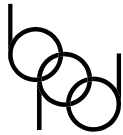
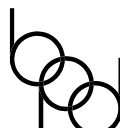


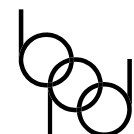
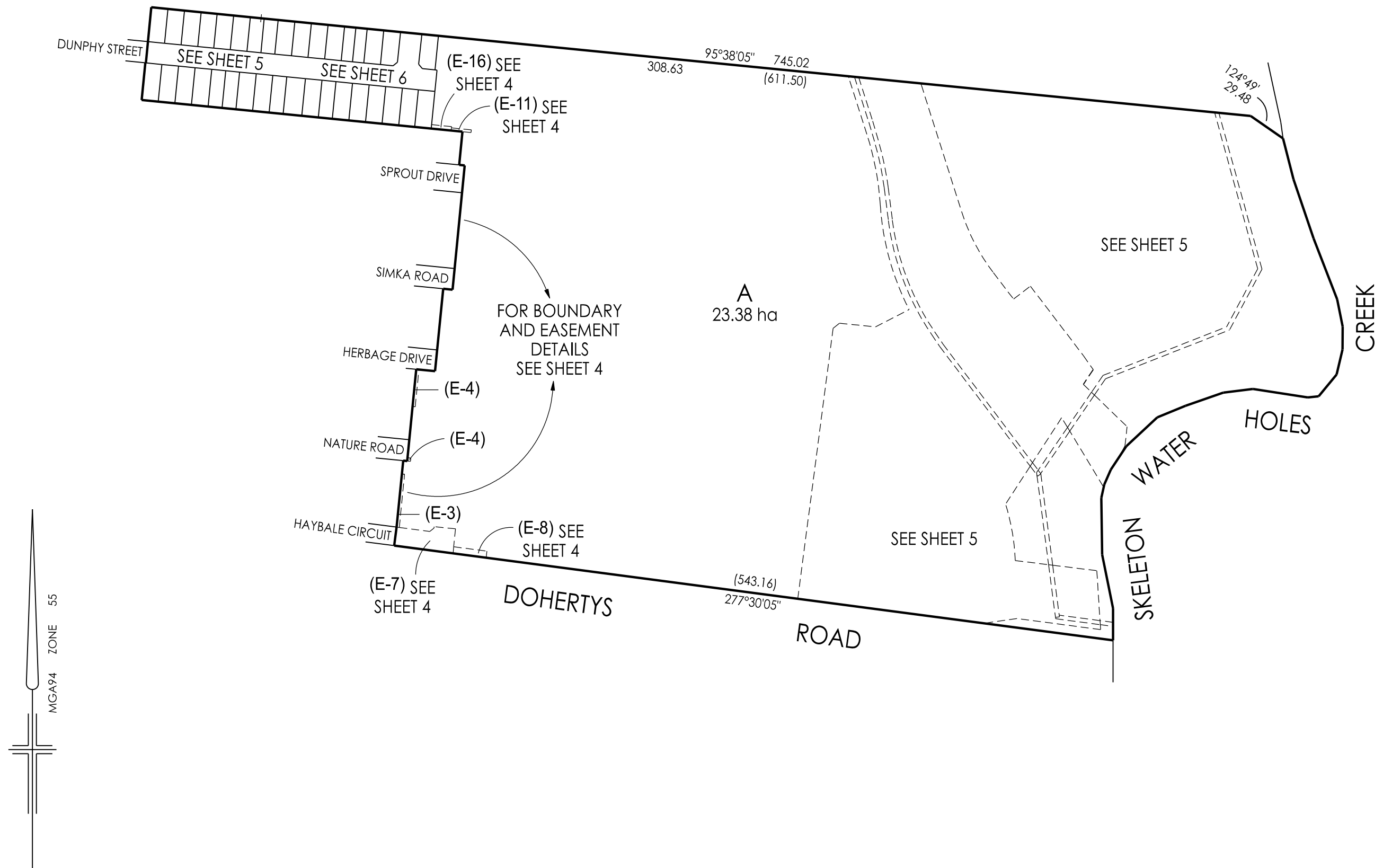
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908269S	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS908254G POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: E: 297360 ZONE: 55 (of approx. centre of plan) N: 5812000 DATUM: GDA94		COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 600 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-5), (E-6), (E-9) AND (E-19) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 3902m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-17) ON PS908254G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE THE EASEMENT SHOWN AS (E-19) ON PS908254G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 TO REMOVE THAT PART OF EASEMENT (E-16) SHOWN ON PS908254G FOR DRAINAGE PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 2 GROUNDS 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 Nos. TARNEIT PM90 AND TRUGANINA PM158 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP10736/18.02				
ESTATE: CREEKSTONE N6		AREA: 1.514 ha	No. OF LOTS: 33	MELWAY: 359:H: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/N6	VERSION: 4	ORIGINAL SHEET SIZE A3
CHECKED AT		DATE: 21/04/2023		
		LICENSED SURVEYOR: SIMON COX		

