

PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 908216Q	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS902508J POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD & DERRIMUT ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 297 250 ZONE: 55 N: 5 811 750 DATUM: GDA94	Council Name: Wyndham City Council Council Reference Number: WYS6018/22 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S195100T 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: 24/04/2023 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 Digitally signed by: Mark Tenner for Wyndham City Council on 10/10/2023 Statement of Compliance issued: 11/10/2023		
VESTING OF ROADS OR RESERVES	NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: TOTAL ROAD AREA: 5726m² FURTHER PURPOSE OF PLAN: TO VARY THE EASEMENTS SHOWN AS (E-2), (E-4), (E-6) (E-10) AND (E-14) ON PS902508J TO THE POSITION SHOWN BY EASEMENTS (E-17), (E-4), (E-19), (E-10) AND (E-20) RESPECTIVELY ON THIS PLAN TO REMOVE EASEMENTS (E-5), (E-11) AND (E-12) SHOWN ON PS902508J WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE EASEMENT (E-13) SHOWN ON PS902508J WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT A TO REMOVE EASEMENT (E-3) SHOWN ON PS902508J WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 309 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1 RESERVE No.1 RESERVE No.2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL		
NOTATIONS		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 LOTS 1 TO 300 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-5), AND (E-6) HAVE BEEN OMITTED FROM THIS PLAN STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP10736/18.02	
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 LOTS 1 TO 300 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-5), AND (E-6) HAVE BEEN OMITTED FROM THIS PLAN STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP10736/18.02			
ESTATE: CREEKSTONE N3	AREA: 1.510 ha	No. OF LOTS: 30	MELWAY: 359:G:9
SEE SHEET 2 FOR EASEMENT INFORMATION			
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/N3 VERSION: 11 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (11), 11/08/2023, SPEAR Ref: S195100T	ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
CHECKED EZ	DATE: 09/08/2023		

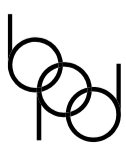
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EASEMENT INFORMATION

* CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741

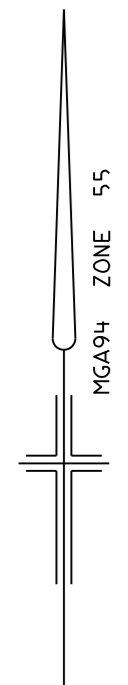
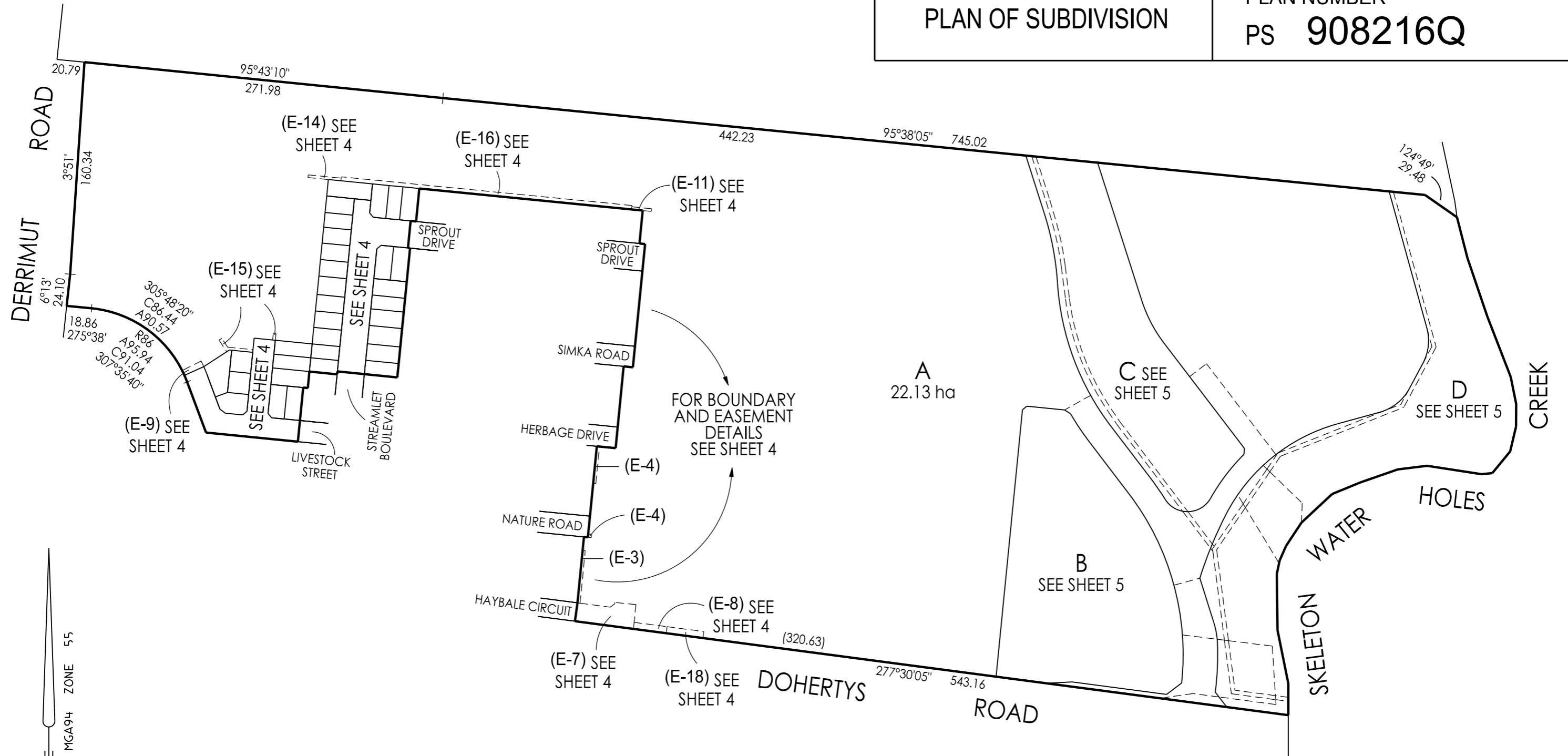
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-3)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-4)	SEWERAGE	3	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-7)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-7)	SUPPLY OF GAS	SEE PLAN	PS902432R	AUSNET GAS SERVICES PTY LTD
(E-8)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-8)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-8)	SUPPLY OF GAS	SEE PLAN	PS902432R	AUSNET GAS SERVICES PTY LTD
(E-9)	DRAINAGE	SEE PLAN	PS902432R	WYNDHAM CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	PS902432R	GREATER WESTERN WATER CORPORATION
(E-10)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION
(E-11)	DRAINAGE	SEE PLAN	PS902508J	WYNDHAM CITY COUNCIL
(E-12)	SEWERAGE	SEE PLAN	PS902508J	GREATER WESTERN WATER CORPORATION
(E-13)	SEWERAGE	SEE PLAN	PS902508J	GREATER WESTERN WATER CORPORATION
(E-13)	DRAINAGE	SEE PLAN	PS902508J	WYNDHAM CITY COUNCIL
(E-14)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-15)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-16)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-16)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-17)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-18)	SUPPLY OF GAS	SEE PLAN	PS902432R	AUSNET GAS SERVICES PTY LTD
(E-19)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-19)	SEWERAGE	3	PS902432R	GREATER WESTERN WATER CORPORATION
(E-20)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-20)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION

 <p>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</p>	REF: 8584/N3	VERSION: 11	ORIGINAL SHEET SIZE A3	SHEET 2
	Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (11), 11/08/2023, SPEAR Ref: S195100T		Digitally signed by: Wyndham City Council, 10/10/2023, SPEAR Ref: S195100T	

