

PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 916636V	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 22 CROWN ALLOTMENT: H (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS916635X 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: WYS6266/24 Planning Permit Reference: WYP10736/18 SPEAR Reference Number: S230026J 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: 23/10/2025 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 not been satisfied at Certification Digitally signed by: Maria Pereira for Wyndham City Council on 14/01/2026		
VESTING OF ROADS OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 1100 (BOTH INCLUSIVE) AND EASEMENTS (E-2), (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: 5163m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-19) ON PS916635X WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 2 TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS916635X WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND 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		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-19) ON PS916635X WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 2 TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS916635X WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 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 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 N11 AREA: 1.770 ha No. OF LOTS: 37 MELWAY: 359:J:10	
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/N11 VERSION: 5	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
CHECKED EZ DATE: 18/12/2025	Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (5), 19/12/2025, SPEAR Ref: S230026J		

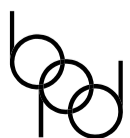
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EASEMENT INFORMATION

* 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-1)	DRAINAGE	SEE PLAN	PS908299H	WYNDHAM CITY COUNCIL
(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-18)	WATER SUPPLY THROUGH PIPES AND FITTINGS	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-18)	SUPPLY OF RECYCLED WATER THROUGH PIPES AND FITTINGS	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-19)	DRAINAGE	SEE PLAN	PS916635X	WYNDHAM CITY COUNCIL
(E-19)	SEWERAGE	SEE PLAN	PS916635X	GREATER WESTERN WATER CORPORATION
(E-20)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-20)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-21)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION



