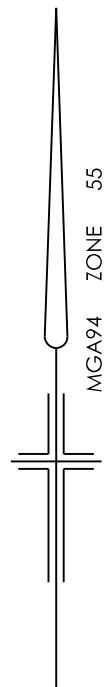


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 916635X	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - - - - - SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: - - - - - TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS908239C POSTAL ADDRESS: (at time of subdivision) DOHERTYS ROAD & DERRIMUT ROAD TARNEIT 3029 MGA CO-ORDINATES: (of approx. centre of plan) E: 297 710 ZONE: 55 N: 5 811 700 DATUM: GDA94		Council Name: Wyndham City Council Council Reference Number: WYS6234/24 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S227990S 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: 06/11/2024 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: Mark Tenner for Wyndham City Council on 02/07/2026 Statement of Compliance issued: 03/08/2026 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 ROAD R1 RESERVE No.1 WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL		TANGENT POINTS ARE SHOWN THUS: ———— ↘ LOTS 1 TO 1000 (BOTH INCLUSIVE) AND EASEMENTS (E-5), (E-6), (E-9), (E-10), (E-11), (E-12), (E-13), (E-14), (E-15), AND (E-16) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 6546m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS908239C WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
NOTATIONS DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP2806G THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 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 N10 AREA: 1.993 ha No. OF LOTS: 43 MELWAY: 359:J:10				