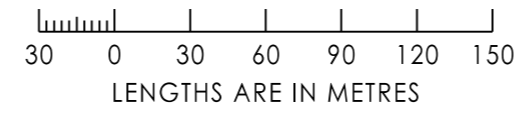
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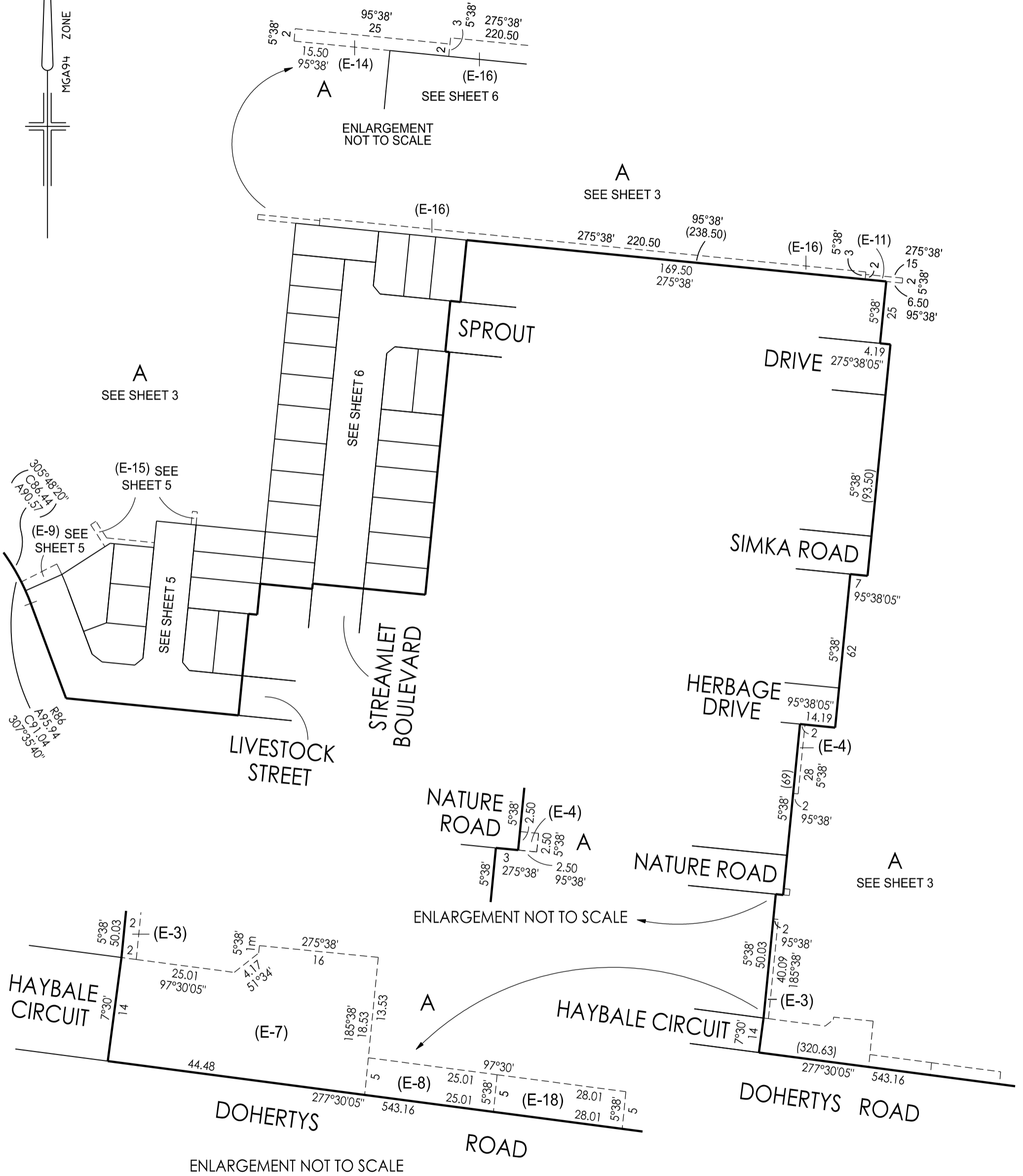
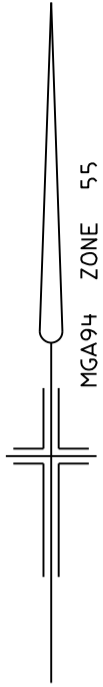
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SHEET 3

