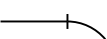
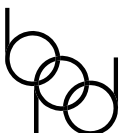
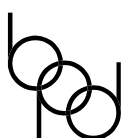
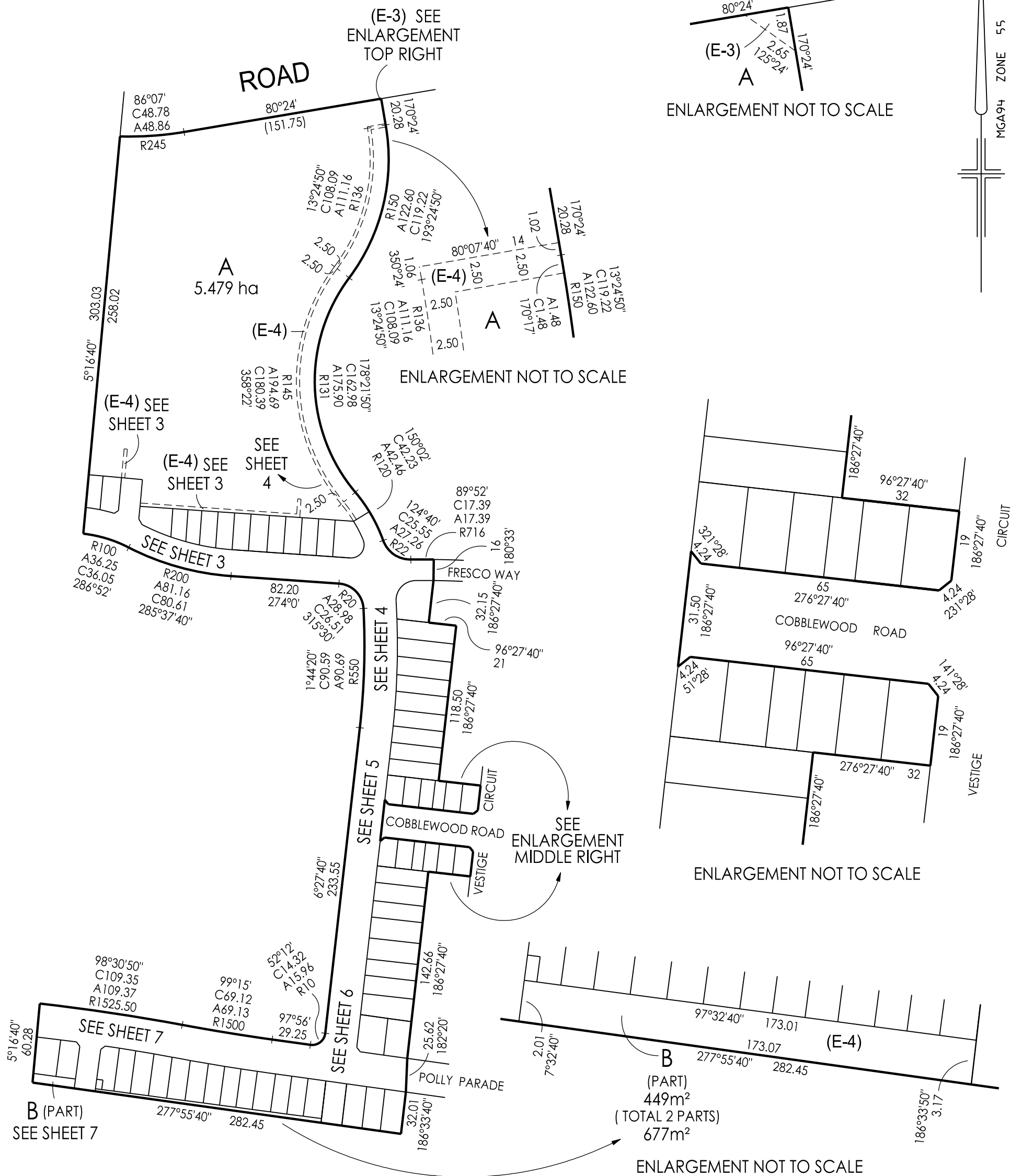
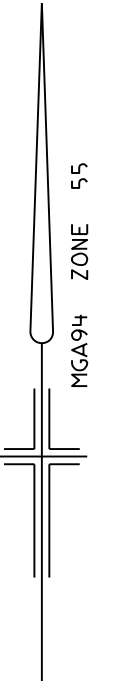
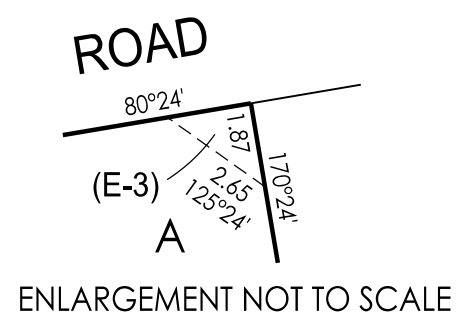


