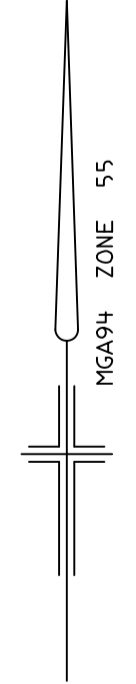
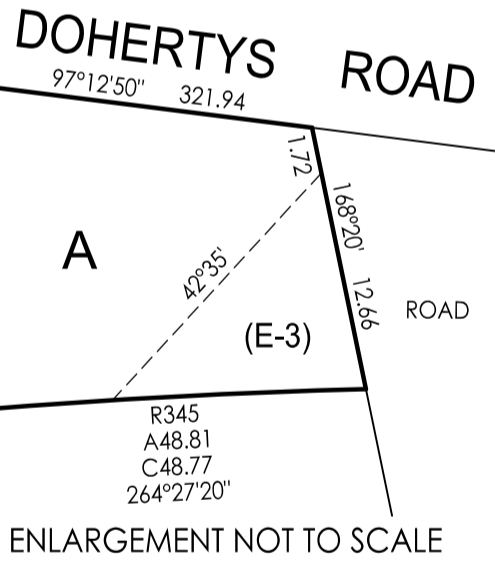
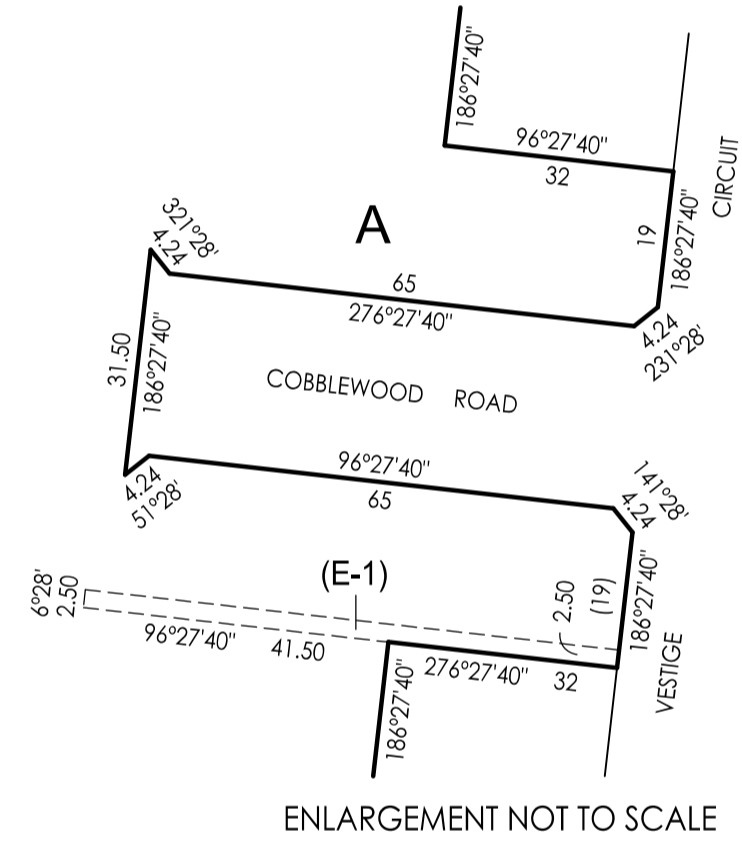
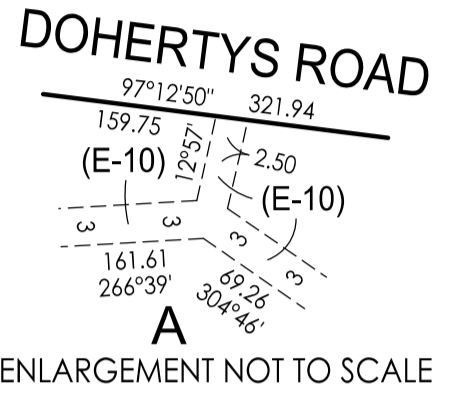
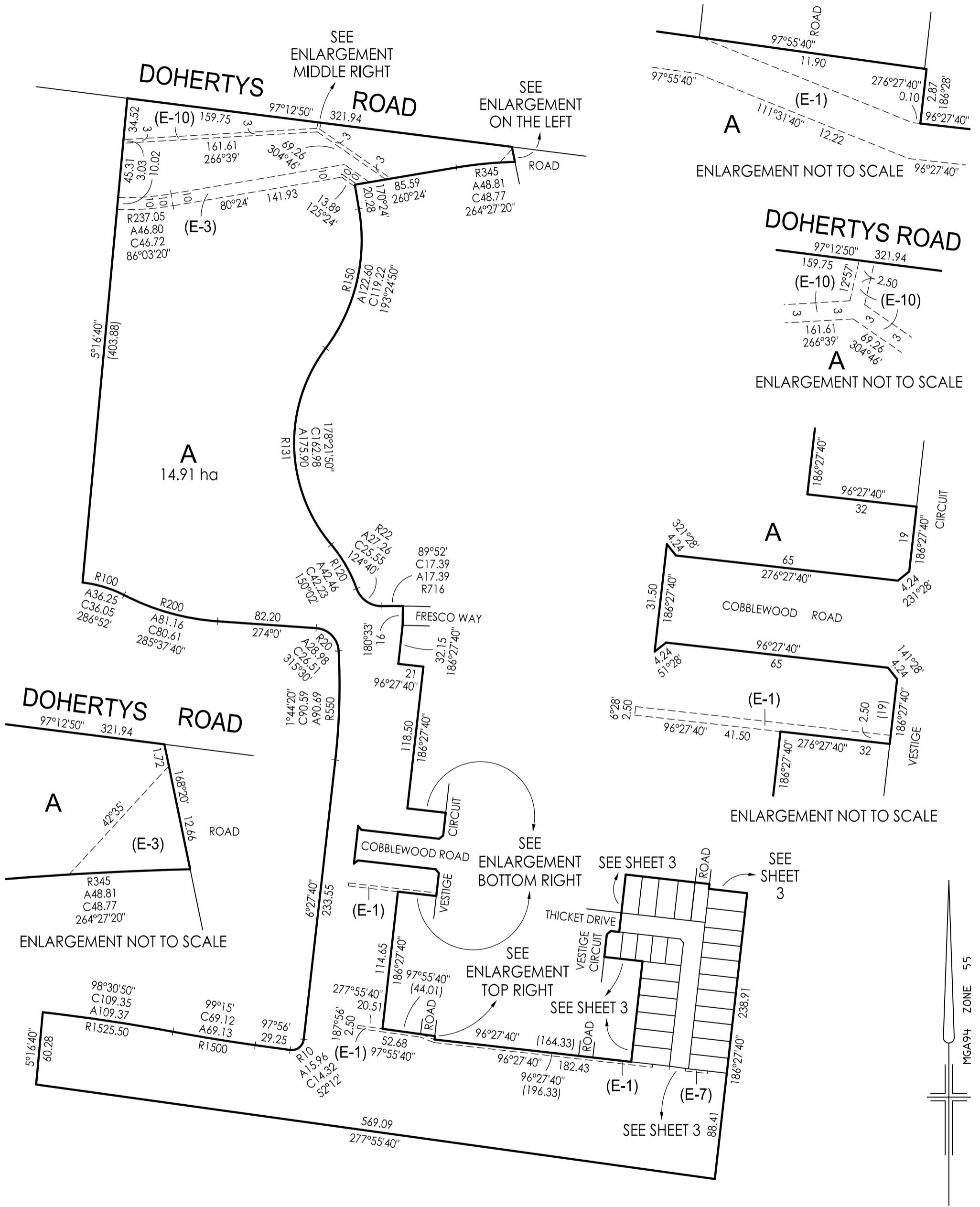


