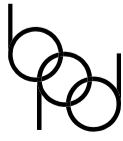


<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 908269S</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 22  <b>CROWN ALLOTMENT:</b> H (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS908254G  <b>POSTAL ADDRESS: (at time of subdivision)</b> DOHERTYS ROAD TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 297360      ZONE: 55 N: 5812000      DATUM: GDA94	Council Name: Wyndham City Council  Council Reference Number: WYS6143/22 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S203146T  <b>Certification</b>  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 not been satisfied at Certification  Digitally signed by: Maria Pereira for Wyndham City Council on 03/06/2024		
<b>VESTING OF ROADS OR RESERVES</b>	<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 600 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-5), (E-6), (E-9), (E-10), (E-12), (E-13) AND (E-19) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 3902m<sup>2</sup></b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-22) ON PS908254G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  TO REMOVE THE EASEMENT SHOWN AS (E-24) 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  <b>GROUND FOR REMOVAL:</b> 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		
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> 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 N6 <b>AREA:</b> 1.514 ha <b>No. OF LOTS:</b> 33 <b>MELWAY:</b> 359:H:9			
<b>SEE SHEET 2 FOR EASEMENT INFORMATION</b>			
 <p style="font-size: small;">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>	<b>REF: 8584/N6</b> <b>VERSION: 6</b>  Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 29/04/2024, SPEAR Ref: S203146T	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 8 SHEETS</b>
<b>CHECKED</b> AT	<b>DATE:</b> 23/04/2024		

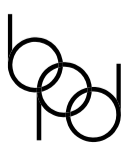
	<b>PLAN OF SUBDIVISION</b>	<b>LR USE ONLY EDITION</b>	<b>PLAN NUMBER PS 908269S</b>
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**EASEMENT INFORMATION**

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

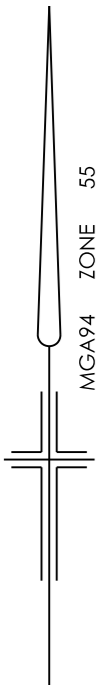
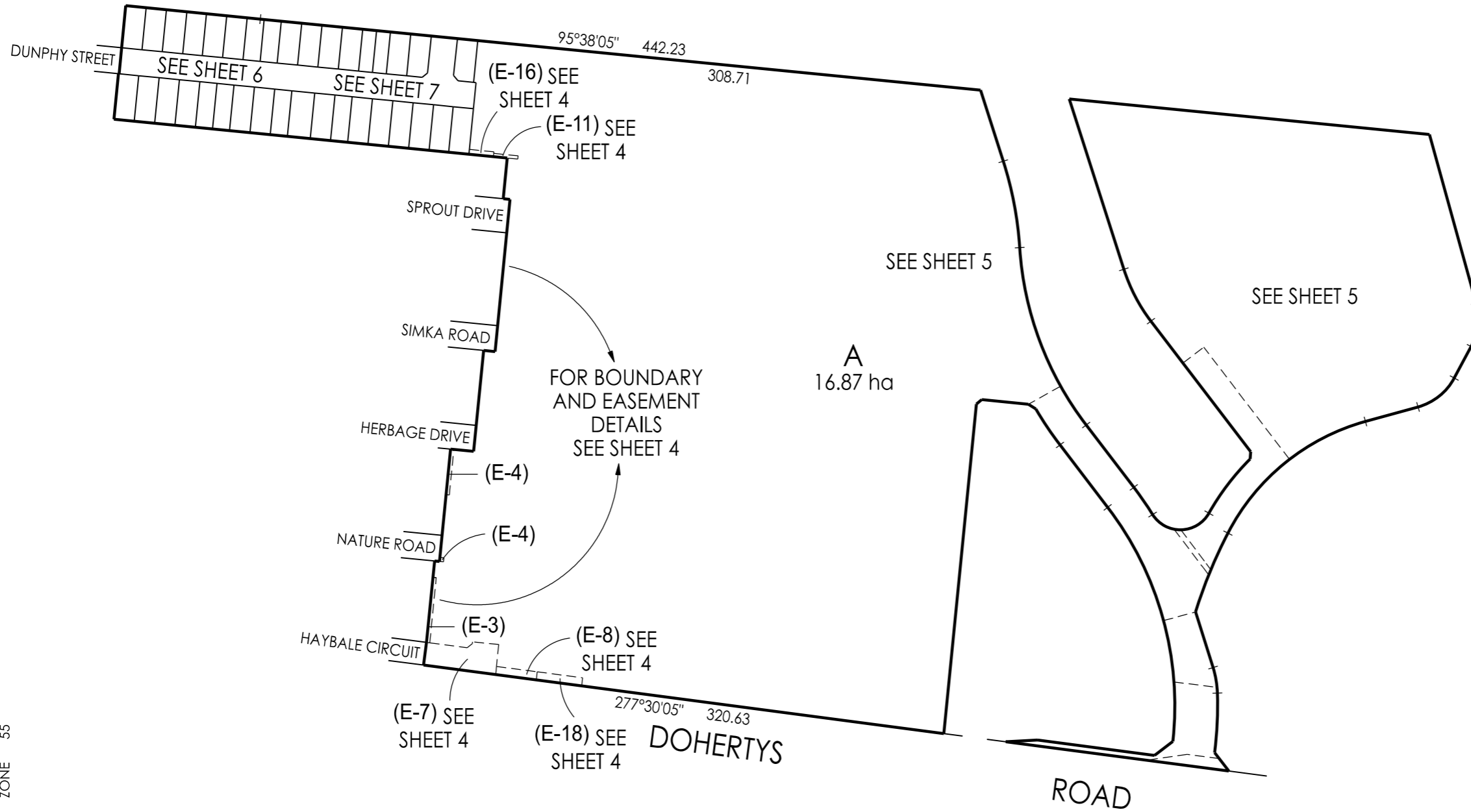
**LEGEND:**                      A - APPURTENANT                      E - ENCUMBERING EASMENT                      R - ENCUMBERING EASEMENT (ROAD)