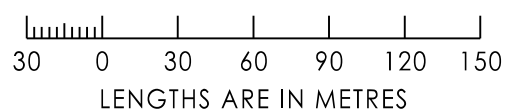
		PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 811205K	
<div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: - - - - -</div> <div>SECTION: 21</div> <div>CROWN ALLOTMENT: - - - - -</div> <div>CROWN PORTION: B (PART)</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A PS811178K</div> <div>POSTAL ADDRESS: (at time of subdivision) COBBLEWOOD ROAD TARNEIT 3029</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 296 360 ZONE: 55 N: 5 811 150 DATUM: GDA94</div>				<div>COUNCIL NAME: WYNDHAM CITY COUNCIL</div>			
VESTING OF ROADS OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 2300 (BOTH INCLUSIVE), 2351 TO 2500 (BOTH INCLUSIVE) AND 2503 TO 2509 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD R1 AREA IS 2.315 ha</div> <div>TOTAL ROAD R2 AREA IS 506m²</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-1) ON PS811178K WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1</div> <div>GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>			
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3		WYNDHAM CITY COUNCIL HEAD, TRANSPORT FOR VICTORIA POWERCOR AUSTRALIA LTD WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2838S</div> <div>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.</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA.</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15</div>							
ESTATE: CREEKSTONE 23		AREA: 5.051 ha		No. OF LOTS: 64		MELWAY: 359:E: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	PS811178K	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-4)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION			
<div></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>		REF: 8584/23		VERSION: 12		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
CHECKED AT		DATE: 27/1/22		LICENSED SURVEYOR: SIMON COX			

