

PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER <b>PS 908254G</b>		
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 22  <b>CROWN ALLOTMENT:</b> H (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL FOL VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS908216Q LOT B ON PS902508J  <b>POSTAL ADDRESS:</b> (at time of subdivision) DOHERTYS ROAD TARNEIT 3029  <b>MGA 94 CO-ORDINATES:</b> E: 297210      ZONE: 55 (of approx. centre of plan) N: 5811950      DATUM: GDA94		Council Name: Wyndham City Council  Council Reference Number: WYS6122/22 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S200890H  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  <b>Statement of Compliance</b>  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  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: Maria Pereira for Wyndham City Council on 12/12/2023			
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>			
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 500 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-5), (E-6), (E-10), (E-12), (E-13), (E-19) AND (E-21) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 3850m<sup>2</sup></b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-15) ON PS908216Q WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988			
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD WYNDHAM CITY COUNCIL				
<b>NOTATIONS</b>					
DEPTH LIMITATION DOES NOT APPLY					
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE BP2806G  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. TARNEIT PM90 AND TRUGANINA PM158  LAND NOT IN A PROCLAIMED SURVEY AREA <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP10736/18.02					
<b>ESTATE:</b> CREEKSTONE N5	<b>AREA:</b> 1.559 ha	<b>No. OF LOTS:</b> 32	<b>MELWAY:</b> 359:G:9		
<b>SEE SHEET 2 FOR EASEMENT INFORMATION</b>					
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF:</b> 8584/N5	<b>VERSION:</b> 7	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 8 SHEETS</b>
<b>CHECKED</b> AT		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (7), 11/08/2023, SPEAR Ref: S200890H			
DATE: 09/09/2023					

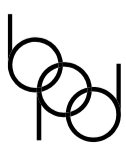
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**EASEMENT INFORMATION**

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

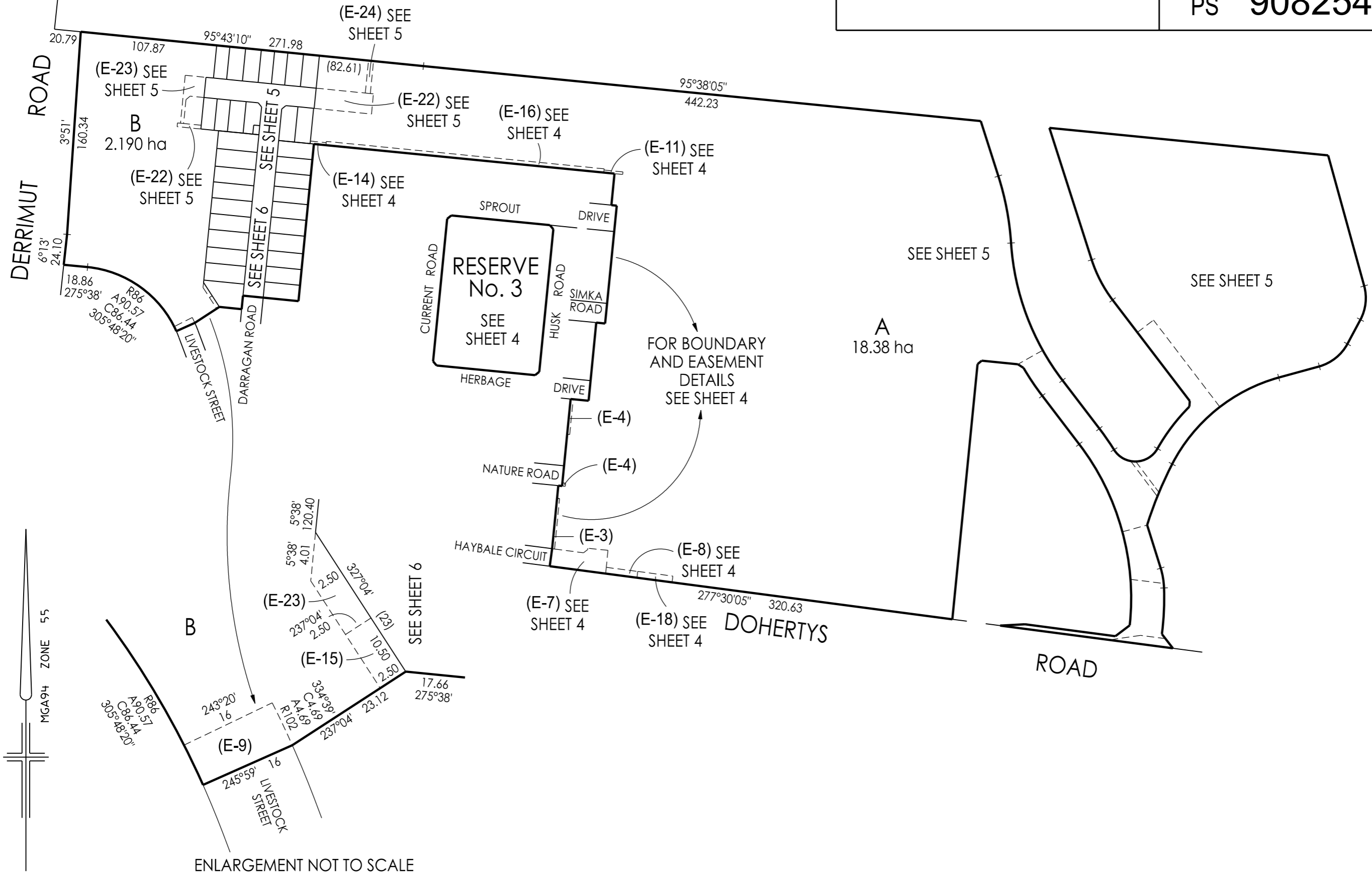
**LEGEND:**                      A - APPURTENANT                      E - ENCUMBERING EASMENT                      R - ENCUMBERING EASEMENT (ROAD)