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-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

 <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/N6</b>	VERSION: <b>6</b>	ORIGINAL SHEET SIZE A3	SHEET <b>2</b>
	Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 29/04/2024, SPEAR Ref: S203146T		Digitally signed by: Wyndham City Council, 03/06/2024, SPEAR Ref: S203146T	

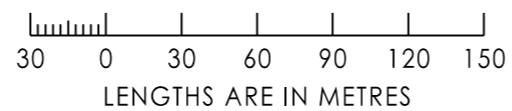
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908269S



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1:3000



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ORIGINAL  
SHEET SIZE A3

SHEET 3

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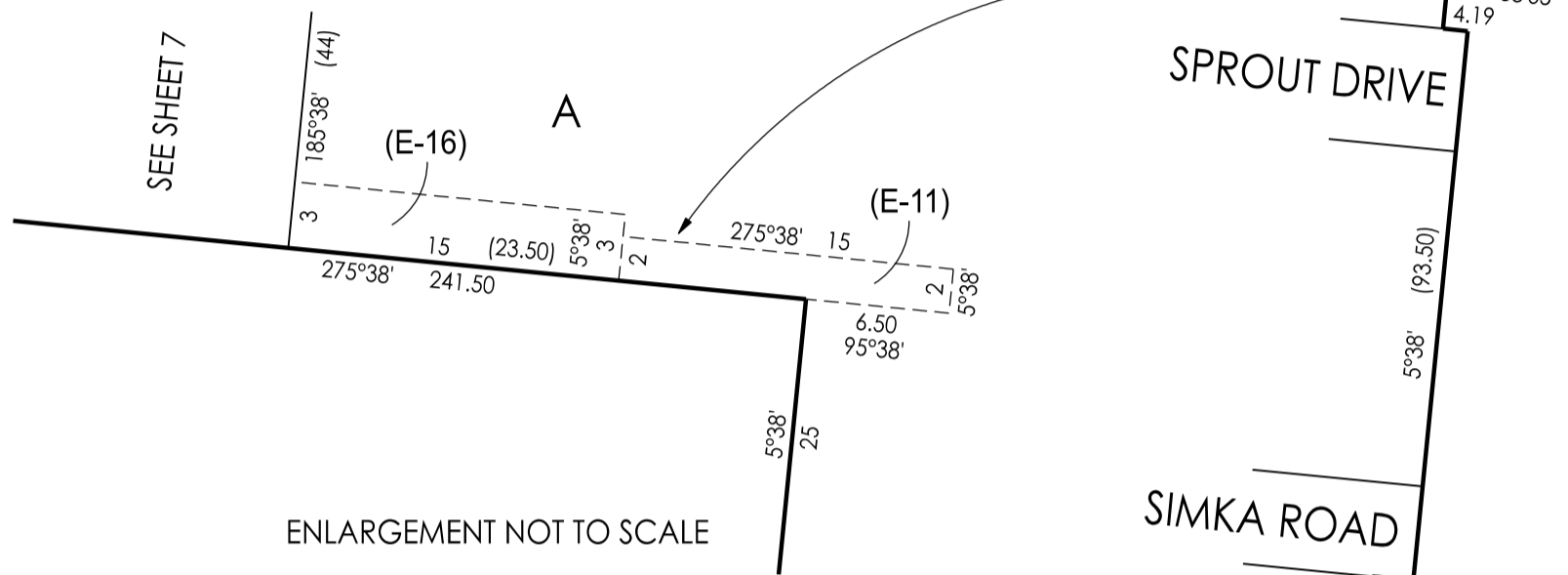
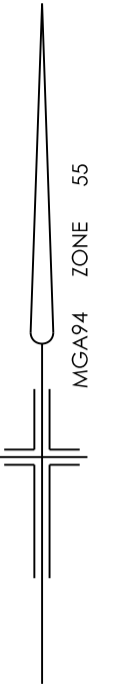
PLAN OF SUBDIVISION