PLAN NUMBER
PS 811205K



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

SCALE
1:3000



LICENSED SURVEYOR: SIMON COX

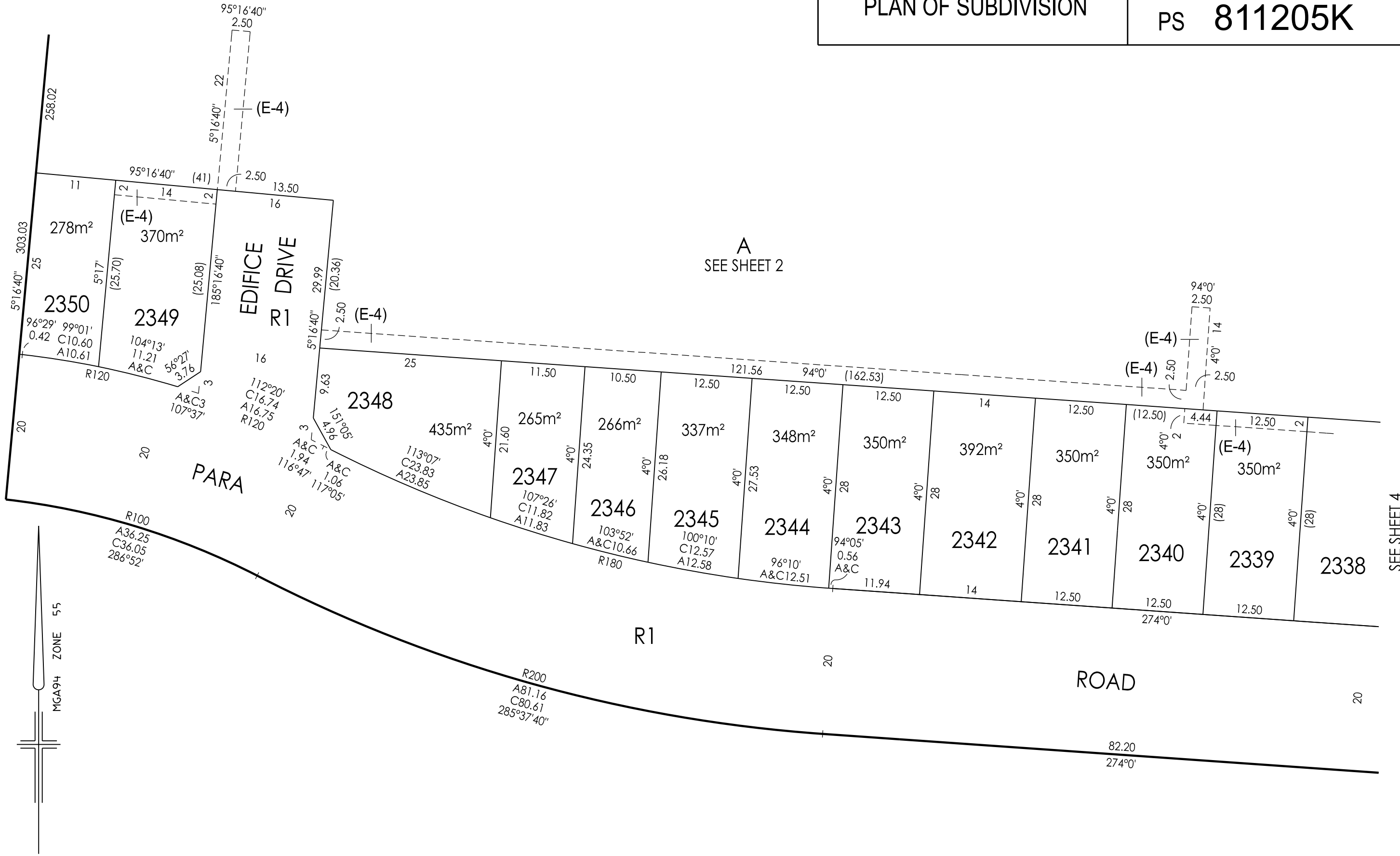
ORIGINAL SHEET SIZE A3
REF: 8584/23

SHEET 2

VERSION: 12