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ORIGINAL SHEET SIZE A3

SHEET **2**

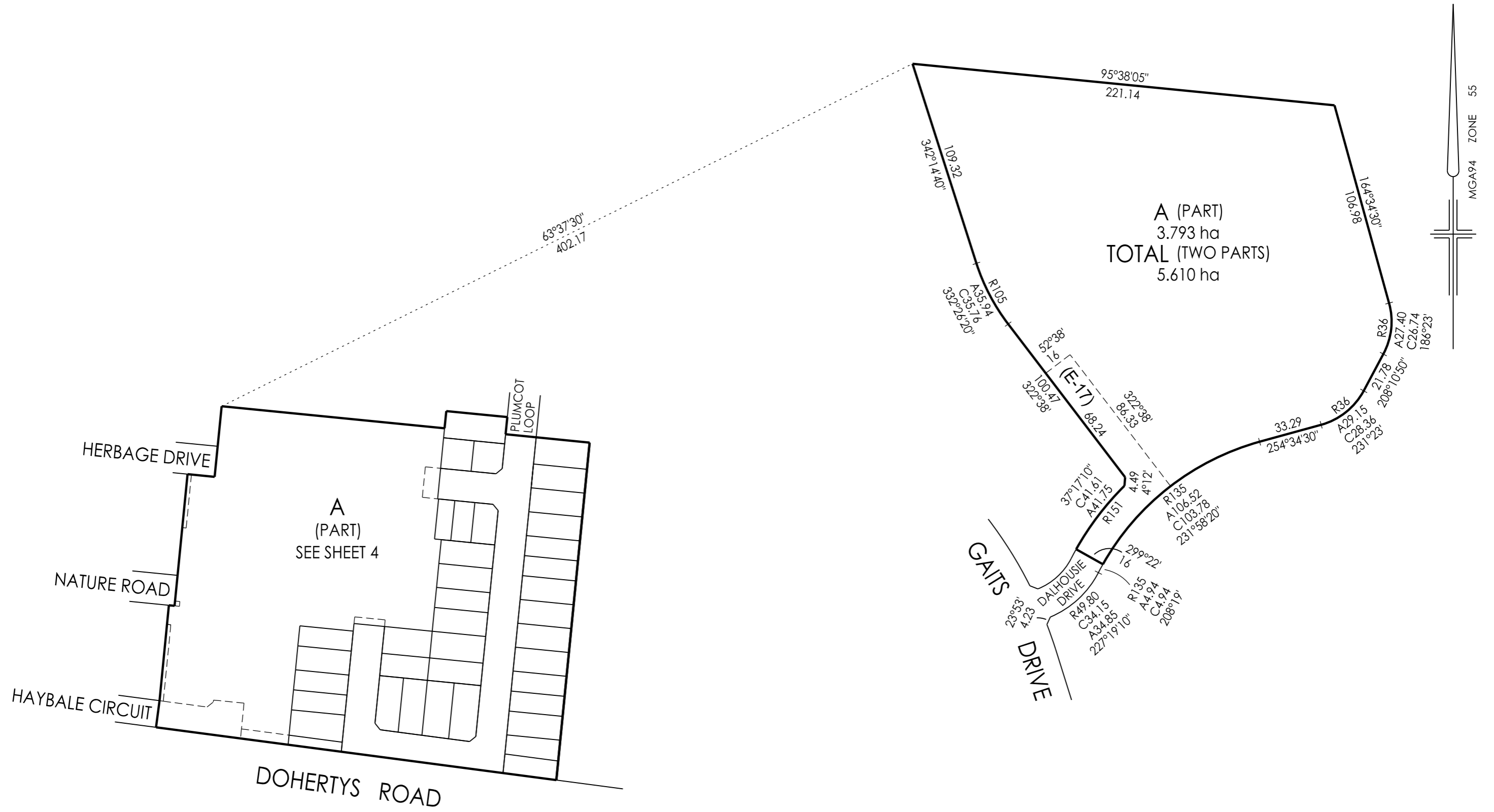
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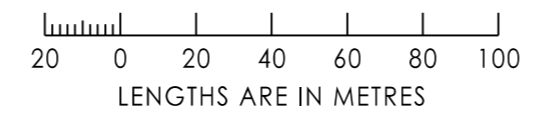
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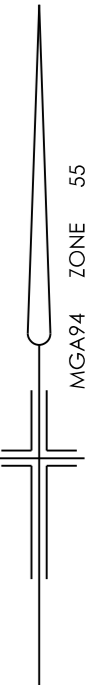
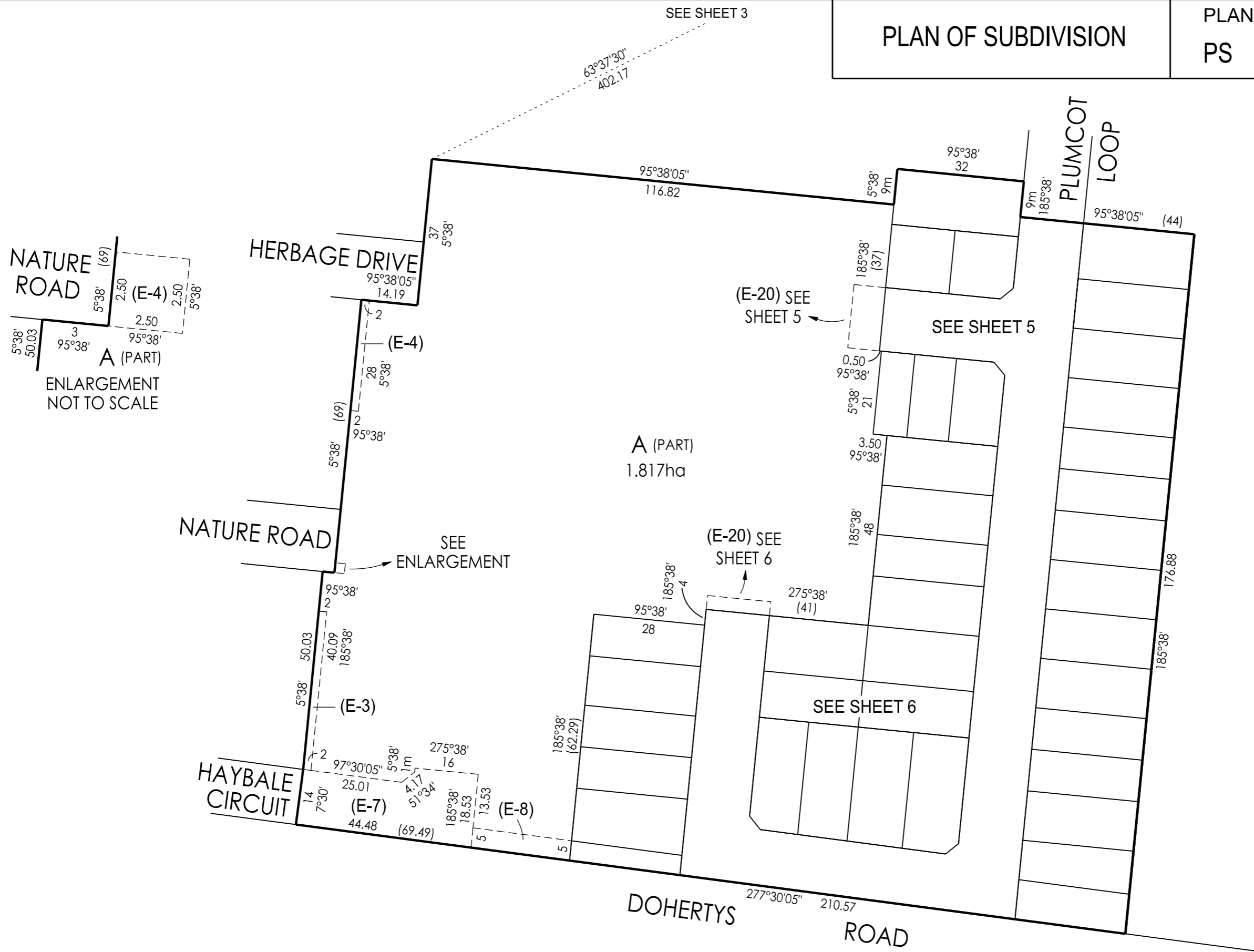