PLAN NUMBER  
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DUNPHY STREET

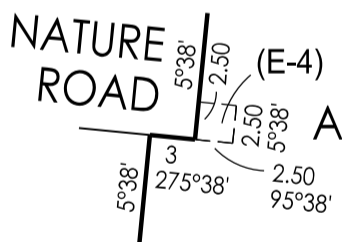
SEE SHEET 6

SEE SHEET 7

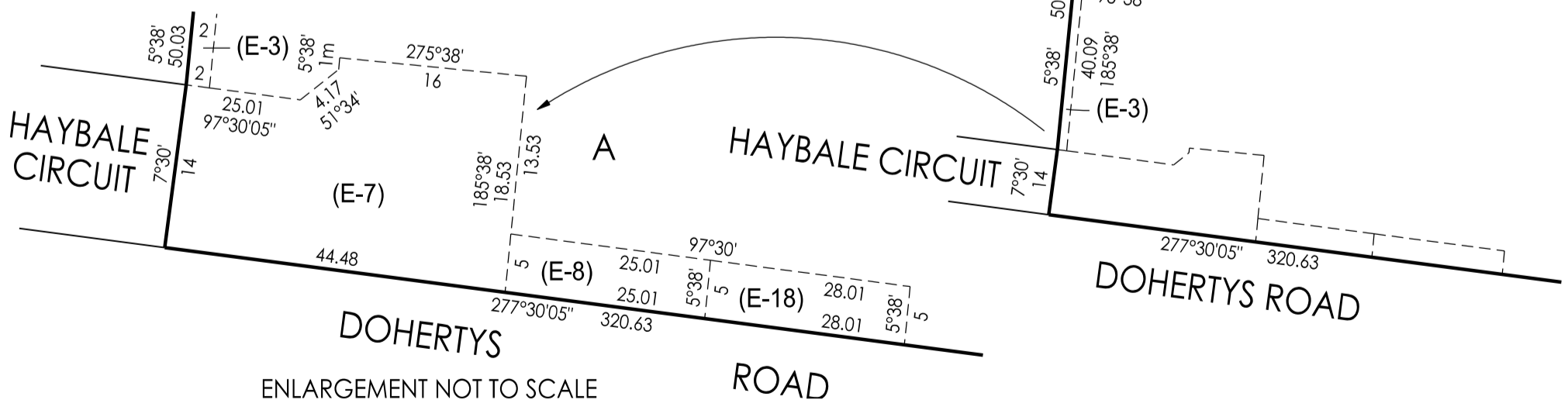


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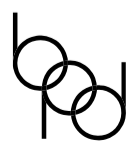
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SEE SHEET 3



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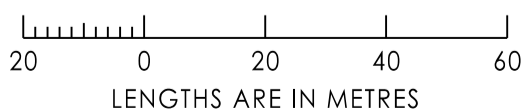


