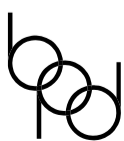
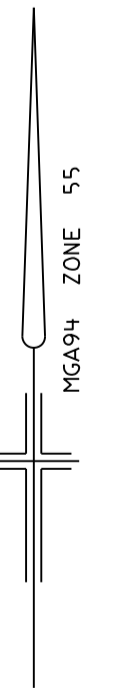
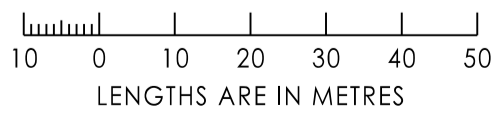


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844144S	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS838473G POSTAL ADDRESS: (at time of subdivision) BLESS DRIVE TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 296270 ZONE: 55 N: 5811600 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS5649/21 Planning Permit Reference: WYP8490/15 SPEAR Reference Number: S173069V Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 18/02/2022 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 not been satisfied at Certification Digitally signed by: Carolyn Harriott for Wyndham City Council on 02/09/2022 Statement of Compliance issued: 07/10/2022 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 at Statement of Compliance		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.103 ha FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) & (E-4) ON PS838473G 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		
ROAD R1	WYNDHAM CITY COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) & (E-4) ON PS838473G 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 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. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) & (E-4) ON PS838473G 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		
ESTATE: CREEKSTONE 22 AREA: 3.055 ha No. OF LOTS: 59 MELWAY: 359:E:10				
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)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-15)	DRAINAGE	SEE PLAN	PS838473G	WYNDHAM CITY COUNCIL
(E-15)	SEWERAGE	SEE PLAN	PS838473G	GREATER WESTERN 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: 8584/22 VERSION: 5 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 31/08/2022, SPEAR Ref: S173069V	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED AT	DATE: 29/08/22			



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REF: 8584/22

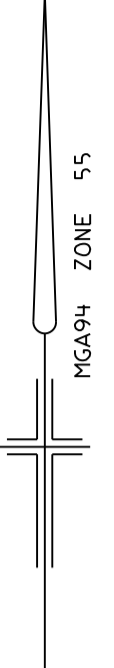
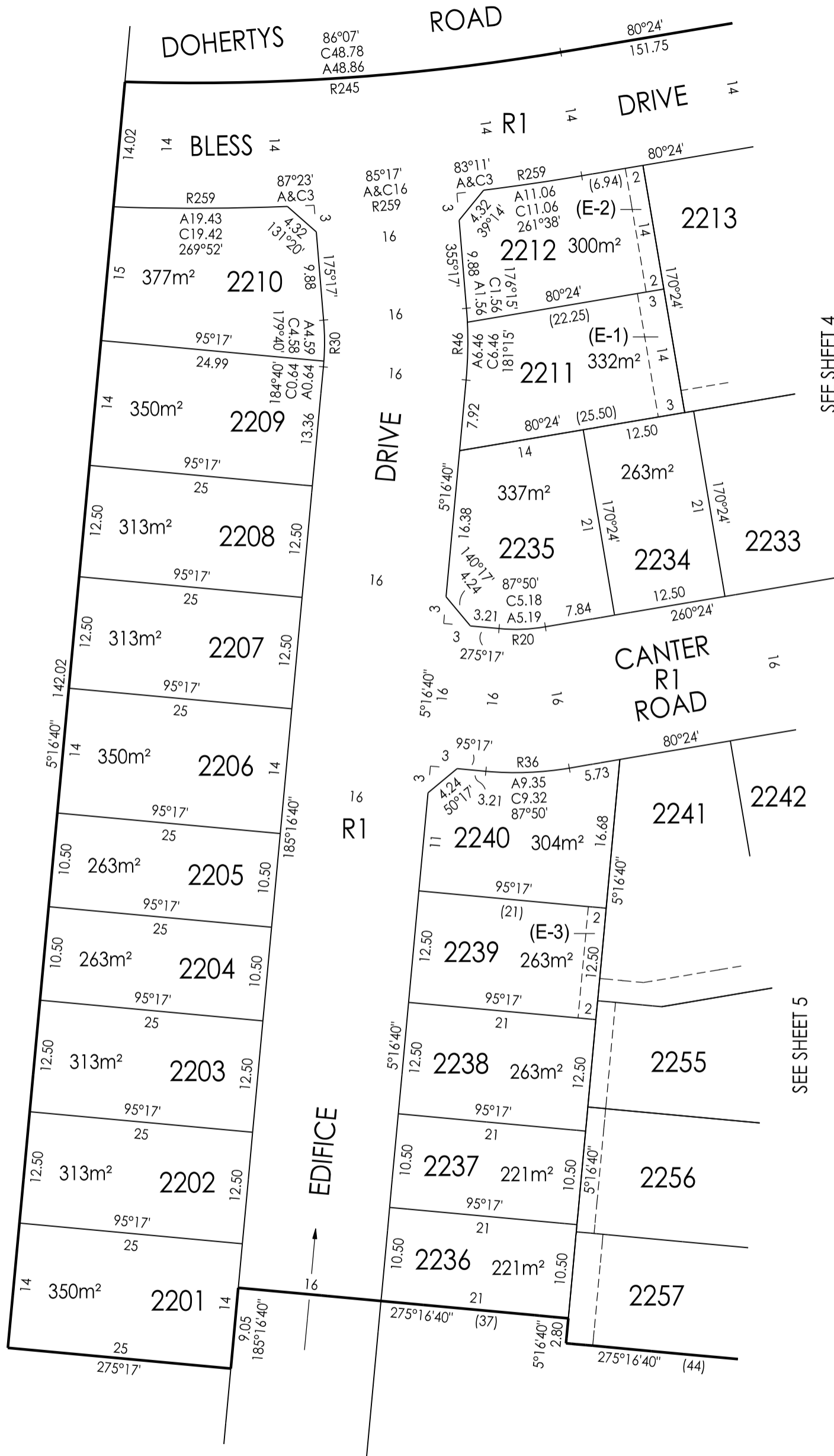
SHEET 2
VERSION: 5