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 908269S		
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		SEE PLAN	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-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-10)	SEWERAGE		3	AV902281G		GREATER WESTERN WATER CORPORATION		
(E-11)	DRAINAGE		SEE PLAN	PS902508J		WYNDHAM CITY COUNCIL		
(E-12)	SEWERAGE		SEE PLAN			GREATER WESTERN WATER CORPORATION		
(E-13)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN			MELBOURNE WATER CORPORATION		
(E-13)	SEWERAGE		SEE PLAN			GREATER WESTERN WATER CORPORATION		
(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)	WATER SUPPLY THROUGH PIPES AND FITTINGS		SEE PLAN	THIS PLAN		GREATER WESTERN WATER CORPORATION		
(E-18)	SEWERAGE		SEE PLAN	PS902432R		GREATER WESTERN WATER CORPORATION		
(E-18)	WATER SUPPLY THROUGH PIPES AND FITTINGS		SEE PLAN	THIS PLAN		GREATER WESTERN WATER CORPORATION		
(E-20)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN			MELBOURNE WATER CORPORATION		
(E-21)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN			MELBOURNE WATER CORPORATION		
(E-21)	SEWERAGE		3	AV902281G		GREATER WESTERN WATER CORPORATION		
(E-22)	SEWERAGE		SEE PLAN			GREATER WESTERN WATER CORPORATION		
(E-22)	SEWERAGE		3	AV902281G		GREATER WESTERN WATER CORPORATION		
(E-23)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)		SEE PLAN			MELBOURNE WATER CORPORATION		
(E-23)	SEWERAGE		SEE PLAN	THIS PLAN		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/N6		VERSION: 4		ORIGINAL SHEET SIZE A3	SHEET 2
			LICENSED SURVEYOR: SIMON COX					

PLAN OF SUBDIVISION

PLAN NUMBER

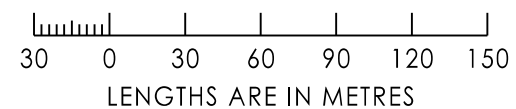
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SCALE