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ORIGINAL SHEET SIZE A3  
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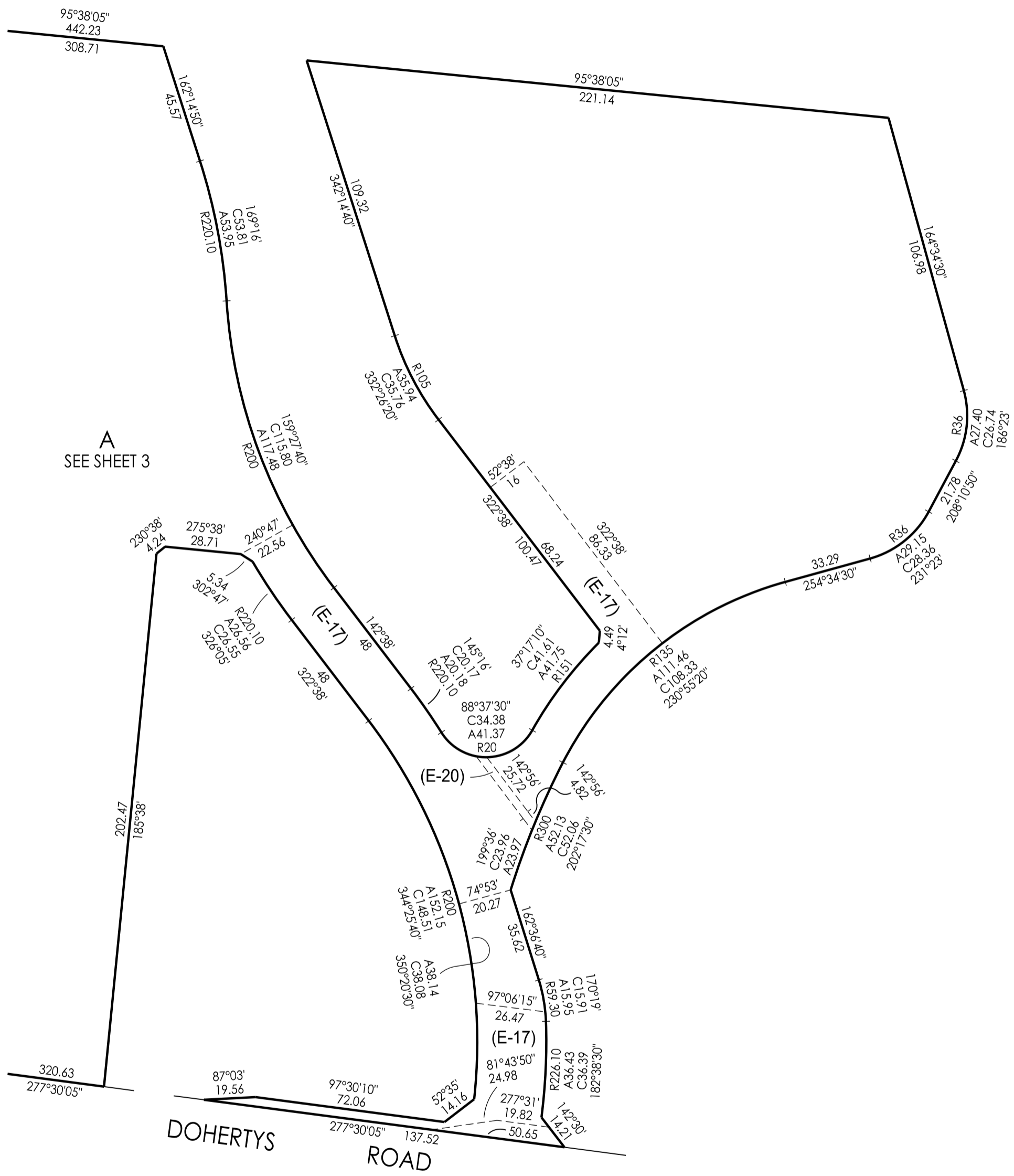
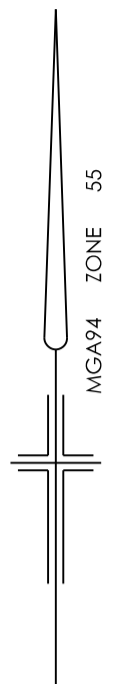
SHEET 4  
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