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 31/08/2022, SPEAR Ref: S173069V

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 02/09/2022,
 SPEAR Ref: S173069V

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844144S



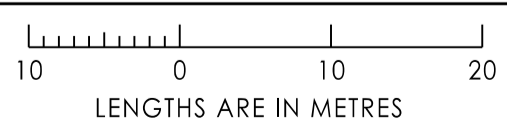
SEE SHEET 4

SEE SHEET 5



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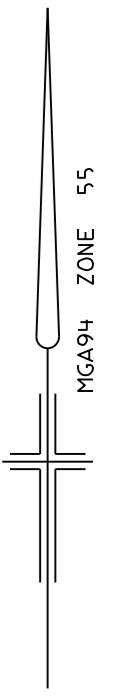
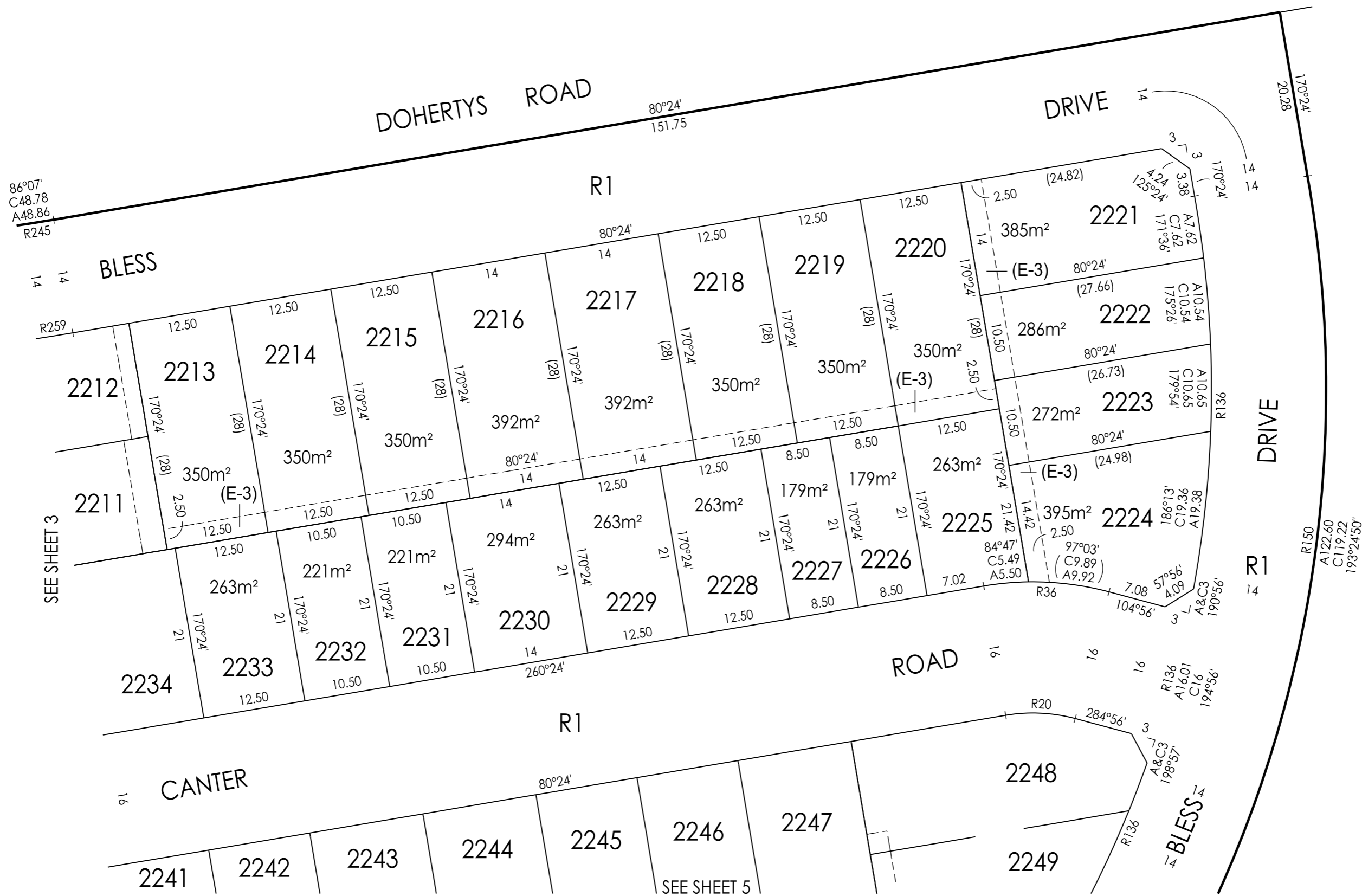
ORIGINAL SHEET SIZE A3	SHEET 3
REF: 8584/22	VERSION: 5

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Surveyor's Plan Version (5),
31/08/2022, SPEAR Ref: S173069V