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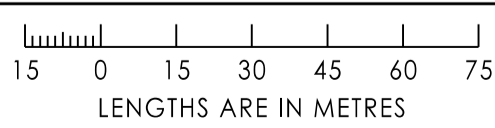
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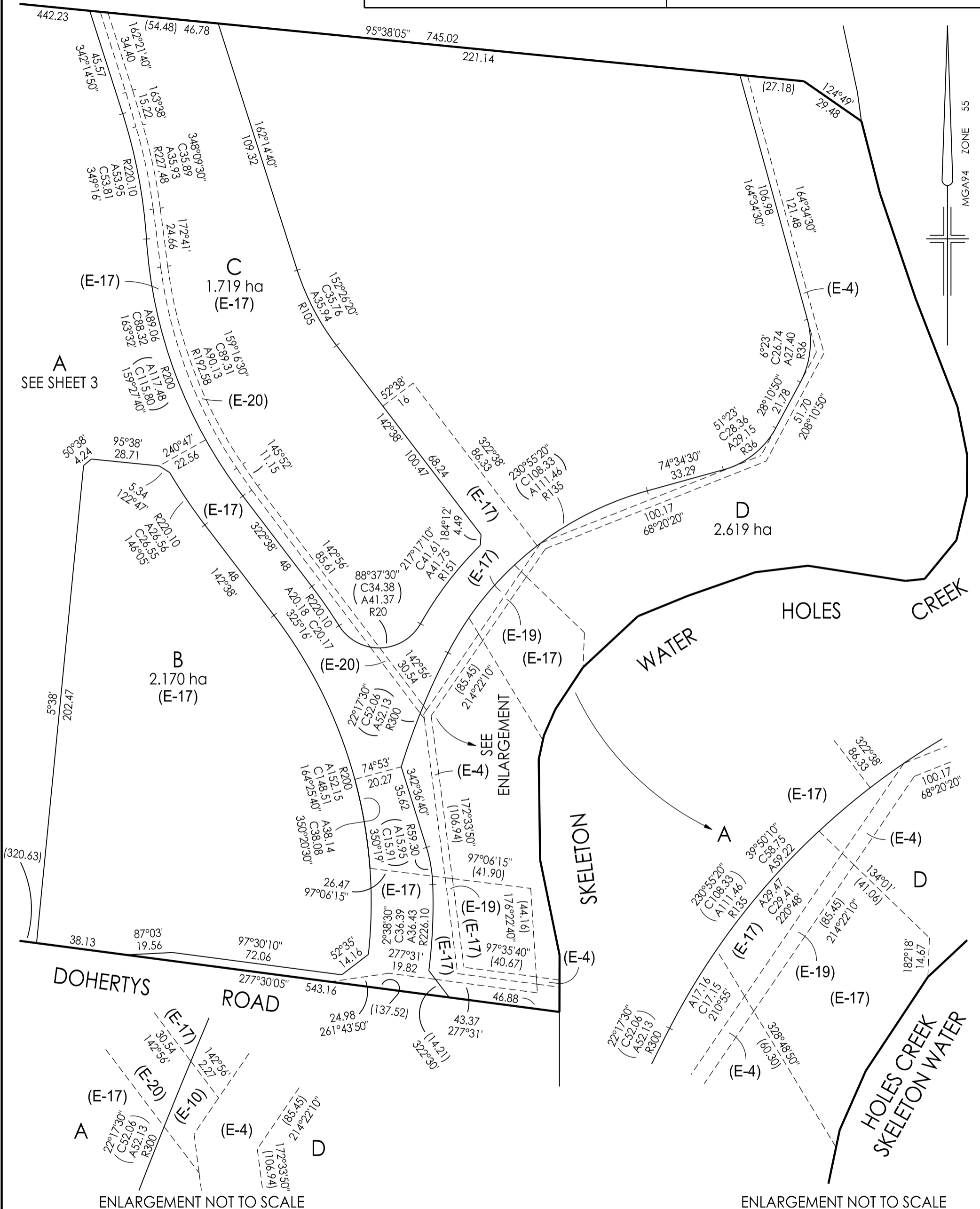
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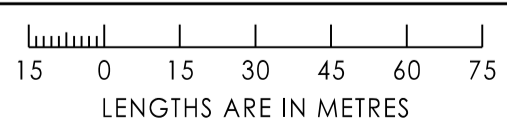
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ENLARGEMENT NOT TO SCALE



