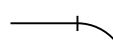
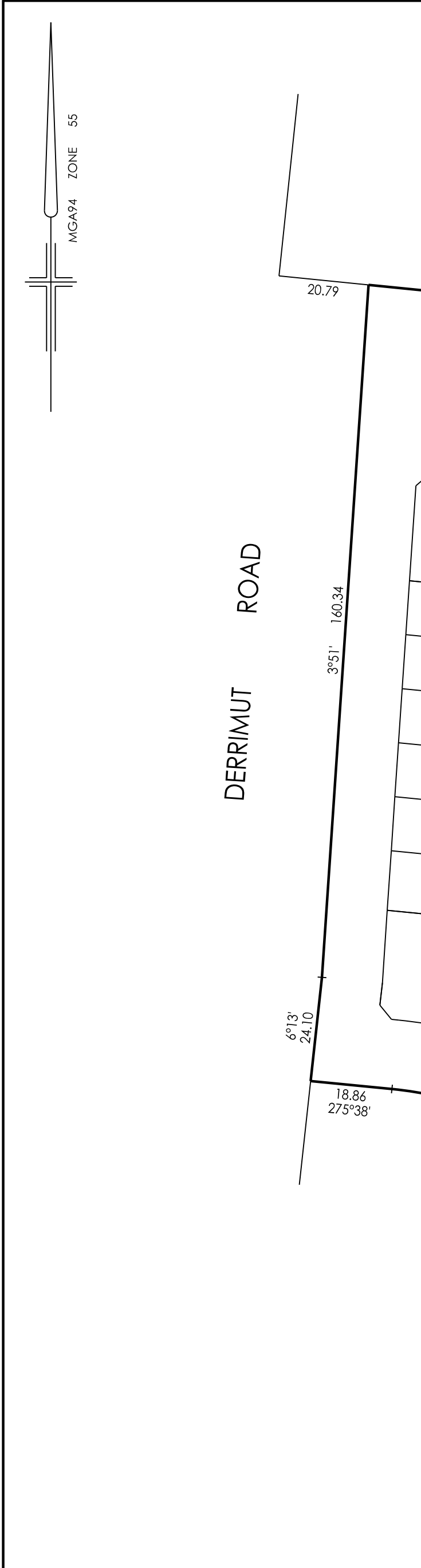


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 908279P			
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT B ON PS908254G POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD TARNEIT 3029 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 297110 ZONE: 55 N: 5811960 DATUM: GDA94			Council Name: Wyndham City Council Council Reference Number: WYS3983/23 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S211247P 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: 05/04/2024 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 18/12/2024 Statement of Compliance issued: 01/08/2025 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 at Statement of Compliance					
			VESTING OF ROADS OR RESERVES				NOTATIONS	
			IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 400 (BOTH INCLUSIVE) AND EASEMENTS (E-4) TO (E-14) (BOTH INCLUSIVE) AND (E-16) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 7965m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-9) & THOSE PARTS OF (E-22) AND (E-23) ON PS908254G WHICH LIE WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO VARY THE EASEMENT SHOWN AS (E-15) ON PS908254G TO THE POSITION SHOWN BY EASEMENT (E-15) ON THIS PLAN TO VARY THE REMAINING PART OF EASEMENT (E-23) ON PS908254G TO THE POSITION SHOWN BY EASEMENT (E-18) ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
			ROAD R1		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 N4 AREA: 2.190 ha No. OF LOTS: 43 MELWAY: 359:G:9								
EASEMENT INFORMATION								
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)								
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF				
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL				
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION				
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL				
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION				
(E-15)	SEWERAGE	SEE PLAN	PS908216Q	GREATER WESTERN WATER CORPORATION				
(E-17)	DRAINAGE	SEE PLAN	PS908254G	WYNDHAM CITY COUNCIL				
(E-17)	SEWERAGE	SEE PLAN	PS908254G	GREATER WESTERN WATER CORPORATION				
(E-18)	SEWERAGE	SEE PLAN	PS908254G	GREATER WESTERN WATER CORPORATION				
Breedse 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/N4 VERSION: 5		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS			
CHECKED AT		DATE: 09/08/2024		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 12/08/2024, SPEAR Ref: S211247P				

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908279P

PLAN NUMBER
PS 908279P



DERRIMUT ROAD

20.79

3°51' 160.34

18.86 275°38'

6°13' 24.10

MGA94 ZONE 55

DERRIMUT ROAD

20.79

3°51' 160.34

18.86 275°38'

6°13' 24.10

MGA94 ZONE 55

DERRIMUT ROAD

20.79

3°51' 160.34

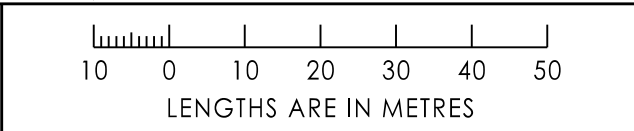
18.86 275°38'