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PLAN OF SUBDIVISION

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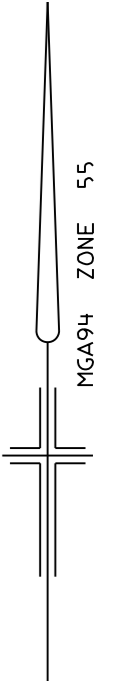
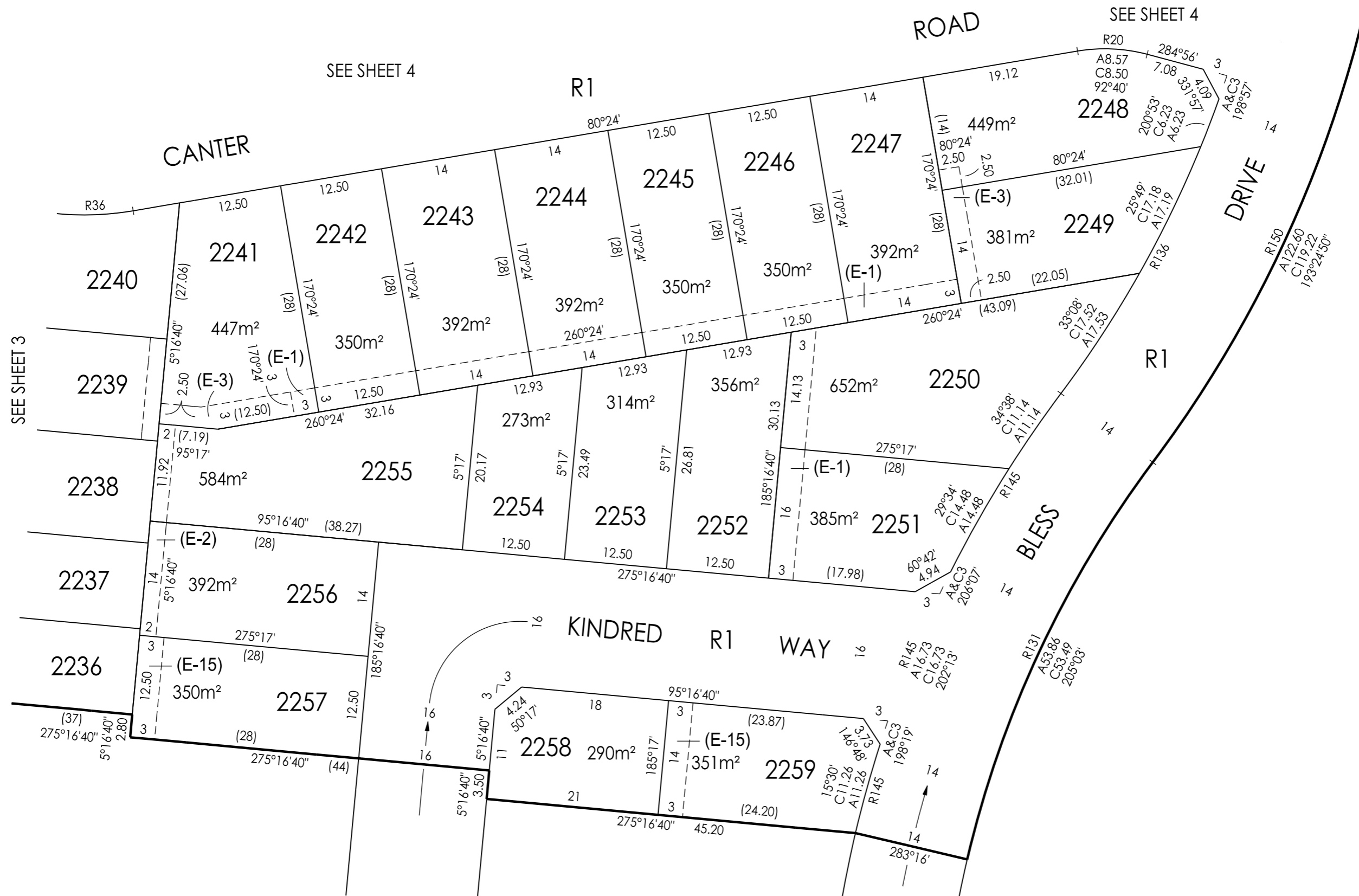


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31/08/2022, SPEAR Ref: S173069V

ORIGINAL SHEET SIZE A3 SHEET 4
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PLAN OF SUBDIVISION

PLAN NUMBER
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SHEET 5

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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 2201 to 2259 (both inclusive).

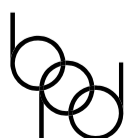
Land to be burdened: Lots 2201 to 2259 (both inclusive).

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 2204, 2205, 2222, 2223, 2225 to 2234 (both inclusive), 2236 to 2239 (both inclusive), 2254 and 2258 are 'Type A' 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 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 eight (8) years after registration of this plan.



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SHEET 6

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