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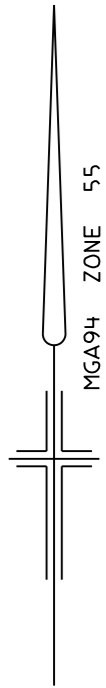
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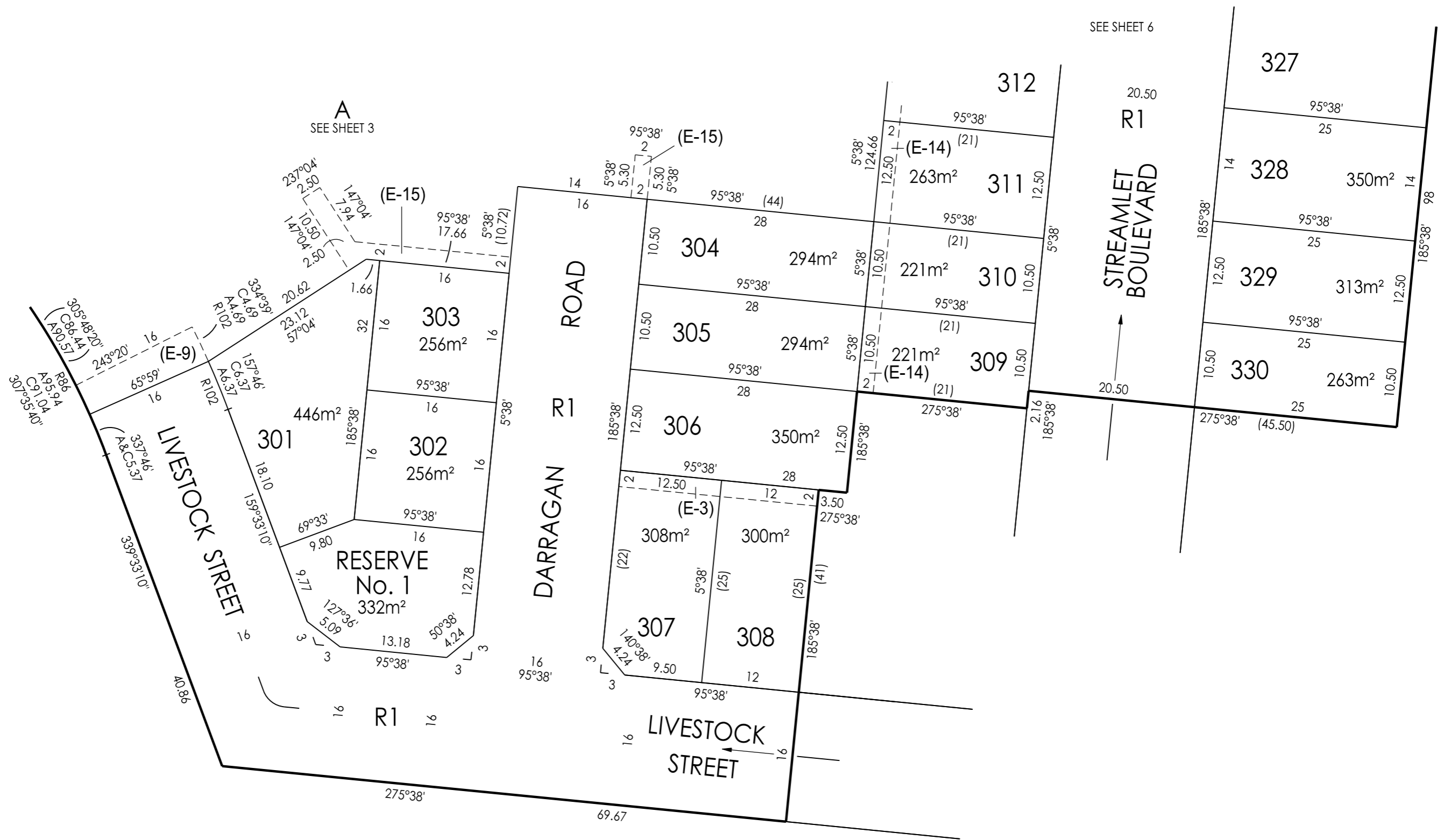
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SEE SHEET 6