1:3000



REF: 8584/N6

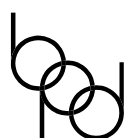
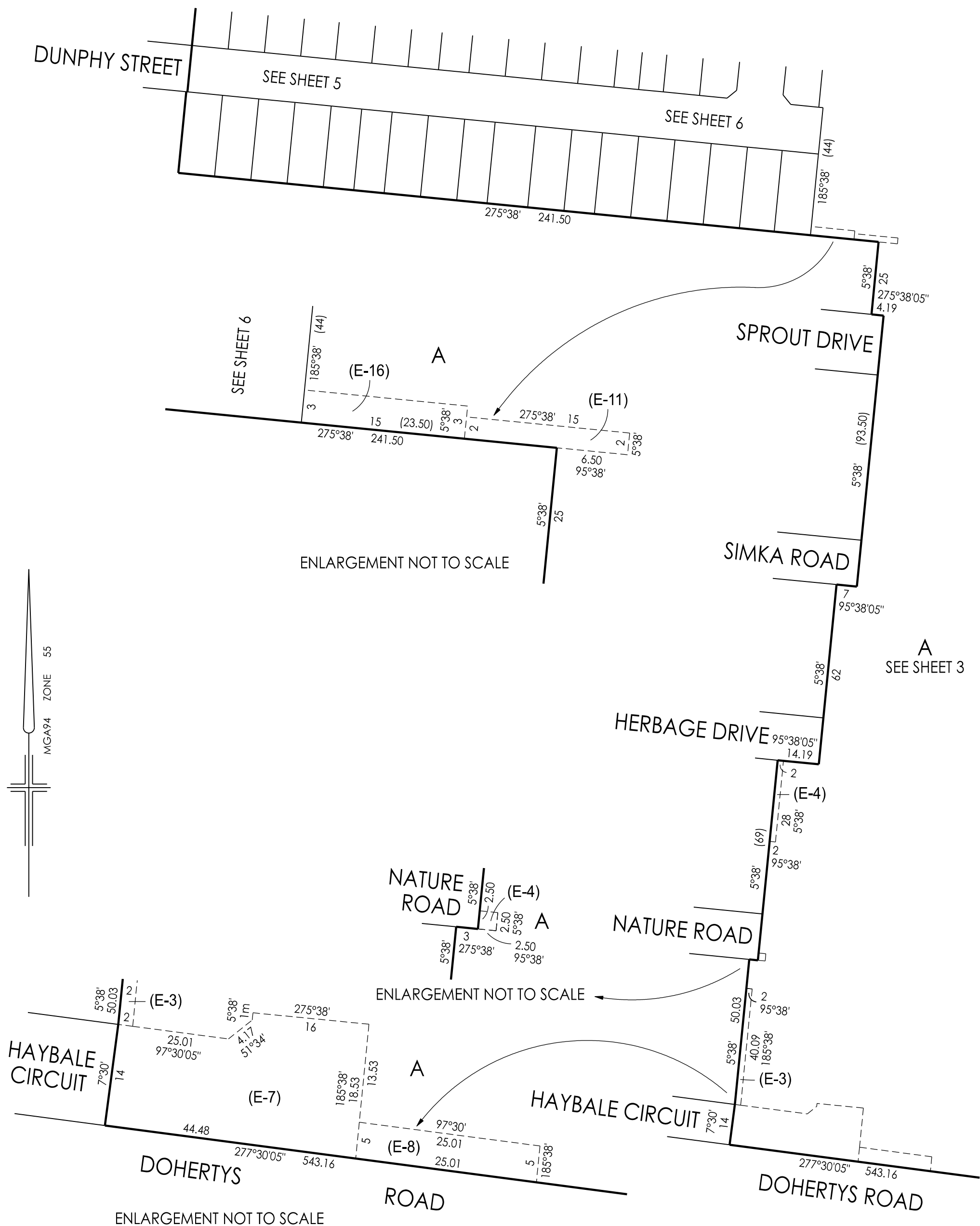
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ORIGINAL
SHEET SIZE A3