SEE SHEET 2 FOR EASEMENT INFORMATION				
bpd 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 CHECKED ATDATE: 19/11/2025		REF: 8584/N10 VERSION: 6 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 18/12/2025, SPEAR Ref: S227990S ORIGINAL SHEET SIZE A3 SHEET 1 OF 7 SHEETS		

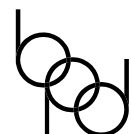
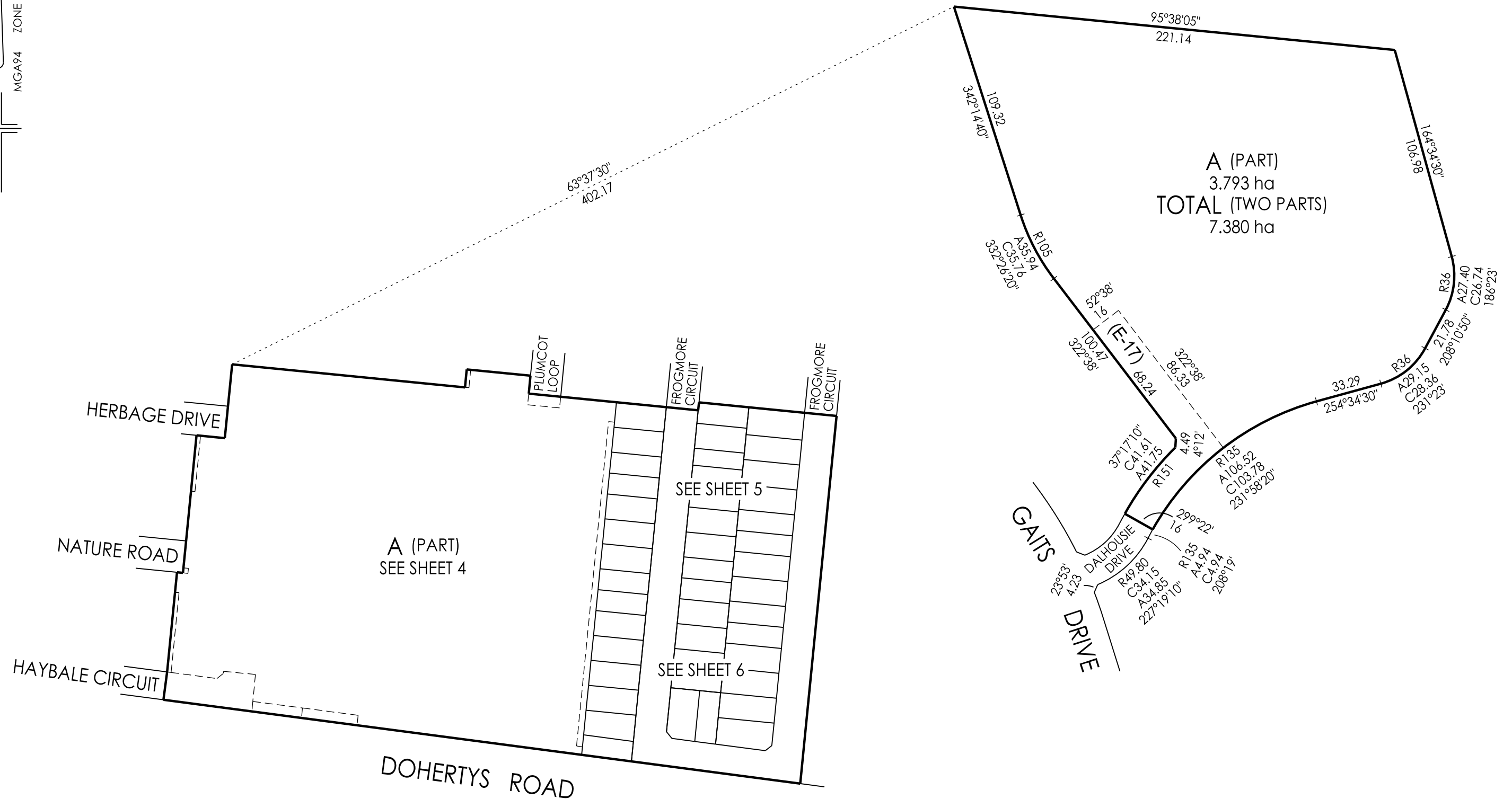
	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 916635X	
EASEMENT INFORMATION				
* CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741				
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	PS908299H	WYNDHAM CITY COUNCIL
(E-2)	DRAINAGE	SEE PLAN	PS908299H	WYNDHAM CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	PS908299H	GREATER WESTERN WATER CORPORATION
(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-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-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-19)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-19)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-20)	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/N10		VERSION: 6
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 18/12/2025, SPEAR Ref: S227990S		Digitally signed by: Wyndham City Council, 02/07/2026, SPEAR Ref: S227990S
		ORIGINAL SHEET SIZE A3		SHEET 2



