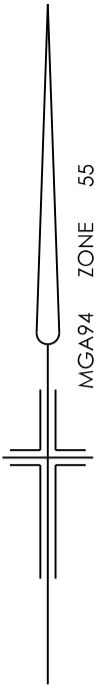


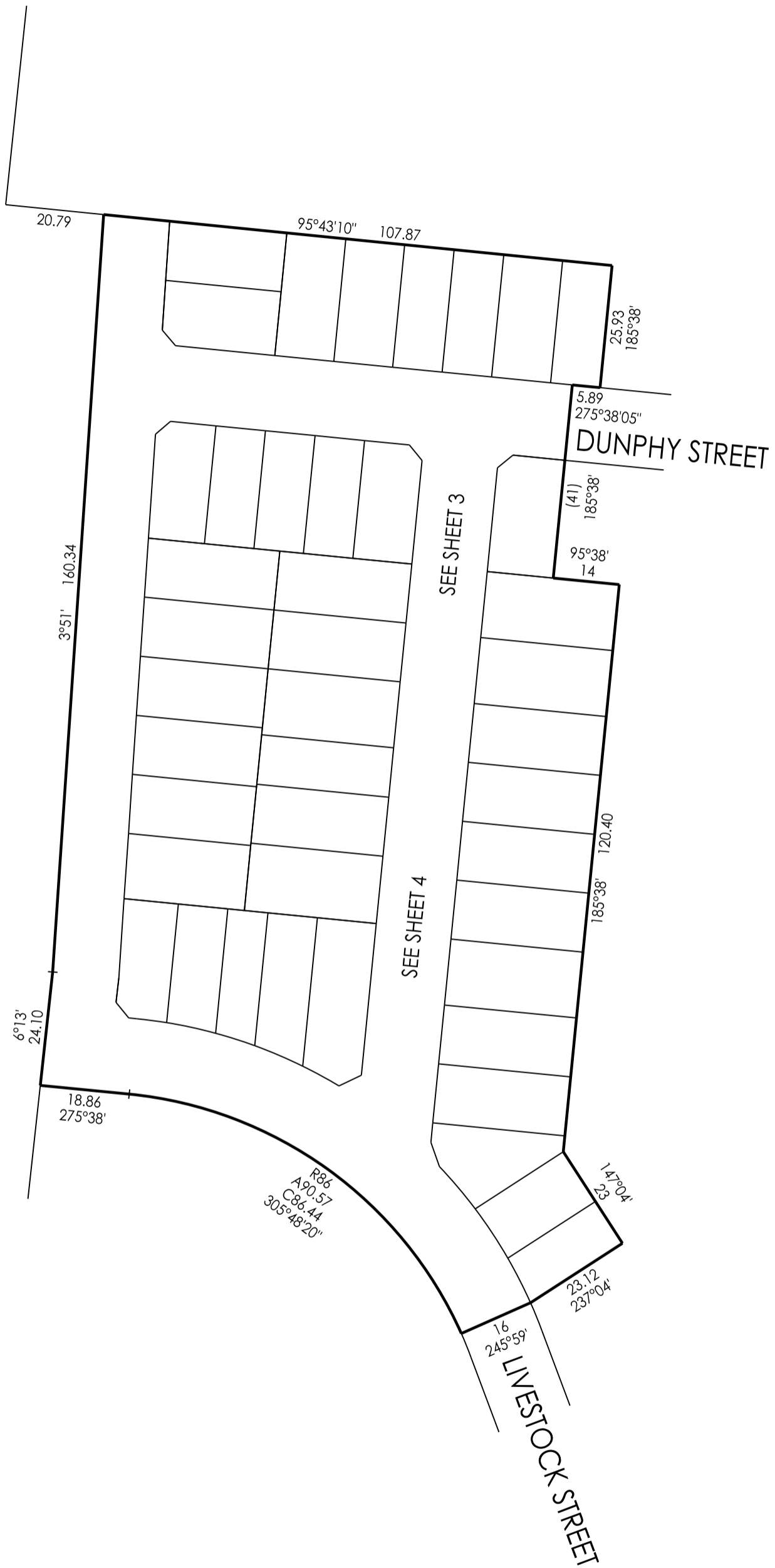
| | | | | |
|--|----------------------------|--|---|---------------------------------------|
| PLAN OF SUBDIVISION | | | LRS USE ONLY EDITION | PLAN NUMBER PS 908279P |
| LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL 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 | |
| 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 | |
| ROAD R1 | WYNDHAM CITY COUNCIL | | | |
| NOTATIONS | | | 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 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 | |
| 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 |
| | | | | |
| 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/N4 VERSION: 5 LICENSED SURVEYOR: SIMON COX | ORIGINAL SHEET SIZE A3 | SHEET 1 OF 5 SHEETS |
| CHECKED AT | DATE: 09/08/2024 | | | |

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908279P



DERRIMUT ROAD



DUNPHY STREET

LIVESTOCK STREET

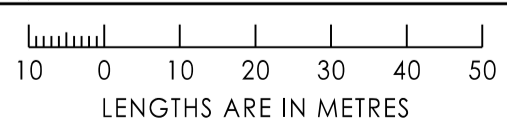
SEE SHEET 3
SEE SHEET 4

R86
A90.57
C86.44
305°48'20"



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1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE
1:1000