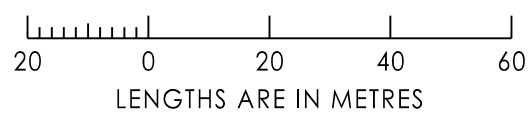
SHEET 3

PLAN NUMBER
PS 908269S



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SCALE
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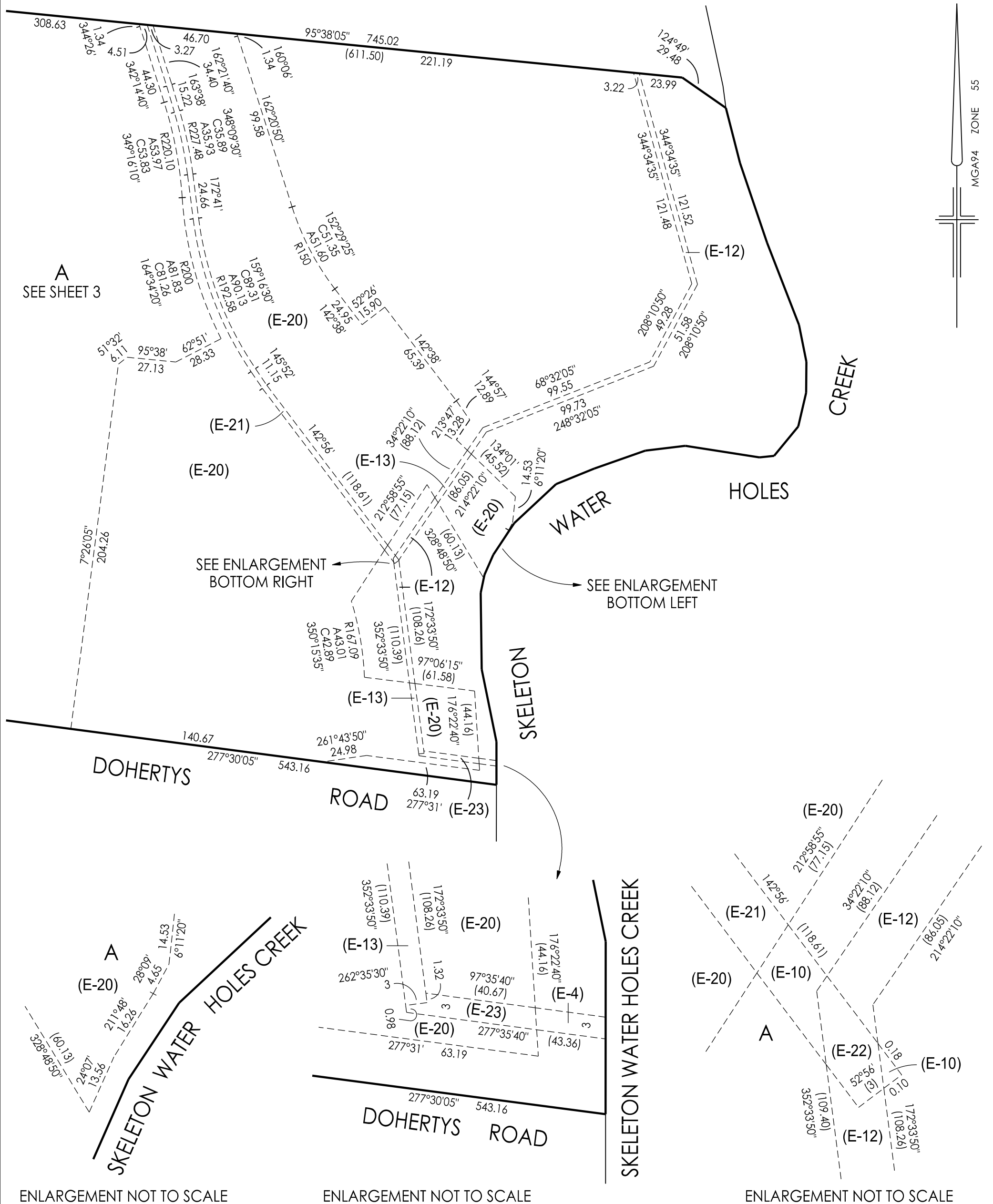
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REF: 8584/N6

SHEET 4

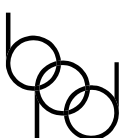
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PLAN NUMBER
PS 908269S

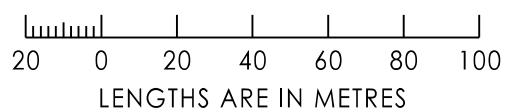


ENLARGEMENT NOT TO SCALE



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SCALE
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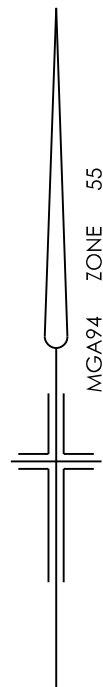