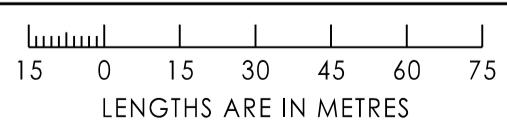
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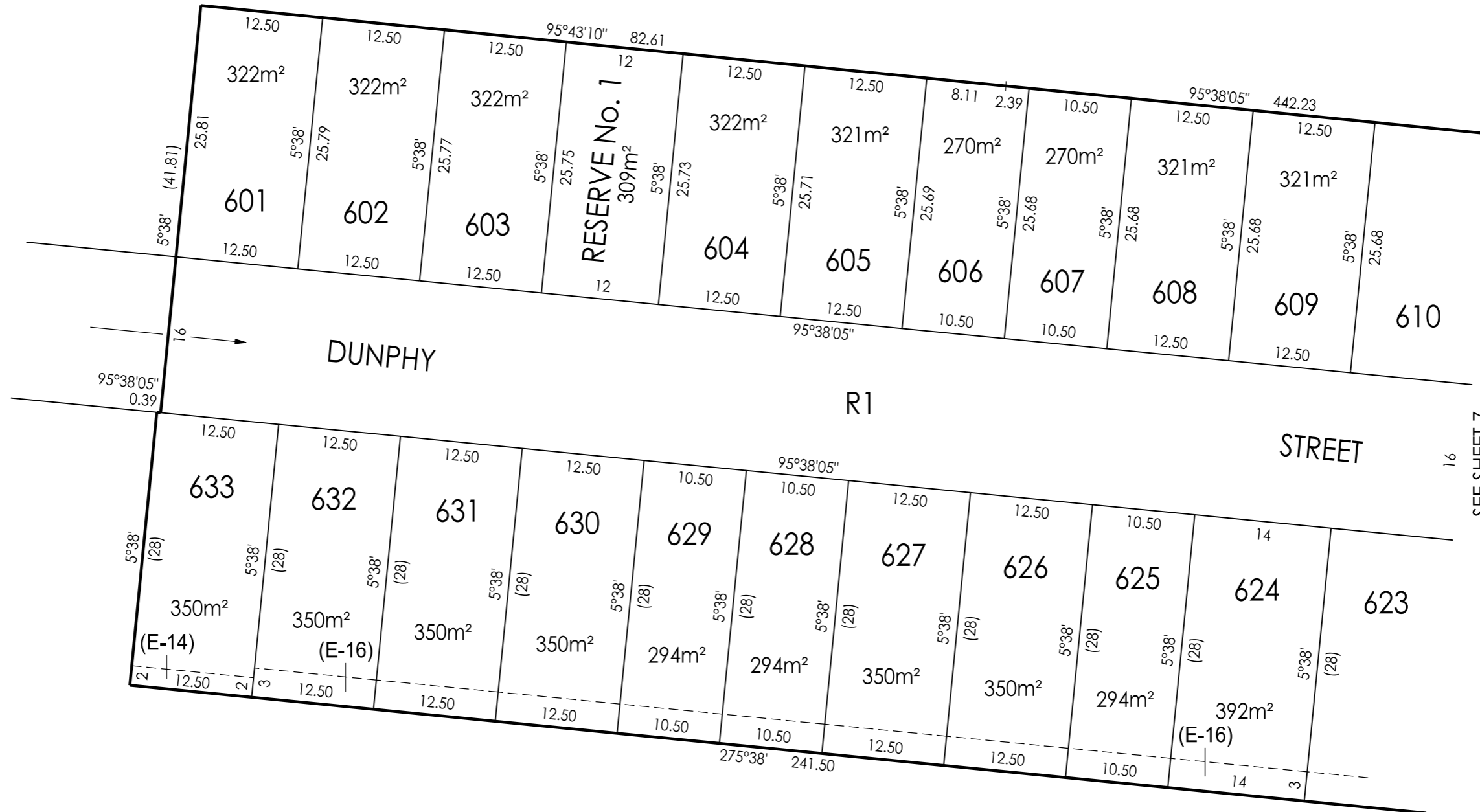
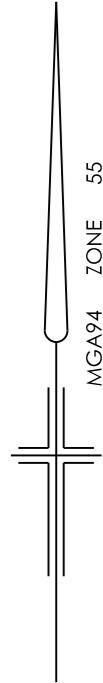
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REF: 8584/N6	VERSION: 6