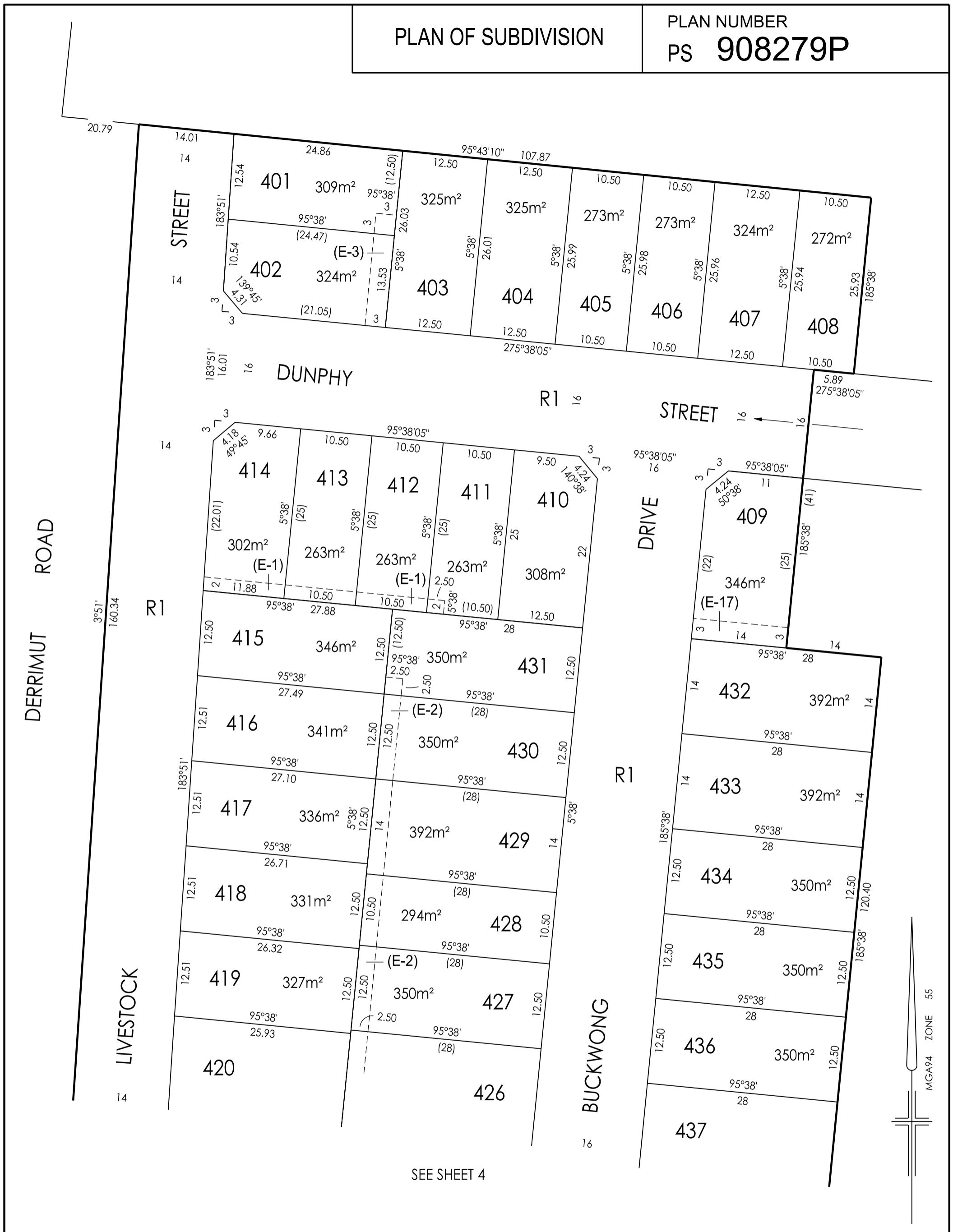
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REF: 8584/N4

SHEET 2
VERSION: 5

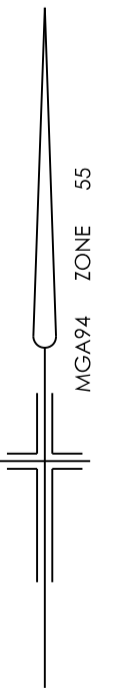
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

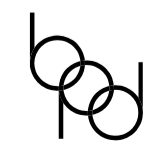
PLAN NUMBER
PS 908279P



SEE SHEET 4



MGA94 ZONE 55



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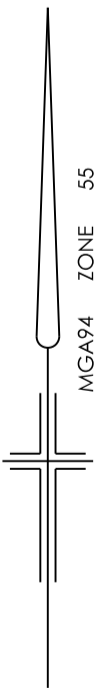
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ORIGINAL SHEET SIZE A3
REF: 8584/N4

SHEET 3
VERSION: 5

LICENSED SURVEYOR: SIMON COX



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SCALE
1:500



| | |
|------------------------|------------|
| ORIGINAL SHEET SIZE A3 | SHEET 4 |
| REF: 8584/N4 | VERSION: 5 |

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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.

Land to benefit : Lots 401 to 443 (both inclusive) on this plan.

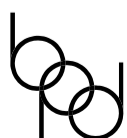
Land to be burdened: Lots 401 to 443 (both inclusive) on this plan.

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 405, 406, 408, 411, 412, 413, 421, 422, 423, 428, 442 and 443 are 'Type A' lots.

- (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.

These restrictions will cease to affect any of the burdened lots 8 years from registration of this plan.



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 8584/N4

VERSION: 5

LICENSED SURVEYOR: SIMON COX