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SHEET 5

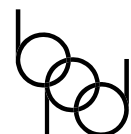
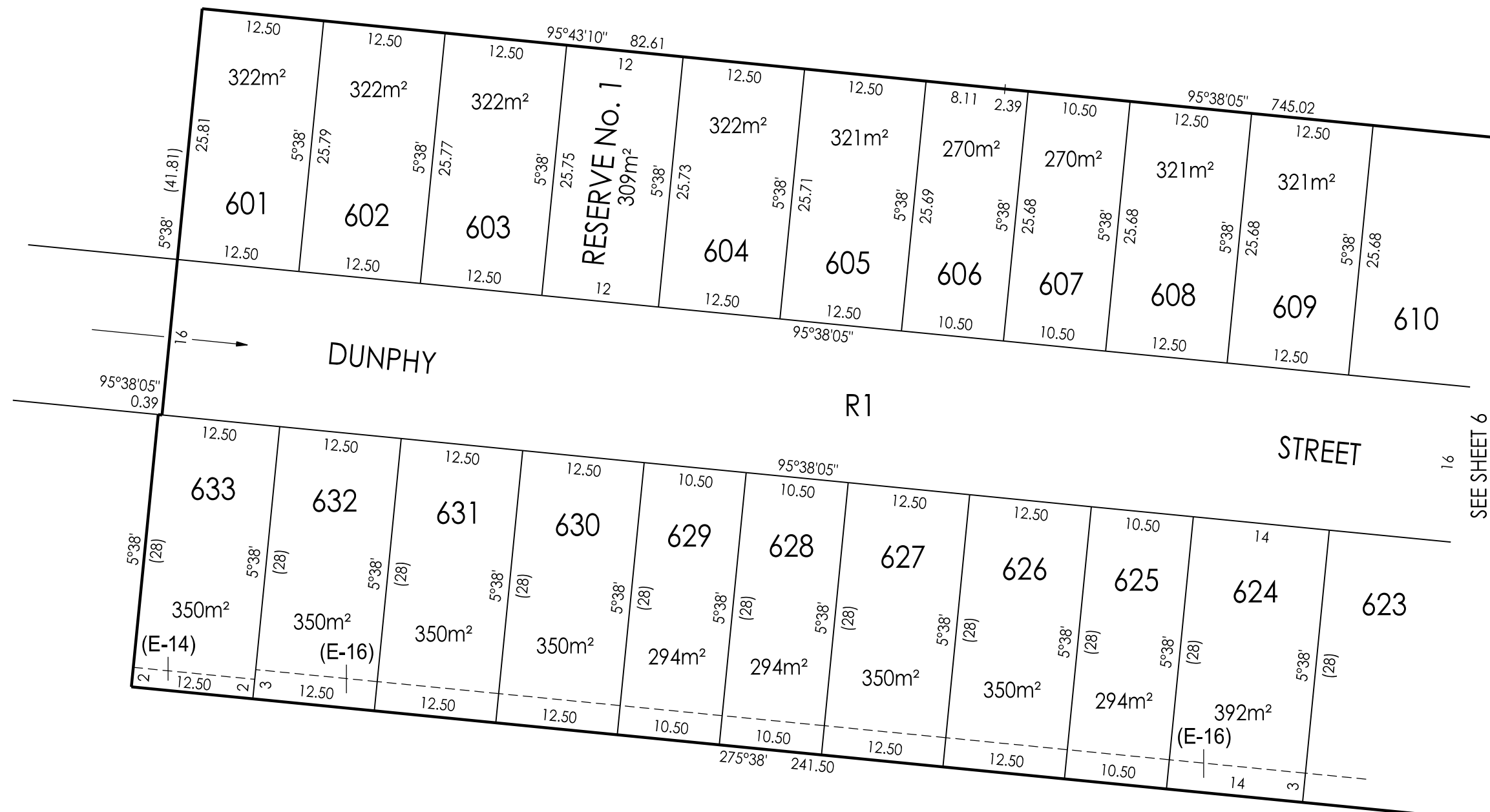
VERSION: 4

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PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE