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-11)	DRAINAGE	SEE PLAN	PS902508J	WYNDHAM CITY COUNCIL
(E-14)	DRAINAGE	SEE PLAN	PS908216Q	WYNDHAM CITY COUNCIL
(E-15)	SEWERAGE	SEE PLAN	PS908216Q	GREATER WESTERN WATER CORPORATION
(E-16)	DRAINAGE	SEE PLAN	PS908216Q	WYNDHAM CITY COUNCIL
(E-16)	SEWERAGE	SEE PLAN	PS908216Q	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-20)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902432R	MELBOURNE WATER CORPORATION
(E-20)	SEWERAGE	3	AV902281G	GREATER WESTERN WATER CORPORATION
(E-22)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-22)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-23)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-24)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL

 <p><b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: <b>8584/N5</b>	VERSION: <b>7</b>	ORIGINAL SHEET SIZE A3	SHEET <b>2</b>
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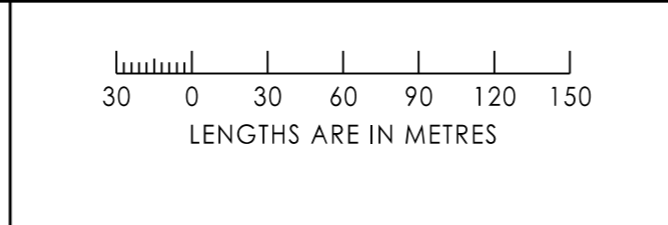
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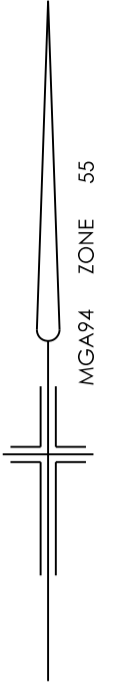
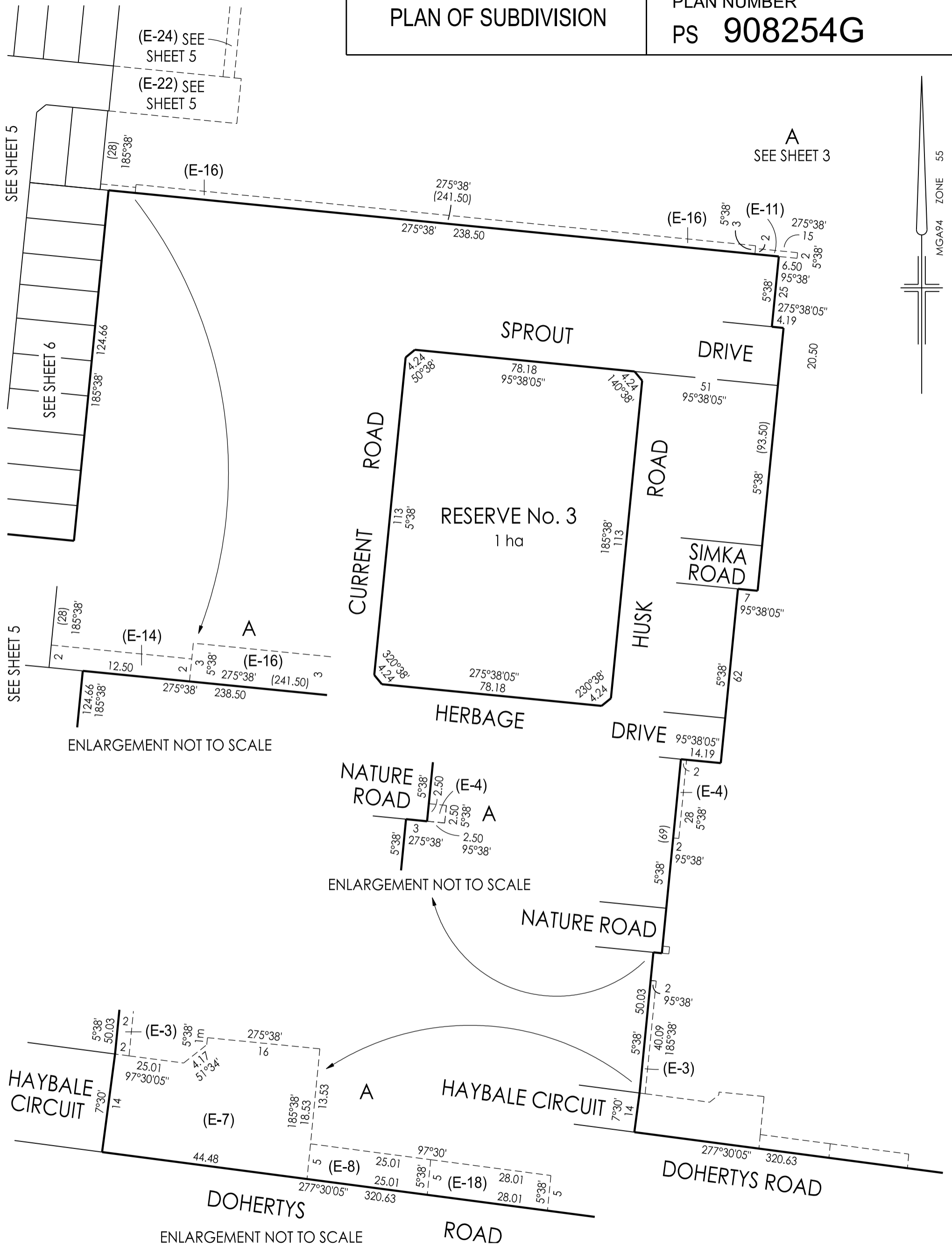
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SHEET 3

PLAN OF SUBDIVISION

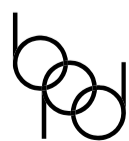
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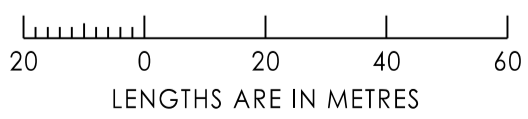
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ENLARGEMENT NOT TO SCALE