PLAN OF SUBDIVISION

PLAN NUMBER

PS 916635X

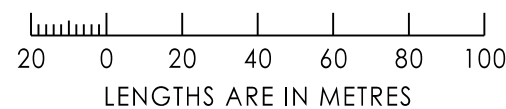


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SCALE

1:2000



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ORIGINAL
SHEET SIZE A3

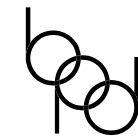
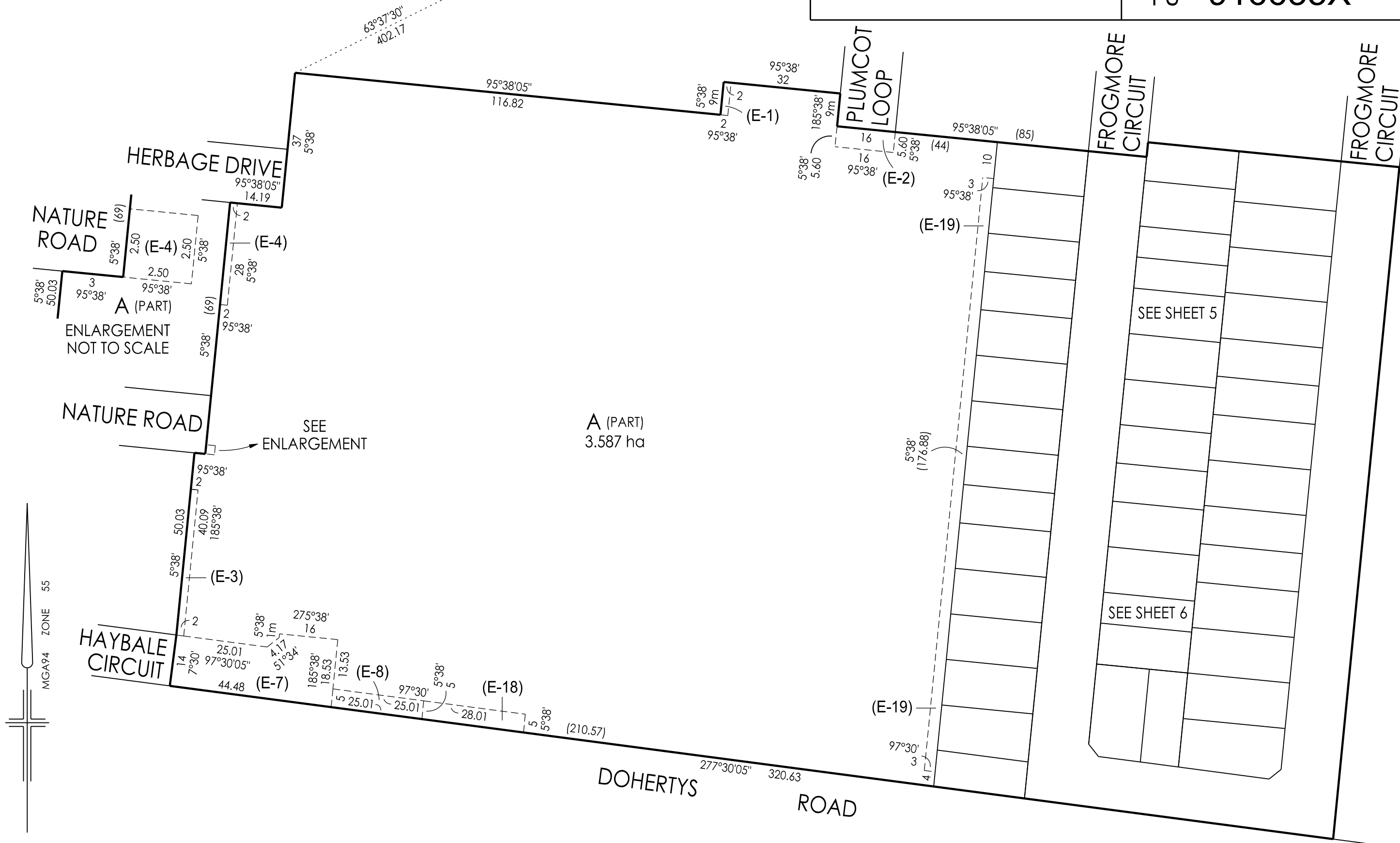
SHEET 3

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PLAN OF SUBDIVISION

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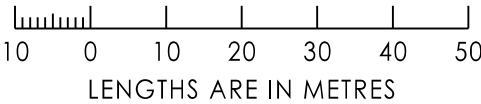
SEE SHEET 3



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SCALE

1:1000



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SHEET SIZE A3

SHEET 4

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PLAN OF SUBDIVISION

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SHEET 5

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 916635X

SEE SHEET 5

SEE SHEET 5

A (PART)
SEE SHEET 4

RESERVE No.1 DOHERTYS
250m²

FROGMORE

CIRCUIT

R1

FROGMORE R1 CIRCUIT

ROAD

FROGMORE

CIRCUIT

R1

MGA94 ZONE 55



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REF: 8584/N10

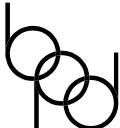
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SHEET SIZE A3

SHEET 6

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		PLAN OF SUBDIVISION		PLAN NUMBER PS 916635X	
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.					
Burdened Land :		Lots 1001 to 1043 (both inclusive).			
Benefited Land:		Lots 1001 to 1043 (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 300m² any dwelling unless in accordance with the Small Lot Housing Code (Victorian Planning Authority, November 2019) 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 all lots under 300m² 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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				REF: 8584/N10	
				VERSION: 6	
				Digitally signed by: Wyndham City Council, 02/07/2026, SPEAR Ref: S227990S	