6°13' 24.10

MGA94 ZONE 55

SCALE
1:1000

SCALE
1:1000



ORIGINAL SHEET SIZE A3
REF: 8584/N4

ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8584/N4	VERSION: 5

ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8584/N4	VERSION: 5

ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8584/N4	VERSION: 5



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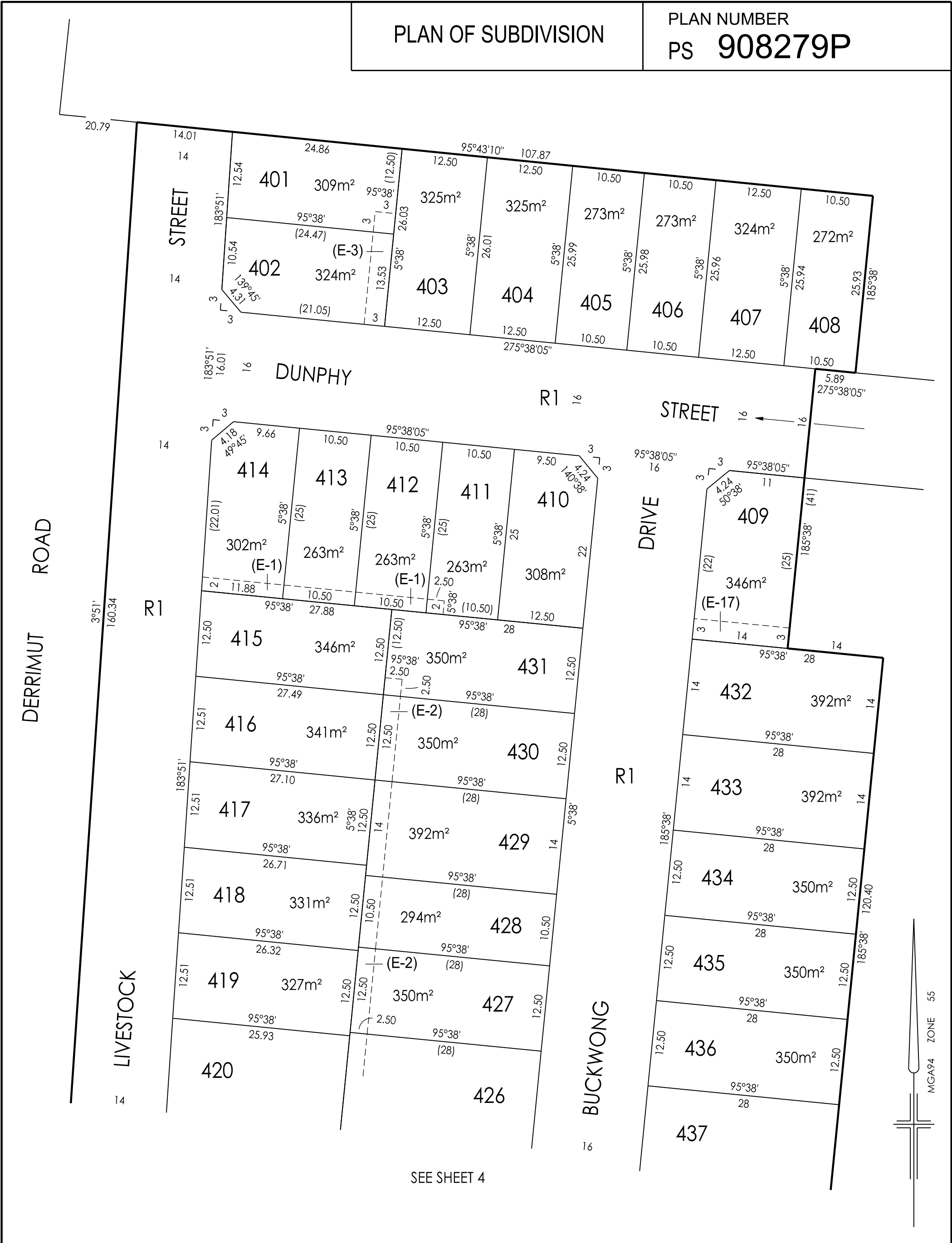
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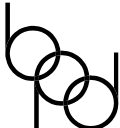
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Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (5),
12/08/2024, SPEAR Ref: S211247P

Digitally signed by:
Wyndham City Council,
18/12/2024,
SPEAR Ref: S211247P





		PLAN OF SUBDIVISION		PLAN NUMBER PS 908279P	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div> <p>The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.</p> <p>Land to benefit : Lots 401 to 443 (both inclusive) on this plan.</p> <p>Land to be burdened: Lots 401 to 443 (both inclusive) on this plan.</p> <p>Description of Restriction :</p> <div><div>(1)</div><div><p>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;</p><div><div>(a)</div><div><p>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;</p><p>(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 405, 406, 408, 411, 412, 413, 421, 422, 423, 428, 442 and 443 are 'Type A' lots.</p></div></div></div><div><div>(2)</div><div><p>The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;</p><p>(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.</p></div></div></div> <p>These restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.</p>					
<div><div></div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div>		SCALE		ORIGINAL SHEET SIZE A3	SHEET 5
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 12/08/2024, SPEAR Ref: S211247P		REF: 8584/N4	
		Digitally signed by: Wyndham City Council, 18/12/2024, SPEAR Ref: S211247P			