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811205K



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

SCALE

1:500



REF: 8584/23

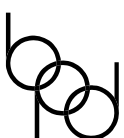
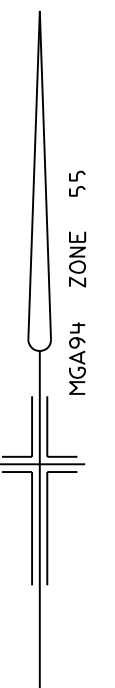
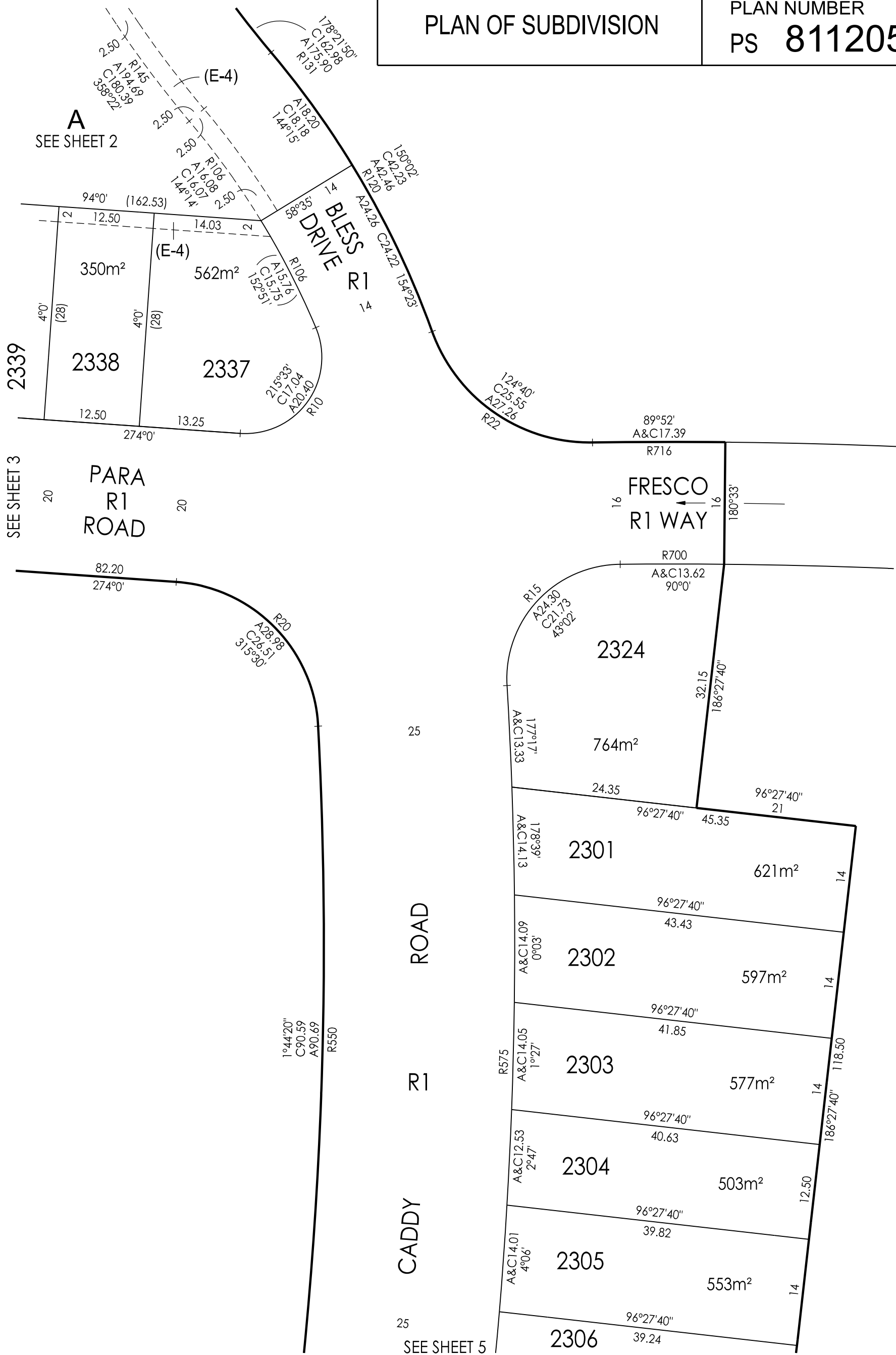
VERSION: 12

LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 3

PLAN NUMBER
PS **811205K**



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

SCALE
1:500

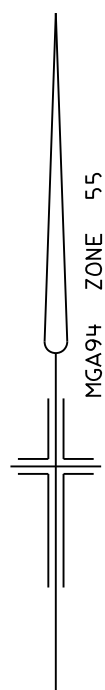


ORIGINAL SHEET SIZE A3
REF: 8584/23

SHEET 4

VERSION: 12

LICENSED SURVEYOR: SIMON COX



MGA94 ZONE 55

1°44'20"
A90.69
C90.59
R550

ROAD

25

25

PLAN OF SUBDIVISION

PLAN NUMBER

PS 811205K

$$\frac{6^{\circ}27'40''}{233.55}$$

25

R1

25

CADDY

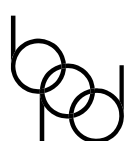
25

2313 SEE SHEET 6 ^{96°27'40"}39

COBBLEWOOD ROAD

100 27 40"
VESTIGE
CIRCUIT

VESTIGE
186°27'40"
CIRCUIT



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

SCALE

1:500



ORIGINAL
SHEET SIZE A3

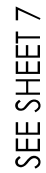
REF: 8584/23

SHEET 5

VERSION: 12

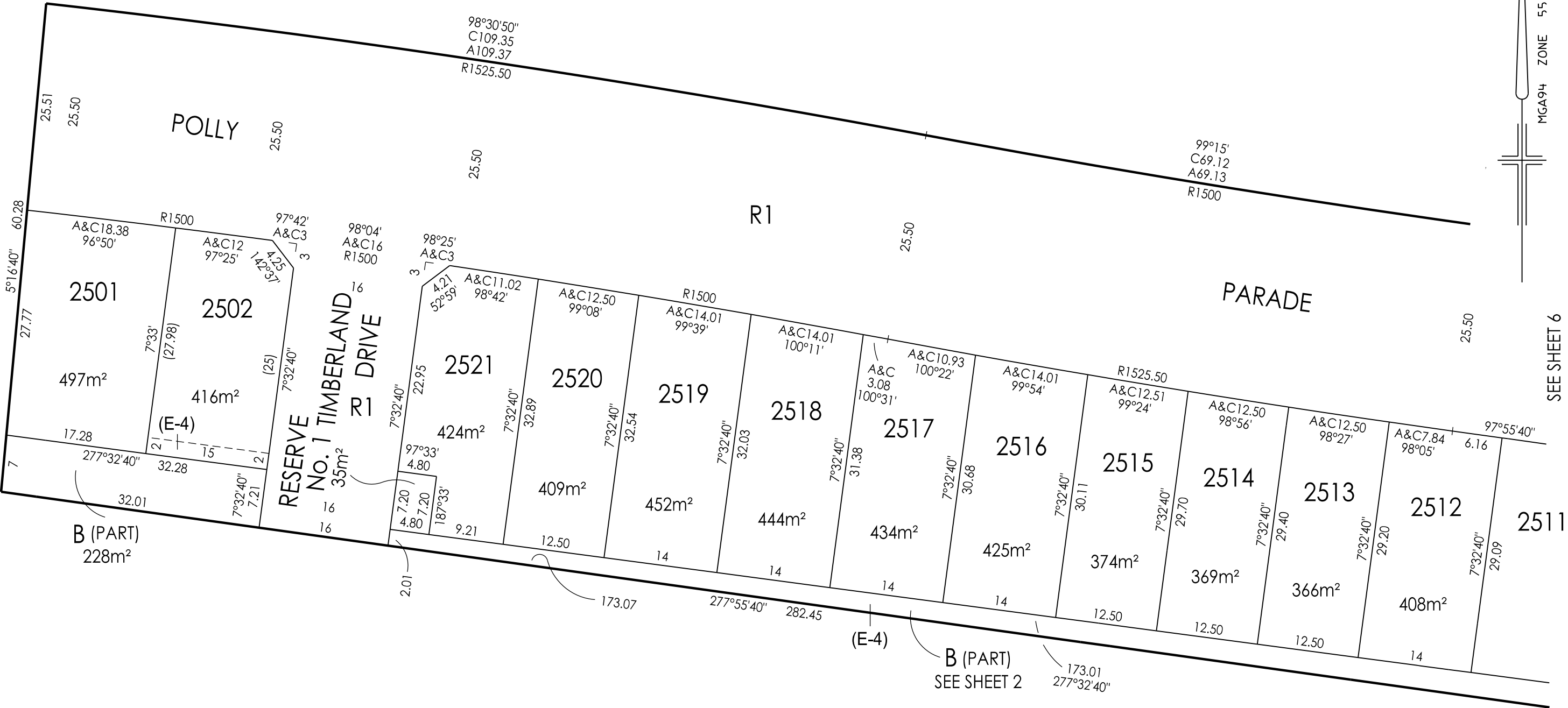
LICENSED SURVEYOR: SIMON COX

PLAN NUMBER
PS 811205K



PLAN OF SUBDIVISION

PLAN NUMBER
PS 811205K



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

SCALE

1:500



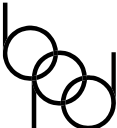
REF: 8584/23

VERSION: 12

LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 7

		PLAN OF SUBDIVISION		PLAN NUMBER PS 811205K		
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>						
Upon registration of the plan, the following restriction is to be created.						
Land to benefit : Lots 2301 to 2350 (both inclusive), 2501, 2502 and 2510 to 2521 (both inclusive).						
Land to be burdened: Lots 2301 to 2350 (both inclusive), 2501, 2502 and 2510 to 2521 (both inclusive).						
Description of Restriction :						
<div><div>(1)</div><div>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)</div><div>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><div>(b)</div><div>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 2346, 2347 and 2350 are 'Type A' lots and lots 2325 to 2336 (both inclusive) are 'Type B' lots.</div></div></div></div> <div><div>(2)</div><div>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)</div><div>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></div>						
These restrictions will cease to affect any of the burdened lots from 31st December 2025.						
<div><div></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 8
		LICENSED SURVEYOR: SIMON COX			REF: 8584/23	VERSION: 12