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804365B		
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: ----- SECTION: 21 CROWN ALLOTMENT: ----- CROWN PORTION: B (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS804345H POSTAL ADDRESS: DOHERTYS ROAD (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 296630 ZONE: 55 (of approx. centre of plan) N: 5811040 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 1900 (BOTH INCLUSIVE), EASEMENTS (E-2), (E-4), (E-5), (E-6), (E-8) AND (E-9) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA IS 2824m² TOTAL ROAD R2 AREA IS 381m²			
ROAD R1 ROAD R2 RESERVE No. 1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-1) ON PS804345H WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 AND R2 GROUNDS 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 BP2838S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. TARNEIT PM 90, TARNEIT PM 714, TARNEIT PM 758, TARNEIT PM 759 AND TARNEIT PM 790 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15					
ESTATE: CREEKSTONE 19		AREA: 1.397 ha			
		No. OF LOTS: 26			
		MELWAY: 359:E:11			
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)	SEWERAGE	SEE PLAN	PS804345H	CITY WEST WATER CORPORATION	
(E-3)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS746814T	CITY WEST WATER CORPORATION	
(E-3)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	PS746814T	CITY WEST WATER CORPORATION	
(E-7)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION	
(E-10)	SEWERAGE	SEE PLAN	AU284403T	CITY WEST 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: 8584/19	VERSION: 6	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
		LICENSED SURVEYOR: SIMON COX			
CHECKED AT	DATE: 30/06/21				