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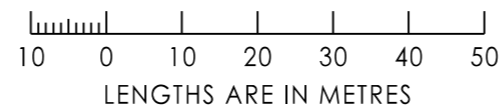
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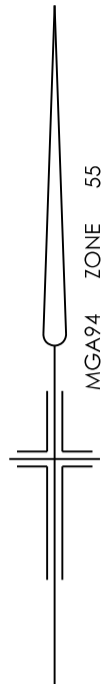
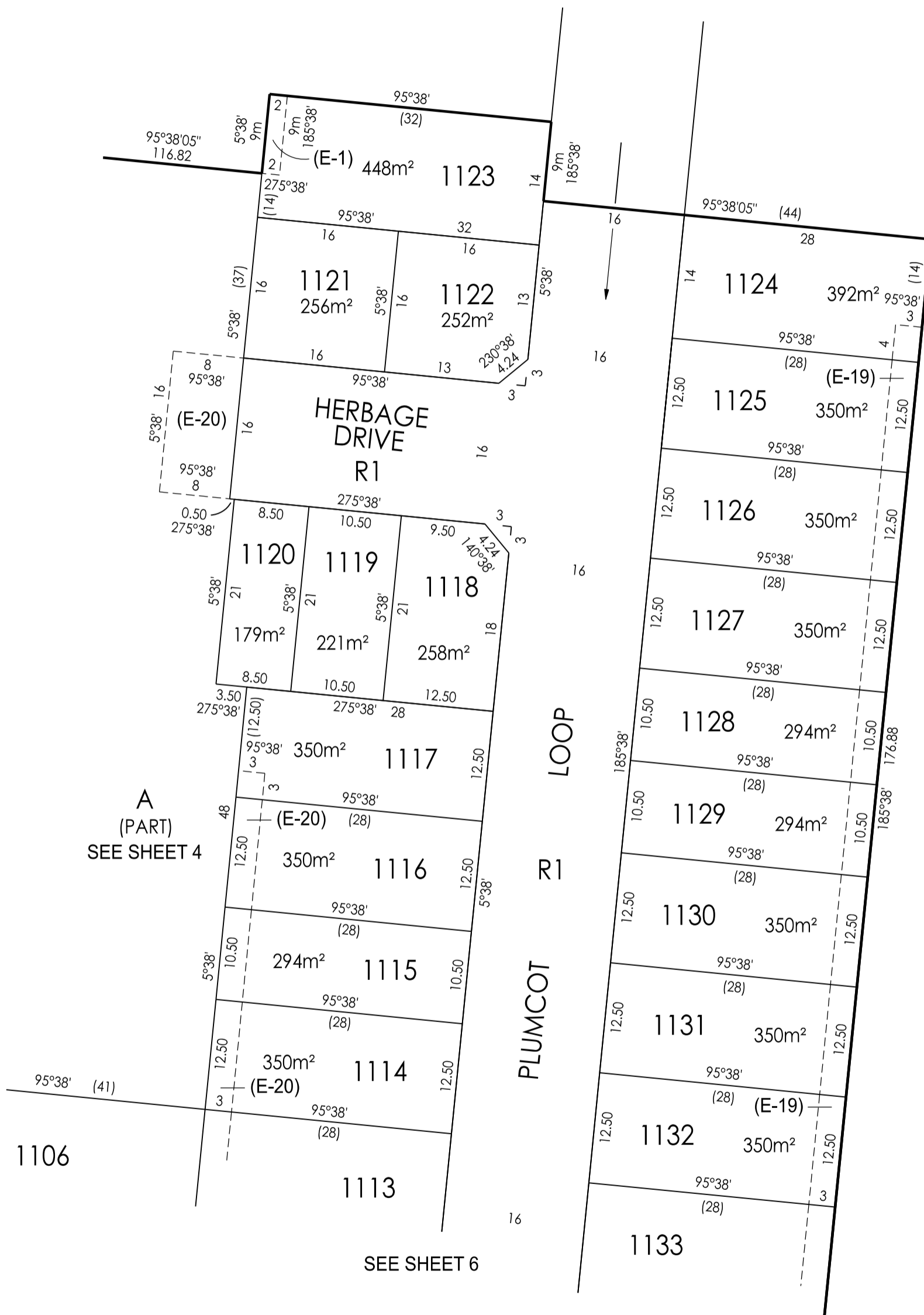
SHEET 4

