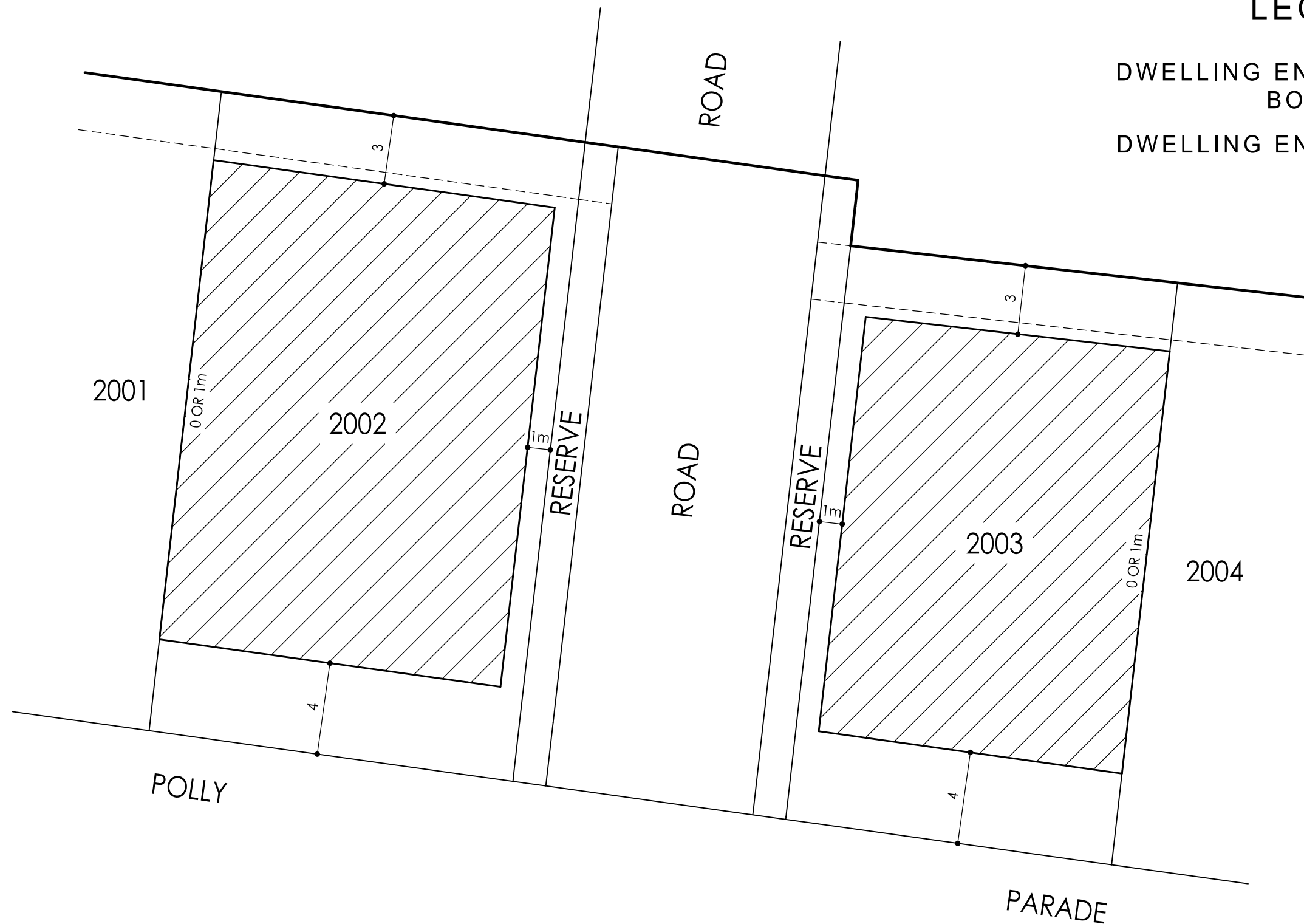
# PLAN OF SUBDIVISION

PLAN NUMBER

PS 811178K

## LEGEND :

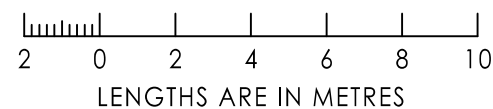
- DWELLING ENVELOPE BOUNDARY 
- DWELLING ENVELOPE ZONE 



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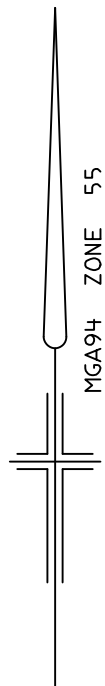
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SHEET 6