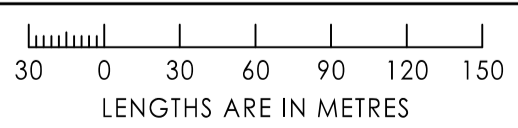
PLAN OF SUBDIVISION

PLAN NUMBER
PS 804365B



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

SCALE
1:3000



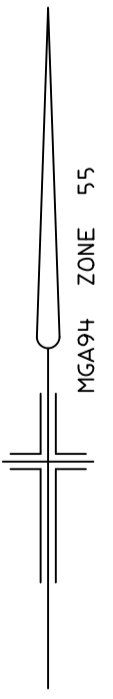
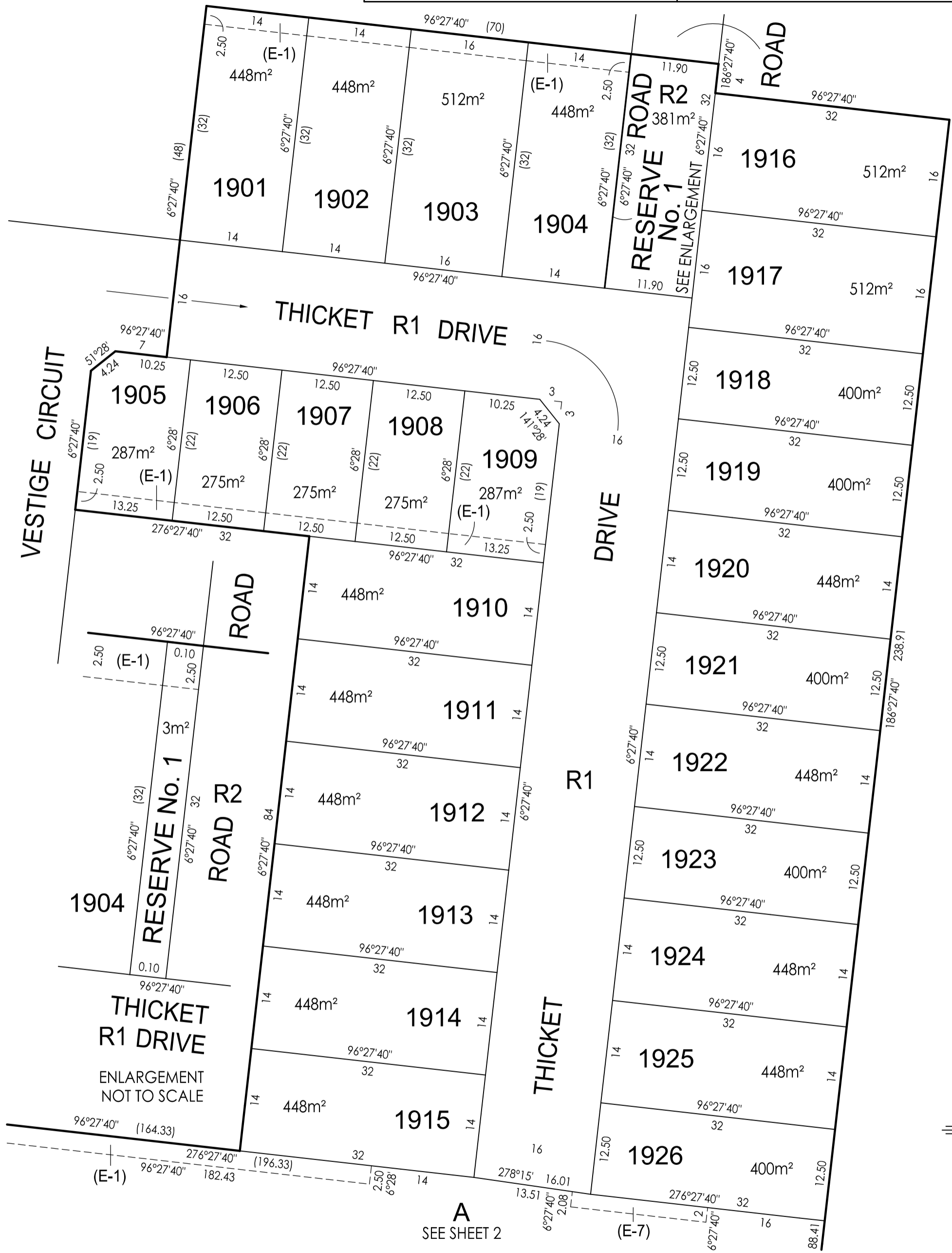
ORIGINAL SHEET SIZE A3
REF: 8584/19