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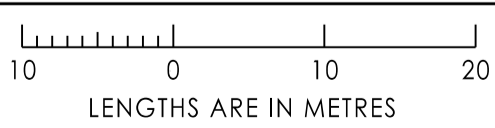
A
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SEE SHEET 4

SEE SHEET 6



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ORIGINAL SHEET SIZE A3	SHEET 5
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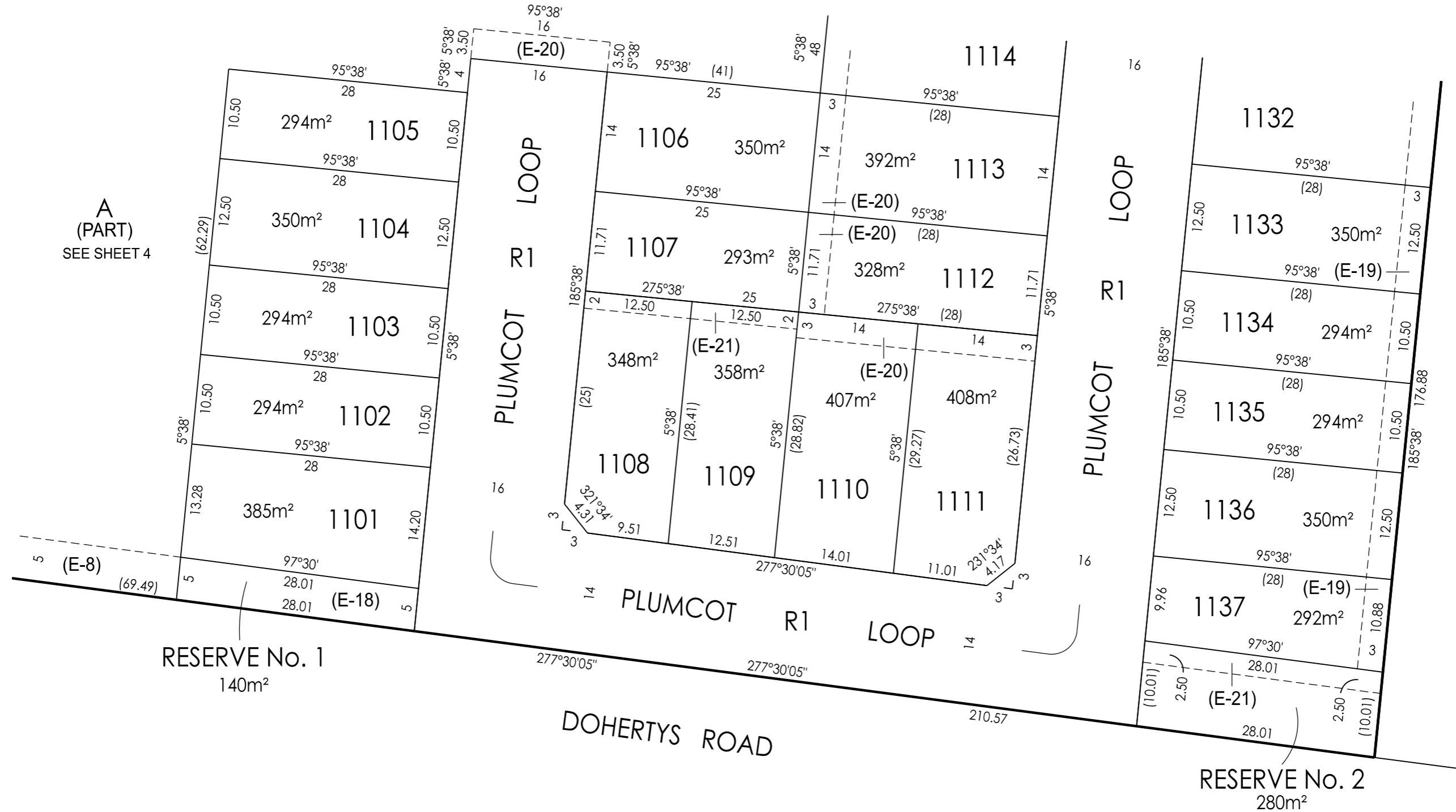
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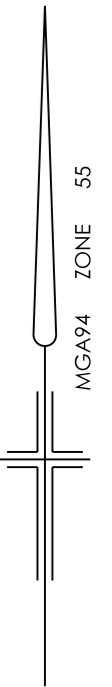
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SEE SHEET 5



A
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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 1101 to 1137 (both inclusive).

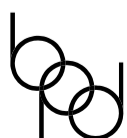
Benefited Land: Lots 1101 to 1137 (both inclusive).

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 lots 1102, 1103, 1105, 1107, 1115, 1128, 1129, 1134, 1135 and 1137 are 'Type A' lots and 1118 to 1122 (both inclusive) are 'Type B' 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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SHEET 7

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