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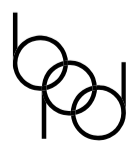
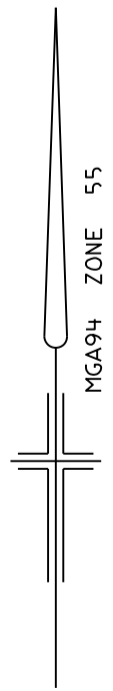
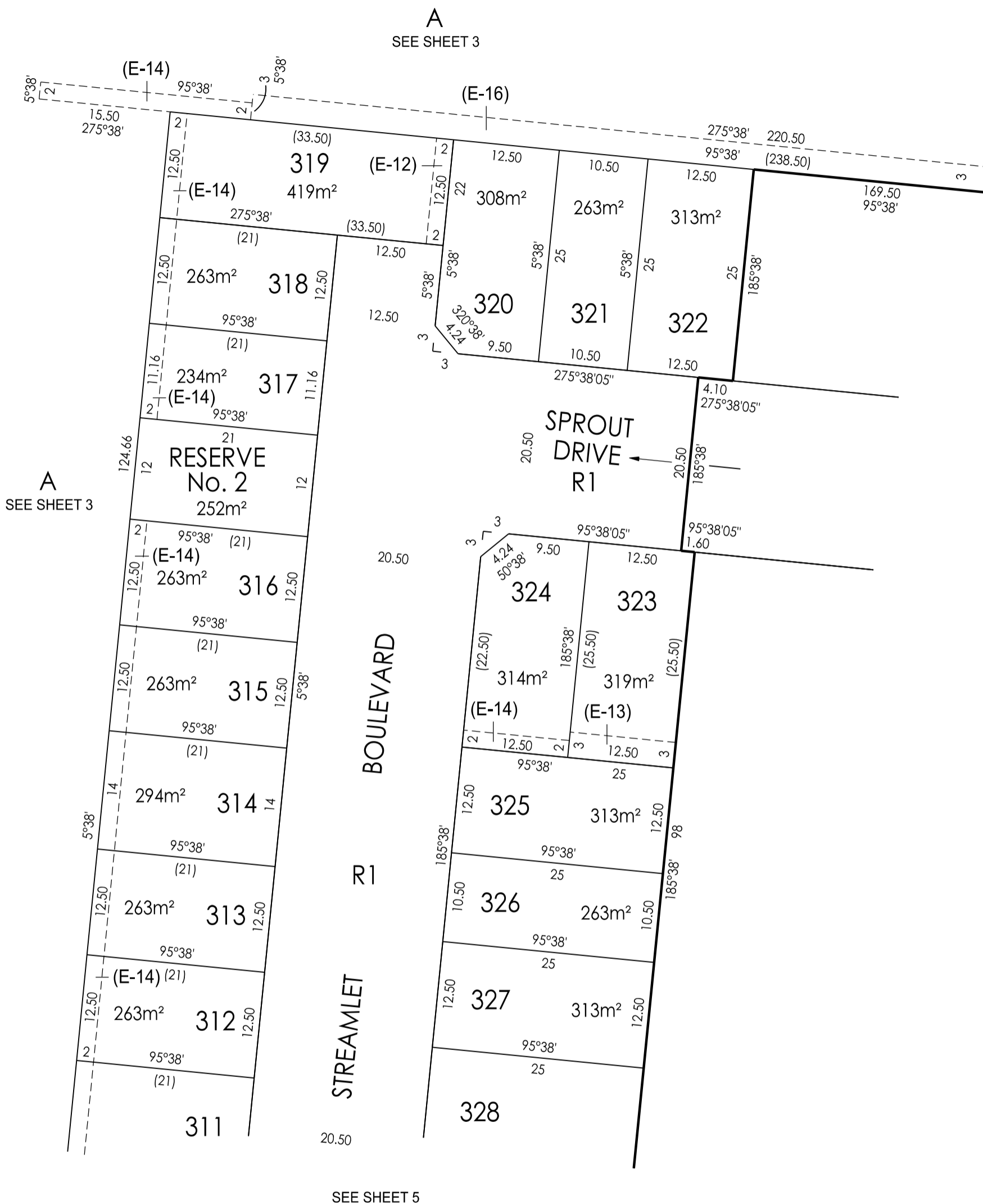
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 301 to 330 (both inclusive).

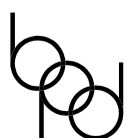
Land to be burdened: Lots 301 to 330 (both inclusive).

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 304, 305, 309 to 318 (both inclusive), 321, 326 and 330 are 'Type A' lots and lots 302 and 303 are 'Type B' lots;
 - (c) In the case of lots 317, 318 and 319 any more than one single dwelling and associated outbuildings and improvements.
 - (d) In the case of lots 316 and 317 any fence abutting Reserve No. 2 unless set back 5.25m from Streamlet Boulevard.

- (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.

Except in the case of restriction 1(c) and 1(d) these restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.



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