SHEET 2
VERSION: 6

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804365B



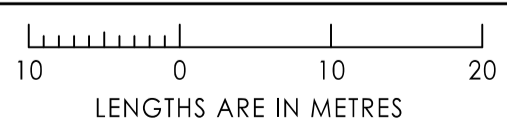
A
SEE SHEET 2

(E-7)



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

SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 8584/19

SHEET 3
VERSION: 6

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.
For the purpose of this restriction:

- (a) A dwelling means a building that contains self contained living accommodation but does not include any garage whether attached to the dwelling or not.
- (b) A building means any structure (including a garage) except a fence.
- (c) All distances shown are in metres.
- (d) Except for minimum front, side and rear setbacks, if a conflict shall exist between any provision in this restriction and Rescode or any instrument replacing it then the provisions of the latter shall apply.

Land to benefit : Lots 1901 to 1926 (both inclusive).

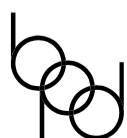
Land to be burdened: Lots 1901 to 1926 (both inclusive).

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 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 1905 to 1909 (both inclusive) are 'Type B' lots;
 - (c) In the case of lot 1904 any dwelling outside the area shown hatched on sheet 5 of this plan;
 - (d) In the case of lots 1904, 1916 and 1917 any more than one private dwelling.

- (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 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;
 - (b) In the case of lots 1904, 1916 and 1917;
 - (i) further subdivide unless the said subdivision does not result in the creation of an additional lot;
 - (ii) Leave domestic bins on the relevant bin pad unless on a designated waste collection day;
 - (ii) Gain access to the relevant lots through relevant abutting Reserve No. 1 on this plan.

Except for restrictions (1) (d) and (2) (b) these restrictions will cease to affect any of the burdened lots from 31st December 2025.



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

SCALE

ORIGINAL
SHEET SIZE A3

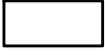
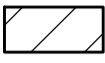
SHEET 4