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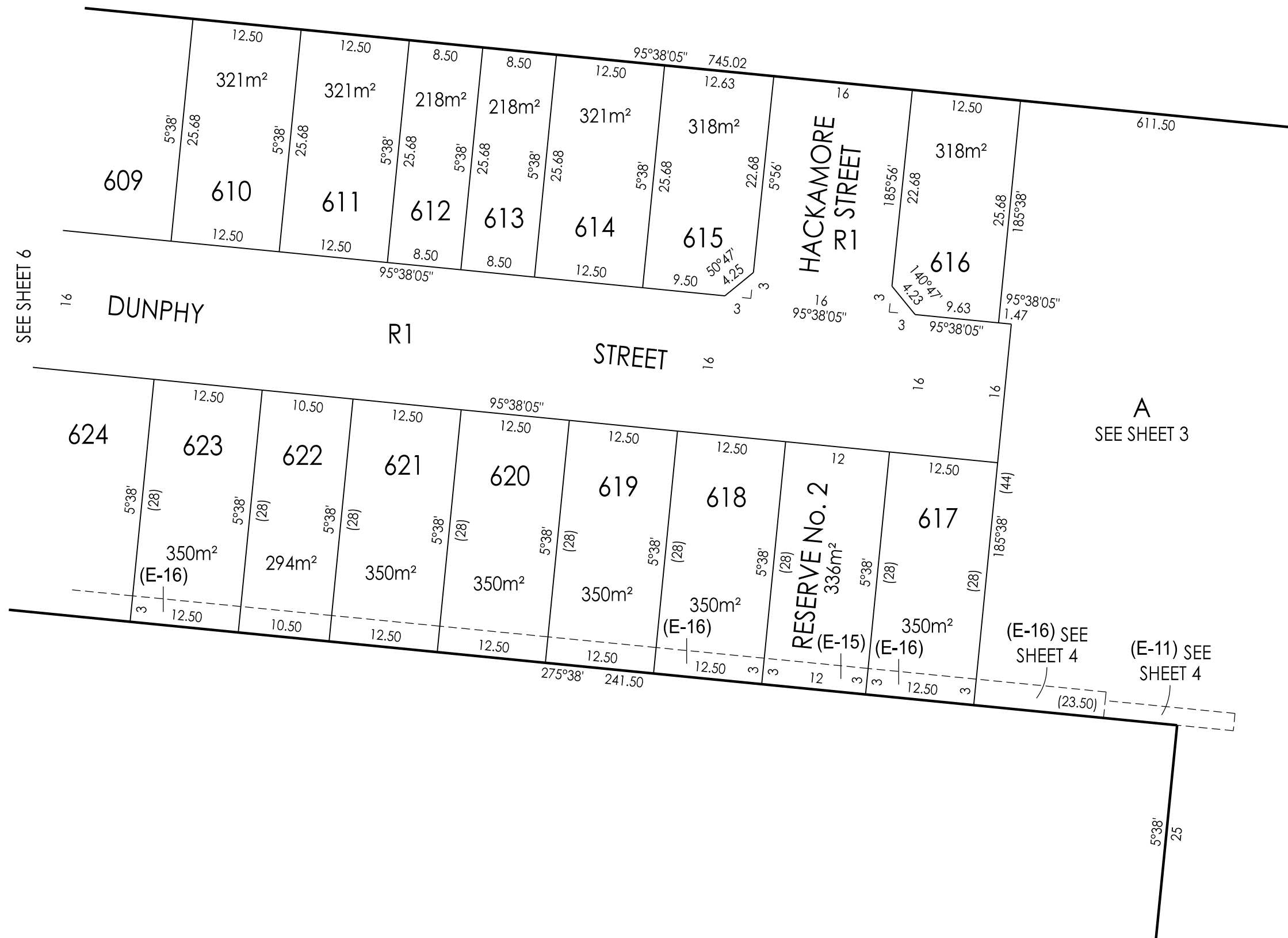
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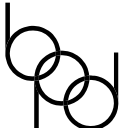
VERSION: 4

LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 6



		PLAN OF SUBDIVISION		PLAN NUMBER PS 908269S	
<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 601 to 633 (both inclusive).					
Land to be burdened: Lots 601 to 633 (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 606, 607, 612, 613, 622, 625, 628 and 629 are 'Type A' lots;</div><div><div>(c)</div><div>In the case of lots 603 and 604 any fence abutting Reserve No. 1 unless set back 6.45m from Dunphy Street.</div><div><div>(d)</div><div>In the case of lots 617 and 618 any fence abutting Reserve No. 2 unless set back 7m from Dunphy Street.</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 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.</div></div></div></div></div>					
These restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.					
<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			
		LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 REF: 8584/N6	