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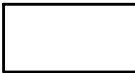
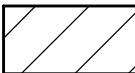


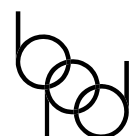
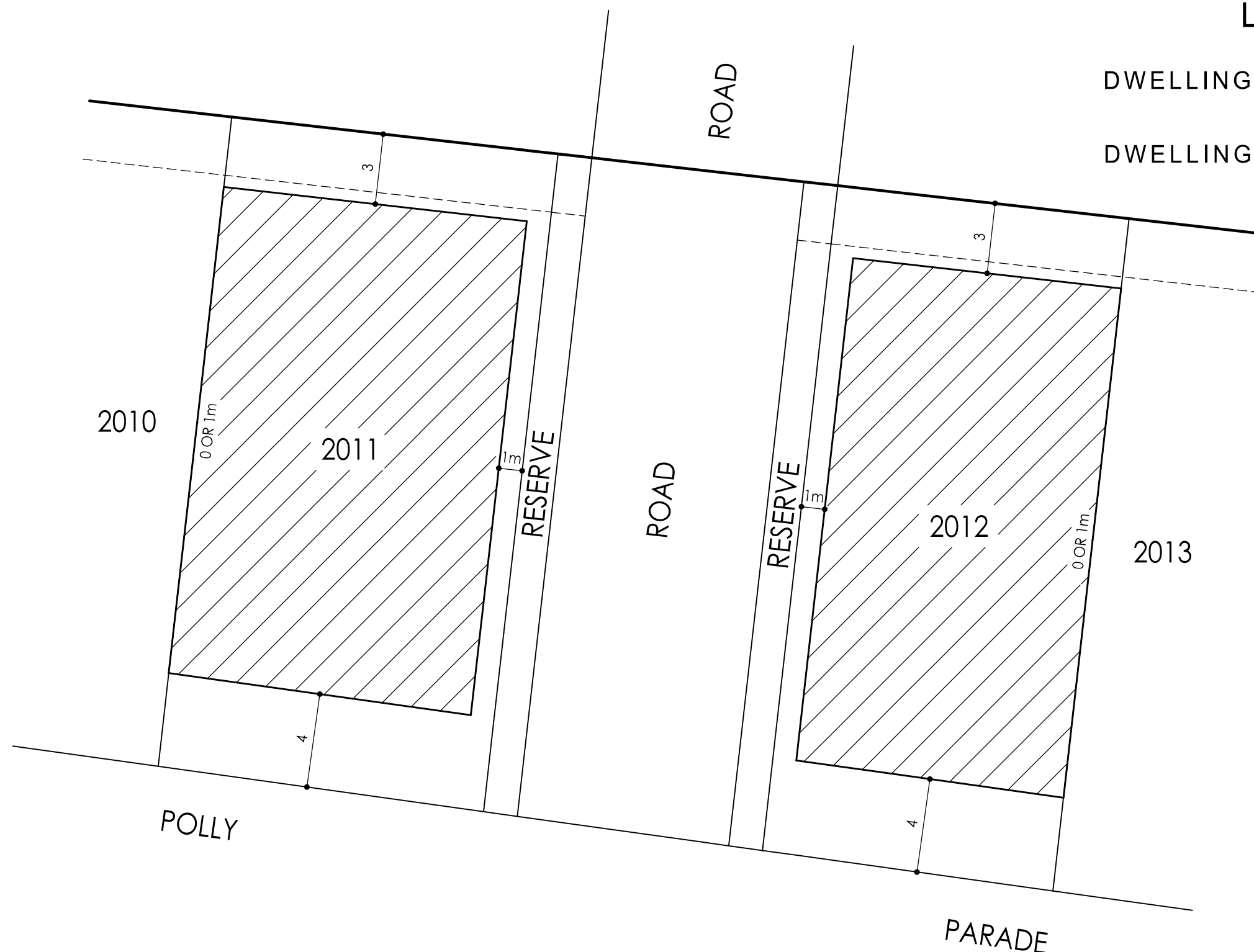
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PLAN NUMBER

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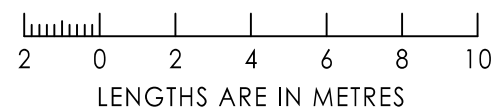
- DWELLING ENVELOPE BOUNDARY 
- DWELLING ENVELOPE ZONE 



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