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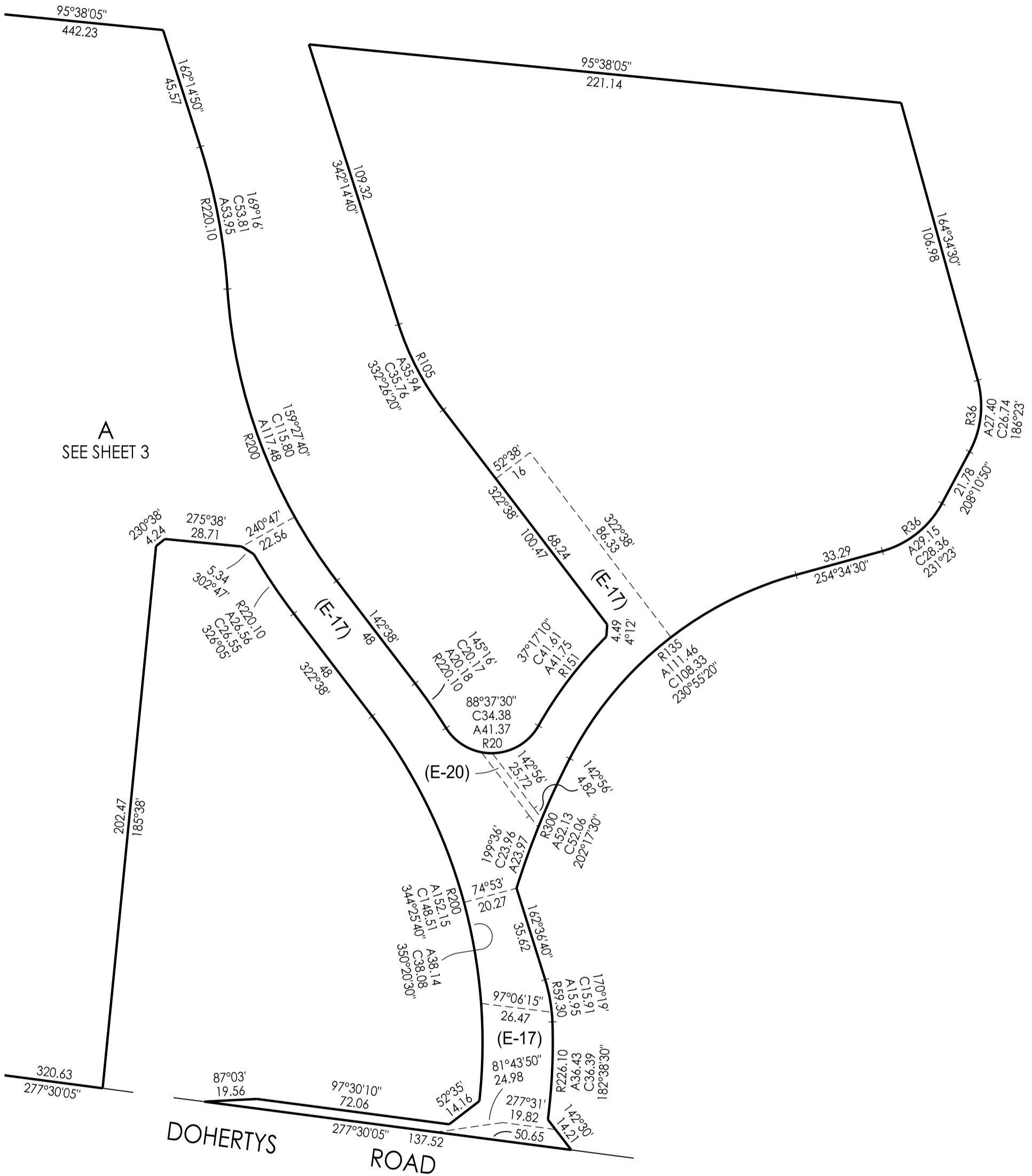
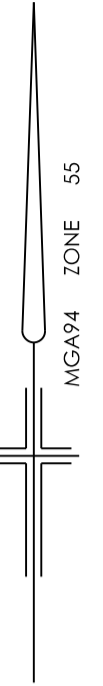
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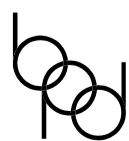
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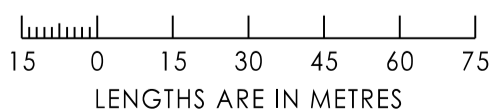
A  
SEE SHEET 3