REF: 8584/19

VERSION: 6

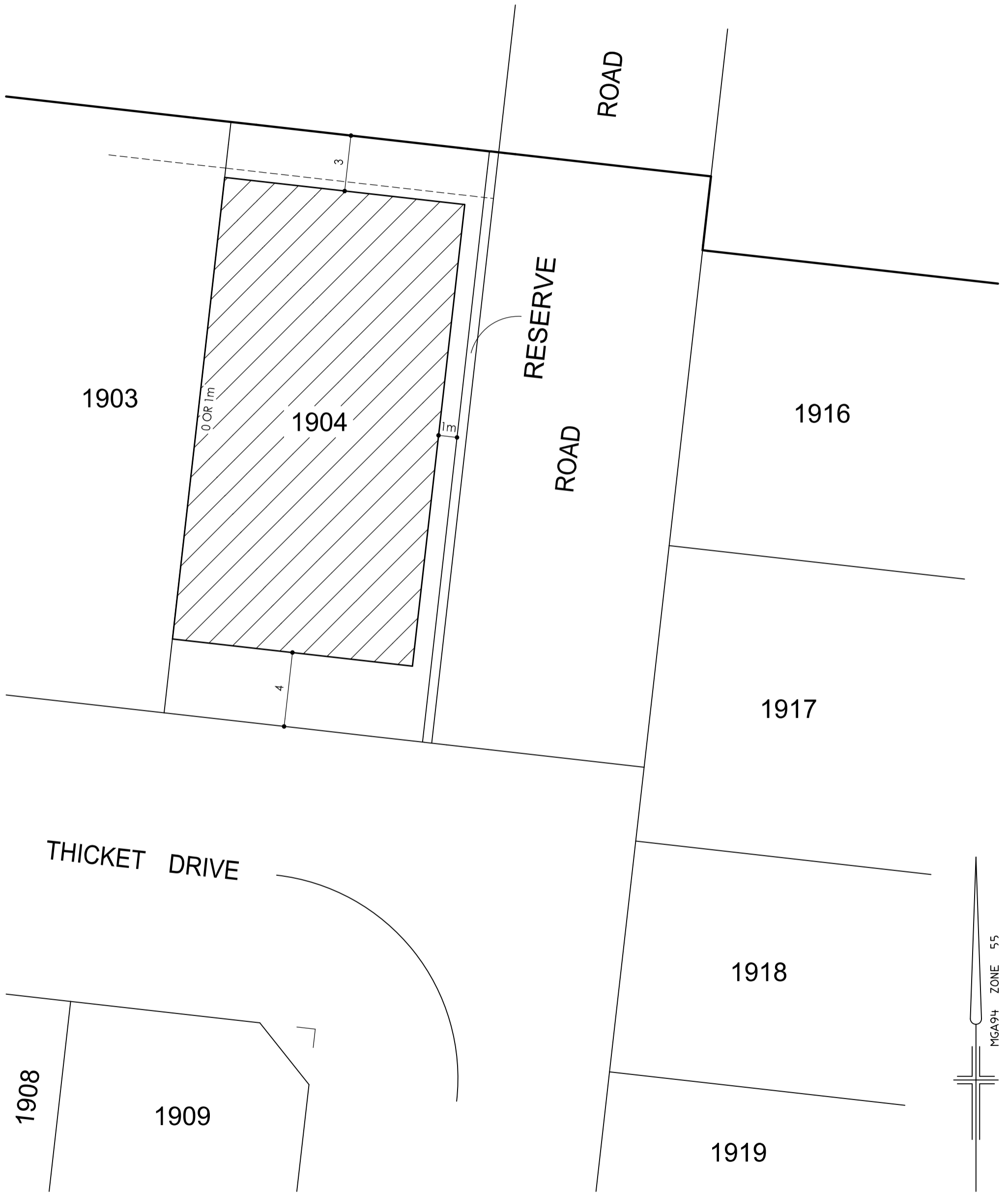
LICENSED SURVEYOR: SIMON COX

LEGEND :

- DWELLING ENVELOPE BOUNDARY 
- DWELLING ENVELOPE ZONE 

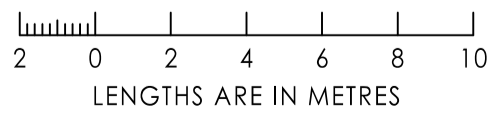
PLAN OF SUBDIVISION

PLAN NUMBER
PS 804365B



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

SCALE
1:200



ORIGINAL SHEET SIZE A3
REF: 8584/19

SHEET 5
VERSION: 6

LICENSED SURVEYOR: SIMON COX