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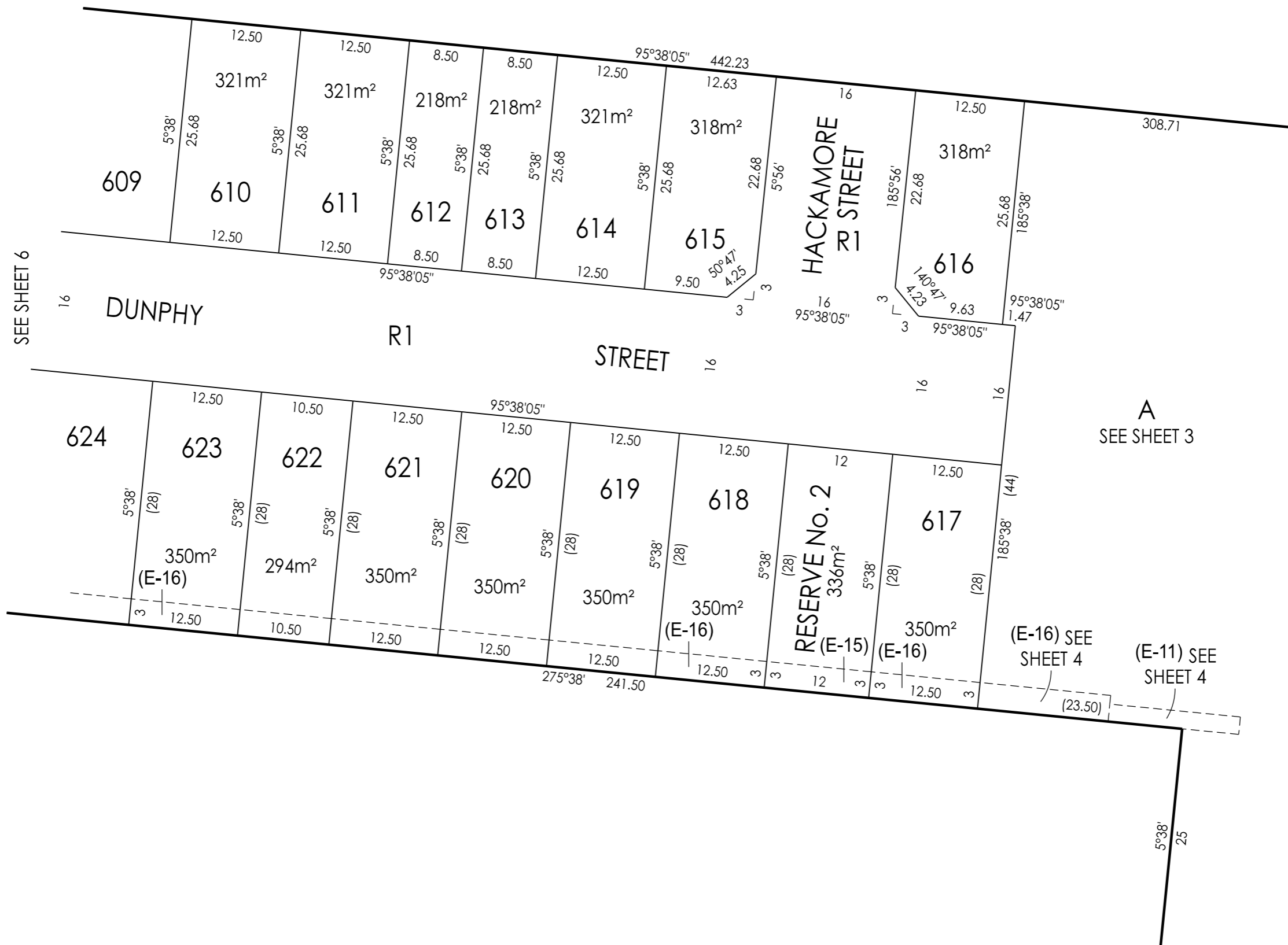
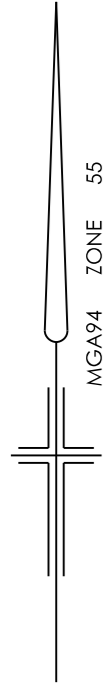
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SHEET 6

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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 601 to 633 (both inclusive).

Land to be burdened: Lots 601 to 633 (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 606, 607, 612, 613, 622, 625, 628 and 629 are 'Type A' lots;
  - (c) In the case of lots 603 and 604 any fence abutting Reserve No. 1 unless set back 6.45m from Dunphy Street.
  - (d) In the case of lots 617 and 618 any fence abutting Reserve No. 2 unless set back 7m from Dunphy Street.
  
- (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.

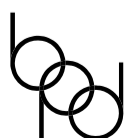
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SHEET 8

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