DOHERTYS  
ROAD



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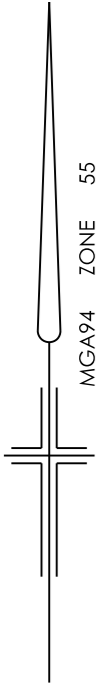
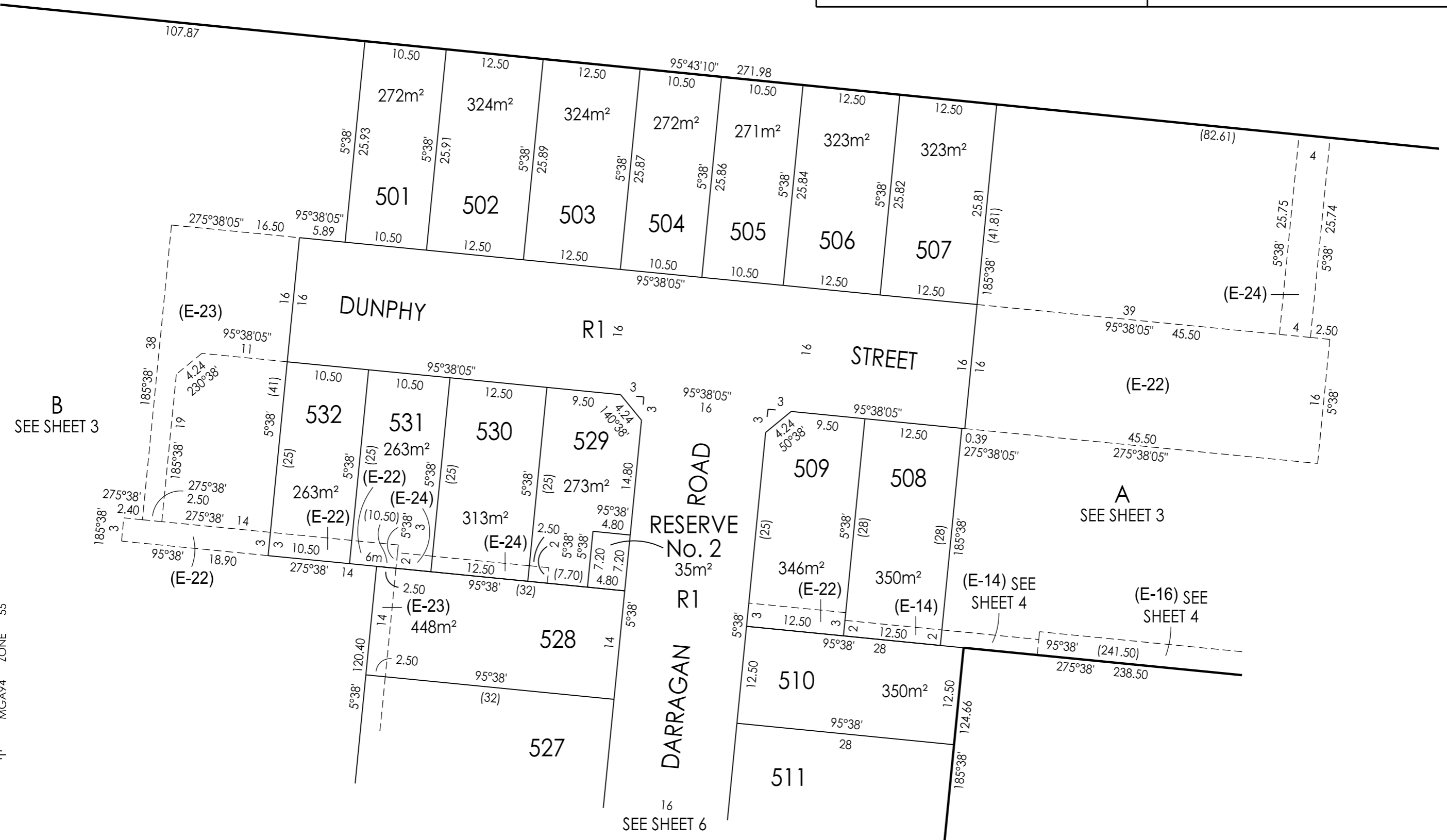
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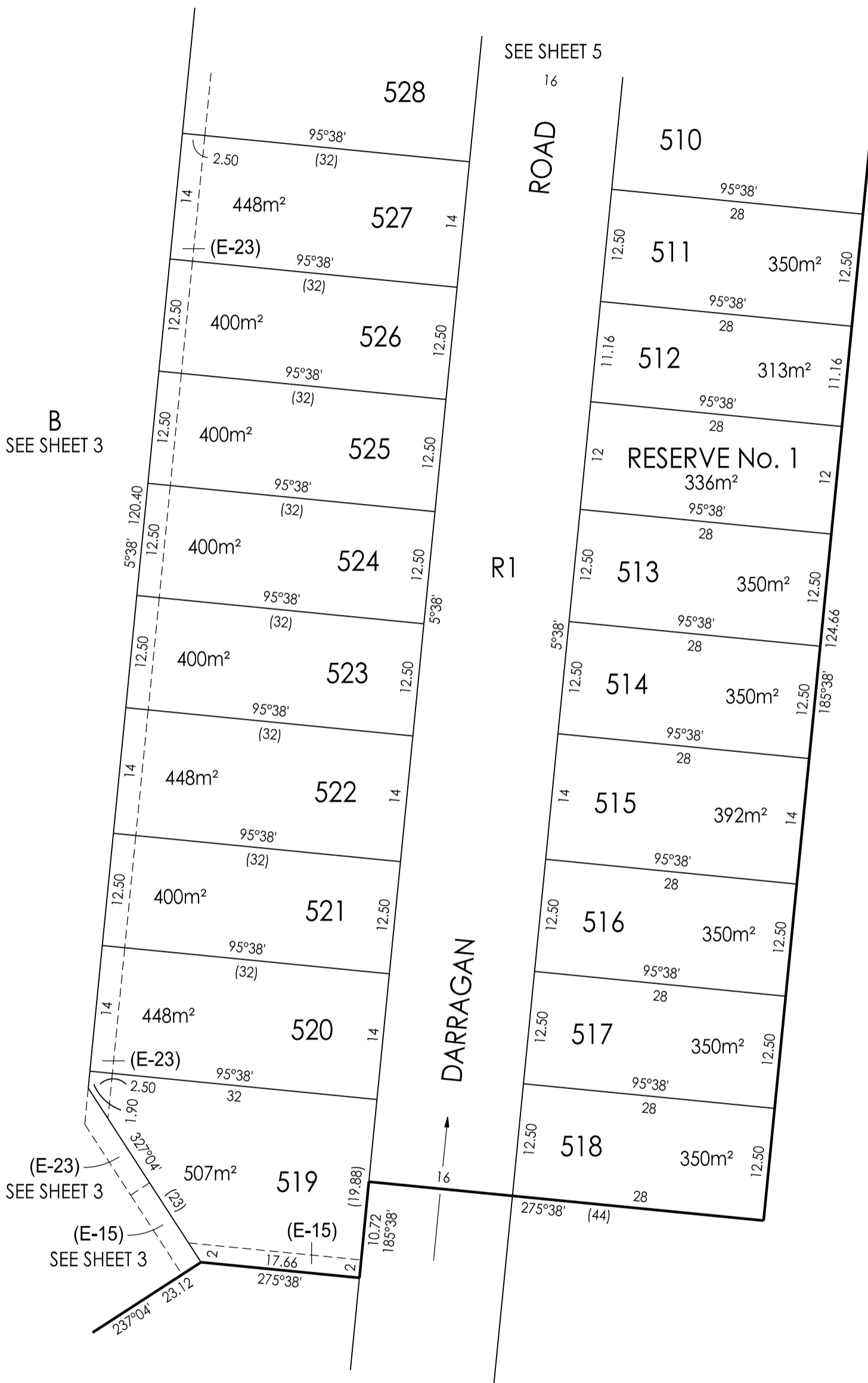
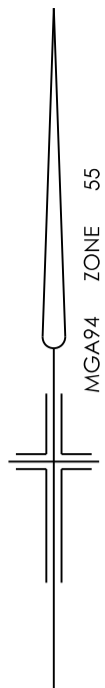


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B  
SEE SHEET 3

SEE SHEET 5

(E-23)  
SEE SHEET 3

(E-15)  
SEE SHEET 3

SCALE

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ORIGINAL  
SHEET SIZE A3

SHEET 7

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SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

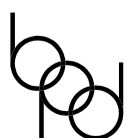
Land to benefit : Lots 501 to 532 (both inclusive).

Land to be burdened: Lots 501 to 532 (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 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. For the purpose of the Small Lot Housing Code lots 501, 504, 505, 529, 531 and 532 are 'Type A' lots.
  - (c) In the case of lots 512 and 513 any fence abutting Reserve No. 1 unless set back 7m from Darragan Road.
  
- (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) these restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.



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